

STARWOOD ASSOCIATION
MAINTENANCE PLAN
RESERVE STUDY
LEVEL I: FULL RESERVE STUDY FUNDING ANALYSIS
2020



<https://www.schwindtco.com/>

(503) 227-1165

STARWOOD ASSOCIATION

Executive Summary

Year of Report:

January 1, 2020 to December 31, 2020

Number of Units:

178 Units

Parameters:

Beginning Balance: \$230,715

Year 2020 Suggested Contribution: \$31,000

Year 2020 Projected Interest Earned: \$212

Inflation: 2.50%

Annual Increase to Suggested Contribution: 9.00%

Lowest Cash Balance Over 30 Years (Threshold): \$61,883

Average Reserve Assessment per Unit: \$14.51

Prior Year's Actual Contribution: \$33,646

STARWOOD ASSOCIATION

RV LOT

Executive Summary

Year of Report:

January 1, 2020 to December 31, 2020

Parameters:

Beginning Balance: \$23,516

Year 2020 Suggested Contribution: \$3,500

Year 2020 Projected Interest Earned: \$25

Inflation: 2.50%

Annual Increase to Suggested Contribution: 2.50%

Lowest Cash Balance Over 30 Years (Threshold): \$13,330

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**Starwood Association
Maintenance Plan
Reserve Study– Onsite
Disclosure Information
2020**

We have conducted an onsite reserve study and maintenance plan for Starwood Association for the year beginning January 1, 2020, in accordance with guidelines established by Community Associations Institute and the American Institute of Certified Public Accountants.

This reserve study and maintenance plan are in compliance with the legislative changes made in 2007 to ORS Chapters 94 and 100.

In addition to providing the reserve study and maintenance plan, we also provide tax and review/audit services to the Association.

Assumptions used for inflation, interest, and other factors are detailed in page 17. Income tax factors were not considered due to the uncertainty of factors affecting net taxable income and the election of tax form to be filed.

David T. Schwindt, the representative in charge of this report, is a designated Reserve Study Specialist, Professional Reserve Analyst, and Certified Public Accountant licensed in the states of Oregon, Washington, California, and Arizona.

Increases in Roofing and Painting Costs.

Over the last several years, roofing, painting and other costs have increased at a dramatic pace. Schwindt & Company has noted this in our reserve studies. We were not sure if this was a temporary price increase or the new normal in pricing. We are now of the opinion that these increased prices will most likely continue. Roofing costs have nearly doubled and painting costs have increased 50%. It is still possible to keep the increases to a minimum if Associations can find a vendor that will perform the work at a reduced price, however, these vendors are becoming rare.

The main reason for increased prices aside from normal cost increases appear to be the availability of labor. Many workers left the industry during the downturn and have not reentered the job market thus driving up wage costs to attract qualified workers. Roofers and painters are also seeing increased demand for their services due to aging association property. These factors have created the perfect storm for increased prices.

These increases are being built in to cost estimates and required contributions. Associations will see an increase in the suggested reserve contributions beginning with the 2018/2019 budget years and depending on the year the roofing and painting projects occur, the increases may be substantial.

Associations should have a complete building envelope study conducted every 3-5 years. If the Association chooses not to engage a qualified engineer or architect to perform a building envelope inspection, the Association should be 100% funded using the fully funded method of funding to insure funds are available to pay for unexpected costs



According to Article 10.1 of the Bylaws, All maintenance, repairs and replacements to the common areas shall be made by the Association and shall be charged to all of the members as a common expense.

All information regarding the useful life and cost of reserve components was derived from the Association, local vendors, and/or from various construction pricing and scheduling manuals.

The terms *RS Means*, *National Construction Estimator*, and *Fannie Mae Expected Useful Life Tables and Forms* refer to construction industry estimating databases that are used throughout the industry to establish cost estimates and useful life estimates for common building components and products. We suggest that the Association obtain firm bids for these services.

An insurance deductible is not included in the reserve study.

We are not aware of any material issues which, if not disclosed, would cause a material distortion of this report.

Certain information, such as the beginning balance of reserve funds and other information as detailed on the component detail reports, was provided by Association representatives and is deemed to be reliable by us. This reserve study is a reflection of the information provided to us and cannot be used for the purpose of performing an audit, a quality/forensic analysis, or background checks of historical records.

Site visits should not be considered a project audit or quality inspection of the Association's property. This site visit does not evaluate the condition of the property to determine the useful life or needed repairs. Schwindt & Company suggests that the Association perform a building envelope inspection to determine the condition, performance, and the useful life of all the components.

Certain costs outlined in the reserve study are subjective and, as a result, are for planning purposes only. The Association should obtain firm bids at the time of work. Actual costs will depend upon the scope of work as defined at the time the repair, replacement, or restoration is performed. All estimates relating to future work are good faith estimates and projections are based on the estimated inflation rate, which may or may not prove accurate. All future costs and life expectancies should be reviewed and adjusted annually.

This reserve study, unless specifically stated in the report, assumes no fungi, mold, asbestos, lead paint, urea-formaldehyde foam insulation, termite control substances, other chemicals, toxic wastes, radon gas, electro-magnetic radiation or other potentially hazardous materials (on the surface or sub-surface), or termites on the property. The existence of any of these substances may adversely affect the accuracy of this reserve study. Schwindt & Company assumes no responsibility regarding such conditions, as we are not qualified to detect substances, determine the impact, or develop remediation plans/costs.

Since destructive testing was not performed, this reserve study does not attempt to address latent and/or patent defects. Neither does it address useful life expectancies that are abnormally short due either to improper design, installation, nor to subsequent improper maintenance. This reserve study assumes all components will be reasonably maintained for the remainder of their life expectancy.

Physical Analysis:

New projects generally include information provided by developers and/or refer to drawings.

Full onsite reserve studies generally include field measurements and do not include destructive testing. Drawings are usually not available for existing projects.

Onsite updates generally include observations of physical characteristics, but do not include field measurements.

This reserve study should be reviewed carefully. It may not include all common and limited common element components that will require major maintenance, repair, or replacement in future years, and may not include regular contributions to a reserve account for the cost of such maintenance, repair, or replacement. The failure to include a component in a reserve study, or to provide contributions to a reserve account for a component, may, under some circumstances, require the association to (1) defer major maintenance, repair, or replacement, (2) increase future reserve contributions, (3) borrow funds to pay for major maintenance, repair, or replacement, or (4) impose special assessments for the cost of major maintenance, repair, or replacement.

STARWOOD ASSOCIATION
MAINTENANCE PLAN
2020

Starwood Association
Executive Summary of Maintenance Plan

Regular maintenance of common elements is necessary to insure the maximum useful life and optimum performance of components. Of particular concern are items that may present a safety hazard to residents or guests if they are not maintained in a timely manner and components that perform a water-proofing function.

This maintenance plan is a cyclical plan that calls for maintenance at regular intervals. The frequency of the maintenance activity and the cost of the activity at the first instance follow a short descriptive narrative. This maintenance plan should be reviewed on an annual basis when preparing the annual operating budget for the Association.

Checklists, developed by Reed Construction Data, Inc., can be photocopied or accessed from the RS Means website:

<http://www.rsmeans.com/supplement/67346.asp>

They can be used to assess and document the existing condition of an Association's common elements and to track the carrying out of planned maintenance activities.

**Starwood Association
Maintenance Plan
2020**

Pursuant to Oregon State Statutes Chapters 94 and 100, which require a maintenance plan as an integral part of the reserve study, the maintenance procedures are as follows:

The Board of Directors should refer to this maintenance plan each year when preparing the annual operating budget for the Association to ensure that annual maintenance costs are included in the budget for the years that they are scheduled.

Property Inspection

Schwindt & Company recommends that a provision for the annual inspection of common area components be included in the maintenance plan for all associations. This valuable management tool will help to ensure that all components achieve a maximum useful life expectancy and that they function as intended throughout their lifespan.

The inspection should be performed by a qualified professional and should include a written summary of conclusions with specific recommendations for any needed repairs or maintenance.

We suggest that the Association obtain firm bids for this service.

This expense should be included in the annual operating budget for the Association.

Frequency: Annually

Lighting: Exterior Common Area – Inspection/Maintenance

Note: Replacement of flickering or burned-out bulbs or lamps should be immediate.

Lighting is a crucial element in the provision of safety and security. All lighting systems should be inspected frequently and care must be taken to identify and correct deficiencies.

Various fixture and lamp types may be used according to area needs. Lighting systems should be designed to provide maximum, appropriate illumination at minimal energy expenditures. Lighting maintenance processes should include a general awareness of factors that cause malfunctions in lighting systems, such as dirt accumulation and lumen depreciation. It is important to fully wash, rather than dry-wipe, exterior surfaces to reclaim light and prevent further deterioration.

Deficiencies, required maintenance, and required repairs after completion of the review should be noted by the maintenance contractor and/or association representatives.

Repairs and inspections should be completed by a qualified professional.

This expense should be included in the annual operating budget for the Association as general property maintenance expense.

Frequency: Bi-Weekly

Common Play Area – Review

As play areas, surfaces, and equipment vary widely, a general safety and maintenance protocol will be included in the maintenance plan. Management should work with their insurance company to identify additional specific recommendations and should consult manufacturer's specifications. Note deficiencies and required maintenance and repairs after completion of the review.

Generally, in order to maintain a safe playing area, the following should be reviewed: signage visibility and currency; accessible safety/first aid equipment location; fence condition for protruding or loose parts, holes or inoperable gates; and overall condition of grounds for deficiencies such as vandalism, debris buildup, trash, or tripping hazards.

Concrete play surfaces should be reviewed for deficiencies such as tripping hazards, alkali-aggregate expansions, honeycombing, spalling, chipping, cracks, stains, lifts, slippery areas, and/or unevenness.

Grass play areas should be reviewed for deficiencies: such as overgrowth; exposed soil; excess fertilization (granules left on surface); contamination from foreign substances; rodent infestation (e.g., gopher holes); root encroachment; depressions or other tripping hazards, such as rocks, elevated sprinkler heads, hoses, field markers, and/or exposed irrigation pipes.

This expense should be included in the annual operating budget for the Association as general property maintenance expense.

Frequency: Monthly

Property Entrance - Review

The property entrance is a significant reflection on the development as a whole and is often the first stop in the development for residents, prospective residents or buyers, and visitors. The area should be consistently clean, functional, and accessible. In addition to serving as a point of initial access, the main entry may feature mailboxes, which should be secure and operational.

Mailboxes: Review overall condition and function of locks; proper lubrication of working parts; cleanliness of face plates; security of housing, in compliance with current postal regulations; accuracy and visibility of signage/accessibility of tactile lettering, where required; condition and function of slots and depositories for outgoing mail and packages.

Deficiencies, required maintenance, and required repairs after completion of the review should be noted by the maintenance contractor and/or association representatives.

This expense should be included in the annual operating budget for the Association as general property maintenance expense.

Frequency: Monthly

Fence–Perimeter–Inspection

The fence located along the perimeter of the property should be checked semi-annually for overall integrity and safety. The overall condition of the fence should be checked for deficiencies such as vegetation encroachment, debris buildup, , sagging areas, missing segments, and/or vandalism.

Deficiencies, required maintenance, and required repairs after completion of the review should be noted by the maintenance contractor and/or association representatives.

Frequency: Semiannually

Trees - Maintenance

The Association will be responsible for trimming trees in the common area throughout the property. Trees and shrubs should be kept clear of the building components.

We suggest that the Association obtain firm bids for this service.

This expense should be included in the Association’s operating budget.

Frequency: Annually

Landscape Maintenance

The Association will be responsible for maintenance and upkeep of common area landscape throughout the property. This may include mowing lawn, removal of weeds, and dead-heading of flowers. Landscape techniques vary depending on the foliage and season.

We suggest that the Association obtain firm bids for this service.

This expense should be included in the Association’s operating budget.

Frequency: Annually

Lawn Irrigation System

Periodic maintenance to the lawn irrigation system should be anticipated with this type of component. These maintenance procedures will include replacement of the control mechanism, replacement of damaged piping, upgrading of sprinkler heads and valve components, and any other work that is advised by repair professionals.

In recent years, improvements have been made to this type of system which has increased the efficiency of the water distribution process. Such improvements can be expected to continue to be made and the owners of such systems are well advised to plan on periodic upgrades to maintain the efficiency of their systems.

Lawn irrigation systems also require periodic testing to ensure proper operation. Sometimes this testing is mandated by ordinance or building codes. All work on lawn irrigation systems must be performed by licensed contractors who specialize in this type of work.

This expense should be included in the annual operating budget for the Association.

Frequency: Annually

Asphalt – Seal Coating

Maintenance of asphalt paving includes the periodic application of an asphalt emulsion sealer or “seal coat”. This procedure is typically performed every 4 to 7 years, depending on a variety of factors that can affect the useful life of the sealer.

Vehicle traffic is one such factor, and associations that have asphalt paving that carries considerable vehicle traffic should consider a maintenance program that calls for seal coating of asphalt driving surfaces as frequently as every 4 years.

This maintenance procedure involves thoroughly cleaning all pavements, filling of any surface cracks and patching of any locally damaged pavement surfaces. The emulsion sealer is then applied.

This work should be performed by a licensed paving contractor.

This expense is included in the reserve study for the Association.

Frequency: Every 7 years

This maintenance plan is designed to preserve and extend the useful life of assets and is dependent upon proper inspection and follow up procedures

STARWOOD ASSOCIATION
RESERVE STUDY
LEVEL I: FULL RESERVE STUDY FUNDING ANALYSIS
2020

**Starwood Association
Category Detail Index**

Asset ID	Description	Replacement	Page
Streets			
1015	Asphalt: Alcor Place - Overlay	2043	36 of 73
1026	Asphalt: Alcor Place - Seal Coat	2027	36 of 73
1017	Asphalt: Arago Circle - Overlay	2045	37 of 73
1028	Asphalt: Arago Circle - Seal Coat	2027	37 of 73
1069	Asphalt: Crack Seal	2021	38 of 73
1016	Asphalt: Dione Way - Overlay	2045	38 of 73
1027	Asphalt: Dione Way - Seal Coat	2027	39 of 73
1011	Asphalt: Lyra Drive - Overlay	2045	39 of 73
1066	Asphalt: Lyra Drive - Seal Coat	2027	40 of 73
1014	Asphalt: Mira Circle - Overlay	2045	40 of 73
1025	Asphalt: Mira Circle - Seal Coat	2027	41 of 73
1008	Asphalt: Northstar Circle - Overlay	2045	41 of 73
1020	Asphalt: Northstar Circle - Seal Coat	2027	42 of 73
1007	Asphalt: Northstar Way - Overlay	2045	42 of 73
1019	Asphalt: Northstar Way - Seal Coat	2027	43 of 73
1012	Asphalt: Saros Lane - Overlay	2045	43 of 73
1023	Asphalt: Saros Lane - Seal Coat	2027	44 of 73
1009	Asphalt: Solstice Court - Overlay	2045	44 of 73
1021	Asphalt: Solstice Court - Seal Coat	2027	45 of 73
1010	Asphalt: Solstice Drive - Overlay	2045	45 of 73
1022	Asphalt: Solstice Drive - Seal Coat	2027	46 of 73
1013	Asphalt: South Loop Place - Overlay	2045	46 of 73
1024	Asphalt: South Loop Place - Seal Coat	2027	47 of 73
1005	Asphalt: Starwood Drive - Overlay	2045	47 of 73
1006	Asphalt: Starwood Drive - Seal Coat	2027	48 of 73
1032	Street: Gravel Dressing	2026	48 of 73
Irrigation System			
1060	Irrigation Controllers - Replacement	2020	49 of 73
1068	Irrigation Lines - Replacement	2020	49 of 73
1067	Pond - Rehab	2024	50 of 73
1062	Pump: Driveway - Replacement	2020	50 of 73
1061	Pump: Pasture - Replacement	2020	51 of 73
1063	Pump: Pond - Replacement	2020	51 of 73

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Category Detail Index**

Asset ID	Description	Replacement	Page
<i>Irrigation System Continued...</i>			
1065	Pumphouse: Entryway - Replace	2020	51 of 73
1064	Pumphouse: Pond - Repair	2030	52 of 73
RV Area			
1049	Carts - Replacement	2029	53 of 73
1048	Mower - Replacement	2029	53 of 73
1047	Storage Shed - Repair	2044	53 of 73
RV Lot			
1044	RV Lot: Fence - Replacement	2034	55 of 73
1045	RV Lot: Lights - Replacement	2030	55 of 73
1046	RV Lot: Security System - Replacement	2025	56 of 73
Green Dump			
1043	Green Dump - Clean Up	2020	57 of 73
Galaxy Park			
1042	Bark Chip Borders - Repairs	2024	58 of 73
1029	Basketball Court - Repairs	2023	58 of 73
1030	Basketball Court: Hoops - Replacement	2023	59 of 73
1038	Benches - Replacement	2035	59 of 73
1033	Bike Racks - Replacement	2024	59 of 73
1034	Community Library - Replacement	2035	60 of 73
1037	Picnic Tables - Replacement	2035	60 of 73
1036	Playground Set: Tot - Replacement	2033	61 of 73
1035	Playground Sets - Replacement	2033	61 of 73
1040	Shade Structure - Replacement	2024	62 of 73
1041	Shade Structure: Covering - Replacement	2024	62 of 73
1031	Soccer Goals - Replacement	2030	63 of 73
1039	Trash Can - Replacement	2035	63 of 73
Community			
1052	Dogi Pots - Replacement	2024	64 of 73
1054	Entry Sign/Lighting - Replacement/Repair	2035	64 of 73

**Starwood Association
Category Detail Index**

Asset ID	Description	Replacement	Page
<i>Community Continued...</i>			
1056	Fuel Reduction	2022	65 of 73
1058	Gravel Path and Trails - Addition	2021	65 of 73
1050	Mailboxes - Replacement	2022	65 of 73
1055	Perimeter & Dog Park Fence & Gates - Repair	2020	66 of 73
1051	Street Signs - Replacement	2020	66 of 73
1057	Turf Rehab	2021	67 of 73
1059	Water Line - Clean Out	2032	67 of 73
1053	White Vinyl Fence - Replacement	2038	68 of 73
Contingency			
1004	Insurance Deductible	2020	69 of 73
	Total Funded Assets	65	
	Total Unfunded Assets	<u>0</u>	
	Total Assets	65	

Starwood Association Property Description

Starwood Association consists of 178 single family home located in Bend, Oregon.). The Association shall provide improvements upon the common elements include the roads, irrigation system, and park. The individual homeowners are responsible for all maintenance and repairs of their home and the adjacent private property.

This study uses information supplied by the developer, and various construction pricing and scheduling manuals to determine useful lives and replacement costs. The property is currently under construction.

A site visit was performed by Schwindt & Company in 2020. Schwindt & Co did not investigate components for defects, materials, design or workmanship. This would ordinarily be considered in a complete building envelope inspection. Our condition assessment considers if the component is wearing as intended. All components are considered to be in fair condition and appear to be wearing as intended unless noted otherwise in the component detail.

Funds are being accumulated in the replacement fund based on estimates of future need for repairs and replacement of common property components. Actual expenditures, investment income, and provisions for income taxes however, may vary from estimated amounts, and variations may be material. Therefore, amounts accumulated in the replacement fund may not be adequate to meet future funding needs.

If additional funds are needed, the Association has the right, subject to member approval, to increase regular assessments, levy special assessments, otherwise the Association may delay repairs or replacements until funds are available.

Starwood Association
Bend, Oregon
Cash Flow Method - Threshold Funding Model Summary

		<i>Report Parameters</i>	
Report Date	April 28, 2020	Inflation	2.50%
Budget Year Beginning	January 1, 2020	Annual Assessment Increase	9.00%
Budget Year Ending	December 31, 2020	Interest Rate on Reserve Deposit	0.10%
Total Units	178	2020 Beginning Balance	\$230,715

Threshold Funding
Fully Reserved Model Summary

- This study utilizes the cash flow method and the threshold funding model, which establishes a reserve funding goal that keeps the reserve balance above a specified dollar or percent funded amount. The threshold method assumes that the threshold method is funded with a positive threshold balance, therefore, "fully reserved".
- The following items were not included in the analysis because they have useful lives greater than 30 years: grading/drainage; foundation/footings; storm drains; telephone, cable, and internet lines.
- This funding scenario begins with a contribution of **\$31,000** in **2020** and increases **9.00%** each year for the remaining years of the study. A minimum balance of **\$61,883** is maintained.
- The purpose of this study is to insure that adequate replacement funds are available when components reach the end of their useful life. Components will be replaced as required, not necessarily in their expected replacement year. This analysis should be updated annually.

Cash Flow Method - Threshold Funding Model Summary of Calculations

Required Month Contribution	\$2,583.33
<i>\$14.51 per unit monthly</i>	
Average Net Month Interest Earned	<u>\$17.66</u>
Total Month Allocation to Reserves	\$2,601.00
<i>\$14.61 per unit monthly</i>	

Starwood Association
Cash Flow Method - Threshold Funding Model Projection

Beginning Balance: \$230,715

Year	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
2020	31,000	212	35,625	226,302	566,989	40%
2021	33,790	231	14,093	246,230	631,654	39%
2022	36,831	223	43,732	239,551	669,178	36%
2023	40,146	253	8,319	271,631	745,603	36%
2024	43,759	247	48,015	267,623	785,002	34%
2025	47,697	274	19,941	295,653	855,912	35%
2026	51,990	285	38,556	309,372	911,307	34%
2027	56,669	156	184,337	181,860	827,929	22%
2028	61,769	211	4,417	239,424	928,953	26%
2029	67,329	228	47,613	259,368	990,349	26%
2030	73,388	257	41,921	291,092	1,061,287	27%
2031	79,993	323	11,317	360,092	1,167,598	31%
2032	87,193	401	6,220	441,465	1,284,075	34%
2033	95,040	190	302,857	233,839	1,101,753	21%
2034	103,594	282	7,595	330,120	1,219,916	27%
2035	112,917	347	43,992	399,392	1,306,187	31%
2036	123,079	416	50,101	472,787	1,390,874	34%
2037	134,157	513	32,905	574,552	1,497,889	38%
2038	146,231	536	117,559	603,760	1,523,458	40%
2039	159,391	442	247,913	515,681	1,418,769	36%
2040	173,737	532	78,239	611,710	1,448,928	42%
2041	189,373	700	14,486	787,297	1,567,166	50%
2042	206,417	884	15,062	979,536	1,690,193	58%
2043	224,994	992	109,657	1,095,865	1,722,751	64%
2044	245,244	1,184	44,992	1,297,301	1,824,973	71%
2045	267,315		1,502,733	61,883	462,245	13%
2046	291,374	203	16,390	337,070	592,249	57%
2047	317,598	454	55,020	600,103	689,290	87%
2048	346,181	770	17,467	929,587	830,714	112%
2049	377,338	1,127	7,418	1,300,634	989,525	131%

Starwood Association
 Bend, Oregon
RV Lot: Cash Flow Method - Threshold Funding Model Summary

		<i>Report Parameters</i>	
Report Date	April 28, 2020	Inflation	2.50%
Budget Year Beginning	January 1, 2020	Annual Assessment Increase	2.50%
Budget Year Ending	December 31, 2020	Interest Rate on Reserve Deposit	0.10%
Total Units	178	2020 Beginning Balance	\$23,516

Baseline Funding
Fully Reserved Model Summary

- This study utilizes the cash flow method and the threshold funding model, which establishes a reserve funding goal that keeps the reserve balance above 0 dollars. This scenario represents the minimum funding requirement.
- The following items were not included in the analysis because they have useful lives greater than 30 years: grading/drainage; foundation/footings; storm drains; telephone, cable, and internet lines.
- This funding scenario begins with a contribution of **\$3,500** in **2020** and increases **2.50%** each year for the remaining years of the study. A minimum balance of **\$13,330** is maintained.
- The purpose of this study is to insure that adequate replacement funds are available when components reach the end of their useful life. Components will be replaced as required, not necessarily in their expected replacement year. This analysis should be updated annually.

RV Lot Cash Flow Method - Threshold Funding Model Summary of Calculations

Required Month Contribution	\$291.67
<i>\$1.64 per unit monthly</i>	
Average Net Month Interest Earned	<u>\$2.12</u>
Total Month Allocation to Reserves	\$293.79
<i>\$1.65 per unit monthly</i>	

Starwood Association
RV Lot: Cash Flow Method - Threshold Funding Model Projection

Beginning Balance: \$23,516

Year	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
2020	3,500	25		27,041	39,368	69%
2021	3,587	29		30,658	41,806	73%
2022	3,677	33		34,368	44,342	78%
2023	3,769	36		38,173	46,978	81%
2024	3,863	40		42,077	49,719	85%
2025	3,960	40	3,960	42,117	48,508	87%
2026	4,059	44		46,220	51,365	90%
2027	4,160	48		50,429	54,336	93%
2028	4,264	53		54,747	57,423	95%
2029	4,371	57		59,175	60,630	98%
2030	4,480	60	1,920	61,795	61,993	100%
2031	4,592	64		66,451	65,405	102%
2032	4,707	69		71,227	68,948	103%
2033	4,825	74		76,126	72,627	105%
2034	4,945	11	67,752	13,330	7,001	190%
2035	5,069	11	5,069	13,341	4,035	331%
2036	5,196	16		18,553	6,242	297%
2037	5,326	21		23,900	8,556	279%
2038	5,459	27		29,386	10,983	268%
2039	5,595	32		35,014	13,525	259%
2040	5,735	38		40,787	16,188	252%
2041	5,879	44		46,710	18,975	246%
2042	6,025	50		52,785	21,892	241%
2043	6,176	56		59,017	24,942	237%
2044	6,331	62		65,410	28,132	233%
2045	6,489	62	6,489	65,473	24,814	264%
2046	6,651	69		72,193	28,130	257%
2047	6,817	76		79,086	31,597	250%
2048	6,988	83		86,157	35,219	245%
2049	7,162	90		93,409	39,002	239%

Starwood Association
Component Summary By Category

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
Streets								
Asphalt: Alcor Place - Overlay	2003	2043	25	15	23	11,868 SF	2.90	34,417
Asphalt: Alcor Place - Seal Coat	2019	2027	6	2	7	11,868 SF	0.52	6,171
Asphalt: Arago Circle - Overlay	2003	2045	25	17	25	8,993 SF	2.90	26,080
Asphalt: Arago Circle - Seal Coat	2019	2027	6	2	7	8,993 SF	0.52	4,676
Asphalt: Crack Seal	2019	2021	3	-1	1	1 Total	2,124.00	2,124
Asphalt: Dione Way - Overlay	2003	2045	25	17	25	21,643 SF	2.90	62,765
Asphalt: Dione Way - Seal Coat	2019	2027	6	2	7	21,643 SF	0.52	11,254
Asphalt: Lyra Drive - Overlay	2003	2045	25	17	25	32,200 SF	2.90	93,380
Asphalt: Lyra Drive - Seal Coat	2019	2027	6	2	7	32,200 SF	0.52	16,744
Asphalt: Mira Circle - Overlay	2003	2045	25	17	25	8,280 SF	2.90	24,012
Asphalt: Mira Circle - Seal Coat	2019	2027	6	2	7	8,280 SF	0.52	4,306
Asphalt: Northstar Circle - Overlay	2003	2045	25	17	25	5,428 SF	2.90	15,741
Asphalt: Northstar Circle - Seal Coat	2019	2027	6	2	7	5,428 SF	0.52	2,823
Asphalt: Northstar Way - Overlay	2003	2045	25	17	25	29,670 SF	2.90	86,043
Asphalt: Northstar Way - Seal Coat	2019	2027	6	2	7	29,670 SF	0.52	15,428
Asphalt: Saros Lane - Overlay	2003	2045	25	17	25	29,900 SF	2.90	86,710
Asphalt: Saros Lane - Seal Coat	2019	2027	6	2	7	29,900 SF	0.52	15,548
Asphalt: Solstice Court - Overlay	2003	2045	25	17	25	6,808 SF	2.90	19,743
Asphalt: Solstice Court - Seal Coat	2019	2027	6	2	7	6,808 SF	0.52	3,540
Asphalt: Solstice Drive - Overlay	2003	2045	25	17	25	21,068 SF	2.90	61,097
Asphalt: Solstice Drive - Seal Coat	2019	2027	6	2	7	21,068 SF	0.52	10,955
Asphalt: South Loop Place - Overlay	2003	2045	25	17	25	7,015 SF	2.90	20,343
Asphalt: South Loop Place - Seal Coat	2019	2027	6	2	7	7,015 SF	0.52	3,648
Asphalt: Starwood Drive - Overlay	2003	2045	25	17	25	98,526 SF	2.90	285,725
Asphalt: Starwood Drive - Seal Coat	2019	2027	6	2	7	98,526 SF	0.52	51,234
Street: Gravel Dressing	2019	2026	7	0	6	12,311 LF	2.00	<u>24,622</u>
Streets - Total								\$989,131
Irrigation System								
Irrigation Controllers - Replacement	2007	2020	1	0	0	14 Each	750.00 @ 25%	2,625
Irrigation Lines - Replacement	2007	2020	1	0	0	1 Total	1,000.00	1,000
Pond - Rehab	1984	2024	40	0	4	1 Total	25,000.00	25,000
Pump: Driveway - Replacement	2009	2020	10	0	0	1 Total	1,000.00	1,000
Pump: Pasture - Replacement	2007	2020	10	0	0	1 Total	2,000.00	2,000
Pump: Pond - Replacement	2009	2020	10	0	0	1 Total	2,500.00	2,500
Pumphouse: Entryway - Replace	1985	2020	30	0	0	1 Total	2,500.00	2,500
Pumphouse: Pond - Repair	2000	2030	30	0	10	1 Total	2,500.00	<u>2,500</u>
Irrigation System - Total								\$39,125
RV Area								
Carts - Replacement	2014	2029	15	0	9	2 Each	4,500.00	9,000
Mower - Replacement	2014	2029	15	0	9	1 Total	5,500.00	5,500

Starwood Association
Component Summary By Category

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
<i>RV Area continued...</i>								
Storage Shed - Repair	2014	2044	30	0	24	1 Total	3,000.00	<u>3,000</u>
RV Area - Total								<u>\$17,500</u>
RV Lot								
RV Lot: Fence - Replacement	1984	2034	50	0	14	1,370 LF	35.00	47,950
RV Lot: Lights - Replacement	2010	2030	20	0	10	2 Each	750.00	1,500
RV Lot: Security System - Replacement	2015	2025	10	0	5	1 Total	3,500.00	<u>3,500</u>
RV Lot - Total								<u>\$52,950</u>
Green Dump								
Green Dump - Clean Up	2014	2020	5	0	0	1 Total	2,000.00	<u>2,000</u>
Green Dump - Total								<u>\$2,000</u>
Galaxy Park								
Bark Chip Borders - Repairs	2014	2024	10	0	4	1 Total	1,000.00	1,000
Basketball Court - Repairs	2003	2023	20	0	3	1,400 SF	10.00 @ 15%	2,100
Basketball Court: Hoops - Replacement	2003	2023	20	0	3	2 Each	1,000.00	2,000
Benches - Replacement	2005	2035	30	0	15	3 Each	750.00	2,250
Bike Racks - Replacement	1984	2024	40	0	4	2 Each	500.00	1,000
Community Library - Replacement	2015	2035	20	0	15	1 Total	500.00	500
Picnic Tables - Replacement	2005	2035	30	0	15	4 Each	1,000.00	4,000
Playground Set: Tot - Replacement	2003	2033	30	0	13	1 Total	15,000.00	15,000
Playground Sets - Replacement	2003	2033	30	0	13	1 Total	25,000.00	25,000
Shade Structure - Replacement	1984	2024	30	10	4	1 Total	5,000.00	5,000
Shade Structure: Covering - Replacement	2014	2024	10	0	4	1 Total	750.00	750
Soccer Goals - Replacement	2010	2030	20	0	10	2 Each	1,000.00	2,000
Trash Can - Replacement	2005	2035	30	0	15	1 Total	1,000.00	<u>1,000</u>
Galaxy Park - Total								<u>\$61,600</u>
Community								
Dogi Pots - Replacement	2004	2024	20	0	4	4 Each	500.00	2,000
Entry Sign/Lighting - Replacement/Repair	2005	2035	30	0	15	1 Total	5,000.00	5,000
Fuel Reduction	2015	2022	7	0	2	1 Total	20,000.00	20,000
Gravel Path and Trails - Addition	2016	2021	5	0	1	1 Total	5,000.00	5,000
Mailboxes - Replacement	2007	2022	15	0	2	15 Each	1,200.00	18,000
Perimeter & Dog Park Fence & Gates - Re..	2015	2020	5	0	0	1 Total	10,000.00	10,000
Street Signs - Replacement	2007	2020	5	0	0	1 Total	2,000.00	2,000
Turf Rehab	2018	2021	3	0	1	1 Total	3,000.00	3,000
Water Line - Clean Out	2007	2032	25	0	12	1 Total	1,000.00	1,000
White Vinyl Fence - Replacement	2008	2038	30	0	18	2,050 LF	35.00	<u>71,750</u>
Community - Total								<u>\$137,750</u>

**Starwood Association
Component Summary By Category**

Description	Date in Service	Replacement Year	Useful	Adjustment Remaining	Units	Unit Cost	Current Cost
Contingency							
Insurance Deductible	2019	2020	1	0	0	1 Total	10,000.00
Contingency - Total							<u>10,000</u> \$10,000
Total Asset Summary							<u>\$1,310,056</u>

Starwood Association
Component Summary By Group

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
Capital								
Asphalt: Alcor Place - Overlay	2003	2043	25	15	23	11,868 SF	2.90	34,417
Asphalt: Arago Circle - Overlay	2003	2045	25	17	25	8,993 SF	2.90	26,080
Asphalt: Dione Way - Overlay	2003	2045	25	17	25	21,643 SF	2.90	62,765
Asphalt: Dione Way - Seal Coat	2019	2027	6	2	7	21,643 SF	0.52	11,254
Asphalt: Lyra Drive - Overlay	2003	2045	25	17	25	32,200 SF	2.90	93,380
Asphalt: Mira Circle - Overlay	2003	2045	25	17	25	8,280 SF	2.90	24,012
Asphalt: Northstar Circle - Overlay	2003	2045	25	17	25	5,428 SF	2.90	15,741
Asphalt: Northstar Way - Overlay	2003	2045	25	17	25	29,670 SF	2.90	86,043
Asphalt: Saros Lane - Overlay	2003	2045	25	17	25	29,900 SF	2.90	86,710
Asphalt: Solstice Court - Overlay	2003	2045	25	17	25	6,808 SF	2.90	19,743
Asphalt: Solstice Drive - Overlay	2003	2045	25	17	25	21,068 SF	2.90	61,097
Asphalt: South Loop Place - Overlay	2003	2045	25	17	25	7,015 SF	2.90	20,343
Asphalt: Starwood Drive - Overlay	2003	2045	25	17	25	98,526 SF	2.90	285,725
Basketball Court - Repairs	2003	2023	20	0	3	1,400 SF	10.00 @ 15%	2,100
Basketball Court: Hoops - Replacement	2003	2023	20	0	3	2 Each	1,000.00	2,000
Benches - Replacement	2005	2035	30	0	15	3 Each	750.00	2,250
Bike Racks - Replacement	1984	2024	40	0	4	2 Each	500.00	1,000
Carts - Replacement	2014	2029	15	0	9	2 Each	4,500.00	9,000
Community Library - Replacement	2015	2035	20	0	15	1 Total	500.00	500
Dogi Pots - Replacement	2004	2024	20	0	4	4 Each	500.00	2,000
Entry Sign/Lighting - Replacement/Repair	2005	2035	30	0	15	1 Total	5,000.00	5,000
Green Dump - Clean Up	2014	2020	5	0	0	1 Total	2,000.00	2,000
Irrigation Controllers - Replacement	2007	2020	1	0	0	14 Each	750.00 @ 25%	2,625
Irrigation Lines - Replacement	2007	2020	1	0	0	1 Total	1,000.00	1,000
Mailboxes - Replacement	2007	2022	15	0	2	15 Each	1,200.00	18,000
Mower - Replacement	2014	2029	15	0	9	1 Total	5,500.00	5,500
Picnic Tables - Replacement	2005	2035	30	0	15	4 Each	1,000.00	4,000
Playground Set: Tot - Replacement	2003	2033	30	0	13	1 Total	15,000.00	15,000
Playground Sets - Replacement	2003	2033	30	0	13	1 Total	25,000.00	25,000
Pond - Rehab	1984	2024	40	0	4	1 Total	25,000.00	25,000
Pump: Driveway - Replacement	2009	2020	10	0	0	1 Total	1,000.00	1,000
Pump: Pasture - Replacement	2007	2020	10	0	0	1 Total	2,000.00	2,000
Pump: Pond - Replacement	2009	2020	10	0	0	1 Total	2,500.00	2,500
Pumphouse: Entryway - Replace	1985	2020	30	0	0	1 Total	2,500.00	2,500
RV Lot: Fence - Replacement	1984	2034	50	0	14	1,370 LF	35.00	47,950
RV Lot: Lights - Replacement	2010	2030	20	0	10	2 Each	750.00	1,500
RV Lot: Security System - Replacement	2015	2025	10	0	5	1 Total	3,500.00	3,500
Shade Structure - Replacement	1984	2024	30	10	4	1 Total	5,000.00	5,000
Shade Structure: Covering - Replacement	2014	2024	10	0	4	1 Total	750.00	750
Soccer Goals - Replacement	2010	2030	20	0	10	2 Each	1,000.00	2,000
Street Signs - Replacement	2007	2020	5	0	0	1 Total	2,000.00	2,000
Trash Can - Replacement	2005	2035	30	0	15	1 Total	1,000.00	1,000
White Vinyl Fence - Replacement	2008	2038	30	0	18	2,050 LF	35.00	71,750
Capital - Total								<u>\$1,092,736</u>

Starwood Association
Component Summary By Group

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
Non-Capital								
Asphalt: Alcor Place - Seal Coat	2019	2027	6	2	7	11,868 SF	0.52	6,171
Asphalt: Arago Circle - Seal Coat	2019	2027	6	2	7	8,993 SF	0.52	4,676
Asphalt: Crack Seal	2019	2021	3	-1	1	1 Total	2,124.00	2,124
Asphalt: Lyra Drive - Seal Coat	2019	2027	6	2	7	32,200 SF	0.52	16,744
Asphalt: Mira Circle - Seal Coat	2019	2027	6	2	7	8,280 SF	0.52	4,306
Asphalt: Northstar Circle - Seal Coat	2019	2027	6	2	7	5,428 SF	0.52	2,823
Asphalt: Northstar Way - Seal Coat	2019	2027	6	2	7	29,670 SF	0.52	15,428
Asphalt: Saros Lane - Seal Coat	2019	2027	6	2	7	29,900 SF	0.52	15,548
Asphalt: Solstice Court - Seal Coat	2019	2027	6	2	7	6,808 SF	0.52	3,540
Asphalt: Solstice Drive - Seal Coat	2019	2027	6	2	7	21,068 SF	0.52	10,955
Asphalt: South Loop Place - Seal Coat	2019	2027	6	2	7	7,015 SF	0.52	3,648
Asphalt: Starwood Drive - Seal Coat	2019	2027	6	2	7	98,526 SF	0.52	51,234
Bark Chip Borders - Repairs	2014	2024	10	0	4	1 Total	1,000.00	1,000
Fuel Reduction	2015	2022	7	0	2	1 Total	20,000.00	20,000
Gravel Path and Trails - Addition	2016	2021	5	0	1	1 Total	5,000.00	5,000
Insurance Deductible	2019	2020	1	0	0	1 Total	10,000.00	10,000
Perimeter & Dog Park Fence & Gates - Re..	2015	2020	5	0	0	1 Total	10,000.00	10,000
Pumphouse: Pond - Repair	2000	2030	30	0	10	1 Total	2,500.00	2,500
Storage Shed - Repair	2014	2044	30	0	24	1 Total	3,000.00	3,000
Street: Gravel Dressing	2019	2026	7	0	6	12,311 LF	2.00	24,622
Turf Rehab	2018	2021	3	0	1	1 Total	3,000.00	3,000
Water Line - Clean Out	2007	2032	25	0	12	1 Total	1,000.00	1,000
Non-Capital - Total								\$217,319
Total Asset Summary								\$1,310,056

**Starwood Association
Annual Expenditure Detail**

Description	Expenditures
Replacement Year 2020	
Green Dump - Clean Up	2,000
Insurance Deductible - 1 of 1X	10,000
Irrigation Controllers - Replacement	2,625
Irrigation Lines - Replacement	1,000
Perimeter & Dog Park Fence & Gates - Repair	10,000
Pump: Driveway - Replacement	1,000
Pump: Pasture - Replacement	2,000
Pump: Pond - Replacement	2,500
Pumphouse: Entryway - Replace	2,500
Street Signs - Replacement	2,000
Total for 2020	\$35,625
Replacement Year 2021	
Asphalt: Crack Seal	2,177
Gravel Path and Trails - Addition	5,125
Irrigation Controllers - Replacement	2,691
Irrigation Lines - Replacement	1,025
Turf Rehab	3,075
Total for 2021	\$14,093
Replacement Year 2022	
Fuel Reduction	21,012
Irrigation Controllers - Replacement	2,758
Irrigation Lines - Replacement	1,051
Mailboxes - Replacement	18,911
Total for 2022	\$43,732
Replacement Year 2023	
Basketball Court - Repairs	2,261
Basketball Court: Hoops - Replacement	2,154
Irrigation Controllers - Replacement	2,827
Irrigation Lines - Replacement	1,077
Total for 2023	\$8,319

**Starwood Association
Annual Expenditure Detail**

Description	Expenditures
Replacement Year 2024	
Asphalt: Crack Seal	2,344
Bark Chip Borders - Repairs	1,104
Bike Racks - Replacement	1,104
Dogi Pots - Replacement	2,208
Irrigation Controllers - Replacement	2,898
Irrigation Lines - Replacement	1,104
Pond - Rehab	27,595
Shade Structure - Replacement	5,519
Shade Structure: Covering - Replacement	828
Turf Rehab	3,311
Total for 2024	\$48,015
Replacement Year 2025	
Green Dump - Clean Up	2,263
Irrigation Controllers - Replacement	2,970
Irrigation Lines - Replacement	1,131
Perimeter & Dog Park Fence & Gates - Repair	11,314
RV Lot: Security System - Replacement	3,960
Street Signs - Replacement	2,263
Total for 2025	\$23,901
Replacement Year 2026	
Gravel Path and Trails - Addition	5,798
Irrigation Controllers - Replacement	3,044
Irrigation Lines - Replacement	1,160
Street: Gravel Dressing	28,554
Total for 2026	\$38,556
Replacement Year 2027	
Asphalt: Alcor Place - Seal Coat	7,336
Asphalt: Arago Circle - Seal Coat	5,559
Asphalt: Crack Seal	2,525
Asphalt: Dione Way - Seal Coat	13,378
Asphalt: Lyra Drive - Seal Coat	19,903

**Starwood Association
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2027 continued...</i>	
Asphalt: Mira Circle - Seal Coat	5,118
Asphalt: Northstar Circle - Seal Coat	3,355
Asphalt: Northstar Way - Seal Coat	18,340
Asphalt: Saros Lane - Seal Coat	18,482
Asphalt: Solstice Court - Seal Coat	4,208
Asphalt: Solstice Drive - Seal Coat	13,022
Asphalt: South Loop Place - Seal Coat	4,336
Asphalt: Starwood Drive - Seal Coat	60,901
Irrigation Controllers - Replacement	3,120
Irrigation Lines - Replacement	1,189
Turf Rehab	3,566
Total for 2027	<u>\$184,337</u>
Replacement Year 2028	
Irrigation Controllers - Replacement	3,198
Irrigation Lines - Replacement	1,218
Total for 2028	<u>\$4,417</u>
Replacement Year 2029	
Carts - Replacement	11,240
Fuel Reduction	24,977
Irrigation Controllers - Replacement	3,278
Irrigation Lines - Replacement	1,249
Mower - Replacement	6,869
Total for 2029	<u>\$47,613</u>
Replacement Year 2030	
Asphalt: Crack Seal	2,719
Green Dump - Clean Up	2,560
Irrigation Controllers - Replacement	3,360
Irrigation Lines - Replacement	1,280
Perimeter & Dog Park Fence & Gates - Repair	12,801
Pump: Driveway - Replacement	1,280
Pump: Pasture - Replacement	2,560
Pump: Pond - Replacement	3,200

**Starwood Association
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2030 continued...</i>	
Pumphouse: Pond - Repair	3,200
RV Lot: Lights - Replacement	1,920
Soccer Goals - Replacement	2,560
Street Signs - Replacement	2,560
Turf Rehab	3,840
Total for 2030	\$43,842
Replacement Year 2031	
Gravel Path and Trails - Addition	6,560
Irrigation Controllers - Replacement	3,444
Irrigation Lines - Replacement	1,312
Total for 2031	\$11,317
Replacement Year 2032	
Irrigation Controllers - Replacement	3,530
Irrigation Lines - Replacement	1,345
Water Line - Clean Out	1,345
Total for 2032	\$6,220
Replacement Year 2033	
Asphalt: Alcor Place - Seal Coat	8,507
Asphalt: Arago Circle - Seal Coat	6,446
Asphalt: Crack Seal	2,928
Asphalt: Dione Way - Seal Coat	15,514
Asphalt: Lyra Drive - Seal Coat	23,082
Asphalt: Mira Circle - Seal Coat	5,935
Asphalt: Northstar Circle - Seal Coat	3,891
Asphalt: Northstar Way - Seal Coat	21,268
Asphalt: Saros Lane - Seal Coat	21,433
Asphalt: Solstice Court - Seal Coat	4,880
Asphalt: Solstice Drive - Seal Coat	15,102
Asphalt: South Loop Place - Seal Coat	5,029
Asphalt: Starwood Drive - Seal Coat	70,626
Irrigation Controllers - Replacement	3,619
Irrigation Lines - Replacement	1,379

**Starwood Association
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2033 continued...</i>	
Playground Set: Tot - Replacement	20,678
Playground Sets - Replacement	34,463
Street: Gravel Dressing	33,942
Turf Rehab	4,136
Total for 2033	\$302,857
Replacement Year 2034	
Bark Chip Borders - Repairs	1,413
Irrigation Controllers - Replacement	3,709
Irrigation Lines - Replacement	1,413
RV Lot: Fence - Replacement	67,752
Shade Structure: Covering - Replacement	1,060
Total for 2034	\$75,347
Replacement Year 2035	
Benches - Replacement	3,259
Community Library - Replacement	724
Entry Sign/Lighting - Replacement/Repair	7,241
Green Dump - Clean Up	2,897
Irrigation Controllers - Replacement	3,802
Irrigation Lines - Replacement	1,448
Perimeter & Dog Park Fence & Gates - Repair	14,483
Picnic Tables - Replacement	5,793
RV Lot: Security System - Replacement	5,069
Street Signs - Replacement	2,897
Trash Can - Replacement	1,448
Total for 2035	\$49,061
Replacement Year 2036	
Asphalt: Crack Seal	3,153
Fuel Reduction	29,690
Gravel Path and Trails - Addition	7,423
Irrigation Controllers - Replacement	3,897
Irrigation Lines - Replacement	1,485
Turf Rehab	4,454
Total for 2036	\$50,101

**Starwood Association
Annual Expenditure Detail**

Description	Expenditures
Replacement Year 2037	
Irrigation Controllers - Replacement	3,994
Irrigation Lines - Replacement	1,522
Mailboxes - Replacement	27,389
Total for 2037	\$32,905
Replacement Year 2038	
Irrigation Controllers - Replacement	4,094
Irrigation Lines - Replacement	1,560
White Vinyl Fence - Replacement	111,906
Total for 2038	\$117,559
Replacement Year 2039	
Asphalt: Alcor Place - Seal Coat	9,866
Asphalt: Arago Circle - Seal Coat	7,476
Asphalt: Crack Seal	3,396
Asphalt: Dione Way - Seal Coat	17,992
Asphalt: Lyra Drive - Seal Coat	26,768
Asphalt: Mira Circle - Seal Coat	6,883
Asphalt: Northstar Circle - Seal Coat	4,512
Asphalt: Northstar Way - Seal Coat	24,665
Asphalt: Saros Lane - Seal Coat	24,856
Asphalt: Solstice Court - Seal Coat	5,659
Asphalt: Solstice Drive - Seal Coat	17,514
Asphalt: South Loop Place - Seal Coat	5,832
Asphalt: Starwood Drive - Seal Coat	81,904
Irrigation Controllers - Replacement	4,196
Irrigation Lines - Replacement	1,599
Turf Rehab	4,796
Total for 2039	\$247,913
Replacement Year 2040	
Green Dump - Clean Up	3,277
Irrigation Controllers - Replacement	4,301
Irrigation Lines - Replacement	1,639

**Starwood Association
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2040 continued...</i>	
Perimeter & Dog Park Fence & Gates - Repair	16,386
Pump: Driveway - Replacement	1,639
Pump: Pasture - Replacement	3,277
Pump: Pond - Replacement	4,097
Street Signs - Replacement	3,277
Street: Gravel Dressing	40,346
Total for 2040	<u>\$78,239</u>
Replacement Year 2041	
Gravel Path and Trails - Addition	8,398
Irrigation Controllers - Replacement	4,409
Irrigation Lines - Replacement	1,680
Total for 2041	<u>\$14,486</u>
Replacement Year 2042	
Asphalt: Crack Seal	3,657
Irrigation Controllers - Replacement	4,519
Irrigation Lines - Replacement	1,722
Turf Rehab	5,165
Total for 2042	<u>\$15,062</u>
Replacement Year 2043	
Asphalt: Alcor Place - Overlay	60,733
Basketball Court - Repairs	3,706
Basketball Court: Hoops - Replacement	3,529
Fuel Reduction	35,292
Irrigation Controllers - Replacement	4,632
Irrigation Lines - Replacement	1,765
Total for 2043	<u>\$109,657</u>
Replacement Year 2044	
Bark Chip Borders - Repairs	1,809
Carts - Replacement	16,279
Dogi Pots - Replacement	3,617

**Starwood Association
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2044 continued...</i>	
Irrigation Controllers - Replacement	4,748
Irrigation Lines - Replacement	1,809
Mower - Replacement	9,948
Shade Structure: Covering - Replacement	1,357
Storage Shed - Repair	5,426
Total for 2044	\$44,992
Replacement Year 2045	
Asphalt: Alcor Place - Seal Coat	11,441
Asphalt: Arago Circle - Overlay	48,350
Asphalt: Crack Seal	3,938
Asphalt: Dione Way - Overlay	116,362
Asphalt: Lyra Drive - Overlay	173,121
Asphalt: Mira Circle - Overlay	44,517
Asphalt: Northstar Circle - Overlay	29,183
Asphalt: Northstar Way - Overlay	159,519
Asphalt: Saros Lane - Overlay	160,755
Asphalt: Solstice Court - Overlay	36,603
Asphalt: Solstice Drive - Overlay	113,271
Asphalt: South Loop Place - Overlay	37,716
Asphalt: Starwood Drive - Overlay	529,719
Green Dump - Clean Up	3,708
Irrigation Controllers - Replacement	4,867
Irrigation Lines - Replacement	1,854
Perimeter & Dog Park Fence & Gates - Repair	18,539
RV Lot: Security System - Replacement	6,489
Street Signs - Replacement	3,708
Turf Rehab	5,562
Total for 2045	\$1,509,222
Replacement Year 2046	
Gravel Path and Trails - Addition	9,501
Irrigation Controllers - Replacement	4,988
Irrigation Lines - Replacement	1,900
Total for 2046	\$16,390

**Starwood Association
Annual Expenditure Detail**

Description	Expenditures
Replacement Year 2047	
Irrigation Controllers - Replacement	5,113
Irrigation Lines - Replacement	1,948
Street: Gravel Dressing	47,959
Total for 2047	<u>\$55,020</u>
Replacement Year 2048	
Asphalt: Crack Seal	4,241
Irrigation Controllers - Replacement	5,241
Irrigation Lines - Replacement	1,996
Turf Rehab	5,989
Total for 2048	<u>\$17,467</u>
Replacement Year 2049	
Irrigation Controllers - Replacement	5,372
Irrigation Lines - Replacement	2,046
Total for 2049	<u>\$7,418</u>

Starwood Association
Detail Report by Category

Asphalt: Alcor Place - Overlay

		11,868 SF	@ \$2.90
Asset ID	1015	Asset Cost	\$34,417.20
	Capital	Percent Replacement	100%
	Streets	Future Cost	\$60,732.96
Placed in Service	January 2003		
Useful Life	25		
Adjustment	15		
Replacement Year	2043		
Remaining Life	23		

This provision is for the overlay of the asphalt roads.

Schwindt and Company estimated the area to be: Alcor Place: 11,868 square feet.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Asphalt: Alcor Place - Seal Coat

		11,868 SF	@ \$0.52
Asset ID	1026	Asset Cost	\$6,171.36
	Non-Capital	Percent Replacement	100%
	Streets	Future Cost	\$7,335.81
Placed in Service	January 2019		
Useful Life	6		
Adjustment	2		
Replacement Year	2027		
Remaining Life	7		

This provision is for the seal coating of the asphalt roads.

Schwindt and Company estimated the area to be: Alcor Place: 11,868 square feet.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Starwood Association
Detail Report by Category

Asphalt: Arago Circle - Overlay		8,993 SF	@ \$2.90
Asset ID	1017	Asset Cost	\$26,079.70
	Capital	Percent Replacement	100%
	Streets	Future Cost	\$48,350.30
Placed in Service	January 2003		
Useful Life	25		
Adjustment	17		
Replacement Year	2045		
Remaining Life	25		

This provision is for the overlay of the asphalt roads.

Schwindt and Company estimated the area to be: Arago Circle: 8,993 square feet.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Asphalt: Arago Circle - Seal Coat		8,993 SF	@ \$0.52
Asset ID	1028	Asset Cost	\$4,676.36
	Non-Capital	Percent Replacement	100%
	Streets	Future Cost	\$5,558.72
Placed in Service	January 2019		
Useful Life	6		
Adjustment	2		
Replacement Year	2027		
Remaining Life	7		

This provision is for the seal coating of the asphalt roads.

Schwindt and Company estimated the area to be: Arago Circle: 8,993 square feet.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Starwood Association
Detail Report by Category

Asphalt: Crack Seal

		1 Total	@ \$2,124.00
Asset ID	1069	Asset Cost	\$2,124.00
	Non-Capital	Percent Replacement	100%
	Streets	Future Cost	\$2,177.10
Placed in Service	January 2019		
Useful Life	3		
Adjustment	-1		
Replacement Year	2021		
Remaining Life	1		

This provision is for the crack sealing of the asphalt roads.

The cost and useful life are based on information from CAPS, Capitol Asset and Pavement Services.

Asphalt: Dione Way - Overlay

		21,643 SF	@ \$2.90
Asset ID	1016	Asset Cost	\$62,764.70
	Capital	Percent Replacement	100%
	Streets	Future Cost	\$116,362.24
Placed in Service	January 2003		
Useful Life	25		
Adjustment	17		
Replacement Year	2045		
Remaining Life	25		

This provision is for the overlay of the asphalt roads.

Schwindt and Company estimated the area to be: Dione Way: 21,643 square feet.

The cost and useful life are based on information from CAPS, Capitol Asset and Pavement Services.

Starwood Association
Detail Report by Category

Asphalt: Dione Way - Seal Coat		21,643 SF	@ \$0.52
Asset ID	1027	Asset Cost	\$11,254.36
	Capital	Percent Replacement	100%
	Streets	Future Cost	\$13,377.90
Placed in Service	January 2019		
Useful Life	6		
Adjustment	2		
Replacement Year	2027		
Remaining Life	7		

This provision is for the seal coating of the asphalt roads.

Schwindt and Company estimated the area to be: Dione Way: 21,643 square feet.

The cost and useful life are based on information from CAPS, Capitol Asset and Pavement Services.

Asphalt: Lyra Drive - Overlay		32,200 SF	@ \$2.90
Asset ID	1011	Asset Cost	\$93,380.00
	Capital	Percent Replacement	100%
	Streets	Future Cost	\$173,121.30
Placed in Service	January 2003		
Useful Life	25		
Adjustment	17		
Replacement Year	2045		
Remaining Life	25		

This provision is for the overlay of the asphalt roads.

Schwindt and Company estimated the area to be: Lyra Drive: 32,200 square feet.

The cost and useful life are based on information from CAPS, Capitol Asset and Pavement Services.

Starwood Association
Detail Report by Category

Asphalt: Lyra Drive - Seal Coat			
Asset ID	1066	32,200 SF	@ \$0.52
	Non-Capital	Asset Cost	\$16,744.00
	Streets	Percent Replacement	100%
Placed in Service	January 2019	Future Cost	\$19,903.35
Useful Life	6		
Adjustment	2		
Replacement Year	2027		
Remaining Life	7		

This provision is for the seal coating of the asphalt roads.

Schwindt and Company estimated the area to be: Lyra Drive: 32,200 square feet.

The cost and useful life are based on information from CAPS, Capitol Asset and Pavement Services.

Asphalt: Mira Circle - Overlay			
Asset ID	1014	8,280 SF	@ \$2.90
	Capital	Asset Cost	\$24,012.00
	Streets	Percent Replacement	100%
Placed in Service	January 2003	Future Cost	\$44,516.90
Useful Life	25		
Adjustment	17		
Replacement Year	2045		
Remaining Life	25		

This provision is for the overlay of the asphalt roads.

Schwindt and Company estimated the area to be: Mira Circle: 8,280 square feet.

The cost and useful life are based on information from CAPS, Capitol Asset and Pavement Services.

Starwood Association
Detail Report by Category

Asphalt: Mira Circle - Seal Coat		8,280 SF	@ \$0.52
Asset ID	1025	Asset Cost	\$4,305.60
	Non-Capital	Percent Replacement	100%
	Streets	Future Cost	\$5,118.01
Placed in Service	January 2019		
Useful Life	6		
Adjustment	2		
Replacement Year	2027		
Remaining Life	7		

This provision is for the seal coating of the asphalt roads.

Schwindt and Company estimated the area to be: Mira Circle: 8,280 square feet.

The cost and useful life are based on information from CAPS, Capitol Asset and Pavement Services.

Asphalt: Northstar Circle - Overlay		5,428 SF	@ \$2.90
Asset ID	1008	Asset Cost	\$15,741.20
	Capital	Percent Replacement	100%
	Streets	Future Cost	\$29,183.30
Placed in Service	January 2003		
Useful Life	25		
Adjustment	17		
Replacement Year	2045		
Remaining Life	25		

This provision is for the overlay of the asphalt roads.

Schwindt and Company estimated the area to be: NorthStar Circle: 5,428 square feet.

The cost and useful life are based on information from CAPS, Capitol Asset and Pavement Services.

Starwood Association
Detail Report by Category

Asphalt: Northstar Circle - Seal Coat		5,428 SF	@ \$0.52
Asset ID	1020	Asset Cost	\$2,822.56
	Non-Capital	Percent Replacement	100%
	Streets	Future Cost	\$3,355.14
Placed in Service	January 2019		
Useful Life	6		
Adjustment	2		
Replacement Year	2027		
Remaining Life	7		

This provision is for the seal coating of the asphalt roads.

Schwindt and Company estimated the area to be: NorthStar Circle: 5,428 square feet.

The cost and useful life are based on information from CAPS, Capitol Asset and Pavement Services.

Asphalt: Northstar Way - Overlay		29,670 SF	@ \$2.90
Asset ID	1007	Asset Cost	\$86,043.00
	Capital	Percent Replacement	100%
	Streets	Future Cost	\$159,518.91
Placed in Service	January 2003		
Useful Life	25		
Adjustment	17		
Replacement Year	2045		
Remaining Life	25		

This provision is for the overlay of the asphalt roads.

Schwindt and Company estimated the area to be: NorthStar Way: 29,670 square feet.

The cost and useful life are based on information from CAPS, Capitol Asset and Pavement Services.

Starwood Association
Detail Report by Category

Asphalt: Northstar Way - Seal Coat		29,670 SF	@ \$0.52
Asset ID	1019	Asset Cost	\$15,428.40
	Non-Capital	Percent Replacement	100%
	Streets	Future Cost	\$18,339.52
Placed in Service	January 2019		
Useful Life	6		
Adjustment	2		
Replacement Year	2027		
Remaining Life	7		

This provision is for the seal coating of the asphalt roads.

Schwindt and Company estimated the area to be: NorthStar Way: 29,670 square feet.

The cost and useful life are based on information from CAPS, Capitol Asset and Pavement Services.

Asphalt: Saros Lane - Overlay		29,900 SF	@ \$2.90
Asset ID	1012	Asset Cost	\$86,710.00
	Capital	Percent Replacement	100%
	Streets	Future Cost	\$160,755.49
Placed in Service	January 2003		
Useful Life	25		
Adjustment	17		
Replacement Year	2045		
Remaining Life	25		

This provision is for the overlay of the asphalt roads.

Schwindt and Company estimated the area to be: Saros Lane: 29900 square feet.

The cost and useful life are based on information from CAPS, Capitol Asset and Pavement Services.

Starwood Association
Detail Report by Category

Asphalt: Saros Lane - Seal Coat			
Asset ID	1023	29,900 SF	@ \$0.52
	Non-Capital	Asset Cost	\$15,548.00
	Streets	Percent Replacement	100%
Placed in Service	January 2019	Future Cost	\$18,481.69
Useful Life	6		
Adjustment	2		
Replacement Year	2027		
Remaining Life	7		

This provision is for the seal coating of the asphalt roads.

Schwindt and Company estimated the area to be: Saros Lane: 29900 square feet.

The cost and useful life are based on information from CAPS, Capitol Asset and Pavement Services.

Asphalt: Solstice Court - Overlay			
Asset ID	1009	6,808 SF	@ \$2.90
	Capital	Asset Cost	\$19,743.20
	Streets	Percent Replacement	100%
Placed in Service	January 2003	Future Cost	\$36,602.79
Useful Life	25		
Adjustment	17		
Replacement Year	2045		
Remaining Life	25		

This provision is for the overlay of the asphalt roads.

Schwindt and Company estimated the area to be: Solstice Court: 6,808 square feet.

The cost and useful life are based on information from CAPS, Capitol Asset and Pavement Services.

Starwood Association
Detail Report by Category

Asphalt: Solstice Court - Seal Coat		6,808 SF	@ \$0.52
Asset ID	1021	Asset Cost	\$3,540.16
	Non-Capital	Percent Replacement	100%
	Streets	Future Cost	\$4,208.14
Placed in Service	January 2019		
Useful Life	6		
Adjustment	2		
Replacement Year	2027		
Remaining Life	7		

This provision is for the seal coating of the asphalt roads.

Schwindt and Company estimated the area to be: Solstice Court: 6,808 square feet.

The cost and useful life are based on information from CAPS, Capitol Asset and Pavement Services.

Asphalt: Solstice Drive - Overlay		21,068 SF	@ \$2.90
Asset ID	1010	Asset Cost	\$61,097.20
	Capital	Percent Replacement	100%
	Streets	Future Cost	\$113,270.79
Placed in Service	January 2003		
Useful Life	25		
Adjustment	17		
Replacement Year	2045		
Remaining Life	25		

This provision is for the overlay of the asphalt roads.

Schwindt and Company estimated the area to be: Solstice Drive: 21,068 square feet.

The cost and useful life are based on information from CAPS, Capitol Asset and Pavement Services.

Starwood Association
Detail Report by Category

Asphalt: Solstice Drive - Seal Coat		21,068 SF	@ \$0.52
Asset ID	1022	Asset Cost	\$10,955.36
	Non-Capital	Percent Replacement	100%
	Streets	Future Cost	\$13,022.48
Placed in Service	January 2019		
Useful Life	6		
Adjustment	2		
Replacement Year	2027		
Remaining Life	7		

This provision is for the seal coating of the asphalt roads.

Schwindt and Company estimated the area to be: Solstice Drive: 21,068 square feet.

The cost and useful life are based on information from CAPS, Capitol Asset and Pavement Services.

Asphalt: South Loop Place - Overlay		7,015 SF	@ \$2.90
Asset ID	1013	Asset Cost	\$20,343.50
	Capital	Percent Replacement	100%
	Streets	Future Cost	\$37,715.71
Placed in Service	January 2003		
Useful Life	25		
Adjustment	17		
Replacement Year	2045		
Remaining Life	25		

This provision is for the overlay of the asphalt roads.

Schwindt and Company estimated the area to be: South Loop Place: 7,015 square feet.

The cost and useful life are based on information from CAPS, Capitol Asset and Pavement Services.

Starwood Association
Detail Report by Category

Asphalt: South Loop Place - Seal Coat		7,015 SF	@ \$0.52
Asset ID	1024	Asset Cost	\$3,647.80
	Non-Capital	Percent Replacement	100%
	Streets	Future Cost	\$4,336.09
Placed in Service	January 2019		
Useful Life	6		
Adjustment	2		
Replacement Year	2027		
Remaining Life	7		

This provision is for the seal coating of the asphalt roads.

Schwindt and Company estimated the area to be: South Loop Place: 7,015 square feet.

The cost and useful life are based on information from CAPS, Capitol Asset and Pavement Services.

Asphalt: Starwood Drive - Overlay		98,526 SF	@ \$2.90
Asset ID	1005	Asset Cost	\$285,725.40
	Capital	Percent Replacement	100%
	Streets	Future Cost	\$529,718.92
Placed in Service	January 2003		
Useful Life	25		
Adjustment	17		
Replacement Year	2045		
Remaining Life	25		

This provision is for the overlay of the asphalt roads.

Schwindt and Company estimated the area to be: Starwood Drive: 98,526 square feet.

The cost and useful life are based on information from CAPS, Capitol Asset and Pavement Services.

Starwood Association
Detail Report by Category

Irrigation Controllers - Replacement

		14 Each	@ \$750.00
Asset ID	1060	Asset Cost	\$2,625.00
	Capital	Percent Replacement	25%
	Irrigation System	Future Cost	\$2,625.00
Placed in Service	January 2007		
Useful Life	1		
Replacement Year	2020		
Remaining Life	0		

This provision is to replace the irrigation controllers as they fail. According to the Association, there are 14 zones.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Irrigation Lines - Replacement

		1 Total	@ \$1,000.00
Asset ID	1068	Asset Cost	\$1,000.00
	Capital	Percent Replacement	100%
	Irrigation System	Future Cost	\$1,000.00
Placed in Service	January 2007		
Useful Life	1		
Replacement Year	2020		
Remaining Life	0		

This provision is to replace the irrigation lines as they fail. According to the Association, there are 14 zones.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

**Starwood Association
Detail Report by Category**

Pond - Rehab

		1 Total	@ \$25,000.00
Asset ID	1067	Asset Cost	\$25,000.00
	Capital	Percent Replacement	100%
	Irrigation System	Future Cost	\$27,595.32
Placed in Service	January 1984		
Useful Life	40		
Replacement Year	2024		
Remaining Life	4		

This provision is to rehab the pond. This may require silt removal, dredging or addition of a liner.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Pump: Driveway - Replacement

		1 Total	@ \$1,000.00
Asset ID	1062	Asset Cost	\$1,000.00
	Capital	Percent Replacement	100%
	Irrigation System	Future Cost	\$1,000.00
Placed in Service	January 2009		
Useful Life	10		
Replacement Year	2020		
Remaining Life	0		

This provision is to replace the entry way turf pump.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Starwood Association
Detail Report by Category

Pump: Pasture - Replacement

		1 Total	@ \$2,000.00
Asset ID	1061	Asset Cost	\$2,000.00
	Capital	Percent Replacement	100%
	Irrigation System	Future Cost	\$2,000.00
Placed in Service	January 2007		
Useful Life	10		
Replacement Year	2020		
Remaining Life	0		

This provision is to replace the pasture pump at the entry way.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Pump: Pond - Replacement

		1 Total	@ \$2,500.00
Asset ID	1063	Asset Cost	\$2,500.00
	Capital	Percent Replacement	100%
	Irrigation System	Future Cost	\$2,500.00
Placed in Service	January 2009		
Useful Life	10		
Replacement Year	2020		
Remaining Life	0		

This provision is to replace the pond pump.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Pumphouse: Entryway - Replace

		1 Total	@ \$2,500.00
Asset ID	1065	Asset Cost	\$2,500.00
	Capital	Percent Replacement	100%
	Irrigation System	Future Cost	\$2,500.00
Placed in Service	January 1985		
Useful Life	30		
Replacement Year	2020		
Remaining Life	0		

This provision is to replace the entry way pumphouse.

Starwood Association
Detail Report by Category

Carts - Replacement

		2 Each	@ \$4,500.00
Asset ID	1049	Asset Cost	\$9,000.00
	Capital	Percent Replacement	100%
	RV Area	Future Cost	\$11,239.77
Placed in Service	January 2014		
Useful Life	15		
Replacement Year	2029		
Remaining Life	9		

This provision is for the replacement of the 2 carts in the RV lot.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Mower - Replacement

		1 Total	@ \$5,500.00
Asset ID	1048	Asset Cost	\$5,500.00
	Capital	Percent Replacement	100%
	RV Area	Future Cost	\$6,868.75
Placed in Service	January 2014		
Useful Life	15		
Replacement Year	2029		
Remaining Life	9		

This provision is for the replacement of the mower in the RV lot.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Storage Shed - Repair

		1 Total	@ \$3,000.00
Asset ID	1047	Asset Cost	\$3,000.00
	Non-Capital	Percent Replacement	100%
	RV Area	Future Cost	\$5,426.18
Placed in Service	January 2014		
Useful Life	30		
Replacement Year	2044		
Remaining Life	24		

This provision is for the repair of the storage shed in the RV lot. The shed has a metal roof. It

Starwood Association
Detail Report by Category

RV Lot: Fence - Replacement

		1,370 LF	@ \$35.00
Asset ID	1044	Asset Cost	\$47,950.00
	Capital	Percent Replacement	100%
	RV Lot	Future Cost	\$67,752.09
Placed in Service	January 1984		
Useful Life	50		
Replacement Year	2034		
Remaining Life	14		

This provision is for the replacement of the chain link fence that surrounds the RV lot.

Schwindt and Company estimated 1,370 lineal feet of fencing.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

RV Lot: Lights - Replacement

		2 Each	@ \$750.00
Asset ID	1045	Asset Cost	\$1,500.00
	Capital	Percent Replacement	100%
	RV Lot	Future Cost	\$1,920.13
Placed in Service	January 2010		
Useful Life	20		
Replacement Year	2030		
Remaining Life	10		

This provision is for the replacement of the lights in the RV lot.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Starwood Association
Detail Report by Category

Bark Chip Borders - Repairs

		1 Total	@ \$1,000.00
Asset ID	1042	Asset Cost	\$1,000.00
	Non-Capital	Percent Replacement	100%
	Galaxy Park	Future Cost	\$1,103.81
Placed in Service	January 2014		
Useful Life	10		
Replacement Year	2024		
Remaining Life	4		

This provision is for the replacement of the bark chip borders at the park.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Basketball Court - Repairs

		1,400 SF	@ \$10.00
Asset ID	1029	Asset Cost	\$2,100.00
	Capital	Percent Replacement	15%
	Galaxy Park	Future Cost	\$2,261.47
Placed in Service	January 2003		
Useful Life	20		
Replacement Year	2023		
Remaining Life	3		

This provision is for the repair of the basketball court surface. It is estimated that 15% of the total area will need repair.

Schwindt and Company estimated 1,400 square feet of concrete.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Starwood Association
Detail Report by Category

Basketball Court: Hoops - Replacement

		2 Each	@ \$1,000.00
Asset ID	1030	Asset Cost	\$2,000.00
	Capital	Percent Replacement	100%
	Galaxy Park	Future Cost	\$2,153.78
Placed in Service	January 2003		
Useful Life	20		
Replacement Year	2023		
Remaining Life	3		

This provision is for the replacement of the basketball hoops.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Benches - Replacement

		3 Each	@ \$750.00
Asset ID	1038	Asset Cost	\$2,250.00
	Capital	Percent Replacement	100%
	Galaxy Park	Future Cost	\$3,258.67
Placed in Service	January 2005		
Useful Life	30		
Replacement Year	2035		
Remaining Life	15		

This provision is for the replacement of the 3 benches.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Bike Racks - Replacement

		2 Each	@ \$500.00
Asset ID	1033	Asset Cost	\$1,000.00
	Capital	Percent Replacement	100%
	Galaxy Park	Future Cost	\$1,103.81
Placed in Service	January 1984		
Useful Life	40		
Replacement Year	2024		
Remaining Life	4		

This provision is for the replacement of the 2 bike racks.

Starwood Association
Detail Report by Category

Bike Racks - Replacement continued...

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Community Library - Replacement

		1 Total	@ \$500.00
Asset ID	1034	Asset Cost	\$500.00
	Capital	Percent Replacement	100%
	Galaxy Park	Future Cost	\$724.15
Placed in Service	January 2015		
Useful Life	20		
Replacement Year	2035		
Remaining Life	15		

This provision is for the replacement of the community library.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Picnic Tables - Replacement

		4 Each	@ \$1,000.00
Asset ID	1037	Asset Cost	\$4,000.00
	Capital	Percent Replacement	100%
	Galaxy Park	Future Cost	\$5,793.19
Placed in Service	January 2005		
Useful Life	30		
Replacement Year	2035		
Remaining Life	15		

This provision is for the replacement of the 4 picnic tables.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Starwood Association
Detail Report by Category

Playground Set: Tot - Replacement

		1 Total	@ \$15,000.00
Asset ID	1036	Asset Cost	\$15,000.00
	Capital	Percent Replacement	100%
	Galaxy Park	Future Cost	\$20,677.66
Placed in Service	January 2003		
Useful Life	30		
Replacement Year	2033		
Remaining Life	13		

This provision is for the replacement of the tot playground set.

This includes the following: tot swings, slide, tunnel and spring.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Playground Sets - Replacement

		1 Total	@ \$25,000.00
Asset ID	1035	Asset Cost	\$25,000.00
	Capital	Percent Replacement	100%
	Galaxy Park	Future Cost	\$34,462.78
Placed in Service	January 2003		
Useful Life	30		
Replacement Year	2033		
Remaining Life	13		

This provision is for the replacement of the playground set.

This includes the following: Swing Set, Monkey Bars, Slide, Balance Beam.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Starwood Association
Detail Report by Category

Shade Structure - Replacement

		1 Total	@ \$5,000.00
Asset ID	1040	Asset Cost	\$5,000.00
	Capital	Percent Replacement	100%
	Galaxy Park	Future Cost	\$5,519.06
Placed in Service	January 1984		
Useful Life	30		
Adjustment	10		
Replacement Year	2024		
Remaining Life	4		

This provision is for the replacement of the shade structure. At the time of site visit, the wood structure was showing signs of wear.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Shade Structure: Covering - Replacement

		1 Total	@ \$750.00
Asset ID	1041	Asset Cost	\$750.00
	Capital	Percent Replacement	100%
	Galaxy Park	Future Cost	\$827.86
Placed in Service	January 2014		
Useful Life	10		
Replacement Year	2024		
Remaining Life	4		

This provision is for the replacement of the shade structure covering.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Starwood Association
Detail Report by Category

Dogi Pots - Replacement

		4 Each	@ \$500.00
Asset ID	1052	Asset Cost	\$2,000.00
	Capital	Percent Replacement	100%
	Community	Future Cost	\$2,207.63
Placed in Service	January 2004		
Useful Life	20		
Replacement Year	2024		
Remaining Life	4		

This provision is for the replacement of the 4 dogi pots

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Entry Sign/Lighting - Replacement/Repair

		1 Total	@ \$5,000.00
Asset ID	1054	Asset Cost	\$5,000.00
	Capital	Percent Replacement	100%
	Community	Future Cost	\$7,241.49
Placed in Service	January 2005		
Useful Life	30		
Replacement Year	2035		
Remaining Life	15		

This provision is for the replacement or repair of the entry sign and landscaping.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Starwood Association
Detail Report by Category

Fuel Reduction

		1 Total	@ \$20,000.00
Asset ID	1056	Asset Cost	\$20,000.00
	Non-Capital	Percent Replacement	100%
	Community	Future Cost	\$21,012.50
Placed in Service	January 2015		
Useful Life	7		
Replacement Year	2022		
Remaining Life	2		

This provision is for the fire fuel reduction.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Gravel Path and Trails - Addition

		1 Total	@ \$5,000.00
Asset ID	1058	Asset Cost	\$5,000.00
	Non-Capital	Percent Replacement	100%
	Community	Future Cost	\$5,125.00
Placed in Service	January 2016		
Useful Life	5		
Replacement Year	2021		
Remaining Life	1		

This provision is to add gravel to the paths and trails as needed.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Mailboxes - Replacement

		15 Each	@ \$1,200.00
Asset ID	1050	Asset Cost	\$18,000.00
	Capital	Percent Replacement	100%
	Community	Future Cost	\$18,911.25
Placed in Service	January 2007		
Useful Life	15		
Replacement Year	2022		
Remaining Life	2		

This provision is for the replacement of the mailboxes.

Starwood Association
Detail Report by Category

Mailboxes - Replacement continued...

Schwindt and Company estimated 15 mailboxes.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Perimeter & Dog Park Fence & Gates - Repair

		1 Total	@ \$10,000.00
Asset ID	1055	Asset Cost	\$10,000.00
	Non-Capital	Percent Replacement	100%
	Community	Future Cost	\$10,000.00
Placed in Service	January 2015		
Useful Life	5		
Replacement Year	2020		
Remaining Life	0		

This provision is for the repair of the perimeter and dog park fencing and gates. The fence is a metal wire fence. This component assumes \$10,000 will be spent every 5 years on repairs.

Schwindt and Company estimated 15,000 lineal feet of fencing

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Street Signs - Replacement

		1 Total	@ \$2,000.00
Asset ID	1051	Asset Cost	\$2,000.00
	Capital	Percent Replacement	100%
	Community	Future Cost	\$2,000.00
Placed in Service	January 2007		
Useful Life	5		
Replacement Year	2020		
Remaining Life	0		

This provision is for the replacement of the street signs as needed. This component assumes \$2,000 of replacements are needed every 5 years.

The cost and useful life assumptions are based on accepted industry estimates as established by

Starwood Association
Detail Report by Category

Street Signs - Replacement continued...

RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Turf Rehab

		1 Total	@ \$3,000.00
Asset ID	1057	Asset Cost	\$3,000.00
	Non-Capital	Percent Replacement	100%
	Community	Future Cost	\$3,075.00
Placed in Service	January 2018		
Useful Life	3		
Replacement Year	2021		
Remaining Life	1		

This provision is for the rehab of the turf as needed.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Water Line - Clean Out

		1 Total	@ \$1,000.00
Asset ID	1059	Asset Cost	\$1,000.00
	Non-Capital	Percent Replacement	100%
	Community	Future Cost	\$1,344.89
Placed in Service	January 2007		
Useful Life	25		
Replacement Year	2032		
Remaining Life	12		

This provision is to clean out the pond water supply pipe.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means and/or The National Construction Estimator. The Association should obtain a bid to confirm this estimate.

Additional Disclosures

Levels of Service

The following three categories describe the various types of Reserve Studies from exhaustive to minimal.

I. Full: A Reserve Study in which the following five Reserve Study tasks are performed:

- Component Inventory
- Condition Assessment (based upon on-site visual observations)
- Life and Valuation Estimates
- Fund Status
- Funding Plan

II. Update, With Site Visit/On-Site Review: A Reserve Study update in which the following five Reserve Study tasks are performed:

- Component Inventory (verification only, not quantification)
- Condition Assessment (based on on-site visual observations)
- Life and Valuation Estimates
- Fund Status
- Funding Plan

III. Update, No Site Visit/Off Site Review: A Reserve Study update with no on-site visual observations in which the following three Reserve Study tasks are performed:

- Life and Valuation Estimates
- Fund Status
- Funding Plan

IV. Preliminary, Community Not Yet Constructed. A reserve study prepared before construction that is generally used for budget estimates. It is based on design documents such as the architectural and engineering plans. The following three tasks are performed to prepare this type of study:

- Component inventory
- Life and valuation estimates
- Funding Plan

Terms and Definitions

CAPITAL IMPROVEMENTS: Additions to the association's common elements that previously did not exist. While these components should be added to the reserve study for future replacement, the cost of construction should not be taken from the reserve fund.

CASH FLOW METHOD: A method of developing a reserve *Funding Plan* where contributions to the reserve fund are designed to offset the variable annual expenditures from the reserve fund. Different reserve *Funding Plans* are tested against the anticipated schedule of reserve expenses until the desired *Funding Goal* is achieved.

COMPONENT: The individual line items in the *Reserve Study* developed or updated in the *Physical Analysis*. These elements form the building blocks for the *Reserve Study*. *Components* typically are: 1) association responsibility; 2) with limited *Useful Life* expectancies; 3) predictable *Remaining Useful Life* expectancies; 4) above a minimum threshold cost; and 5) as required by local codes.

COMPONENT INVENTORY: The task of selecting and quantifying reserve *Components*. This task can be accomplished through on-site visual observations, review of association design and organizational documents, a review of established association precedents, and discussion with appropriate association representative(s) of the Association or cooperative.

COMPONENT METHOD: A method of developing a reserve *Funding Plan* where the total contribution is based on the sum of contributions for individual *Components*. See *Cash Flow Method*.

CONDITION ASSESSMENT: The task of evaluating the current condition of the *Component* based on observed or reported characteristics.

CURRENT REPLACEMENT COST: See *Replacement Cost*.

DEFICIT: An actual or projected *Reserve Balance* that is less than the *Fully Funded Balance*. The opposite would be a *Surplus*.

EFFECTIVE AGE: The difference between *Useful Life* and *Remaining Useful Life*. Not always equivalent to chronological age since some *Components* age irregularly. Used primarily in computations.

FINANCIAL ANALYSIS: The portion of a *Reserve Study* where current status of the reserves (measured as cash or *Percent Funded*) and a recommended reserve contribution rate (reserve *Funding Plan*) are derived, and the projected reserve income and expense over time is presented. The *Financial Analysis* is one of the two parts of a *Reserve Study*.

FULLY FUNDED: 100% Funded. When the actual or projected *Reserve Balance* is equal to the *Fully Funded Balance*.

FULLY FUNDED BALANCE (FFB): Total accrued depreciation, an indicator against which actual or projected *Reserve Balance* can be compared. The *Reserve Balance* that is in direct proportion to the fraction of life “used up” of the current repair or *Replacement Cost*. This number is calculated for each *Component*, then added together for an association total. Two formulas can be utilized, depending on the provider’s sensitivity to interest and inflation effects. Note: Both yield identical results when interest and inflation are equivalent.

$$\text{FFB} = \text{Current Cost} \times \text{Effective Age} / \text{Useful Life}$$

or

$$\text{FFB} = (\text{Current Cost} \times \text{Effective Age} / \text{Useful Life}) + [(\text{Current Cost} \times \text{Effective Age} / \text{Useful Life}) / (1 + \text{Interest Rate})^{\text{Remaining Life}}] - [(\text{Current Cost} \times \text{Effective Age} / \text{Useful Life}) / (1 + \text{Inflation Rate})^{\text{Remaining Life}}]$$

FUND STATUS: The status of the reserve fund as compared to an established benchmark such as percent funding. The Association appears to be adequately funded as the threshold method.

FUNDING GOALS: Independent of methodology utilized, the following represent the basic categories of *Funding Plan* goals:

- **Baseline Funding:** Establishing a reserve funding goal of keeping the reserve cash balance above zero.
- **Full Funding:** Setting a reserve funding goal of attaining and maintaining reserves at or near 100% funded.
- **Statutory Funding:** Establishing a reserve funding goal of setting aside the specific minimum amount of reserves required by local statutes.
- **Threshold Funding:** Establishing a reserve funding goal of keeping the *Reserve Balance* above a specified dollar or *Percent Funded* amount. Depending on the threshold, this may be more or less conservative than fully funding.

FUNDING PLAN: An association's plan to provide income to a reserve fund to offset anticipated expenditures from that fund.

FUNDING PRINCIPLES:

- Sufficient Funds When Required
- Stable Contribution Rate over the Years
- Evenly Distributed Contributions over the Years
- Fiscally Responsible

LIFE AND VALUATION ESTIMATES: The task of estimating *Useful Life*, *Remaining Useful Life*, and repair or *Replacement Costs* for the reserve *Components*.

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

PHYSICAL ANALYSIS: The portion of the *Reserve Study* where the *Component Inventory*, *Condition Assessment*, and *Life and Valuation Estimate* tasks are performed. This represents one of the two parts of the *Reserve Study*.

REMAINING USEFUL LIFE (RUL): Also referred to as "Remaining Life" (RL). The estimated time, in years, that a reserve *Component* can be expected to continue to serve its intended function. Projects anticipated to occur in the initial year have "zero" *Remaining Useful Life*.

REPLACEMENT COST: The cost of replacing, repairing, or restoring a reserve *Component* to its original

functional condition. The *Current Replacement Cost* would be the cost to replace, repair, or restore the *Component* during that particular year.

RESERVE BALANCE: Actual or projected funds as of a particular point in time that the Association has identified for use to defray the future repair or replacement of those major *Components* which the Association is obligated to maintain. Also known as reserves, reserve accounts, or cash reserves. Based upon information provided and not audited.

RESERVE PROVIDER: An individual that prepares *Reserve Studies*.

RESERVE STUDY: A budget planning tool which identifies the current status of the reserve fund and a stable and equitable *Funding Plan* to offset the anticipated future major common area expenditures. The *Reserve Study* consists of two parts: the *Physical Analysis* and the *Financial Analysis*.

RESPONSIBLE CHARGE: A reserve specialist in *Responsible Charge* of a *Reserve Study* shall render regular and effective supervision to those individuals performing services which directly and materially affect the quality and competence rendered by the reserve specialist. A reserve specialist shall maintain such records as are reasonably necessary to establish that the reserve specialist exercised regular and effective supervision of a *Reserve Study* of which he was in *Responsible Charge*. A reserve specialist engaged in any of the following acts or practices shall be deemed not to have rendered the regular and effective supervision required herein:

- The regular and continuous absence from principal office premises from which professional services are rendered, except for performance of field work or presence in a field office maintained exclusively for a specific project;
- The failure to personally inspect or review the work of subordinates where necessary and appropriate;
- The rendering of a limited, cursory, or perfunctory review of plans or projects in lieu of an appropriate detailed review;
- The failure to personally be available on a reasonable basis or with adequate advance notice for consultation and inspection where circumstances require personal availability.

SPECIAL ASSESSMENT: An assessment levied on the members of an association in addition to regular assessments. *Special Assessments* are often regulated by governing documents or local statutes.

SURPLUS: An actual or projected *Reserve Balance* greater than the *Fully Funded Balance*. The opposite would be a *Deficit*.

USEFUL LIFE (UL): Total *Useful Life* or depreciable life. The estimated time, in years, that a *Reserve Component* can be expected to serve its intended function if properly constructed in its present application or installation.