

RESERVE STUDY

South Riding Proprietary



South Riding, Virginia
August 11, 2020



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South Riding Proprietary
South Riding, Virginia

Dear Board of Directors of South Riding Proprietary:

At the direction of the Board that recognizes the need for proper reserve planning, we have conducted a *Reserve Study* of South Riding Proprietary in South Riding, Virginia and submit our findings in this report. The effective date of this study is the date of our visual, noninvasive inspection, August 11, 2020.

This *Reserve Study* exceeds the Association of Professional Reserve Analysts (APRA) standards fulfilling the requirements of a "Level II Reserve Study Update."

An ongoing review by the Board and an Update of this Reserve Study are necessary to ensure an equitable funding plan since a Reserve Study is a snapshot in time. We recommend the Board budget for an Update to this Reserve Study in two- to three-years. We look forward to continuing to help South Riding Proprietary plan for a successful future.

As part of our long-term thinking and everyday commitment to our clients, we are available to answer any questions you may have regarding this study.

Respectfully submitted on October 1, 2020 by

Reserve Advisors, LLC

Visual Inspection and Report by: Stephen E. Breski, RS¹

Review by: Alan M. Ebert, RS, PRA², Director of Quality Assurance



¹ RS (Reserve Specialist) is the reserve provider professional designation of the Community Associations Institute (CAI) representing America's more than 300,000 condominium, cooperative and homeowners associations.

² PRA (Professional Reserve Analyst) is the professional designation of the Association of Professional Reserve Analysts. Learn more about APRA at <http://www.apra-usa.com>.



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1. RESERVE STUDY EXECUTIVE SUMMARY

Client: South Riding Proprietary (SRP)

Location: South Riding, Virginia

Reference: 030190

Property Basics: South Riding Proprietary is a planned unit development which is responsible for the common elements shared by 6,564 units. The community was built from 1995 to 2013.

Reserve Components Identified:

- 90 Common Reserve Components
- 98 Recreation Reserve Components
- 21 Townhome Reserve Components
- 13 Single Family Home Reserve Components

Inspection Date: August 11, 2020. We conducted the original inspection on June 12, 2014.

Funding Goal: The Funding Goal of this Reserve Study is to maintain reserves above an adequate, not excessive threshold during one or more years of significant expenditures.

- Our recommended Common Funding Plan recognizes these threshold funding years in 2047 due to replacement of a portion of the playgrounds and concrete sidewalks and in 2050 due to replacement of a portion of the walking paths and concrete sidewalks.
- Our recommended Recreation Funding Plan recognizes this threshold funding year in 2047 due to replacement of the pool finishes at the Meadows Pool and renovations to the exterior and interior of the South Riding Center community building.
- Our recommended Townhome Funding Plan recognizes this threshold funding year in 2047 due to subsequent repaving of the asphalt pavement streets at the townhomes.
- Our recommended Single Family Home Funding Plan recognizes this threshold funding year in 2050 due subsequent repaving of the asphalt pavement streets at the single family homes.

Cash Flow Method: We use the Cash Flow Method to compute the Reserve Funding Plan. This method offsets future variable Reserve Expenditures with existing and future stable levels of reserve funding. Our application of this method also considers:

- Current and future local costs of replacement
- 0.9% anticipated annual rate of return on invested reserves
- 2.0% future Inflation Rate for estimating Future Replacement Costs

Sources for Local Costs of Replacement: Our proprietary database, historical costs and published sources, i.e., R.S. Means, Incorporated.



Cash Status of Common Reserve Fund:

- \$2,698,024 as of June 30, 2020
- 2020 budgeted reserve contributions of \$402,000

Cash Status of Recreation Reserve Fund:

- \$1,636,088 as of June 30, 2020
- 2020 budgeted reserve contributions of \$269,000

Cash Status of Townhome Reserve Fund:

- \$3,772,639 as of June 30, 2020
- 2020 budgeted reserve contributions of \$494,000

Cash Status of Single Family Home Reserve Fund:

- \$1,399,291 as of June 30, 2020
- 2020 budgeted reserve contributions of \$210,000

Project Prioritization: We note anticipated Reserve Expenditures for the next 30 years in the *Reserve Expenditures* tables and include a *Five-Year Outlook* table following the *Reserve Funding Plan* in Section 3. We recommend the Association prioritize the following projects in the next five years based on the conditions identified:

- Replacement of a portion of the asphalt pavement walking paths (Common)
- Replacement of a portion of the concrete sidewalks (Common)
- Replacement of a portion of the playground equipment (Common)
- Replacement of a portion of the maintenance equipment (Common)
- Repaving of a portion of the asphalt pavement at the SRP streets (Townhome)
- Repaving of a portion of the asphalt pavement at the Townhome streets (Townhome)
- Replacement of a portion of the concrete curbs, gutters and sidewalks (Townhome)
- Repaving of a portion of the asphalt pavement at the single family homes (Single Family Homes)
- Replacement of a portion of the concrete curbs, gutters and sidewalks (Single Family Homes)

Recommended Common Reserve Funding: We recommend the following in order to achieve a stable and equitable Funding Plan:

- Increase to \$420,000 in 2021
- Inflationary increases through 2050, the limit of this study's Cash Flow Analysis

Recommended Recreation Reserve Funding: We recommend the following in order to achieve a stable and equitable Funding Plan:

- Reduced reserve budget of \$224,000 in 2021
- Inflationary increases through 2050, the limit of this study's Cash Flow Analysis

Recommended Townhome Reserve Funding: We recommend the following in order to achieve a stable and equitable Funding Plan:

- Reduced reserve budget of \$437,000 in 2021
- Inflationary increases through 2050, the limit of this study's Cash Flow Analysis

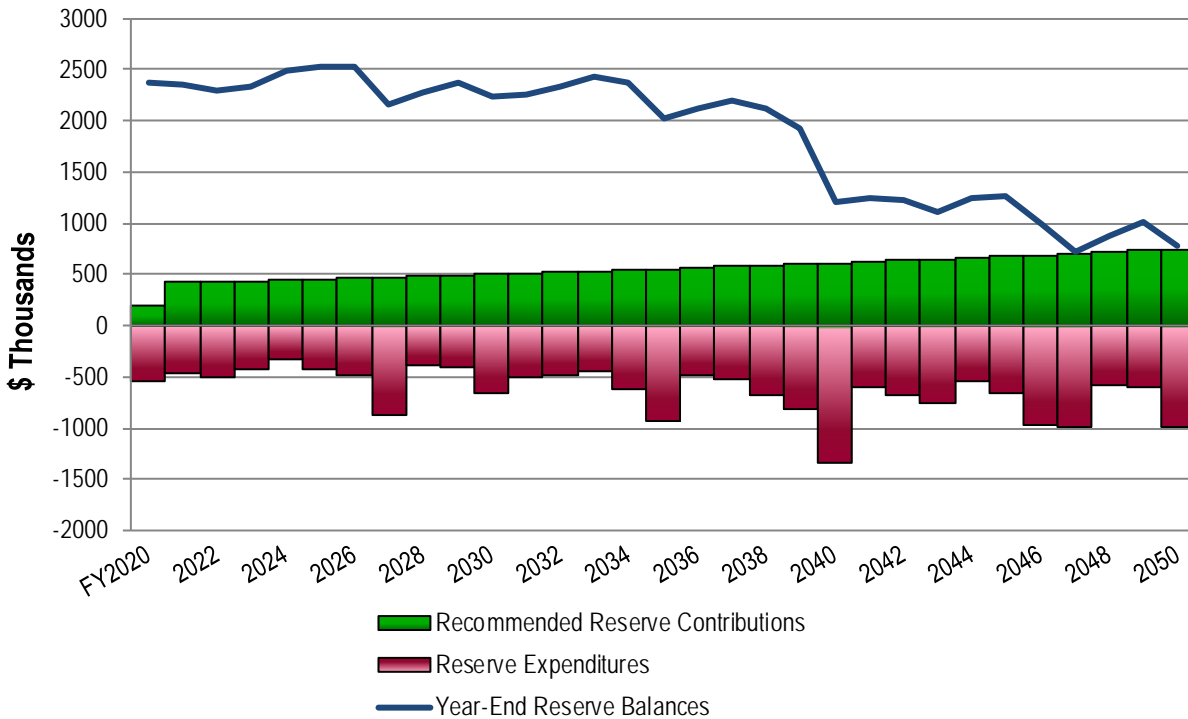
Recommended Single Family Home Reserve Funding: We recommend the following in order to achieve a stable and equitable Funding Plan:

- Reduced reserve budget of \$137,000 in 2021
- Inflationary increases through 2050, the limit of this study's Cash Flow Analysis

SRP

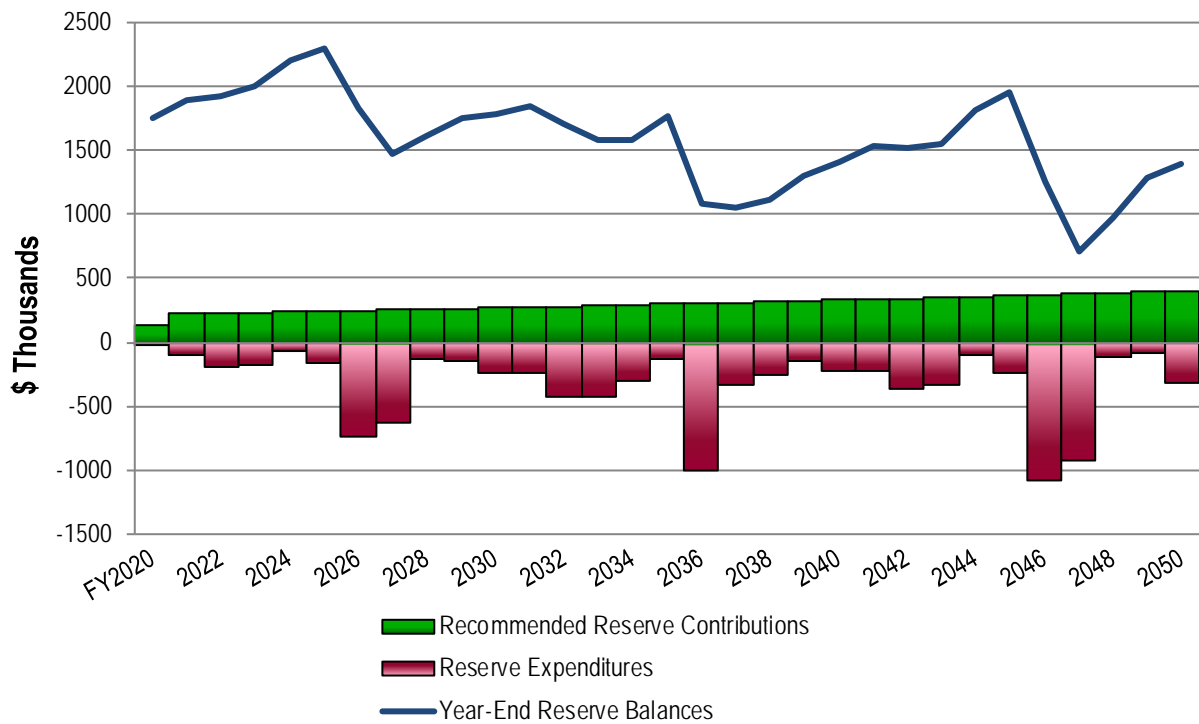
Recommended Common Reserve Funding Table and Graph

Year	Reserve Contributions (\$)	Reserve Balances (\$)	Year	Reserve Contributions (\$)	Reserve Balances (\$)	Year	Reserve Contributions (\$)	Reserve Balances (\$)
2021	420,000	2,357,703	2031	512,000	2,266,636	2041	624,100	1,251,728
2022	428,400	2,295,195	2032	522,200	2,329,141	2042	636,600	1,217,716
2023	437,000	2,335,544	2033	532,600	2,438,966	2043	649,300	1,114,208
2024	445,700	2,480,673	2034	543,300	2,377,112	2044	662,300	1,252,683
2025	454,600	2,523,117	2035	554,200	2,023,763	2045	675,500	1,270,959
2026	463,700	2,527,927	2036	565,300	2,126,852	2046	689,000	998,091
2027	473,000	2,157,793	2037	576,600	2,193,967	2047	702,800	726,350
2028	482,500	2,276,909	2038	588,100	2,118,715	2048	716,900	877,464
2029	492,200	2,382,300	2039	599,900	1,925,109	2049	731,200	1,012,965
2030	502,000	2,240,114	2040	611,900	1,216,125	2050	745,800	784,065



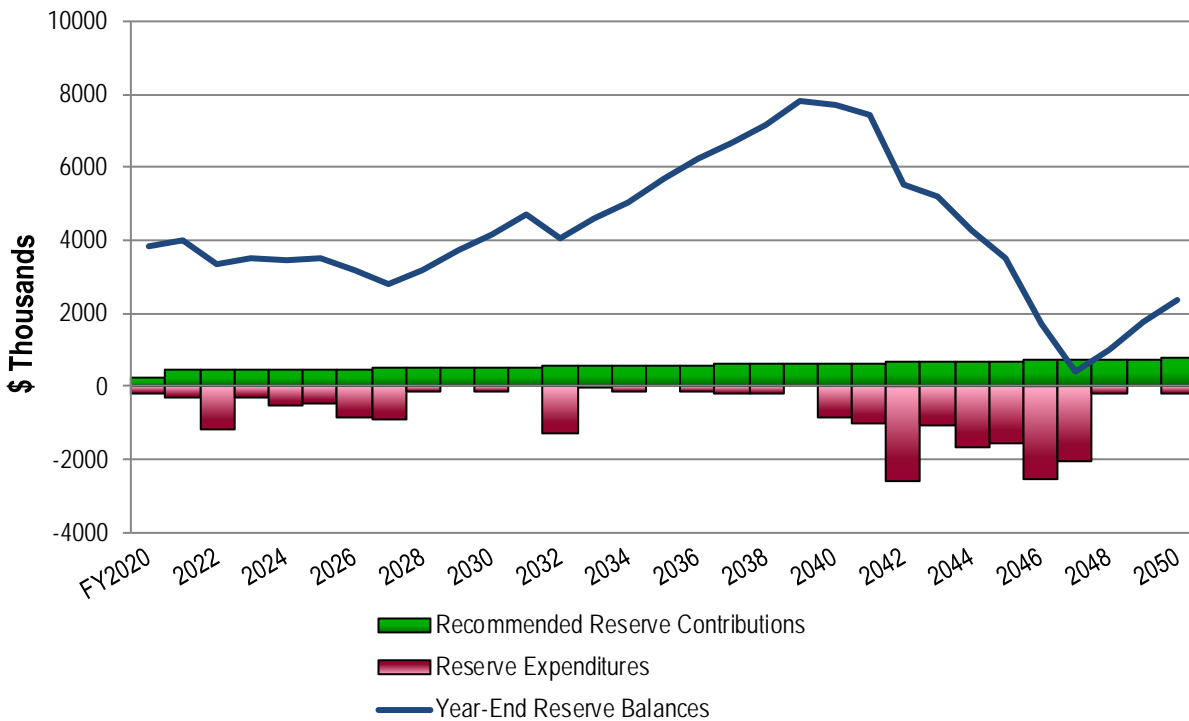
Recommended Recreation Reserve Funding Table and Graph

Year	Reserve Contributions (\$)	Reserve Balances (\$)	Year	Reserve Contributions (\$)	Reserve Balances (\$)	Year	Reserve Contributions (\$)	Reserve Balances (\$)
2021	224,000	1,883,044	2031	273,500	1,837,828	2041	333,400	1,531,549
2022	228,500	1,927,287	2032	279,000	1,699,710	2042	340,100	1,515,857
2023	233,100	2,003,284	2033	284,600	1,577,287	2043	346,900	1,549,400
2024	237,800	2,195,586	2034	290,300	1,581,840	2044	353,800	1,818,565
2025	242,600	2,299,889	2035	296,100	1,764,401	2045	360,900	1,954,049
2026	247,500	1,821,454	2036	302,000	1,074,266	2046	368,100	1,249,288
2027	252,500	1,465,241	2037	308,000	1,051,909	2047	375,500	702,423
2028	257,600	1,611,421	2038	314,200	1,116,224	2048	383,000	971,799
2029	262,800	1,744,866	2039	320,500	1,294,252	2049	390,700	1,288,272
2030	268,100	1,782,472	2040	326,900	1,407,453	2050	398,500	1,386,641



Recommended Townhome Reserve Funding Table and Graph

Year	Reserve Contributions (\$)	Reserve Balances (\$)	Year	Reserve Contributions (\$)	Reserve Balances (\$)	Year	Reserve Contributions (\$)	Reserve Balances (\$)
2021	437,000	4,008,992	2031	532,600	4,726,238	2041	649,300	7,417,467
2022	445,700	3,334,782	2032	543,300	4,034,920	2042	662,300	5,523,396
2023	454,600	3,496,020	2033	554,200	4,601,940	2043	675,500	5,183,400
2024	463,700	3,458,361	2034	565,300	5,061,091	2044	689,000	4,276,718
2025	473,000	3,513,370	2035	576,600	5,685,836	2045	702,800	3,483,049
2026	482,500	3,159,465	2036	588,100	6,210,426	2046	716,900	1,696,966
2027	492,200	2,785,699	2037	599,900	6,649,112	2047	731,200	411,888
2028	502,000	3,191,351	2038	611,900	7,132,430	2048	745,800	980,973
2029	512,000	3,734,377	2039	624,100	7,823,530	2049	760,700	1,753,925
2030	522,200	4,153,857	2040	636,600	7,692,330	2050	775,900	2,343,034



Recommended Single Family Home Reserve Funding Table and Graph

Year	Reserve Contributions (\$)	Reserve Balances (\$)	Year	Reserve Contributions (\$)	Reserve Balances (\$)	Year	Reserve Contributions (\$)	Reserve Balances (\$)
2021	137,000	1,646,689	2031	167,000	1,520,805	2041	203,500	3,082,916
2022	139,700	1,769,346	2032	170,300	1,442,469	2042	207,600	3,270,915
2023	142,500	1,510,940	2033	173,700	1,610,468	2043	211,800	2,120,806
2024	145,400	1,159,376	2034	177,200	1,761,752	2044	216,000	809,825
2025	148,300	1,302,164	2035	180,700	1,938,869	2045	220,300	1,013,718
2026	151,300	1,299,240	2036	184,300	2,120,792	2046	224,700	919,035
2027	154,300	1,448,643	2037	188,000	2,307,655	2047	229,200	1,131,854
2028	157,400	1,371,810	2038	191,800	2,476,483	2048	233,800	743,246
2029	160,500	1,527,396	2039	195,600	2,673,330	2049	238,500	962,787
2030	163,700	1,359,528	2040	199,500	2,875,429	2050	243,300	294,391





2. RESERVE STUDY REPORT

At the direction of the Board that recognizes the need for proper reserve planning, we have conducted a *Reserve Study* of

South Riding Proprietary

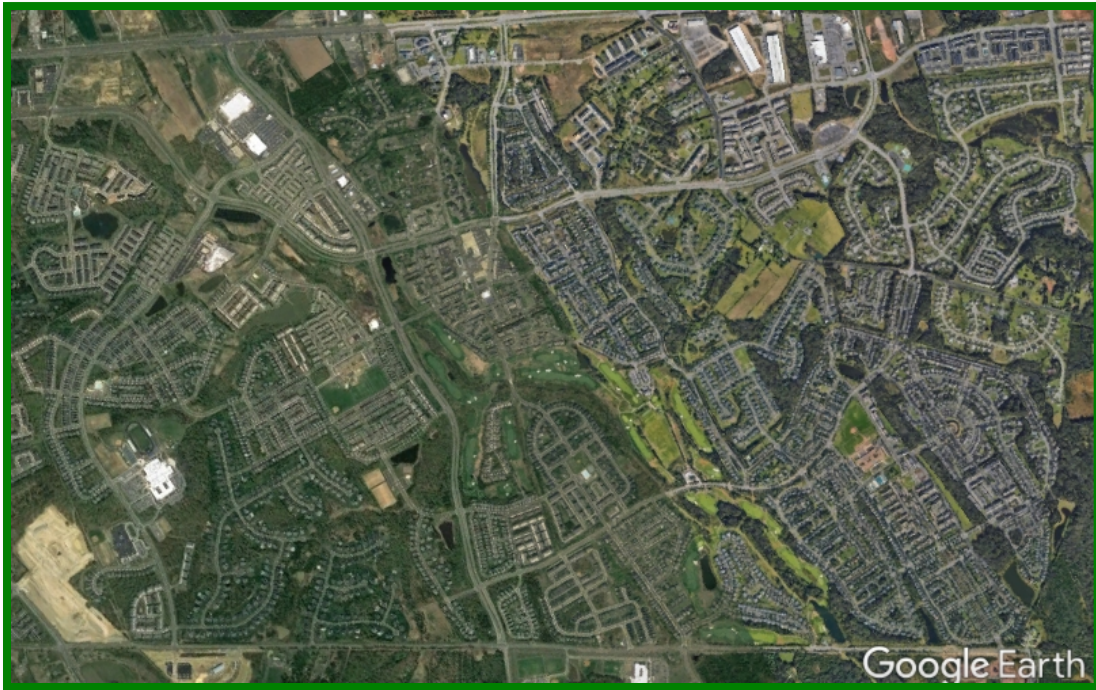
South Riding, Virginia

and submit our findings in this report. The effective date of this study is the date of our visual, noninvasive inspection, August 11, 2020. We conducted the original inspection on June 12, 2014.

We present our findings and recommendations in the following report sections and spreadsheets:

- **Identification of Property** - Segregates all property into several areas of responsibility for repair or replacement
- **Reserve Expenditures** - Identifies reserve components and related quantities, useful lives, remaining useful lives and future reserve expenditures during the next 30 years
- **Reserve Funding Plan** - Presents the recommended Reserve Contributions and year-end Reserve Balances for the next 30 years
- **Five-Year Outlook** - Identifies reserve components and anticipated reserve expenditures during the first five years
- **Reserve Component Detail** - Describes the reserve components, includes photographic documentation of the condition of various property elements, describes our recommendations for repairs or replacement, and includes detailed solutions and procedures for replacements for the benefit of current and future board members
- **Methodology** - Lists the national standards, methods and procedures used to develop the Reserve Study
- **Definitions** - Contains definitions of terms used in the Reserve Study, consistent with national standards
- **Professional Service Conditions** - Describes Assumptions and Professional Service Conditions
- **Credentials and Resources**

IDENTIFICATION OF PROPERTY



Our investigation includes Reserve Components or property elements as set forth in your Declaration. The Expenditure tables in Section 3 list the elements contained in this study. Our analysis begins by segregating the property elements into several areas of responsibility for repair and replacement.

Our process of identification helps assure that future boards and the management team understand whether reserves, the operating budget or Unit Owners fund certain replacements and assists in preparation of the annual budget. We derive these segregated classes of property from our review of the information provided by the Association and through conversations with Management and the Board. These classes of property include:

- Reserve Components
- Long-Lived Property Elements
- Operating Budget Funded Repairs and Replacements
- Property Maintained by Unit Owners
- Property Maintained by Others

We advise the Board conduct an annual review of these classes of property to confirm its policy concerning the manner of funding, i.e., from reserves or the operating budget. The Reserve Study identifies Reserve Components as set forth in your Declaration or which were identified as part of your request for proposed services. Reserve Components are defined by CAI as property elements with:

- SRP responsibility
- Limited useful life expectancies

- Predictable remaining useful life expectancies
- Replacement cost above a minimum threshold

Long-Lived Property Elements may not have predictable Remaining Useful Lives or their replacement may occur beyond the 30-year scope of the study. The operating budget should fund infrequent repairs. Funding untimely or unexpected replacements from reserves will necessitate increases to Reserve Contributions. Periodic updates of this Reserve Study will help determine the merits of adjusting the Reserve Funding Plan. We identify the following Long-Lived Property Elements as excluded from the 30-year Reserve Expenditures at this time.

- Electrical Systems, Common
- Flag Poles
- Foundations, Common Buildings
- Inlet/Outlet Structures, Concrete, Storm Water Management System
- Pipes, Interior Building, Water and Sewer, Common Buildings
- Pipes, Subsurface Utilities
- Pool Structures
- Structural Frames, Common Buildings

The operating budget provides money for the repair and replacement of certain Reserve Components. The Association may develop independent criteria for use of operating and reserve funds. For purposes of calculating appropriate Reserve Contributions, we identify the following list of Operating Budget Funded Repairs and Replacements:

- General Maintenance to the Common Elements
- Expenditures less than \$8,000 (These relatively minor expenditures have a limited effect on the recommended Reserve Contributions.)
- Asphalt Pavement, Repairs, Seal Coat and Striping, Parking Lots
- Catch Basins, Landscape
- Doors, Maintenance Building (Excluding Overhead Doors)
- Fences, Metal, Paint Finishes, Town Hall
- Fences, Wood, Paint Finishes and Partial Replacements
- Irrigation System, Maintenance
- Landscape
- Light Fixtures, South Riding Center Community Building
- Maintenance Building, Interior, Renovations
- Maintenance Equipment, Less Than \$1,000 Evaluation
- Mulch Replenishment, Playgrounds
- Nets and Standards, Tennis Courts
- Outdoor Grills
- Paint Finishes, Interiors, Common Buildings
- Paint Finishes, Touch Up
- Projection System, South Riding Center Community Building
- Standards, Basketball Court

- Volleyball Courts



Volleyball court overview

- Water Feature, Interim Refinishing, Hyland Hills
- Water Heaters (Those Not Included in Study)
- Windows and Doors, Hyland Hills Pool House
- Other Repairs normally funded through the Operating Budget

Certain items have been designated as the responsibility of the unit owners to repair or replace at their cost. Property Maintained by Unit Owners, including items billed back to Unit Owners, relates to unit:

- Homes and Lots

Certain items have been designated as the responsibility of others to repair or replace. Property Maintained by Others relates to:

- Commercial Properties and Lots (Private Entities)
- Copiers (Leased)

- Light Poles and Fixtures, Excluding Those Included (Dominion)



Dominion light pole and fixture overview

- Mailbox Stations (United States Postal Service)
- Ponds, Excluding Those Included (Municipality)
- Street Systems, Excluding Those Included (Virginia Department of Transportation)

3. RESERVE EXPENDITURES and FUNDING PLANS

The tables following this introduction present:

Reserve Expenditures

- Line item numbers
- Total quantities
- Quantities replaced per phase (in a single year)
- Reserve component inventory
- Estimated first year of event (i.e., replacement, application, etc.)
- Life analysis showing
 - useful life
 - remaining useful life
- 2020 local cost of replacement
 - Per unit
 - Per phase
 - Replacement of total quantity
- Percentage of future expenditures anticipated during the next 30 years
- Schedule of estimated future costs for each reserve component including inflation

Reserve Funding Plans

- Reserves at the beginning of each year
- Total recommended reserve contributions
- Estimated interest earned from invested reserves
- Anticipated expenditures by year
- Anticipated reserves at year end

Five-Year Outlooks

- Line item numbers
- Reserve component inventory of only the expenditures anticipated to occur within the first five years
- Schedule of estimated future costs for each reserve component anticipated to occur within the first five years

The purpose of a Reserve Study is to provide an opinion of reasonable annual Reserve Contributions. Prediction of exact timing and costs of minor Reserve Expenditures typically will not significantly affect the 30-year cash flow analysis. Adjustments to the times and/or costs of expenditures may not always result in an adjustment in the recommended Reserve Contributions.

Financial statements prepared by your association, by you or others might rely in part on information contained in this section. For your convenience, we have provided an electronic data file containing the tables of ***Reserve Expenditures*** and ***Reserve Funding Plan***.

Common

RESERVE EXPENDITURES

South Riding Proprietary South Riding, Virginia				Explanatory Notes: 1) 2.0% is the estimated Inflation Rate for estimating Future Replacement Costs. 2) FY2020 is Fiscal Year beginning January 1, 2020 and ending December 31, 2020.																							
Line Item	Total Quantity	Per Phase Quantity	Units	Reserve Component Inventory	Estimated 1st Year of Event	Life Analysis, Years		Costs, \$			Percentage of Future Expenditures	RUL = 0 FY2020	1 2021	2 2022	3 2023	4 2024	5 2025	6 2026	7 2027	8 2028	9 2029	10 2030	11 2031	12 2032	13 2033	14 2034	15 2035
Property Site Elements						Useful	Remaining	Unit (2020)	Per Phase (2020)	Total (2020)																	
1.101	19,800	9,900	Square Yards	Asphalt Pavement, Walking Paths, Crack Repair and Patch, Phased	2021	3 to 5	1 to 3	0.70	6,930	13,860	0.7%		7,069		7,354		7,651		7,960		8,282		8,617		8,965		9,327
1.104	19,800	3,960	Square Yards	Asphalt Pavement, Walking Paths, Total Replacement, Phased	2022	15 to 20	2 to 18	25.50	100,980	504,900	5.7%			105,060				113,720				123,094				133,241	
1.107	1	1	Each	Bandstand, Town Hall, Renovation	2038	15 to 25	18	12,000.00	12,000	12,000	0.1%																
1.110	1	1	Each	Bandstand, South Riding Center Park, Renovation	2032	15 to 25	12	18,500.00	18,500	18,500	0.1%													23,462			
1.113	1	1	Each	Bocce Ball Court, Renovation	2021	10 to 15	1	5,000.00	5,000	5,000	0.1%		5,100												6,468		
1.114	1	1	Each	Bridge, Wood, Fitness Course	2022	15 to 25	2	6,000.00	6,000	6,000	0.1%			6,242													
1.116	1,500,000	19,400	Square Feet	Concrete Sidewalks, Partial	2020	to 65	0 to 30+	10.00	194,000	15,000,000	41.8%	194,000	197,880	201,838	205,874	209,992	214,192	218,476	222,845	227,302	231,848	236,485	241,215	246,039	250,960	255,979	261,098
1.119	400	400	Linear Feet	Fence, Aluminum, Hyland Hills Park (2020 is Planned)	2020	to 25	0	44.00	17,600	17,600	0.2%	17,600															
1.120	940	940	Linear Feet	Fence, Chain Link, Elk Lick Dog Park	2037	to 25	17	15.00	14,100	14,100	0.1%																
1.122	3,000	1,000	Linear Feet	Fences, Vinyl, Phased	2025	15 to 20	5 to 9	20.00	20,000	60,000	0.9%						22,082		22,974		23,902						
1.125	1	1	Each	Fishing Pier, Pond 6	2034	20 to 30	14	36,500.00	36,500	36,500	0.2%															48,161	
1.128	1	1	Each	Fishing Pier, Priesters Pond	2039	to 20	19	26,500.00	26,500	26,500	0.2%																
1.131	1	1	Each	Fitness Equipment	2028	15 to 20	8	19,000.00	19,000	19,000	0.3%								22,262								
1.134	17	17	Each	Irrigation System, Controls	2021	to 15	1	1,800.00	30,600	30,600	0.4%		31,212														
1.137	2	2	Each	Irrigation System, Pumps	2025	to 20	5	15,000.00	30,000	30,000	0.4%						33,122										
1.140	1	1	Allowance	Landscape, Street Trees and Enhancements	2021	ongoing	1	86,000.00	86,000	86,000	18.1%		87,720	89,474	91,264	93,089	94,951	96,850	98,787	100,763	102,778	104,834	106,930	109,069	111,250	113,475	115,745
1.143	4	4	Each	Light Poles and Fixtures, South Riding Center Park	2037	to 25	17	2,300.00	9,200	9,200	0.1%																
1.146	3,100	3,100	Square Feet	Pavers, Masonry, Resetting and Partial Replacements	2022	to 5	2	2.50	7,750	7,750	0.3%			8,063					8,902					9,829			
1.149	1	1	Each	Pavilion, Murrey Park, Renovation	2040	to 30	20	30,500.00	30,500	30,500	0.2%																
1.152	1	1	Each	Pergola, Wood, Owen Park	2022	15 to 25	2	5,100.00	5,100	5,100	0.1%			5,306													
1.155	1	1	Allowance	Playground Equipment, America Square Park	2027	15 to 20	7	69,000.00	69,000	69,000	1.0%								79,259								
1.156	1	1	Allowance	Playground Equipment, Bryson Park	2040	15 to 20	20	131,000.00	131,000	131,000	1.0%																
1.157	1	1	Allowance	Playground Equipment, Burkedale Park	2040	15 to 20	20	22,000.00	22,000	22,000	0.2%																
1.158	1	1	Allowance	Playground Equipment, Dunvegan Park (2020 is Planned)	2020	15 to 20	0	134,000.00	134,000	134,000	1.7%	134,000															
1.159	1	1	Allowance	Playground Equipment, Edgewater Park	2040	15 to 20	20	39,000.00	39,000	39,000	0.3%																
1.160	1	1	Allowance	Playground Equipment, Freedom Park	2021	15 to 20	1	67,000.00	67,000	67,000	0.9%		68,340														
1.161	1	1	Allowance	Playground Equipment, Hyland Hills Park (2020 is Planned)	2020	15 to 20	0	158,000.00	158,000	158,000	2.0%	158,000															
1.162	1	1	Allowance	Playground Equipment, Owen Park	2039	15 to 20	19	162,000.00	162,000	162,000	1.2%																
1.163	1	1	Allowance	Playground Equipment, South Riding Center Park	2027	15 to 20	7	93,000.00	93,000	93,000	1.4%								106,828								
1.164	1	1	Allowance	Playground Equipment, West Riding Park	2030	15 to 20	10	65,000.00	65,000	65,000	1.0%										79,235						
1.167	1	1	Each	Ponds, Fountain (2020 is Budgeted)	2020	10 to 15	0	34,000.00	34,000	34,000	0.7%	34,000												43,120			
1.170	4,370	870	Linear Feet	Ponds, Erosion Control, Partial	2025	to 15	5	28.00	24,360	122,360	0.5%						26,895									32,785	
1.173	28,960	5,790	Square Yards	Ponds, Sediment Removal, Partial	2035	to 30	15	21.00	121,590	608,160	0.8%															163,644	
1.176	1	1	Each	Shade Structure, South Riding Center Park	2043	to 30	23	14,000.00	14,000	14,000	0.1%																
1.179	3	1	Allowance	Signage, Entrance Monuments, Renovation, Phased	2023	15 to 20	3 to 13	24,600.00	24,600	73,800	1.0%				26,106				28,823					31,823			
1.182	10	1	Allowance	Signage, Traffic Management, Street Identification and Community, Phased	2021	15 to 20	1 to 19	26,800.00	26,800	268,000	2.8%		27,336		28,440		29,589		30,785		32,028		33,322		34,669		36,069
1.185	460	460	Square Yards	Sport Courts, Basketball Court, Elk Lick Park, Color Coat	2026	4 to 6	6	9.00	4,140	4,140	0.1%							4,662					5,148				
1.188	460	460	Square Yards	Sport Courts, Basketball Court, Elk Lick Park, Surface Replacement	2021	to 25	1	42.00	19,320	19,320	0.3%		19,706														
1.191	1,600	1,600	Square Yards	Sport Courts, Tennis Courts, Murrey Park, Color Coat	2022	4 to 6	2	9.00	14,400	14,400	0.6%			14,982					16,541					18,263			
1.194	480	480	Linear Feet	Sport Courts, Tennis Courts, Murrey Park, Fence	2035	to 25	15	45.00	21,600	21,600	0.1%															29,071	
1.197	9	9	Each	Sport Courts, Tennis Courts, Murrey Park, Light Poles and Fixtures	2035	to 25	15	3,200.00	28,800	28,800	0.2%															38,761	
1.200	1,600	1,600	Square Yards	Sport Courts, Tennis Courts, Murrey Park, Surface Replacement	2035	to 25	15	42.00	67,200	67,200	0.5%															90,442	

Common

RESERVE EXPENDITURES

Years 2036 to 2050

South Riding Proprietary South Riding, Virginia				Estimated 1st Year of Event	Life Analysis, Years		Costs, \$			Percentage of Future Expenditures	16 2036	17 2037	18 2038	19 2039	20 2040	21 2041	22 2042	23 2043	24 2044	25 2045	26 2046	27 2047	28 2048	29 2049	30 2050	
Line Item	Total Quantity	Per Phase Quantity	Units		Useful	Remaining	Unit (2020)	Per Phase (2020)	Total (2020)																	
Reserve Component Inventory																										
Property Site Elements																										
1.101	19,800	9,900	Square Yards	Asphalt Pavement, Walking Paths, Crack Repair and Patch, Phased	2021	3 to 5	1 to 3	0.70	6,930	13,860	0.7%		9,704		10,096		10,504		10,928		11,369		11,829		12,307	
1.104	19,800	3,960	Square Yards	Asphalt Pavement, Walking Paths, Total Replacement, Phased	2022	15 to 20	2 to 18	25.50	100,980	504,900	5.7%			144,224			156,113				168,982				182,911	
1.107	1	1	Each	Bandstand, Town Hall, Renovation	2038	15 to 25	18	12,000.00	12,000	12,000	0.1%			17,139												
1.110	1	1	Each	Bandstand, South Riding Center Park, Renovation	2032	15 to 25	12	18,500.00	18,500	18,500	0.1%															
1.113	1	1	Each	Bocce Ball Court, Renovation	2021	10 to 15	1	5,000.00	5,000	5,000	0.1%									8,203						
1.114	1	1	Each	Bridge, Wood, Fitness Course	2022	15 to 25	2	6,000.00	6,000	6,000	0.1%						9,276									
1.116	1,500,000	19,400	Square Feet	Concrete Sidewalks, Partial	2020	to 65	0 to 30+	10.00	194,000	15,000,000	41.8%	266,320	271,647	277,080	282,621	288,274	294,039	299,920	305,918	312,037	318,278	324,643	331,136	337,759	344,514	351,404
1.119	400	400	Linear Feet	Fence, Aluminum, Hyland Hills Park (2020 is Planned)	2020	to 25	0	44.00	17,600	17,600	0.2%					26,153										
1.120	940	940	Linear Feet	Fence, Chain Link, Elk Lick Dog Park	2037	to 25	17	15.00	14,100	14,100	0.1%		19,743													
1.122	3,000	1,000	Linear Feet	Fences, Vinyl, Phased	2025	15 to 20	5 to 9	20.00	20,000	60,000	0.9%							31,538		32,812		34,138				
1.125	1	1	Each	Fishing Pier, Pond 6	2034	20 to 30	14	36,500.00	36,500	36,500	0.2%															
1.128	1	1	Each	Fishing Pier, Priesters Pond	2039	to 20	19	26,500.00	26,500	26,500	0.2%				38,605											
1.131	1	1	Each	Fitness Equipment	2028	15 to 20	8	19,000.00	19,000	19,000	0.3%											33,079				
1.134	17	17	Each	Irrigation System, Controls	2021	to 15	1	1,800.00	30,600	30,600	0.4%	42,007														
1.137	2	2	Each	Irrigation System, Pumps	2025	to 20	5	15,000.00	30,000	30,000	0.4%								49,218							
1.140	1	1	Allowance	Landscape, Street Trees and Enhancements	2021	ongoing	1	86,000.00	86,000	86,000	18.1%	118,060	120,421	122,829	125,286	127,791	130,347	132,954	135,613	138,326	141,092	143,914	146,792	149,728	152,723	155,777
1.143	4	4	Each	Light Poles and Fixtures, South Riding Center Park	2037	to 25	17	2,300.00	9,200	9,200	0.1%		12,882													
1.146	3,100	3,100	Square Feet	Pavers, Masonry, Resetting and Partial Replacements	2022	to 5	2	2.50	7,750	7,750	0.3%		10,852				11,981					13,228				
1.149	1	1	Each	Pavilion, Murrey Park, Renovation	2040	to 30	20	30,500.00	30,500	30,500	0.2%					45,321										
1.152	1	1	Each	Pergola, Wood, Owen Park	2022	15 to 25	2	5,100.00	5,100	5,100	0.1%											8,705				
1.155	1	1	Allowance	Playground Equipment, America Square Park	2027	15 to 20	7	69,000.00	69,000	69,000	1.0%											117,775				
1.156	1	1	Allowance	Playground Equipment, Bryson Park	2040	15 to 20	20	131,000.00	131,000	131,000	1.0%					194,659										
1.157	1	1	Allowance	Playground Equipment, Burkedale Park	2040	15 to 20	20	22,000.00	22,000	22,000	0.2%					32,691										
1.158	1	1	Allowance	Playground Equipment, Dunvegan Park (2020 is Planned)	2020	15 to 20	0	134,000.00	134,000	134,000	1.7%					199,117										
1.159	1	1	Allowance	Playground Equipment, Edgewater Park	2040	15 to 20	20	39,000.00	39,000	39,000	0.3%					57,952										
1.160	1	1	Allowance	Playground Equipment, Freedom Park	2021	15 to 20	1	67,000.00	67,000	67,000	0.9%						101,550									
1.161	1	1	Allowance	Playground Equipment, Hyland Hills Park (2020 is Planned)	2020	15 to 20	0	158,000.00	158,000	158,000	2.0%					234,780										
1.162	1	1	Allowance	Playground Equipment, Owen Park	2039	15 to 20	19	162,000.00	162,000	162,000	1.2%				236,003											
1.163	1	1	Allowance	Playground Equipment, South Riding Center Park	2027	15 to 20	7	93,000.00	93,000	93,000	1.4%											158,740				
1.164	1	1	Allowance	Playground Equipment, West Riding Park	2030	15 to 20	10	65,000.00	65,000	65,000	1.0%														117,739	
1.167	1	1	Each	Ponds, Fountain (2020 is Budgeted)	2020	10 to 15	0	34,000.00	34,000	34,000	0.7%							54,687								
1.170	4,370	870	Linear Feet	Ponds, Erosion Control, Partial	2025	to 15	5	28.00	24,360	122,360	0.5%									39,965						
1.173	28,960	5,790	Square Yards	Ponds, Sediment Removal, Partial	2035	to 30	15	21.00	121,590	608,160	0.8%															
1.176	1	1	Each	Shade Structure, South Riding Center Park	2043	to 30	23	14,000.00	14,000	14,000	0.1%							22,077								
1.179	3	1	Allowance	Signage, Entrance Monuments, Renovation, Phased	2023	15 to 20	3 to 13	24,600.00	24,600	73,800	1.0%			35,135				38,792				42,829				
1.182	10	1	Allowance	Signage, Traffic Management, Street Identification and Community, Phased	2021	15 to 20	1 to 19	26,800.00	26,800	268,000	2.8%		37,526		39,043	40,620		42,261		43,968		45,745		47,593		
1.185	460	460	Square Yards	Sport Courts, Basketball Court, Elk Lick Park, Color Coat	2026	4 to 6	6	9.00	4,140	4,140	0.1%	5,683					6,275									
1.188	460	460	Square Yards	Sport Courts, Basketball Court, Elk Lick Park, Surface Replacement	2021	to 25	1	42.00	19,320	19,320	0.3%										32,330					
1.191	1,600	1,600	Square Yards	Sport Courts, Tennis Courts, Murrey Park, Color Coat	2022	4 to 6	2	9.00	14,400	14,400	0.6%					21,398				23,625					26,084	
1.194	480	480	Linear Feet	Sport Courts, Tennis Courts, Murrey Park, Fence	2035	to 25	15	45.00	21,600	21,600	0.1%															
1.197	9	9	Each	Sport Courts, Tennis Courts, Murrey Park, Light Poles and Fixtures	2035	to 25	15	3,200.00	28,800	28,800	0.2%															
1.200	1,600	1,600	Square Yards	Sport Courts, Tennis Courts, Murrey Park, Surface Replacement	2035	to 25	15	42.00	67,200	67,200	0.5%															

Common

RESERVE EXPENDITURES

South Riding

Proprietary

South Riding, Virginia

Explanatory Notes:

- 1) 2.0% is the estimated Inflation Rate for estimating Future Replacement Costs.
2) FY2020 is Fiscal Year beginning January 1, 2020 and ending December 31, 2020.

Line Item	Total Quantity	Per Phase Quantity	Units	Reserve Component Inventory	Estimated 1st Year of Event	Life Analysis, Years		Costs, \$			Percentage of Future Expenditures	RUL = 0 FY2020	1 2021	2 2022	3 2023	4 2024	5 2025	6 2026	7 2027	8 2028	9 2029	10 2030	11 2031	12 2032	13 2033	14 2034	15 2035
1.203	1,600	1,600	Square Yards	Sport Courts, Tennis Courts, Town Hall, Color Coat	2022	4 to 6	2	9.00	14,400	14,400	0.5%			14,982										18,263			
1.206	480	480	Linear Feet	Sport Courts, Tennis Courts, Town Hall, Fence	2027	to 25	7	45.00	21,600	21,600	0.1%								24,812								
1.209	7	7	Each	Sport Courts, Tennis Courts, Town Hall, Light Poles and Fixtures	2027	to 25	7	3,700.00	25,900	25,900	0.2%								29,751								
1.212	1,600	1,600	Square Yards	Sport Courts, Tennis Courts, Town Hall, Surface Replacement	2027	to 25	7	42.00	67,200	67,200	0.4%								77,192								
				Maintenance Building Elements																							
1.301	3	3	Each	Garage Doors, Overhead	2031	10 to 15	11	4,400.00	13,200	13,200	0.2%													16,413			
1.304	38	38	Squares	Roof Assembly, Metal	2046	to 30	26	1,010.00	38,380	38,380	0.3%																
1.307	5,860	5,860	Square Feet	Walls, Siding, Metal	2046	to 30	26	8.50	49,810	49,810	0.4%																
				Maintenance Equipment																							
1.501	1	1	Each	Attachments, 3-Point Hitch Auger, Woods , 1996	2021	to 25	1	1,000.00	1,000	1,000	0.0%		1,020														
1.503	1	1	Each	Attachments, Backhoe, Kubota , 2010	2021	to 10	1	5,000.00	5,000	5,000	0.1%		5,100											6,217			
1.505	1	1	Each	Attachments, Bucket, Kubota , 2010	2021	to 10	1	4,700.00	4,700	4,700	0.1%		4,794											5,844			
1.507	1	1	Each	Attachments, Bucket, Kubota , 2017	2027	to 10	7	1,000.00	1,000	1,000	0.0%								1,149								
1.509	1	1	Each	Attachments, Bucket, Kubota , 2020	2030	to 10	10	1,423.00	1,423	1,423	0.0%											1,735					
1.511	1	1	Each	Attachments, Fork Lift, Woods , 2010	2021	to 10	1	1,000.00	1,000	1,000	0.0%		1,020											1,243			
1.513	1	1	Each	Attachments, Forks, Land Pride , 2020	2030	to 10	10	1,142.00	1,142	1,142	0.0%											1,392					
1.515	1	1	Each	Attachments, Salt Spreader, Fisher , 2016	2026	to 10	6	4,000.00	4,000	4,000	0.1%							4,505									
1.517	1	1	Each	Attachments, Salt Spreader, Fisher , 2017	2027	to 10	7	4,000.00	4,000	4,000	0.1%								4,595								
1.519	1	1	Each	Attachments, Salt Spreader, Kubota	2024	to 10	4	3,000.00	3,000	3,000	0.1%					3,247									3,958		
1.521	1	1	Each	Attachments, Snow Blower, Kubota	2024	to 10	4	6,615.00	6,615	6,615	0.1%					7,160									8,728		
1.523	3	3	Each	Attachments, Snow Plow, Straight Blade, Boss , 2020	2030	to 10	10	3,100.00	9,300	9,300	0.2%											11,337					
1.525	1	1	Each	Attachments, Snow Plow, V Blade, Boss , 2016	2026	to 10	6	6,000.00	6,000	6,000	0.1%							6,757									
1.527	1	1	Each	Attachments, Snow Plow, V Blade, Boss , 2019	2029	to 10	9	6,000.00	6,000	6,000	0.1%										7,171						
1.529	1	1	Each	Attachments, Snow Plow, V Blade, Boss , 2020	2030	to 10	10	3,100.00	3,100	3,100	0.1%											3,779					
1.531	1	1	Each	Attachments, Snow Plow, V Blade, Protec , 2010	2022	to 10	2	5,000.00	5,000	5,000	0.1%			5,202										6,341			
1.533	1	1	Each	Generators, Honda EU2000	2024	to 15	4	2,000.00	2,000	2,000	0.0%					2,165											
1.535	1	1	Each	Grinders, Concrete, EDCO	2023	to 15	3	5,500.00	5,500	5,500	0.1%				5,837												
1.537	1	1	Each	Mowers, Woods BB600XW Bush Hog , 2020	2026	to 6	6	3,650.00	3,650	3,650	0.1%							4,110						4,629			
1.539	1	1	Each	Paint Sprayers, Single Head, Titan , 2019	2029	to 10	9	1,400.00	1,400	1,400	0.0%										1,673						
1.541	1	1	Each	Paint Sprayers, Dual Head, Titan , 2016	2026	to 10	6	5,000.00	5,000	5,000	0.1%							5,631									
1.543	1	1	Each	Pole Saws, Stihl , 2012	2022	to 10	2	1,000.00	1,000	1,000	0.0%			1,040									1,268				
1.545	1	1	Each	Pole Saws, Stihl , 2017	2027	to 10	7	1,000.00	1,000	1,000	0.0%								1,149								
1.547	1	1	Each	Pressure Washers, Honda , 2009	2024	to 15	4	1,000.00	1,000	1,000	0.0%					1,082											
1.549	1	1	Each	Pressure Washers, Honda , 2012	2027	to 15	7	2,000.00	2,000	2,000	0.0%								2,297								
1.551	1	1	Each	Snow Blowers, Walk Behind, North Star , 2002	2023	to 15	3	1,000.00	1,000	1,000	0.0%				1,061												
1.553	1	1	Each	Snow Blowers, Walk Behind, Troy Built , 2008	2023	to 15	3	2,000.00	2,000	2,000	0.0%				2,122												
1.555	1	1	Each	Tractors, Kubota LA3240 Loader , 2010	2030	to 25	10	39,748.00	39,748	39,748	0.6%										48,453						
1.557	1	1	Each	Tractors, Kubota SVL65 Track Loader , 2020	2040	to 25	20	51,406.00	51,406	51,406	0.4%																
1.559	1	1	Each	Trailers, Trailer w/ Sign and Generator, 2016	2036	to 20	16	18,500.00	18,500	18,500	0.1%																
1.561	1	1	Each	Vehicles, ATV, Kawasaki , 2010	2025	to 15	5	5,516.00	5,516	5,516	0.1%						6,090										
1.563	1	1	Each	Vehicles, Forklift, Toyota , 2016	2031	to 15	11	18,427.00	18,427	18,427	0.3%												22,912				

Common

RESERVE EXPENDITURES

South Riding Proprietary South Riding, Virginia				Estimated 1st Year of Event	Life Analysis, Years		Costs, \$			Percentage of Future Expenditures	16 2036	17 2037	18 2038	19 2039	20 2040	21 2041	22 2042	23 2043	24 2044	25 2045	26 2046	27 2047	28 2048	29 2049	30 2050
Line Item	Total Quantity	Per Phase Quantity	Units		Useful	Remaining	Unit (2020)	Per Phase (2020)	Total (2020)																
Reserve Component Inventory																									
1.203	1,600	1,600	Square Yards	Sport Courts, Tennis Courts, Town Hall, Color Coat	2022	4 to 6	2	9.00	14,400	14,400	0.5%	20,163					22,262					24,579			
1.206	480	480	Linear Feet	Sport Courts, Tennis Courts, Town Hall, Fence	2027	to 25	7	45.00	21,600	21,600	0.1%														
1.209	7	7	Each	Sport Courts, Tennis Courts, Town Hall, Light Poles and Fixtures	2027	to 25	7	3,700.00	25,900	25,900	0.2%														
1.212	1,600	1,600	Square Yards	Sport Courts, Tennis Courts, Town Hall, Surface Replacement	2027	to 25	7	42.00	67,200	67,200	0.4%														
Maintenance Building Elements																									
1.301	3	3	Each	Garage Doors, Overhead	2031	10 to 15	11	4,400.00	13,200	13,200	0.2%										22,089				
1.304	38	38	Squares	Roof Assembly, Metal	2046	to 30	26	1,010.00	38,380	38,380	0.3%										64,226				
1.307	5,860	5,860	Square Feet	Walls, Siding, Metal	2046	to 30	26	8.50	49,810	49,810	0.4%										83,353				
Maintenance Equipment																									
1.501	1	1	Each	Attachments, 3-Point Hitch Auger, Woods , 1996	2021	to 25	1	1,000.00	1,000	1,000	0.0%										1,673				
1.503	1	1	Each	Attachments, Backhoe, Kubota , 2010	2021	to 10	1	5,000.00	5,000	5,000	0.1%					7,578									
1.505	1	1	Each	Attachments, Bucket, Kubota , 2010	2021	to 10	1	4,700.00	4,700	4,700	0.1%					7,124									
1.507	1	1	Each	Attachments, Bucket, Kubota , 2017	2027	to 10	7	1,000.00	1,000	1,000	0.0%	1,400									1,707				
1.509	1	1	Each	Attachments, Bucket, Kubota , 2020	2030	to 10	10	1,423.00	1,423	1,423	0.0%				2,115									2,578	
1.511	1	1	Each	Attachments, Fork Lift, Woods , 2010	2021	to 10	1	1,000.00	1,000	1,000	0.0%					1,516									
1.513	1	1	Each	Attachments, Forks, Land Pride , 2020	2030	to 10	10	1,142.00	1,142	1,142	0.0%				1,697									2,069	
1.515	1	1	Each	Attachments, Salt Spreader, Fisher , 2016	2026	to 10	6	4,000.00	4,000	4,000	0.1%	5,491									6,694				
1.517	1	1	Each	Attachments, Salt Spreader, Fisher , 2017	2027	to 10	7	4,000.00	4,000	4,000	0.1%	5,601									6,828				
1.519	1	1	Each	Attachments, Salt Spreader, Kubota	2024	to 10	4	3,000.00	3,000	3,000	0.1%						4,825								
1.521	1	1	Each	Attachments, Snow Blower, Kubota	2024	to 10	4	6,615.00	6,615	6,615	0.1%						10,640								
1.523	3	3	Each	Attachments, Snow Plow, Straight Blade, Boss , 2020	2030	to 10	10	3,100.00	9,300	9,300	0.2%				13,819									16,846	
1.525	1	1	Each	Attachments, Snow Plow, V Blade, Boss , 2016	2026	to 10	6	6,000.00	6,000	6,000	0.1%	8,237								10,041					
1.527	1	1	Each	Attachments, Snow Plow, V Blade, Boss , 2019	2029	to 10	9	6,000.00	6,000	6,000	0.1%			8,741									10,655		
1.529	1	1	Each	Attachments, Snow Plow, V Blade, Boss , 2020	2030	to 10	10	3,100.00	3,100	3,100	0.1%				4,606									5,615	
1.531	1	1	Each	Attachments, Snow Plow, V Blade, Protec , 2010	2022	to 10	2	5,000.00	5,000	5,000	0.1%						7,730								
1.533	1	1	Each	Generators, Honda EU2000	2024	to 15	4	2,000.00	2,000	2,000	0.0%	2,746										3,482			
1.535	1	1	Each	Grinders, Concrete, EDCO	2023	to 15	3	5,500.00	5,500	5,500	0.1%			7,855											
1.537	1	1	Each	Mowers, Woods BB600XW Bush Hog , 2020	2026	to 6	6	3,650.00	3,650	3,650	0.1%			5,213				5,871						6,611	
1.539	1	1	Each	Paint Sprayers, Single Head, Titan , 2019	2029	to 10	9	1,400.00	1,400	1,400	0.0%			2,040									2,486		
1.541	1	1	Each	Paint Sprayers, Dual Head, Titan , 2016	2026	to 10	6	5,000.00	5,000	5,000	0.1%	6,864								8,367					
1.543	1	1	Each	Pole Saws, Stihl , 2012	2022	to 10	2	1,000.00	1,000	1,000	0.0%					1,546									
1.545	1	1	Each	Pole Saws, Stihl , 2017	2027	to 10	7	1,000.00	1,000	1,000	0.0%	1,400									1,707				
1.547	1	1	Each	Pressure Washers, Honda , 2009	2024	to 15	4	1,000.00	1,000	1,000	0.0%			1,457											
1.549	1	1	Each	Pressure Washers, Honda , 2012	2027	to 15	7	2,000.00	2,000	2,000	0.0%						3,092								
1.551	1	1	Each	Snow Blowers, Walk Behind, North Star , 2002	2023	to 15	3	1,000.00	1,000	1,000	0.0%			1,428											
1.553	1	1	Each	Snow Blowers, Walk Behind, Troy Built , 2008	2023	to 15	3	2,000.00	2,000	2,000	0.0%			2,856											
1.555	1	1	Each	Tractors, Kubota LA3240 Loader , 2010	2030	to 25	10	39,748.00	39,748	39,748	0.6%													71,998	
1.557	1	1	Each	Tractors, Kubota SVL65 Track Loader , 2020	2040	to 25	20	51,406.00	51,406	51,406	0.4%				76,387										
1.559	1	1	Each	Trailers, Trailer w/ Sign and Generator, 2016	2036	to 20	16	18,500.00	18,500	18,500	0.1%	25,397													
1.561	1	1	Each	Vehicles, ATV, Kawasaki , 2010	2025	to 15	5	5,516.00	5,516	5,516	0.1%				8,196										
1.563	1	1	Each	Vehicles, Forklift, Toyota , 2016	2031	to 15	11	18,427.00	18,427	18,427	0.3%									30,836					

Common

RESERVE EXPENDITURES

Years 2020 to 2035

South Riding
Proprietary

South Riding, Virginia

Explanatory Notes:

- 1) 2.0% is the estimated Inflation Rate for estimating Future Replacement Costs.
2) FY2020 is Fiscal Year beginning January 1, 2020 and ending December 31, 2020.

Line Item	Total Quantity	Per Phase Quantity	Units	Reserve Component Inventory	Estimated 1st Year of Event	Life Analysis, Years		Costs, \$			Percentage of Future Expenditures	RUL = 0 FY2020	1 2021	2 2022	3 2023	4 2024	5 2025	6 2026	7 2027	8 2028	9 2029	10 2030	11 2031	12 2032	13 2033	14 2034	15 2035
						Useful	Remaining	Unit (2020)	Per Phase (2020)	Total (2020)																	
1.565	1	1	Each	Vehicles, SUV, <i>Ford Escape</i> , 2018	2026	to 8	6	23,804.00	23,804	23,804	0.7%						26,807									31,409	
1.567	1	1	Each	Vehicles, Truck, <i>Ford F-250</i> , 2014	2022	to 8	2	44,750.00	44,750	44,750	1.2%		46,558						54,550								
1.569	1	1	Each	Vehicles, Truck, <i>Ford F-250</i> , 2015	2023	to 8	3	46,492.00	46,492	46,492	1.3%				49,338						57,807						
1.571	1	1	Each	Vehicles, Truck, <i>Ford F-350</i> , 2019	2027	to 8	7	54,487.00	54,487	54,487	1.1%								62,588							73,332	
1.573	1	1	Each	Vehicles, Truck, <i>Ford F-350</i> , 2019	2027	to 8	7	57,205.00	57,205	57,205	1.2%								65,711							76,990	
1.575	1	1	Each	Vehicles, Utility, <i>Kubota RTV 900</i> , 2005	2022	to 15	2	12,500.00	12,500	12,500	0.2%		13,005														
1.577	1	1	Each	Vehicles, Utility, <i>Kubota RTV-X1100C</i> , 2019	2034	to 15	14	19,084.00	19,084	19,084	0.3%														25,181		
1.579	1	1	Each	Welders, <i>Hobart</i> , 2018	2028	to 10	8	3,500.00	3,500	3,500	0.1%								4,101								
1.581	1	1	Each	Wood Chippers, <i>WoodMaxx</i>	2024	to 10	4	5,000.00	5,000	5,000	0.1%					5,412									6,597		
Anticipated Expenditures, By Year (\$19,665,839 over 30 years)												537,600	456,297	511,752	417,396	322,147	434,572	481,518	864,125	383,251	407,682	664,894	505,668	480,283	444,135	626,729	927,264

Common

RESERVE EXPENDITURES

Years 2036 to 2050

				South Riding Proprietary South Riding, Virginia																							
Line Item	Total Quantity	Per Phase Quantity	Units	Reserve Component Inventory	Estimated 1st Year of Event	Life Analysis, Years		Costs, \$			Percentage of Future Expenditures	16 2036	17 2037	18 2038	19 2039	20 2040	21 2041	22 2042	23 2043	24 2044	25 2045	26 2046	27 2047	28 2048	29 2049	30 2050	
						Useful	Remaining	Unit (2020)	Per Phase (2020)	Total (2020)																	
1.565	1	1	Each	Vehicles, SUV, <i>Ford Escape</i> , 2018	2026	to 8	6	23,804.00	23,804	23,804	0.7%							36,801									43,118
1.567	1	1	Each	Vehicles, Truck, <i>Ford F-250</i> , 2014	2022	to 8	2	44,750.00	44,750	44,750	1.2%			63,914								74,885					
1.569	1	1	Each	Vehicles, Truck, <i>Ford F-250</i> , 2015	2023	to 8	3	46,492.00	46,492	46,492	1.3%				67,730								79,357				
1.571	1	1	Each	Vehicles, Truck, <i>Ford F-350</i> , 2019	2027	to 8	7	54,487.00	54,487	54,487	1.1%								85,921								
1.573	1	1	Each	Vehicles, Truck, <i>Ford F-350</i> , 2019	2027	to 8	7	57,205.00	57,205	57,205	1.2%								90,207								
1.575	1	1	Each	Vehicles, Utility, <i>Kubota RTV 900</i> , 2005	2022	to 15	2	12,500.00	12,500	12,500	0.2%		17,503														
1.577	1	1	Each	Vehicles, Utility, <i>Kubota RTV-X1100C</i> , 2019	2034	to 15	14	19,084.00	19,084	19,084	0.3%															33,890	
1.579	1	1	Each	Welders, <i>Hobart</i> , 2018	2028	to 10	8	3,500.00	3,500	3,500	0.1%			4,999									6,094				
1.581	1	1	Each	Wood Chippers, <i>WoodMaxx</i>	2024	to 10	4	5,000.00	5,000	5,000	0.1%								8,042								
Anticipated Expenditures, By Year (\$19,665,839 over 30 years)												480,805	528,842	682,672	811,622	1,334,956	599,553	681,675	763,255	534,428	668,530	972,033	982,266	572,971	604,168	982,750	

RESERVE FUNDING PLAN

Common
CASH FLOW ANALYSIS
South Riding
Proprietary

		Individual Reserve Budgets & Cash Flows for the Next 30 Years															
South Riding, Virginia		FY2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Reserves at Beginning of Year	(Note 1)	2,698,024	2,372,808	2,357,703	2,295,195	2,335,544	2,480,673	2,523,117	2,527,927	2,157,793	2,276,909	2,382,300	2,240,114	2,266,636	2,329,141	2,438,966	2,377,112
Total Recommended Reserve Contributions	(Note 2)	201,000	420,000	428,400	437,000	445,700	454,600	463,700	473,000	482,500	492,200	502,000	512,000	522,200	532,600	543,300	554,200
Estimated Interest Earned, During Year	(Note 3)	11,384	21,192	20,844	20,745	21,576	22,416	22,628	20,991	19,867	20,873	20,708	20,190	20,588	21,360	21,575	19,715
Anticipated Expenditures, By Year		(537,600)	(456,297)	(511,752)	(417,396)	(322,147)	(434,572)	(481,518)	(864,125)	(383,251)	(407,682)	(664,894)	(505,668)	(480,283)	(444,135)	(626,729)	(927,264)
Anticipated Reserves at Year End		\$2,372,808	\$2,357,703	\$2,295,195	\$2,335,544	\$2,480,673	\$2,523,117	\$2,527,927	\$2,157,793	\$2,276,909	\$2,382,300	\$2,240,114	\$2,266,636	\$2,329,141	\$2,438,966	\$2,377,112	\$2,023,763

(continued)

		Individual Reserve Budgets & Cash Flows for the Next 30 Years, Continued															
		2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	
Reserves at Beginning of Year		2,023,763	2,126,852	2,193,967	2,118,715	1,925,109	1,216,125	1,251,728	1,217,716	1,114,208	1,252,683	1,270,959	998,091	726,350	877,464	1,012,965	
Total Recommended Reserve Contributions		565,300	576,600	588,100	599,900	611,900	624,100	636,600	649,300	662,300	675,500	689,000	702,800	716,900	731,200	745,800	
Estimated Interest Earned, During Year		18,594	19,357	19,320	18,116	14,072	11,056	11,063	10,447	10,603	11,306	10,165	7,725	7,185	8,469	8,050	
Anticipated Expenditures, By Year		(480,805)	(528,842)	(682,672)	(811,622)	(1,334,956)	(599,553)	(681,675)	(763,255)	(534,428)	(668,530)	(972,033)	(982,266)	(572,971)	(604,168)	(982,750)	
Anticipated Reserves at Year End		\$2,126,852	\$2,193,967	\$2,118,715	\$1,925,109	\$1,216,125	\$1,251,728	\$1,217,716	\$1,114,208	\$1,252,683	\$1,270,959	\$998,091	\$726,350	\$877,464	\$1,012,965	\$784,065	
														(NOTE 5)	NOTES 4&5)		

Explanatory Notes:

- 1) Year 2020 starting reserves are as of June 30, 2020; FY2020 starts January 1, 2020 and ends December 31, 2020.
- 2) Reserve Contributions for 2020 are the remaining budgeted 6 months; 2021 is the first year of recommended contributions.
- 3) 0.9% is the estimated annual rate of return on invested reserves; 2020 is a partial year of interest earned.
- 4) Accumulated year 2050 ending reserves consider the age, size, overall condition and complexity of the property.
- 5) Threshold Funding Years (reserve balance at critical point).

Common
FIVE-YEAR OUTLOOK

**South Riding
Proprietary**

South Riding, Virginia

Line Item	Reserve Component Inventory	RUL = 0 FY2020	1 2021	2 2022	3 2023	4 2024	5 2025
<u>Property Site Elements</u>							
1.101	Asphalt Pavement, Walking Paths, Crack Repair and Patch, Phased		7,069		7,354		7,651
1.104	Asphalt Pavement, Walking Paths, Total Replacement, Phased			105,060			
1.113	Bocce Ball Court, Renovation		5,100				
1.114	Bridge, Wood, Fitness Course			6,242			
1.116	Concrete Sidewalks, Partial	194,000	197,880	201,838	205,874	209,992	214,192
1.119	Fence, Aluminum, Hyland Hills Park (2020 is Planned)	17,600					
1.122	Fences, Vinyl, Phased						22,082
1.134	Irrigation System, Controls		31,212				
1.137	Irrigation System, Pumps						33,122
1.140	Landscape, Street Trees and Enhancements		87,720	89,474	91,264	93,089	94,951
1.146	Pavers, Masonry, Resetting and Partial Replacements			8,063			
1.152	Pergola, Wood, Owen Park			5,306			
1.158	Playground Equipment, Dunvegan Park (2020 is Planned)	134,000					
1.160	Playground Equipment, Freedom Park		68,340				
1.161	Playground Equipment, Hyland Hills Park (2020 is Planned)	158,000					
1.167	Ponds, Fountain (2020 is Budgeted)	34,000					
1.170	Ponds, Erosion Control, Partial						26,895
1.179	Signage, Entrance Monuments, Renovation, Phased				26,106		
1.182	Signage, Traffic Management, Street Identification and Community, Phased		27,336		28,440		29,589
1.188	Sport Courts, Basketball Court, Elk Lick Park, Surface Replacement		19,706				
1.191	Sport Courts, Tennis Courts, Murrey Park, Color Coat			14,982			
1.203	Sport Courts, Tennis Courts, Town Hall, Color Coat			14,982			
<u>Maintenance Equipment</u>							
1.501	Attachments, 3-Point Hitch Auger, <i>Woods</i> , 1996		1,020				
1.503	Attachments, Backhoe, <i>Kubota</i> , 2010		5,100				
1.505	Attachments, Bucket, <i>Kubota</i> , 2010		4,794				
1.511	Attachments, Fork Lift, <i>Woods</i> , 2010		1,020				
1.519	Attachments, Salt Spreader, <i>Kubota</i>					3,247	
1.521	Attachments, Snow Blower, <i>Kubota</i>					7,160	
1.531	Attachments, Snow Plow, V Blade, <i>Protec</i> , 2010			5,202			
1.533	Generators, <i>Honda EU2000</i>					2,165	

Common
FIVE-YEAR OUTLOOK

**South Riding
Proprietary**

South Riding, Virginia

Line Item	Reserve Component Inventory	RUL = 0 FY2020	1 2021	2 2022	3 2023	4 2024	5 2025
1.535	Grinders, Concrete, <i>EDCO</i>				5,837		
1.543	Pole Saws, <i>Stihl</i> , 2012			1,040			
1.547	Pressure Washers, <i>Honda</i> , 2009					1,082	
1.551	Snow Blowers, Walk Behind, <i>North Star</i> , 2002				1,061		
1.553	Snow Blowers, Walk Behind, <i>Troy Built</i> , 2008				2,122		
1.561	Vehicles, ATV, <i>Kawasaki</i> , 2010						6,090
1.567	Vehicles, Truck, <i>Ford F-250</i> , 2014			46,558			
1.569	Vehicles, Truck, <i>Ford F-250</i> , 2015				49,338		
1.575	Vehicles, Utility, <i>Kubota RTV 900</i> , 2005			13,005			
1.581	Wood Chippers, <i>WoodMaxx</i>					5,412	
Anticipated Expenditures, By Year (\$19,665,839 over 30 years)		537,600	456,297	511,752	417,396	322,147	434,572

Recreation

RESERVE EXPENDITURES

South Riding Proprietary South Riding, Virginia				Explanatory Notes: 1) 2.0% is the estimated Inflation Rate for estimating Future Replacement Costs. 2) FY2020 is Fiscal Year beginning January 1, 2020 and ending December 31, 2020.																							
Line Item	Total Quantity	Per Phase Quantity	Units	Reserve Component Inventory	Estimated 1st Year of Event	Life Analysis, Years		Costs, \$		Percentage of Future Expenditures	RUL = 0 FY2020	1 2021	2 2022	3 2023	4 2024	5 2025	6 2026	7 2027	8 2028	9 2029	10 2030	11 2031	12 2032	13 2033	14 2034	15 2035	
				Hyland Hills Recreational Area																							
				Pool House Elements																							
2.096	1,040	1,040	Square Yards	Asphalt Pavement, Parking Lot, Mill and Overlay	2033	15 to 20	13	20.50	21,320	21,320	0.3%														27,580		
2.097	1	1	Allowance	Life Safety System, Control Panel and Emergency Devices	2038	to 25	18	9,000.00	9,000	9,000	0.1%																
2.098	2	2	Each	Rest Rooms, Main Pool, Renovation	2027	15 to 20	7	27,000.00	54,000	54,000	1.5%							62,029									
2.099	2	2	Each	Rest Rooms, Splash Pool, Renovation	2031	15 to 20	11	6,000.00	12,000	12,000	0.4%												14,920				
2.101	17	17	Squares	Roof Assembly, Asphalt Shingles, Main Pool	2022	15 to 20	2	540.00	9,180	9,180	0.2%		9,551														
2.102	14	14	Squares	Roof Assembly, Asphalt Shingles, Splash Pool	2033	15 to 20	13	540.00	7,560	7,560	0.1%														9,780		
2.103	550	550	Square Feet	Roof Assembly, Flat, Main Pool	2034	15 to 20	14	7.50	4,125	4,125	0.1%															5,443	
2.104	1	1	Allowance	Roof Assembly, Metal, Main Pool	2041	to 30	21	12,000.00	12,000	12,000	0.2%																
2.105	8,900	8,900	Square Feet	Walls, Paint Finishes and Capital Repairs (Incl. Soffits)	2021	4 to 6	1	3.20	28,480	28,480	2.3%	29,050						32,073					35,411				
2.106	2	2	Each	Water Heaters, Main Pool, 200-MBH	2026	15 to 20	6	6,500.00	13,000	13,000	0.3%							14,640									
				Pool Elements																							
2.121	23,750	23,750	Square Feet	Concrete Decks, Inspections, Partial Replacements and Repairs	2023	8 to 12	3	1.40	33,250	33,250	1.3%														43,012		
2.122	9,230	9,230	Square Feet	Covers, Vinyl	2023	6 to 8	3	3.00	27,690	27,690	1.5%													34,429			
2.125	600	600	Linear Feet	Fences, Aluminum	2038	to 25	18	62.00	37,200	37,200	0.5%																
2.128	3	1	Allowance	Furniture, Phased	2022	to 12	2 to 10	33,000.00	33,000	99,000	3.7%		34,333					37,163				40,227			43,543		
2.129	6	6	Each	Light Poles and Fixtures (Incl. Parking Lot)	2038	to 25	18	2,300.00	13,800	13,800	0.2%																
2.131	4	1	Allowance	Mechanical Equipment, Phased	2022	12 to 18	2 to 14	13,500.00	13,500	54,000	1.5%		14,045					15,203				16,456			17,813		
2.134	8,720	8,720	Square Feet	Pool Finishes, Main Pool, Plaster	2026	8 to 12	6	13.50	117,720	117,720	5.0%							132,572									
2.137	510	510	Linear Feet	Pool Finishes, Main Pool, Tile and Coping	2026	15 to 25	6	95.00	48,450	48,450	1.4%							54,563									
2.138	2,170	2,170	Square Feet	Pool Finishes, Spalsh Pool, Plaster	2030	8 to 12	10	9.70	21,049	21,049	1.0%												25,659				
2.139	240	240	Linear Feet	Pool Finishes, Splash Pool, Tile and Coping	2030	15 to 25	10	80.00	19,200	19,200	0.6%												23,405				
2.140	4	4	Each	Shade Structures, Poolside Umbrellas	2021	5 to 10	1	5,800.00	23,200	23,200	1.2%	23,664							27,726								
2.143	3	1	Allowance	Water Features, Phased	2031	15 to 25	11 to 15	57,000.00	57,000	171,000	2.2%												70,872		73,736	76,714	
2.146	1	1	Allowance	Water Feature, Splash Pad	2023	4 to 6	3	7,500.00	7,500	7,500	0.6%				7,959				8,787					9,702			
2.149	2	2	Each	Water Slides, Fiberglass, Refinishing	2022	5 to 10	2	23,000.00	46,000	46,000	1.8%		47,858									56,074					
2.152	2	2	Each	Water Slides, Fiberglass, Replacement	2036	to 25	16	187,000.00	374,000	374,000	5.2%																
				Meadows Recreational Area																							
				Pool House Elements																							
2.201	1,630	1,630	Square Yards	Asphalt Pavement, Parking Lot, Mill and Overlay	2023	15 to 20	3	20.50	33,415	33,415	0.9%																
2.204	1	1	Allowance	Life Safety System, Control Panel and Emergency Devices	2028	to 25	8	7,000.00	7,000	7,000	0.1%								8,202								
2.207	2	2	Each	Rest Rooms, Renovation (Incl. Entrance and Guard Room)	2033	15 to 20	13	41,000.00	82,000	82,000	1.1%														106,076		
2.210	30	30	Squares	Roof Assembly, Metal	2033	to 30	13	1,770.00	53,100	53,100	0.7%														68,691		
2.213	3,800	3,800	Square Feet	Walls, Paint Finishes and Capital Repairs (Incl. Soffits and Perimeter Walls)	2023	4 to 6	3	3.20	12,160	12,160	1.0%				12,904				14,247						15,730		
2.216	230	230	Square Feet	Windows and Doors	2038	to 35	18	50.00	11,500	11,500	0.2%																
				Pool Elements																							
2.231	13,060	13,060	Square Feet	Concrete Deck, Inspections, Partial Replacements and Repairs	2022	8 to 12	2	1.50	19,590	19,590	0.8%		20,381										24,845				
2.234	9,520	9,520	Square Feet	Covers, Vinyl	2026	6 to 8	6	3.00	28,560	28,560	1.7%							32,163							37,684		
2.237	680	680	Linear Feet	Fences, Aluminum	2032	to 25	12	62.00	42,160	42,160	0.5%													53,469			
2.240	2	1	Allowance	Furniture, Phased	2022	to 12	2 to 8	32,000.00	32,000	64,000	2.2%		33,293						37,493						42,223		
2.243	9	9	Each	Light Poles and Fixtures (Incl. Parking Lot)	2028	to 25	8	2,300.00	20,700	20,700	0.2%								24,253								
2.246	2	1	Allowance	Mechanical Equipment, Phased	2025	12 to 18	5 to 12	29,000.00	29,000	58,000	1.6%						32,018					36,779					

Recreation

RESERVE EXPENDITURES

				South Riding Proprietary South Riding, Virginia																																					
Line Item	Total Quantity	Per Phase Quantity	Units	Reserve Component Inventory	Estimated 1st Year of Event	Life Analysis, Years		Costs, \$			Percentage of Future Expenditures	16 2036	17 2037	18 2038	19 2039	20 2040	21 2041	22 2042	23 2043	24 2044	25 2045	26 2046	27 2047	28 2048	29 2049	30 2050															
						Useful	Remaining	Unit (2020)	Per Phase (2020)	Total (2020)																															
Hyland Hills Recreational Area																																									
Pool House Elements																																									
2.096	1,040	1,040	Square Yards	Asphalt Pavement, Parking Lot, Mill and Overlay	2033	15 to 20	13	20.50	21,320	21,320	0.3%	12,854																													
2.097	1	1	Allowance	Life Safety System, Control Panel and Emergency Devices	2038	to 25	18	9,000.00	9,000	9,000	0.1%																														
2.098	2	2	Each	Rest Rooms, Main Pool, Renovation	2027	15 to 20	7	27,000.00	54,000	54,000	1.5%																88,593														
2.099	2	2	Each	Rest Rooms, Splash Pool, Renovation	2031	15 to 20	11	6,000.00	12,000	12,000	0.4%	14,192																													
2.101	17	17	Squares	Roof Assembly, Asphalt Shingles, Main Pool	2022	15 to 20	2	540.00	9,180	9,180	0.2%																														
2.102	14	14	Squares	Roof Assembly, Asphalt Shingles, Splash Pool	2033	15 to 20	13	540.00	7,560	7,560	0.1%																														
2.103	550	550	Square Feet	Roof Assembly, Flat, Main Pool	2034	15 to 20	14	7.50	4,125	4,125	0.1%	18,188																													
2.104	1	1	Allowance	Roof Assembly, Metal, Main Pool	2041	to 30	21	12,000.00	12,000	12,000	0.2%																														
2.105	8,900	8,900	Square Feet	Walls, Paint Finishes and Capital Repairs (Incl. Soffits)	2021	4 to 6	1	3.20	28,480	28,480	2.3%																39,097	43,166										47,659			
2.106	2	2	Each	Water Heaters, Main Pool, 200-MBH	2026	15 to 20	6	6,500.00	13,000	13,000	0.3%	19,704																													
Pool Elements																																									
2.121	23,750	23,750	Square Feet	Concrete Decks, Inspections, Partial Replacements and Repairs	2023	8 to 12	3	1.40	33,250	33,250	1.3%	40,339																													
2.122	9,230	9,230	Square Feet	Covers, Vinyl	2023	6 to 8	3	3.00	27,690	27,690	1.5%																														
2.125	600	600	Linear Feet	Fences, Aluminum	2038	to 25	18	62.00	37,200	37,200	0.5%																53,131														
2.128	3	1	Allowance	Furniture, Phased	2022	to 12	2 to 10	33,000.00	33,000	99,000	3.7%	47,132															51,017		55,223		59,775										
2.129	6	6	Each	Light Poles and Fixtures (Incl. Parking Lot)	2038	to 25	18	2,300.00	13,800	13,800	0.2%	19,710																													
2.131	4	1	Allowance	Mechanical Equipment, Phased	2022	12 to 18	2 to 14	13,500.00	13,500	54,000	1.5%	19,281															20,871		22,591		24,453										
2.134	8,720	8,720	Square Feet	Pool Finishes, Main Pool, Plaster	2026	8 to 12	6	13.50	117,720	117,720	5.0%	161,604	81,077																												
2.137	510	510	Linear Feet	Pool Finishes, Main Pool, Tile and Coping	2026	15 to 25	6	95.00	48,450	48,450	1.4%																														
2.138	2,170	2,170	Square Feet	Pool Finishes, Spalsh Pool, Plaster	2030	8 to 12	10	9.70	21,049	21,049	1.0%	31,278																38,127													
2.139	240	240	Linear Feet	Pool Finishes, Splash Pool, Tile and Coping	2030	15 to 25	10	80.00	19,200	19,200	0.6%	32,486															34,778														
2.140	4	4	Each	Shade Structures, Poolside Umbrellas	2021	5 to 10	1	5,800.00	23,200	23,200	1.2%																														
2.143	3	1	Allowance	Water Features, Phased	2031	15 to 25	11 to 15	57,000.00	57,000	171,000	2.2%																														
2.146	1	1	Allowance	Water Feature, Splash Pad	2023	4 to 6	3	7,500.00	7,500	7,500	0.6%	10,712															11,827		13,058												
2.149	2	2	Each	Water Slides, Fiberglass, Refinishing	2022	5 to 10	2	23,000.00	46,000	46,000	1.8%	73,988																													
2.152	2	2	Each	Water Slides, Fiberglass, Replacement	2036	to 25	16	187,000.00	374,000	374,000	5.2%	513,422																													
Meadows Recreational Area																																									
Pool House Elements																																									
2.201	1,630	1,630	Square Yards	Asphalt Pavement, Parking Lot, Mill and Overlay	2023	15 to 20	3	20.50	33,415	33,415	0.9%	52,692																													
2.204	1	1	Allowance	Life Safety System, Control Panel and Emergency Devices	2028	to 25	8	7,000.00	7,000	7,000	0.1%																														
2.207	2	2	Each	Rest Rooms, Renovation (Incl. Entrance and Guard Room)	2033	15 to 20	13	41,000.00	82,000	82,000	1.1%																														
2.210	30	30	Squares	Roof Assembly, Metal	2033	to 30	13	1,770.00	53,100	53,100	0.7%	17,367																													
2.213	3,800	3,800	Square Feet	Walls, Paint Finishes and Capital Repairs (Incl. Soffits and Perimeter Walls)	2023	4 to 6	3	3.20	12,160	12,160	1.0%																														
2.216	230	230	Square Feet	Windows and Doors	2038	to 35	18	50.00	11,500	11,500	0.2%																	16,425													
Pool Elements																																									
2.231	13,060	13,060	Square Feet	Concrete Deck, Inspections, Partial Replacements and Repairs	2022	8 to 12	2	1.50	19,590	19,590	0.8%	30,286																													
2.234	9,520	9,520	Square Feet	Covers, Vinyl	2026	6 to 8	6	3.00	28,560	28,560	1.7%																														
2.237	680	680	Linear Feet	Fences, Aluminum	2032	to 25	12	62.00	42,160	42,160	0.5%																														
2.240	2	1	Allowance	Furniture, Phased	2022	to 12	2 to 8	32,000.00	32,000	64,000	2.2%	47,550															53,549														
2.243	9	9	Each	Light Poles and Fixtures (Incl. Parking Lot)	2028	to 25	8	2,300.00	20,700	20,700	0.2%	43,092																													
2.246	2	1	Allowance	Mechanical Equipment, Phased	2025	12 to 18	5 to 12	29,000.00	29,000	58,000	1.6%																49,500														

Recreation

RESERVE EXPENDITURES

Years 2020 to 2035

South Riding Proprietary South Riding, Virginia				Explanatory Notes: 1) 2.0% is the estimated Inflation Rate for estimating Future Replacement Costs. 2) FY2020 is Fiscal Year beginning January 1, 2020 and ending December 31, 2020.																							
Line Item	Total Quantity	Per Phase Quantity	Units	Reserve Component Inventory	Estimated 1st Year of Event	Life Analysis, Years		Costs, \$			Percentage of Future Expenditures	RUL = 0 FY2020	1 2021	2 2022	3 2023	4 2024	5 2025	6 2026	7 2027	8 2028	9 2029	10 2030	11 2031	12 2032	13 2033	14 2034	15 2035
						Useful	Remaining	Unit (2020)	Per Phase (2020)	Total (2020)																	
2.249	8,840	8,840	Square Feet	Pool Finishes, Plaster	2027	8 to 12	7	13.50	119,340	119,340	5.1%								137,084								
2.252	680	680	Linear Feet	Pool Finishes, Tile and Coping	2027	15 to 25	7	93.00	63,240	63,240	1.8%								72,643								
2.255	1	1	Each	Shade Structure, Cantilever	2042	to 30	22	18,400.00	18,400	18,400	0.3%																
2.258	1	1	Each	Water Feature, Aqua Dome	2027	to 15	7	8,700.00	8,700	8,700	0.2%								9,994								
South Riding Center Recreational Area																											
Community Building Exterior Elements																											
2.301	2,850	2,850	Square Yards	Asphalt Pavement, Parking Lot, Mill and Overlay	2027	15 to 20	7	20.50	58,425	58,425	1.7%								67,112								
2.304	600	600	Square Feet	Balconies, Composite	2032	20 to 25	12	44.00	26,400	26,400	0.3%													33,482			
2.307	65	65	Squares	Roof Assembly, Asphalt Shingles (Incl. Detached Garage)	2027	15 to 20	7	540.00	35,100	35,100	1.0%								40,319								
2.310	3	3	Each	Roof Assemblies, Metal	2037	to 30	17	3,000.00	9,000	9,000	0.1%																
2.313	6,500	6,500	Square Feet	Walls, Paint Finishes and Capital Repairs (Incl. Soffits, Perimeter Walls and Detached Garage)	2021	4 to 6	1	3.20	20,800	20,800	1.7%	21,216						23,424					25,862				
2.316	1,300	1,300	Square Feet	Windows and Doors (Incl. Detached Garage)	2042	to 35	22	50.00	65,000	65,000	1.0%																
Community Building Interior Elements																											
2.331	2	1	Allowance	Exercise Equipment, Phased	2021	5 to 10	1 to 5	12,000.00	12,000	24,000	1.3%	12,240					13,249				14,341				15,523		
2.334	45	45	Square Yards	Floor Coverings, Carpet	2027	8 to 12	7	70.00	3,150	3,150	0.1%								3,618								
2.337	340	340	Square Yards	Floor Coverings, Tile	2032	to 25	12	130.00	44,200	44,200	0.6%													56,056			
2.340	205	205	Square Yards	Floor Coverings, Vinyl	2032	10 to 15	12	50.00	10,250	10,250	0.3%													12,999			
2.343	100	100	Each	Furnishings, Banquet Chairs	2031	10 to 15	11	200.00	20,000	20,000	0.6%												24,867				
2.346	2	1	Allowance	Furnishings, Remaining, Phased	2027	to 20	7 to 17	19,000.00	19,000	38,000	0.8%								21,825								
2.349	1	1	Allowance	Kitchen, Renovations	2027	to 20	7	42,000.00	42,000	42,000	1.2%								48,245								
2.352	2	2	Each	Locker Rooms, Renovation	2027	15 to 20	7	30,000.00	60,000	60,000	1.7%								68,921								
2.355	1	1	Allowance	Partition Wall	2032	to 15	12	9,000.00	9,000	9,000	0.3%													11,414			
2.358	2	2	Each	Rest Rooms, Renovation	2027	15 to 20	7	8,000.00	16,000	16,000	0.5%								18,379								
Community Building Services Elements																											
2.371	8	8	Each	Air Handling and Condensing Units, Split Systems (Incl. Dehumidification Units)	2025	15 to 20	5	8,000.00	64,000	64,000	1.7%						70,661										
2.374	1	1	Allowance	Life Safety System, Control Panel and Emergency Devices	2032	to 25	12	15,000.00	15,000	15,000	0.2%													19,024			
2.377	1	1	Allowance	Security System	2030	10 to 15	10	6,800.00	6,800	6,800	0.2%												8,289				
2.380	2	1	Allowance	Sound Systems, Phased	2024	10 to 15	4 to 10	6,000.00	6,000	12,000	0.4%					6,495						7,314					
Pool Elements																											
2.401	13,220	13,220	Square Feet	Concrete Deck, Inspections, Partial Replacements and Repairs	2026	8 to 12	6	1.50	19,830	19,830	0.8%							22,332									
2.404	5,470	5,470	Square Feet	Covers, Vinyl	2024	6 to 8	4	3.00	16,410	16,410	0.9%					17,763								20,812			
2.407	720	720	Linear Feet	Fences, Aluminum	2032	to 25	12	62.00	44,640	44,640	0.6%													56,614			
2.410	1	1	Allowance	Furniture	2029	to 12	9	54,000.00	54,000	54,000	1.5%											64,535					
2.413	1	1	Each	Gazebo	2029	to 25	9	10,000.00	10,000	10,000	0.1%										11,951						
2.416	10	10	Each	Light Poles and Fixtures (Incl. Parking Lot)	2032	to 25	12	2,300.00	23,000	23,000	0.3%													29,170			
2.419	2	1	Allowance	Mechanical Equipment, Phased	2022	to 15	2 to 9	10,000.00	10,000	20,000	0.7%			10,404							11,951						
2.422	5,100	5,100	Square Feet	Pool Finishes, Plaster	2026	8 to 12	6	13.50	68,850	68,850	2.9%							77,536									
2.425	370	370	Linear Feet	Pool Finishes, Tile and Coping	2026	15 to 25	6	135.50	50,135	50,135	1.4%							56,460									
2.428	1	1	Each	Shade Structure, Cantilever	2043	to 30	23	22,000.00	22,000	22,000	0.3%																
Town Hall Recreational Area																											
Community Building Exterior Elements																											

Recreation

RESERVE EXPENDITURES

				South Riding Proprietary South Riding, Virginia																									
Line Item	Total Quantity	Per Phase Quantity	Units	Reserve Component Inventory	Estimated 1st Year of Event	Life Analysis, Years		Costs, \$			Percentage of Future Expenditures	16 2036	17 2037	18 2038	19 2039	20 2040	21 2041	22 2042	23 2043	24 2044	25 2045	26 2046	27 2047	28 2048	29 2049	30 2050			
						Useful	Remaining	Unit (2020)	Per Phase (2020)	Total (2020)																			
2.249	8,840	8,840	Square Feet	Pool Finishes, Plaster	2027	8 to 12	7	13.50	119,340	119,340	5.1%											203,700							
2.252	680	680	Linear Feet	Pool Finishes, Tile and Coping	2027	15 to 25	7	93.00	63,240	63,240	1.8%											107,944							
2.255	1	1	Each	Shade Structure, Cantilever	2042	to 30	22	18,400.00	18,400	18,400	0.3%											28,446							
2.258	1	1	Each	Water Feature, Aqua Dome	2027	to 15	7	8,700.00	8,700	8,700	0.2%											13,450							
South Riding Center Recreational Area																													
Community Building Exterior Elements																													
2.301	2,850	2,850	Square Yards	Asphalt Pavement, Parking Lot, Mill and Overlay	2027	15 to 20	7	20.50	58,425	58,425	1.7%											99,725							
2.304	600	600	Square Feet	Balconies, Composite	2032	20 to 25	12	44.00	26,400	26,400	0.3%																		
2.307	65	65	Squares	Roof Assembly, Asphalt Shingles (Incl. Detached Garage)	2027	15 to 20	7	540.00	35,100	35,100	1.0%											59,912							
2.310	3	3	Each	Roof Assemblies, Metal	2037	to 30	17	3,000.00	9,000	9,000	0.1%	12,602																	
2.313	6,500	6,500	Square Feet	Walls, Paint Finishes and Capital Repairs (Incl. Soffits, Perimeter Walls and Detached Garage)	2021	4 to 6	1	3.20	20,800	20,800	1.7%	28,554						31,526						34,807					
2.316	1,300	1,300	Square Feet	Windows and Doors (Incl. Detached Garage)	2042	to 35	22	50.00	65,000	65,000	1.0%											100,489							
Community Building Interior Elements																													
2.331	2	1	Allowance	Exercise Equipment, Phased	2021	5 to 10	1 to 5	12,000.00	12,000	24,000	1.3%	16,803						18,188						19,687		21,310			
2.334	45	45	Square Yards	Floor Coverings, Carpet	2027	8 to 12	7	70.00	3,150	3,150	0.1%	4,411										5,377							
2.337	340	340	Square Yards	Floor Coverings, Tile	2032	to 25	12	130.00	44,200	44,200	0.6%																		
2.340	205	205	Square Yards	Floor Coverings, Vinyl	2032	10 to 15	12	50.00	10,250	10,250	0.3%											17,496							
2.343	100	100	Each	Furnishings, Banquet Chairs	2031	10 to 15	11	200.00	20,000	20,000	0.6%									32,812									
2.346	2	1	Allowance	Furnishings, Remaining, Phased	2027	to 20	7 to 17	19,000.00	19,000	38,000	0.8%	26,605										32,431							
2.349	1	1	Allowance	Kitchen, Renovations	2027	to 20	7	42,000.00	42,000	42,000	1.2%											71,689							
2.352	2	2	Each	Locker Rooms, Renovation	2027	15 to 20	7	30,000.00	60,000	60,000	1.7%											102,413							
2.355	1	1	Allowance	Partition Wall	2032	to 15	12	9,000.00	9,000	9,000	0.3%											15,362							
2.358	2	2	Each	Rest Rooms, Renovation	2027	15 to 20	7	8,000.00	16,000	16,000	0.5%											27,310							
Community Building Services Elements																													
2.371	8	8	Each	Air Handling and Condensing Units, Split Systems (Incl. Dehumidification Units)	2025	15 to 20	5	8,000.00	64,000	64,000	1.7%									100,922									
2.374	1	1	Allowance	Life Safety System, Control Panel and Emergency Devices	2032	to 25	12	15,000.00	15,000	15,000	0.2%																		
2.377	1	1	Allowance	Security System	2030	10 to 15	10	6,800.00	6,800	6,800	0.2%											10,513							
2.380	2	1	Allowance	Sound Systems, Phased	2024	10 to 15	4 to 10	6,000.00	6,000	12,000	0.4%	8,237						9,276						10,446					
Pool Elements																													
2.401	13,220	13,220	Square Feet	Concrete Deck, Inspections, Partial Replacements and Repairs	2026	8 to 12	6	1.50	19,830	19,830	0.8%	27,222										33,184							
2.404	5,470	5,470	Square Feet	Covers, Vinyl	2024	6 to 8	4	3.00	16,410	16,410	0.9%	24,384										28,570							
2.407	720	720	Linear Feet	Fences, Aluminum	2032	to 25	12	62.00	44,640	44,640	0.6%																		
2.410	1	1	Allowance	Furniture	2029	to 12	9	54,000.00	54,000	54,000	1.5%	81,846																	
2.413	1	1	Each	Gazebo	2029	to 25	9	10,000.00	10,000	10,000	0.1%																		
2.416	10	10	Each	Light Poles and Fixtures (Incl. Parking Lot)	2032	to 25	12	2,300.00	23,000	23,000	0.3%																		
2.419	2	1	Allowance	Mechanical Equipment, Phased	2022	to 15	2 to 9	10,000.00	10,000	20,000	0.7%	13,728						15,769						18,114					
2.422	5,100	5,100	Square Feet	Pool Finishes, Plaster	2026	8 to 12	6	13.50	68,850	68,850	2.9%	94,516										115,215							
2.425	370	370	Linear Feet	Pool Finishes, Tile and Coping	2026	15 to 25	6	135.50	50,135	50,135	1.4%											83,897							
2.428	1	1	Each	Shade Structure, Cantilever	2043	to 30	23	22,000.00	22,000	22,000	0.3%	34,692																	
Town Hall Recreational Area																													
Community Building Exterior Elements																													

Recreation

RESERVE EXPENDITURES

Years 2020 to 2035

South Riding Proprietary South Riding, Virginia				Explanatory Notes: 1) 2.0% is the estimated Inflation Rate for estimating Future Replacement Costs. 2) FY2020 is Fiscal Year beginning January 1, 2020 and ending December 31, 2020.																							
Line Item	Total Quantity	Per Phase Quantity	Units	Reserve Component Inventory	Estimated 1st Year of Event	Life Analysis, Years Useful Remaining	Unit (2020)	Costs, \$ Per Phase (2020)	Total (2020)	Percentage of Future Expenditures	RUL = 0 FY2020	1 2021	2 2022	3 2023	4 2024	5 2025	6 2026	7 2027	8 2028	9 2029	10 2030	11 2031	12 2032	13 2033	14 2034	15 2035	
2.501	770	770	Square Yards	Asphalt Pavement, Mill and Overlay	2027	15 to 20	7	20.50	15,785	15,785	0.5%							18,132									
2.504	76	76	Squares	Roof Assembly, Asphalt Shingles	2037	15 to 20	17	540.00	41,040	41,040	0.6%																
2.507	10,000	10,000	Square Feet	Walls, Paint Finishes and Capital Repairs (Incl. Soffits and Perimeter Walls)	2025	4 to 6	5	3.20	32,000	32,000	2.8%					35,331					39,008					43,068	
2.510	1,240	1,240	Square Feet	Windows and Doors	2034	to 35	14	50.00	62,000	62,000	0.8%														81,808		
Community Building Interior Elements																											
2.521	640	640	Square Feet	Ceilings, Acoustical Tiles, Grid and Lighting	2029	to 30	9	8.00	5,120	5,120	0.1%									6,119							
2.524	195	195	Square Yards	Floor Coverings, Carpet	2026	8 to 12	6	70.00	13,650	13,650	0.6%						15,372										
2.527	50	50	Square Yards	Floor Coverings, Tile	2021	to 25	1	130.00	6,500	6,500	0.2%	6,630															
2.530	75	75	Square Yards	Floor Coverings, Wood Laminate	2021	18 to 25	1	90.00	6,750	6,750	0.2%	6,885															
2.533	2	1	Allowance	Furnishings, Phased	2023	to 20	3 to 13	18,600.00	18,600	37,200	0.7%			19,738										24,061			
2.536	1	1	Allowance	Kitchen, Renovation	2028	15 to 20	8	21,000.00	21,000	21,000	0.6%								24,605								
2.539	2	2	Each	Locker Rooms, Renovation	2026	15 to 20	6	18,500.00	37,000	37,000	1.0%						41,668										
2.542	1	1	Allowance	Partition Wall	2024	to 15	4	13,500.00	13,500	13,500	0.3%				14,613												
2.545	2	2	Each	Rest Rooms, Renovation	2026	15 to 20	6	11,000.00	22,000	22,000	0.6%						24,776										
Community Building Services Elements																											
2.601	1	1	Each	Air Handling and Condensing Units, Split Systems, 2016	2034	15 to 20	14	9,700.00	9,700	9,700	0.1%														12,799		
2.604	3	3	Each	Air Handling and Condensing Units, Split Systems, Planned for 2020	2020	15 to 20	0	9,700.00	29,100	29,100	0.7%	29,100															
2.607	4	1	Allowance	Computers, Phased	2021	to 4	1 to 4	6,500.00	6,500	26,000	2.7%	6,630	6,763	6,898	7,036	7,177	7,320	7,466	7,616	7,768	7,923	8,082	8,244	8,408	8,577	8,748	
2.610	1	1	Allowance	Event Equipment, Movie Screen, Projection System and Sound System	2026	5 to 10	6	15,000.00	15,000	15,000	0.8%						16,892							19,404			
2.613	1	1	Allowance	Life Safety System, Control Panel and Emergency Devices	2024	to 25	4	17,000.00	17,000	17,000	0.5%				18,401												
2.616	1	1	Allowance	Website Design	2022	to 4	2	8,500.00	8,500	8,500	1.0%		8,843				9,572				10,361				11,216		
Pool Elements																											
2.701	10,160	10,160	Square Feet	Concrete Deck, Inspections, Partial Replacements and Repairs	2022	8 to 12	2	1.50	15,240	15,240	0.6%		15,856											19,328			
2.704	5,340	5,340	Square Feet	Covers, Vinyl	2023	6 to 8	3	3.00	16,020	16,020	0.9%			17,001								19,919					
2.710	420	420	Linear Feet	Fences, Metal	2034	to 35	14	70.00	29,400	29,400	0.4%														38,793		
2.713	1	1	Allowance	Furniture	2027	to 12	7	41,500.00	41,500	41,500	1.1%							47,670									
2.716	2	1	Allowance	Mechanical Equipment, Phased	2023	to 15	3 to 10	9,500.00	9,500	19,000	0.5%			10,081							11,580						
2.719	1	1	Allowance	Pergolas, Wood	2032	15 to 25	12	40,000.00	40,000	40,000	0.5%												50,730				
2.722	4,900	4,900	Square Feet	Pool Finishes, Plaster	2026	8 to 12	6	13.50	66,150	66,150	2.8%						74,496										
2.725	430	430	Linear Feet	Pool Finishes, Tile and Coping	2026	15 to 25	6	116.00	49,880	49,880	1.4%						56,173										
Anticipated Expenditures, By Year (\$9,915,739 over 30 years)												29,100	106,315	201,327	174,711	64,308	158,436	744,398	623,437	125,203	144,391	246,296	234,362	432,966	421,703	299,899	128,530

Recreation

RESERVE EXPENDITURES

Years 2036 to 2050

South Riding Proprietary South Riding, Virginia				Estimated 1st Year of Event	Life Analysis, Years		Costs, \$			Percentage of Future Expenditures	16 2036	17 2037	18 2038	19 2039	20 2040	21 2041	22 2042	23 2043	24 2044	25 2045	26 2046	27 2047	28 2048	29 2049	30 2050			
Line Item	Total Quantity	Per Phase Quantity	Units		Useful	Remaining	Unit (2020)	Per Phase (2020)	Total (2020)																			
Reserve Component Inventory																												
2.501	770	770	Square Yards	Asphalt Pavement, Mill and Overlay	2027	15 to 20	7	20.50	15,785	15,785	0.5%												26,943					
2.504	76	76	Squares	Roof Assembly, Asphalt Shingles	2037	15 to 20	17	540.00	41,040	41,040	0.6%	57,466																
2.507	10,000	10,000	Square Feet	Walls, Paint Finishes and Capital Repairs (Incl. Soffits and Perimeter Walls)	2025	4 to 6	5	3.20	32,000	32,000	2.8%	47,550											52,499	57,964				
2.510	1,240	1,240	Square Feet	Windows and Doors	2034	to 35	14	50.00	62,000	62,000	0.8%																	
Community Building Interior Elements																												
2.521	640	640	Square Feet	Ceilings, Acoustical Tiles, Grid and Lighting	2029	to 30	9	8.00	5,120	5,120	0.1%	18,739											22,842					
2.524	195	195	Square Yards	Floor Coverings, Carpet	2026	8 to 12	6	70.00	13,650	13,650	0.6%																	
2.527	50	50	Square Yards	Floor Coverings, Tile	2021	to 25	1	130.00	6,500	6,500	0.2%												10,877					
2.530	75	75	Square Yards	Floor Coverings, Wood Laminate	2021	18 to 25	1	90.00	6,750	6,750	0.2%												11,296					
2.533	2	1	Allowance	Furnishings, Phased	2023	to 20	3 to 13	18,600.00	18,600	37,200	0.7%	29,330																
2.536	1	1	Allowance	Kitchen, Renovation	2028	15 to 20	8	21,000.00	21,000	21,000	0.6%												36,562					
2.539	2	2	Each	Locker Rooms, Renovation	2026	15 to 20	6	18,500.00	37,000	37,000	1.0%												61,916					
2.542	1	1	Allowance	Partition Wall	2024	to 15	4	13,500.00	13,500	13,500	0.3%	19,667																
2.545	2	2	Each	Rest Rooms, Renovation	2026	15 to 20	6	11,000.00	22,000	22,000	0.6%												36,815					
Community Building Services Elements																												
2.601	1	1	Each	Air Handling and Condensing Units, Split Systems, 2016	2034	15 to 20	14	9,700.00	9,700	9,700	0.1%																	
2.604	3	3	Each	Air Handling and Condensing Units, Split Systems, Planned for 2020	2020	15 to 20	0	9,700.00	29,100	29,100	0.7%	41,562																
2.607	4	1	Allowance	Computers, Phased	2021	to 4	1 to 4	6,500.00	6,500	26,000	2.7%	8,923	9,102	9,284	9,469	9,659	9,852	10,049	10,250	10,455	10,664	10,877	11,095	11,317	11,543	11,774		
2.610	1	1	Allowance	Event Equipment, Movie Screen, Projection System and Sound System	2026	5 to 10	6	15,000.00	15,000	15,000	0.8%	22,289											25,603					
2.613	1	1	Allowance	Life Safety System, Control Panel and Emergency Devices	2024	to 25	4	17,000.00	17,000	17,000	0.5%												30,189					
2.616	1	1	Allowance	Website Design	2022	to 4	2	8,500.00	8,500	8,500	1.0%	12,140											13,141	14,224	15,397			
Pool Elements																												
2.701	10,160	10,160	Square Feet	Concrete Deck, Inspections, Partial Replacements and Repairs	2022	8 to 12	2	1.50	15,240	15,240	0.6%	23,561																
2.704	5,340	5,340	Square Feet	Covers, Vinyl	2023	6 to 8	3	3.00	16,020	16,020	0.9%	23,338											27,344					
2.710	420	420	Linear Feet	Fences, Metal	2034	to 35	14	70.00	29,400	29,400	0.4%																	
2.713	1	1	Allowance	Furniture	2027	to 12	7	41,500.00	41,500	41,500	1.1%	60,458																
2.716	2	1	Allowance	Mechanical Equipment, Phased	2023	to 15	3 to 10	9,500.00	9,500	19,000	0.5%	13,302											15,280					
2.719	1	1	Allowance	Pergolas, Wood	2032	15 to 25	12	40,000.00	40,000	40,000	0.5%																	
2.722	4,900	4,900	Square Feet	Pool Finishes, Plaster	2026	8 to 12	6	13.50	66,150	66,150	2.8%	90,810											110,697					
2.725	430	430	Linear Feet	Pool Finishes, Tile and Coping	2026	15 to 25	6	116.00	49,880	49,880	1.4%												83,470					
Anticipated Expenditures, By Year (\$9,915,739 over 30 years)												1,004,852	339,882	259,598	153,271	225,802	222,470	369,444	327,089	99,723	242,317	1,087,211	931,108	121,124	84,352	312,114		

RESERVE FUNDING PLAN

Recreation
CASH FLOW ANALYSIS
South Riding
Proprietary

		Individual Reserve Budgets & Cash Flows for the Next 30 Years															
South Riding, Virginia		FY2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Reserves at Beginning of Year	(Note 1)	1,636,088	1,749,088	1,883,044	1,927,287	2,003,284	2,195,586	2,299,889	1,821,454	1,465,241	1,611,421	1,744,866	1,782,472	1,837,828	1,699,710	1,577,287	1,581,840
Total Recommended Reserve Contributions	(Note 2)	134,500	224,000	228,500	233,100	237,800	242,600	247,500	252,500	257,600	262,800	268,100	273,500	279,000	284,600	290,300	296,100
Estimated Interest Earned, During Year	(Note 3)	7,600	16,271	17,070	17,608	18,810	20,139	18,463	14,724	13,783	15,036	15,802	16,218	15,848	14,680	14,152	14,991
Anticipated Expenditures, By Year		(29,100)	(106,315)	(201,327)	(174,711)	(64,308)	(158,436)	(744,398)	(623,437)	(125,203)	(144,391)	(246,296)	(234,362)	(432,966)	(421,703)	(299,899)	(128,530)
Anticipated Reserves at Year End		\$1,749,088	\$1,883,044	\$1,927,287	\$2,003,284	\$2,195,586	\$2,299,889	\$1,821,454	\$1,465,241	\$1,611,421	\$1,744,866	\$1,782,472	\$1,837,828	\$1,699,710	\$1,577,287	\$1,581,840	\$1,764,401

(continued)		Individual Reserve Budgets & Cash Flows for the Next 30 Years, Continued															
		2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	
Reserves at Beginning of Year		1,764,401	1,074,266	1,051,909	1,116,224	1,294,252	1,407,453	1,531,549	1,515,857	1,549,400	1,818,565	1,954,049	1,249,288	702,423	971,799	1,288,272	
Total Recommended Reserve Contributions		302,000	308,000	314,200	320,500	326,900	333,400	340,100	346,900	353,800	360,900	368,100	375,500	383,000	390,700	398,500	
Estimated Interest Earned, During Year		12,717	9,525	9,713	10,799	12,103	13,166	13,652	13,732	15,088	16,901	14,350	8,743	7,500	10,125	11,983	
Anticipated Expenditures, By Year		(1,004,852)	(339,882)	(259,598)	(153,271)	(225,802)	(222,470)	(369,444)	(327,089)	(99,723)	(242,317)	(1,087,211)	(931,108)	(121,124)	(84,352)	(312,114)	
Anticipated Reserves at Year End		\$1,074,266	\$1,051,909	\$1,116,224	\$1,294,252	\$1,407,453	\$1,531,549	\$1,515,857	\$1,549,400	\$1,818,565	\$1,954,049	\$1,249,288	\$702,423	\$971,799	\$1,288,272	\$1,386,641	
														(NOTE 5)			
																	(NOTE 4)

Explanatory Notes:

- 1) Year 2020 starting reserves are as of June 30, 2020; FY2020 starts January 1, 2020 and ends December 31, 2020.
- 2) Reserve Contributions for 2020 are the remaining budgeted 6 months; 2021 is the first year of recommended contributions.
- 3) 0.9% is the estimated annual rate of return on invested reserves; 2020 is a partial year of interest earned.
- 4) Accumulated year 2050 ending reserves consider the need to fund for replacement of the pool structures and decks shortly after 2050, and the age, size, overall condition and complexity of the property.
- 5) Threshold Funding Year (reserve balance at critical point).

Recreation FIVE-YEAR OUTLOOK

South Riding Proprietary South Riding, Virginia

Line Item	Reserve Component Inventory	RUL = 0 FY2020	1 2021	2 2022	3 2023	4 2024	5 2025
<u>Hyland Hills Recreational Area</u>							
<i>Pool House Elements</i>							
2.101	Roof Assembly, Asphalt Shingles, Main Pool			9,551			
2.105	Walls, Paint Finishes and Capital Repairs (Incl. Soffits)		29,050				
<i>Pool Elements</i>							
2.121	Concrete Decks, Inspections, Partial Replacements and Repairs				35,285		
2.122	Covers, Vinyl				29,385		
2.128	Furniture, Phased			34,333			
2.131	Mechanical Equipment, Phased			14,045			
2.140	Shade Structures, Poolside Umbrellas		23,664				
2.146	Water Feature, Splash Pad				7,959		
2.149	Water Slides, Fiberglass, Refinishing			47,858			
<u>Meadows Recreational Area</u>							
<i>Pool House Elements</i>							
2.201	Asphalt Pavement, Parking Lot, Mill and Overlay				35,460		
2.213	Walls, Paint Finishes and Capital Repairs (Incl. Soffits and Perimeter Walls)				12,904		
<i>Pool Elements</i>							
2.231	Concrete Deck, Inspections, Partial Replacements and Repairs			20,381			
2.240	Furniture, Phased			33,293			
2.246	Mechanical Equipment, Phased						32,018
<u>South Riding Center Recreational Area</u>							
<i>Community Building Exterior Elements</i>							
2.313	Walls, Paint Finishes and Capital Repairs (Incl. Soffits, Perimeter Walls and Detached Garage)		21,216				
<i>Community Building Interior Elements</i>							
2.331	Exercise Equipment, Phased		12,240				13,249
<i>Community Building Services Elements</i>							
2.371	Air Handling and Condensing Units, Split Systems (Incl. Dehumidification Units)						70,661
2.380	Sound Systems, Phased					6,495	
<i>Pool Elements</i>							
2.404	Covers, Vinyl					17,763	

Recreation FIVE-YEAR OUTLOOK

South Riding Proprietary South Riding, Virginia

Line Item	Reserve Component Inventory	RUL = 0 FY2020	1 2021	2 2022	3 2023	4 2024	5 2025
2.419	Mechanical Equipment, Phased			10,404			
Town Hall Recreational Area							
<i>Community Building Exterior Elements</i>							
2.507	Walls, Paint Finishes and Capital Repairs (Incl. Soffits and Perimeter Walls)						35,331
<i>Community Building Interior Elements</i>							
2.527	Floor Coverings, Tile		6,630				
2.530	Floor Coverings, Wood Laminate		6,885				
2.533	Furnishings, Phased				19,738		
2.542	Partition Wall					14,613	
<i>Community Building Services Elements</i>							
2.604	Air Handling and Condensing Units, Split Systems, Planned for 2020	29,100					
2.607	Computers, Phased		6,630	6,763	6,898	7,036	7,177
2.613	Life Safety System, Control Panel and Emergency Devices					18,401	
2.616	Website Design			8,843			
<i>Pool Elements</i>							
2.701	Concrete Deck, Inspections, Partial Replacements and Repairs			15,856			
2.704	Covers, Vinyl				17,001		
2.716	Mechanical Equipment, Phased				10,081		
Anticipated Expenditures, By Year (\$9,915,739 over 30 years)		29,100	106,315	201,327	174,711	64,308	158,436

Townhome

RESERVE EXPENDITURES

Years 2020 to 2035

South Riding Proprietary South Riding, Virginia										<div>Explanatory Notes:</div> <div>1) 2.0% is the estimated Inflation Rate for estimating Future Replacement Costs.</div> <div>2) FY2020 is Fiscal Year beginning January 1, 2020 and ending December 31, 2020.</div>																		
Line Item	Total Quantity	Per Phase Quantity	Units	Reserve Component Inventory	Estimated 1st Year of Event	Life Analysis, Years		Unit (2020)	Costs, \$ Per Phase (2020)	Total (2020)	Percentage of Future Expenditures	RUL = 0 FY2020	1 2021	2 2022	3 2023	4 2024	5 2025	6 2026	7 2027	8 2028	9 2029	10 2030	11 2031	12 2032	13 2033	14 2034	15 2035	
SRP Street Elements																												
3.101	23,700	11,850	Square Yards	Asphalt Pavement, Crack Repair and Patch, Phased	2022	3 to 5	2 to 4	0.70	8,295	16,590	0.8%			8,630		8,979		9,342		9,719		10,112		10,520		10,945		
3.102	23,700	11,850	Square Yards	Asphalt Pavement, Mill and Overlay, Phased	2022	15 to 20	2 to 6	13.95	165,308	330,615	1.7%			171,986				186,163										
3.103	23,700	11,850	Square Yards	Asphalt Pavement, Total Replacement, Phased	2042	15 to 20	22 to 26	32.00	379,200	758,400	5.9%																	
3.111	50	25	Each	Catch Basins, Inspections and Capital Repairs, Phased	2022	15 to 20	2 to 6	850.00	21,250	42,500	0.6%			22,108				23,931										
3.121	20,400	1,840	Linear Feet	Concrete Curbs and Gutters, Partial	2022	to 65	2 to 30+	34.00	62,560	693,600	1.6%			65,087				70,453										
3.131	71,500	3,130	Square Feet	Concrete Sidewalks, Partial	2022	to 65	2 to 30+	9.00	28,170	643,500	1.5%			29,308				31,724				34,339				37,170		
Townhome Street Elements																												
3.201	219,400	109,700	Square Yards	Asphalt Pavement, Crack Repair and Patch, Phased	2022	3 to 5	2 to 4	0.70	76,790	153,580	7.8%			79,892		83,120		86,478		89,972		93,607		97,388		101,323		
3.210	14,950	14,950	Square Yards	Asphalt Pavement, Mill and Overlay, Phase 1 (2020 is Planned)	2020	15 to 20	0	13.95	208,553	208,553	1.0%	208,835																
3.211	61,350	20,450	Square Yards	Asphalt Pavement, Mill and Overlay, Phase 1, Remaining, Phased	2021	15 to 20	1 to 3	13.95	285,278	855,833	4.3%		290,983	296,803	302,739													
3.212	87,500	29,167	Square Yards	Asphalt Pavement, Mill and Overlay, Phase 2, Phased	2024	15 to 20	4 to 6	13.95	406,875	1,220,625	6.6%					440,415	449,223	458,207										
3.213	22,700	22,700	Square Yards	Asphalt Pavement, Mill and Overlay, Phase 3	2027	15 to 20	7	13.95	316,665	316,665	1.8%								363,749									
3.214	32,900	32,900	Square Yards	Asphalt Pavement, Mill and Overlay, Phase 4	2032	15 to 20	12	13.95	458,955	458,955	2.8%													582,066				
3.220	14,950	14,950	Square Yards	Asphalt Pavement, Total Replacement, Phased	2040	15 to 20	20	32.00	478,400	478,400	3.5%																	
3.221	61,350	20,450	Square Yards	Asphalt Pavement, Total Replacement, Phase 1, Remaining, Phased	2041	15 to 20	21 to 23	32.00	654,400	1,963,200	14.8%																	
3.222	87,500	29,167	Square Yards	Asphalt Pavement, Total Replacement, Phase 2, Phased	2044	15 to 20	24 to 26	32.00	933,333	2,800,000	22.3%																	
3.223	22,700	22,700	Square Yards	Asphalt Pavement, Total Replacement, Phase 3	2047	15 to 20	27	32.00	726,400	726,400	6.0%																	
3.231	280	93	Each	Catch Basins, Inspections and Capital Repairs, Phased	2022	15 to 20	2 to 12	850.00	79,331	238,000	2.6%			82,535				91,126						100,610				
3.241	96,600	7,085	Linear Feet	Concrete Curbs and Gutters, Partial	2022	to 65	2 to 30+	34.00	240,890	3,284,400	7.9%			250,622				276,707						305,507				
3.251	267,000	15,575	Square Feet	Concrete Sidewalks, Partial	2022	to 65	2 to 30+	9.00	140,175	2,403,000	5.5%			145,838				161,017						177,776				
Property Site Elements																												
3.301	7	7	Each	Light Poles and Fixtures, Creekmore Terrace	2037	to 25	17	2,300.00	16,100	16,100	0.1%																	
3.302	100	20	Each	Mailbox Station Enclosures, Phased	2023	to 25	3 to 23	1,000.00	20,000	100,000	0.8%				21,224				23,433						25,872			
Anticipated Expenditures, By Year (\$20,569,804 over 30 years)												208,835	290,983	1,152,809	323,963	532,514	449,223	866,298	892,599	123,124	0	138,058	0	1,273,867	25,872	149,438	0	

Townhome

RESERVE EXPENDITURES

Years 2036 to 2050

South Riding Proprietary South Riding, Virginia				Estimated 1st Year of Event	Life Analysis, Years		Costs, \$			Percentage of Future Expenditures	16 2036	17 2037	18 2038	19 2039	20 2040	21 2041	22 2042	23 2043	24 2044	25 2045	26 2046	27 2047	28 2048	29 2049	30 2050	
Line Item	Total Quantity	Per Phase Quantity	Units		Reserve Component Inventory	Useful	Remaining	Unit (2020)	Per Phase (2020)																	Total (2020)
SRP Street Elements																										
3.101	23,700	11,850	Square Yards	Asphalt Pavement, Crack Repair and Patch, Phased	2022	3 to 5	2 to 4	0.70	8,295	16,590	0.8%	11,387		11,847		12,326		12,824		13,342		13,881		14,442		15,025
3.102	23,700	11,850	Square Yards	Asphalt Pavement, Mill and Overlay, Phased	2022	15 to 20	2 to 6	13.95	165,308	330,615	1.7%															
3.103	23,700	11,850	Square Yards	Asphalt Pavement, Total Replacement, Phased	2042	15 to 20	22 to 26	32.00	379,200	758,400	5.9%						586,235					634,560				
3.111	50	25	Each	Catch Basins, Inspections and Capital Repairs, Phased	2022	15 to 20	2 to 6	850.00	21,250	42,500	0.6%						32,852					35,560				
3.121	20,400	1,840	Linear Feet	Concrete Curbs and Gutters, Partial	2022	to 65	2 to 30+	34.00	62,560	693,600	1.6%						96,716					104,689				
3.131	71,500	3,130	Square Feet	Concrete Sidewalks, Partial	2022	to 65	2 to 30+	9.00	28,170	643,500	1.5%			40,234			43,550					47,140			51,026	
Townhome Street Elements																										
3.201	219,400	109,700	Square Yards	Asphalt Pavement, Crack Repair and Patch, Phased	2022	3 to 5	2 to 4	0.70	76,790	153,580	7.8%	105,416		109,675		114,106		118,716		123,512		128,502		133,693		139,094
3.210	14,950	14,950	Square Yards	Asphalt Pavement, Mill and Overlay, Phase 1 (2020 is Planned)	2020	15 to 20	0	13.95	208,553	208,553	1.0%															
3.211	61,350	20,450	Square Yards	Asphalt Pavement, Mill and Overlay, Phase 1, Remaining, Phased	2021	15 to 20	1 to 3	13.95	285,278	855,833	4.3%															
3.212	87,500	29,167	Square Yards	Asphalt Pavement, Mill and Overlay, Phase 2, Phased	2024	15 to 20	4 to 6	13.95	406,875	1,220,625	6.6%															
3.213	22,700	22,700	Square Yards	Asphalt Pavement, Mill and Overlay, Phase 3	2027	15 to 20	7	13.95	316,665	316,665	1.8%															
3.214	32,900	32,900	Square Yards	Asphalt Pavement, Mill and Overlay, Phase 4	2032	15 to 20	12	13.95	458,955	458,955	2.8%															
3.220	14,950	14,950	Square Yards	Asphalt Pavement, Total Replacement, Phased	2040	15 to 20	20	32.00	478,400	478,400	3.5%					710,877										
3.221	61,350	20,450	Square Yards	Asphalt Pavement, Total Replacement, Phase 1, Remaining, Phased	2041	15 to 20	21 to 23	32.00	654,400	1,963,200	14.8%						991,852	1,011,689	1,031,923							
3.222	87,500	29,167	Square Yards	Asphalt Pavement, Total Replacement, Phase 2, Phased	2044	15 to 20	24 to 26	32.00	933,333	2,800,000	22.3%									1,501,208	1,531,232	1,561,857				
3.223	22,700	22,700	Square Yards	Asphalt Pavement, Total Replacement, Phase 3	2047	15 to 20	27	32.00	726,400	726,400	6.0%												1,239,882			
3.231	280	93	Each	Catch Basins, Inspections and Capital Repairs, Phased	2022	15 to 20	2 to 12	850.00	79,331	238,000	2.6%						122,643					135,408				
3.241	96,600	7,085	Linear Feet	Concrete Curbs and Gutters, Partial	2022	to 65	2 to 30+	34.00	240,890	3,284,400	7.9%						372,411					411,172				
3.251	267,000	15,575	Square Feet	Concrete Sidewalks, Partial	2022	to 65	2 to 30+	9.00	140,175	2,403,000	5.5%		196,279				216,708					239,263				
Property Site Elements																										
3.301	7	7	Each	Light Poles and Fixtures, Creekmore Terrace	2037	to 25	17	2,300.00	16,100	16,100	0.1%		22,544													
3.302	100	20	Each	Mailbox Station Enclosures, Phased	2023	to 25	3 to 23	1,000.00	20,000	100,000	0.8%			28,565				31,538					34,820			
Anticipated Expenditures, By Year (\$20,569,804 over 30 years)											116,803	218,823	190,321	0	837,309	991,852	2,614,344	1,063,461	1,638,062	1,531,232	2,526,189	2,025,725	182,955	0	205,145	

RESERVE FUNDING PLAN

Townhome
CASH FLOW ANALYSIS
South Riding
Proprietary

		Individual Reserve Budgets & Cash Flows for the Next 30 Years															
South Riding, Virginia		FY2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Reserves at Beginning of Year	(Note 1)	3,772,639	3,827,867	4,008,992	3,334,782	3,496,020	3,458,361	3,513,370	3,159,465	2,785,699	3,191,351	3,734,377	4,153,857	4,726,238	4,034,920	4,601,940	5,061,091
Total Recommended Reserve Contributions	(Note 2)	247,000	437,000	445,700	454,600	463,700	473,000	482,500	492,200	502,000	512,000	522,200	532,600	543,300	554,200	565,300	576,600
Estimated Interest Earned, During Year	(Note 3)	17,063	35,108	32,899	30,601	31,155	31,232	29,893	26,633	26,776	31,026	35,338	39,781	39,249	38,692	43,289	48,145
Anticipated Expenditures, By Year		(208,835)	(290,983)	(1,152,809)	(323,963)	(532,514)	(449,223)	(866,298)	(892,599)	(123,124)	0	(138,058)	0	(1,273,867)	(25,872)	(149,438)	0
Anticipated Reserves at Year End		\$3,827,867	\$4,008,992	\$3,334,782	\$3,496,020	\$3,458,361	\$3,513,370	\$3,159,465	\$2,785,699	\$3,191,351	\$3,734,377	\$4,153,857	\$4,726,238	\$4,034,920	\$4,601,940	\$5,061,091	\$5,685,836

(continued)		Individual Reserve Budgets & Cash Flows for the Next 30 Years, Continued															
		2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	
Reserves at Beginning of Year		5,685,836	6,210,426	6,649,112	7,132,430	7,823,530	7,692,330	7,417,467	5,523,396	5,183,400	4,276,718	3,483,049	1,696,966	411,888	980,973	1,753,925	
Total Recommended Reserve Contributions		588,100	599,900	611,900	624,100	636,600	649,300	662,300	675,500	689,000	702,800	716,900	731,200	745,800	760,700	775,900	
Estimated Interest Earned, During Year		53,293	57,609	61,739	67,000	69,509	67,689	57,973	47,965	42,380	34,763	23,206	9,447	6,240	12,252	18,354	
Anticipated Expenditures, By Year		(116,803)	(218,823)	(190,321)	0	(837,309)	(991,852)	(2,614,344)	(1,063,461)	(1,638,062)	(1,531,232)	(2,526,189)	(2,025,725)	(182,955)	0	(205,145)	
Anticipated Reserves at Year End		\$6,210,426	\$6,649,112	\$7,132,430	\$7,823,530	\$7,692,330	\$7,417,467	\$5,523,396	\$5,183,400	\$4,276,718	\$3,483,049	\$1,696,966	\$411,888	\$980,973	\$1,753,925	\$2,343,034	
													(NOTE 5)			(NOTE 4)	

Explanatory Notes:

- 1) Year 2020 starting reserves are as of June 30, 2020; FY2020 starts January 1, 2020 and ends December 31, 2020.
- 2) Reserve Contributions for 2020 are the remaining budgeted 6 months; 2021 is the first year of recommended contributions.
- 3) 0.9% is the estimated annual rate of return on invested reserves; 2020 is a partial year of interest earned.
- 4) Accumulated year 2050 ending reserves consider the age, size, overall condition and complexity of the property.
- 5) Threshold Funding Year (reserve balance at critical point).

Townhome
FIVE-YEAR OUTLOOK

**South Riding
Proprietary**
South Riding, Virginia

Line Item	Reserve Component Inventory	RUL = 0 FY2020	1 2021	2 2022	3 2023	4 2024	5 2025
<u>SRP Street Elements</u>							
3.101	Asphalt Pavement, Crack Repair and Patch, Phased			8,630		8,979	
3.102	Asphalt Pavement, Mill and Overlay, Phased			171,986			
3.111	Catch Basins, Inspections and Capital Repairs, Phased			22,108			
3.121	Concrete Curbs and Gutters, Partial			65,087			
3.131	Concrete Sidewalks, Partial			29,308			
<u>Townhome Street Elements</u>							
3.201	Asphalt Pavement, Crack Repair and Patch, Phased			79,892		83,120	
3.210	Asphalt Pavement, Mill and Overlay, Phase 1 (2020 is Planned)	208,835					
3.211	Asphalt Pavement, Mill and Overlay, Phase 1, Remaining, Phased		290,983	296,803	302,739		
3.212	Asphalt Pavement, Mill and Overlay, Phase 2, Phased					440,415	449,223
3.231	Catch Basins, Inspections and Capital Repairs, Phased			82,535			
3.241	Concrete Curbs and Gutters, Partial			250,622			
3.251	Concrete Sidewalks, Partial			145,838			
<u>Property Site Elements</u>							
3.302	Mailbox Station Enclosures, Phased				21,224		
Anticipated Expenditures, By Year (\$20,569,804 over 30 years)		208,835	290,983	1,152,809	323,963	532,514	449,223

Single Family Home

RESERVE EXPENDITURES

Years 2020 to 2035

South Riding Proprietary South Riding, Virginia				Explanatory Notes: 1) 2.0% is the estimated Inflation Rate for estimating Future Replacement Costs. 2) FY2020 is Fiscal Year beginning January 1, 2020 and ending December 31, 2020.																							
Line Item	Total Quantity	Per Phase Quantity	Units	Reserve Component Inventory	Estimated 1st Year of Event	Life Analysis, Years		Costs, \$			Percentage of Future Expenditures	RUL = 0 FY2020	1 2021	2 2022	3 2023	4 2024	5 2025	6 2026	7 2027	8 2028	9 2029	10 2030	11 2031	12 2032	13 2033	14 2034	15 2035
Property Site Elements																											
4.101	85,600	21,400	Square Yards	Asphalt Pavement, Crack Repair and Patch, Phased	2021	3 to 5	1 to 4	0.70	14,980	59,920	8.6%		15,280	15,585	15,897	16,215	16,539	16,870	17,207	17,551	17,902	18,261	18,626	18,998	19,378	19,766	20,161
4.201	54,000	27,000	Square Yards	Asphalt Pavement, Mill and Overlay, Phase 1, Phased	2023	15 to 20	3 to 4	13.95	376,650	753,300	11.2%				399,704	407,698											
4.202	2,700	2,700	Square Yards	Asphalt Pavement, Mill and Overlay, Phase 2	2026	15 to 20	6	13.95	37,665	37,665	0.6%							42,417									
4.203	8,400	8,400	Square Yards	Asphalt Pavement, Mill and Overlay, Phase 3	2028	15 to 20	8	13.95	117,180	117,180	1.9%								137,295								
4.204	12,400	12,400	Square Yards	Asphalt Pavement, Mill and Overlay, Phase 4	2030	15 to 20	10	13.95	172,980	172,980	2.9%											210,862					
4.205	8,100	8,100	Square Yards	Asphalt Pavement, Mill and Overlay, Phase 5	2032	15 to 20	12	13.95	112,995	112,995	2.0%													143,305			
4.301	54,000	27,000	Square Yards	Asphalt Pavement, Total Replacement, Phase 1, Phased	2043	15 to 20	23 to 24	32.00	864,000	1,728,000	38.1%																
4.302	2,700	2,700	Square Yards	Asphalt Pavement, Total Replacement, Phase 2	2046	15 to 20	26	32.00	86,400	86,400	2.0%																
4.303	8,400	8,400	Square Yards	Asphalt Pavement, Total Replacement, Phase 3	2048	15 to 20	28	32.00	268,800	268,800	6.5%																
4.304	12,400	12,400	Square Yards	Asphalt Pavement, Total Replacement, Phase 4	2050	15 to 20	30	32.00	396,800	396,800	10.0%																
4.401	180	36	Each	Catch Basins, Inspections and Capital Repairs, Phased	2024	15 to 20	4 to 12	850.00	30,600	153,000	5.4%					33,122		34,461		35,853		37,301		38,808			
4.501	39,100	1,410	Linear Feet	Concrete Curbs and Gutters, Partial	2024	to 65	4 to 30+	34.00	47,940	1,329,400	8.4%					51,892		53,988		56,169		58,439		60,800			
4.601	41,000	1,790	Square Feet	Concrete Sidewalks, Partial	2022	to 65	2 to 30+	9.00	16,110	369,000	2.5%			16,761				18,142				19,638				21,257	
Anticipated Expenditures, By Year (\$7,222,041 over 30 years)												0	15,280	32,346	415,601	508,927	16,539	165,878	17,207	246,868	17,902	344,501	18,626	261,911	19,378	41,023	20,161

Single Family Home

RESERVE EXPENDITURES

Years 2036 to 2050

				South Riding Proprietary South Riding, Virginia																							
Line Item	Total Quantity	Per Phase Quantity	Units	Reserve Component Inventory	Estimated 1st Year of Event	Life Analysis, Years		Costs, \$			Percentage of Future Expenditures	16 2036	17 2037	18 2038	19 2039	20 2040	21 2041	22 2042	23 2043	24 2044	25 2045	26 2046	27 2047	28 2048	29 2049	30 2050	
						Useful	Remaining	Unit (2020)	Per Phase (2020)	Total (2020)																	
Property Site Elements																											
4.101	85,600	21,400	Square Yards	Asphalt Pavement, Crack Repair and Patch, Phased	2021	3 to 5	1 to 4	0.70	14,980	59,920	8.6%	20,564	20,976	21,395	21,823	22,259	22,705	23,159	23,622	24,094	24,576	25,068	25,569	26,081	26,602	27,134	
4.201	54,000	27,000	Square Yards	Asphalt Pavement, Mill and Overlay, Phase 1, Phased	2023	15 to 20	3 to 4	13.95	376,650	753,300	11.2%																
4.202	2,700	2,700	Square Yards	Asphalt Pavement, Mill and Overlay, Phase 2	2026	15 to 20	6	13.95	37,665	37,665	0.6%																
4.203	8,400	8,400	Square Yards	Asphalt Pavement, Mill and Overlay, Phase 3	2028	15 to 20	8	13.95	117,180	117,180	1.9%																
4.204	12,400	12,400	Square Yards	Asphalt Pavement, Mill and Overlay, Phase 4	2030	15 to 20	10	13.95	172,980	172,980	2.9%																
4.205	8,100	8,100	Square Yards	Asphalt Pavement, Mill and Overlay, Phase 5	2032	15 to 20	12	13.95	112,995	112,995	2.0%																
4.301	54,000	27,000	Square Yards	Asphalt Pavement, Total Replacement, Phase 1, Phased	2043	15 to 20	23 to 24	32.00	864,000	1,728,000	38.1%								1,362,441	1,389,690							
4.302	2,700	2,700	Square Yards	Asphalt Pavement, Total Replacement, Phase 2	2046	15 to 20	26	32.00	86,400	86,400	2.0%										144,583						
4.303	8,400	8,400	Square Yards	Asphalt Pavement, Total Replacement, Phase 3	2048	15 to 20	28	32.00	268,800	268,800	6.5%													467,987			
4.304	12,400	12,400	Square Yards	Asphalt Pavement, Total Replacement, Phase 4	2050	15 to 20	30	32.00	396,800	396,800	10.0%															718,748	
4.401	180	36	Each	Catch Basins, Inspections and Capital Repairs, Phased	2024	15 to 20	4 to 12	850.00	30,600	153,000	5.4%								49,218		51,207			53,275		55,428	
4.501	39,100	1,410	Linear Feet	Concrete Curbs and Gutters, Partial	2024	to 65	4 to 30+	34.00	47,940	1,329,400	8.4%								77,108		80,224			83,465		86,837	
4.601	41,000	1,790	Square Feet	Concrete Sidewalks, Partial	2022	to 65	2 to 30+	9.00	16,110	369,000	2.5%			23,009				24,906				26,959				29,181	
Anticipated Expenditures, By Year (\$7,222,041 over 30 years)												20,564	20,976	44,404	21,823	22,259	22,705	48,065	1,386,063	1,540,110	24,576	328,041	25,569	630,808	26,602	917,328	

RESERVE FUNDING PLAN

Single Family Home

CASH FLOW ANALYSIS

South Riding

Proprietary

South Riding, Virginia

		Individual Reserve Budgets & Cash Flows for the Next 30 Years															
		FY2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Reserves at Beginning of Year	(Note 1)	1,399,291	1,510,824	1,646,689	1,769,346	1,510,940	1,159,376	1,302,164	1,299,240	1,448,643	1,371,810	1,527,396	1,359,528	1,520,805	1,442,469	1,610,468	1,761,752
Total Recommended Reserve Contributions	(Note 2)	105,000	137,000	139,700	142,500	145,400	148,300	151,300	154,300	157,400	160,500	163,700	167,000	170,300	173,700	177,200	180,700
Estimated Interest Earned, During Year	(Note 3)	6,533	14,145	15,303	14,695	11,963	11,027	11,654	12,310	12,635	12,988	12,933	12,903	13,275	13,677	15,107	16,578
Anticipated Expenditures, By Year		0	(15,280)	(32,346)	(415,601)	(508,927)	(16,539)	(165,878)	(17,207)	(246,868)	(17,902)	(344,501)	(18,626)	(261,911)	(19,378)	(41,023)	(20,161)
Anticipated Reserves at Year End		\$1,510,824	\$1,646,689	\$1,769,346	\$1,510,940	\$1,159,376	\$1,302,164	\$1,299,240	\$1,448,643	\$1,371,810	\$1,527,396	\$1,359,528	\$1,520,805	\$1,442,469	\$1,610,468	\$1,761,752	\$1,938,869

(continued)

(continued)	Individual Reserve Budgets & Cash Flows for the Next 30 Years, Continued															
	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	
Reserves at Beginning of Year	1,938,869	2,120,792	2,307,655	2,476,483	2,673,330	2,875,429	3,082,916	3,270,915	2,120,806	809,825	1,013,718	919,035	1,131,854	743,246	962,787	
Total Recommended Reserve Contributions	184,300	188,000	191,800	195,600	199,500	203,500	207,600	211,800	216,000	220,300	224,700	229,200	233,800	238,500	243,300	
Estimated Interest Earned, During Year	18,187	19,839	21,432	23,070	24,858	26,692	28,464	24,154	13,129	8,169	8,658	9,188	8,400	7,643	5,632	
Anticipated Expenditures, By Year	(20,564)	(20,976)	(44,404)	(21,823)	(22,259)	(22,705)	(48,065)	(1,386,063)	(1,540,110)	(24,576)	(328,041)	(25,569)	(630,808)	(26,602)	(917,328)	
Anticipated Reserves at Year End	<u>\$2,120,792</u>	<u>\$2,307,655</u>	<u>\$2,476,483</u>	<u>\$2,673,330</u>	<u>\$2,875,429</u>	<u>\$3,082,916</u>	<u>\$3,270,915</u>	<u>\$2,120,806</u>	<u>\$809,825</u>	<u>\$1,013,718</u>	<u>\$919,035</u>	<u>\$1,131,854</u>	<u>\$743,246</u>	<u>\$962,787</u>	<u>\$294,391</u>	

NOTES 4&5)

Explanatory Notes:

- 1) Year 2020 starting reserves are as of June 30, 2020; FY2020 starts January 1, 2020 and ends December 31, 2020.
- 2) Reserve Contributions for 2020 are the remaining budgeted 6 months; 2021 is the first year of recommended contributions.
- 3) 0.9% is the estimated annual rate of return on invested reserves; 2020 is a partial year of interest earned.
- 4) Accumulated year 2050 ending reserves consider the age, size, overall condition and complexity of the property.
- 5) Threshold Funding Year (reserve balance at critical point).

Single Family Home
FIVE-YEAR OUTLOOK

**South Riding
Proprietary**
South Riding, Virginia

Line Item	Reserve Component Inventory	RUL = 0 FY2020	1 2021	2 2022	3 2023	4 2024	5 2025
<u>Property Site Elements</u>							
4.101	Asphalt Pavement, Crack Repair and Patch, Phased		15,280	15,585	15,897	16,215	16,539
4.201	Asphalt Pavement, Mill and Overlay, Phase 1, Phased				399,704	407,698	
4.401	Catch Basins, Inspections and Capital Repairs, Phased					33,122	
4.501	Concrete Curbs and Gutters, Partial					51,892	
4.601	Concrete Sidewalks, Partial			16,761			
Anticipated Expenditures, By Year (\$7,222,041 over 30 years)		0	15,280	32,346	415,601	508,927	16,539

4. RESERVE COMPONENT DETAIL

The Reserve Component Detail of this *Reserve Study* includes enhanced solutions and procedures for select significant components. This section describes the Reserve Components, documents specific problems and condition assessments, and may include detailed solutions and procedures for necessary capital repairs and replacements for the benefit of current and future board members. We advise the Board use this information to help define the scope and procedures for repair or replacement when soliciting bids or proposals from contractors. *However, the Report in whole or part is not and should not be used as a design specification or design engineering service.*

COMMON EXPENDITURES

Property Site Elements

Asphalt Pavement, Walking Paths, Crack Repair and Patch

Line Item: 1.101

Quantity: Approximately 19,800 square yards of asphalt pavement walking paths throughout SRP

History: Varied ages with paths repaired and repaved as needed

Condition: Varied good to fair overall

Useful Life: Three- to five-years

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Our cost includes an allowance for crack repairs and patching of up to two percent (2%) of the pavement.

Asphalt Pavement, Walking Paths, Repaving

Line Item: 1.104

Quantity: Approximately 19,800 square yards of asphalt pavement walking paths throughout SRP

History: Varied ages with paths repaired and repaved as needed

Condition: Varied good to fair overall



Asphalt pavement walking path overview



Asphalt pavement walking path overview



Asphalt pavement walking path overview



Asphalt pavement walking path crack



Asphalt pavement walking path cracks and deterioration



Asphalt pavement walking path cracks and deterioration



Asphalt pavement walking path cracks and deterioration



Asphalt pavement walking path cracks and deterioration

Useful Life: The need to maintain a safe pedestrian surface results in a useful life of 15- to 20-years

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Bandstands

Line Items: 1.107 and 1.110

Quantity: Two bandstands; one located near the Town Hall building and one located at South Riding Center Park area

History: The Town Hall bandstand was installed in 2018 and the South Riding Center Park bandstand was installed in 2012

Condition: Good to fair overall



Town Hall bandstand overview



South Riding Center Park bandstand overview

Useful Life: 15- to 25-years

Priority/Criticality: Not recommended to defer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Bocce Ball Court, Renovation

Line Item: 1.113

Quantity: One bocce ball court located at Stinger Drive

History: Original

Condition: Fair to poor overall with surface and border deterioration evident



Bocce ball court overview



Surface deterioration



Border deterioration



Border deterioration

Useful Life: 10- to 15-years

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Bridge, Wood

Line Item: 1.114

Quantity: One wood bridge located along the Fitness Course

History: Original

Condition: Fair to poor overall with organic growth and deterioration evident



Wood bridge overview



Deck board deterioration



Organic growth and railing deterioration



Damaged pickets



Organic growth and railing deterioration

Useful Life: 15- to 25-years

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We recommend the Association budget for interim repairs as needed through the operating budget.

Concrete Sidewalks

Line Item: 1.116

Quantity: Approximately 1,500,000 square feet of concrete sidewalks along the VDOT maintained streets

Condition: Good to fair overall with trip hazards, scaling, heave and cracks evident



Concrete sidewalk trip hazard



Concrete sidewalk trip hazard



Concrete sidewalk trip hazard



Concrete sidewalk trip hazard



Sidewalk heave



Concrete sidewalk scaling



Concrete sidewalk cracks



Concrete sidewalk crack

Useful Life: Up to 65 years although interim deterioration of areas is common

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We estimate that up to 601,400 square feet of concrete sidewalks, or approximately forty percent (40.1%) of the total, will require replacement during the next 30 years.

Fence, Aluminum

Line Item: 1.119

Quantity: 400 linear feet of aluminum fences at the Hyland Hills Park

History: Original

Condition: Fair overall with damage, finish deterioration and lean evident



Aluminum fence overview



Aluminum fence damage and finish deterioration



Aluminum fence damage and finish deterioration



Aluminum fence lean

Useful Life: Up to 20 years in conjunction with replacement of the Hyland Hills Park playground equipment

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Fence, Chain Link

Line Item: 1.120

Quantity: 940 linear feet of aluminum fences at the Elk Lick dog park

History: Installed in 2015

Condition: Good to fair overall with finish deterioration evident



Chain link fence overview



Chain link fence finish deterioration



Chain link fence finish deterioration

Useful Life: Up to 25 years

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Fences, Vinyl

Line Item: 1.122

Quantity: 3,000 linear feet of vinyl fences near the entrances to the community

History: Varied ages

Condition: Varied good to fair overall condition with rail displacement and missing post caps evident



Vinyl fence overview



Rail displacement



Missing post cap



Rail displacement

Useful Life: 15- to 20-years

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Fishing Pier, Pond 6

Line Item: 1.125

Quantity: One wood finishing pier located at pond 6

History: Installed in 2012

Condition: Good to fair overall with railing deterioration, replaced sections of railing and fastener rust evident.



Fishing pier overview



Finish pier decking



Finish pier railing deterioration and fastener rust



Replaced section of railing

Useful Life: 20- to 30-years

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Our estimate of cost assumes replacement of the entire finish pier and partial replacement of up to fifteen percent (15%) of the piles.

Fishing Pier, Priesters Pond

Line Item: 1.128

Quantity: One fishing pier located at Priesters Pond.

History: Installed in 2019

Condition: Good overall



Fishing pier



Fishing pier

Useful Life: 15- to 20-years

Component Detail Notes: This fishing pier utilize encapsulated polystyrene billets (floatation devices), aluminum railings and composite decking. The docks automatically adjust to fluctuations in water levels.

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Fitness Equipment

Line Item: 1.131

Quantity: Nine fitness equipment stations

History: Installed in 2008

Condition: Good to fair overall with damage and finish deterioration evident



Fitness station overview



Fitness stations overview



Damaged border



Finish deterioration

Useful Life: 15- to 20-years

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Irrigation System, Controls

Line Item: 1.134

Quantity: 17 each

History: Original with repairs conducted as needed

Condition: Reported satisfactory

Useful Life: Up to 15 years

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Irrigation System, Pumps

Line Items: 1.137

Quantity: Two each

History: Original

Condition: Reported satisfactory

Useful Life: Up to 20 years

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Landscape

Line Item: 1.140

Component Detail Notes: The Association contains a large quantity of trees, shrubbery and other landscape elements. Replacement of these elements is an ongoing need. Many associations budget for these replacements as normal maintenance. Other associations fund ongoing replacements from reserves. Large amounts of landscape may need replacement due to disease, drought or other forces of nature. If the cost of removal and replacement is substantial, funding from reserves is logical. The Association may also desire to periodically update the appearance of the community through major improvements to the landscape.

Useful Life: At the request of Management, we include an annual landscape allowance for partial street trees and enhancements.

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Light Poles and Fixtures

Line Item: 1.143

Quantity: Four poles with light fixtures located at South Riding Center Park

History: Installed in 2012

Condition: Good overall



Light poles and fixtures overview

Useful Life: Up to 25 years

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Pavers, Masonry

Line Item: 1.146

Quantity: 3,100 square feet of masonry pavers located at a portion of the parks

History: Varied ages

Condition: Good to fair overall with isolated areas of displacement evident



Masonry pavers overview



Paver displacement

Useful Life: 15- to 20-years

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Our estimate of cost includes removal of up to twenty percent (20%) of the pavers, replacement of up to ten percent (10%) of the pavers and resetting of up to ten percent (10%) of the pavers per event.

Pavilion, Murrey Park

Line Item: 1.149

Quantity: One metal frame pavilion located at Murrey Park

History: Installed in 2010

Condition: Good to fair overall with rust evident



Pavilion overview



Metal frame and light fixtures overview



Rust

Useful Life: Renovations every 30 years

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Renovation should include replacement of the metal roof and repairs to the metal frame and concrete base.

Pergolas, Wood, Owen Park

Line Item: 1.152

Quantity: One wood pergola located at Owen Park

History: Original

Condition: Fair overall with deterioration evident



Pergola overview



Deterioration



Deterioration

Useful Life: 15- to 25-years with periodic maintenance

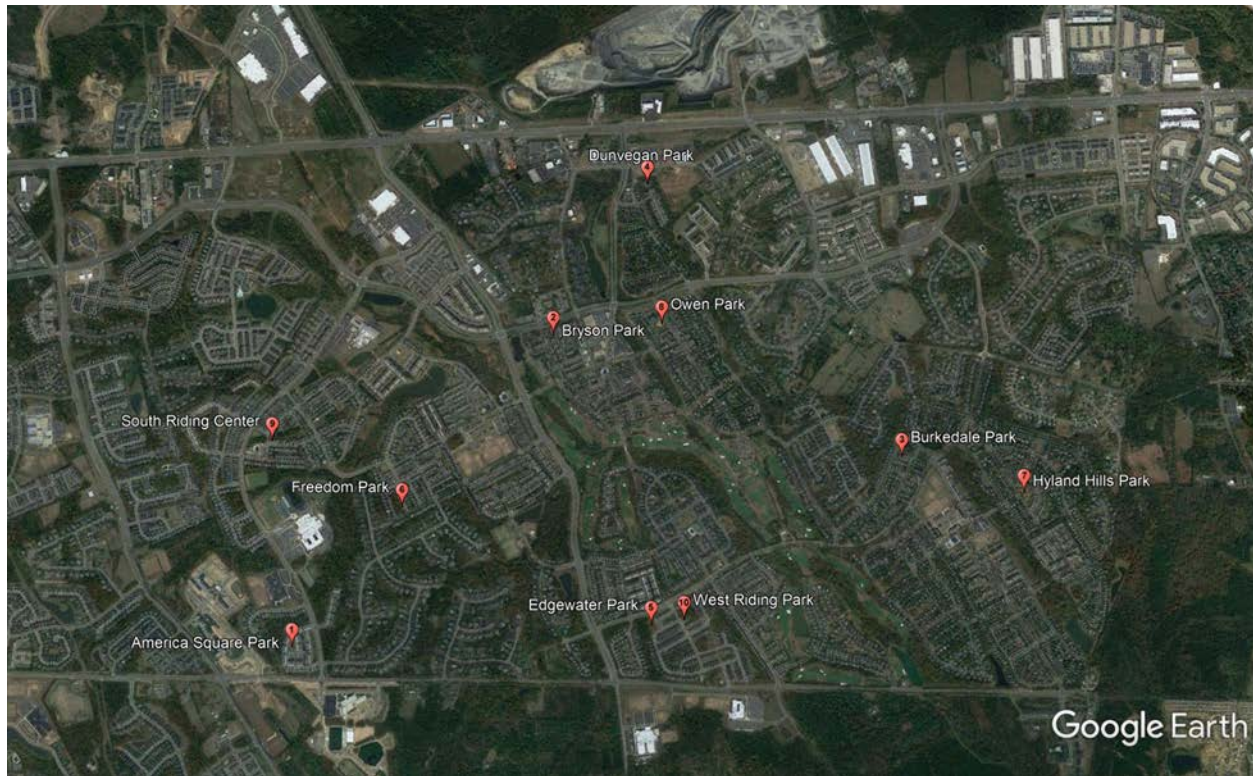
Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We recommend the Association budget for paint applications and repairs through the operating budget.

Playground Equipment

Line Items: 1.155 through 1.164

Location, History and Condition: The following aerial images depicts the location of each of the parks with playground equipment and the following table depicts the location, history and condition of each playground:



Location	History	Condition
America Square Park	2007	Fair
Bryson Park	2020	Good
Burkedale Park	2020	Good
Dunvegan Park	2001	Fair to Poor
Edgewater Park	2020	Good
Freedom Park	2001	Fair to Poor
Hyland Hills Park	2001	Fair
Owen Park	2019	Good
South Riding Center Park	2007	Fair
West Riding Park	2010	Fair



America Square Park playground overview



Finish deterioration



Bryson Park playground overview



Burkedale Park playground overview



Dunvegan Park playground overview



Finish deterioration and rust



Finish deterioration and rust



Edgewater Park playground overview



Freedom Park playground overview



Finish deterioration and rust



Hyland Hills Park playground overview



Shade structure fabric deterioration



Owen Park playground overview



South Riding Center Park playground overview



Panel crack



West Riding Park playground overview



Border fade



Finish deterioration and rust

Useful Life: 15- to 20-years

Component Detail Notes: Safety is the major purpose for maintaining playground equipment. We recommend an annual inspection of the playground equipment to



identify and repair as normal maintenance loose connections and fasteners or damaged elements. We suggest the Association learn more about the specific requirements of playground equipment at PlaygroundSafety.org. We recommend the use of a specialist for the design or replacement of the playground equipment environment.

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Management informs us the Association plans to replace the playground equipment at Dunvegan Park and Hyland Hills Park in 2020. We include an allowance in the unit cost for replacement of the safety surface and border.

Ponds, Fountain

Line Item: 1.167

Quantity: One pond fountain located at the pond along South Riding Boulevard

History: Installed in 2020

Condition: Reported in good condition

Useful Life: 10- to 15-years

Component Detail Notes: The use of small pumps, motors and aerators circulates pond water and increases the amount of entrained oxygen in the water, increasing water quality and reducing algae growths.

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Our estimate of cost is based on information provided to us by the Association.

Ponds, Erosion Control

Line Item: 1.170

Quantity: 4,370 linear feet of shorelines at the pond along South Riding Boulevard and the pond located at Mink Meadows Park.

Condition: Good to fair overall with some minor erosion evident



South Riding Boulevard pond overview



South Riding Boulevard pond shoreline – Note:
minor erosion



Mink Meadows Park pond overview



Mink Meadows Park pond shoreline

Useful Life: Shorelines are subject to fluctuations in water levels, increased plant growth and migrating storm and ground water resulting in the need for erosion control measures up to every 10 years.

Component Detail Notes: The use and maintenance of landscape, natural vegetation and/or stone rip rap along the pond shoreline will help maintain an attractive appearance and prevent soil erosion.

Shoreline plantings are referred to as buffer zones. Buffer zones provide the following advantages:

- Control insects naturally
- Create an aesthetically pleasing shoreline
- Enhance water infiltration and storage
- Filter nutrients and pollutants
- Increase fish and wildlife habitat
- Reduce lawn maintenance
- Stabilize shoreline and reduce erosion

- Trap sediments

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We recommend the Association plan to install a combination of plantings and rip rap around the ponds along 870 linear feet, or approximately twenty percent (20%), of the shorelines per event.

Ponds, Sediment Removal

Line Item: 1.173

Quantity: Approximately 28,960 square yards of water surface area

Condition: Good to fair overall with sediment accumulation evident



South Riding Boulevard pond overview



Mink Meadows Park pond overview



Sediment accumulation at South Riding Boulevard Pond

Useful Life: Based on the visual condition, construction and adjacent deciduous trees, we recommend the Association anticipate the need to remove pond sediment up to every 30 years.

Component Detail Notes: The gradual build-up of natural debris, including tree leaves, branches and silt, may eventually change the topography of areas of the pond. Silt typically accumulates at inlets, outlets and areas of shoreline erosion. Sediment removal of ponds becomes necessary if this accumulation alters the quality of pond water or the functionality of the ponds as storm water management structures. Sediment removal is the optimal but also the most capital intensive method of pond management.

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. For reserve budgeting purposes, we estimate the need to remove an average depth of one yard from approximately twenty percent (20%) of the surface area. However, the actual volume of material to remove may vary dependent upon an invasive analysis at the time of removal. A visual inspection of a body of water cannot reveal the amount of accumulated silt. This is especially true on larger bodies of water. It is therefore inaccurate to assume an entire body of water will require sediment removal. It is more cost effective to spot remove in areas of intense silt accumulation as noted through bathymetric surveys. The amount or depth of silt is determined through prodding into the silt until a relatively solid base is found or through bathymetric surveys. A bathymetric survey establishes a base of data about the depth of the body of water over many locations against which the data of future surveys is compared. These invasive procedures are beyond the scope of a Reserve Study and require multiple visits to the site. We recommend SRP contract with a local engineer for periodic bathymetric surveys. Future updates of the Reserve Study can incorporate future anticipated expenditures based on the results of the bathymetric surveys.

Unit costs per cubic yard to remove can vary significantly based on the type of equipment used, quantity of removed material and disposal of removed material. Sediment removal costs must also include mobilization, or getting the equipment to and from the site. Also, the portion of the overall cost to remove associated with mobilization varies based on the volume removed. Costs for sediment disposal also vary depending on the site. Compact sites will require hauling and in some cases disposal fees.

Shade Structure, South Riding Center Park

Line Item: 1.176

Quantity: One shade structure located at the playground at South Riding Center Park

History: Installed in 2018

Condition: Good overall



Shade structure support posts

Useful Life: Up to 30 years with interim replacement of the fabric shades as needed through the operating budget

Priority/Criticality: Per Management discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Signage, Entrance Monuments

Line Item: 1.179

History: Varied ages

Condition: Good to fair overall with mortar deterioration evident



Entrance monument overview



Entrance monument overview



Entrance monument overview



Entrance monument overview



Mortar deterioration

Useful Life: 15- to 20-years

Component Detail Notes: Community signage contributes to the overall aesthetic appearance of the property to owners and potential buyers. Renovation or replacement of community signs is often predicated upon the desire to "update" the perceived identity of the community rather than for utilitarian concerns. Therefore, the specific times for replacement or renovation are discretionary. The signage includes the following elements:

- Landscaping
- Light fixtures
- Letters
- Masonry
- Signs

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Our cost for renovation includes repointing and repairs to the masonry, landscaping as needed and replacement of the remaining components listed above.

Signage, Traffic Management, Street Identification and Community

Line Item: 1.182

History: Varied ages of up to 20 years

Condition: Varied good to fair overall condition



Street identification and traffic management signage



Community signage

Useful Life: 15- to 20-years

Component Detail Notes: The community signs contribute to the overall aesthetic appearance of the property to owners and potential buyers. Replacement of community signs is often predicated upon the desire to "update" the perceived identity of the community rather than for utilitarian concerns. Therefore, the specific time for replacement of the signs is discretionary.

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Sport Courts, Color Coat

Line Items: 1.185, 1.191 and 1.203

Quantity and Location: The Association maintains the following sport courts:

- 460 square yards of a basketball court at Elk Lick Park
- 1,600 square yards of tennis courts at Murrey Park
- 1,600 square yards of tennis courts near the Town Hall

History: The basketball court was last color coated in 2015. The tennis courts were last color coated in 2017.

Condition: The basketball court is in fair to poor overall condition with repairs, cracks and deterioration evident. The tennis courts are in fair overall condition with color coat deterioration and cracks evident.



Basketball court overview



Repairs, cracks and color coat deterioration



Town Hall tennis court color coat deterioration



Murrey Park tennis court color coat deterioration and cracks

Useful Life: Four- to six-years

Component Detail Notes: Prior to the application of the color coat, the Association should require the contractor to rout and fill all cracks with hot emulsion. This deters water infiltration and further deterioration of the asphalt playing surface.

Priority/Criticality: Not recommended to defer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Sport Courts, Surface

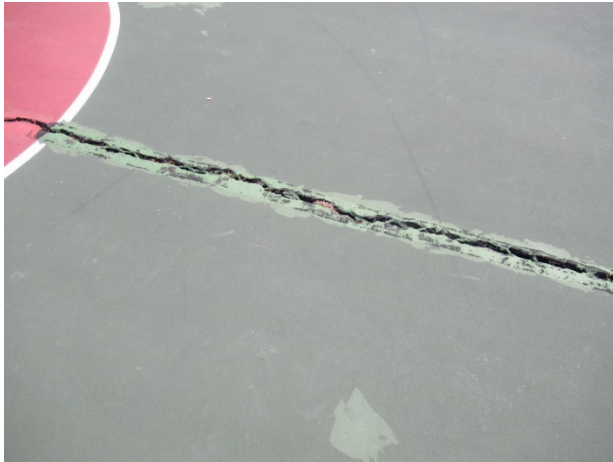
Line Items: 1.188, 1.200 and 1.212

Quantity and Location: The Association maintains the following sport courts:

- 460 square yards of a basketball court at Elk Lick Park
- 1,600 square yards of tennis courts at Murrey Park
- 1,600 square yards of tennis courts near the Town Hall

History: The basketball court is at an approximate age of 20 years. The Murrey Park tennis courts are at an age of 10 years and the Town Hall tennis courts are at an approximate age of 20 years.

Condition: The basketball court is in fair to poor overall condition with repairs, cracks and deterioration evident. The Murrey Park tennis courts are in good to fair overall condition with centerline cracks evident. The Town Hall tennis courts are in fair overall condition with cracks evident.



Basketball court crack and deterioration



Basketball court crack and deterioration



Murrey Park tennis court centerline crack



Town Hall tennis court crack



Town Hall tennis court crack

Useful Life: Up to 25 years

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Sport Courts, Fences

Line Items: 1.194 and 1.206

Quantity: 480 linear feet of fence at the Murrey Park tennis courts and at the Town Hall tennis courts

History: The Murrey Park tennis court fence was installed in 2010 and the Town Hall tennis court fence is at an approximate age of 20 years.

Condition: Good to fair overall with finish deterioration evident



Murrey Park tennis court fence overview



Finish deterioration



Town Hall tennis court fence overview



Town Hall tennis court fence overview

Useful Life: Up to 25 years

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Sport Courts, Light Poles and Fixtures

Line Items: 1.197 and 1.209

Quantity: 9 light poles with 12 fixtures at the Murrey Park tennis courts and 7 light poles with 16 fixtures at the Town Hall tennis courts.

History: The Murrey Park light poles and fixtures were installed in 2010 and the Town Hall light poles and fixtures are at an approximate age of 20 years.

Condition: Good overall



Murrey Park tennis court light poles and fixtures



Town Hall tennis court light poles and fixtures



Finish deterioration and rust at Town Hall tennis court light poles and fixtures



Finish deterioration and rust at Town Hall tennis court light poles and fixtures

Useful Life: Up to 25 years

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Maintenance Building Elements



Maintenance building overview

Garage Doors, Overhead

Line Item: 1.301

Quantity: Three overhead garage doors at the maintenance building

History: Original to construction of the maintenance building in 2016

Condition: Good overall

Useful Life: 10- to 15-years

Priority/Criticality: Per Management discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Roof Assembly, Metal

Line Item: 1.304

Quantity: 38 squares¹, 260 linear feet of gutters and downspouts and four skylights

History: Original to construction of the maintenance building in 2016

Condition: Good overall

Useful Life: Up to 30 years

¹ We quantify the roof area in squares where one square is equal to 100 square feet of surface area.

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

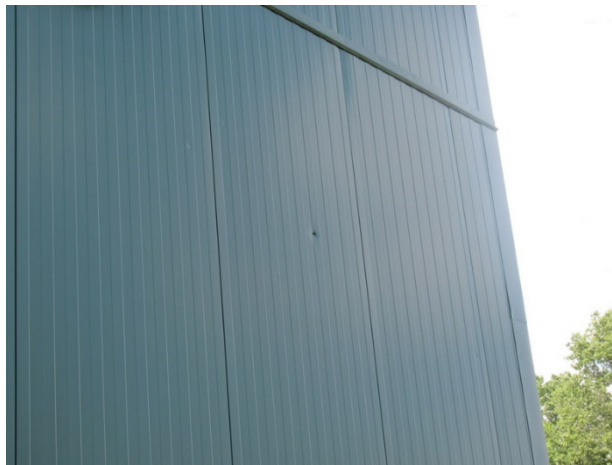
Walls, Siding, Metal

Line Item: 1.307

Quantity: 5,860 square feet of metal siding

History: Original to construction of the maintenance building in 2016

Condition: Good overall with isolated dents evident



Siding dent

Useful Life: Up to 30 years

Priority/Criticality: Not recommended to defer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Maintenance Equipment

Maintenance Equipment

Line Item: 1.501 through 1.581



Maintenance truck



Maintenance utility vehicles



Maintenance tractor and trailer



Maintenance attachments

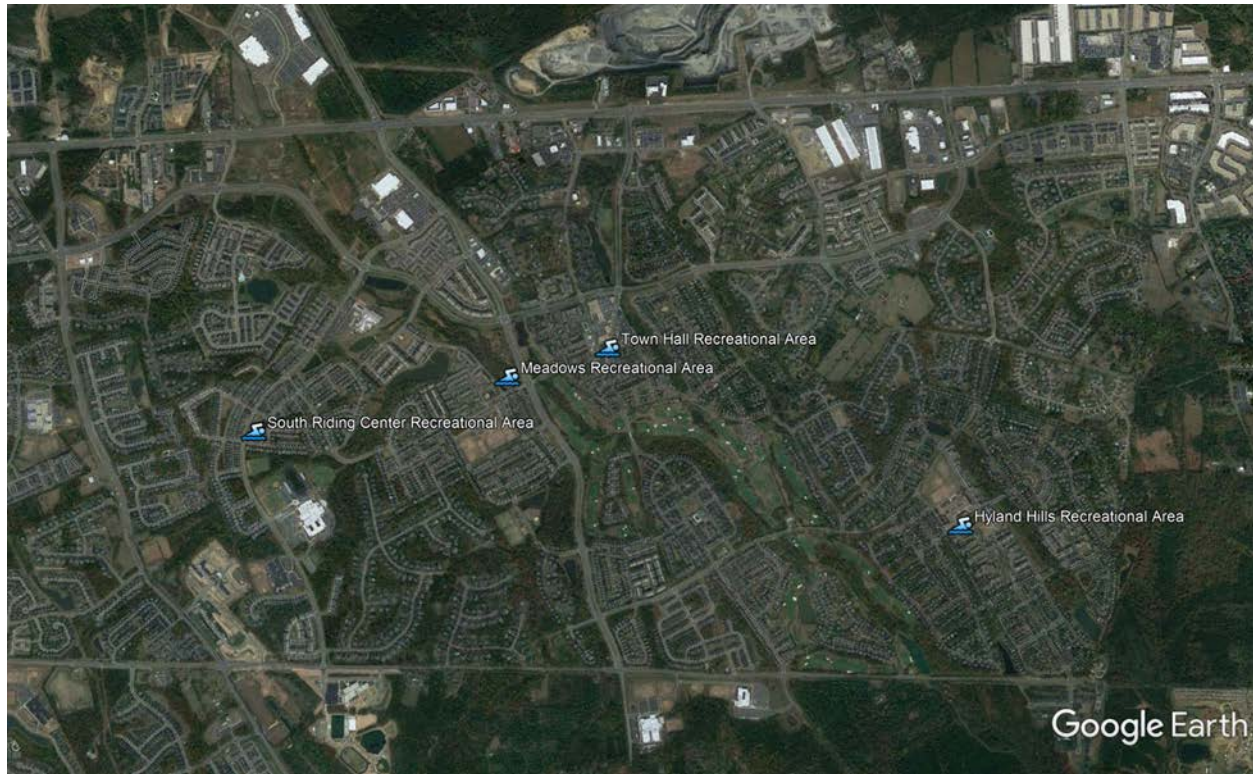
Component Detail Notes: The Association maintains various pieces of maintenance equipment in order to properly maintain the community. Specific discussion of each piece of maintenance equipment is beyond the scope of this study. For budgetary purposes, we reviewed the age, condition and remaining useful lives of each piece of maintenance equipment with Management and the Staff to determine the estimate times of replacement based on existing use and condition.

Priority/Criticality: Per Management discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

RECREATION EXPENDITURES

South Riding Proprietary is responsible for the four recreational areas, Hyland Hills, Meadows, South Riding Center and Town Hall, identified on the following aerial image:



Hyland Hills Recreational Area

Pool House Elements

Asphalt Pavement, Repaving

Line Item: 2.096

Quantity: Approximately 1,040 square yards at the parking lot

History: Original to 2013

Condition: Good to fair overall with cracks evident



Asphalt pavement parking lot



Asphalt pavement cracks



Asphalt pavement cracks



Asphalt pavement cracks

Useful Life: 15- to 20-years with the benefit of timely crack repairs and patching

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Our cost for milling and overlayment includes area patching of up to ten percent (10%) and repairs and partial replacements of the curbs.

Life Safety System

Line Item: 2.097

History: Upgrade in 2013

Conditions: Reported satisfactory

Useful Life: Up to 25 years with interim replacement of the control panel as needed through the operating budget.

Preventative Maintenance Notes: We recommend the Association obtain and adhere to the manufacturer's recommended maintenance plan. In accordance with *NFPA 72* (National Fire Alarm and Signaling Code) we also recommend the Association maintain a maintenance contract with a qualified professional. The required preventative maintenance may vary in frequency and scope based on the age of the components, operational condition, or changes in technology. We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Semi-annually:
 - Inspect and test all components and devices, including, but not limited to, control panels, annunciators, detectors, audio/visual fixtures, signal transmitters and magnetic door holders
 - Test backup batteries
- As-needed:
 - Ensure clear line of access to components such as pull stations
 - Ensure detectors are properly positioned and clean of debris

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Changes in technology or building codes may make a replacement desirable prior to the end of the functional life. Our estimate of future cost considers only that amount necessary to duplicate the same functionality. Local codes or ordinances at the actual time of replacement may require a betterment as compared to the existing system. A betterment could result in a higher, but at this time unknown, cost of replacement.

Rest Rooms

Line Items: 2.098 and 2.099

Quantity: Two rest rooms located at the main pool and two rest rooms located at the splash pool

History: Main pool rest rooms were partially renovated in 2015 and the splash pool rest rooms are original to construction in 2013

Condition: Good to fair overall



Main pool rest room overview



Main pool rest room floor

Useful Life: Renovation every 15- to 20-years

Component Detail Notes: Components include:

- Epoxy coated concrete floors
- Paint finishes on the walls and ceilings
- Light fixtures
- Plumbing fixtures
- Countertops

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Renovation should include paint finish applications, epoxy floor coating applications and replacement of all the remaining components listed above.

Roof Assemblies, Asphalt Shingles

Line Items: 2.101 and 2.102

Quantity: The asphalt shingle roof assembly at the main pool comprises 17 squares of asphalt shingle roofing and 170 linear feet of gutters and downspouts. The asphalt single roof assembly at the splash pool comprises 14 squares of asphalt shingles and 240 linear feet of gutters and downspouts.

History: The main pool asphalt shingle roof assembly is at an approximate age of 20 years. The splash pool asphalt shingle roof assembly is original to construction in 2013.

Condition: The main pool roof is in fair overall condition with downspout fastener rust and damage evident. The splash pool roof is in good to fair overall condition.



Splash pool roof assembly overview



Main pool roof assembly overview



Downspout fastener rust and damage

Useful Life: 15- to 20-years

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Roof Assemblies, Flat and Metal

Line Items: 2.103 and 2.104

Quantity: 550 square feet of a flat roof assembly at the main pool and one section of metal roofing accent the main pool building.

History: The flat roof was replaced in 2014 and the metal roof was replaced in 2011.

Condition: Good to fair overall



Metal roof overview

Useful Life: 15- to 20-years for the flat roof and up to 30 years for the metal roof

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Walls, Paint Finishes and Capital Repairs

Line Item: 2.105

Quantity: Approximately 8,900 square feet of siding, trim, soffit and fascia

History: Last applications of a paint finish was in 2016

Condition: Fair overall with finish deterioration evident



Siding finish deterioration

Useful Life: Four- to six-years

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We assume the following activities per event:

- Paint finish applications
- Replacement of up to ten percent (10%) of the siding, trim, soffit and fascia (The exact amount of material in need of replacement will depend on the actual future conditions and desired appearance. We recommend replacement wherever holes, cracks and deterioration impair the ability of the material to prevent water infiltration.)
- Replacement of sealants as needed

Water Heaters, Main Pool

Line Item: 2.106

Quantity: Two gas-fired water heaters with an input capacity of 200-MBH (thousand British Thermal Units per hour) to produce domestic hot water at the main pool building

History: Replaced in 2011

Condition: Reported satisfactory without operational deficiencies

Useful Life: 15 to 20-years

Component Detail Notes: The useful life is dependent on use, demand per unit and the quality of water.

Preventative Maintenance Notes: We recommend the Association obtain and adhere to the manufacturer's recommended maintenance plan. We also recommend the Association maintain a maintenance contract with a qualified professional. The required preventative maintenance may vary in frequency and scope based on the unit's age, operational condition, or changes in technology. We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Weekly:
 - Inspect for leaking water
 - Verify area around water heater is free from obstruction, including flammable liquids and combustible materials
 - Listen for any unusual vibrations or noises
- Monthly:
 - Verify relief valve is working properly and discharged water is directed to an open drain
 - Check controls and switches for proper operations
 - Conduct blowdown to minimize corrosion and remove suspended solids within the system

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Pool Elements

Concrete Decks

Line Item: 2.121

Quantity: 23,750 square feet of concrete pool decks at the main pool and splash pool

History: The concrete deck at the main pool is at an approximate age of 20 years. The pool deck at the splash pool was constructed in 2013.

Condition: Good overall



Concrete pool deck overview



Concrete pool deck overview

Useful Life: The useful life of a concrete pool deck is up to 60 years or more with timely repairs. We recommend the Association conduct inspections, partial replacements and repairs to the deck every 8- to 12-years.

Component Detail Notes: We recommend the Association budget for the following:

- Selective cut out and replacements of up to ten percent (10%) of concrete
- Crack repairs as needed
- Mortar joint repairs
- Caulk replacement

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Covers, Vinyl

Line Item: 2.122

Quantity: 9,230 square feet

History: Replaced in 2015

Condition: Reported in satisfactory condition

Useful Life: Six- to eight-years

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Fences, Aluminum

Line Item: 2.125

Quantity: 600 linear feet

History: Replaced in 2013

Condition: Good to fair overall



Aluminum fence overview



Aluminum fence overview

Useful Life: Up to 25 years

Priority/Criticality: Not recommended to defer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Furniture

Line Item: 2.128

Quantity: The pool furniture includes the following:

- Chairs
- Lounges
- Tables
- Umbrellas
- Guard chairs
- Ladders and life safety equipment

History: Varied ages

Condition: Varied in good to fair overall condition



Pool furniture



Pool furniture

Useful Life: Up to 12 years

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We recommend interim re-strapping, refinishing, cushion replacements, reupholstering and other repairs to the furniture as normal maintenance to maximize its useful life.

Light Poles and Fixtures

Line Item: 2.129

Quantity: Six each

History: Replaced in 2013

Condition: Good overall



Light pole and fixture overview

Useful Life: Up to 25 years

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Mechanical Equipment

Line Item: 2.131

Quantity: The mechanical equipment includes the following:

- Automatic chlorinators
- Controls
- Filters
- Interconnected pipe, fittings and valves
- Pumps

History: Varied ages

Condition: Reported satisfactory



Pool mechanical equipment



Pool mechanical equipment

Useful Life: Up to 15 years

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Failure of the pool mechanical equipment as a single event is unlikely. Therefore, we include replacement of up to twenty-five percent (25%) of the equipment per event. We consider interim replacement of motors and minor repairs as normal maintenance.

Pool Finishes, Plaster, Tile and Coping

Line Items: 2.134 through 2.139

Quantity: 8,720 square feet of plaster based on the horizontal surface area and approximately 510 linear feet of tile and coping at the main pool and 2,170 square feet of plaster based on the horizontal surface area and approximately 240 linear feet of tile and coping at the splash pool

History: The main pool plaster finish was replaced in 2016 and the age of the tile and coping is unknown. The splash pool plaster finish was replaced in 2020 and the tile and coping is original to construction in 2013.

Condition: Good to fair overall with coping cracks as the main pool evident



Main pool overview



Main pool overview



Main pool coping cracks



Splash pool overview

Useful Life: 8- to 12-years for the plaster and 15- to 25-years for the tile and coping

Component Detail Notes: Removal and replacement provides the opportunity to inspect the pool structures and to allow for partial repairs of the underlying concrete surfaces as needed. To maintain the integrity of the pool structures, we recommend the Association budget for the following:

- Removal and replacement of the plaster finishes
- Partial replacements of the scuppers and coping as needed
- Replacement of tiles as needed
- Replacement of joint sealants as needed
- Concrete structure repairs as needed

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Our estimate of cost for replacement of the plaster finish at the splash pool is based on information provided to us by the Association. We

recommend the Association budget for full tile and coping replacement every other plaster replacement event.

Shade Structures, Poolside Umbrellas

Line Item: 2.140

Quantity: Four each

History: Installed in 2013

Condition: Reported in fair overall condition with deterioration evident

Useful Life: 5- to 10-years

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Water Features

Line Items: 2.143 and 2.146

History: The water features at the splash pool are original to construction in 2013 and the age of splash pad at the main pool is unknown.

Conditions: Good overall



Water feature overview

Useful Life: 15- to 25-years for the water features at the splash pool and 4- to 6-years for coating applications and repairs to the splash pad at the main pool

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Water Slide, Fiberglass

Line Items: 2.149 and 2.152

Quantity: Two slides

History: The slide at the main pool was installed in 2012 and the slide at the splash pool is original to construction in 2013

Conditions: Good to fair overall with finish deterioration and rust at the main pool slide staircase evident



Main pool slide overview



Finish deterioration at main pool slide



Main pool slide staircase rust



Splash pool slide overview

Useful Life: Replacement at up to 25 years and refinishing every 5- to 10-years

Component Detail Notes: Safety is the major purpose for maintaining the water slide. We recommend an annual inspection of the water slide to identify and repair as normal maintenance loose connections and fasteners or damaged elements. We recommend the use of a specialist for the design or replacement of the water slide environment.

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Meadows Recreational Area

Pool House Elements

Asphalt Pavement, Repaving

Line Item: 2.201

Quantity: Approximately 1,630 square yards at the parking lot

History: Original to 2003

Condition: Fair to poor overall with cracks and deterioration evident



Asphalt pavement overview



Asphalt pavement cracks



Asphalt pavement cracks and deterioration



Asphalt pavement cracks



Asphalt pavement cracks and deterioration



Concrete curb and gutter crack

Useful Life: 15- to 20-years with the benefit of timely crack repairs and patching

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Our cost for milling and overlayment includes area patching of up to ten percent (10%) and repairs and partial replacements of the curbs.

Life Safety System

Line Item: 2.204

History: Original to 2003

Conditions: Reported satisfactory

Useful Life: Up to 25 years with interim replacement of the control panel as needed through the operating budget.

Preventative Maintenance Notes: We recommend the Association obtain and adhere to the manufacturer's recommended maintenance plan. In accordance with *NFPA 72* (National Fire Alarm and Signaling Code) we also recommend the Association maintain a maintenance contract with a qualified professional. The required preventative maintenance may vary in frequency and scope based on the age of the components, operational condition, or changes in technology. We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Semi-annually:
 - Inspect and test all components and devices, including, but not limited to, control panels, annunciators, detectors, audio/visual fixtures, signal transmitters and magnetic door holders
 - Test backup batteries
- As-needed:
 - Ensure clear line of access to components such as pull stations
 - Ensure detectors are properly positioned and clean of debris

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Changes in technology or building codes may make a replacement desirable prior to the end of the functional life. Our estimate of future cost considers only that amount necessary to duplicate the same functionality. Local codes or ordinances at the actual time of replacement may require a betterment as compared to the existing system. A betterment could result in a higher, but at this time unknown, cost of replacement.

Rest Rooms

Line Item: 2.207

Quantity: Two rest rooms located at the pool house

History: Renovated last in 2015

Condition: Good to fair overall with epoxy floor coating deterioration and stains and rust evident



Pool house rest room overview



Pool house rest room overview



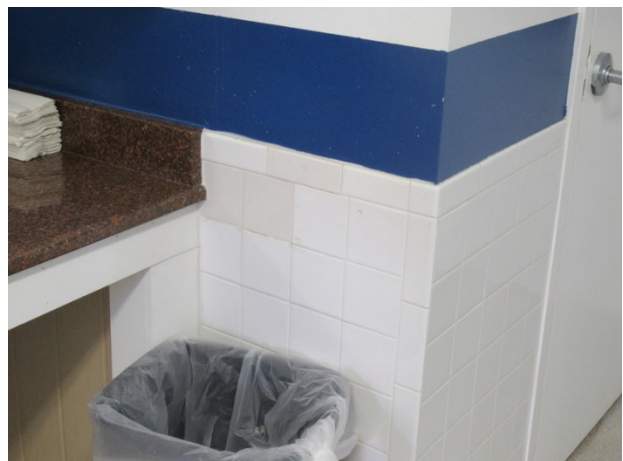
Pool house entrance overview



Epoxy floor coating deterioration



Stains and rust



Replaced tiles

Useful Life: Renovation every 15- to 20-years

Component Detail Notes: Components include:

- Epoxy coated concrete floors
- Tile walls coverings on a portion of the walls
- Paint finishes on the ceilings and a portion of the walls
- Light fixtures
- Plumbing fixtures
- Countertops

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Our estimate of cost includes an allowance for renovations to the entrance and guard room. Renovation should include paint finish applications, epoxy floor coating applications and replacement of all the remaining components listed above.

Roof Assembly, Metal

Line Item: 2.210

Quantity: 30 squares of metal roofs and 260 linear feet of gutters and downspouts

History: Original to construction in 2003

Condition: Good to fair overall with finish deterioration evident



Metal roof assembly overview



Metal roof assembly overview



Metal roof finish deterioration

Useful Life: Up to 30 years

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Walls, Paint Finishes and Capital Repairs

Line Item: 2.213

Quantity: Approximately 3,800 square feet of trim, soffit and fascia

History: Last applications of a paint finish was in 2018

Condition: Good to fair overall with trim deterioration evident



Trim deterioration

Useful Life: Four- to six-years

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We assume the following activities per event:

- Paint finish applications
- Replacement of up to ten percent (10%) of the trim, soffit and fascia (The exact amount of material in need of replacement will depend on the actual future conditions and desired appearance. We recommend replacement wherever holes, cracks and deterioration impair the ability of the material to prevent water infiltration.)
- Replacement of sealants as needed

Windows and Doors

Line Item: 2.216

Quantity: 230 square feet

History: Original to construction in 2003

Condition: Good to fair overall



Entrance door overview

Useful Life: Up to 35 years

Priority/Criticality: Not recommended to defer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Pool Elements

Concrete Deck

Line Item: 2.231

Quantity: 13,060 square feet

History: Mostly original to 2003 with expansion in 2012

Condition: Good overall with isolated cracks evident



Concrete deck overview



Concrete deck overview



Concrete deck overview



Concrete deck crack

Useful Life: The useful life of a concrete pool deck is up to 60 years or more with timely repairs. We recommend the Association conduct inspections, partial replacements and repairs to the deck every 8- to 12-years.

Component Detail Notes: We recommend the Association budget for the following:



- Selective cut out and replacements of up to ten percent (10%) of concrete
- Crack repairs as needed
- Mortar joint repairs
- Caulk replacement

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Covers, Vinyl

Line Item: 2.234

Quantity: 9,520 square feet

History: Replaced in 2018

Condition: Reported in satisfactory condition

Useful Life: Six- to eight-years

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Fences, Aluminum

Line Item: 2.237

Quantity: 680 linear feet

History: Mostly original to 2003 with a portion replaced in 2012

Condition: Good to fair overall



Aluminum fence overview



Aluminum fence overview

Useful Life: Up to 25 years

Priority/Criticality: Not recommended to defer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Furniture

Line Item: 2.240

Quantity: The pool furniture includes the following:

- Chairs
- Lounges
- Tables
- Umbrellas
- Guard chairs
- Ladders and life safety equipment

History: Replaced in 2012

Condition: Varied in good to fair overall condition



Pool furniture



Pool furniture

Useful Life: Up to 12 years

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We recommend interim re-strapping, refinishing, cushion replacements, reupholstering and other repairs to the furniture as normal maintenance to maximize its useful life.

Light Poles and Fixtures

Line Item: 2.243

Quantity: Nine each

History: Original to 2003

Condition: Good to fair overall



Light pole and fixture overview

Useful Life: Up to 25 years

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Mechanical Equipment

Line Item: 2.246

Quantity: The mechanical equipment includes the following:

- Automatic chlorinators
- Controls
- Filters
- Heater
- Interconnected pipe, fittings and valves
- Pumps

History: Varied ages

Condition: Reported satisfactory



Pool mechanical equipment



Pool mechanical equipment

Useful Life: Up to 15 years

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Failure of the pool mechanical equipment as a single event is unlikely. Therefore, we include replacement of up to twenty-five percent (25%) of the equipment per event. We consider interim replacement of motors and minor repairs as normal maintenance.

Pool Finishes, Plaster, Tile and Coping

Line Items: 2.249 and 2.252

Quantity: 8,840 square feet of plaster based on the horizontal surface areas and approximately 680 linear feet of tile and coping

History: The plaster finishes were replaced in 2017 and the age of the coping and tile is unknown

Condition: Good to fair overall



Main pool overview



Main pool finishes



Wading pool overview



Spa pool overview

Useful Life: 8- to 12-years for the plaster and 15- to 25-years for the tile and coping

Component Detail Notes: Removal and replacement provides the opportunity to inspect the pool structures and to allow for partial repairs of the underlying concrete surfaces as needed. To maintain the integrity of the pool structures, we recommend the Association budget for the following:

- Removal and replacement of the plaster finishes
- Partial replacements of the scuppers and coping as needed
- Replacement of tiles as needed
- Replacement of joint sealants as needed
- Concrete structure repairs as needed

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Our estimate of cost for replacement of the plaster finish at the splash pool is based on information provided to us by the Association. We

recommend the Association budget for full tile and coping replacement every other plaster replacement event.

Shade Structures, Cantilever

Line Item: 2.255

Quantity: One each

History: Installed in 2017

Condition: Good overall



Shade structure overview

Useful Life: Up to 30 years with interim replacement of the fabric conducted as needed through the operating budget

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Water Features

Line Item: 2.258

History: Installed in 2012

Conditions: Good to fair overall



Water feature overview

Useful Life: Up to 15 years

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

South Riding Center Recreational Area

Community Building Exterior Elements

Asphalt Pavement, Repaving

Line Item: 2.301

Quantity: Approximately 2,580 square yards at the parking lot

History: Original to 2007

Condition: Fair overall with cracks evident



Asphalt pavement overview



Asphalt pavement cracks



Asphalt pavement cracks



Concrete curb and gutter crack

Useful Life: 15- to 20-years with the benefit of timely crack repairs and patching

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Our cost for milling and overlayment includes area patching of up to ten percent (10%) and repairs and partial replacements of the curbs.

Balconies, Composite

Line Item: 2.304

Quantity: Two composite balconies comprising 600 square feet of horizontal surface area and 50 linear feet of vinyl railings.

History: Original to construction in 2007

Condition: Good to fair overall



Composite balcony at entrance



Composite balcony at rear



Composite decking



Vinyl railings

Useful Life: 20- to 25-years

Component Detail Notes: The wood components in the composite material will absorb moisture. When dispelled, black mold spots can appear that will require chemical cleaning. However, these spots will reappear resulting in the need for cleaning every other month as needed during humid months. The Association should fund these expenses through the operating budget.

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Roof Assembly, Asphalt Shingles

Line Item: 2.307

Quantity: 65 squares of asphalt shingles and 340 linear feet of gutters and downspouts. This quantity includes the detached garage.

History: Original to construction in 2007

Condition: Good to fair overall



Asphalt shingle roof assembly overview



Asphalt shingle roof assembly overview

Useful Life: 15- to 20-years

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Roof Assemblies, Metal

Line Item: 2.310

Quantity: Three sections of metal roofs

History: Original to construction in 2007

Condition: Good to fair overall



Metal roof overview

Useful Life: Up to 30 years

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Walls, Paint Finishes and Capital Repairs

Line Item: 2.313

Quantity: Approximately 6,500 square feet of trim, soffit and fascia. This quantity includes the detached garage and the stone masonry perimeter walls and stucco gables.

History: Unknown age

Condition: Fair overall with finish deterioration evident



Finish deterioration at trim

Useful Life: Four- to six-years

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We assume the following activities per event:

- Paint finish applications
- Replacement of up to ten percent (10%) of the siding, trim, soffit and fascia (The exact amount of material in need of replacement will depend on the actual future conditions and desired appearance. We recommend replacement wherever holes, cracks and deterioration impair the ability of the material to prevent water infiltration.)
- Replacement of sealants as needed

Windows and Doors

Line Item: 2.316

Quantity: 1,300 square feet at the community building and the detached garage

History: Original to construction in 2007

Condition: Good to fair overall



Windows and doors



Doors

Useful Life: Up to 35 years

Priority/Criticality: Not recommended to defer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Community Building Interior Elements

Exercise Equipment

Line Item: 2.331

Quantity: The exercise room contains the following types of equipment:

- Elliptical machines
- Stationary cycles
- Treadmills

History: Varied ages

Conditions: Reported in satisfactory condition



Exercise equipment overview



Exercise equipment overview

Useful Life: 5- to 10-years

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Floor Coverings, Carpet

Line Item: 2.334

Quantity: Approximately 45 square yards (Contractor measurements will vary from the actual floor area due to standard roll lengths, patterns and installation waste.)

History: Replaced in 2017

Condition: Good to fair overall with stains evident



Carpet stains



Carpet stains

Useful Life: 8- to 12-years

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Floor Coverings, Tile

Line Item: 2.337

Quantity: 340 square yards

History: Original to 2007

Condition: Good to fair overall



Tile floor covering overview

Useful Life: Up to 25 years although replacement of tile is often based on discretionary redecorating prior to the tile reaching the end of its useful life.

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. The Association should fund regrouting of the tiles through the operating budget if necessary.

Floor Coverings, Vinyl

Line Item: 2.340

Quantity: 205 square yards

History: Installed in 2017

Condition: Good overall



Vinyl floor covering overview

Useful Life: 10- to 15-years

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Furnishings

Line Items: 2.343 and 2.346

History: Mostly date to 2017

Condition: Good overall



Banquet chairs



Banquet chairs and tables



Furnishings

Useful Life: We recommend the Association budget for replacement of the banquet chairs every 10- to 15-years. The remaining furnishings have varied useful lives of up to 20 years

Component Detail Notes: Furnishings in the community building include but are not limited to the following elements:

- Bureaus
- Chairs
- Chandeliers
- Desks
- File cabinets
- Folding chairs and tables
- Lamps
- Televisions
- Window treatments

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We estimate the present replacement cost of the remaining furnishings at approximately \$38,000. Due to varied uses, ages and useful lives, we recommend the Association budget \$19,000 plus inflation for phased replacements of up to fifty percent (50%) of the furnishings per event.

Kitchen

Line Item: 2.349

History: Mostly original to construction in 2007 with replacement of the appliances conducted as needed

Condition: Good to fair overall



Kitchen overview

Useful Life: Renovation every 20 years

Component Detail Notes: Components of the kitchen include:

- Tile floor covering
- Paint finishes on the walls and ceilings
- Appliances
- Cabinets and countertops
- Light fixtures

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Renovation should include paint finish applications and replacement of all the remaining components listed above. We recommend the Association continue to budget for interim replacement of the appliances as needed through the operating budget.

Locker Rooms

Line Item: 2.352

Quantity: Two lockers rooms located at the lower level of the community building

History: Mostly original to construction in 2007

Condition: Good to fair overall



Locker room overview



Locker room overview



Locker room overview



Locker room overview

Useful Life: Renovation every 15- to 20-years

Component Detail Notes: Components include:

- Tile floor coverings
- Tile wall coverings on a portion of the walls
- Paint finishes on the ceilings and a portion of the walls
- Lockers
- Light fixtures
- Plumbing fixtures
- Countertops

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Renovation should include paint finish applications and replacement of all the remaining components listed above.

Partition Wall

Line Item: 2.355

History: Installed in 2017

Condition: Good overall

Useful Life: Up to 15 years

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Rest Rooms

Line Item: 2.358

Quantity: Two rest rooms located at the upper level of the community building

History: Mostly original to construction in 2007

Condition: Good to fair overall



Rest room overview

Useful Life: Renovation 15- to 20-years

Component Detail Notes: Components include:

- Tile floor coverings
- Paint finishes on the walls and ceilings
- Light fixtures
- Plumbing fixtures
- Countertops

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Renovation should include paint finish applications and replacement of all the remaining components listed above.

Community Building Services Elements

Air Handling and Condensing Units, Split Systems

Line Item: 2.371

Quantity: Eight splits systems

History: Original to construction in 2007

Condition: Reported satisfactory without operational deficiencies



Interior air handling unit



Dehumidification units

Useful Life: 15- to 20-years

Component Detail Notes: A split system air conditioner consists of an outside condensing unit, an interior evaporator coil, refrigerant lines and an interior air-handling unit.

Preventative Maintenance Notes: We recommend the Association obtain and adhere to the manufacturer's recommended maintenance plan. We also recommend the Association maintain a maintenance contract with a qualified professional. The required preventative maintenance may vary in frequency and scope based on the unit's age, operational condition, or changes in technology. We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Semi-annually:
 - Lubricate motors and bearings

- Change or clean air filters as needed
- Inspect condenser base and piping insulation
- Inspect base pan, coil, cabinet and clear obstructions as necessary
- Annually:
 - Clean coils and drain pans, clean fan assembly, check refrigerant charge, inspect fan drive system and controls
 - Inspect and clean accessible ductwork as needed
 - Clean debris from inside cabinet, inspect condenser compressor and associated tubing for damage

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. The condensing unit may require replacement prior to replacement of the related interior forced air unit. For purposes of this Reserve Study, we assume coordination of replacement of the interior forced air unit, evaporator coil, refrigerant lines and exterior condensing unit. Our estimate of cost includes an allowance for replacement of the dehumidification systems.

Life Safety System

Line Item: 2.374

History: Original to construction in 2007

Conditions: Reported satisfactory



Life safety system control panel

Useful Life: Up to 25 years with interim replacement of the control panel as needed through the operating budget.

Preventative Maintenance Notes: We recommend the Association obtain and adhere to the manufacturer's recommended maintenance plan. In accordance with *NFPA 72* (National Fire Alarm and Signaling Code) we also recommend the Association maintain

a maintenance contract with a qualified professional. The required preventative maintenance may vary in frequency and scope based on the age of the components, operational condition, or changes in technology. We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Semi-annually:
 - Inspect and test all components and devices, including, but not limited to, control panels, annunciators, detectors, audio/visual fixtures, signal transmitters and magnetic door holders
 - Test backup batteries
- As-needed:
 - Ensure clear line of access to components such as pull stations
 - Ensure detectors are properly positioned and clean of debris

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Changes in technology or building codes may make a replacement desirable prior to the end of the functional life. Our estimate of future cost considers only that amount necessary to duplicate the same functionality. Local codes or ordinances at the actual time of replacement may require a betterment as compared to the existing system. A betterment could result in a higher, but at this time unknown, cost of replacement.

Security System

Line Item: 2.377

Quantity: SRP utilizes the following security system components at the community building:

- Cameras
- Recorder
- Monitor

History: Upgraded in 2018

Condition: Reported satisfactory



Security cameras

Useful Life: 10- to 15-years

Preventative Maintenance Notes: We recommend the Association obtain and adhere to the manufacturer's recommended maintenance plan. The required preventative maintenance may vary in frequency and scope based on the unit's age, operational condition, or changes in technology. We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Monthly:
 - Check cameras for proper focus, fields of view are unobstructed and camera and lenses are clean and dust-free
 - Check recording equipment for proper operation
 - Verify monitors are free from distortion with correct brightness and contrast
- Annually:
 - Check exposed wiring and cables for wear, proper connections and signal transmission
 - Check power connections, and if applicable, functionality of battery power supply systems

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Sound System

Line Item: 2.380

History: Upgraded in 2018

Condition: Reported satisfactory

Useful Life: 10- to 15-years

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Pool Elements

Concrete Deck

Line Item: 2.401

Quantity: 13,220 square feet

History: Original to construction in 2007

Condition: Good to fair overall



Concrete deck overview



Concrete deck overview

Useful Life: The useful life of a concrete pool deck is up to 60 years or more with timely repairs. We recommend the Association conduct inspections, partial replacements and repairs to the deck every 8- to 12-years.

Component Detail Notes: We recommend the Association budget for the following:

- Selective cut out and replacements of up to ten percent (10%) of concrete
- Crack repairs as needed
- Mortar joint repairs
- Caulk replacement

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Covers, Vinyl

Line Item: 2.404

Quantity: 5,470 square feet

History: Replaced in 2018

Condition: Reported in satisfactory condition

Useful Life: Six- to eight-years

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Fences, Aluminum

Line Item: 2.407

Quantity: 720 linear feet

History: Original to 2007

Condition: Fair overall with finish deterioration evident



Aluminum fence overview



Finish deterioration

Useful Life: Up to 25 years

Priority/Criticality: Not recommended to defer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Furniture

Line Item: 2.410

Quantity: The pool furniture includes the following:

- Chairs
- Lounges
- Tables
- Umbrellas
- Guard chairs
- Pool lift
- Ladders and life safety equipment

History: Replaced in 2017

Condition: Varied in good to fair overall condition



Pool furniture overview



Pool lift

Useful Life: Up to 12 years

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We recommend interim re-strapping, refinishing, cushion replacements, reupholstering and other repairs to the furniture as normal maintenance to maximize its useful life.

Gazebo

Line Item: 2.413

Quantity: One each

History: Original to 2007

Condition: Good to fair overall with a displaced picket evident



Gazebo overview



Displaced picket

Useful Life: Up to 25 years with periodic maintenance

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We recommend the Association budget for paint applications and repairs through the operating budget.

Light Poles and Fixtures

Line Item: 2.416

Quantity: 10 each

History: Original to construction in 2007

Condition: Good to fair overall



Light pole and fixture overview

Useful Life: Up to 25 years

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Mechanical Equipment

Line Item: 2.419

Quantity: The mechanical equipment includes the following:

- Automatic chlorinators
- Controls
- Filters
- Interconnected pipe, fittings and valves
- Pumps

History: Varied ages

Condition: Reported satisfactory



Pool mechanical equipment



Pool mechanical equipment

Useful Life: Up to 15 years

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Failure of the pool mechanical equipment as a single event is unlikely. Therefore, we include replacement of up to twenty-five percent (25%) of the equipment per event. We consider interim replacement of motors and minor repairs as normal maintenance.

Pool Finishes, Plaster, Tile and Coping

Line Items: 2.422 and 2.425

Quantity: 5,100 square feet of plaster based on the horizontal surface areas and approximately 370 linear feet of tile and coping

History: The plaster finishes were replaced in 2016 and the age of the coping and tile is unknown

Condition: Good to fair overall with deterioration evident



Main pool overview



Wading pool overview



Pool finishes



Pool finish deterioration

Useful Life: 8- to 12-years for the plaster and 15- to 25-years for the tile and coping

Component Detail Notes: Removal and replacement provides the opportunity to inspect the pool structures and to allow for partial repairs of the underlying concrete surfaces as needed. To maintain the integrity of the pool structures, we recommend the Association budget for the following:

- Removal and replacement of the plaster finishes
- Partial replacements of the scuppers and coping as needed
- Replacement of tiles as needed
- Replacement of joint sealants as needed
- Concrete structure repairs as needed

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Our estimate of cost for replacement of the plaster finish at the splash pool is based on information provided to us by the Association. We

recommend the Association budget for full tile and coping replacement every other plaster replacement event.

Shade Structures, Cantilever

Line Item: 2.428

Quantity: One each

History: Installed in 2018

Condition: Good overall



Shade structure overview

Useful Life: Up to 30 years with interim replacement of the fabric conducted as needed through the operating budget

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Town Hall Recreational Area

Community Building Exterior Elements

Asphalt Pavement, Repaving

Line Item: 2.501

Quantity: Approximately 770 square yards at the parking lot

History: Reported at an age of three years

Condition: Fair overall with cracks evident



Asphalt pavement overview



Asphalt pavement cracks

Useful Life: 15- to 20-years with the benefit of timely crack repairs and patching

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Our cost for milling and overlayment includes area patching of up to ten percent (10%) and repairs and partial replacements of the curbs.

Roof Assembly, Asphalt Shingles

Line Item: 2.504

Quantity: 76 squares of asphalt shingles and 640 linear feet of gutters and downspouts

History: Replaced in 2017

Condition: Good to fair overall



Asphalt shingle roof assembly



Asphalt shingle roof assembly

Useful Life: 15- to 20-years

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Walls, Paint Finishes and Capital Repairs

Line Item: 2.507

Quantity: Approximately 10,000 square feet of trim, soffit and fascia. This quantity includes stone masonry perimeter walls.

History: Last application of a paint finish was conducted in 2020

Condition: Good overall



Trim, soffit and fascia overview

Useful Life: Four- to six-years

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We assume the following activities per event:

- Paint finish applications
- Replacement of up to ten percent (10%) of the siding, trim, soffit and fascia (The exact amount of material in need of replacement will depend on the actual future conditions and desired appearance. We recommend replacement wherever holes, cracks and deterioration impair the ability of the material to prevent water infiltration.)
- Replacement of sealants as needed

Windows and Doors

Line Item: 2.510

Quantity: 1,240 square feet at the community building

History: Original to construction in the late 90's

Condition: Good to fair overall



Windows overview



Windows overview

Useful Life: Up to 35 years

Priority/Criticality: Not recommended to defer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Community Building Interior Elements

Ceilings, Acoustical Tiles, Grid and Lighting

Line Item: 2.521

Quantity: 640 square feet

History: Original to construction of the Town Hall community building in the late 90's

Condition: Good to fair overall



Acoustical ceiling tile and grid system

Useful Life: Up to 30 years

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Floor Coverings, Carpet

Line Item: 2.524

Quantity: Approximately 195 square yards (Contractor measurements will vary from the actual floor area due to standard roll lengths, patterns and installation waste.)

History: Unknown age

Condition: Good to fair overall



Carpet floor coverings overview

Useful Life: 8- to 12-years

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Floor Coverings, Tile

Line Item: 2.527

Quantity: 50 square yards

History: Original to construction in the late 90's

Condition: Fair overall with wear evident



Tile floor covering overview



Useful Life: Up to 25 years although replacement of tile is often based on discretionary redecorating prior to the tile reaching the end of its useful life.

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. The Association should fund regrouting of the tiles through the operating budget if necessary.

Floor Coverings, Wood Laminate

Line Item: 2.530

Quantity: 75 square yards

History: Original to construction in the late 90's

Condition: Fair overall with wear evident

Useful Life: 18- to 25-years

Priority/Criticality: Per Board discretion

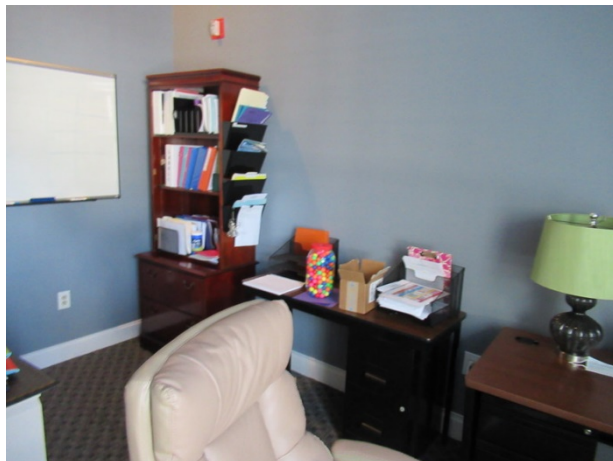
Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Furnishings

Line Item: 2.533

History: Varied ages

Condition: Varied good to fair overall condition



Furnishings



Furnishings

Useful Life: Varies significantly up to 20 years

Component Detail Notes: Furnishings in the community building include but are not limited to the following elements:

- Bookcases
- Cabinets
- Chairs
- Chandeliers
- Countertops
- Desks
- File cabinets
- Folding tables and chairs
- Tables

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We estimate the present replacement cost of these elements at approximately \$37,200. Due to varied uses, ages and useful lives, we recommend the Association budget \$18,600 plus inflation for phased replacements of up to fifty percent (50%) of the furnishings per event.

Kitchen

Line Item: 2.536

History: Partially renovated in 2018

Condition: Good to fair overall



Kitchen overview



Kitchen break room overview

Useful Life: Renovation 15- to 20-years

Component Detail Notes: Components of the kitchen include:

- Vinyl floor covering
- Paint finishes on the walls and ceilings
- Appliances
- Cabinets and countertops
- Light fixtures
- Plumbing fixtures

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Renovation should include paint finish applications and replacement of the remaining components listed above.

Locker Rooms

Line Item: 2.539

Quantity: Two locker rooms

History: Partially renovated in 2015

Condition: Good to fair overall



Locker room overview



Locker room overview



Epoxy floor deterioration



Epoxy floor deterioration

Useful Life: Renovation 15- to 20-years

Component Detail Notes: Components include:

- Epoxy coated and tile floor coverings
- Paint finishes on the walls and ceilings
- Light fixtures
- Plumbing fixtures
- Countertops

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Renovation should include paint finish and epoxy coating applications and replacement of the remaining components listed above.

Partition Wall

Line Item: 2.542

History: Unknown age

Condition: Fair overall with stains and deterioration evident



Partition wall overview



Stains



Deterioration

Useful Life: Up to 15 years

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Rest Rooms

Line Item: 2.545

Quantity: Two rest rooms

History: Unknown age

Condition: Good to fair overall



Rest room overview

Useful Life: Renovation 15- to 20-years

Component Detail Notes: Components include:

- Tile floor coverings
- Wall coverings on a portion of the walls
- Paint finishes on the ceilings and a portion of the walls
- Light fixtures
- Plumbing fixtures
- Countertops

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Renovation should include paint finish applications and replacement of all the remaining components listed above.

Community Building Services Elements

Air Handling and Condensing Units, Split Systems

Line Items: 2.601 and 2.604

Quantity: Four splits systems

History: One split system was replaced in 2016 and the remaining three are budgeted for replacement in 2020

Condition: The 2016 split system is reported in satisfactory condition. The remaining three are reported in unsatisfactory condition.



Outdoor condensing units

Useful Life: 15- to 20-years

Component Detail Notes: A split system air conditioner consists of an outside condensing unit, an interior evaporator coil, refrigerant lines and an interior air-handling unit.

Preventative Maintenance Notes: We recommend the Association obtain and adhere to the manufacturer's recommended maintenance plan. We also recommend the Association maintain a maintenance contract with a qualified professional. The required preventative maintenance may vary in frequency and scope based on the unit's age, operational condition, or changes in technology. We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Semi-annually:
 - Lubricate motors and bearings
 - Change or clean air filters as needed
 - Inspect condenser base and piping insulation
 - Inspect base pan, coil, cabinet and clear obstructions as necessary
- Annually:

- Clean coils and drain pans, clean fan assembly, check refrigerant charge, inspect fan drive system and controls
- Inspect and clean accessible ductwork as needed
- Clean debris from inside cabinet, inspect condenser compressor and associated tubing for damage

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Our estimate of cost is based on information provided to us by the Association. The condensing unit may require replacement prior to replacement of the related interior forced air unit. For purposes of this Reserve Study, we assume coordination of replacement of the interior forced air unit, evaporator coil, refrigerant lines and exterior condensing unit.

Computers

Line Item: 2.607

History: Varied ages

Condition: Reported in varied operational conditions

Useful Life: Up to four years

Priority/Criticality: Per Management discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Our estimates of timing and cost are based on information provided to us by the Association.

Event Equipment

Line Item: 2.610

History: Replaced in 2019

Condition: Reported in good operational condition

Useful Life: 5- to 10-years

Priority/Criticality: Per Management discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Our estimates of timing and cost are based on information provided to us by the Association

Life Safety System

Line Item: 2.613

History: Original to construction in the late 90's

Conditions: Reported satisfactory



Life safety system control panel



Life safety system annunciator

Useful Life: Up to 25 years with interim replacement of the control panel as needed through the operating budget.

Preventative Maintenance Notes: We recommend the Association obtain and adhere to the manufacturer's recommended maintenance plan. In accordance with *NFPA 72* (National Fire Alarm and Signaling Code) we also recommend the Association maintain a maintenance contract with a qualified professional. The required preventative maintenance may vary in frequency and scope based on the age of the components, operational condition, or changes in technology. We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Semi-annually:
 - Inspect and test all components and devices, including, but not limited to, control panels, annunciators, detectors, audio/visual fixtures, signal transmitters and magnetic door holders
 - Test backup batteries
- As-needed:
 - Ensure clear line of access to components such as pull stations
 - Ensure detectors are properly positioned and clean of debris

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Changes in technology or building codes may make a replacement desirable prior to the end of the functional life. Our estimate of future cost considers only that amount necessary to duplicate the same functionality. Local codes

or ordinances at the actual time of replacement may require a betterment as compared to the existing system. A betterment could result in a higher, but at this time unknown, cost of replacement.

Website Design

Line Item: 2.616

History: Last completed in 2019

Condition: Reported satisfactory

Useful Life: Up to four years

Priority/Criticality: Per Management discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Our estimates of timing and cost are based on information provided to us by the Association.

Pool Elements

Concrete Deck

Line Item: 2.701

Quantity: 10,160 square feet

History: Original to construction in the late 90's

Condition: Good to fair overall with cracks evident



Concrete deck overview



Concrete deck crack



Useful Life: The useful life of a concrete pool deck is up to 60 years or more with timely repairs. We recommend the Association conduct inspections, partial replacements and repairs to the deck every 8- to 12-years.

Component Detail Notes: We recommend the Association budget for the following:

- Selective cut out and replacements of up to ten percent (10%) of concrete
- Crack repairs as needed
- Mortar joint repairs
- Caulk replacement

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Covers, Vinyl

Line Item: 2.704

Quantity: 5,340 square feet

History: Replaced in 2015

Condition: Reported in satisfactory condition

Useful Life: Six- to eight-years

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Fences, Metal

Line Item: 2.710

Quantity: 420 linear feet

History: Original to construction in the late 90's

Condition: Good to fair overall with finish deterioration evident



Metal fence overview



Finish deterioration

Useful Life: Up to 35 years with paint finish applications conducted as needed through the operating budget.

Priority/Criticality: Not recommended to defer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Furniture

Line Item: 2.713

Quantity: The pool furniture includes the following:

- Chairs
- Lounges
- Tables
- Umbrellas
- Guard chairs
- Ladders and life safety equipment

History: Replaced in 2015

Condition: Varied in good to fair overall condition with finish deterioration and damage evident



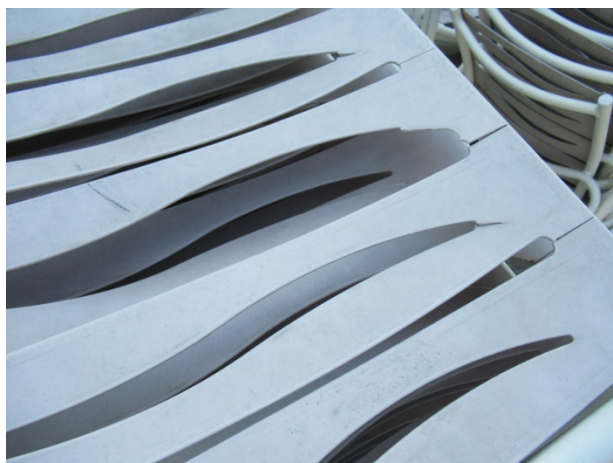
Pool furniture overview



Pool furniture overview



Finish deterioration



Damage

Useful Life: Up to 12 years

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We recommend interim re-strapping, refinishing, cushion replacements, reupholstering and other repairs to the furniture as normal maintenance to maximize its useful life.

Mechanical Equipment

Line Item: 2.716

Quantity: The mechanical equipment includes the following:

- Automatic chlorinators
- Controls
- Filters

- Interconnected pipe, fittings and valves
- Pumps

History: Varied ages

Condition: Reported satisfactory



Pool mechanical equipment



Pool mechanical equipment

Useful Life: Up to 15 years

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Failure of the pool mechanical equipment as a single event is unlikely. Therefore, we include replacement of up to twenty-five percent (25%) of the equipment per event. We consider interim replacement of motors and minor repairs as normal maintenance.

Pergolas, Wood

Line Item: 2.719

History: Unknown ages

Condition: Good to fair overall



Pergola overview



Pergola overview



Pergola overview

Useful Life: Up to 25 years with periodic maintenance

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We recommend the Association budget for paint applications and repairs through the operating budget.

Pool Finishes, Plaster, Tile and Coping

Line Items: 2.722 and 2.725

Quantity: 4,900 square feet of plaster based on the horizontal surface areas and approximately 430 linear feet of tile and coping

History: The plaster finishes were replaced in 2016 and the age of the coping and tile is unknown

Condition: Good to fair overall with cracks evident



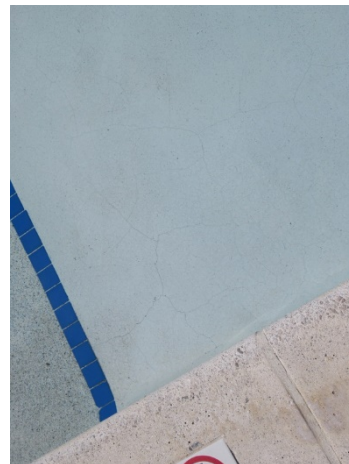
Main pool overview



Wading pool overview



Pool finishes overview



Plaster finish cracks



Coping crack

Useful Life: 8- to 12-years for the plaster and 15- to 25-years for the tile and coping

Component Detail Notes: Removal and replacement provides the opportunity to inspect the pool structures and to allow for partial repairs of the underlying concrete surfaces as needed. To maintain the integrity of the pool structures, we recommend the Association budget for the following:

- Removal and replacement of the plaster finishes
- Partial replacements of the scuppers and coping as needed
- Replacement of tiles as needed
- Replacement of joint sealants as needed
- Concrete structure repairs as needed

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Our estimate of cost for replacement of the plaster finish at the splash pool is based on information provided to us by the Association. We recommend the Association budget for full tile and coping replacement every other plaster replacement event.

TOWNHOME EXPENDITURES

SRP Street Elements

Asphalt Pavement, Crack Repair and Patch

Line Item: 3.101

Quantity: Approximately 23,700 square yards of SRP streets throughout the community

History: Varied ages

Condition: Fair overall

Useful Life: Three- to five-years

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Our cost includes an allowance for crack repairs and patching of up to two percent (2%) of the pavement.

Asphalt Pavement, Repaving

Line Items: 3.102 and 3.103

Quantity: Approximately 23,700 square yards of SRP streets throughout the community

History: Varied ages

Condition: Fair overall with cracks evident



SRP street overview



SRP street overview



Asphalt pavement cracks



Asphalt pavement cracks



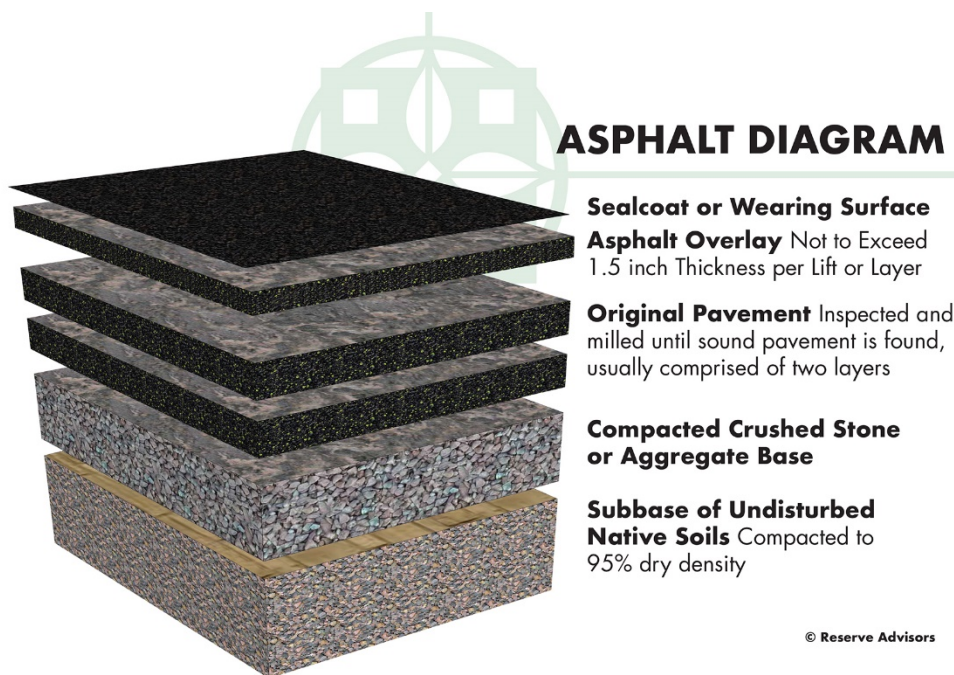
Asphalt pavement cracks



Asphalt pavement cracks

Useful Life: 15- to 20-years with the benefit of timely crack repairs and patching

Component Detail Notes: The initial installation of asphalt uses at least two lifts, or two separate applications of asphalt, over the base course. The first lift is the binder course. The second lift is the wearing course. The wearing course comprises a finer aggregate for a smoother more watertight finish. The following diagram depicts the typical components although it may not reflect the actual configuration at SRP:



The manner of repaving is either a mill and overlay or total replacement. A mill and overlay is a method of repaving where cracked, worn and failed pavement is mechanically removed or milled until sound pavement is found. A new layer of asphalt is overlaid atop the remaining base course of pavement. Total replacement includes the removal of all existing asphalt down to the base course of aggregate and native soil

followed by the application of two or more new lifts of asphalt. We recommend mill and overlayment on asphalt pavement that exhibits normal deterioration and wear. We recommend total replacement of asphalt pavement that exhibits severe deterioration, inadequate drainage, pavement that has been overlaid multiple times in the past or where the configuration makes overlayment not possible. Based on the apparent visual condition and configuration of the asphalt pavement, we recommend the mill and overlay method for initial repaving followed by the total replacement method for subsequent repaving at SRP.

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Our estimate of cost for mill and overlay is based on information provided to us by the Association.

Catch Basins

Line Item: 3.111

Quantity: 50 catch basins² at the SRP streets

History: Original

Condition: Good to fair overall without settlement visually apparent



Catch basin overview



Catch basin overview

Useful Life: The useful life of catch basins is up to 65 years. However, achieving this useful life usually requires interim capital repairs or partial replacements every 15- to 20-years.

² We utilize the terminology catch basin to refer to all stormwater collection structures including curb inlets.

Component Detail Notes: Erosion causes settlement around the collar of catch basins. Left unrepaired, the entire catch basin will shift and need replacement.

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We recommend the Association plan for inspections and capital repairs to the catch basins in conjunction with repaving.

Concrete Curbs and Gutters

Line Item: 3.121

Quantity: Approximately 20,400 linear feet

Condition: Good to fair overall with spalls evident



Concrete curb and gutter overview



Concrete curb spall



Concrete curb spall

Useful Life: Up to 65 years although interim deterioration of areas is common

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We estimate that up to 7,360 linear feet of curbs and gutters, or approximately thirty-six percent (36.1%) of the total, will require replacement during the next 30 years.

Concrete Sidewalks

Line Item: 3.131

Quantity: Approximately 71,450 square feet

Condition: Good to fair overall with trip hazards and heave evident



Concrete sidewalk overview



Concrete sidewalk trip hazard



Concrete sidewalk trip hazard



Concrete sidewalk heave

Useful Life: Up to 65 years although interim deterioration of areas is common

Priority/Criticality: Per Board discretion



Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We estimate that up to 25,040 square feet of concrete sidewalks, or thirty-five percent (35%) of the total, will require replacement during the next 30 years.

Townhome Street Elements

Asphalt Pavement, Crack Repair and Patch

Line Item: 3.201

Quantity: Approximately 219,400 square yards of asphalt pavement streets, alleys and parking areas at the townhomes

History: Varied ages

Condition: Varied in good to fair condition

Useful Life: Three- to five-years

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Our cost includes an allowance for crack repairs and patching of up to two percent (2%) of the pavement.

Asphalt Pavement, Repaving

Line Items: 3.210 through 3.223

Quantity: The following table depicts the quantity (in square yards) for each phase of the pavement:

Phase	Quantity
1 (2020 Budgeted)	14,950
1 (Remaining)	61,350
2	87,500
3	22,700
4	32,900

History: Varied ages

Condition: Varied in good to fair condition with cracks and deterioration evident



Asphalt pavement overview



Asphalt pavement overview – *Note: cracks*



Asphalt pavement overview



Asphalt pavement cracks



Asphalt pavement cracks



Asphalt pavement cracks and deterioration

Useful Life: 15- to 20-years with the benefit of timely crack repairs and patching

Component Detail Notes: See the previous narrative, “**Asphalt Pavement, Repaving**” in the previous section “**SRP Street Elements**” for additional details on asphalt pavement. Based on the apparent visual condition and configuration of the asphalt pavement, we recommend the mill and overlay method for initial repaving followed by the total replacement method for subsequent repaving at SRP.

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Management informs us the Association budgeted for mill and overlayment at 14,950 square yards of asphalt pavement in 2020. Our estimate of cost for mill and overlay is based on information provided to us by the Association.

Catch Basins

Line Item: 3.231

Quantity: 280 catch basins at the townhome streets

History: Original

Condition: Good to fair overall without settlement visually apparent

Useful Life: The useful life of catch basins is up to 65 years. However, achieving this useful life usually requires interim capital repairs or partial replacements every 15- to 20-years.

Component Detail Notes: Erosion causes settlement around the collar of catch basins. Left unrepaired, the entire catch basin will shift and need replacement.

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We recommend the Association plan for inspections and capital repairs to the catch basins in conjunction with repaving.

Concrete Curbs and Gutters

Line Item: 3.241

Quantity: Approximately 96,600 linear feet

Condition: Good to fair overall

Useful Life: Up to 65 years although interim deterioration of areas is common

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We estimate that up to 35,425 linear feet of curbs and gutters, or approximately thirty-seven percent (36.7%) of the total, will require replacement during the next 30 years.

Concrete Sidewalks

Line Item: 3.251

Quantity: Approximately 267,000 square feet

Condition: Good to fair overall with trip hazards and replaced sections evident



Concrete sidewalk overview



Concrete sidewalk trip hazard



Replaced section of concrete sidewalk

Useful Life: Up to 65 years although interim deterioration of areas is common

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We estimate that up to 93,450 square feet of concrete sidewalks, or thirty-five percent (35%) of the total, will require replacement during the next 30 years.

Property Site Elements

Light Poles and Fixtures

Line Item: 3.301

Quantity: Seven poles with light fixtures at Creekmore Terrace

History: Original to construction in 2012

Condition: Good to fair overall



Light pole and fixture overview

Useful Life: Up to 25 years

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Mailbox Station Enclosures

Line Item: 3.302

Quantity: Approximately 100 mailbox station enclosures throughout the townhomes

History: Varied unknown ages

Condition: Varied good to fair with metal roof finish deterioration evident



Mailbox station enclosure



Mailbox station enclosure



Metal roof finish deterioration

Useful Life: Up to 25 years

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

SINGLE FAMILY HOME EXPENDITURES

Property Site Elements

Asphalt Pavement, Crack Repair and Patch

Line Item: 4.101

Quantity: Approximately 85,600 square yards of streets and alleys at the single family homes

History: Varied ages

Condition: Fair overall

Useful Life: Three- to five-years

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Our cost includes an allowance for crack repairs and patching of up to two percent (2%) of the pavement.

Asphalt Pavement, Repaving

Line Items: 4.201 through 4.304

Quantity: The following table depicts the quantity (in square yards) for each phase of the pavement:

Phase	Quantity
1	54,000
2	2,700
3	8,400
4	12,400
5	8,100

History: Varied ages

Condition: Good to fair condition with cracks and deterioration evident



Asphalt pavement overview



Asphalt pavement overview



Asphalt pavement crack



Asphalt pavement crack

Useful Life: 15- to 20-years with the benefit of timely crack repairs and patching

Component Detail Notes: See the previous narrative, “**Asphalt Pavement, Repaving**” in the previous section “**SRP Street Elements**” for additional details on asphalt pavement. Based on the apparent visual condition and configuration of the asphalt pavement, we recommend the mill and overlay method for initial repaving followed by the total replacement method for subsequent repaving at SRP.

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Our estimate of cost for mill and overlay is based on information provided to us by the Association.

Catch Basins

Line Item: 4.401

Quantity: 180 catch basins at the single-family home streets and alleys

History: Original

Condition: Good to fair overall without settlement visually apparent



Catch basin overview

Useful Life: The useful life of catch basins is up to 65 years. However, achieving this useful life usually requires interim capital repairs or partial replacements every 15- to 20-years.

Component Detail Notes: Erosion causes settlement around the collar of catch basins. Left unrepaired, the entire catch basin will shift and need replacement.

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We recommend the Association plan for inspections and capital repairs to the catch basins in conjunction with repaving.

Concrete Curbs and Gutters

Line Item: 4.501

Quantity: Approximately 39,100 linear feet

Condition: Good to fair overall



Concrete curb and gutter overview

Useful Life: Up to 65 years although interim deterioration of areas is common

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We estimate that up to 12,690 linear feet of curbs and gutters, or approximately thirty-three percent (32.5%) of the total, will require replacement during the next 30 years.

Concrete Sidewalks

Line Item: 4.601

Quantity: Approximately 41,000 square feet

Condition: Good to fair overall with cracks evident



Concrete sidewalk crack

Useful Life: Up to 65 years although interim deterioration of areas is common



Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We estimate that up to 14,320 square feet of concrete sidewalks, or approximately thirty-five percent (34.9%) of the total, will require replacement during the next 30 years.

Reserve Study Update

An ongoing review by the Board and an Update of this Reserve Study are necessary to ensure an equitable funding plan since a Reserve Study is a snapshot in time. Many variables change after the study is conducted that may result in significant overfunding or underfunding the reserve account. Variables that may affect the Reserve Funding Plan include, but are not limited to:

- Deferred or accelerated capital projects based on Board discretion
- Changes in the interest rates on reserve investments
- Changes in the *local* construction inflation rate
- Additions and deletions to the Reserve Component Inventory
- The presence or absence of maintenance programs
- Unusually mild or extreme weather conditions
- Technological advancements

Periodic updates incorporate these variable changes since the last Reserve Study or Update. We recommend the Board budget for an Update to this Reserve Study in two- to three-years. Budgeting for an Update demonstrates the Board's objective to continue fulfilling its fiduciary responsibility to maintain the commonly owned property and to fund reserves appropriately.

5.METHODOLOGY

Reserves for replacement are the amounts of money required for future expenditures to repair or replace Reserve Components that wear out before the entire facility or project wears out. Reserving funds for future repair or replacement of the Reserve Components is also one of the most reliable ways of protecting the value of the property's infrastructure and marketability.

SRP can fund capital repairs and replacements in any combination of the following:

1. Increases in the operating budget during years when the shortages occur
2. Loans using borrowed capital for major replacement projects
3. Level monthly reserve assessments annually adjusted upward for inflation to increase reserves to fund the expected major future expenditures
4. Special assessments

We do not advocate special assessments or loans unless near term circumstances dictate otherwise. Although loans provide a gradual method of funding a replacement, the costs are higher than if the Association were to accumulate reserves ahead of the actual replacement. Interest earnings on reserves also accumulate in this process of saving or reserving for future replacements, thereby defraying the amount of gradual reserve collections. We advocate the third method of *Level Monthly Reserve Assessments* with relatively minor annual adjustments. The method ensures that Unit Owners pay their "fair share" of the weathering and aging of the commonly owned property each year. Level reserve assessments preserve the property and enhance the resale value of the homes.

This Reserve Study is in compliance with and exceeds the National standards¹ set forth by the Association of Professional Reserve Analysts (APRA) fulfilling the requirements of a "Level II Reserve Study Update." These standards require a Reserve Component to have a "predictable remaining Useful Life." Estimating Remaining Useful Lives and Reserve Expenditures beyond 30 years is often indeterminate. Long-Lived Property Elements are necessarily excluded from this analysis. We considered the following factors in our analysis:

- The Cash Flow Method to compute, project and illustrate the 30-year Reserve Funding Plan
- Local² costs of material, equipment and labor
- Current and future costs of replacement for the Reserve Components
- Costs of demolition as part of the cost of replacement
- Local economic conditions and a historical perspective to arrive at our estimate of long-term future inflation for construction costs in South

¹ Identified in the APRA "Standards - Terms and Definitions" and the CAI "Terms and Definitions".

² See Credentials for additional information on our use of published sources of cost data.

Riding, Virginia at an annual inflation rate³. Isolated or regional markets of greater construction (development) activity may experience slightly greater rates of inflation for both construction materials and labor.

- The past and current maintenance practices of SRP and their effects on remaining useful lives
- Financial information provided by the Association pertaining to the cash status of the reserve fund and budgeted reserve contribution
- The anticipated effects of appreciation of the reserves over time in accord with a return or yield on investment of your cash equivalent assets. (We did not consider the costs, if any, of Federal and State Taxes on income derived from interest and/or dividend income).
- The Funding Plan excludes necessary operating budget expenditures. It is our understanding that future operating budgets will provide for the ongoing normal maintenance of Reserve Components.

Updates to this Reserve Study will continue to monitor historical facts and trends concerning the external market conditions.

³ Derived from Marshall & Swift, historical costs and the Bureau of Labor Statistics.

6. CREDENTIALS

HISTORY AND DEPTH OF SERVICE

Founded in 1991, Reserve Advisors is the leading provider of reserve studies, insurance appraisals, developer turnover transition studies, expert witness services, and other engineering consulting services. Clients include community associations, resort properties, hotels, clubs, non-profit organizations, apartment building owners, religious and educational institutions, and office/commercial building owners in 48 states, Canada and throughout the world.

The **architectural engineering consulting firm** was formed to take a leadership role in helping fiduciaries, boards, and property managers manage their property like a business with a long-range master plan known as a Reserve Study.

Reserve Advisors employs the **largest staff of Reserve Specialists** with bachelor's degrees in engineering dedicated to Reserve Study services. Our founders are also founders of Community Associations Institute's (CAI) Reserve Committee that developed national standards for reserve study providers. One of our founders is a Past President of the Association of Professional Reserve Analysts (APRA). Our vast experience with a variety of building types and ages, on-site examination and historical analyses are keys to determining accurate remaining useful life estimates of building components.

No Conflict of Interest - As consulting specialists, our **independent opinion** eliminates any real or perceived conflict of interest because we do not conduct or manage capital projects.

TOTAL STAFF INVOLVEMENT

Several staff members participate in each assignment. The responsible advisor involves the staff through a Team Review, exclusive to Reserve Advisors, and by utilizing the experience of other staff members, each of whom has served hundreds of clients. We conduct Team Reviews, an internal quality assurance review of each assignment, including: the inspection; building component costing; lifing; and technical report phases of the assignment. Due to our extensive experience with building components, we do not have a need to utilize subcontractors.

OUR GOAL

To help our clients fulfill their fiduciary responsibilities to maintain property in good condition.

VAST EXPERIENCE WITH A VARIETY OF BUILDINGS

Reserve Advisors has conducted reserve studies for a multitude of different communities and building types. We've analyzed thousands of buildings, from as small as a 3,500-square foot day care center to the 2,600,000-square foot 98-story Trump International Hotel and Tower in Chicago. We also routinely inspect buildings with various types of mechanical systems such as simple electric heat, to complex systems with air handlers, chillers, boilers, elevators, and life safety and security systems.

We're familiar with all types of building exteriors as well. Our well-versed staff regularly identifies optimal repair and replacement solutions for such building exterior surfaces such as adobe, brick, stone, concrete, stucco, EIFS, wood products, stained glass and aluminum siding, and window wall systems.

OLD TO NEW

Reserve Advisors' experience includes ornate and vintage buildings as well as modern structures. Our specialists are no strangers to older buildings. We're accustomed to addressing the unique challenges posed by buildings that date to the 1800's. We recognize and consider the methods of construction employed into our analysis. We recommend appropriate replacement programs that apply cost effective technologies while maintaining a building's character and appeal.

STEPHEN E. BRESKI, RS
Manager of Product Development
Responsible Advisor

CURRENT CLIENT SERVICES

Stephen E. Breski, a Senior Civil Engineer, is an Advisor for Reserve Advisors. Mr. Breski is responsible for the inspection and analysis of the condition of clients' properties, and recommending engineering solutions to prolong the lives of the components. He also forecasts capital expenditures for the repair and/or replacement of the property components and prepares technical reports on assignments. He is responsible for conducting Life Cycle Cost Analyses and Capital Replacement Forecast services and the preparation of Reserve Study Reports for condominiums, townhomes, planned unit developments and homeowner associations.



The following is a partial list of clients served by Stephen Breski demonstrating the breadth of experiential knowledge of community associations in construction and related systems.

30 Park Place Condominium Association, Inc. - Located in downtown Manhattan in New York City, this 82-story luxury tower offers 157 private residences and 189 hotel guest suites. The building was designed by renowned architect Robert A.M. Stern and is operated by the Four Seasons staff. On the 37th floor the residences enjoy their private amenity area complete with a fitness center and film screening room. The hotel includes a spa and indoor swimming pool.

Merion Golf Club - Located in the suburbs of Philadelphia, PA, this club was founded in 1865 as the Merion Cricket Club. Later, the Merion Cricket Club founded the Merion Golf Club in 1896 and has been an iconic golf club since. Merion Golf Club's East Course is consistently ranked as one of the top golf courses and has hosted five U.S. Opens featuring champions Ben Hogan (1950), Lee Trevino and his playoff victory over Jack Nicklaus (1971) and, most recently, Justin Rose (2013).

Saint Sophia Greek Orthodox Cathedral - Located in Northwest Washington, D.C., the cornerstone of this cathedral was laid by President Dwight D. Eisenhower in 1956. A second building was constructed in addition to the cathedral in 2004. This building, known as the Education and Activities Center, includes classrooms and a library.

Big Bass Lake Community Association, Inc. - Located in Gouldsboro, Pennsylvania, this community features three dams which provide the 1,655 single family homes with over 850,000 square yards of surface area for boating and recreation. Residents enjoy a clubhouse, a recreational center, a ski hill, docks, recreational courts, beaches and playgrounds. The Association also maintains an administration building, maintenance shop, sales office and library.

Woodmont Country Club - This exclusive club was established more than 100 years ago. The elegant design of Woodmont's Clubhouse, incorporates several dining venues, a grand ballroom and an expansive fitness and wellness center. The clubhouse overlooks Woodmont's two premiere golf courses, swimming complex and 22 *Har-Tru* tennis courts.

PRIOR RELEVANT EXPERIENCE

Before joining Reserve Advisors, Mr. Breski worked for a private construction management company in Pittsburgh, Pennsylvania, where he was working as a cost estimator. Prior to working as an estimator, Mr. Breski also worked for the nation's largest provider of wireless infrastructure, where he assisted in the structural analysis of cell phone towers. Mr. Breski attended the Swanson School of Engineering at the University of Pittsburgh where he attained his Bachelor of Science degree in Civil and Environmental Engineering. His studies focused on structural engineering.

EDUCATION

University of Pittsburgh - B.S. Civil and Environmental Engineering

PROFESSIONAL AFFILIATIONS

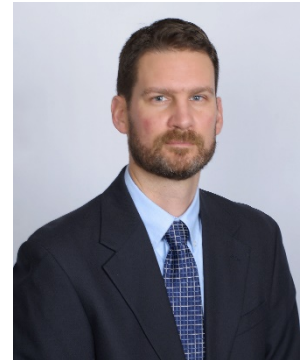
Reserve Specialist (RS) – Community Association Institute
Engineer in Training (E.I.T.) – State of Maryland

ALAN M. EBERT, P.E., PRA, RS
Director of Quality Assurance

CURRENT CLIENT SERVICES

Alan M. Ebert, a Professional Engineer, is the Director of Quality Assurance for Reserve Advisors. Mr. Ebert is responsible for the management, review and quality assurance of reserve studies. In this role, he assumes the responsibility of stringent report review analysis to assure report accuracy and the best solution for Reserve Advisors' clients.

Mr. Ebert has been involved with thousands of Reserve Study assignments. The following is a partial list of clients served by Alan Ebert demonstrating his breadth of experiential knowledge of community associations in construction and related buildings systems.



Brownsville Winter Haven Located in Brownsville, Texas, this unique homeowners association contains 525 units. The Association maintains three pools and pool houses, a community and management office, landscape and maintenance equipment, and nine irrigation canals with associated infrastructure.

Rosemont Condominiums This unique condominium is located in Alexandria, Virginia and dates to the 1940's. The two mid-rise buildings utilize decorative stone and brick masonry. The development features common interior spaces, multi-level wood balconies and common asphalt parking areas.

Stillwater Homeowners Association Located in Naperville, Illinois, Stillwater Homeowners Association maintains four tennis courts, an Olympic sized pool and an upscale ballroom with commercial-grade kitchen. The community also maintains three storm water retention ponds and a detention basin.

Birchfield Community Services Association This extensive Association comprises seven separate parcels which include 505 townhome and single family homes. This Community Services Association is located in Mt. Laurel, New Jersey. Three lakes, a pool, a clubhouse and management office, wood carports, aluminum siding, and asphalt shingle roofs are a few of the elements maintained by the Association.

Oakridge Manor Condominium Association Located in Londonderry, New Hampshire, this Association includes 104 units at 13 buildings. In addition to extensive roads and parking areas, the Association maintains a large septic system and significant concrete retaining walls.

Memorial Lofts Homeowners Association This upscale high rise is located in Houston, Texas. The 20 luxury units include large balconies and decorative interior hallways. The 10-story building utilizes a painted stucco facade and TPO roof, while an on-grade garage serves residents and guests.

PRIOR RELEVANT EXPERIENCE

Mr. Ebert earned his Bachelor of Science degree in Geological Engineering from the University of Wisconsin-Madison. His relevant course work includes foundations, retaining walls, and slope stability. Before joining Reserve Advisors, Mr. Ebert was an oilfield engineer and tested and evaluated hundreds of oil and gas wells throughout North America.

EDUCATION

University of Wisconsin-Madison - B.S. Geological Engineering

PROFESSIONAL AFFILIATIONS/DESIGNATIONS

Professional Engineering License – Wisconsin, North Carolina, Illinois, Colorado

Reserve Specialist (RS) - Community Associations Institute

Professional Reserve Analyst (PRA) - Association of Professional Reserve Analysts

RESOURCES

Reserve Advisors utilizes numerous resources of national and local data to conduct its Professional Services. A concise list of several of these resources follows:

Association of Construction Inspectors, (ACI) the largest professional organization for those involved in construction inspection and construction project management. ACI is also the leading association providing standards, guidelines, regulations, education, training, and professional recognition in a field that has quickly become important procedure for both residential and commercial construction, found on the web at www.iami.org.

American Society of Heating, Refrigerating and Air-Conditioning Engineers, Inc., (ASHRAE) the American Society of Heating, Refrigerating and Air-Conditioning Engineers, Inc., devoted to the arts and sciences of heating, ventilation, air conditioning and refrigeration; recognized as the foremost, authoritative, timely and responsive source of technical and educational information, standards and guidelines, found on the web at www.ashrae.org. Reserve Advisors actively participates in its local chapter and holds individual memberships.

Community Associations Institute, (CAI) America's leading advocate for responsible communities noted as the only national organization dedicated to fostering vibrant, responsive, competent community associations. Their mission is to assist community associations in promoting harmony, community, and responsible leadership.

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

R.S. Means CostWorks, North America's leading supplier of construction cost information. As a member of the Construction Market Data Group, Means provides accurate and up-to-date cost information that helps owners, developers, architects, engineers, contractors and others to carefully and precisely project and control the cost of both new building construction and renovation projects found on the web at www.rsmeans.com.

Reserve Advisors' library of numerous periodicals relating to reserve studies, condition analyses, chapter community associations, and historical costs from thousands of capital repair and replacement projects, and product literature from manufacturers of building products and building systems.

7. DEFINITIONS

Definitions are derived from the standards set forth by the Community Associations Institute (CAI) representing America's 305,000 condominium and homeowners associations and cooperatives, and the Association of Professional Reserve Analysts, setting the standards of care for reserve study practitioners.

Cash Flow Method - A method of calculating Reserve Contributions where contributions to the reserve fund are designed to offset the variable annual expenditures from the reserve fund. Different Reserve Funding Plans are tested against the anticipated schedule of reserve expenses until the desired funding goal is achieved.

Component Method - A method of developing a Reserve Funding Plan with the total contribution is based on the sum of the contributions for individual components.

Current Cost of Replacement - That amount required today derived from the quantity of a *Reserve Component* and its unit cost to replace or repair a Reserve Component using the most current technology and construction materials, duplicating the productive utility of the existing property at current *local* market prices for *materials*, *labor* and manufactured equipment, contractors' overhead, profit and fees, but without provisions for building permits, overtime, bonuses for labor or premiums for material and equipment. We include removal and disposal costs where applicable.

Fully Funded Balance - The Reserve balance that is in direct proportion to the fraction of life "used up" of the current Repair or Replacement cost similar to Total Accrued Depreciation.

Funding Goal (Threshold) - The stated purpose of this Reserve Study is to determine the adequate, not excessive, minimal threshold reserve balances.

Future Cost of Replacement - *Reserve Expenditure* derived from the inflated current cost of replacement or current cost of replacement as defined above, with consideration given to the effects of inflation on local market rates for materials, labor and equipment.

Long-Lived Property Component - Property component of SRP responsibility not likely to require capital repair or replacement during the next 30 years with an unpredictable remaining Useful Life beyond the next 30 years.

Percent Funded - The ratio, at a particular point of time (typically the beginning of the Fiscal Year), of the actual (or projected) Reserve Balance to the Fully Funded Balance, expressed as a percentage.

Remaining Useful Life - The estimated remaining functional or useful time in years of a *Reserve Component* based on its age, condition and maintenance.

Reserve Component - Property elements with: 1) SRP responsibility; 2) limited Useful Life expectancies; 3) predictable Remaining Useful Life expectancies; and 4) a replacement cost above a minimum threshold.

Reserve Component Inventory - Line Items in *Reserve Expenditures* that identify a *Reserve Component*.

Reserve Contribution - An amount of money set aside or *Reserve Assessment* contributed to a *Reserve Fund* for future *Reserve Expenditures* to repair or replace *Reserve Components*.

Reserve Expenditure - Future Cost of Replacement of a Reserve Component.

Reserve Fund Status - The accumulated amount of reserves in dollars at a given point in time, i.e., at year end.

Reserve Funding Plan - The portion of the Reserve Study identifying the *Cash Flow Analysis* and containing the recommended Reserve Contributions and projected annual expenditures, interest earned and reserve balances.

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

Useful Life - The anticipated total time in years that a *Reserve Component* is expected to serve its intended function in its present application or installation.

8. PROFESSIONAL SERVICE CONDITIONS

Our Services - Reserve Advisors, LLC (RA) performs its services as an independent contractor in accordance with our professional practice standards and its compensation is not contingent upon our conclusions. The purpose of our reserve study is to provide a budget planning tool that identifies the current status of the reserve fund, and an opinion recommending an annual funding plan to create reserves for anticipated future replacement expenditures of the property.

Our inspection and analysis of the subject property is limited to visual observations, is noninvasive and is not meant to nor does it include investigation into statutory, regulatory or code compliance. RA inspects sloped roofs from the ground and inspects flat roofs where safe access (stairs or ladder permanently attached to the structure) is available. The report is based upon a "snapshot in time" at the moment of inspection. RA may note visible physical defects in our report. The inspection is made by employees generally familiar with real estate and building construction but in the absence of invasive testing RA cannot opine on, nor is RA responsible for, the structural integrity of the property including its conformity to specific governmental code requirements for fire, building, earthquake, and occupancy, or any physical defects that were not readily apparent during the inspection.

RA is not responsible for conditions that have changed between the time of inspection and the issuance of the report. RA does not investigate, nor assume any responsibility for any existence or impact of any hazardous materials, such as asbestos, urea-formaldehyde foam insulation, other chemicals, toxic wastes, environmental mold or other potentially hazardous materials or structural defects that are latent or hidden defects which may or may not be present on or within the property. RA does not make any soil analysis or geological study as part of its services; nor does RA investigate water, oil, gas, coal, or other subsurface mineral and use rights or such hidden conditions. RA assumes no responsibility for any such conditions. The Report contains opinions of estimated costs and remaining useful lives which are neither a guarantee of the actual costs of replacement nor a guarantee of remaining useful lives of any property element.

RA assumes, without independent verification, the accuracy of all data provided to it. You agree to indemnify and hold RA 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 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. Your obligation for indemnification and reimbursement shall extend to any director, officer, employee, affiliate, or agent of RA. Liability of RA and its employees, affiliates, and agents for errors and omissions, if any, in this work is limited to the amount of its compensation for the work performed in this engagement.

Report - RA completes the services in accordance with the Proposal. The Report represents a valid opinion of RA's findings and recommendations and is deemed complete. RA, however, considers any additional information made available to us within 6 months of issuing the Report if a timely request for a revised Report is made. RA retains the right to withhold a revised Report if payment for services was not tendered in a timely manner. All information received by RA and all files, work papers or documents developed by RA during the course of the engagement shall remain the property of RA and may be used for whatever purpose it sees fit.

Your Obligations - You agree to provide us access to the subject property for an on-site visual inspection. You agree to provide RA all available, historical and budgetary information, the governing documents, and other information that we request and deem necessary to complete the Report. You agree to pay actual attorneys' fees and any other costs incurred to collect on any unpaid balance for RA's services.

Use of Our Report and Your Name - Use of this Report is limited to only the purpose stated herein. You hereby acknowledge that any use or reliance by you on the Report for any unauthorized purpose is at your own risk and you shall hold RA harmless from any consequences of such use. Use by any unauthorized third party is unlawful. The Report in whole or in part ***is not and cannot be used as a design specification for design engineering purposes or as an appraisal.*** You may show our Report in its entirety to the following third parties: members of your organization, your accountant, attorney, financial institution and property manager who need to review the information contained herein. Without the written consent of RA, you shall not disclose the Report to any other third party. The Report contains intellectual property developed by RA and ***shall not be reproduced or distributed to any party that conducts reserve studies without the written consent of RA.***

RA will include your name in our client lists. RA reserves the right to use property information to obtain estimates of replacement costs, useful life of property elements or otherwise as RA, in its sole discretion, deems appropriate.

Payment Terms, Due Dates and Interest Charges - Retainer payment is due upon authorization and prior to inspection. The balance is due net 30 days from the report shipment date. Any balance remaining 30 days after delivery of the Report shall accrue an interest charge of 1.5% per month. Any litigation necessary to collect an unpaid balance shall be venued in Milwaukee County Circuit Court for the State of Wisconsin.