



Reserve Study Project No. 10060

Prepared for
Homestead Owners Association
Edwards, Colorado

Prepared by
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Englewood, Colorado 80112

January 19, 2011

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January 19, 2011

Mr. Tracy Erickson
Homestead Owners Association
P.O. Box 808
Edwards, Colorado 81632
Email: terickson@homesteadcourtclub.com

Re: Homestead Owners Association, Edwards, Colorado
Reserve Study – Project No. 10060

Dear Members of the Board of Directors:

Bornengineering has been commissioned by Homestead Owners Association to prepare a financial update of the Reserve Study. The purpose of this Reserve Study Update is to provide updates to the interest rate, inflation, reserve fund balance, reserve contribution amount, current costs, financials and remaining life expectancy on the items that are the responsibility of the Association. This Study Update does not provide an evaluation of the existing condition and remaining life of the common-area components other than as provided to Bornengineering by Management or the Association Board. The Study also includes estimated costs for the major repair, maintenance and replacement items to enable the Association to establish an adequate level of reserve funds for the upkeep of the property.

Community Description

The Association consists of approximately 825 residences. The Association is responsible for approximately 460 acres of open space, a community clubhouse, which includes wood siding, a deck area, concrete tile and PVC roof systems, doors and windows, one elevator and building mechanical equipment including furnaces, rooftop units and domestic hot water heaters. The site responsibilities include several parking lots, six access drives, several miles of concrete walkways and open rail fencing, irrigation systems, four community parks and several acres of community open space. Amenities include an indoor swimming pool, an indoor spa, 2 interior and 6 exterior tennis courts, a basketball court, a volley ball court, platform tennis court, soccer field and a dog park. The Association is approximately 25 years old.

Approach

To prepare this financial update of the Reserve Study, Bornengineering has completed the necessary correspondence with an Association representative, the financial projections, and the projection interpretation.

The financial update of the Reserve Study identifies each reserve component, reiterates the previously estimated the quantities of the reserve components and major action items to those components. A major action item is defined as anything estimated to be over \$1,000. Reserve cost estimates were determined from bids received from similar projects, unit costs obtained from projects of similar size and scope, past expenditures on similar work and cost estimating guides (RS Means, Walkers Builders Estimators Reference Book, Dodge Unit Cost Guide). We use typical useful lives and unit costs, presuming the systems were properly installed in compliance with local code requirements,

manufacturer installation requirements and original construction documents. This Reserve Study is not intended to be a construction compliance assessment or maintenance manual. The financial update of the Reserve Study was prepared based on information provided by a representative of the Association. The Study comments on the locations, physical description, the component condition previously identified and updates the age, expected useful life, effective useful life, recommendations, and assigns action items to the components during the term of the Study.

The projections were assembled using the cash flow method. This method develops a reserve funding plan where contributions to the reserve fund are designed to offset the variable annual expenditures from the reserve fund. Different reserve funding plans are tested against the anticipated schedule of reserve expenses until a desired funding program is achieved.

The assigned action items and replacement costs for the component items are entered into our in-house projection software and the reserve projections include the following information:

- A summary page with general information about the Association and the projection summary results.
- The starting reserve fund balance and a projection starting date.
- Inflation factor, interest rate, and loan rate if applicable.
- Monthly, bi-annual, annual, or special assessment contributions to the fund.
- A 20-year projection graph that displays the reserve fund balance and incorporates the assessment contribution, future estimated expenditures, inflation, and interest.
- A report detailing the estimated expenditures assigned to the individual reserve items.

Bornengineering recommends updating the Reserve Study annually or at least every two years to account for changes in inflation, reserve account interest rates, product life and other variables.

Reference Material

The following references were provided to Bornengineering for this Reserve Study by the Management Company and/or the Board of Directors:

- Historical expense and past capital project information

Exclusions

Items not included in this Study are:

- Non-common or non-limited common area components.
- Association components with work that have estimated costs below the reserve component threshold amount of \$1,000.
- Long lasting items with estimated economic lives exceeding 30 years, such as sanitary sewers or building structural components. However, these items are included if they are known to have a fairly predictable anticipated useful life that falls within the span of the projection.
- Normal monthly operating items, i.e., taxes, insurance, snow plowing, utilities, cleaning and landscape maintenance, etc., are typically not funded by the reserve account.

Disclaimer

This Reserve Study was prepared specifically for Homestead Owners Association. The information contained within this document has been assembled in conjunction with the client and is intended to assist the client with its reserve planning and funding. Bornengineering has performed visual site observations of the project to identify components and action items. These observations are non-invasive in nature and do not include any testing, verification of the original intent of the designer, or

compliance with industry standards. Bornengineering does not guarantee, either explicitly or implied, that all repair and replacement items have been identified, the accuracy of the probable costs or the product lives associated with these items.

In providing the opinions of probable replacement costs, the client understands that Bornengineering has no control over costs or the price of labor, equipment or materials, or over the contractor's method of pricing, and that the opinions of probable replacement costs provided herein are made on the basis of Bornengineering's qualifications and experience. Bornengineering makes no warranty, expressed or implied, as to the accuracy of such opinions as compared to bid or actual costs.

All comments made are based on conditions seen at the time of this visual observation. We do not accept any responsibility for unknown or unknowable conditions within the existing site or structures.

If you have any questions regarding this report, please do not hesitate to contact our office.

Sincerely,

Bornengineering

A handwritten signature in blue ink that reads "Fred A. Hoyt". The signature is written in a cursive style with a large initial 'F' and 'H'.

Fred A. Hoyt, P.E.
President

Reserve Study Component Report

A. Topography and Grading

A1. Site Drainage

Location: Various locations, adjacent to the Court Club.

Quantity: 1 unit.

Description: The community area adjacent to the Court Club utilizes surface slope with trickle channels and culverts.

Age: 25 years old.

Expected Useful Life: Cyclical regrading and maintenance.

Effective Useful Life: Will exceed the term of the Study with maintenance.

Action(s):

- Regrade the slope in the trickle channels every 10 years, starting in 2019.
- Cyclically clean the culverts of debris every 7 years, starting in 2011.



B. Paving and Curbing

B1. Asphalt Parking Area

Location: Adjacent to the Court Club and at various locations including the Old School House, the soccer field, and paddle tennis courts.

Quantity: 34,650 square feet.

Description: The asphalt appeared to be full depth and presumed to be over a road base material. The surface was unbound around the majority of the perimeter.

Age: Presumed to be original, 25 years old. The soccer field parking lot was installed in 2009.

Expected Useful Life: 14 to 16 years with cyclical maintenance.

Effective Useful Life: Varies. Eventually, the asphalt will reach the end of its useful life and will need to be replaced.

Action(s):

- Mill and overlay or replace the asphalt parking areas, with the exception of the soccer field parking lot, every 15 years, starting in 2014. Prior to this work, we recommend contacting an engineer to recommend the most cost-effective way to perform the work, i.e., some areas of the asphalt may need to be removed and replaced and other areas may need to be milled and overlaid.
- Mill and overlay or replace all the asphalt parking areas every 15 years, starting in 2030. Prior to this work, we recommend contacting an engineer to recommend the most cost-effective way to perform the work, i.e., some areas of the asphalt may need to be removed and replaced and other areas may need to be milled and overlaid.
- Cyclically seal coat and crack fill the main lot asphalt areas every 2 years, starting in 2012.
26000 SQFT
- Cyclically seal coat and crack fill the remaining lots asphalt areas every 5 years, starting in 2015.



B2. Asphalt Driveways

Location: Access drives in various tracts.

Quantity: 24,770 square feet.

Description: The asphalt appeared to be full depth and presumed to be over a road base material. The surface was unbound around the perimeter.

Age: Varies with the age of the associated tracts.

Expected Useful Life: 20 to 25 years.

Effective Useful Life: Varies. Eventually, the asphalt will reach the end of its useful life and will need to be replaced.

Action(s):

- Cyclically seal coat and crack fill Tract P every 5 years, starting in 2013.
- Cyclically mill and overlay the asphalt at Tract P every 15 years, starting in 2023.
- Cyclically mill and overlay the asphalt at Tracts C, O, Q, R and S every 15 years, starting in 2015.
- Cyclically seal coat and crack fill Tracts C, O, Q, R and S every 5 years, starting in 2020.



B3. Asphalt Walkways Around the Court Club

Location: Various locations around the Court Club and Tract Q, G and B.

Quantity: 7,500 square feet.

Description: Asphalt walkways that are unbound on the edges.

Age: 1 year old.

Expected Useful Life: 20 to 25 years.

Effective Useful Life: 19 to 24 years. Eventually, the asphalt will reach the end of its useful life and will need to be replaced.

Action(s):

- Cyclically resurface all the community asphalt walkways every 18 years, starting in 2027.
- Cyclically seal coat and crack fill the asphalt walkways every 6 years, starting in 2015.



C. Flatwork

C1. Concrete Walkways

Location: Along the streets in Filings 1 and 2.

Quantity: 87,500 square feet.

Description: The walkways appeared to be on-grade, fiber reinforced concrete slabs.

Age: Varies with the age of the tracts.

Expected Useful Life: Cyclical sectional replacement. Most communities typically replace damaged sections of concrete walkways as needed rather than 100% replacement.

Effective Useful Life: Cyclical sectional replacement.

Action(s):

- Cyclically replace damaged sections (approximately 2%) of the concrete walkways every 6 years, starting in 2014. We were informed that the cost for this component is based on a partnership with Eagle County.



C2. Concrete Stairs

Location: Main entrance to the Court Club.

Quantity: 1,200 square feet.

Description: On-grade, reinforced concrete stairs with a pedestrian grade coating applied to the surface.

Age: 25 years old.

Expected Useful Life: Cyclical sectional replacement. Most communities typically replace damaged sections of concrete stairs as needed rather than 100% replacement. However, because of the small quantity, complete replacement has been funded in 2020.

Effective Useful Life: Cyclical sectional replacement and maintenance.

Action(s):

- Remove and replace the concrete stairs and coating in 2020.
- Cyclically remove and replace the pedestrian grade coating every 3 years, starting in 2012.
- Inspect the surface and repair any cracks or deteriorating concrete stairs every year. This cost is not included in the Study because normally associations perform this as a maintenance item and the cost is considered an operating expense.



C3. Concrete Pool Deck

Location: Interior pool area.

Quantity: 1,250 square feet.

Description: Presumed to be on-grade, reinforced concrete slab.

Age: 25 years old.

Expected Useful Life: Indoor pool decks can have a 60+ year life if the top coating is maintained.

Effective Useful Life: 35+ years.

Action(s):

- Remove and replace the pool deck in 2047. The life expectancy of the pool deck should exceed the term of the Study.
- Inspect the surface and repair any cracks or deteriorating concrete pool deck every year. This is not included in the Study because normally associations perform this as a maintenance item and the cost is considered an operating expense.



D. Landscaping and Appurtenances

D1. Dry Stack Retaining Walls

Location: Adjacent to the Court Club.

Quantity: 280 linear feet.

Description: Dry stack boulder retaining walls.

Age: 25 years old.

Expected Useful Life: 50+ years with cyclical restacking.

Effective Useful Life: 25+ years.

Action(s):

- Remove and replace the dry stack retaining walls in 2037. The life expectancy of the dry stack retaining walls should exceed the term of this Study.



D2. Block Retaining Walls

Location: Adjacent to the outdoor tennis courts between the asphalt courts and the condominium building.

Quantity: 150 linear feet.

Description: Block retaining wall.

Age: 1 year old.

Expected Useful Life: 50+ years.

Effective Useful Life: 49+ years.

Action(s):

- Remove and replace the block retaining wall in 2059. The life expectancy of the block retaining wall should exceed the term of this Study.

D3. Timber Retaining Walls

Location: Adjacent to the playground that is nearest to the Court Club, at the School Lease Space and at the Court Club.

Quantity: 470 linear feet.

Description: 6x6 treated timber retaining walls with dead man supports.

Age: 25 years old.

Expected Useful Life: 20 to 25 years.

Effective Useful Life: Exceeded.

Action(s):

- Remove and replace the timber retaining walls in 2015.



D4. Community Lighting

Location: Various locations throughout the common areas.

Quantity: 8 units.

Description: Low profile landscape and pathway lighting and high profile parking lighting at the Court Club parking lot.

Age: 25 years old.

Expected Useful Life: 20 to 30 years and depending on aesthetic preference.

Effective Useful Life:

- Low profile lighting – Exceeded.
- High profile parking lighting- 0 to 5 years.

Action(s):

- Replace the low profile lighting in 2012.
- Replace the high profile parking lighting in 2017.
- Cyclically paint/stain the posts every 5 years, starting in 2017. The cost is not included in the Study because it falls below the minimum fund threshold.



D5. Timber Bridges and Stairways

Location: Various locations throughout the common areas.

Quantity: 475 square feet.

Description: Timber-framed stairways and bridges typically with 2x decking and handrails.

Age: Varies.

Expected Useful Life: Typically outdoor timber structures are rebuilt every 16 to 18 years with paint or stain cycles every 4 to 6 years.

Effective Useful Life: Varies.

Action(s):

- Cyclically stain, seal or paint the timber bridges and stairways every 5 years, starting in 2011.
- Rebuild the timber bridges and stairways in 2014.



D6. Playground Equipment

Location: There is one set of equipment at the dog park, a set at Park De Clark, and a set at the park nearest the Court Club.

Quantity: 3 units.

Description: Playground systems with steel support structures with polymer accessories.

Age:

- Dog park tot lot – 1 year old.
- Park De Clark tot lot – 5 years old.
- Court club – 15 to 18 years old.

Expected Useful Life: 15 to 18 years.

Effective Useful Life:

- Dog park tot lot – 14 to 17 years.
- Park De Clark tot lot – 10 to 13 years.
- Court club – 0 to 3 years.

Action(s):

- Cyclically replace the playground equipment at the dog park tot lot every 15 years, starting in 2024.
- Cyclically replace the playground equipment at the Court Club every 15 years, starting in 2011.
- Cyclically replace the playground equipment at Park De Clark every 15 years, starting in 2020.



D7. Eco Paths

Location: Various locations throughout the common areas.

Quantity: 7,450 linear feet.

Description: Community trail system.

Age: 25 years old.

Expected Useful Life: Infinite with grading and maintenance cycles.

Effective Useful Life: Infinite.

Action(s):

- Cyclically regrade and rebuild portions of the eco path systems every 5 years, starting in 2011.



D8. Entrance Monuments

Location: At Court Club and Edwards Village Boulevard

Quantity: 2 units.

Description: Stone entrance monuments.

Age: 2 years old.

Expected Useful Life: 25 to 30 years.

Effective Useful Life: 23 to 28 years.

Action(s):

- Remove and replace the entrance monuments in 2035.

D9. Community Signage

Location: At all community intersections, adjacent to the roadways.

Quantity: 38 units.

Description: Street and traffic signs mounted to metal poles embedded into concrete caissons.

Age: 5 years old.

Expected Useful Life: Typically building signage is updated every 15 to 20 years, if maintained properly.

Effective Useful Life: 10 to 15 years.

Action(s):

- Cyclically replace damaged poled as needed every 3 years, starting in 2012.
- Remove and replace the community signage in 2022.



D10. Community Wood Decking

Location: There is wood decking at the paddle tennis courts, adjacent to the Tract C driveway and adjacent to the School Lease Space.

Quantity: 1,525 square feet.

Description: Presumed to be a 2x structure supported by concrete caissons with 2x decking.

Age: Varies. Approximately 300 square feet of decking was replaced in 2010.

Expected Useful Life: 20 to 25 years, cyclical replacement.

Effective Useful Life: Varies.

Action(s):

- Cyclically stain or seal the wood decks every 5 years, starting in 2011.
- Cyclically rebuild the remaining wood decks every 15 years, starting in 2014.
- Cyclically rebuild approximately 300 square feet of decking every 15 years, starting in 2025.



D11. Community Benches and Tables

Location: Various locations at the community parks and tot lots.

Quantity: 13 units.

Description: Metal and wood benches and tables.

Age: Varies

Expected Useful Life: 15 to 20 years.

Effective Useful Life: Varies.

Action(s):

- Cyclically replace a portion of the benches and tables every 5 years, starting in 2013.



D12. Irrigation System

Location: Throughout the common areas.

Quantity: 1 unit.

Description: Subsurface irrigation system. The dog and the soccer field are operated by nine, 9-volt clocks.

Age: Varies with the age of the associated Tracts.

Expected Useful Life: Cyclical replacement. Irrigation systems are normally repaired as needed and major components are replaced through reserve funds.

Effective Useful Life: Cyclical replacement.

Action(s):

- Cyclically replace damaged irrigation system components every 2 years, starting in 2012.

E. Façade

E1. Siding and Trim

Location: Exterior of entire building.

Quantity: 1 unit.

Description: The cedar siding is a lap channel siding that is installed vertically. 1x4 and 2x4 rough sawn cedar trim is installed around windows and doors. Cedar trim is also installed as fascia at roof eaves. The soffit underneath roof eaves are plywood.

Age: 25 years old.

Expected Useful Life: 30 to 40 years.

Effective Useful Life: 5 to 15 years.

Action(s):

- Remove and replace a portion of the siding and trim every 4 years, starting in 2013 in conjunction with the painting cycle.
- Cyclically prep and paint the club siding and trim and replace any damaged or deteriorated sections every 4 years, starting in 2013.



E2. Windows and Doors

Location: Various locations.

Quantity: Approximately 84 windows and 24 doors.

Description: Aluminum clad wood windows constitute the majority of the windows on the building. One window is a vinyl window. Primary entrance doors are steel with fixed lites. Secondary entrance doors are insulated hollow core steel. Doors for the Indoor Pool Facility are fiberglass sliding.

Age: Varies.

Expected Useful Life: 35 to 50 years.

Effective Useful Life: Varies.

Action(s):

- Remove and replace a portion of the windows as needed every 5 years, starting in 2011.
- Remove and replace a portion of the doors as needed every 5 years, starting in 2011.

F. Roofing

F1. PVC Roofing

Location: Central portions of the buildings.

Quantity: 90 squares.

Description: EPDM roof was replaced with a PVC roof.

Age: 1 year old.

Expected Useful Life: 20 years. We were informed by the Association that the current roof has a 20 year warranty and the Association would like to replace it in 25 years.

Effective Useful Life: 24 years.

Action(s):

- Remove and replace the PVC roofing in 2034. The life expectancy of the PVC roofing should exceed the term of this Study.

F2. Concrete Tile Roofs

Location: Perimeter of buildings.

Quantity: 310 squares.

Description: The concrete roofs consist of flat, interlocking tiles that are 12" wide and have a 13-1/2" exposure. The tiles are mechanically fastened to a wood batten and counter-batten system. A drip flashing is installed along the roof eave. Soffit vents and ridge vents are installed to provide ventilation directly underneath the concrete tiles.

Age: 25 years old.

Expected Useful Life: 40 years.

Effective Useful Life: Estimated 4 years based.

Action(s):

- Remove and replace the concrete tile roof in 2014.



F3. Chimneys

Location: Various locations on the Court Club rooftop.

Quantity: 1 unit.

Description: Chimneys are either clad with cedar lap siding or real stone veneer. The chimneys are covered with a metal cap.

Age: 25 years old.

Expected Useful Life: 50 years.

Effective Useful Life: Varies. Many of the units will exceed the term of the Study.

Action(s):

- Cyclically replace the chimney cap for the southeast chimney every 15 years, starting in 2014.



G. Structural

G1. School Lease Space

Location: Northeast of the Court Club.

Quantity: 1 unit.

Description: The school structure is part of the recreation facility located at the northeast corner of the building. The building structure has been reported to be steel frame with a concrete foundation wall.

Age: 25 years old.

Expected Useful Life: 70+ years.

Effective Useful Life: Will exceed the term of the Study with minor improvements.

Action(s):

- Cyclically monitor and epoxy patch/inject cracks in the concrete every 5 years, starting in 2011.
- Remove and replace the School Lease Space HVAC system in 2011.
- Refurbish the School Lease Space kitchen in 2011.
- Refurbish the School Lease Space bathrooms in 2011.
- Replace the School Lease Space flooring and paint in 2011.

G2. Court Club Main Structure

Location: Court Club.

Quantity: 1 unit.

Description: The main building structure has been reported to be structural steel framing (steel columns and wide flange beams) with a sloped roof comprised of steel joist and metal decking.

Age: 25 years old.

Expected Useful Life: 70+ years.

Effective Useful Life: 45+ years.

Action(s):

- No maintenance will be required for this structure over the term of the Study.

G3. Indoor Tennis Court Area

Location: South portion of the Court Club.

Quantity: 1 unit.

Description: The west foundation concrete wall.

Age: 25 years old.

Expected Useful Life: 70+ years.

Effective Useful Life: 45+ years.

Action(s):

- Cyclically monitor and epoxy patch/inject cracks in the concrete every 5 years, starting in 2011.

G4. Daycare Area

Location: Above the pool area at the Court Club.

Quantity: 1 unit.

Description: The day care is a small, second floor area with its entrance located at the top of the stairs in the pool area. The ceiling structure is an acoustic drop ceiling.

Age: 25 years old. The ceiling was replaced in 2009.

Expected Useful Life: Varies.

Effective Useful Life: Varies.

Action(s):

- No action at this time. The life expectancy of the day care area should exceed the term of this Study.

G5. Pool Area

Location: South portion of the Club Court.

Quantity: 1 unit.

Description: Store front windows, steel columns, steel beams and sloped steel bar joists with a metal deck.

Age: 25 years old.

Expected Useful Life: 70+ years.

Effective Useful Life: 45+ years.

Action(s):

- Cyclically clean all steel structure surfaces of visible rust, prime and paint the steel surfaces with a rust-inhibitive paint and add any fire proof coating as required by the local fire code every 10 years, starting in 2011.

G6. Court Club Rear Patio

Location: South exterior outside of office space at the Court Club.

Quantity: 1 unit.

Description: The patio area is covered with a cover supported by wood post and beams.

Age: Varies. The south columns were replaced in 2010.

Expected Useful Life: 40+ years with cyclical sectional replacement.

Effective Useful Life: Varies.

Action(s):

- Cyclically remove and replace the wood columns and install a new post base to elevate the base above the concrete flatwork surface every 15 years starting in 2025. The new posts shall be painted and sealed on all surfaces including the top and bottom surface prior to installation.

G7. Court Club Front Entrance

Location: North elevation of the Court Club.

Quantity: 1 unit.

Description: The main entrance is constructed with post and beam construction. The entry area also has a large tree that is adorned with holiday decorations.

Age: 25 years old. The bases were wrapped in 2009.

Expected Useful Life: 50+ years.

Effective Useful Life: 25+ years with cyclical maintenance including prep and painting and staining of the wooden and steel components.

Action(s):

- Cyclically remove and replace the wood columns and install a new post base to elevate the base above the concrete flatwork surface every 15 years starting in 2020. The new posts shall be painted and sealed on all surfaces including the top and bottom surface prior to installation.
- Cyclically replace the tree decorations every 4 years, starting in 2014.

G8. Court Club Exterior Deck

Location: South elevation of the Court Club.

Quantity: 2,000 square feet.

Description: Composite decking.

Age: 2 years old.

Expected Useful Life: 10 to 15 years.

Effective Useful Life: 8 to 13 years.

Action(s):

- Remove and replace the composite decking every 15 years, starting in 2023.

G9. Old School House

Location: North end of the community.

Quantity: 1 unit.

Description: According to Property Management, the building is circa 1900, a wood framed construction with site built trusses and founded on horizontal logs. We were informed that the building has recently been "straightened" and repaired.

Age: 108 years, estimated.

Expected Useful Life: Unknown.

Effective Useful Life: Unknown.

Action(s):

- Cyclically inspect the building and associated structure for movement and deterioration every year starting in 2011.

H. Interior

H1. Interior Flooring

Location: Building interior.

Quantity: 12,600 square feet.

Description: The Court Club is finished with a commercial grade tile and commercial grade carpeting. There are miscellaneous rooms with hardwood floor and the exercise room has a rubber floor system.

Age: Varies.

Expected Useful Life:

- Tile – 30+ years, typically replaced to modernize the room.
- Hardwood – 30 years with cyclical maintenance including sanding and restaining the surfaces.
- Carpet – 4 to 7 years.
- Rubber floor – 16 to 20 years.

Effective Useful Life:

- Tile – 7 to 9 years.
- Hardwood – 17 years.
- Carpet – Varies
- Rubber floor – 5 to 7 years.

Action(s):

- Cyclically replace the daycare carpeting every 4 years, starting in 2013
- Cyclically resurface the hardwood floors every 3 years, starting in 2013.
- Cyclically remove and replace the wood floor every 6 years, starting in 2016.
- Cyclically replace the lower level carpeting every 4 years, starting in 2015.
- Remove and replace the exercise room rubber flooring in 2016.
- Remove and replace the tile flooring in 2017.



H2. Locker Rooms

Location: Court Club interior.

Quantity: 2 units

Description: Common area locker rooms with sinks, toilets, lockers, tiled flooring and painted walls.

Age: 13 to 15 years old.

Expected Useful Life: Typically restrooms or locker rooms are remodeled every 13 to 15 years.

Effective Useful Life: Exceeded.

Action(s):

- Cyclically remodel the locker rooms every 15 years, starting in 2012.



I. Amenities

I1. Swimming Pool

Location: Court Club interior.

Quantity: 2,070 square feet.

Description: The swimming pool is a concrete basin finished plaster surface.

Age: 25 years old.

Expected Useful Life:

- Typically the plaster basin is resurfaced every 10 years.
- Coping stones – 25 to 30 years.

Effective Useful Life:

- Plaster basin – Exceeded.
- Coping stones – 0 to 5 years.

Action(s):

- Cyclically resurface the swimming pool every 10 years, starting in 2014.
- Remove the coping stones and sealant joint in 2014.

I2. Spa

Location: Adjacent to the swimming pool.

Quantity: 50 square feet.

Description: Concrete basin with a tiled surface.

Age: 8 years old.

Expected Useful Life: Typically the tiles are replaced in full every 12 to 15 years.

Effective Useful Life: 0 years.

Action(s):

- We were informed by the Association that the spa has a leak and it will be entirely replaced including the piping in 2012.
- Cyclically refurbish the spa surface every 13 years, starting in 2025.

13. Steam Room

Location: Adjacent to the swimming pool.

Quantity: 1 unit.

Description: Tile and mortar finished steam room with a steamer unit.

Age: 8 years old.

Expected Useful Life:

- Typically steam rooms are remodeled every 14 to 17 years.
- Steam unit – 8 to 10 years. Reduced to 5 years due to the nature of the steam unit.

Effective Useful Life:

- Remodel – 6 to 9 years.
- Steam unit – 4 years.

Action(s):

- Cyclically replace the steam unit every 5 years, starting in 2014.
- Cyclically remodel the steam room every 17 years, starting in 2019.



I4. Tanning Bed

Location: Adjacent to the upper level daycare center.

Quantity: 1 unit.

Description: There is one KLAFSUN, Caliente tanning bed.

Age: 11 to 13 years old, estimated.

Expected Useful Life: 12 to 15 years.

Effective Useful Life: 0 to 2 years.

Action(s):

- Cyclically replace the tanning bed every 15 years, starting in 2012.



15. Racquetball and Squash Courts

Location: Interior of the Court Club.

Quantity: 1,490 square feet.

Description: There is one racquetball court and one squash court with hard wood flooring, wall panels and glass back walls.

Age: 25 years old.

Expected Useful Life: Wall panels – 16 to 19 years.

Effective Useful Life: Exceeded.

Action(s):

- Replace the wall panels in both the racquetball and squash courts in 2015.



16. Indoor Tennis Courts

Location: Court Club interior.

Quantity: 14,400 square feet.

Description: Indoor tennis courts with concrete court surfaces, 36 Metal halide lamp lighting fixtures and a curtain barrier around the perimeter.

Age: Varies.

Expected Useful Life:

- Playing surface – 10 to 12 years.
- Metal halide bulbs – 4 to 6 years.
- Metal halide fixtures – 10 to 12 years.
- Court curtain – 7 to 9 years.

Effective Useful Life: Varies.

Action(s):

- Cyclically replace the middle court curtain every 8 years, starting in 2018.
- Cyclically replace the outer court curtain every 8 years, starting in 2011.
- Cyclically resurface the playing surface of the indoor tennis courts every 12 years, starting in 2013.
- Cyclically replace the metal halide lighting fixtures every 12 years, starting in 2022.
- Cyclically remove and replace the tennis ball machine every 8 years, starting in 2011.



17. Outdoor Tennis Courts

Location: Adjacent to the Court Club.

Quantity: 43,200 square feet.

Description: There are four asphalt surfaced tennis courts and two clay surfaced tennis courts. All courts have a coated chain link fence surrounding them. Additionally there are court pavilions, hardware and other accessories.

Age:

- Asphalt court surface – 29 years.
- Clay courts – 11 to 13 years.
- Fencing – 29 years.
- Pavilions – 5 to 8 years.

Expected Useful Life:

- Asphalt court surface – 20 to 25 years.
- Clay court surface – 19 to 22 years.
- Clay court retaining walls – 25+ years.
- Fencing – 25 to 29 years.
- Pavilions – 13 to 16 years.

Effective Useful Life:

- Asphalt court surface – Exceeded.
- Clay court surface – 6 to 11 years.
- Clay court retaining walls – Exceeded.
- Fencing – Exceeded.
- Pavilions – 5 to 11 years.

Action(s):

- Cyclically replace the tennis court pavilions every 15 years, starting in 2013.
- Cyclically crack fill and repair court annually starting in 2011 and ending in 2013.
- Per Client direction, overlay courts with Nova Probounce system in 2013.
- Remove the asphalt court surfaces, recondition the sub grade, replace the asphalt mat and replace the tennis court fencing in 2022.
- Cyclically replace the windscreens and center court nets every 5 years, starting in 2011.



18. Paddle Tennis Courts

Location: At Tract N.

Quantity: 2,000 square feet.

Description: There are two paddle ball courts. These courts are aluminum structures with surface heaters, court hardware and chain link fencing around the perimeter. Additionally, at the courts there are two area heaters and wood decking between the courts.

Age:

- Courts – Estimated 11 to 13 years old.
- Court surface heaters – 1 year old.
- Fence – 11 to 13 years old.
- Area Heaters – 0 years old. Replaced in 2010.

Expected Useful Life:

- Courts – 40+ years with maintenance including prep and paint cycles.
- Court surface heaters – 1 year.
- Fence – 25 to 30 years.
- Area Heaters – 5 to 6 years.

Effective Useful Life:

- Courts – 29 to 27 years with maintenance.
- Court surface heaters – As needed.
- Fence – 12 to 19 years.
- Area Heaters – 5 to 6 years.

Action(s):

- Cyclically paint the court surface every 5 years, starting in 2013. The cost is not included in the Study because it falls below the minimum fund threshold.
- Cyclically replace the area heaters every 5 years, starting in 2014.
- Remove and replace the fencing in 2024.



19. Basketball Courts

Location: At the Park De Clark and adjacent to the tot lot nearest the Court Club.

Quantity: 2,700 square feet.

Description:

- The court at Park De Clark has a concrete court with backboards.
- The court at Court Club court has an asphalt court with two backboard poles and a hockey goal.

Age:

- Park De Clark – 5 years old.
- Court Club – 1 year old.

Expected Useful Life:

- Park De Clark – 20+ years.
- Court Club – 16 to 18 years.

Effective Useful Life:

- Park De Clark – 15 years.
- Court Club – 15 to 17 years.

Action(s):

- Cyclically remove the asphalt court surface, recondition the sub grade, replace the asphalt mat and replace the basketball accessories every 18 years, starting in 2027.
- Cyclically seal coat and crack fill the asphalt court surface every 3 years, starting in 2012.
- Replace the basketball accessories at the Park De Clark in 2026.



I10. Volleyball Courts

Location: Adjacent to the tot lot nearest the Court Club.

Quantity: 3,480 square feet.

Description: Sand volley ball courts with nets and other hardware.

Age: Varies. Hardware replaced in 2010.

Expected Useful Life:

- Court hardware – 7 to 9 years.
- Court surface – New layer of sand is typically imported every 10 to 12 years.

Effective Useful Life:

- Court hardware – 7 to 9 years.
- Court surface – 3 years.

Action(s):

- Cyclically replace the volleyball court hardware every 8 years, starting in 2018.
- Cyclically add sand to the court surface every 6 years, starting in 2013.

I11. Restroom Facility

Location: Adjacent to the dog park.

Quantity: 1 unit.

Description: Restroom facility with two restrooms containing a sink, toilet and mirror. The building envelope consists of stucco, stone veneer and concrete roof with a solar system.

Age: Envelope - remodeled in 2006.

Expected Useful Life:

- Restrooms – Typically remodeled every 12 to 15 years.
- Building façade – Paint every 5 to 7 years.
- Building roof – 25 to 30 years.

Effective Useful Life:

- Restrooms – 5 to 7 years.
- Building façade – 1 to 3 years.
- Building roof – 21 to 25 years.

Action(s):

- Remodel the restroom facility interior in 2017.
- Cyclically replace the solar system every 11 years, starting in 2011.



I12. Outdoor Furniture

Location: Rear deck and patio of the Court Club.

Quantity: 77 units.

Description: There are several pieces of outdoor quality furniture including various types of chairs and tables.

Age: Estimated 5 to 7 years old.

Expected Useful Life: Typically outdoor furniture is replaced every 6 to 8 years.

Effective Useful Life: 1 to 3 years.

Action(s):

- Cyclically replace the outdoor furniture every 7 years, starting in 2012.



113. Appliances

Location: Various.

Quantity: 4 units.

Description: There is one GE washer, one SpeedQueen washer and an American commercial dryer. There is also a commercial ice machine and two refrigerators.

Age:

- Washers – Estimated 9 to 13 years old.
- Dryer – 20 years old.
- Ice Machine – 26 years old.
- Community Room Refrigerator – 25 years old.
- Break Room Refrigerator – 12 years old.

Expected Useful Life:

- Washer and dryers – 14 to 18 years.
- Ice Machine – 20 to 22 years.
- Refrigerators – 15 to 20 years.

Effective Useful Life:

- Washers – 1 to 9 years.
- Dryer – Exceeded.
- Ice Machine – Exceeded.
- Community Room Refrigerator – Exceeded.
- Break Room Refrigerator – 13 years.

Action(s):

- Replace the ice machine in 2012.
- Cyclically replace the washers every 2 years with one washer starting in 2011 and the remaining washer starting in 2012.
- Cyclically replace the dryer every 18 years, starting in 2011.
- Replace the community room refrigerator in 2012.
- Replace the community room refrigerator in 2012.
- Replace the break room refrigerator in 2011.



I14. Interior Furniture

Location: Various.

Quantity: 7 units.

Description: Desks and chairs.

Age: 3 years old.

Expected Useful Life: 10 to 15 years.

Effective Useful Life: 7 years.

Action(s):

- Cyclically replace the desks and chairs every 10 years, starting in 2017.

I15. Computer Equipment

Location: Various.

Quantity: 11 units.

Description: Various types of computers and a Dell projector.

Age: Varies.

Expected Useful Life: 4 to 8 years.

Effective Useful Life: Varies.

Action(s):

- Cyclically replace the GM computer every 4 years, starting in 2011.
- Cyclically replace the programming computer every 4 years, starting in 2014.
- Cyclically replace the front desk computer every 5 years, starting in 2011.
- Cyclically replace the front desk display computer every 5 years, starting in 2015.
- Cyclically replace the accounting computer every 5 years, starting in 2013.
- Cyclically replace the tennis computer every 5 years, starting in 2011.
- Cyclically replace the fitness computer every 5 years, starting in 2011.
- Cyclically replace the childcare computer every 5 years, starting in 2015.
- Cyclically replace the DRC computer every 5 years, starting in 2013.
- Cyclically replace the Board meeting laptop every 3 years, starting in 2011.
- Cyclically replace the projector every 8 years, starting in 2013.

I16. Televisions

Location: Various.

Quantity: 9 units.

Description: Various types of televisions.

Age: Varies.

Expected Useful Life: 4 years.

Effective Useful Life: Varies.

Action(s):

- Cyclically replace the cardio televisions every 4 years, starting in 2011.
- Cyclically replace the weight room televisions every 4 years, starting in 2011.
- Cyclically replace the spin room television every 4 years, starting in 2012.
- Cyclically replace the community room televisions every 4 years, starting in 2011.
- Cyclically replace the daycare room television every 4 years, starting in 2014.

J. Mechanical

J1. Rooftop Units

Location: Court Club rooftop.

Quantity: 2 units.

Description: There are two heating and cooling units for the main level HVAC.

Age: 0 years old; purchased in 2010.

Expected Useful Life: 22 to 25 years.

Effective Useful Life: 22 to 25 years.

Action(s):

- Remove and replace the rooftop units in 2035. The life expectancy of the rooftop units should exceed the term of this Study.



J2. 2nd Level HVAC

Location: 2nd floor, in the ceiling system.

Quantity: 2 units.

Description: There are two HVAC units with air conditioning for the 2nd level.

Age: 1 year old.

Expected Useful Life: 22 to 25 years.

Effective Useful Life: 21 to 24 years.

Action(s):

- Remove and replace the two HVAC units for the upper level HVAC system in 2034. The life expectancy of the 2nd Level HVAC should exceed the term of this Study.



J3. Pool HVAC

Location: Court Club interior.

Quantity: 3 units.

Description: There is a one duct heat unit for the pool HVAC system. This units also control the humidity for the room. The system is operated by a sensor that reads the room's humidity, once a certain level is reached the roof vent pulls air from the outside and the duct heater warm the fresh air. There are soffit vents around the perimeter of the room to allow for additional ventilation. There is a separate HVAC unit that services the daycare room only.

Age: 0 years old; replaced in 2010.

Expected Useful Life: 15 to 20 years.

Effective Useful Life: 15 to 20 years.

Action(s):

- Cyclically perform maintenance as needed every 3 years, starting in 2014.
- Cyclically replace the dehumidification system and duct heaters every 15 years, starting in 2025.
- Cyclically replace the daycare air and heat system every 15 years, starting in 2011.



J4. Entry Furnace

Location: Maintenance closet.

Quantity: 1 unit.

Description: Forced air furnace for the main entrance.

Age: 10 years old.

Expected Useful Life: 22 to 25 years.

Effective Useful Life: 12 to 15 years.

Action(s):

- Remove and replace the entry furnace in 2023.



J5. Domestic Water Heaters

Location: Various locations in the Court Club and School Lease Space.

Quantity: 5 units.

Description:

- Two A.O. Smith, electric, 40-gallon at the Daycare and the Court Club apartment.
- One A.O. Smith, electric, 20-gallon at the School Lease Space.
- One Lime Tamer, gas, 80-gallon at the pool mechanical room.
- One gas Bradford White, adjacent to the ice machine.

Age: Estimated 8 to 11 years old.

Expected Useful Life: 16 to 18 years.

Effective Useful Life: 5 to 10 years.

Action(s):

- Cyclically replace the pool mechanical room unit every 7 years, starting in 2016.
- Cyclically replace the remaining domestic hot water heaters every 18 years, starting in 2016.



J6. Pool and Spa Boilers

Location: Pool mechanical room.

Quantity: 2 units.

Description:

- The pool boiler is a Laars, HI-E2, 350,000-BTU/hr unit.
- The spa boiler is a Laars, EG250, 250,000-BTU/hr unit.

Age:

- Pool boiler – 1 year old.
- Spa boiler – 3 years old.

Expected Useful Life: 4 years based on Association experience.

Effective Useful Life:

- Pool boiler – 3 years.
- Spa boiler – 1 year.

Action(s):

- Cyclically replace the pool boiler every 4 years, starting in 2013.
- Cyclically replace the spa boiler every 4 years, starting in 2011.

J7. Pool and Spa Circulation Pumps

Location: Pool mechanical room.

Quantity: 3 units.

Description:

- The pool pump is an A.O. Smith, 3-HP circulation pump.
- There are two A.O. Smith, 1/5-HP spa pumps, we presume one is for the circulation system and one is a jet pump.

Age: 4 years old.

Expected Useful Life: 3 years based on Association experience.

Effective Useful Life: Exceeded

Action(s):

- Cyclically replace the pumps for the pool and spa in every 3 years, starting in 2012.



J8. Pool and Spa Filters

Location: Pool mechanical room.

Quantity: 3 units.

Description:

- There are two filters for the pool, both units are Pentair, Clean and Clear Plus. One unit is a hi-rate sand filter and the other appeared to be a paper media filter.
- The spa filter is a Jacuzzi brand, media filter.

Age: 9 years old.

Expected Useful Life: 13 to 15 years.

Effective Useful Life: 4 to 6 years.

Action(s):

- Cyclically replace the pool and spa filters every 14 years, starting in 2015.



J9. Radiant Heat System

Location: Perimeter of the indoor tennis courts.

Quantity: 350 linear feet.

Description: Presumed to be a natural gas fired overhead radiant tube heating system.

Age: 25 years old.

Expected Useful Life: 23 to 25 years.

Effective Useful Life: 0 to 2 years.

Action(s):

- Replace the radiant heat system at the indoor tennis courts in 2013.

K. Electrical

K1. Switch Panels

Location: Various locations in the Court Club.

Quantity: 1 unit.

Description: There are several ITE brand switch panels for the building's electrical systems.

Age: 25 years old.

Expected Useful Life: 50+ years.

Effective Useful Life: 25+ years.

Action(s):

- Remove and replace the switch panels in 2037. The life expectancy of the switch panels should exceed the term of this Study.



L. Fire and Safety

L1. Detection System

Location: Electrical room.

Quantity: 2 units.

Description: There is a SGL, SGL-4000 duct detector system and a Silent Knight operator.

Age: Estimated 13+ years old.

Expected Useful Life: 15 to 20 years.

Effective Useful Life: 2 to 7 years.

Action(s):

- Replace the fire notification and detection system in 2014.



M. Elevator

M1. Control System

Location: Elevator mechanical room.

Quantity: 1 unit.

Description: Dover, hydraulic elevator system.

Age: 25 years old.

Expected Useful Life: 40 years, typically the controls and critical operating components are modernized every 20 to 23 years.

Effective Useful Life: Exceeded.

Action(s):

- Modernize the elevator control systems in 2012.



M2. Cab

Location: Elevator.

Quantity: 1 unit.

Description: The passenger elevator cab is finished with wood and stainless steel paneling.

Age: Estimated 13+ years old.

Expected Useful Life: Elevator cabs are typically remodeled every 13 to 15 years.

Effective Useful Life: 0 to 2 years.

Action(s):

- Remodel the elevator cab every 14 years, starting in 2013.



N. Maintenance Equipment

N1. Pickup Truck

Location: N/A

Quantity: 1 unit.

Description: 2002 Ford truck with a plow attachment.

Age:

- Truck - 6 years old.
- Plow – 1 year old.

Expected Useful Life: 7 to 10 years.

Effective Useful Life: 1 to 4 years.

Action(s):

- Cyclically replace the plow attachment every 8 years, starting in 2017.
- Cyclically replace the pickup truck every 10 years, starting in 2014.



N2. Trailer

Location: N/A

Quantity: 1 unit.

Description: Single axle, flatbed trailer.

Age: Estimated 5 to 8 years old.

Expected Useful Life: 6 to 10 years dependant on the amount of use it gets.

Effective Useful Life: 1 to 5 years.

Action(s):

- Cyclically replace the trailer every 8 years, starting in 2012.



N3. Tractor

Location: N/A

Quantity: 1 unit.

Description: John Deere, model 4100 utility tractor with several attachments including a snow blower, brush, plow and mower.

Age: 7 years old.

Expected Useful Life: 13 to 15 years.

Effective Useful Life: 4 to 8 years.

Action(s):

- Cyclically replace the tractor and attachments every 15 years, in 2012.
- Replace Blower and Brush every 2 years starting in 2011.
- Replace mower every 7 years starting in 2014.



N4. Walk Behind Mower

Location: Maintenance shed.

Quantity: 1 unit.

Description: John Deere, model GS-30, walk behind mower.

Age: Estimated 13 to 15 years old.

Expected Useful Life: 8 to 10 years with typical maintenance.

Effective Useful Life: 0 to 2 years.

Action(s):

- Cyclically replace mower every 8 years, starting in 2012.

N5. Riding Mower

Location: Maintenance shed.

Quantity: 1 unit.

Description: Wright Sentar 48 inch ZTR Riding mower.

Age: 1 year old.

Expected Useful Life: 6 to 8 years.

Effective Useful Life: 5 years.

Action(s):

- Cyclically replace mower every 6 years, starting in 2015.



N6. Skid Steer

Location: N/A

Quantity: 1 unit.

Description: Skid steer used for snow removal.

Age: 3 years old.

Expected Useful Life: 15 to 17 years with typical machinery maintenance.

Effective Useful Life: 12 to 14 years.

Action(s):

- Cyclically replace the skid steer every 12 years, starting in 2022.



N7. Landscaping Air Compressor

Location: Maintenance shed.

Quantity: 1 unit.

Description: Landscaping air compressor.

Age: 0 years old; purchased in 2010.

Expected Useful Life: 8 years.

Effective Useful Life: 8 years.

Action(s):

- Cyclically replace the landscaping air compressor every 8 years, starting in 2018.

N8. Air Hammer

Location: Maintenance shed.

Quantity: 1 unit.

Description: Air hammer

Age: 0 years old; purchased in 2010.

Expected Useful Life: 8 years.

Effective Useful Life: 8 years.

Action(s):

- Cyclically replace the air hammer every 8 years, starting in 2018.



N9. Aerator

Location: Maintenance shed.

Quantity: 2 units.

Description: One Jayco aerator, spreader and one Bluebird aerator.

Age:

- Jayco - 0 years old; purchased in 2010.
- Bluebird – 10 years old.

Expected Useful Life: 10 to 15 years at the direction of the Association.

Effective Useful Life: 3 years.

Action(s):

- Cyclically replace the Jayco aerator every 3 years, starting in 2020.
- Cyclically replace the Bluebird aerator every 3 years, starting in 2012.



N10. Pony Tiller

Location: Maintenance shed.

Quantity: 1 unit.

Description: Troy Built pony tiller.

Age: 2 years old.

Expected Useful Life: 8 to 10 years.

Effective Useful Life: 6 to 11 years.

Action(s):

- Cyclically replace the pony tiller every 8 years, starting in 2013.



N11. Snow Blower

Location: Maintenance shed.

Quantity: 1 unit.

Description: Honda snow blower.

Age: 10 years old.

Expected Useful Life: 8 to 10 years.

Effective Useful Life: Exceeded.

Action(s):

- Cyclically replace the snow blower every 8 years, starting in 2011.

N12. Power Roller

Location: Maintenance shed.

Quantity: 1 unit.

Description: Clay court power roller.

Age: 20 years old.

Expected Useful Life: 13 to 15 years.

Effective Useful Life: Exceeded.

Action(s):

- Cyclically replace the power roller every 15 years, starting in 2012.



N13. Generator

Location: Maintenance shed.

Quantity: 1 unit.

Description: Generator.

Age: 4 years old.

Expected Useful Life: 8 years.

Effective Useful Life: 4 years.

Action(s):

- Cyclically replace the generator every 8 years, starting in 2014.

N14. Scaffolding

Location: Maintenance shed.

Quantity: 7 units.

Description: Scaffolding.

Age: 0 to 2 years old.

Expected Useful Life: 30 to 40 years.

Effective Useful Life: 6 to 10 years.

Action(s):

- Cyclically replace a portion of the scaffolding every 10 years, starting in 2018.



O. Miscellaneous

O1. Association Owned Units

Location: In the Court Club building and next door to the Court Club building.

Quantity: 3 units.

Description:

- Unit 10, approximately 2200-square feet in size with a kitchen, three bathrooms and four bedrooms.
- There are also two manager units located in the Court Club building, we presume the manager units are similar to Unit 10.

Age: 25 years old.

Expected Useful Life:

- Typically rental units are painted upon turnover.
- Restrooms and kitchens are typically remodeled every 12 to 15 years.

Effective Useful Life: Exceeded.

Action(s):

- Cyclically remodel the kitchen and restrooms in the Association owned unit every 14 years, starting in 2011.
- Cyclically remodel the kitchen and restrooms in the manager units every 14 years, starting in 2013.

Homestead Owners Association Reserve Component Detail

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
Site Drainage								
Clean culverts of debris	2011	2011	7	0	0	1 UT	5,000.00	5,000
Regrade slope in trickle channels	2009	2019	10	0	8	1 UT	5,000.00	<u>5,000</u>
Site Drainage - Total								\$10,000
Asphalt Parking Area								
Mill and overlay - all	2015	2030	15	15	19	34,650 SF	1.30	45,045
Mill and overlay - non-soccer field	1987	2014	15	12	3	29,250 SF	1.30	38,025
Seal coat and crack fill - Main	2012	2012	2	0	1	2,600 SF	0.92	2,392
Seal coat and crack fill - remaining lots	2015	2015	5	0	4	32,050 SF	0.92	<u>29,486</u>
Asphalt Parking Area - Total								\$114,948
Asphalt Driveways								
Mill and overlay - Tract P	2008	2023	15	0	12	1,800 SF	1.30	2,340
Mill and overlay - Tracts C, O, Q, R and..	1987	2015	15	13	4	22,970 SF	1.30	29,861
Seal coat and crack fill - Tract P	2008	2013	5	0	2	1,800 SF	0.92	1,656
Seal coat and crack fill - Tracts C, O, Q, R and S	2010	2015	5	0	4	22,970 SF	0.92	<u>21,132</u>
Asphalt Driveways - Total								\$54,989
Asphalt Walkways Around the Court Club								
Resurface	2009	2027	18	0	16	7,500 SF	3.00	22,500
Seal coat and crack fill	2009	2015	6	0	4	7,500 SF	0.92	<u>6,900</u>
Asphalt Walkways Around the Court Club - Total								\$29,400
Concrete Walkways								
Replace damaged sections	2008	2014	6	0	3	1,750 SF	13.00	<u>22,750</u>
Concrete Walkways - Total								\$22,750
Concrete Stairs								
Remove and replace	1987	2020	30	3	9	1,200 SF	28.00	33,600
Replace coating	2009	2012	3	0	1	1,200 SF	15.00	<u>18,000</u>
Concrete Stairs - Total								\$51,600
Concrete Pool Deck								
Remove and replace	<i>unfunded</i>							
Dry Stack Retaining Walls								
Remove and replace	<i>unfunded</i>							
Block Retaining Wall								
Remove and replace	<i>unfunded</i>							

**Homestead Owners Association
Reserve Component Detail**

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
Timber Retaining Walls								
Remove and replace	1987	2015	25	3	4	470 LF	80.00	<u>37,600</u>
Timber Retaining Walls - Total								\$37,600
Community Lighting								
Paint/stain	2017	2017	5	0	6	8 UT	200.00	1,600
Replace high profile lighting.	1987	2016	26	3	5	4 UT	1,000.00	4,000
Replace low profile lighting.	1987	2014	24	3	3	4 UT	500.00	<u>2,000</u>
Community Lighting - Total								\$7,600
Timber Bridges and Stairways								
Rebuild	1987	2014	18	9	3	475 SF	45.00	21,375
Stain, seal or paint	2011	2011	5	0	0	475 SF	10.00	<u>4,750</u>
Timber Bridges and Stairways - Total								\$26,125
Playground Equipment								
Replace - Court Club	1995	2011	15	1	0	1 UT	45,000.00	45,000
Replace - Park De Clark.	2005	2020	15	0	9	1 UT	30,000.00	30,000
Replace - dog park tot lot	2009	2024	15	0	13	1 UT	44,000.00	<u>44,000</u>
Playground Equipment - Total								\$119,000
Eco Paths								
Regrade and rebuild	2011	2011	5	0	0	7,450 LF	0.75	<u>5,587</u>
Eco Paths - Total								\$5,587
Entrance Monuments								
Remove and replace	2008	2035	27	0	24	2 UT	3,000.00	<u>6,000</u>
Entrance Monuments - Total								\$6,000
Community Signage								
Remove and replace	2005	2022	15	2	11	38 UT	300.00	11,400
Replace damaged poles	2012	2012	3	0	1	1 UT	1,200.00	<u>1,200</u>
Community Signage - Total								\$12,600
Community Wood Decking								
Rebuild - 300 SF	2010	2025	15	0	14	300 SF	38.00	11,400
Rebuild - remaining	2014	2014	15	0	3	1,225 SF	38.00	46,550
Stain or seal	2011	2011	5	0	0	1,525 SF	5.00	<u>7,625</u>
Community Wood Decking - Total								\$65,575
Community Benches and Tables								
Replace a portion	2008	2013	20	0	2	3 UT	850.00	<u>2,762</u>
Community Benches and Tables - Total								\$2,762

Homestead Owners Association Reserve Component Detail

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
Irrigation System								
Replace damaged components	2012	2012	2	0	1	1 UT	3,000.00	<u>3,000</u>
Irrigation System - Total								\$3,000
Siding and Trim								
Prep and paint - club	2009	2013	4	0	2	1 UT	18,000.00	18,000
Remove and replace portion	2009	2013	4	0	2	1 UT	4,000.00	<u>4,000</u>
Siding and Trim - Total								\$22,000
Windows and Doors								
Replace a portion - doors	2011	2011	50	0	0	2 UT	2,800.00	6,720
Replace a portion - windows	2011	2011	50	0	0	8 UT	1,300.00	<u>10,920</u>
Windows and Doors - Total								\$17,640
PVC Roofing								
Remove and replace	2009	2034	25	0	23	90 SQ	1,555.00	<u>139,950</u>
PVC Roofing - Total								\$139,950
Concrete Tile Roofs								
Remove and replace	1987	2014	40	-13	3	310 SQ	1,613.00	<u>500,030</u>
Concrete Tile Roofs - Total								\$500,030
Chimneys								
Replace cap - southeast chimney	1987	2014	15	12	3	1 UT	1,500.00	<u>1,500</u>
Chimneys - Total								\$1,500
School Lease Space								
Monitor and epoxy patch/inject cracks	2011	2011	5	0	0	1 UT	3,000.00	3,000
Refurbish bathrooms	2011	2011	20	0	0	1 UT	10,000.00	10,000
Refurbish kitchen	2011	2011	20	0	0	1 UT	12,000.00	12,000
Replace HVAC	2011	2011	25	0	0	1 UT	17,000.00	17,000
Replace flooring and paint	2011	2011	20	0	0	1 UT	7,000.00	<u>7,000</u>
School Lease Space - Total								\$49,000
Court Club Main Structure								
No maintenance required								<i>unfunded</i>
Indoor Tennis Court Area								
Monitor and epoxy patch/inject cracks	2011	2011	5	0	0	1 UT	3,000.00	3,000
Replace metal halide lighting fixtures	2010	2022	12	0	11	36 UT	302.28	10,882
Replace middle court curtain	2010	2018	8	0	7	1 UT	3,600.00	3,600
Replace outer court curtain	2011	2011	8	0	0	1 UT	9,000.00	9,000
Replace tennis ball machine	2003	2011	8	0	0	1 UT	2,000.00	2,000
Resurface	2013	2013	12	0	2	14,400 SF	0.50	<u>7,200</u>
Indoor Tennis Court Area - Total								\$35,682

Homestead Owners Association Reserve Component Detail

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
Daycare Area								
No action at this time	<i>unfunded</i>							
Pool Area								
Rust proof	2011	2011	10	0	0	1 UT	3,000.00	<u>3,000</u>
Pool Area - Total								<u>\$3,000</u>
Court Club Rear Patio								
Replace wood columns	2010	2025	15	0	14	1 UT	10,000.00	<u>10,000</u>
Court Club Rear Patio - Total								<u>\$10,000</u>
Court Club Front Entrance								
Replace holiday decorations	2010	2014	4	0	3	1 UT	3,000.00	3,000
Replace wood columns	2009	2025	15	1	14	1 UT	5,000.00	<u>5,000</u>
Court Club Front Entrance - Total								<u>\$8,000</u>
Court Club Exterior Deck								
Remove and replace	2008	2023	15	0	12	2,000 SF	30.00	<u>60,000</u>
Court Club Exterior Deck - Total								<u>\$60,000</u>
Old School House								
Inspect for movement	2010	2011	1	0	0	1 UT	2,500.00	<u>2,500</u>
Old School House - Total								<u>\$2,500</u>
Interior Flooring								
Remove and replace tile flooring.	1987	2017	30	0	6	1,200 SF	25.00	30,000
Replace daycare carpeting.	2009	2013	4	0	2	1,000 SF	10.00	10,000
Replace exercise room rubber floor	1987	2016	20	9	5	1,410 SF	25.00	35,250
Replace hardwood floors.	2016	2016	6	0	5	2,420 SF	35.00	84,700
Replace lower level carpeting.	2015	2015	4	0	4	10,500 SF	8.00	84,000
Resurface hardwood floors.	2013	2013	3	0	2	2,420 SF	5.00	<u>12,100</u>
Interior Flooring - Total								<u>\$256,050</u>
Locker Rooms								
Remodel	1987	2012	15	10	1	2 UT	30,000.00	<u>60,000</u>
Locker Rooms - Total								<u>\$60,000</u>
Swimming Pool								
Remove coping stones	1987	2014	27	0	3	200 LF	45.00	9,000
Resurface	2014	2014	10	0	3	2,070 SF	9.00	<u>18,630</u>
Swimming Pool - Total								<u>\$27,630</u>
Spa								
Refurbish	2012	2025	13	13	14	50 SF	100.00	5,000
Replace	2012	2012	13	0	1	50 SF	1,000.00	<u>50,000</u>
Spa - Total								<u>\$55,000</u>

Homestead Owners Association Reserve Component Detail

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost	
Steam Room									
Remodel	2002	2019	17	0	8	1 UT	15,000.00	15,000	
Replace steam unit	2009	2014	5	0	3	1 UT	4,000.00	<u>4,000</u>	
Steam Room - Total								\$19,000	
Tanning Bed									
Replace	1997	2012	15	0	1	1 UT	6,000.00	<u>6,000</u>	
Tanning Bed - Total								\$6,000	
Racquetball and Squash Courts									
Replace wall panels	1987	2015	19	9	4	2 UT	20,000.00	<u>40,000</u>	
Racquetball and Squash Courts - Total								\$40,000	
Outdoor Tennis Courts									
Crack fill and repair	2011	2011	1	0	0	1 UT	2,000.00	2,000	
Overlay courts	2013	2013	1	0	2	1 UT	153,000.00	153,000	
Remove and replace asphalt surface	2022	2022	20	0	11	28,800 SF	11.50	331,200	
Remove windscreens and nets	2006	2011	5	0	0	1 UT	10,000.00	10,000	
Remove windscreens and nets	2011	2016	5	5	5	1 UT	15,000.00	15,000	
Replace pavilions	2002	2013	15	-4	2	4 UT	1,000.00	<u>4,000</u>	
Outdoor Tennis Courts - Total								\$515,200	
Paddle Tennis Courts									
Paint court surface	2008	2013	5	0	2	2,000 SF	4.50	9,000	
Remove and replace fencing	1997	2024	27	0	13	280 LF	25.00	7,000	
Replace area heaters	2010	2015	5	0	4	2 UT	500.00	1,000	
Replace surface heaters as needed	<i>unfunded</i>								
Paddle Tennis Courts - Total								<u>\$17,000</u>	
Basketball Courts									
Remove asphalt court surface	2009	2027	18	0	16	1,500 SF	12.00	18,000	
Replace accessories - Park De Clark.	2005	2026	20	1	15	1 UT	1,500.00	1,500	
Seal coat and crack fill	2009	2012	3	0	1	1,500 SF	0.92	<u>1,380</u>	
Basketball Courts - Total								\$20,880	
Volleyball Courts									
Add sand to court surface	2007	2013	6	0	2	1 UT	2,000.00	2,000	
Replace hardware	2010	2018	8	0	7	2 UT	2,500.00	<u>5,000</u>	
Volleyball Courts - Total								\$7,000	
Restroom Facility									
Remodel restroom	2002	2017	15	0	6	1 UT	4,500.00	4,500	
Replace solar system	2000	2011	11	0	0	1 UT	3,000.00	<u>3,000</u>	
Restroom Facility - Total								\$7,500	

Homestead Owners Association Reserve Component Detail

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
Outdoor Furniture								
Remove and replace	2005	2012	7	0	1	77 UT	250.00	<u>19,250</u>
Outdoor Furniture - Total								\$19,250
Appliances								
Replace break room refrigerator	1998	2011	15	-2	0	1 UT	1,500.00	1,500
Replace community room refrigerator	1985	2012	20	7	1	1 UT	3,500.00	3,500
Replace dryer	1990	2011	18	0	0	1 UT	2,000.00	2,000
Replace ice machine	1987	2012	22	3	1	1 UT	4,000.00	4,000
Replace one washer	2008	2011	2	1	0	1 UT	500.00	500
Replace one washer	2009	2012	2	1	1	1 UT	500.00	<u>500</u>
Appliances - Total								\$12,000
Interior Furniture								
Replace	2007	2017	10	0	6	7 UT	1,000.00	<u>7,000</u>
Interior Furniture - Total								\$7,000
Computer Equipment								
Replace Board Meeting Laptop	2008	2011	3	0	0	1 UT	1,000.00	1,000
Replace DRC	2008	2013	5	0	2	1 UT	1,000.00	1,000
Replace GMC	2007	2011	4	0	0	1 UT	1,000.00	1,000
Replace Programming	2010	2014	4	0	3	1 UT	1,000.00	1,000
Replace accounting	2008	2013	5	0	2	1 UT	1,000.00	1,000
Replace childcare	2010	2015	5	0	4	1 UT	1,000.00	1,000
Replace fitness	2006	2011	5	0	0	1 UT	1,000.00	1,000
Replace front desk	2006	2011	5	0	0	1 UT	1,000.00	1,000
Replace front desk display	2010	2015	5	0	4	1 UT	1,000.00	1,000
Replace projectors	2005	2013	8	0	2	1 UT	1,000.00	1,000
Replace tennis	2006	2011	5	0	0	1 UT	1,000.00	<u>1,000</u>
Computer Equipment - Total								\$11,000
Televisions								
Replace cardio	2007	2011	4	0	0	3 UT	1,000.00	3,000
Replace community room	2007	2011	4	0	0	2 UT	1,000.00	2,000
Replace daycare	2010	2014	4	0	3	1 UT	1,000.00	1,000
Replace spin room	2008	2012	4	0	1	1 UT	1,000.00	1,000
Replace weight room	2007	2011	4	0	0	2 UT	1,000.00	<u>2,000</u>
Televisions - Total								\$9,000
Rooftop Units								
Remove and replace	2010	2035	25	0	24	2 UT	17,000.00	<u>34,000</u>
Rooftop Units - Total								\$34,000
2nd Level HVAC								
Remove and replace	2009	2034	25	0	23	2 UT	7,000.00	<u>14,000</u>
2nd Level HVAC - Total								\$14,000

**Homestead Owners Association
Reserve Component Detail**

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
Pool HVAC								
Maintenance as needed	2010	2014	3	1	3	1 UT	3,000.00	3,000
Replace daycare system	2011	2011	15	0	0	1 UT	12,000.00	12,000
Replace dehumidification system	2010	2025	15	0	14	1 UT	90,000.00	<u>90,000</u>
Pool HVAC - Total								\$105,000
Entry Furnace								
Remove and replace	2000	2023	23	0	12	1 UT	2,500.00	<u>2,500</u>
Entry Furnace - Total								\$2,500
Domestic Water Heaters								
Replace - pool	2009	2016	7	0	5	1 UT	7,500.00	7,500
Replace remaining	1999	2016	18	-1	5	4 UT	1,500.00	<u>6,000</u>
Domestic Water Heaters - Total								\$13,500
Pool and Spa Boilers								
Replace pool boiler	2009	2013	4	0	2	1 UT	7,000.00	7,000
Replace spa boiler	2007	2011	4	0	0	1 UT	4,000.00	<u>4,000</u>
Pool and Spa Boilers - Total								\$11,000
Pool and Spa Circulation Pumps								
Remove and replace	2009	2012	3	0	1	3 UT	1,200.00	<u>3,600</u>
Pool and Spa Circulation Pumps - Total								\$3,600
Pool and Spa Filters								
Remove and replace	2001	2015	14	0	4	3 UT	1,500.00	<u>4,500</u>
Pool and Spa Filters - Total								\$4,500
Radiant Heat System								
Remove and replace	1987	2013	25	1	2	350 LF	250.00	<u>87,500</u>
Radiant Heat System - Total								\$87,500
Generator								
Replace	2006	2014	8	0	3	1 UT	1,300.00	<u>1,300</u>
Generator - Total								\$1,300
Switch Panels								
Remove and replace								<i>unfunded</i>
Detection System								
Replace	1997	2014	17	0	3	2 UT	2,500.00	<u>5,000</u>
Detection System - Total								\$5,000

Homestead Owners Association Reserve Component Detail

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
Control System								
Modernize	1987	2012	20	5	1	1 UT	35,000.00	<u>35,000</u>
Control System - Total								\$35,000
Cab								
Remodel the elevator cab.	1997	2013	14	2	2	1 UT	10,000.00	<u>10,000</u>
Cab - Total								\$10,000
Pickup Truck								
Replace pickup truck	2002	2014	10	2	3	1 UT	20,000.00	20,000
Replace plow attachment	2009	2017	8	0	6	1 UT	8,000.00	<u>8,000</u>
Pickup Truck - Total								\$28,000
Trailer								
Replace	2004	2012	8	0	1	1 UT	4,500.00	<u>4,500</u>
Trailer - Total								\$4,500
Tractor								
Replace blower and brush	2009	2011	2	0	0	1 UT	4,500.00	4,500
Replace mower	2007	2014	7	0	3	1 UT	6,000.00	6,000
Replace tractor and attachments	2012	2012	15	0	1	1 UT	12,000.00	<u>12,000</u>
Tractor - Total								\$22,500
Walk Behind Mower								
Replace	1997	2012	8	7	1	1 UT	2,500.00	<u>2,500</u>
Walk Behind Mower - Total								\$2,500
Riding Mower								
Replace	2009	2015	6	0	4	1 UT	7,500.00	<u>7,500</u>
Riding Mower - Total								\$7,500
Skid Steer								
Replace	2007	2022	15	0	11	1 UT	35,000.00	<u>35,000</u>
Skid Steer - Total								\$35,000
Landscaping Air Compressor								
Replace	2010	2018	8	0	7	1 UT	1,900.00	<u>1,900</u>
Landscaping Air Compressor - Total								\$1,900
Air Hammer								
Replace	2010	2018	8	0	7	1 UT	1,650.00	<u>1,650</u>
Air Hammer - Total								\$1,650

Homestead Owners Association Reserve Component Detail

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
Aerator								
Replace - Bluebird	2000	2012	10	2	1	1 UT	3,500.00	3,500
Replace - Jayco	2010	2020	10	0	9	1 UT	3,700.00	<u>3,700</u>
Aerator - Total								\$7,200
Pony Tiller								
Replace	2008	2013	8	-3	2	1 UT	1,600.00	<u>1,600</u>
Pony Tiller - Total								\$1,600
Snow Blower								
Replace	2000	2011	8	0	0	1 UT	1,200.00	<u>1,200</u>
Snow Blower - Total								\$1,200
Scaffolding								
Replace	2008	2018	10	0	7	1 UT	4,000.00	<u>4,000</u>
Scaffolding - Total								\$4,000
Power Roller								
Replace	1990	2012	15	7	1	1 UT	6,500.00	<u>6,500</u>
Power Roller - Total								\$6,500
Association Owned Units								
Remodel - manager units	2013	2013	14	0	2	2 UT	27,000.00	54,000
Remodel - owned unit	2011	2011	14	0	0	1 UT	27,000.00	<u>27,000</u>
Association Owned Units - Total								\$81,000
Total Asset Summary								<u>\$3,040,299</u>

**Homestead Owners Association
Reserve Study Annual Expenditure Spread Sheet**

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Site Drainage										
Clean culverts of debris	5,000							7,036		
Regrade slope in trickle channels									7,387	
Site Drainage Total:	5,000							7,036	7,387	
Asphalt Parking Area										
Mill and overlay - all										
Mill and overlay - non-soccer field				44,019						
Seal coat and crack fill - Main		2,512		2,769		3,053		3,366		3,711
Seal coat and crack fill - remaining lots					35,840					45,742
Asphalt Parking Area Total:		2,512		46,788	35,840	3,053		3,366		49,453
Asphalt Driveways										
Mill and overlay - Tract P										
Mill and overlay - Tracts C, O, Q, R and..					36,296					
Seal coat and crack fill - Tract P			1,826					2,330		
Seal coat and crack fill - Tracts C, O, Q..										32,783
Asphalt Driveways Total:			1,826		36,296			2,330		32,783
Asphalt Walkways Around the Court Club										
Resurface										
Seal coat and crack fill					8,387					
Asphalt Walkways Around the Court Club Total:					8,387					
Concrete Walkways										
Replace damaged sections				26,336						35,293
Concrete Walkways Total:				26,336						35,293
Concrete Stairs										
Remove and replace										52,125
Replace coating		18,900			21,879			25,328		
Concrete Stairs Total:		18,900			21,879			25,328		52,125
Concrete Pool Deck										
Remove and replace		<i>unfunded</i>								

**Homestead Owners Association
Reserve Study Annual Expenditure Spread Sheet**

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Dry Stack Retaining Walls										
Remove and replace	<i>unfunded</i>									
Block Retaining Wall										
Remove and replace	<i>unfunded</i>									
Timber Retaining Walls										
Remove and replace					45,703					
Timber Retaining Walls Total:					45,703					
Community Lighting										
Paint/stain							2,144			
Replace high profile lighting.						5,105				
Replace low profile lighting.				2,315						
Community Lighting Total:				2,315		5,105	2,144			
Timber Bridges and Stairways										
Rebuild				24,744						
Stain, seal or paint	4,750					6,062				
Timber Bridges and Stairways Total:	4,750			24,744		6,062				
Playground Equipment										
Replace - Court Club	45,000									
Replace - Park De Clark.										46,540
Replace - dog park tot lot										
Playground Equipment Total:	45,000									46,540
Eco Paths										
Regrade and rebuild	5,587					7,131				
Eco Paths Total:	5,587					7,131				
Entrance Monuments										
Remove and replace										
Community Signage										
Remove and replace										

**Homestead Owners Association
Reserve Study Annual Expenditure Spread Sheet**

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
<i>Community Signage continued...</i>										
Replace damaged poles		1,260			1,459			1,689		
Community Signage Total:		1,260			1,459			1,689		
Community Wood Decking										
Rebuild - 300 SF										
Rebuild - remaining				53,887						
Stain or seal	7,625					9,732				
Community Wood Decking Total:	7,625			53,887		9,732				
Community Benches and Tables										
Replace a portion			3,046					3,887		
Community Benches and Tables Total:			3,046					3,887		
Irrigation System										
Replace damaged components		3,150		3,473		3,829		4,221		4,654
Irrigation System Total:		3,150		3,473		3,829		4,221		4,654
Siding and Trim										
Prep and paint - club			19,845				24,122			
Remove and replace portion			4,410				5,360			
Siding and Trim Total:			24,255				29,482			
Windows and Doors										
Replace a portion - doors	6,720					8,577				
Replace a portion - windows	10,920					13,937				
Windows and Doors Total:	17,640					22,514				
PVC Roofing										
Remove and replace										
Concrete Tile Roofs										
Remove and replace				578,847						
Concrete Tile Roofs Total:				578,847						

**Homestead Owners Association
Reserve Study Annual Expenditure Spread Sheet**

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Chimneys										
Replace cap - southeast chimney				1,736						
Chimneys Total:				1,736						
School Lease Space										
Monitor and epoxy patch/inject cracks	3,000					3,829				
Refurbish bathrooms	10,000									
Refurbish kitchen	12,000									
Replace HVAC	17,000									
Replace flooring and paint	7,000									
School Lease Space Total:	49,000					3,829				
Court Club Main Structure										
No maintenance required		<i>unfunded</i>								
Indoor Tennis Court Area										
Monitor and epoxy patch/inject cracks	3,000					3,829				
Replace metal halide lighting fixtures								5,066		
Replace middle court curtain									13,297	
Replace outer court curtain	9,000									
Replace tennis ball machine	2,000								2,955	
Resurface				7,938						
Indoor Tennis Court Area Total:	14,000			7,938		3,829		5,066	16,252	
Daycare Area										
No action at this time		<i>unfunded</i>								
Pool Area										
Rust proof	3,000									
Pool Area Total:	3,000									
Court Club Rear Patio										
Replace wood columns										
Court Club Rear Patio Total:										

**Homestead Owners Association
Reserve Study Annual Expenditure Spread Sheet**

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Court Club Front Entrance										
Replace holiday decorations				3,473				4,221		
Replace wood columns										
Court Club Front Entrance Total:				3,473				4,221		
Court Club Exterior Deck										
Remove and replace										
Court Club Exterior Deck Total:										
Old School House										
Inspect for movement	2,500	2,625	2,756	2,894	3,039	3,191	3,350	3,518	3,694	3,878
Old School House Total:	2,500	2,625	2,756	2,894	3,039	3,191	3,350	3,518	3,694	3,878
Interior Flooring										
Remove and replace tile flooring.							40,203			
Replace daycare carpeting.			11,025				13,401			
Replace exercise room rubber floor						44,989				
Replace hardwood floors.						108,101				
Replace lower level carpeting.					102,103				124,106	
Resurface hardwood floors.			13,340						17,877	
Interior Flooring Total:			24,365		102,103	153,090	53,604		141,983	
Locker Rooms										
Remodel		63,000								
Locker Rooms Total:		63,000								
Swimming Pool										
Remove coping stones				10,419						
Resurface				21,567						
Swimming Pool Total:				31,985						
Spa										
Refurbish										
Replace		52,500								
Spa Total:		52,500								

**Homestead Owners Association
Reserve Study Annual Expenditure Spread Sheet**

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Steam Room										
Remodel									22,162	
Replace steam unit				4,630					5,910	
Steam Room Total:				4,630					28,072	
Tanning Bed										
Replace		6,300								
Tanning Bed Total:		6,300								
Racquetball and Squash Courts										
Replace wall panels					48,620					
Racquetball and Squash Courts Total:					48,620					
Outdoor Tennis Courts										
Crack fill and repair	2,000	2,100	2,205							
Overlay courts			168,682							
Remove and replace asphalt surface										
Remove windscreens and nets	10,000									
Remove windscreens and nets						19,144				
Replace pavilions			4,410							
Outdoor Tennis Courts Total:	12,000	2,100	175,297			19,144				
Paddle Tennis Courts										
Paint court surface			9,922					12,664		
Remove and replace fencing										
Replace area heaters					1,216					1,551
Replace surface heaters as needed	<i>unfunded</i>									
Paddle Tennis Courts Total:			9,922		1,216			12,664		1,551
Basketball Courts										
Remove asphalt court surface										
Replace accessories - Park De Clark.										
Seal coat and crack fill		1,449			1,677			1,942		
Basketball Courts Total:		1,449			1,677			1,942		

**Homestead Owners Association
Reserve Study Annual Expenditure Spread Sheet**

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Volleyball Courts										
Add sand to court surface			2,205						2,955	
Replace hardware								7,036		
Volleyball Courts Total:			2,205					7,036	2,955	
Restroom Facility										
Remodel restroom							6,030			
Replace solar system	3,000									
Restroom Facility Total:	3,000						6,030			
Outdoor Furniture										
Remove and replace		20,212							28,441	
Outdoor Furniture Total:		20,212							28,441	
Appliances										
Replace break room refrigerator	1,500									
Replace community room refrigerator		3,675								
Replace dryer	2,000									
Replace ice machine		4,200								
Replace one washer	500		551		608		670		739	
Replace one washer		525		579		638		704		776
Appliances Total:	4,000	8,400	551	579	608	638	670	704	739	776
Interior Furniture										
Replace							9,381			
Interior Furniture Total:							9,381			
Computer Equipment										
Replace Board Meeting Laptop	1,000			1,158			1,340			1,551
Replace DRC			1,102					1,407		
Replace GMC	1,000				1,216				1,477	
Replace Programming				1,158				1,407		
Replace accounting			1,102					1,407		
Replace childcare					1,216					1,551
Replace fitness	1,000					1,276				

**Homestead Owners Association
Reserve Study Annual Expenditure Spread Sheet**

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
<i>Computer Equipment continued...</i>										
Replace front desk	1,000					1,276				
Replace front desk display					1,216					1,551
Replace projectors			1,102							
Replace tennis	1,000					1,276				
Computer Equipment Total:	5,000		3,307	2,315	3,647	3,829	1,340	4,221	1,477	4,654
Televisions										
Replace cardio	3,000				3,647				4,432	
Replace community room	2,000				2,431				2,955	
Replace daycare				1,158				1,407		
Replace spin room		1,050				1,276				1,551
Replace weight room	2,000				2,431				2,955	
Televisions Total:	7,000	1,050		1,158	8,509	1,276		1,407	10,342	1,551
Rooftop Units										
Remove and replace										
2nd Level HVAC										
Remove and replace										
Pool HVAC										
Maintenance as needed				3,473			4,020			4,654
Replace daycare system	12,000									
Replace dehumidification system										
Pool HVAC Total:	12,000			3,473			4,020			4,654
Entry Furnace										
Remove and replace										
Entry Furnace Total:										
Domestic Water Heaters										
Replace - pool						9,572				
Replace remaining						7,658				
Domestic Water Heaters Total:						17,230				

**Homestead Owners Association
Reserve Study Annual Expenditure Spread Sheet**

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Pool and Spa Boilers										
Replace pool boiler			7,717				9,381			
Replace spa boiler	4,000				4,862				5,910	
Pool and Spa Boilers Total:	4,000		7,717		4,862		9,381		5,910	
Pool and Spa Circulation Pumps										
Remove and replace		3,780			4,376			5,066		
Pool and Spa Circulation Pumps Total:		3,780			4,376			5,066		
Pool and Spa Filters										
Remove and replace					5,470					
Pool and Spa Filters Total:					5,470					
Radiant Heat System										
Remove and replace			96,469							
Radiant Heat System Total:			96,469							
Generator										
Replace				1,505						
Generator Total:				1,505						
Switch Panels										
Remove and replace		<i>unfunded</i>								
Detection System										
Replace				5,788						
Detection System Total:				5,788						
Control System										
Modernize		36,750								
Control System Total:		36,750								
Cab										
Remodel the elevator cab.			11,025							
Cab Total:			11,025							

**Homestead Owners Association
Reserve Study Annual Expenditure Spread Sheet**

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Pickup Truck										
Replace pickup truck				23,152						
Replace plow attachment							10,721			
Pickup Truck Total:				23,152			10,721			
Trailer										
Replace		4,725								6,981
Trailer Total:		4,725								6,981
Tractor										
Replace blower and brush	4,500		4,961		5,470		6,030		6,649	
Replace mower				6,946						
Replace tractor and attachments		12,600								
Tractor Total:	4,500	12,600	4,961	6,946	5,470		6,030		6,649	
Walk Behind Mower										
Replace		2,625								3,878
Walk Behind Mower Total:		2,625								3,878
Riding Mower										
Replace					9,116					
Riding Mower Total:					9,116					
Skid Steer										
Replace										
Skid Steer Total:										
Landscaping Air Compressor										
Replace								2,673		
Landscaping Air Compressor Total:								2,673		
Air Hammer										
Replace								2,322		
Air Hammer Total:								2,322		

**Homestead Owners Association
Reserve Study Annual Expenditure Spread Sheet**

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Aerator										
Replace - Bluebird		3,675								
Replace - Jayco										5,740
Aerator Total:		3,675								5,740
Pony Tiller										
Replace			1,764							
Pony Tiller Total:			1,764							
Snow Blower										
Replace	1,200								1,773	
Snow Blower Total:	1,200								1,773	
Scaffolding										
Replace								5,628		
Scaffolding Total:								5,628		
Power Roller										
Replace		6,825								
Power Roller Total:		6,825								
Association Owned Units										
Remodel - manager units			59,535							
Remodel - owned unit	27,000									
Association Owned Units Total:	27,000		59,535							
Year Total:	233,802	254,438	436,941	826,026	348,275	263,481	136,154	104,323	255,674	254,512

**Homestead Owners Association
Reserve Study Annual Expenditure Spread Sheet**

Description	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Site Drainage										
Clean culverts of debris					9,900					
Regrade slope in trickle channels									12,033	
Site Drainage Total:					9,900				12,033	
Asphalt Parking Area										
Mill and overlay - all										113,826
Mill and overlay - non-soccer field										
Seal coat and crack fill - Main		4,091		4,510		4,973		5,483		6,044
Seal coat and crack fill - remaining lots					58,380					
Asphalt Parking Area Total:		4,091		4,510	58,380	4,973		5,483		119,871
Asphalt Driveways										
Mill and overlay - Tract P			4,202							
Mill and overlay - Tracts C, O, Q, R and..										75,457
Seal coat and crack fill - Tract P			2,974					3,796		
Seal coat and crack fill - Tracts C, O, Q..					41,841					
Asphalt Driveways Total:			7,176		41,841			3,796		75,457
Asphalt Walkways Around the Court Club										
Resurface							49,115			
Seal coat and crack fill		11,239								
Asphalt Walkways Around the Court Club Total:							49,115			
Concrete Walkways										
Replace damaged sections						47,296				
Concrete Walkways Total:						47,296				
Concrete Stairs										
Remove and replace										
Replace coating		29,320		33,942			39,292			45,485
Concrete Stairs Total:		29,320		33,942			39,292			45,485
Concrete Pool Deck										
Remove and replace		<i>unfunded</i>								

**Homestead Owners Association
Reserve Study Annual Expenditure Spread Sheet**

Description	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Dry Stack Retaining Walls										
Remove and replace										
Block Retaining Wall										
Remove and replace										
Timber Retaining Walls										
Remove and replace										
Timber Retaining Walls Total:										
Community Lighting										
Paint/stain										
Replace high profile lighting.										
Replace low profile lighting.										
Community Lighting Total:										
Timber Bridges and Stairways										
Rebuild										
Stain, seal or paint										
Timber Bridges and Stairways Total:										
Playground Equipment										
Replace - Court Club										
Replace - Park De Clark.										
Replace - dog park tot lot										
Playground Equipment Total:										
Eco Paths										
Regrade and rebuild										
Eco Paths Total:										
Entrance Monuments										
Remove and replace										
Community Signage										
Remove and replace										

**Homestead Owners Association
Reserve Study Annual Expenditure Spread Sheet**

Description	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
<i>Community Signage continued...</i>										
Replace damaged poles	1,955			2,263			2,619			3,032
Community Signage Total:	1,955	19,498		2,263			2,619			3,032
Community Wood Decking										
Rebuild - 300 SF					22,571					
Rebuild - remaining								112,028		
Stain or seal	12,420					15,852				
Community Wood Decking Total:	12,420				22,571	15,852			112,028	
Community Benches and Tables										
Replace a portion			4,961					6,332		
Community Benches and Tables Total:			4,961					6,332		
Irrigation System										
Replace damaged components		5,131		5,657		6,237		6,876		7,581
Irrigation System Total:		5,131		5,657		6,237		6,876		7,581
Siding and Trim										
Prep and paint - club	29,320				35,639				43,319	
Remove and replace portion	6,516				7,920				9,626	
Siding and Trim Total:	35,836				43,558				52,946	
Windows and Doors										
Replace a portion - doors	10,946					13,970				
Replace a portion - windows	17,788					22,702				
Windows and Doors Total:	28,734					36,672				
PVC Roofing										
Remove and replace										
Concrete Tile Roofs										
Remove and replace										
Concrete Tile Roofs Total:										

**Homestead Owners Association
Reserve Study Annual Expenditure Spread Sheet**

Description	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Chimneys										
Replace cap - southeast chimney									3,610	
Chimneys Total:									3,610	
School Lease Space										
Monitor and epoxy patch/inject cracks	4,887					6,237				
Refurbish bathrooms										
Refurbish kitchen										
Replace HVAC										
Replace flooring and paint										
School Lease Space Total:	4,887					6,237				
Court Club Main Structure										
No maintenance required										<i>unfunded</i>
Indoor Tennis Court Area										
Monitor and epoxy patch/inject cracks	4,887					6,237				
Replace metal halide lighting fixtures		18,612								
Replace middle court curtain						7,484				
Replace outer court curtain								19,646		
Replace tennis ball machine								4,366		
Resurface					14,256					
Indoor Tennis Court Area Total:	4,887	18,612			14,256	13,721	24,012			
Daycare Area										
No action at this time										<i>unfunded</i>
Pool Area										
Rust proof	4,887									
Pool Area Total:	4,887									
Court Club Rear Patio										
Replace wood columns					19,799					
Court Club Rear Patio Total:					19,799					

**Homestead Owners Association
Reserve Study Annual Expenditure Spread Sheet**

Description	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Court Club Front Entrance										
Replace holiday decorations		5,131				6,237				7,581
Replace wood columns					9,900					
Court Club Front Entrance Total:		5,131			9,900	6,237				7,581
Court Club Exterior Deck										
Remove and replace			107,751							
Court Club Exterior Deck Total:			107,751							
Old School House										
Inspect for movement	4,072	4,276	4,490	4,714	4,950	5,197	5,457	5,730	6,017	6,317
Old School House Total:	4,072	4,276	4,490	4,714	4,950	5,197	5,457	5,730	6,017	6,317
Interior Flooring										
Remove and replace tile flooring.										
Replace daycare carpeting.	16,289				19,799				24,066	
Replace exercise room rubber floor										
Replace hardwood floors.		144,866						194,134		
Replace lower level carpeting.			150,852				183,361			
Resurface hardwood floors.					23,957					
Interior Flooring Total:	16,289	144,866	150,852		43,756		183,361	194,134	24,066	
Locker Rooms										
Remodel							130,972			
Locker Rooms Total:							130,972			
Swimming Pool										
Remove coping stones										
Resurface				35,130						
Swimming Pool Total:				35,130						
Spa										
Refurbish					9,900					
Replace										
Spa Total:					9,900					

**Homestead Owners Association
Reserve Study Annual Expenditure Spread Sheet**

Description	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Steam Room										
Remodel										
Replace steam unit				7,543					9,626	
Steam Room Total:				7,543					9,626	
Tanning Bed										
Replace							13,097			
Tanning Bed Total:							13,097			
Racquetball and Squash Courts										
Replace wall panels										
Racquetball and Squash Courts Total:										
Outdoor Tennis Courts										
Crack fill and repair										
Overlay courts										
Remove and replace asphalt surface		566,464								
Remove windcreensn and nets										
Remove windcreensn and nets	24,433					31,184				
Replace pavilions								9,168		
Outdoor Tennis Courts Total:	24,433	566,464				31,184		9,168		
Paddle Tennis Courts										
Paint court surface			16,163					20,628		
Remove and replace fencing				13,200						
Replace area heaters					1,980					2,527
Replace surface heaters as needed	<i>unfunded</i>									
Paddle Tennis Courts Total:			16,163	13,200	1,980			20,628		2,527
Basketball Courts										
Remove asphalt court surface							39,292			
Replace accessories - Park De Clark.						3,118				
Seal coat and crack fill	2,248			2,602			3,012			3,487
Basketball Courts Total:	2,248			2,602		3,118	42,304			3,487

**Homestead Owners Association
Reserve Study Annual Expenditure Spread Sheet**

Description	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Volleyball Courts										
Add sand to court surface					3,960					
Replace hardware						10,395				
Volleyball Courts Total:					3,960	10,395				
Restroom Facility										
Remodel restroom										
Replace solar system		5,131								
Restroom Facility Total:		5,131								
Outdoor Furniture										
Remove and replace						40,019				
Outdoor Furniture Total:						40,019				
Appliances										
Replace break room refrigerator						3,118				
Replace community room refrigerator									4,813	
Replace dryer										
Replace ice machine										
Replace one washer	814		898		990		1,091		1,203	
Replace one washer		855		943		1,039		1,146		1,263
Appliances Total:	814	855	898	943	990	4,158	1,091	1,146	6,017	1,263
Interior Furniture										
Replace							15,280			
Interior Furniture Total:							15,280			
Computer Equipment										
Replace Board Meeting Laptop			1,796			2,079			2,407	
Replace DRC			1,796					2,292		
Replace GMC			1,796				2,183			
Replace Programming		1,710				2,079				2,527
Replace accounting			1,796					2,292		
Replace childcare					1,980					2,527
Replace fitness	1,629					2,079				

**Homestead Owners Association
Reserve Study Annual Expenditure Spread Sheet**

Description	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
<i>Computer Equipment continued...</i>										
Replace front desk	1,629					2,079				
Replace front desk display					1,980					2,527
Replace projectors	1,629								2,407	
Replace tennis	1,629					2,079				
Computer Equipment Total:	6,516	1,710	7,183		3,960	10,395	2,183	4,584	4,813	7,581
Televisions										
Replace cardio			5,388				6,549			
Replace community room			3,592				4,366			
Replace daycare		1,710				2,079				2,527
Replace spin room				1,886				2,292		
Replace weight room			3,592				4,366			
Televisions Total:		1,710	12,571	1,886		2,079	15,280	2,292		2,527
Rooftop Units										
Remove and replace										
2nd Level HVAC										
Remove and replace										
Pool HVAC										
Maintenance as needed			5,388			6,237			7,220	
Replace daycare system						24,947				
Replace dehumidification system					178,194					
Pool HVAC Total:			5,388		178,194	31,184			7,220	
Entry Furnace										
Remove and replace			4,490							
Entry Furnace Total:			4,490							
Domestic Water Heaters										
Replace - pool			13,469							18,952
Replace remaining										
Domestic Water Heaters Total:			13,469							18,952

**Homestead Owners Association
Reserve Study Annual Expenditure Spread Sheet**

Description	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Pool and Spa Boilers										
Replace pool boiler	11,402				13,860				16,846	
Replace spa boiler			7,183				8,731			
Pool and Spa Boilers Total:	11,402		7,183		13,860		8,731		16,846	
Pool and Spa Circulation Pumps										
Remove and replace	5,864			6,788			7,858			9,097
Pool and Spa Circulation Pumps Total:	5,864			6,788			7,858			9,097
Pool and Spa Filters										
Remove and replace									10,830	
Pool and Spa Filters Total:									10,830	
Radiant Heat System										
Remove and replace										
Radiant Heat System Total:										
Generator										
Replace		2,223								3,285
Generator Total:		2,223								3,285
Switch Panels										
Remove and replace		<i>unfunded</i>								
Detection System										
Replace										
Detection System Total:										
Control System										
Modernize										
Control System Total:										
Cab										
Remodel the elevator cab.							21,829			
Cab Total:							21,829			

**Homestead Owners Association
Reserve Study Annual Expenditure Spread Sheet**

Description	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Pickup Truck										
Replace pickup truck				37,713						
Replace plow attachment					15,839					
Pickup Truck Total:				37,713	15,839					
Trailer										
Replace								10,314		
Trailer Total:								10,314		
Tractor										
Replace blower and brush	7,330		8,081		8,910		9,823		10,830	
Replace mower	9,773							13,752		
Replace tractor and attachments							26,194			
Tractor Total:	17,103		8,081		8,910		36,017	13,752	10,830	
Walk Behind Mower										
Replace								5,730		
Walk Behind Mower Total:								5,730		
Riding Mower										
Replace	12,217						16,372			
Riding Mower Total:	12,217						16,372			
Skid Steer										
Replace		59,862								
Skid Steer Total:		59,862								
Landscaping Air Compressor										
Replace						3,950				
Landscaping Air Compressor Total:						3,950				
Air Hammer										
Replace						3,430				
Air Hammer Total:						3,430				

**Homestead Owners Association
Reserve Study Annual Expenditure Spread Sheet**

Description	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Aerator										
Replace - Bluebird		5,986								
Replace - Jayco										9,350
Aerator Total:		5,986								9,350
Pony Tiller										
Replace	2,606								3,851	
Pony Tiller Total:	2,606								3,851	
Snow Blower										
Replace							2,619			
Snow Blower Total:							2,619			
Scaffolding										
Replace								9,168		
Scaffolding Total:								9,168		
Power Roller										
Replace							14,189			
Power Roller Total:							14,189			
Association Owned Units										
Remodel - manager units							117,875			
Remodel - owned unit					53,458					
Association Owned Units Total:					53,458		117,875			
Year Total:	254,568	848,284	350,656	239,858	559,961	397,376	753,048	299,132	280,732	323,394

**Homestead Owners Association
Reserve Study Annual Expenditure Detail**

Description	Expenditures
Replacement Year 2011	
Site Drainage	
Clean culverts of debris	5,000
Timber Bridges and Stairways	
Stain, seal or paint	4,750
Playground Equipment	
Replace - Court Club	45,000
Eco Paths	
Regrade and rebuild	5,587
Community Wood Decking	
Stain or seal	7,625
Windows and Doors	
Replace a portion - doors	6,720
Replace a portion - windows	10,920
School Lease Space	
Monitor and epoxy patch/inject cracks	3,000
Refurbish bathrooms	10,000
Refurbish kitchen	12,000
Replace flooring and paint	7,000
Replace HVAC	17,000
Indoor Tennis Court Area	
Monitor and epoxy patch/inject cracks	3,000
Replace outer court curtain	9,000
Replace tennis ball machine	2,000
Pool Area	
Rust proof	3,000
Old School House	
Inspect for movement	2,500
Outdoor Tennis Courts	
Crack fill and repair	2,000
Remove windcreens and nets	10,000
Restroom Facility	
Replace solar system	3,000
Appliances	
Replace break room refrigerator	1,500

**Homestead Owners Association
Reserve Study Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2011 continued...</i>	
Replace dryer	2,000
Replace one washer	500
Computer Equipment	
Replace Board Meeting Laptop	1,000
Replace fitness	1,000
Replace front desk	1,000
Replace GMC	1,000
Replace tennis	1,000
Televisions	
Replace cardio	3,000
Replace community room	2,000
Replace weight room	2,000
Pool HVAC	
Replace daycare system	12,000
Pool and Spa Boilers	
Replace spa boiler	4,000
Tractor	
Replace blower and brush	4,500
Snow Blower	
Replace	1,200
Association Owned Units	
Remodel - owned unit	27,000
Total for 2011	\$233,802
Replacement Year 2012	
Asphalt Parking Area	
Seal coat and crack fill - Main	2,512
Concrete Stairs	
Replace coating	18,900
Community Signage	
Replace damaged poles	1,260
Irrigation System	
Replace damaged components	3,150
Old School House	
Inspect for movement	2,625

**Homestead Owners Association
Reserve Study Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2012 continued...</i>	
Locker Rooms	
Remodel	63,000
Spa	
Replace	52,500
Tanning Bed	
Replace	6,300
Outdoor Tennis Courts	
Crack fill and repair	2,100
Basketball Courts	
Seal coat and crack fill	1,449
Outdoor Furniture	
Remove and replace	20,212
Appliances	
Replace community room refrigerator	3,675
Replace ice machine	4,200
Replace one washer	525
Televisions	
Replace spin room	1,050
Pool and Spa Circulation Pumps	
Remove and replace	3,780
Control System	
Modernize	36,750
Trailer	
Replace	4,725
Tractor	
Replace tractor and attachments	12,600
Walk Behind Mower	
Replace	2,625
Aerator	
Replace - Bluebird	3,675
Power Roller	
Replace	6,825
Total for 2012	\$254,438

**Homestead Owners Association
Reserve Study Annual Expenditure Detail**

Description	Expenditures
Replacement Year 2013	
Asphalt Driveways	
Seal coat and crack fill - Tract P	1,826
Community Benches and Tables	
Replace a portion	3,046
Siding and Trim	
Prep and paint - club	19,845
Remove and replace portion	4,410
Indoor Tennis Court Area	
Resurface	7,938
Old School House	
Inspect for movement	2,756
Interior Flooring	
Replace daycare carpeting.	11,025
Resurface hardwood floors.	13,340
Outdoor Tennis Courts	
Crack fill and repair	2,205
Overlay courts	168,682
Replace pavilions	4,410
Paddle Tennis Courts	
Paint court surface	9,922
Volleyball Courts	
Add sand to court surface	2,205
Appliances	
Replace one washer	551
Computer Equipment	
Replace accounting	1,102
Replace DRC	1,102
Replace projectors	1,102
Pool and Spa Boilers	
Replace pool boiler	7,717
Radiant Heat System	
Remove and replace	96,469
Cab	
Remodel the elevator cab.	11,025

**Homestead Owners Association
Reserve Study Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2013 continued...</i>	
Tractor	
Replace blower and brush	4,961
Pony Tiller	
Replace	1,764
Association Owned Units	
Remodel - manager units	59,535
Total for 2013	\$436,941
Replacement Year 2014	
Asphalt Parking Area	
Mill and overlay - non-soccer field	44,019
Seal coat and crack fill - Main	2,769
Concrete Walkways	
Replace damaged sections	26,336
Community Lighting	
Replace low profile lighting.	2,315
Timber Bridges and Stairways	
Rebuild	24,744
Community Wood Decking	
Rebuild - remaining	53,887
Irrigation System	
Replace damaged components	3,473
Concrete Tile Roofs	
Remove and replace	578,847
Chimneys	
Replace cap - southeast chimney	1,736
Court Club Front Entrance	
Replace holiday decorations	3,473
Old School House	
Inspect for movement	2,894
Swimming Pool	
Remove coping stones	10,419
Resurface	21,567
Steam Room	
Replace steam unit	4,630

**Homestead Owners Association
Reserve Study Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2014 continued...</i>	
Appliances	
Replace one washer	579
Computer Equipment	
Replace Board Meeting Laptop	1,158
Replace Programming	1,158
Televisions	
Replace daycare	1,158
Pool HVAC	
Maintenance as needed	3,473
Generator	
Replace	1,505
Detection System	
Replace	5,788
Pickup Truck	
Replace pickup truck	23,152
Tractor	
Replace mower	6,946
Total for 2014	<u>\$826,026</u>
 Replacement Year 2015	
Asphalt Parking Area	
Seal coat and crack fill - remaining lots	35,840
Asphalt Driveways	
Mill and overlay - Tracts C, O, Q, R and S	36,296
Asphalt Walkways Around the Court Club	
Seal coat and crack fill	8,387
Concrete Stairs	
Replace coating	21,879
Timber Retaining Walls	
Remove and replace	45,703
Community Signage	
Replace damaged poles	1,459
Old School House	
Inspect for movement	3,039

**Homestead Owners Association
Reserve Study Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2015 continued...</i>	
Interior Flooring	
Replace lower level carpeting.	102,103
Racquetball and Squash Courts	
Replace wall panels	48,620
Paddle Tennis Courts	
Replace area heaters	1,216
Basketball Courts	
Seal coat and crack fill	1,677
Appliances	
Replace one washer	608
Computer Equipment	
Replace childcare	1,216
Replace front desk display	1,216
Replace GMC	1,216
Televisions	
Replace cardio	3,647
Replace community room	2,431
Replace weight room	2,431
Pool and Spa Boilers	
Replace spa boiler	4,862
Pool and Spa Circulation Pumps	
Remove and replace	4,376
Pool and Spa Filters	
Remove and replace	5,470
Tractor	
Replace blower and brush	5,470
Riding Mower	
Replace	9,116
Total for 2015	<u>\$348,275</u>
 Replacement Year 2016	
Asphalt Parking Area	
Seal coat and crack fill - Main	3,053
Community Lighting	
Replace high profile lighting.	5,105

**Homestead Owners Association
Reserve Study Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2016 continued...</i>	
Timber Bridges and Stairways	
Stain, seal or paint	6,062
Eco Paths	
Regrade and rebuild	7,131
Community Wood Decking	
Stain or seal	9,732
Irrigation System	
Replace damaged components	3,829
Windows and Doors	
Replace a portion - doors	8,577
Replace a portion - windows	13,937
School Lease Space	
Monitor and epoxy patch/inject cracks	3,829
Indoor Tennis Court Area	
Monitor and epoxy patch/inject cracks	3,829
Old School House	
Inspect for movement	3,191
Interior Flooring	
Replace exercise room rubber floor	44,989
Replace hardwood floors.	108,101
Outdoor Tennis Courts	
Remove windscreens and nets	19,144
Appliances	
Replace one washer	638
Computer Equipment	
Replace fitness	1,276
Replace front desk	1,276
Replace tennis	1,276
Televisions	
Replace spin room	1,276
Domestic Water Heaters	
Replace - pool	9,572
Replace remaining	7,658
Total for 2016	\$263,481

**Homestead Owners Association
Reserve Study Annual Expenditure Detail**

Description	Expenditures
Replacement Year 2017	
Community Lighting	
Paint/stain	2,144
Siding and Trim	
Prep and paint - club	24,122
Remove and replace portion	5,360
Old School House	
Inspect for movement	3,350
Interior Flooring	
Remove and replace tile flooring.	40,203
Replace daycare carpeting.	13,401
Restroom Facility	
Remodel restroom	6,030
Appliances	
Replace one washer	670
Interior Furniture	
Replace	9,381
Computer Equipment	
Replace Board Meeting Laptop	1,340
Pool HVAC	
Maintenance as needed	4,020
Pool and Spa Boilers	
Replace pool boiler	9,381
Pickup Truck	
Replace plow attachment	10,721
Tractor	
Replace blower and brush	6,030
Total for 2017	\$136,154
Replacement Year 2018	
Site Drainage	
Clean culverts of debris	7,036
Asphalt Parking Area	
Seal coat and crack fill - Main	3,366
Asphalt Driveways	
Seal coat and crack fill - Tract P	2,330

**Homestead Owners Association
Reserve Study Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2018 continued...</i>	
Concrete Stairs	
Replace coating	25,328
Community Signage	
Replace damaged poles	1,689
Community Benches and Tables	
Replace a portion	3,887
Irrigation System	
Replace damaged components	4,221
Indoor Tennis Court Area	
Replace middle court curtain	5,066
Court Club Front Entrance	
Replace holiday decorations	4,221
Old School House	
Inspect for movement	3,518
Paddle Tennis Courts	
Paint court surface	12,664
Basketball Courts	
Seal coat and crack fill	1,942
Volleyball Courts	
Replace hardware	7,036
Appliances	
Replace one washer	704
Computer Equipment	
Replace accounting	1,407
Replace DRC	1,407
Replace Programming	1,407
Televisions	
Replace daycare	1,407
Pool and Spa Circulation Pumps	
Remove and replace	5,066
Landscaping Air Compressor	
Replace	2,673
Air Hammer	
Replace	2,322

**Homestead Owners Association
Reserve Study Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2018 continued...</i>	
Scaffolding	
Replace	5,628
Total for 2018	<u>\$104,323</u>
 Replacement Year 2019	
Site Drainage	
Regrade slope in trickle channels	7,387
Indoor Tennis Court Area	
Replace outer court curtain	13,297
Replace tennis ball machine	2,955
Old School House	
Inspect for movement	3,694
Interior Flooring	
Replace lower level carpeting.	124,106
Resurface hardwood floors.	17,877
Steam Room	
Remodel	22,162
Replace steam unit	5,910
Volleyball Courts	
Add sand to court surface	2,955
Outdoor Furniture	
Remove and replace	28,441
Appliances	
Replace one washer	739
Computer Equipment	
Replace GMC	1,477
Televisions	
Replace cardio	4,432
Replace community room	2,955
Replace weight room	2,955
Pool and Spa Boilers	
Replace spa boiler	5,910
Tractor	
Replace blower and brush	6,649

**Homestead Owners Association
Reserve Study Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2019 continued...</i>	
Snow Blower	
Replace	1,773
Total for 2019	<u>\$255,674</u>
Replacement Year 2020	
Asphalt Parking Area	
Seal coat and crack fill - Main	3,711
Seal coat and crack fill - remaining lots	45,742
Asphalt Driveways	
Seal coat and crack fill - Tracts C, O, Q, R and S	32,783
Concrete Walkways	
Replace damaged sections	35,293
Concrete Stairs	
Remove and replace	52,125
Playground Equipment	
Replace - Park De Clark.	46,540
Irrigation System	
Replace damaged components	4,654
Old School House	
Inspect for movement	3,878
Paddle Tennis Courts	
Replace area heaters	1,551
Appliances	
Replace one washer	776
Computer Equipment	
Replace Board Meeting Laptop	1,551
Replace childcare	1,551
Replace front desk display	1,551
Televisions	
Replace spin room	1,551
Pool HVAC	
Maintenance as needed	4,654
Trailer	
Replace	6,981

**Homestead Owners Association
Reserve Study Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2020 continued...</i>	
Walk Behind Mower	
Replace	3,878
Aerator	
Replace - Jayco	5,740
Total for 2020	\$254,512
Replacement Year 2021	
Asphalt Walkways Around the Court Club	
Seal coat and crack fill	11,239
Concrete Stairs	
Replace coating	29,320
Timber Bridges and Stairways	
Stain, seal or paint	7,737
Eco Paths	
Regrade and rebuild	9,101
Community Signage	
Replace damaged poles	1,955
Community Wood Decking	
Stain or seal	12,420
Siding and Trim	
Prep and paint - club	29,320
Remove and replace portion	6,516
Windows and Doors	
Replace a portion - doors	10,946
Replace a portion - windows	17,788
School Lease Space	
Monitor and epoxy patch/inject cracks	4,887
Indoor Tennis Court Area	
Monitor and epoxy patch/inject cracks	4,887
Pool Area	
Rust proof	4,887
Old School House	
Inspect for movement	4,072
Interior Flooring	
Replace daycare carpeting.	16,289

**Homestead Owners Association
Reserve Study Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2021 continued...</i>	
Outdoor Tennis Courts	
Remove windscreens and nets	24,433
Basketball Courts	
Seal coat and crack fill	2,248
Appliances	
Replace one washer	814
Computer Equipment	
Replace fitness	1,629
Replace front desk	1,629
Replace projectors	1,629
Replace tennis	1,629
Pool and Spa Boilers	
Replace pool boiler	11,402
Pool and Spa Circulation Pumps	
Remove and replace	5,864
Tractor	
Replace blower and brush	7,330
Replace mower	9,773
Riding Mower	
Replace	12,217
Pony Tiller	
Replace	2,606
Total for 2021	<u>\$254,568</u>
 Replacement Year 2022	
Asphalt Parking Area	
Seal coat and crack fill - Main	4,091
Community Lighting	
Paint/stain	2,737
Community Signage	
Remove and replace	19,498
Irrigation System	
Replace damaged components	5,131
Indoor Tennis Court Area	
Replace metal halide lighting fixtures	18,612

**Homestead Owners Association
Reserve Study Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2022 continued...</i>	
Court Club Front Entrance	
Replace holiday decorations	5,131
Old School House	
Inspect for movement	4,276
Interior Flooring	
Replace hardwood floors.	144,866
Outdoor Tennis Courts	
Remove and replace asphalt surface	566,464
Restroom Facility	
Replace solar system	5,131
Appliances	
Replace one washer	855
Computer Equipment	
Replace Programming	1,710
Televisions	
Replace daycare	1,710
Generator	
Replace	2,223
Skid Steer	
Replace	59,862
Aerator	
Replace - Bluebird	5,986
Total for 2022	\$848,284
Replacement Year 2023	
Asphalt Driveways	
Mill and overlay - Tract P	4,202
Seal coat and crack fill - Tract P	2,974
Community Benches and Tables	
Replace a portion	4,961
Court Club Exterior Deck	
Remove and replace	107,751
Old School House	
Inspect for movement	4,490

**Homestead Owners Association
Reserve Study Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2023 continued...</i>	
Interior Flooring	
Replace lower level carpeting.	150,852
Paddle Tennis Courts	
Paint court surface	16,163
Appliances	
Replace one washer	898
Computer Equipment	
Replace accounting	1,796
Replace Board Meeting Laptop	1,796
Replace DRC	1,796
Replace GMC	1,796
Televisions	
Replace cardio	5,388
Replace community room	3,592
Replace weight room	3,592
Pool HVAC	
Maintenance as needed	5,388
Entry Furnace	
Remove and replace	4,490
Domestic Water Heaters	
Replace - pool	13,469
Pool and Spa Boilers	
Replace spa boiler	7,183
Tractor	
Replace blower and brush	8,081
Total for 2023	<u>\$350,656</u>
 Replacement Year 2024	
Asphalt Parking Area	
Seal coat and crack fill - Main	4,510
Concrete Stairs	
Replace coating	33,942
Playground Equipment	
Replace - dog park tot lot	82,969

**Homestead Owners Association
Reserve Study Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2024 continued...</i>	
Community Signage	
Replace damaged poles	2,263
Irrigation System	
Replace damaged components	5,657
Old School House	
Inspect for movement	4,714
Swimming Pool	
Resurface	35,130
Steam Room	
Replace steam unit	7,543
Paddle Tennis Courts	
Remove and replace fencing	13,200
Basketball Courts	
Seal coat and crack fill	2,602
Appliances	
Replace one washer	943
Televisions	
Replace spin room	1,886
Pool and Spa Circulation Pumps	
Remove and replace	6,788
Pickup Truck	
Replace pickup truck	37,713
Total for 2024	\$239,858
Replacement Year 2025	
Site Drainage	
Clean culverts of debris	9,900
Asphalt Parking Area	
Seal coat and crack fill - remaining lots	58,380
Asphalt Driveways	
Seal coat and crack fill - Tracts C, O, Q, R and S	41,841
Community Wood Decking	
Rebuild - 300 SF	22,571
Siding and Trim	
Prep and paint - club	35,639

**Homestead Owners Association
Reserve Study Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2025 continued...</i>	
Remove and replace portion	7,920
Indoor Tennis Court Area	
Resurface	14,256
Court Club Rear Patio	
Replace wood columns	19,799
Court Club Front Entrance	
Replace wood columns	9,900
Old School House	
Inspect for movement	4,950
Interior Flooring	
Replace daycare carpeting.	19,799
Resurface hardwood floors.	23,957
Spa	
Refurbish	9,900
Paddle Tennis Courts	
Replace area heaters	1,980
Volleyball Courts	
Add sand to court surface	3,960
Appliances	
Replace one washer	990
Computer Equipment	
Replace childcare	1,980
Replace front desk display	1,980
Pool HVAC	
Replace dehumidification system	178,194
Pool and Spa Boilers	
Replace pool boiler	13,860
Pickup Truck	
Replace plow attachment	15,839
Tractor	
Replace blower and brush	8,910
Association Owned Units	
Remodel - owned unit	53,458
Total for 2025	<u>\$559,961</u>

**Homestead Owners Association
Reserve Study Annual Expenditure Detail**

Description	Expenditures
Replacement Year 2026	
Asphalt Parking Area	
Seal coat and crack fill - Main	4,973
Concrete Walkways	
Replace damaged sections	47,296
Timber Bridges and Stairways	
Stain, seal or paint	9,875
Playground Equipment	
Replace - Court Club	93,552
Eco Paths	
Regrade and rebuild	11,616
Community Wood Decking	
Stain or seal	15,852
Irrigation System	
Replace damaged components	6,237
Windows and Doors	
Replace a portion - doors	13,970
Replace a portion - windows	22,702
School Lease Space	
Monitor and epoxy patch/inject cracks	6,237
Indoor Tennis Court Area	
Monitor and epoxy patch/inject cracks	6,237
Replace middle court curtain	7,484
Court Club Front Entrance	
Replace holiday decorations	6,237
Old School House	
Inspect for movement	5,197
Outdoor Tennis Courts	
Remove windcreens and nets	31,184
Basketball Courts	
Replace accessories - Park De Clark.	3,118
Volleyball Courts	
Replace hardware	10,395
Outdoor Furniture	
Remove and replace	40,019

**Homestead Owners Association
Reserve Study Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2026 continued...</i>	
Appliances	
Replace break room refrigerator	3,118
Replace one washer	1,039
Computer Equipment	
Replace Board Meeting Laptop	2,079
Replace fitness	2,079
Replace front desk	2,079
Replace Programming	2,079
Replace tennis	2,079
Televisions	
Replace daycare	2,079
Pool HVAC	
Maintenance as needed	6,237
Replace daycare system	24,947
Landscaping Air Compressor	
Replace	3,950
Air Hammer	
Replace	3,430
Total for 2026	<u>\$397,376</u>
 Replacement Year 2027	
Asphalt Walkways Around the Court Club	
Resurface	49,115
Concrete Stairs	
Replace coating	39,292
Community Lighting	
Paint/stain	3,493
Community Signage	
Replace damaged poles	2,619
Indoor Tennis Court Area	
Replace outer court curtain	19,646
Replace tennis ball machine	4,366
Old School House	
Inspect for movement	5,457

**Homestead Owners Association
Reserve Study Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2027 continued...</i>	
Interior Flooring	
Replace lower level carpeting.	183,361
Locker Rooms	
Remodel	130,972
Tanning Bed	
Replace	13,097
Basketball Courts	
Remove asphalt court surface	39,292
Seal coat and crack fill	3,012
Appliances	
Replace one washer	1,091
Interior Furniture	
Replace	15,280
Computer Equipment	
Replace GMC	2,183
Televisions	
Replace cardio	6,549
Replace community room	4,366
Replace weight room	4,366
Pool and Spa Boilers	
Replace spa boiler	8,731
Pool and Spa Circulation Pumps	
Remove and replace	7,858
Cab	
Remodel the elevator cab.	21,829
Tractor	
Replace blower and brush	9,823
Replace tractor and attachments	26,194
Riding Mower	
Replace	16,372
Snow Blower	
Replace	2,619
Power Roller	
Replace	14,189

**Homestead Owners Association
Reserve Study Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2027 continued...</i>	
Association Owned Units	
Remodel - manager units	117,875
Total for 2027	\$753,048
Replacement Year 2028	
Asphalt Parking Area	
Seal coat and crack fill - Main	5,483
Asphalt Driveways	
Seal coat and crack fill - Tract P	3,796
Community Benches and Tables	
Replace a portion	6,332
Irrigation System	
Replace damaged components	6,876
Old School House	
Inspect for movement	5,730
Interior Flooring	
Replace hardwood floors.	194,134
Outdoor Tennis Courts	
Replace pavilions	9,168
Paddle Tennis Courts	
Paint court surface	20,628
Appliances	
Replace one washer	1,146
Computer Equipment	
Replace accounting	2,292
Replace DRC	2,292
Televisions	
Replace spin room	2,292
Trailer	
Replace	10,314
Tractor	
Replace mower	13,752
Walk Behind Mower	
Replace	5,730

**Homestead Owners Association
Reserve Study Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2028 continued...</i>	
Scaffolding	
Replace	9,168
Total for 2028	<u>\$299,132</u>
Replacement Year 2029	
Site Drainage	
Regrade slope in trickle channels	12,033
Community Wood Decking	
Rebuild - remaining	112,028
Siding and Trim	
Prep and paint - club	43,319
Remove and replace portion	9,626
Chimneys	
Replace cap - southeast chimney	3,610
Old School House	
Inspect for movement	6,017
Interior Flooring	
Replace daycare carpeting.	24,066
Steam Room	
Replace steam unit	9,626
Appliances	
Replace dryer	4,813
Replace one washer	1,203
Computer Equipment	
Replace Board Meeting Laptop	2,407
Replace projectors	2,407
Pool HVAC	
Maintenance as needed	7,220
Pool and Spa Boilers	
Replace pool boiler	16,846
Pool and Spa Filters	
Remove and replace	10,830
Tractor	
Replace blower and brush	10,830

**Homestead Owners Association
Reserve Study Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2029 continued...</i>	
Pony Tiller	
Replace	3,851
Total for 2029	<u>\$280,732</u>
Replacement Year 2030	
Asphalt Parking Area	
Mill and overlay - all	113,826
Seal coat and crack fill - Main	6,044
Asphalt Driveways	
Mill and overlay - Tracts C, O, Q, R and S	75,457
Concrete Stairs	
Replace coating	45,485
Community Signage	
Replace damaged poles	3,032
Irrigation System	
Replace damaged components	7,581
Court Club Front Entrance	
Replace holiday decorations	7,581
Old School House	
Inspect for movement	6,317
Paddle Tennis Courts	
Replace area heaters	2,527
Basketball Courts	
Seal coat and crack fill	3,487
Appliances	
Replace one washer	1,263
Computer Equipment	
Replace childcare	2,527
Replace front desk display	2,527
Replace Programming	2,527
Televisions	
Replace daycare	2,527
Domestic Water Heaters	
Replace - pool	18,952

**Homestead Owners Association
Reserve Study Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2030 continued...</i>	
Pool and Spa Circulation Pumps	
Remove and replace	9,097
Generator	
Replace	3,285
Aerator	
Replace - Jayco	9,350
Total for 2030	<u>\$323,394</u>

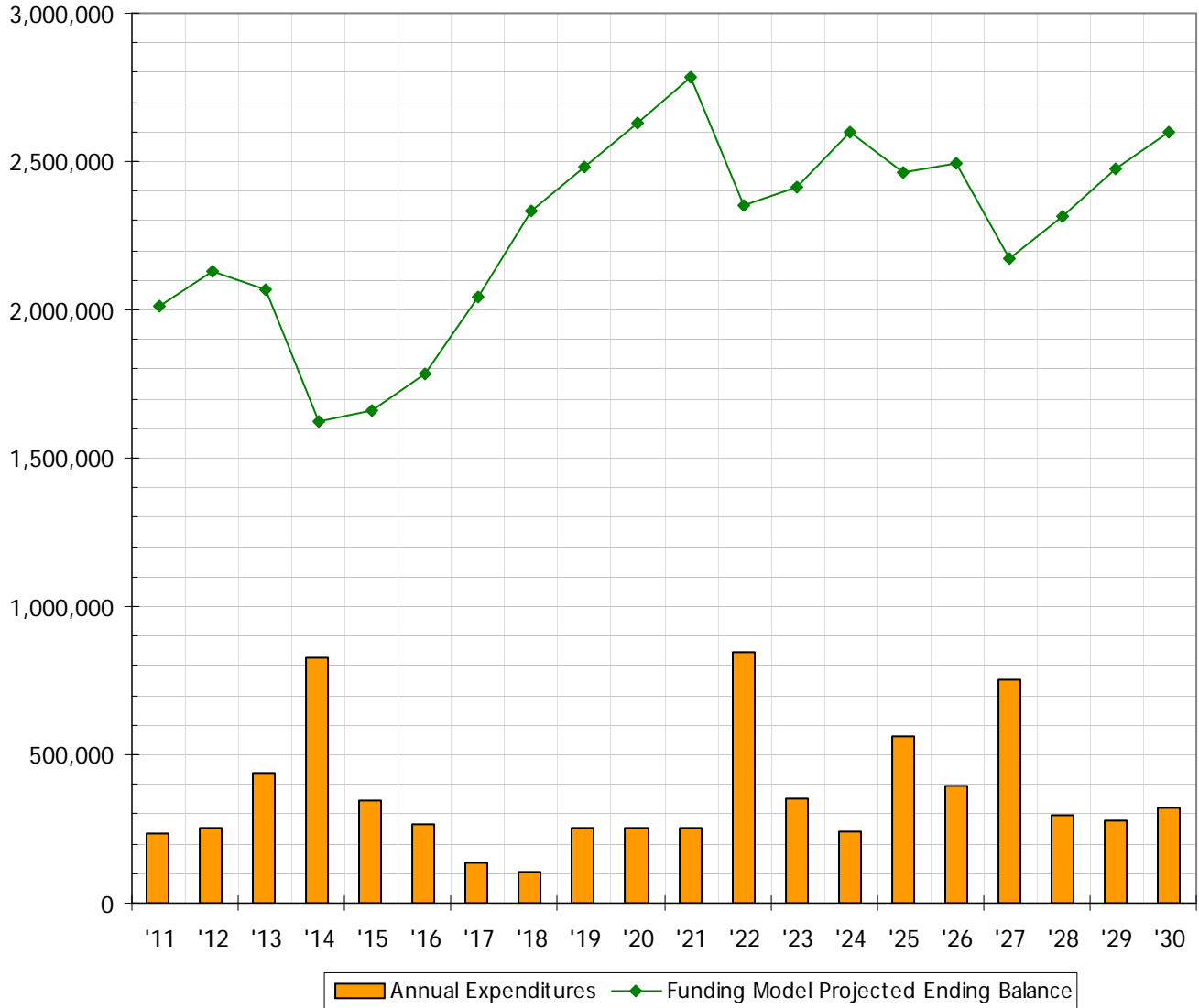
**Homestead Owners Association
Final Reserve Study Summary**

Report Date	January 19, 2011
Account Number	10060
Budget Year Beginning	January 01, 2011
Budget Year Ending	December 31, 2011
Total Units	825

<i>Report Parameters</i>	
Inflation	5.00%
Interest Rate on Reserve Deposit	0.00%
Tax Rate on Interest	0.00%
Contingency	0.00%
2011 Beginning Balance	\$1,873,248.00

<i>Final Funding Model Summary of Calculations</i>	
Required Monthly Contribution	\$30,833.33
<i>\$37.37 per unit monthly</i>	
Average Net Monthly Interest Earned	
Total Monthly Allocation to Reserves	\$30,833.33
<i>\$37.37 per unit monthly</i>	

Homestead Owners Association Final Reserve Study Projection Graph



Homestead Owners Association Final Reserve Study Projection

Beginning Balance: \$1,873,248

Year	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
2011	370,000		233,802	2,009,445	2,232,041	90%
2012	373,700		254,438	2,128,707	2,522,100	84%
2013	377,437		436,941	2,069,203	2,560,912	80%
2014	381,211		826,026	1,624,389	2,043,955	79%
2015	385,023		348,275	1,661,137	2,092,349	79%
2016	388,874		263,481	1,786,530	2,326,480	76%
2017	392,762		136,154	2,043,138	2,687,363	76%
2018	396,690		104,323	2,335,505	3,089,386	75%
2019	400,657		255,674	2,480,489	3,350,855	74%
2020	404,664		254,512	2,630,641	3,631,441	72%
2021	408,710		254,568	2,784,783	3,957,483	70%
2022	412,797		848,284	2,349,296	3,701,512	63%
2023	416,925		350,656	2,415,565	3,989,528	60%
2024	421,095		239,858	2,596,802	4,399,197	59%
2025	425,305		559,961	2,462,146	4,524,910	54%
2026	429,559		397,376	2,494,329	4,877,768	51%
2027	433,854		753,048	2,175,135	4,867,144	44%
2028	438,193		299,132	2,314,195	5,322,071	43%
2029	442,575		280,732	2,476,038	5,834,665	42%
2030	447,000		323,394	2,599,644	6,208,439	41%