Reserve Analysis Report

Laurelmont Community Association

Aliso Viejo, California

Version 1

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Laurelmont Community Association

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Preface

This preface is intended to provide an introduction to the enclosed reserve analysis as well as detailed information regarding the reserve analysis report format, reserve fund goals/objectives and calculation methods. The following sections are included in this preface:

♦ ♦ ♦ ♦ INTRODUCTION TO RESERVE BUDGETING ♦ ♦ ♦ ♦

The Board of Directors of an association has a legal and fiduciary duty to maintain the community in a good state of repair. Individual unit property values are significantly impacted by the level of maintenance and upkeep provided by the association as well as the amount of the regular assessment charged to each owner.

A prudent plan must be implemented to address the issues of long-range maintenance, repair and replacement of the common areas. Additionally, the plan should recognize that the value of each unit is affected by the amount of the regular assessment charged to each unit.

There is a fine line between “not enough,” “just right” and “too much.” Each member of an association should contribute to the reserve fund for their proportionate amount of “depreciation” (or “use”) of the reserve components. Through time, if each owner contributes his “fair share” into the reserve fund for the depreciation of the reserve components, then the possibility of large increases in regular assessments or special assessments will be minimized.

An accurate reserve analysis and a “healthy” reserve fund are essential to protect and maintain the association's common areas and the property values of the individual unit owners. A comprehensive reserve analysis is one of the most significant elements of any association's long-range plan and provides the critical link between sound business judgment and good fiscal planning. The reserve analysis provides a “financial blueprint” for the future of an association.

♦ ♦ ♦ ♦ UNDERSTANDING THE RESERVE ANALYSIS ♦ ♦ ♦ ♦

In order for the reserve analysis to be useful, it must be understandable by a variety of individuals. Board members (from seasoned, experienced Board members to new Board members), property managers, accountants, attorneys and even homeowners may ultimately review the reserve analysis. The reserve analysis must be detailed enough to provide a comprehensive analysis, yet simple enough to enable less experienced individuals to understand the results.

There are four key bits of information that a comprehensive reserve analysis should provide: Budget, Percent Funded, Projections and Inventory. This information is described as follows:

Budget
Amount recommended to be transferred into the reserve account for the fiscal year for which the reserve analysis was prepared. In some cases, the reserve analysis may present two or more funding plans based on different goals/objectives. The Board should have a clear understanding of the differences among these funding goals/objectives prior to implementing one of them in the annual budget.

Percent Funded
Measure of the reserve fund “health” (expressed as a percentage) as of the beginning of the fiscal year for which the

reserve analysis was prepared. This figure is the ratio of the actual reserve fund on hand to the fully funded balance. A reserve fund that is "100% funded" means the association has accumulated the proportionately correct amount of money, to date, for the reserve components it maintains.

Projections
Indicate the "level of service" the association will provide the membership as well as a "road map" for the fiscal future of the association. The projections define the timetables for repairs and replacements, such as when the buildings will be painted or when the asphalt will be seal coated. The projections also show the financial plan for the association – when an underfunded association will "catch up" or how a properly funded association will remain fiscally "healthy."

Inventory
Complete listing of the reserve components. Key bits of information are available for each reserve component, including placed-in-service date, useful life, remaining life, replacement year, quantity, current cost of replacement, future cost of replacement and analyst's comments.

♦ ♦ ♦ ♦ RESERVE FUNDING GOALS / OBJECTIVES ♦ ♦ ♦ ♦

There are four reserve funding goals/objectives which may be used to develop a reserve funding plan that corresponds with the risk tolerance of the association: Full Funding, Baseline Funding, Threshold Funding and Statutory Funding. These goals/objectives are described as follows:

Full Funding
Describes the goal/objective to have reserves on hand equivalent to the value of the deterioration of each reserve component. The objective of this funding goal is to achieve and/or maintain a 100% percent funded reserve fund. The component calculation method or cash flow calculation method is typically used to develop a full funding plan.

Baseline Funding
Describes the goal/objective to have sufficient reserves on hand to never completely run out of money. The objective of this funding goal is to simply pay for all reserve expenses as they come due without regard to the association's percent funded. The cash flow calculation method is typically used to develop a baseline funding plan.

Threshold Funding
Describes the goal/objective other than the 100% level (full funding) or just staying cash-positive (baseline funding). This threshold goal/objective may be a specific percent funded target or a cash balance target. Threshold funding is often a value chosen between full funding and baseline funding. The cash flow calculation method is typically used to develop a threshold funding plan.

Statutory Funding
Describes the pursuit of an objective as described or required by local laws or codes. The component calculation method or cash flow calculation method is typically used to develop a statutory funding plan.

♦ ♦ ♦ ♦ RESERVE FUNDING CALCULATION METHODS ♦ ♦ ♦ ♦

There are two funding methods which can be used to develop a reserve funding plan based on a reserve funding goal/objective: Component Calculation Method and Cash Flow Calculation Method. These calculation methods are described as follows:

Component Calculation Method
This calculation method develops a funding plan for each individual reserve component. The sum of the funding plan for each component equals the total funding plan for the association. This method is often referred to as the "straight line"

method and is widely believed to be the most conservative reserve funding method. This method structures a funding plan that enables the association to pay all reserve expenditures as they come due, enables the association to achieve the ideal level of reserves in time, and then enables the association to maintain the ideal level of reserves through time. The following is a detailed description of the component calculation method:

Step 1: Calculation of fully funded balance for each component

The fully funded balance is calculated for each component based on its age, useful life and current cost. The actual formula is as follows:

$$\text{Fully Funded Balance} = \frac{\text{Age}}{\text{Useful Life}} \text{ X Current Cost}$$

Step 2: Distribution of current reserve funds

The association's current reserve funds are assigned to (or distributed amongst) the reserve components based on each component's remaining life and fully funded balance as follows:

Pass 1: Components are organized in remaining life order, from least to greatest, and the current reserve funds are assigned to each component up to its fully funded balance, until reserves are exhausted.

Pass 2: If all components are assigned their fully funded balance and additional funds exist, they are assigned in a "second pass." Again, the components are organized in remaining life order, from least to greatest, and the remaining current reserve funds are assigned to each component up to its current cost, until reserves are exhausted.

Pass 3: If all components are assigned their current cost and additional funds exist, they are assigned in a "third pass." Components with a remaining life of zero years are assigned double their current cost.

Distributing, or assigning, the current reserve funds in this manner is the most efficient use of the funds on hand – it defers the make-up period of any underfunded reserves over the lives of the components with the largest remaining lives.

Step 3: Developing a funding plan

After step 2, all components have a "starting" balance. A calculation is made to determine what funding would be required to get from the starting balance to the future cost over the number of years remaining until replacement. The funding plan incorporates the annual contribution increase parameter to develop a "stair stepped" contribution.

For example, if an association needs to accumulate $100,000 in ten years, $10,000 could be contributed each year. Alternatively, the association could contribute $8,723 in the first year and increase the contribution by 3% each year thereafter until the tenth year.

In most cases, this rate should match the inflation parameter. Matching the annual contribution increase parameter to the inflation parameter indicates, in theory, that member contributions should increase at the same rate as the cost of living (inflation parameter). Due to the "time value of money," this creates the most equitable distribution of member contributions through time.

Using an annual contribution increase parameter that is greater than the inflation parameter will reduce the burden to the current membership at the expense of the future membership. Using an annual contribution increase parameter that is less than the inflation parameter will increase the burden to the current membership to the benefit of the future membership. The following chart shows a comparison:

	0% Increase	3% Increase	10% Increase
Year 1	$10,000.00	$8,723.05	$6,274.54
Year 2	$10,000.00	$8,984.74	$6,901.99
Year 3	$10,000.00	$9,254.28	$7,592.19
Year 4	$10,000.00	$9,531.91	$8,351.41
Year 5	$10,000.00	$9,817.87	$9,186.55
Year 6	$10,000.00	$10,112.41	$10,105.21
Year 7	$10,000.00	$10,415.78	$11,115.73
Year 8	$10,000.00	$10,728.25	$12,227.30
Year 9	$10,000.00	$11,050.10	$13,450.03
Year 10	$10,000.00	$11,381.60	$14,795.04
TOTAL	$100,000.00	$100,000.00	$100,000.00

This parameter is used to develop a funding plan only; it does not mean that the reserve contributions must be raised each year. There are far more significant factors that will contribute to a total reserve contribution increase or decrease from year to year than this parameter.

One of the major benefits of using this calculation method is that for any single component (or group of components), the accumulated balance and reserve funding can be precisely calculated. For example, using this calculation method, the reserve analysis can indicate the exact amount of current reserve funds "in the bank" for the roofs and the amount of money being funded towards the roofs each month. This information is displayed on the Management / Accounting Summary and Charts as well as elsewhere within the report.

The component calculation method is typically used for well-funded associations (greater that 65% funded) with a goal/ objective of full funding.

Cash Flow Calculation Method

This calculation method develops a funding plan based on current reserve funds and projected expenditures during a specific timeframe (typically 30 years). This funding method structures a funding plan that enables the association to pay for all reserve expenditures as they come due, but is not necessarily concerned with the ideal level of reserves through time.

This calculation method tests reserve contributions against reserve expenditures through time to determine the minimum contribution necessary (baseline funding) or some other defined goal/objective (full funding, threshold funding or statutory funding).

Unlike the component calculation method, this calculation method cannot precisely calculate the reserve funding for any single component (or group of components). In order to work-around this issue to provide this bookkeeping information, a formula has been applied to component method results to calculate a reasonable breakdown. This information is displayed on the Management / Accounting Summary and Charts as well as elsewhere within the report.

The cash flow calculation method is typically used for under-funded associations (less than 65% funded) with a goal/ objective of full funding, threshold funding, baseline funding or statutory funding.

Preface

♦ ♦ ♦ ♦ READING THE RESERVE ANALYSIS ♦ ♦ ♦ ♦

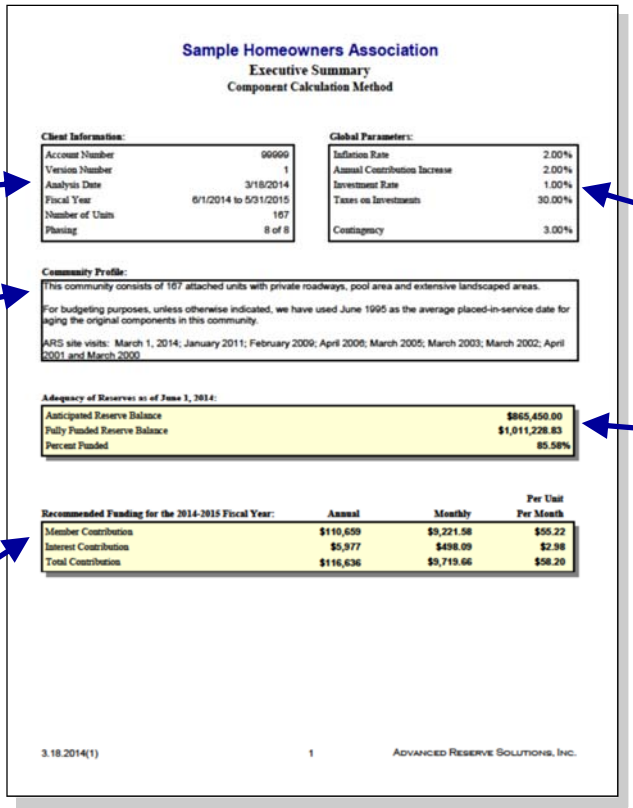
In some cases, the reserve analysis may be a lengthy document of one hundred pages or more. A complete and thorough review of the reserve analysis is always a good idea. However, if time is limited, it is suggested that a thorough review of the summary pages be made. If a "red flag" is raised in this review, the reader should then check the detail information, of the component in question, for all relevant information. In this section, a description of most of the summary or report sections is provided along with comments regarding what to look for and how to use each section.

Executive Summary

Provides general information about the client, global parameters used in the calculation of the reserve analysis as well as the core results of the reserve analysis.

Client Information
Provides various client information including fiscal year for which the reserve analysis was prepared, number of units, phasing, etc.

Global Parameters
Displays the calculation parameters that were used to calculate the reserve analysis including inflation, annual contribution increase, investment rate, tax rate and contingency.



Sample Homeowners Association
Executive Summary
Component Calculation Method

Client Information:

Account Number	99999
Version Number	1
Analysis Date	3/18/2014
Fiscal Year	6/1/2014 to 5/31/2015
Number of Units	167
Phasing	8 of 8

Global Parameters:

Inflation Rate	2.00%
Annual Contribution Increase	2.00%
Investment Rate	1.00%
Taxes on Investments	30.00%
Contingency	3.00%

Community Profile:
This community consists of 167 attached units with private roadways, pool area and extensive landscaped areas.

For budgeting purposes, unless otherwise indicated, we have used June 1995 as the average placed-in-service date for aging the original components in this community.

ARS site visits: March 1, 2014; January 2011; February 2009; April 2006; March 2005; March 2003; March 2002; April 2001 and March 2000

Adequacy of Reserves as of June 1, 2014:

Anticipated Reserve Balance	$865,450.00
Fully Funded Reserve Balance	$1,011,228.83
Percent Funded	85.58%

Recommended Funding for the 2014-2015 Fiscal Year:	Annual	Monthly	Per Unit Per Month
Member Contribution	$110,659	$9,221.58	$55.22
Interest Contribution	$5,977	$498.09	$2.98
Total Contribution	$116,636	$9,719.66	$58.20

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Community Profile
Provides brief description of the community, as well as other "global" type comments.

Budget
Provides recommended funding for the fiscal year for which the reserve analysis was prepared. Indicates the reserve funding from the membership, anticipated interest contribution and the total contribution

Adequacy of Reserves
Displays the results of calculations with regard to the "health" of the reserve fund as of the beginning of the fiscal year for which the reserve analysis was prepared. Provides the anticipated reserve balance, fully funded reserve balance and the percent funded.

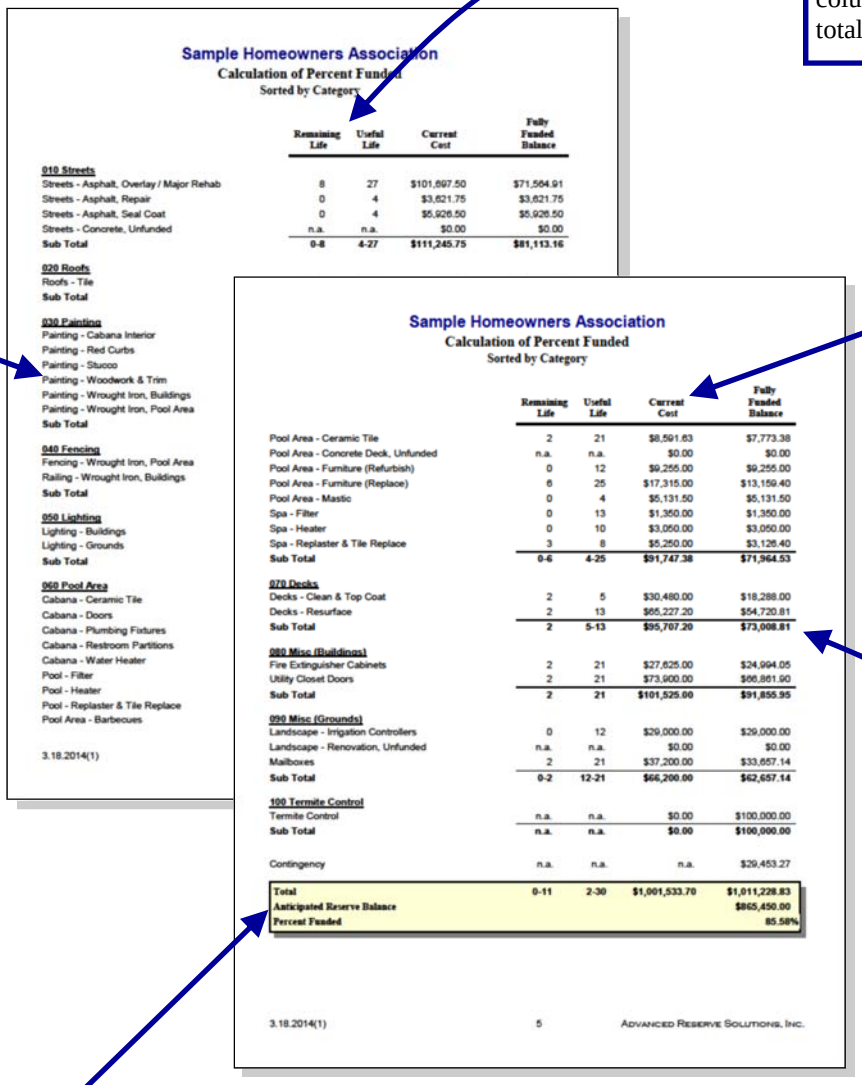
Preface

Calculation of Percent Funded

Summary displays all reserve components, shown here in "category" order. Provides the remaining life, useful life, current cost and the fully funded balance at the beginning of the fiscal year for which the reserve analysis was prepared.

Lifespans
Remaining life and useful life are displayed. And, these columns are conveniently sub totaled to show range.

Reserve Components
All components are displayed (shown here in "category" order).



Sample Homeowners Association
Calculation of Percent Funded
Sorted by Category

	Remaining Life	Useful Life	Current Cost	Fully Funded Balance
010 Streets				
Streets - Asphalt, Overlay / Major Rehab	8	27	$101,697.50	$71,564.91
Streets - Asphalt, Repair	0	4	$3,621.75	$3,621.75
Streets - Asphalt, Seal Coat	0	4	$5,926.50	$5,926.50
Streets - Concrete, Unfunded	n.a.	n.a.	$0.00	$0.00
Sub Total	**0-8**	**4-27**	**$111,245.75**	**$81,113.16**
020 Roofs				
Roofs - Tile				
Sub Total				
030 Painting				
Painting - Cabana Interior				
Painting - Red Curbs				
Painting - Stucco				
Painting - Woodwork & Trim				
Painting - Wrought Iron, Buildings				
Painting - Wrought Iron, Pool Area				
Sub Total				
040 Fencing				
Fencing - Wrought Iron, Pool Area				
Railing - Wrought Iron, Buildings				
Sub Total				
050 Lighting				
Lighting - Buildings				
Lighting - Grounds				
Sub Total				
060 Pool Area				
Cabana - Ceramic Tile				
Cabana - Doors				
Cabana - Plumbing Fixtures				
Cabana - Restroom Partitions				
Cabana - Water Heater				
Pool - Filter				
Pool - Heater				
Pool - Replaster & Tile Replace				
Pool Area - Barbecues				

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Sample Homeowners Association
Calculation of Percent Funded
Sorted by Category

	Remaining Life	Useful Life	Current Cost	Fully Funded Balance
Pool Area - Ceramic Tile	2	21	$8,591.63	$7,773.38
Pool Area - Concrete Deck, Unfunded	n.a.	n.a.	$0.00	$0.00
Pool Area - Furniture (Refurbish)	0	12	$9,255.00	$9,255.00
Pool Area - Furniture (Replace)	6	25	$17,315.00	$13,159.40
Pool Area - Mastic	0	4	$5,131.50	$5,131.50
Spa - Filter	0	13	$1,350.00	$1,350.00
Spa - Heater	0	10	$3,050.00	$3,050.00
Spa - Replaster & Tile Replace	3	8	$5,250.00	$3,126.40
Sub Total	**0-6**	**4-25**	**$91,747.38**	**$71,964.53**
070 Decks				
Decks - Clean & Top Coat	2	5	$30,480.00	$18,288.00
Decks - Resurface	2	13	$65,227.20	$54,720.81
Sub Total	**2**	**5-13**	**$95,707.20**	**$73,008.81**
080 Misc (Buildings)				
Fire Extinguisher Cabinets	2	21	$27,625.00	$24,994.05
Utility Closet Doors	2	21	$73,900.00	$66,861.90
Sub Total	**2**	**21**	**$101,525.00**	**$91,855.95**
090 Misc (Grounds)				
Landscape - Irrigation Controllers	0	12	$29,000.00	$29,000.00
Landscape - Renovation, Unfunded	n.a.	n.a.	$0.00	$0.00
Mailboxes	2	21	$37,200.00	$33,657.14
Sub Total	**0-2**	**12-21**	**$66,200.00**	**$62,657.14**
100 Termite Control				
Termite Control	n.a.	n.a.	$0.00	$100,000.00
Sub Total	**n.a.**	**n.a.**	**$0.00**	**$100,000.00**
Contingency	n.a.	n.a.	n.a.	$29,453.27
Total	**0-11**	**2-30**	**$1,001,533.70**	**$1,011,228.83**
Anticipated Reserve Balance				**$865,450.00**
Percent Funded				**85.58%**

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Current Cost
Displays the current cost to replace or otherwise maintain each component. This column is conveniently sub totaled.

Fully Funded Balance
Displays the fully funded balance for each component. This column is conveniently sub totaled.

The total current cost to replace or otherwise maintain all components, total fully funded balance, anticipated reserve balance and percent funded are provided at the bottom of this summary. Also shown is the range of reserve component remaining lives and useful lives.

Preface

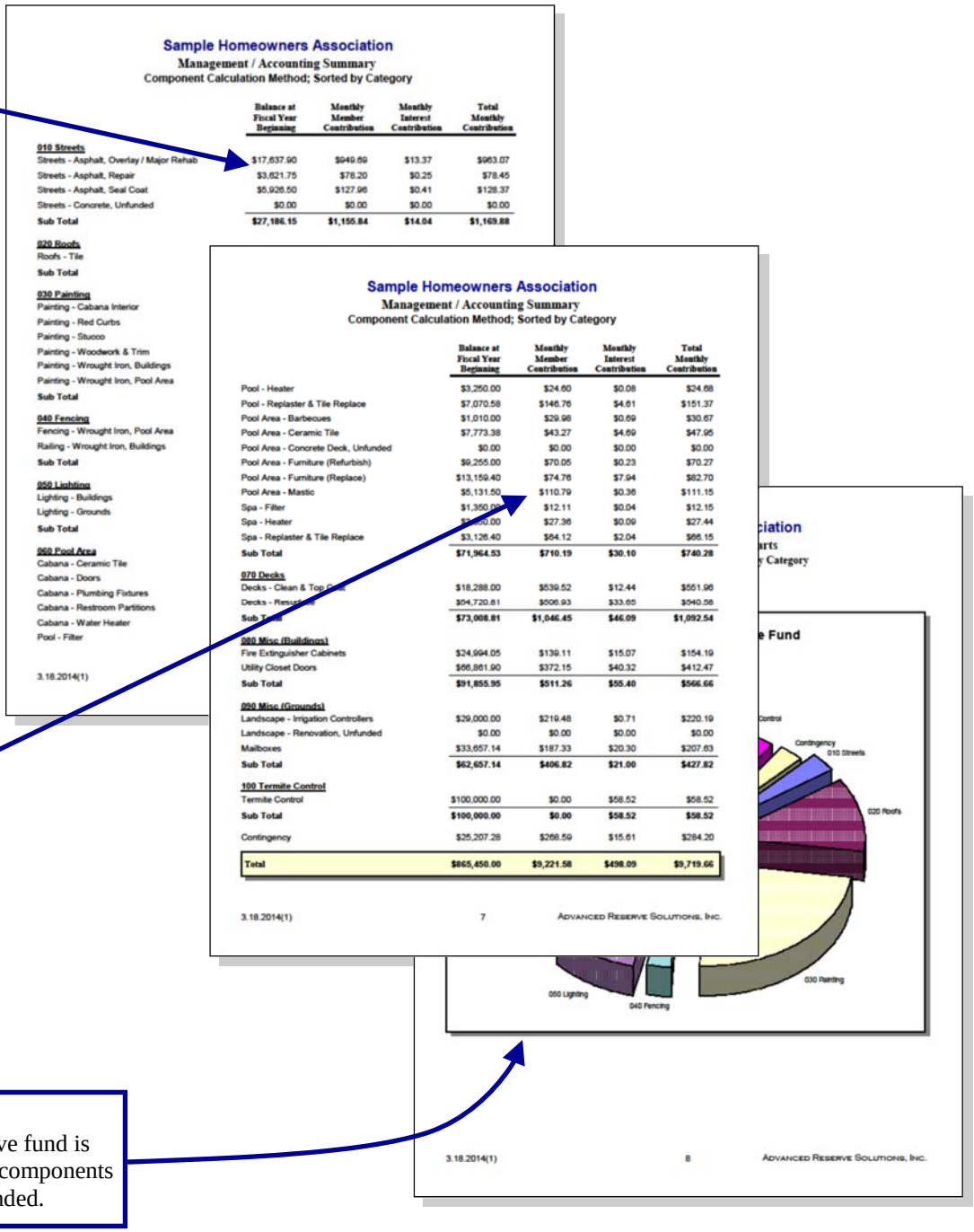
Management / Accounting Summary and Charts

Summary displays all reserve components, shown here in "category" order. Provides the assigned reserve funds at the beginning of the fiscal year for which the reserve analysis was prepared along with the monthly member contribution, interest contribution and total contribution for each component and category. Pie charts show graphically how the total reserve fund is distributed amongst the reserve component categories and how each category is funded on a monthly basis.

Balance at FYB
Shows the amount of reserve funds assigned to each reserve component. And, this column is conveniently sub totaled.

Monthly Funding
Displays the monthly funding for each component from the members and interest. Total monthly funding is also indicated. And, these columns are conveniently sub totaled.

Pie Charts
Show graphically how the reserve fund is distributed amongst the reserve components and how the components are funded.



Sample Homeowners Association
Management / Accounting Summary
Component Calculation Method; Sorted by Category

	Balance at Fiscal Year Beginning	Monthly Member Contribution	Monthly Interest Contribution	Total Monthly Contribution
010 Streets				
Streets - Asphalt, Overlay / Major Rehab	$17,637.90	$949.69	$13.37	$963.07
Streets - Asphalt, Repair	$3,621.75	$78.20	$0.25	$78.45
Streets - Asphalt, Seal Coat	$5,926.50	$127.96	$0.41	$128.37
Streets - Concrete, Unfunded	$0.00	$0.00	$0.00	$0.00
Sub Total	$27,186.15	$1,155.84	$14.04	$1,169.88
020 Roofs				
Roofs - Tile				
Sub Total				
030 Painting				
Painting - Cabana Interior				
Painting - Red Curbs				
Painting - Stucco				
Painting - Woodwork & Trim				
Painting - Wrought Iron, Buildings				
Painting - Wrought Iron, Pool Area				
Sub Total				
040 Fencing				
Fencing - Wrought Iron, Pool Area				
Railing - Wrought Iron, Buildings				
Sub Total				
050 Lighting				
Lighting - Buildings				
Lighting - Grounds				
Sub Total				
060 Pool Area				
Cabana - Ceramic Tile				
Cabana - Doors				
Cabana - Plumbing Fixtures				
Cabana - Restroom Partitions				
Cabana - Water Heater				
Pool - Filter				

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Sample Homeowners Association
Management / Accounting Summary
Component Calculation Method; Sorted by Category

	Balance at Fiscal Year Beginning	Monthly Member Contribution	Monthly Interest Contribution	Total Monthly Contribution
Pool - Heater	$3,250.00	$24.60	$0.08	$24.68
Pool - Replaster & Tile Replace	$7,070.58	$146.76	$4.61	$151.37
Pool Area - Barbecues	$1,010.00	$29.98	$0.69	$30.67
Pool Area - Ceramic Tile	$7,773.38	$43.27	$4.69	$47.95
Pool Area - Concrete Deck, Unfunded	$0.00	$0.00	$0.00	$0.00
Pool Area - Furniture (Refurbish)	$9,255.00	$70.05	$0.23	$70.27
Pool Area - Furniture (Replace)	$13,159.40	$74.76	$7.94	$82.70
Pool Area - Mastic	$5,131.50	$110.79	$0.36	$111.15
Spa - Filter	$1,350.00	$12.11	$0.04	$12.15
Spa - Heater	$3,060.00	$27.36	$0.09	$27.44
Spa - Replaster & Tile Replace	$3,126.40	$64.12	$2.04	$66.15
Sub Total	$71,964.53	$710.19	$30.10	$740.28
070 Decks				
Decks - Clean & Top Coat	$18,288.00	$539.52	$12.44	$551.96
Decks - Resurface	$54,720.81	$506.93	$33.65	$540.58
Sub Total	$73,008.81	$1,046.45	$46.09	$1,092.54
080 Misc (Buildings)				
Fire Extinguisher Cabinets	$24,994.05	$139.11	$15.07	$154.19
Utility Closet Doors	$66,861.90	$372.15	$40.32	$412.47
Sub Total	$91,855.95	$511.26	$55.40	$566.66
090 Misc (Grounds)				
Landscape - Irrigation Controllers	$29,000.00	$219.48	$0.71	$220.19
Landscape - Renovation, Unfunded	$0.00	$0.00	$0.00	$0.00
Mailboxes	$33,657.14	$187.33	$20.30	$207.63
Sub Total	$62,657.14	$406.82	$21.00	$427.82
100 Termite Control				
Termite Control	$100,000.00	$0.00	$58.52	$58.52
Sub Total	$100,000.00	$0.00	$58.52	$58.52
Contingency	$25,207.28	$268.59	$15.61	$284.20
Total	$865,450.00	$9,221.58	$498.09	$9,719.66

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Fund

Contingency
010 Streets
020 Roofs
030 Painting
040 Fencing
050 Lighting

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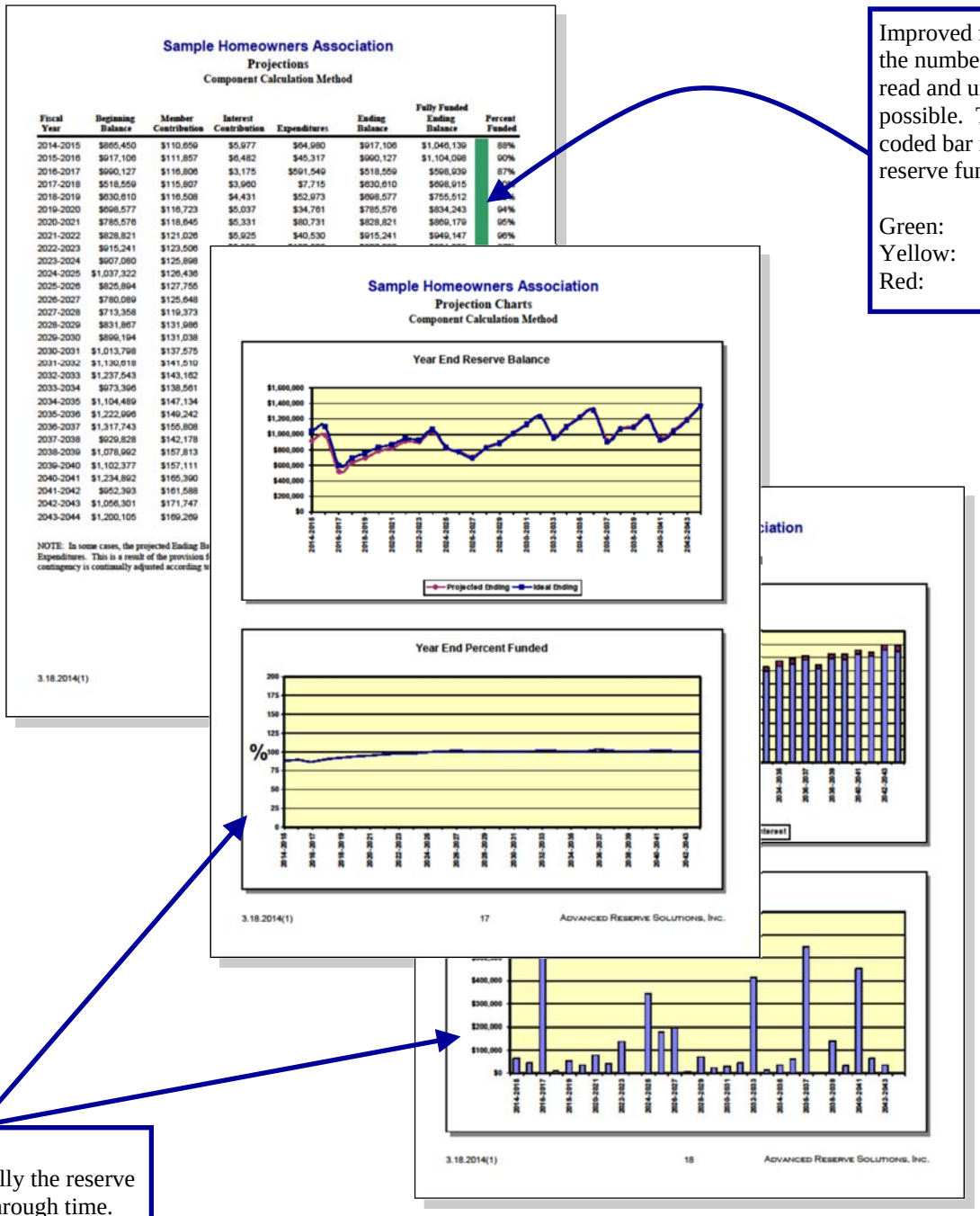
Projections and Charts

Summary displays projections of beginning reserve balance, member contribution, interest contribution, expenditures and ending reserve balance for each year of the projection period (shown here for 30 years). The two columns on the right-hand side provide the fully funded ending balance and the percent funded for each year. Charts show the same information in an easy-to-understand graphic format.



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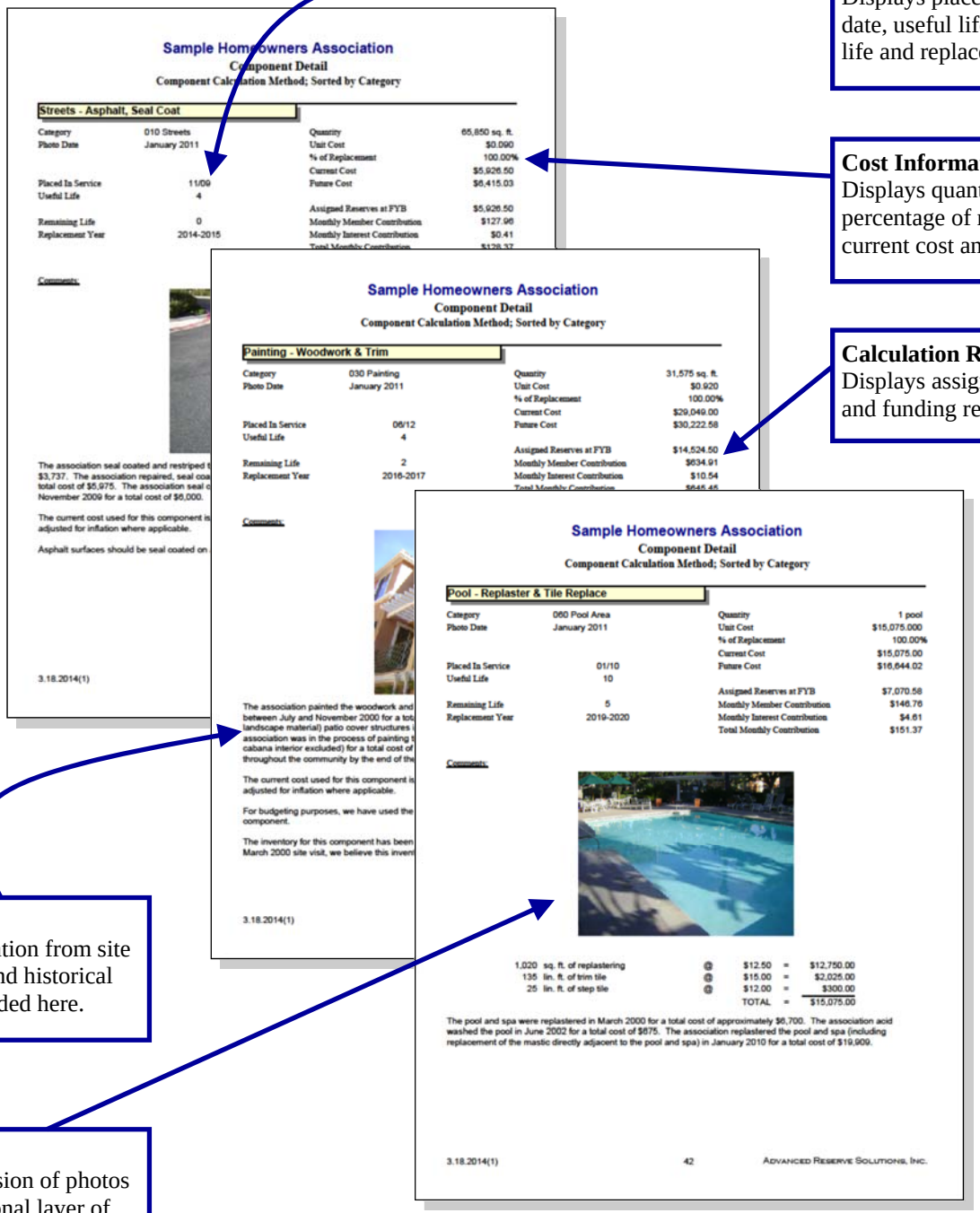
Component Detail

Summary provides detailed information about each reserve component. These pages display all information about each reserve component as well as comments from site observations and historical information regarding replacement or other maintenance.



Lifespan Information
Displays placed-in-service date, useful life, remaining life and replacement year.

Cost Information
Displays quantity, unit cost, percentage of replacement, current cost and future cost.

Calculation Results
Displays assigned reserves and funding requirements.

Comments
Useful information from site observations and historical expenses included here.

Photos
Optional inclusion of photos adds an additional layer of detail to the reserve analysis.

Preface

♦ ♦ ♦ ♦ GLOSSARY OF KEY TERMS ♦ ♦ ♦ ♦

Annual Contribution Increase Parameter
The rate used in the calculation of the funding plan. This rate is used on an annual compounding basis. This rate represents, in theory, the rate the association expects to increase contributions each year.

In most cases, this rate should match the inflation parameter. Matching the annual contribution increase parameter to the inflation parameter indicates, in theory, that member contributions should increase at the same rate as the cost of living (inflation parameter). Due to the "time value of money," this creates the most equitable distribution of member contributions through time.

This parameter is used to develop a funding plan only; it does not mean that the reserve contributions must be raised each year. There are far more significant factors that will contribute to a total reserve contribution increase or decrease from year to year than this parameter. See the description of "reserve funding calculation methods" in this preface for more detail on this parameter.

Anticipated Reserve Balance (or Reserve Funds)
The amount of money, as of a certain point in time, held by the association to be used for the repair or replacement of reserve components. This figure is "anticipated" because it is calculated based on the most current financial information available as of the analysis date, which is almost always prior to the fiscal year beginning date for which the reserve analysis is prepared.

Assigned Funds (and "Fixed" Assigned Funds)
The amount of money, as of the fiscal year beginning date for which the reserve analysis is prepared, that a reserve component has been assigned.

The assigned funds are considered "fixed" when the normal calculation process is bypassed and a specific amount of money is assigned to a reserve component. For example, if the normal calculation process assigns $10,000 to the roofs, but the association would like to show $20,000 assigned to roofs, "fixed" funds of $20,000 can be assigned.

Cash Flow Calculation Method
Reserve funding calculation method developed based on total annual expenditures. A more detailed description of the actual calculation process is included in the "reserve funding calculation methods" section of the preface.

Component Calculation Method
Reserve funding calculation method developed based on each individual component. A more detailed description of the actual calculation process is included in the "reserve funding calculation methods" section of the preface.

Contingency Parameter
The rate used as a built-in buffer in the calculation of the funding plan. This rate will assign a percentage of the reserve funds, as of the fiscal year beginning, as contingency funds and will also determine the level of funding toward the contingency each month.

Current Replacement Cost
The amount of money, as of the fiscal year beginning date for which the reserve analysis is prepared, that a reserve component is expected to cost to replace.

Fiscal Year
Indicates the budget year for the association for which the reserve analysis was prepared. The fiscal year beginning (FYB) is the first day of the budget year; the fiscal year end (FYE) is the last day of the budget year.

Fully Funded Reserve Balance (or Ideal Reserves)
The amount of money that should theoretically have accumulated in the reserve fund as of a certain point in time. Fully funded reserves are calculated for each reserve component based on the current replacement cost, age and useful life:

$$\text{Fully Funded Reserves} = \frac{\text{Age}}{\text{Useful Life}} \times \text{Current Replacement Cost}$$

The fully funded reserve balance is the sum of the fully funded reserves for each reserve component.

An association that has accumulated the fully funded reserve balance does not have all of the funds necessary to replace all of its reserve components immediately; it has the proportionately appropriate reserve funds for the reserve components it maintains, based on each component's current replacement cost, age and useful life.

Future Replacement Cost
The amount of money, as of the fiscal year during which replacement of a reserve component is scheduled, that a reserve component is expected to cost to replace. This cost is calculated using the current replacement cost compounded annually by the inflation parameter.

Global Parameters
The financial parameters used to calculate the reserve analysis. See also "inflation parameter," "annual contribution increase parameter," "investment rate parameter" and "taxes on investments parameter."

Inflation Parameter
The rate used in the calculation of future costs for reserve components. This rate is used on an annual compounding basis. This rate represents the rate the association expects the cost of goods and services relating to their reserve components to increase each year.

Interest Contribution
The amount of money contributed to the reserve fund by the interest earned on the reserve fund and member contributions.

Investment Rate Parameter
The gross rate used in the calculation of interest contribution (interest earned) from the reserve balance and member contributions. This rate (net of the taxes on investments parameter) is used on a monthly compounding basis. This parameter represents the weighted average interest rate the association expects to earn on their reserve fund investments.

Membership Contribution
The amount of money contributed to the reserve fund by the association's membership.

Monthly Contribution (and "Fixed" Monthly Contribution)
The amount of money, for the fiscal year which the reserve analysis is prepared, that a reserve component will be funded.

The monthly contribution is considered "fixed" when the normal calculation process is bypassed and a specific amount of money is funded to a reserve component. For example, if the normal calculation process funds $1,000 to the roofs each month, but the association would like to show $500 funded to roofs each month, a "fixed" contribution of $500 can be assigned.

Number of Units (or other assessment basis)
Indicates the number of units for which the reserve analysis was prepared. In "phased" developments (see phasing), this number represents the number of units, and corresponding common area components, that existed as of a certain point in time.

For some associations, assessments and reserve contributions are based on a unit of measure other than the number of units. Examples include time-interval weeks for timeshare resorts or lot acreage for commercial/industrial developments.

One-Time Replacement
Used for components that will be budgeted for only once.

Percent Funded
A measure, expressed as a percentage, of the association's reserve fund "health" as of a certain point in time. This number is the ratio of the anticipated reserve fund balance to the fully funded reserve balance:

$$\text{Percent Funded} = \frac{\text{Anticipated Reserve Fund Balance}}{\text{Fully Funded Reserve Balance}}$$

An association that is 100% funded does not have all of the reserve funds necessary to replace all of its reserve components immediately; it has the proportionately appropriate reserve funds for the reserve components it maintains, based on each component's current replacement cost, age and useful life.

Percentage of Replacement
The percentage of the reserve component that is expected to be replaced.

For most reserve components, this percentage should be 100%. In some cases, this percentage may be more or less than 100%. For example, fencing which is shared with a neighboring community may be set at 50%.

Phasing
Indicates the number of phases for which the reserve analysis was prepared and the total number of phases expected at build-out (i.e. Phase 4 of 7). In phased developments, the first number represents the number of phases, and corresponding common area components, that existed as of a certain point in time. The second number represents the number of phases that are expected to exist at build-out.

Placed-In-Service Date
The date (month and year) that the reserve component was originally put into service or last replaced.

Remaining Life
The length of time, in years, until a reserve component is scheduled to be replaced.

Remaining Life Adjustment
The length of time, in years, that a reserve component is expected to last in excess (or deficiency) of its useful life for the current cycle of replacement.

If the current cycle of replacement for a reserve component is expected to be greater than or less than the "normal" life expectancy, the reserve component's life should be adjusted using a remaining life adjustment.

For example, if wood trim is painted normally on a 4 year cycle, the useful life should be 4 years. However, when it comes time to paint the wood trim and it is determined that it can be deferred for an additional year, the useful life should remain at 4 years and a remaining life adjustment of +1 year should be used.

Replacement Year
The fiscal year that a reserve component is scheduled to be replaced.

Reserve Components
Line items included in the reserve analysis.

Taxes on Investments Parameter
The rate used to offset the investment rate parameter in the calculation of the interest contribution. This parameter represents the marginal tax rate the association expects to pay on interest earned by the reserve funds and member contributions.

Total Contribution
The sum of the membership contribution and interest contribution.

Useful Life
The length of time, in years, that a reserve component is expected to last each time it is replaced. See also "remaining life adjustment."

♦ ♦ ♦ ♦ LIMITATIONS OF RESERVE ANALYSIS ♦ ♦ ♦ ♦

This reserve analysis is intended as a tool for the association's Board of Directors to be used in evaluating the association's current physical and financial condition with regard to reserve components. The results of this reserve analysis represent the independent opinion of the preparer. There is no implied warranty or guarantee of this work product.

For the purposes of this reserve analysis, it has been assumed that all components have been installed properly, no construction defects exist and all components are operational. Additionally, it has been assumed that all components will be maintained properly in the future.

The representations set forth in this reserve analysis are based on the best information and estimates of the preparer as of the date of this analysis. These estimates are subject to change. This reserve analysis includes estimates of replacement costs and life expectancies as well as assumptions regarding future events. Some estimates are projections of future events based on information currently available and are not necessarily indicative of the actual future outcome. The longer the time period between the estimate and the estimated event, the more likely the possibility of error and/or discrepancy. For example, some assumptions inevitably will not materialize and unanticipated events and circumstances may occur subsequent to the preparation of this reserve analysis. Therefore, the actual replacement costs and remaining lives may vary from this reserve analysis and the variation may be significant. Additionally, inflation and other economic events may impact this reserve analysis, particularly over an extended period of time and those events could have a significant and negative impact on the accuracy of this reserve analysis and, further, the funds available to meet the association's obligation for repair, replacement or other maintenance of major components during their estimated useful life. Furthermore, the occurrence of vandalism, severe weather conditions, earthquakes, floods, acts of nature or other unforeseen events cannot be predicted and/or accounted for and are excluded when assessing life expectancy, repair and/or replacement costs of the components.

Laurelmont Community Association

Executive Summary

Directed Cash Flow Calculation Method

Client Information:

Account Number	3223
Version Number	1
Analysis Date	04/30/2021
Fiscal Year	1/1/2022 to 12/31/2022
Number of Units	197
Phasing	6 of 6

Global Parameters:

Inflation Rate	2.50 %
Annual Contribution Increase	2.50 %
Investment Rate	1.50 %
Taxes on Investments	30.00 %
Contingency	3.00 %

Community Profile:

This community consists of 197 single family homess with private roadways, pool area and landscaped areas.

For budgeting purposes, unless otherwise indicated, we have used March 1986 as the placed-in-service date for aging the original components included in this analysis.

ARS site visit: April 29, 2021

Adequacy of Reserves as of January 1, 2022:

Anticipated Reserve Balance	**$3,379,610.00**
Fully Funded Reserve Balance	**$3,754,416.22**
Percent Funded	**90.02%**

Recommended Funding for the 2022 Fiscal Year:	**Annual**	**Monthly**	**Per Unit Per Month**
Member Contribution	**$456,500**	**$38,041.67**	**$193.10**
Interest Contribution	**$37,108**	**$3,092.35**	**$15.70**
Total Contribution	**$493,608**	**$41,134.02**	**$208.80**

Laurelmont Community Association

Membership Disclosure Summary

Sorted by Category

Major Reserve Components	Current Cost	Assigned Reserves	Remaining Life Range	Useful Life Range
010 Streets	$456,960	$212,572	0-11	2-20
020 Roofing	$2,781,047	$2,557,535	2	19-25
030 Painting	$398,607	$27,564	1-5	4-12
040 Fencing, Gates & Walls	$856,092	$187,018	10-19	25-51
050 Lighting	$20,360	$14,796	5-14	20-41
060 Pool Area	$137,520	$64,398	0-22	4-41
070 Grounds	$44,490	$27,942	6-7	15-20
080 Landscape	$23,085	$17,155	1-8	15-37
090 Miscellaenous	$449,103	$172,194	0-10	1-40
Contingency	n.a.	$98,435	n.a.	n.a.
Total	$5,167,264	$3,379,610	0-22	1-51

Laurelmont Community Association

Preparer's Disclosure Statement

In March 2021, Mark Smith was awarded the Reserve Specialist (RS) designation from Community Associations Institute (CAI) designated Reserve Specialist (RS).

The RS designation was developed by Community Associations Institute for professional reserve analysts who wish to confirm to their peers and/or clients that they have demonstrated a basic level of competency within the industry. The RS designation is awarded to reserve analysts who are dedicated to the highest standards of professionalism and reserve analysis preparation.

Consultant certifies that:

1) Consultant has no other involvement with association which could result in actual or perceived conflicts of interest.

2) Consultant made a site visit of this community on April 29, 2021. Component inventories were provided by the association's previous reserve analysis prepared by another firm.

Component conditional assessments have not been developed by consultant.

3) Financial assumptions used in this analysis are listed on the Executive Summary and further explained in the Preface of this report.

4) This is a “Level 2” reserve study update with a site visit.

5) There are no material issues known to consultant at this time which would cause a distortion of the association's situation.

Laurelmont Community Association

Calculation of Percent Funded

Sorted by Category

	Remaining Life	Useful Life	Current Cost	Fully Funded Balance
010 Streets				
Streets - Asphalt, Overlay (Pepperwood)	9	20	$70,796.00	$38,937.80
Streets - Asphalt, Overlay (Primrose)	11	20	$208,996.00	$94,048.20
Streets - Asphalt, Overlay (Willowood)	10	20	$111,178.00	$55,589.00
Streets - Asphalt, Repair (Pepperwood)	3	4	$5,704.24	$1,426.06
Streets - Asphalt, Repair (Primrose)	3	4	$15,339.68	$3,834.92
Streets - Asphalt, Repair (Willowood)	3	4	$9,033.21	$2,258.30
Streets - Asphalt, Seal Coat (Pepperwood)	3	4	$4,914.42	$1,228.61
Streets - Asphalt, Seal Coat (Primrose)	3	4	$13,215.72	$3,303.93
Streets - Asphalt, Seal Coat (Willowood)	3	4	$7,782.46	$1,945.62
Streets - Concrete, Repair	0	2	$10,000.00	$10,000.00
Sub Total	**0-11**	**2-20**	**$456,959.73**	**$212,572.43**
020 Roofing				
Roofing - Composition Shingle	2	25	$2,677,727.00	$2,463,508.84
Roofing - Flat, 2001	2	23	$86,400.00	$78,886.96
Roofing - Flat, 2005	2	19	$16,920.00	$15,138.95
Sub Total	**2**	**19-25**	**$2,781,047.00**	**$2,557,534.74**
030 Painting				
Painting - Interior	1	8	$1,387.44	$1,214.01
Painting - Stucco	5	12	$43,645.65	$24,390.21
Painting - Woodwork	5	5	$345,733.57	$0.00
Painting - Wrought Iron, Pool	3	4	$2,682.50	$670.63
Painting - Wrought Iron, Unit Gates	3	4	$5,157.50	$1,289.38
Sub Total	**1-5**	**4-12**	**$398,606.65**	**$27,564.22**
040 Fencing, Gates & Walls				
Fencing - Vinyl, 2003	11	30	$706,170.00	$447,241.00
Fencing - Vinyl, 2011	19	30	$43,790.00	$16,056.33
Fencing - Wrought Iron, Gates	15	51	$74,860.00	$52,770.16
Fencing - Wrought Iron, Pool	15	51	$22,605.00	$15,934.67
Fencing - Wrought Iron, Spa Gate	14	25	$600.00	$260.61
Walls - Block, Repair	10	46	$8,066.74	$6,306.72
Sub Total	**10-19**	**25-51**	**$856,091.74**	**$538,569.50**
050 Lighting				
Lighting - Grounds	5	41	$11,800.00	$10,355.10
Lighting - Pool Area, 2016	14	20	$3,500.00	$1,050.00

Laurelmont Community Association

Calculation of Percent Funded

Sorted by Category

	Remaining Life	Useful Life	Current Cost	Fully Funded Balance
Lighting - Pool Area, Original	5	41	$5,060.00	$4,440.41
Lighting - Streets, Unfunded	n.a.	n.a.	$0.00	$0.00
Sub Total	**5-14**	**20-41**	**$20,360.00**	**$15,845.51**
060 Pool Area				
Cabana - Ceramic Tile, Interior	5	41	$10,126.05	$8,886.13
Cabana - Ceramic Tile, Shower	22	30	$2,280.00	$608.00
Cabana - Doors	5	20	$1,790.00	$1,342.50
Cabana - Partitions	3	39	$1,470.00	$1,356.44
Cabana - Plumbing Fixtures	5	41	$5,800.00	$5,089.80
Cabana - Water Heater	1	24	$1,375.00	$1,317.71
Pool - Chemical Controller	9	10	$4,612.50	$461.25
Pool - Filters	1	16	$3,500.00	$3,281.25
Pool - Heater	11	12	$3,840.00	$320.00
Pool - Pumps/Motors	1	14	$2,500.00	$2,321.43
Pool - Replaster	4	12	$21,900.00	$14,600.00
Pool Area - BBQs	1	10	$2,910.00	$2,608.97
Pool Area - Ceramic Tile Counter	5	41	$1,560.00	$1,368.98
Pool Area - Furniture	6	7	$11,720.00	$1,674.29
Pool Area - Key Fob System	1	12	$1,215.00	$1,111.60
Pool Area - Mastic	0	4	$1,304.99	$1,304.99
Pool Area - Pool Deck, Pavers	12	20	$16,963.39	$6,785.36
Pool Area - Pump Room, Re-Plumb	4	40	$3,755.00	$3,377.93
Pool Area - Tables & Benches	13	15	$6,395.00	$852.67
Pool Area - Trellis	20	27	$12,285.00	$3,042.37
Spa - Chemical Controller	9	10	$4,612.50	$461.25
Spa - Filter	1	16	$1,750.00	$1,640.63
Spa - Heater	2	16	$3,840.68	$3,355.54
Spa - Pumps/Motors	1	18	$3,500.00	$3,305.56
Spa - Replaster	2	10	$6,515.00	$5,212.00
Sub Total	**0-22**	**4-41**	**$137,520.11**	**$75,686.60**
070 Grounds				
Grounds - Mailboxes	7	20	$34,500.00	$22,062.23
Grounds - Signs, Monument	6	15	$2,550.00	$1,500.86
Grounds - Signs, Traffic	6	15	$7,440.00	$4,378.97
Sub Total	**6-7**	**15-20**	**$44,490.00**	**$27,942.06**

Laurelmont Community Association

Calculation of Percent Funded

Sorted by Category

	Remaining Life	Useful Life	Current Cost	Fully Funded Balance
080 Landscape				
Landscape - Irrigation, Backflows	1	37	$10,880.00	$10,584.62
Landscape - Irrigation, Cabinet	8	25	$1,230.00	$833.76
Landscape - Irrigation, Controllers (2001)	1	22	$975.00	$930.34
Landscape - Irrigation, Controllers (2013)	6	15	$1,050.00	$630.00
Landscape - Irrigation, Controllers (2015)	8	15	$8,950.00	$4,176.67
Sub Total	**1-8**	**15-37**	**$23,085.00**	**$17,155.38**
090 Miscellaenous				
Gas Line Repairs	0	1	$30,000.00	$30,000.00
Plumbing Repairs	0	1	$30,000.00	$30,000.00
Termite Control - Fumigation	8	15	$155,465.00	$68,693.84
Utility Doors	10	40	$58,000.00	$43,500.00
Wood - Siding, Repairs/Replacement	5	5	$174,638.29	$0.00
Wood - Trim, Repairs/Replacement	5	5	$1,000.00	$0.00
Sub Total	**0-10**	**1-40**	**$449,103.29**	**$172,193.84**
Contingency	n.a.	n.a.	n.a.	$109,351.93
Total	**0-22**	**1-51**	**$5,167,263.51**	**$3,754,416.22**
Anticipated Reserve Balance				**$3,379,610.00**
Percent Funded				**90.02%**

Laurelmont Community Association

Management / Accounting Summary

Directed Cash Flow Calculation Method; Sorted by Category

	Balance at Fiscal Year Beginning	Monthly Member Contribution	Monthly Interest Contribution	Total Monthly Contribution
010 Streets				
Streets - Asphalt, Overlay (Pepperwood)	$38,937.80	$344.18	$35.87	$380.06
Streets - Asphalt, Overlay (Primrose)	$94,048.20	$1,004.81	$87.52	$1,092.33
Streets - Asphalt, Overlay (Willowood)	$55,589.00	$537.51	$51.45	$588.95
Streets - Asphalt, Repair (Pepperwood)	$1,426.06	$117.57	$1.85	$119.42
Streets - Asphalt, Repair (Primrose)	$3,834.92	$316.17	$4.97	$321.14
Streets - Asphalt, Repair (Willowood)	$2,258.30	$186.18	$2.93	$189.11
Streets - Asphalt, Seal Coat (Pepperwood)	$1,228.61	$101.29	$1.59	$102.89
Streets - Asphalt, Seal Coat (Primrose)	$3,303.93	$272.39	$4.28	$276.67
Streets - Asphalt, Seal Coat (Willowood)	$1,945.62	$160.40	$2.52	$162.93
Streets - Concrete, Repair	$10,000.00	$403.71	$2.06	$405.77
Sub Total	**$212,572.43**	**$3,444.22**	**$195.05**	**$3,639.27**
020 Roofing				
Roofing - Composition Shingle	$2,463,508.84	$11,432.46	$2,216.55	$13,649.00
Roofing - Flat, 2001	$78,886.96	$392.47	$71.12	$463.58
Roofing - Flat, 2005	$15,138.95	$89.01	$13.72	$102.73
Sub Total	**$2,557,534.74**	**$11,913.94**	**$2,301.38**	**$14,215.32**
030 Painting				
Painting - Interior	$1,214.01	$15.28	$1.15	$16.42
Painting - Stucco	$24,390.21	$345.15	$23.13	$368.27
Painting - Woodwork	$0.00	$5,702.22	$29.08	$5,731.30
Painting - Wrought Iron, Pool	$670.63	$55.29	$0.87	$56.16
Painting - Wrought Iron, Unit Gates	$1,289.38	$106.30	$1.67	$107.98
Sub Total	**$27,564.22**	**$6,224.23**	**$55.89**	**$6,280.12**
040 Fencing, Gates & Walls				
Fencing - Vinyl, 2003	$180,711.63	$4,311.62	$180.30	$4,491.93
Fencing - Vinyl, 2011	$0.00	$209.33	$1.07	$210.40
Fencing - Wrought Iron, Gates	$0.00	$441.09	$2.25	$443.35
Fencing - Wrought Iron, Pool	$0.00	$133.19	$0.68	$133.87
Fencing - Wrought Iron, Spa Gate	$0.00	$3.76	$0.02	$3.78
Walls - Block, Repair	$6,306.72	$22.16	$5.64	$27.80
Sub Total	**$187,018.36**	**$5,121.16**	**$189.96**	**$5,311.12**
050 Lighting				
Lighting - Grounds	$10,355.10	$35.53	$9.26	$44.79

Laurelmont Community Association

Management / Accounting Summary

Directed Cash Flow Calculation Method; Sorted by Category

	Balance at Fiscal Year Beginning	Monthly Member Contribution	Monthly Interest Contribution	Total Monthly Contribution
Lighting - Pool Area, 2016	$0.00	$21.94	$0.11	$22.05
Lighting - Pool Area, Original	$4,440.41	$15.24	$3.97	$19.20
Lighting - Streets, Unfunded	$0.00	$0.00	$0.00	$0.00
Sub Total	**$14,795.51**	**$72.72**	**$13.33**	**$86.05**
060 Pool Area				
Cabana - Ceramic Tile, Interior	$8,886.13	$30.49	$7.94	$38.43
Cabana - Ceramic Tile, Shower	$0.00	$9.61	$0.05	$9.66
Cabana - Doors	$1,342.50	$8.90	$1.23	$10.12
Cabana - Partitions	$1,356.44	$4.61	$1.22	$5.83
Cabana - Plumbing Fixtures	$5,089.80	$17.47	$4.54	$22.01
Cabana - Water Heater	$1,317.71	$6.08	$1.19	$7.27
Pool - Chemical Controller	$461.25	$39.64	$0.61	$40.24
Pool - Filters	$3,281.25	$21.25	$2.98	$24.23
Pool - Heater	$320.00	$27.88	$0.42	$28.30
Pool - Pumps/Motors	$2,321.43	$16.94	$2.12	$19.06
Pool - Replaster	$14,600.00	$165.95	$13.64	$179.59
Pool Area - BBQs	$2,608.97	$27.08	$2.42	$29.50
Pool Area - Ceramic Tile Counter	$1,368.98	$4.70	$1.23	$5.92
Pool Area - Furniture	$1,674.29	$140.93	$2.18	$143.12
Pool Area - Key Fob System	$1,111.60	$9.55	$1.03	$10.57
Pool Area - Mastic	$1,304.99	$26.72	$0.14	$26.86
Pool Area - Pool Deck, Pavers	$0.00	$122.39	$0.63	$123.02
Pool Area - Pump Room, Re-Plumb	$3,377.93	$11.54	$3.02	$14.56
Pool Area - Tables & Benches	$0.00	$42.89	$0.22	$43.10
Pool Area - Trellis	$0.00	$56.17	$0.29	$56.46
Spa - Chemical Controller	$461.25	$39.64	$0.61	$40.24
Spa - Filter	$1,640.63	$10.62	$1.49	$12.12
Spa - Heater	$3,355.54	$23.38	$3.06	$26.44
Spa - Pumps/Motors	$3,305.56	$19.33	$3.00	$22.32
Spa - Replaster	$5,212.00	$58.49	$4.86	$63.36
Sub Total	**$64,398.21**	**$942.22**	**$60.10**	**$1,002.32**
070 Grounds				
Grounds - Mailboxes	$22,062.23	$173.53	$20.22	$193.74
Grounds - Signs, Monument	$1,500.86	$16.22	$1.40	$17.61
Grounds - Signs, Traffic	$4,378.97	$47.32	$4.08	$51.39

Laurelmont Community Association

Management / Accounting Summary

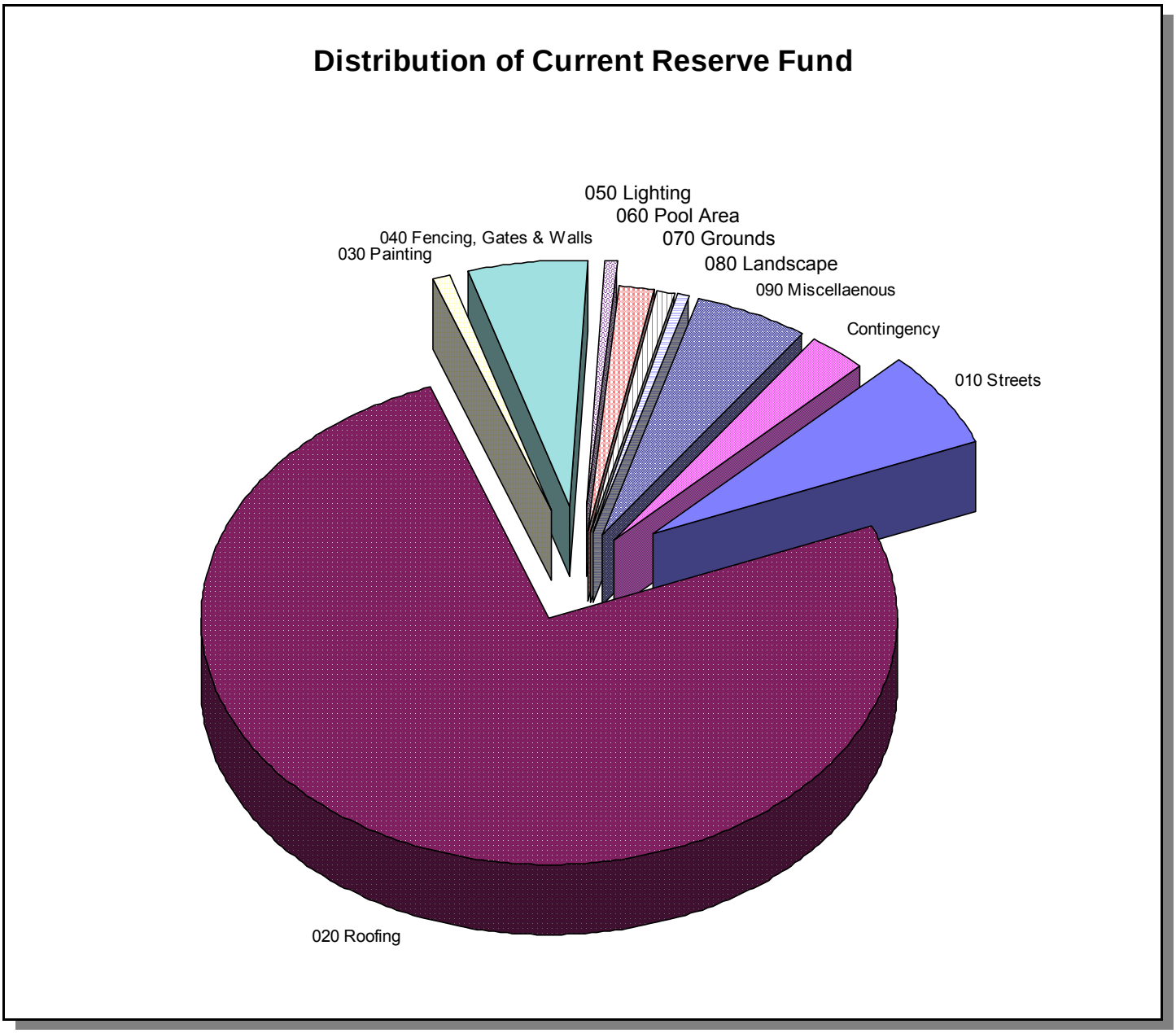
Directed Cash Flow Calculation Method; Sorted by Category

	Balance at Fiscal Year Beginning	Monthly Member Contribution	Monthly Interest Contribution	Total Monthly Contribution
Sub Total	**$27,942.06**	**$237.06**	**$25.69**	**$262.75**
080 Landscape				
Landscape - Irrigation, Backflows	$10,584.62	$35.64	$9.46	$45.10
Landscape - Irrigation, Cabinet	$833.76	$5.11	$0.76	$5.87
Landscape - Irrigation, Controllers (2001)	$930.34	$4.63	$0.84	$5.47
Landscape - Irrigation, Controllers (2013)	$630.00	$6.53	$0.59	$7.11
Landscape - Irrigation, Controllers (2015)	$4,176.67	$54.97	$3.94	$58.90
Sub Total	**$17,155.38**	**$106.88**	**$15.57**	**$122.46**
090 Miscellaenous				
Gas Line Repairs	$30,000.00	$2,405.19	$12.27	$2,417.46
Plumbing Repairs	$30,000.00	$2,405.19	$12.27	$2,417.46
Termite Control - Fumigation	$68,693.84	$991.04	$65.24	$1,056.28
Utility Doors	$43,500.00	$172.98	$38.99	$211.97
Wood - Siding, Repairs/Replacement	$0.00	$2,880.33	$14.69	$2,895.02
Wood - Trim, Repairs/Replacement	$0.00	$16.49	$0.08	$16.57
Sub Total	**$172,193.84**	**$8,871.23**	**$143.53**	**$9,014.76**
Contingency	$98,435.24	$1,108.01	$91.89	$1,199.90
Total	**$3,379,610.00**	**$38,041.67**	**$3,092.35**	**$41,134.02**

Laurelmont Community Association

Management / Accounting Charts

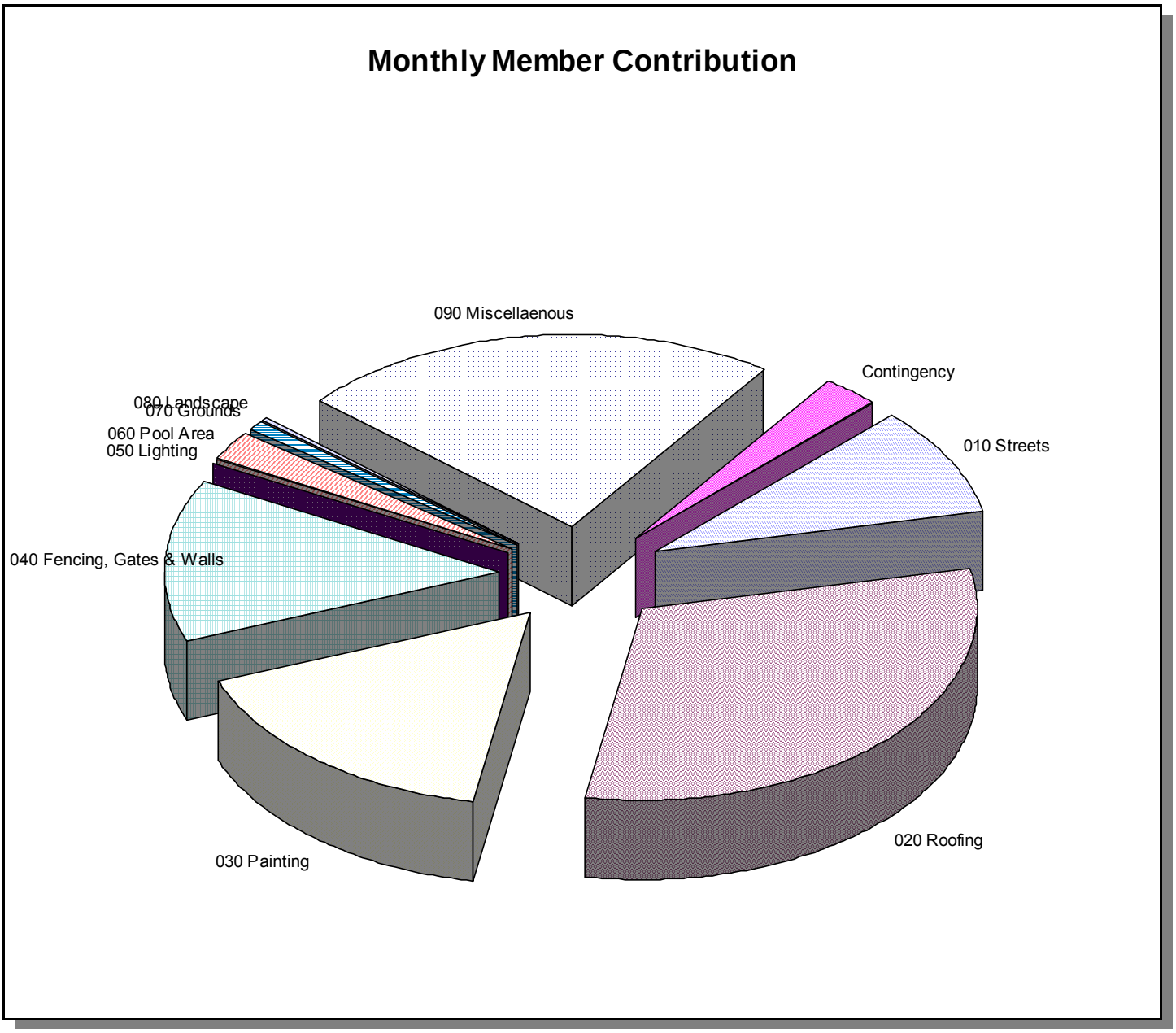
Directed Cash Flow Calculation Method; Sorted by Category



Laurelmont Community Association

Management / Accounting Charts

Directed Cash Flow Calculation Method; Sorted by Category



Laurelmont Community Association

Annual Expenditure Detail

Sorted by Description

2022 Fiscal Year	
Gas Line Repairs	$30,000.00
Plumbing Repairs	$30,000.00
Pool Area - Mastic	$1,304.99
Streets - Concrete, Repair	$10,000.00
Sub Total	**$71,304.99**
2023 Fiscal Year	
Cabana - Water Heater	$1,409.38
Gas Line Repairs	$30,750.00
Landscape - Irrigation, Backflows	$11,152.00
Landscape - Irrigation, Controllers (2001)	$999.38
Painting - Interior	$1,422.13
Plumbing Repairs	$30,750.00
Pool - Filters	$3,587.50
Pool - Pumps/Motors	$2,562.50
Pool Area - BBQs	$2,982.75
Pool Area - Key Fob System	$1,245.38
Spa - Filter	$1,793.75
Spa - Pumps/Motors	$3,587.50
Sub Total	**$92,242.25**
2024 Fiscal Year	
Gas Line Repairs	$31,518.75
Plumbing Repairs	$31,518.75
Roofing - Composition Shingle	$2,813,286.93
Roofing - Flat, 2001	$90,774.00
Roofing - Flat, 2005	$17,776.58
Spa - Heater	$4,035.11
Spa - Replaster	$6,844.82
Streets - Concrete, Repair	$10,506.25
Sub Total	**$3,006,261.19**
2025 Fiscal Year	
Cabana - Partitions	$1,583.03
Gas Line Repairs	$32,306.72
Painting - Wrought Iron, Pool	$2,888.76
Painting - Wrought Iron, Unit Gates	$5,554.06
Plumbing Repairs	$32,306.72
Streets - Asphalt, Repair (Pepperwood)	$6,142.84

Laurelmont Community Association

Annual Expenditure Detail

Sorted by Description

Streets - Asphalt, Repair (Primrose)	$16,519.15
Streets - Asphalt, Repair (Willowood)	$9,727.78
Streets - Asphalt, Seal Coat (Pepperwood)	$5,292.29
Streets - Asphalt, Seal Coat (Primrose)	$14,231.89
Streets - Asphalt, Seal Coat (Willowood)	$8,380.86
Sub Total	**$134,934.10**

2026 Fiscal Year

Gas Line Repairs	$33,114.39
Plumbing Repairs	$33,114.39
Pool - Replaster	$24,173.50
Pool Area - Mastic	$1,440.47
Pool Area - Pump Room, Re-Plumb	$4,144.82
Streets - Concrete, Repair	$11,038.13
Sub Total	**$107,025.69**

2027 Fiscal Year

Cabana - Ceramic Tile, Interior	$11,456.70
Cabana - Doors	$2,025.22
Cabana - Plumbing Fixtures	$6,562.17
Gas Line Repairs	$33,942.25
Lighting - Grounds	$13,350.62
Lighting - Pool Area, Original	$5,724.93
Painting - Stucco	$49,381.04
Painting - Woodwork	$391,165.80
Plumbing Repairs	$33,942.25
Pool Area - Ceramic Tile Counter	$1,765.00
Wood - Siding, Repairs/Replacement	$197,587.19
Wood - Trim, Repairs/Replacement	$1,131.41
Sub Total	**$748,034.56**

2028 Fiscal Year

Gas Line Repairs	$34,790.80
Grounds - Signs, Monument	$2,957.22
Grounds - Signs, Traffic	$8,628.12
Landscape - Irrigation, Controllers (2013)	$1,217.68
Plumbing Repairs	$34,790.80
Pool Area - Furniture	$13,591.61
Streets - Concrete, Repair	$11,596.93

Laurelmont Community Association

Annual Expenditure Detail

Sorted by Description

Sub Total	**$107,573.16**
2029 Fiscal Year	
Gas Line Repairs	$35,660.57
Grounds - Mailboxes	$41,009.66
Painting - Wrought Iron, Pool	$3,188.65
Painting - Wrought Iron, Unit Gates	$6,130.65
Plumbing Repairs	$35,660.57
Streets - Asphalt, Repair (Pepperwood)	$6,780.55
Streets - Asphalt, Repair (Primrose)	$18,234.05
Streets - Asphalt, Repair (Willowood)	$10,737.65
Streets - Asphalt, Seal Coat (Pepperwood)	$5,841.70
Streets - Asphalt, Seal Coat (Primrose)	$15,709.34
Streets - Asphalt, Seal Coat (Willowood)	$9,250.90
Sub Total	**$188,204.29**
2030 Fiscal Year	
Gas Line Repairs	$36,552.09
Landscape - Irrigation, Cabinet	$1,498.64
Landscape - Irrigation, Controllers (2015)	$10,904.71
Plumbing Repairs	$36,552.09
Pool Area - Mastic	$1,590.01
Streets - Concrete, Repair	$12,184.03
Termite Control - Fumigation	$189,419.01
Sub Total	**$288,700.56**
2031 Fiscal Year	
Gas Line Repairs	$37,465.89
Painting - Interior	$1,732.72
Plumbing Repairs	$37,465.89
Pool - Chemical Controller	$5,760.38
Pool - Pumps/Motors	$3,122.16
Pool Area - Key Fob System	$1,517.37
Spa - Chemical Controller	$5,760.38
Spa - Pumps/Motors	$4,371.02
Streets - Asphalt, Overlay (Pepperwood)	$88,414.50
Sub Total	**$185,610.31**
2032 Fiscal Year	
Gas Line Repairs	$38,402.54

Laurelmont Community Association

Annual Expenditure Detail

Sorted by Description

Painting - Woodwork	$442,568.20
Plumbing Repairs	$38,402.54
Streets - Asphalt, Overlay (Willowood)	$142,317.24
Streets - Concrete, Repair	$12,800.85
Utility Doors	$74,244.90
Walls - Block, Repair	$10,326.11
Wood - Siding, Repairs/Replacement	$223,551.77
Wood - Trim, Repairs/Replacement	$1,280.08
Sub Total	**$983,894.22**

2033 Fiscal Year

Cabana - Water Heater	$1,804.12
Fencing - Vinyl, 2003	$926,556.24
Gas Line Repairs	$39,362.60
Painting - Wrought Iron, Pool	$3,519.67
Painting - Wrought Iron, Unit Gates	$6,767.09
Plumbing Repairs	$39,362.60
Pool - Heater	$5,038.41
Pool Area - BBQs	$3,818.17
Spa - Filter	$2,296.15
Streets - Asphalt, Overlay (Primrose)	$274,220.86
Streets - Asphalt, Repair (Pepperwood)	$7,484.45
Streets - Asphalt, Repair (Primrose)	$20,126.98
Streets - Asphalt, Repair (Willowood)	$11,852.36
Streets - Asphalt, Seal Coat (Pepperwood)	$6,448.14
Streets - Asphalt, Seal Coat (Primrose)	$17,340.17
Streets - Asphalt, Seal Coat (Willowood)	$10,211.26
Sub Total	**$1,376,209.28**

2034 Fiscal Year

Gas Line Repairs	$40,346.66
Plumbing Repairs	$40,346.66
Pool Area - Mastic	$1,755.07
Pool Area - Pool Deck, Pavers	$22,813.88
Spa - Heater	$5,165.28
Spa - Replaster	$8,761.95
Streets - Concrete, Repair	$13,448.89
Sub Total	**$132,638.39**

Laurelmont Community Association

Annual Expenditure Detail

Sorted by Description

2035 Fiscal Year	
Gas Line Repairs	$41,355.33
Plumbing Repairs	$41,355.33
Pool - Filters	$4,824.79
Pool Area - Furniture	$16,156.15
Pool Area - Tables & Benches	$8,815.58
Sub Total	**$112,507.18**
2036 Fiscal Year	
Fencing - Wrought Iron, Spa Gate	$847.78
Gas Line Repairs	$42,389.21
Lighting - Pool Area, 2016	$4,945.41
Plumbing Repairs	$42,389.21
Streets - Concrete, Repair	$14,129.74
Sub Total	**$104,701.36**
2037 Fiscal Year	
Fencing - Wrought Iron, Gates	$108,419.60
Fencing - Wrought Iron, Pool	$32,738.78
Gas Line Repairs	$43,448.95
Painting - Stucco	$63,211.91
Painting - Woodwork	$500,725.29
Painting - Wrought Iron, Pool	$3,885.06
Painting - Wrought Iron, Unit Gates	$7,469.60
Plumbing Repairs	$43,448.95
Streets - Asphalt, Repair (Pepperwood)	$8,261.44
Streets - Asphalt, Repair (Primrose)	$22,216.42
Streets - Asphalt, Repair (Willowood)	$13,082.79
Streets - Asphalt, Seal Coat (Pepperwood)	$7,117.55
Streets - Asphalt, Seal Coat (Primrose)	$19,140.30
Streets - Asphalt, Seal Coat (Willowood)	$11,271.32
Wood - Siding, Repairs/Replacement	$252,928.31
Wood - Trim, Repairs/Replacement	$1,448.30
Sub Total	**$1,138,814.55**
2038 Fiscal Year	
Gas Line Repairs	$44,535.17
Landscape - Irrigation, Controllers (2001)	$1,447.39
Plumbing Repairs	$44,535.17
Pool - Replaster	$32,510.67

Laurelmont Community Association

Annual Expenditure Detail

Sorted by Description

Pool Area - Mastic	$1,937.27
Roofing - Flat, 2001	$128,261.29
Roofing - Flat, 2005	$25,117.84
Streets - Concrete, Repair	$14,845.06
Sub Total	**$293,189.85**
2039 Fiscal Year	
Gas Line Repairs	$45,648.55
Painting - Interior	$2,111.15
Plumbing Repairs	$45,648.55
Pool - Pumps/Motors	$3,804.05
Pool Area - Key Fob System	$1,848.77
Spa - Pumps/Motors	$5,325.66
Sub Total	**$104,386.73**
2040 Fiscal Year	
Gas Line Repairs	$46,789.76
Plumbing Repairs	$46,789.76
Streets - Concrete, Repair	$15,596.59
Sub Total	**$109,176.11**
2041 Fiscal Year	
Fencing - Vinyl, 2011	$70,004.89
Gas Line Repairs	$47,959.51
Painting - Wrought Iron, Pool	$4,288.38
Painting - Wrought Iron, Unit Gates	$8,245.04
Plumbing Repairs	$47,959.51
Pool - Chemical Controller	$7,373.77
Spa - Chemical Controller	$7,373.77
Streets - Asphalt, Repair (Pepperwood)	$9,119.08
Streets - Asphalt, Repair (Primrose)	$24,522.77
Streets - Asphalt, Repair (Willowood)	$14,440.95
Streets - Asphalt, Seal Coat (Pepperwood)	$7,856.44
Streets - Asphalt, Seal Coat (Primrose)	$21,127.31
Streets - Asphalt, Seal Coat (Willowood)	$12,441.43
Sub Total	**$282,712.85**
2042 Fiscal Year	
Gas Line Repairs	$49,158.49
Painting - Woodwork	$566,524.71

Laurelmont Community Association

Annual Expenditure Detail

Sorted by Description

Plumbing Repairs	$49,158.49
Pool Area - Furniture	$19,204.58
Pool Area - Mastic	$2,138.38
Pool Area - Trellis	$20,130.40
Streets - Concrete, Repair	$16,386.16
Wood - Siding, Repairs/Replacement	$286,165.17
Wood - Trim, Repairs/Replacement	$1,638.62
Sub Total	**$1,010,505.01**

2043 Fiscal Year

Cabana - Water Heater	$2,309.43
Gas Line Repairs	$50,387.46
Grounds - Signs, Monument	$4,282.93
Grounds - Signs, Traffic	$12,496.09
Landscape - Irrigation, Controllers (2013)	$1,763.56
Plumbing Repairs	$50,387.46
Pool Area - BBQs	$4,887.58
Spa - Filter	$2,939.27
Sub Total	**$129,453.77**

2044 Fiscal Year

Cabana - Ceramic Tile, Shower	$3,925.18
Gas Line Repairs	$51,647.14
Plumbing Repairs	$51,647.14
Roofing - Composition Shingle	$4,609,898.21
Spa - Heater	$6,612.00
Spa - Replaster	$11,216.04
Streets - Concrete, Repair	$17,215.71
Sub Total	**$4,752,161.43**

2045 Fiscal Year

Cabana - Partitions	$2,593.98
Gas Line Repairs	$52,938.32
Landscape - Irrigation, Controllers (2015)	$15,793.27
Painting - Wrought Iron, Pool	$4,733.57
Painting - Wrought Iron, Unit Gates	$9,100.98
Plumbing Repairs	$52,938.32
Pool - Heater	$6,776.11
Streets - Asphalt, Repair (Pepperwood)	$10,065.76
Streets - Asphalt, Repair (Primrose)	$27,068.55

Laurelmont Community Association

Annual Expenditure Detail

Sorted by Description

Streets - Asphalt, Repair (Willowood)	$15,940.10
Streets - Asphalt, Seal Coat (Pepperwood)	$8,672.04
Streets - Asphalt, Seal Coat (Primrose)	$23,320.60
Streets - Asphalt, Seal Coat (Willowood)	$13,733.01
Termite Control - Fumigation	$274,335.20
Sub Total	**$518,009.80**
2046 Fiscal Year	
Gas Line Repairs	$54,261.78
Plumbing Repairs	$54,261.78
Pool Area - Mastic	$2,360.37
Streets - Concrete, Repair	$18,087.26
Sub Total	**$128,971.19**
2047 Fiscal Year	
Cabana - Doors	$3,318.56
Gas Line Repairs	$55,618.32
Lighting - Pool Area, Original	$9,380.96
Painting - Interior	$2,572.24
Painting - Stucco	$80,916.59
Painting - Woodwork	$640,970.71
Plumbing Repairs	$55,618.32
Pool - Filters	$6,488.80
Pool - Pumps/Motors	$4,634.86
Pool Area - Key Fob System	$2,252.54
Spa - Pumps/Motors	$6,488.80
Wood - Siding, Repairs/Replacement	$323,769.62
Wood - Trim, Repairs/Replacement	$1,853.94
Sub Total	**$1,193,884.27**
2048 Fiscal Year	
Gas Line Repairs	$57,008.78
Plumbing Repairs	$57,008.78
Streets - Concrete, Repair	$19,002.93
Sub Total	**$133,020.49**
2049 Fiscal Year	
Gas Line Repairs	$58,434.00
Grounds - Mailboxes	$67,199.10
Painting - Wrought Iron, Pool	$5,224.97

Laurelmont Community Association

Annual Expenditure Detail

Sorted by Description

Painting - Wrought Iron, Unit Gates	$10,045.78
Plumbing Repairs	$58,434.00
Pool Area - Furniture	$22,828.22
Streets - Asphalt, Repair (Pepperwood)	$11,110.71
Streets - Asphalt, Repair (Primrose)	$29,878.62
Streets - Asphalt, Repair (Willowood)	$17,594.89
Streets - Asphalt, Seal Coat (Pepperwood)	$9,572.31
Streets - Asphalt, Seal Coat (Primrose)	$25,741.58
Streets - Asphalt, Seal Coat (Willowood)	$15,158.68
Sub Total	**$331,222.86**

2050 Fiscal Year

Gas Line Repairs	$59,894.85
Plumbing Repairs	$59,894.85
Pool - Replaster	$43,723.24
Pool Area - Mastic	$2,605.41
Pool Area - Tables & Benches	$12,767.59
Streets - Concrete, Repair	$19,964.95
Sub Total	**$198,850.89**

2051 Fiscal Year

Gas Line Repairs	$61,392.22
Plumbing Repairs	$61,392.22
Pool - Chemical Controller	$9,439.05
Pool Area - Pump Room, Re-Plumb	$7,684.26
Spa - Chemical Controller	$9,439.05
Streets - Asphalt, Overlay (Pepperwood)	$144,877.46
Sub Total	**$294,224.27**

Laurelmont Community Association

Projections

Directed Cash Flow Calculation Method

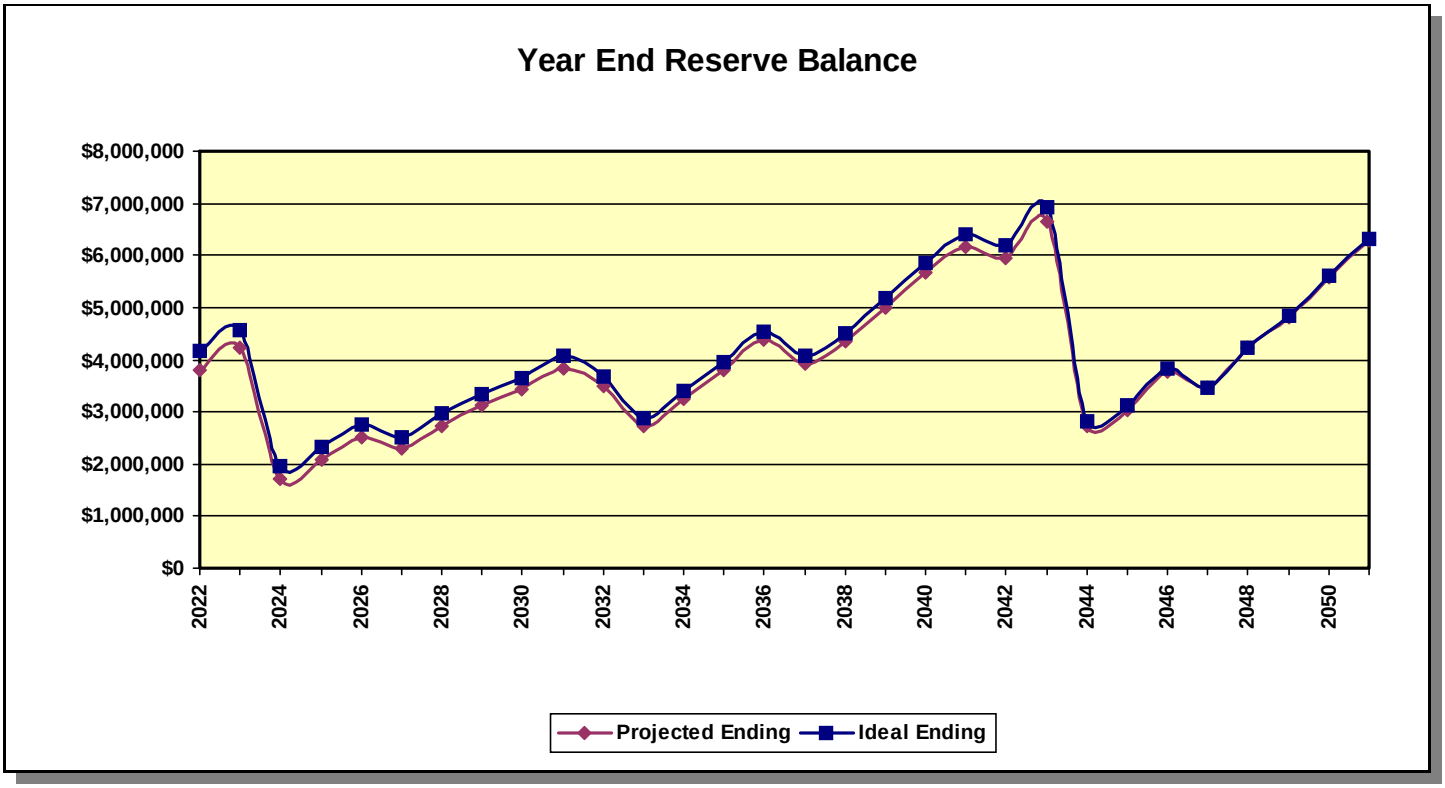
Fiscal Year	Beginning Balance	Member Contribution	Interest Contribution	Expenditures	Ending Balance	Fully Funded Ending Balance	Percent Funded
2022	$3,379,610	$456,500	$37,108	$71,305	$3,801,913	$4,167,495	91%
2023	$3,801,913	$467,913	$41,398	$92,242	$4,218,981	$4,579,441	92%
2024	$4,218,981	$479,610	$15,110	$3,006,261	$1,707,440	$1,968,227	87%
2025	$1,707,440	$491,601	$18,964	$134,934	$2,083,071	$2,334,381	89%
2026	$2,083,071	$503,891	$23,281	$107,026	$2,503,216	$2,750,704	91%
2027	$2,503,216	$516,488	$21,011	$748,035	$2,292,681	$2,513,634	91%
2028	$2,292,681	$529,400	$25,610	$107,573	$2,740,117	$2,958,879	93%
2029	$2,740,117	$542,635	$29,543	$188,204	$3,124,091	$3,342,464	93%
2030	$3,124,091	$556,201	$32,600	$288,701	$3,424,192	$3,641,626	94%
2031	$3,424,192	$570,106	$36,921	$185,610	$3,845,608	$4,070,114	94%
2032	$3,845,608	$584,359	$33,013	$983,894	$3,479,086	$3,681,947	94%
2033	$3,479,086	$598,968	$25,078	$1,376,209	$2,726,922	$2,883,610	95%
2034	$2,726,922	$613,942	$30,335	$132,638	$3,238,560	$3,392,277	95%
2035	$3,238,560	$629,290	$36,019	$112,507	$3,791,362	$3,949,331	96%
2036	$3,791,362	$645,023	$42,010	$104,701	$4,373,694	$4,543,327	96%
2037	$4,373,694	$661,148	$37,321	$1,138,815	$3,933,348	$4,078,582	96%
2038	$3,933,348	$677,677	$41,677	$293,190	$4,359,512	$4,510,586	97%
2039	$4,359,512	$694,619	$48,247	$104,387	$4,997,991	$5,168,709	97%
2040	$4,997,991	$711,984	$55,017	$109,176	$5,655,816	$5,854,618	97%
2041	$5,655,816	$729,784	$60,212	$282,713	$6,163,100	$6,391,261	96%
2042	$6,163,100	$748,028	$57,974	$1,010,505	$5,958,597	$6,190,224	96%
2043	$5,958,597	$766,729	$65,202	$129,454	$6,661,074	$6,931,981	96%
2044	$6,661,074	$785,897	$23,934	$4,752,161	$2,718,744	$2,829,950	96%
2045	$2,718,744	$805,545	$27,107	$518,010	$3,033,386	$3,114,118	97%
2046	$3,033,386	$825,683	$34,629	$128,971	$3,764,727	$3,835,126	98%
2047	$3,764,727	$846,325	$31,209	$1,193,884	$3,448,377	$3,469,359	99%
2048	$3,448,377	$867,484	$39,166	$133,020	$4,222,006	$4,234,426	100%
2049	$4,222,006	$889,171	$45,342	$331,223	$4,825,296	$4,829,836	100%
2050	$4,825,296	$911,400	$53,211	$198,851	$5,591,056	$5,600,864	100%
2051	$5,591,056	$934,185	$60,394	$294,224	$6,291,411	$6,311,982	100%

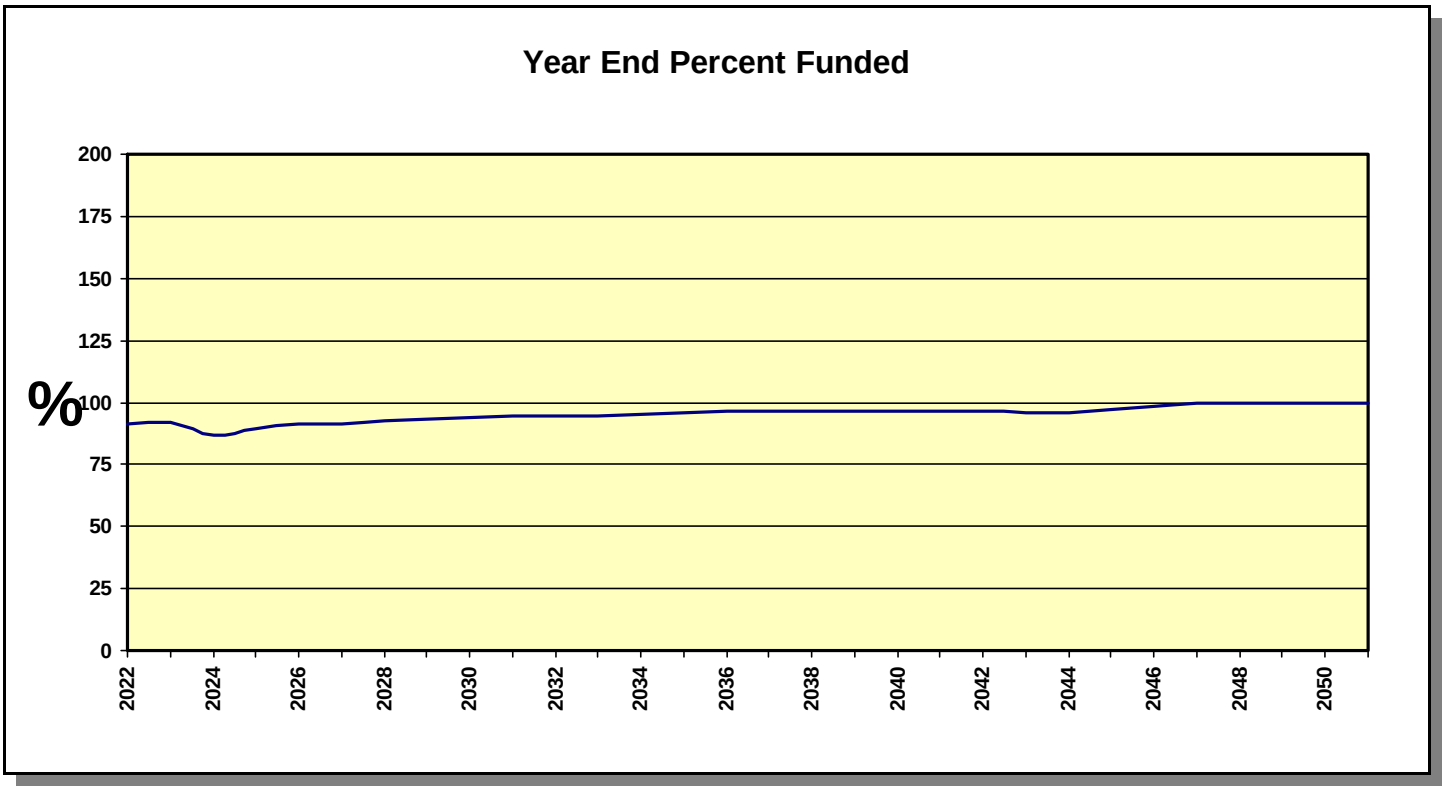
NOTE: In some cases, the projected Ending Balance may exceed the Fully Funded Ending Balance in years following high Expenditures. This is a result of the provision for contingency in this analysis, which in these projections is never expended. The contingency is continually adjusted according to need and any excess is redistributed among all components included.

Laurelmont Community Association

Projection Charts

Directed Cash Flow Calculation Method

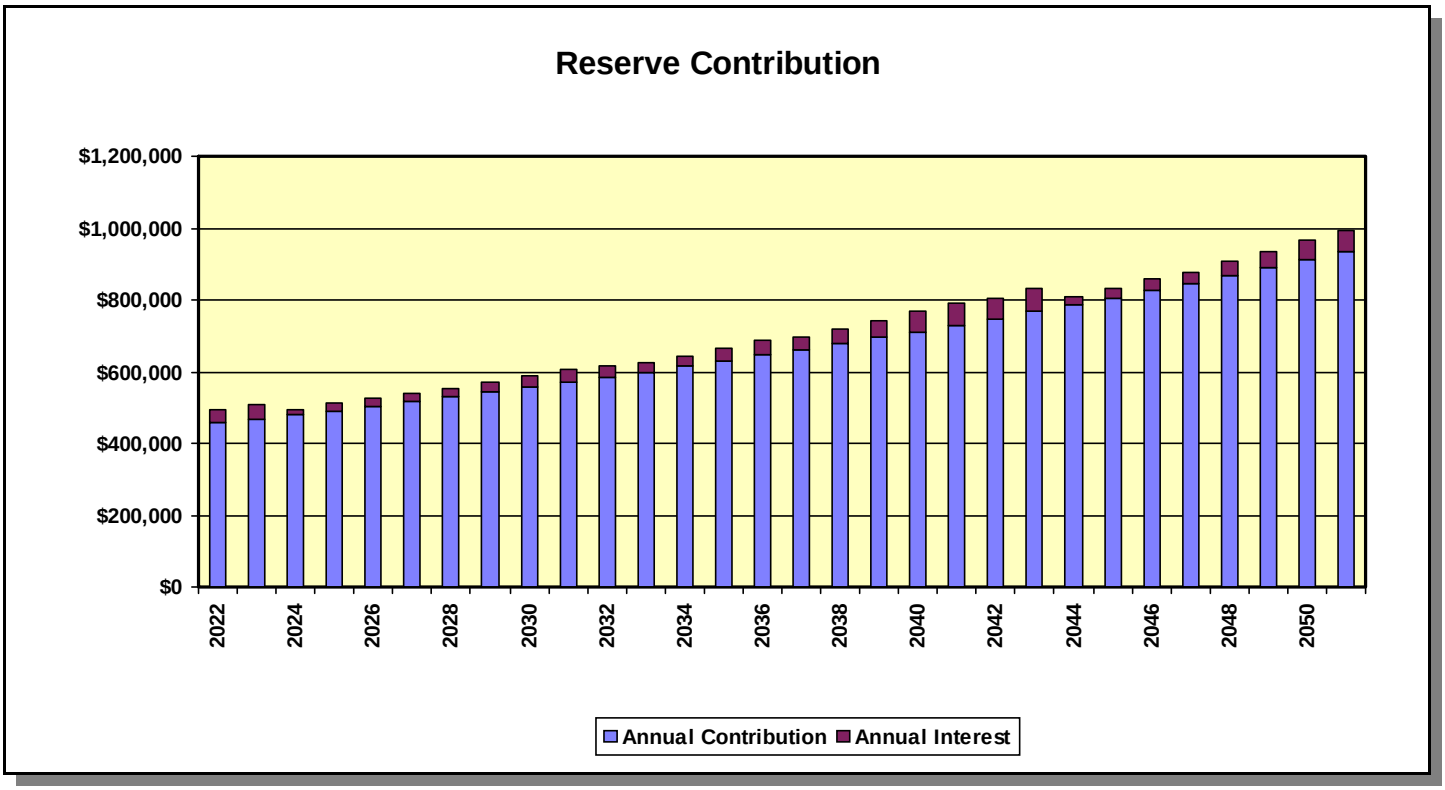


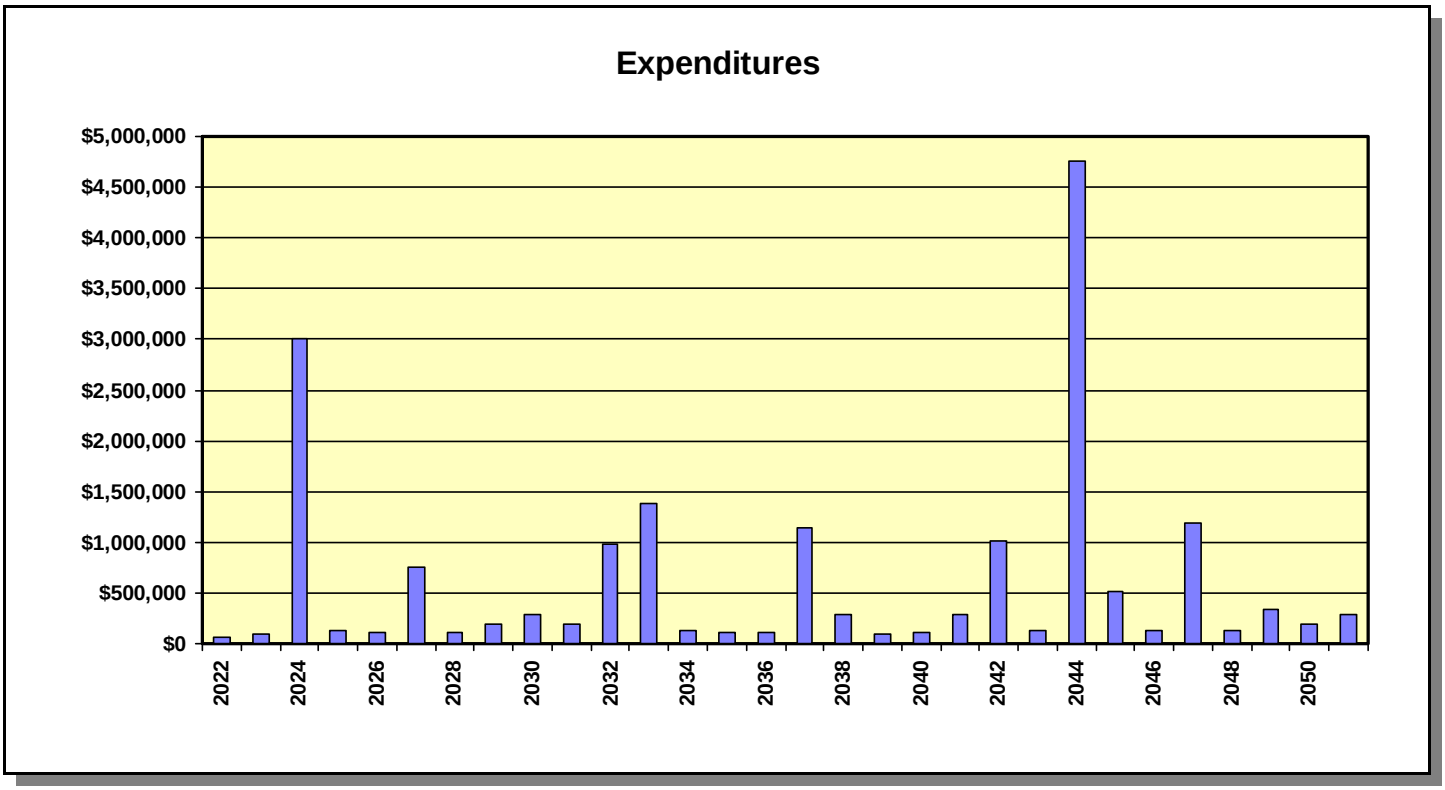


Laurelmont Community Association

Projection Charts

Directed Cash Flow Calculation Method





Streets - Asphalt, Overlay (Pepperwood)

Category	010 Streets	Quantity	35,398 sq. ft.
Photo Date	April 2020	Unit Cost	$2.000
		% of Replacement	100.00%
		Current Cost	$70,796.00
Placed In Service	01/11	Future Cost	$88,414.50
Useful Life	20		
		Assigned Reserves at FYB	$38,937.80
Remaining Life	9	Monthly Member Contribution	$344.18
Replacement Year	2031	Monthly Interest Contribution	$35.87
		Total Monthly Contribution	$380.06

Comments:

According to the previous reserve study, prepared by another firm, this asphalt was removed and replaced during 2010.

For budgeting purposes, we have used the next fiscal year's beginning date as the placed-in-service date for this component.

Most asphalt areas can be expected to last approximately 20 to 25 years before it will become necessary for an overlay to be applied or other major rehabilitation to be completed. It will be necessary to adjust manhole and valve covers at the time the overlay is applied or other major rehabilitation is completed.

Deflection testing should be conducted by an independent consultant near the end of the estimated useful life to determine the condition of the asphalt and estimated remaining life before the overlay or other major rehabilitation is required. In addition to this service, a consultant may be obtained to prepare the application specifications, and to work with the contractor during actual installation. It is recommended that the client obtain bids for such a consultation near the end of the estimated useful life. As costs vary, a provision for this consulting has not been included in this cost estimate. Should the client request, this cost can be incorporated into this analysis.

Streets - Asphalt, Overlay (Primrose)

Category	010 Streets	Quantity	1 total
Photo Date	April 2020	Unit Cost	$208,996.000
		% of Replacement	100.00%
		Current Cost	$208,996.00
Placed In Service	01/13	Future Cost	$274,220.86
Useful Life	20		
		Assigned Reserves at FYB	$94,048.20
Remaining Life	11	Monthly Member Contribution	$1,004.81
Replacement Year	2033	Monthly Interest Contribution	$87.52
		Total Monthly Contribution	$1,092.33

Comments:

94,398	sq. ft. of overlay	@	$2.00	=	$188,796.00
41	valve cover adjustments	@	$200.00	=	$8,200.00
20	manhole cover adjustments	@	$600.00	=	$12,000.00
			TOTAL	=	$208,996.00

According to the previous reserve study, prepared by another firm, this asphalt was removed and replaced at the end of 2012 for a total cost of $145,000.

For budgeting purposes, we have used the next fiscal year's beginning date as the placed-in-service date for this component.

Most asphalt areas can be expected to last approximately 20 to 25 years before it will become necessary for an overlay to be applied or other major rehabilitation to be completed. It will be necessary to adjust manhole and valve covers at the time the overlay is applied or other major rehabilitation is completed.

Deflection testing should be conducted by an independent consultant near the end of the estimated useful life to

determine the condition of the asphalt and estimated remaining life before the overlay or other major rehabilitation is required. In addition to this service, a consultant may be obtained to prepare the application specifications, and to work with the contractor during actual installation. It is recommended that the client obtain bids for such a consultation near the end of the estimated useful life. As costs vary, a provision for this consulting has not been included in this cost estimate. Should the client request, this cost can be incorporated into this analysis.

Laurelmont Community Association

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Streets - Asphalt, Overlay (Willowood)

Category	010 Streets	Quantity	55,589 sq. ft.
Photo Date	April 2020	Unit Cost	$2.000
		% of Replacement	100.00%
		Current Cost	$111,178.00
Placed In Service	01/12	Future Cost	$142,317.24
Useful Life	20		
		Assigned Reserves at FYB	$55,589.00
Remaining Life	10	Monthly Member Contribution	$537.51
Replacement Year	2032	Monthly Interest Contribution	$51.45
		Total Monthly Contribution	$588.95

Comments:

According to the previous reserve study, prepared by another firm, this asphalt was removed and replaced during 2011.

For budgeting purposes, we have used the next fiscal year's beginning date as the placed-in-service date for this component.

Most asphalt areas can be expected to last approximately 20 to 25 years before it will become necessary for an overlay to be applied or other major rehabilitation to be completed. It will be necessary to adjust manhole and valve covers at the time the overlay is applied or other major rehabilitation is completed.

Deflection testing should be conducted by an independent consultant near the end of the estimated useful life to determine the condition of the asphalt and estimated remaining life before the overlay or other major rehabilitation is required. In addition to this service, a consultant may be obtained to prepare the application specifications, and to work with the contractor during actual installation. It is recommended that the client obtain bids for such a consultation near the end of the estimated useful life. As costs vary, a provision for this consulting has not been included in this cost estimate. Should the client request, this cost can be incorporated into this analysis.

Laurelmont Community Association

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Streets - Asphalt, Repair (Pepperwood)

Category	010 Streets	Quantity	35,103 sq. ft.
Photo Date	April 2020	Unit Cost	$6.500
		% of Replacement	2.50%
		Current Cost	$5,704.24
Placed In Service	01/21	Future Cost	$6,142.84
Useful Life	4		
		Assigned Reserves at FYB	$1,426.06
Remaining Life	3	Monthly Member Contribution	$117.57
Replacement Year	2025	Monthly Interest Contribution	$1.85
		Total Monthly Contribution	$119.42

Comments:

According to the previous reserve study, prepared by another firm, the asphalt was repaired and seal coated during 2010 and repaired again during 2018. The actual date this component was placed into service is not available. For budgeting purposes, this date has been estimated based on its condition at our most recent site visit.

It is estimated that a percentage of the asphalt areas will require repair or replacement. The actual condition of the asphalt should be monitored through time and these estimates adjusted accordingly.

Laurelmont Community Association

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Streets - Asphalt, Repair (Primrose)

Category	010 Streets	Quantity	94,398 sq. ft.
Photo Date	April 2020	Unit Cost	$6.500
		% of Replacement	2.50%
		Current Cost	$15,339.68
Placed In Service	01/21	Future Cost	$16,519.15
Useful Life	4		
		Assigned Reserves at FYB	$3,834.92
Remaining Life	3	Monthly Member Contribution	$316.17
Replacement Year	2025	Monthly Interest Contribution	$4.97
		Total Monthly Contribution	$321.14

Comments:

According to the previous reserve study, prepared by another firm, the asphalt was repaired and seal coated before the end of 2012 for a total cost of approximately $145,000 and repaired again during 2018. The actual date this component was placed into service is not available. For budgeting purposes, this date has been estimated based on its condition at our most recent site visit.

It is estimated that a percentage of the asphalt areas will require repair or replacement. The actual condition of the asphalt should be monitored through time and these estimates adjusted accordingly.

Streets - Asphalt, Repair (Willowood)

Category	010 Streets	Quantity	55,589 sq. ft.
Photo Date	April 2020	Unit Cost	$6.500
		% of Replacement	2.50%
		Current Cost	$9,033.21
Placed In Service	01/21	Future Cost	$9,727.78
Useful Life	4		
		Assigned Reserves at FYB	$2,258.30
Remaining Life	3	Monthly Member Contribution	$186.18
Replacement Year	2025	Monthly Interest Contribution	$2.93
		Total Monthly Contribution	$189.11

Comments:

According to the previous reserve study, prepared by another firm, the asphalt was repaired and seal coated during 2011 and repaired again during 2018. The actual date this component was placed into service is not available. For budgeting purposes, this date has been estimated based on its condition at our most recent site visit.

It is estimated that a percentage of the asphalt areas will require repair or replacement. The actual condition of the asphalt should be monitored through time and these estimates adjusted accordingly.

Laurelmont Community Association

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Streets - Asphalt, Seal Coat (Pepperwood)

Category	010 Streets	Quantity	35,103 sq. ft.
Photo Date	April 2020	Unit Cost	$0.140
		% of Replacement	100.00%
		Current Cost	$4,914.42
Placed In Service	01/21	Future Cost	$5,292.29
Useful Life	4		
		Assigned Reserves at FYB	$1,228.61
Remaining Life	3	Monthly Member Contribution	$101.29
Replacement Year	2025	Monthly Interest Contribution	$1.59
		Total Monthly Contribution	$102.89

Comments:

According to the previous reserve study, prepared by another firm, the asphalt was repaired and seal coated during 2010. The association repaired and seal coated the asphalt at the end of 2007 for a total cost of $45,000 and again during 2018.

Asphalt surfaces should be seal coated on a 3 to 4 year cycle.

The remaining life of this component has been extended at the request of the client.

Laurelmont Community Association

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Streets - Asphalt, Seal Coat (Primrose)

Category	010 Streets	Quantity	94,398 sq. ft.
Photo Date	April 2020	Unit Cost	$0.140
		% of Replacement	100.00%
		Current Cost	$13,215.72
Placed In Service	01/21	Future Cost	$14,231.89
Useful Life	4		
		Assigned Reserves at FYB	$3,303.93
Remaining Life	3	Monthly Member Contribution	$272.39
Replacement Year	2025	Monthly Interest Contribution	$4.28
		Total Monthly Contribution	$276.67

Comments:

According to the previous reserve study, prepared by another firm, the asphalt seal coated during 2013 and again during 2018.

Asphalt surfaces should be seal coated on a 3 to 4 year cycle.

The remaining life of this component has been extended at the request of the client.

Laurelmont Community Association

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Streets - Asphalt, Seal Coat (Willowood)

Category	010 Streets	Quantity	55,589 sq. ft.
Photo Date	April 2020	Unit Cost	$0.140
		% of Replacement	100.00%
		Current Cost	$7,782.46
Placed In Service	01/21	Future Cost	$8,380.86
Useful Life	4		
		Assigned Reserves at FYB	$1,945.62
Remaining Life	3	Monthly Member Contribution	$160.40
Replacement Year	2025	Monthly Interest Contribution	$2.52
		Total Monthly Contribution	$162.93

Comments:

According to the previous reserve study, prepared by another firm, the asphalt seal coated at the end of 2012 for a total cost of $4,780 and again during 2018.

Asphalt surfaces should be seal coated on a 3 to 4 year cycle.

The remaining life of this component has been extended at the request of the client.

Laurelmont Community Association

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Streets - Concrete, Repair

Category	010 Streets	Quantity	1 provision
Photo Date	April 2020	Unit Cost	$10,000.000
		% of Replacement	100.00%
		Current Cost	$10,000.00
Placed In Service	01/19	Future Cost	$10,506.25
Useful Life	2		
		Assigned Reserves at FYB	$10,000.00
Remaining Life	0	Monthly Member Contribution	$403.71
Replacement Year	2022	Monthly Interest Contribution	$2.06
		Total Monthly Contribution	$405.77

Comments:

There are typical concrete sidewalks, curbs, gutters and drainage swales located throughout the community.

According to the previous reserve study, prepared by another firm, the concrete was repaired during 2013.

This component, and all information contained herein, has been provided by the client and incorporated into this analysis at their request in the form of a previous reserve study, prepared by another firm.

Laurelmont Community Association

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Roofing - Composition Shingle

Category	020 Roofing	Quantity	411,958 sq. ft.
Photo Date	April 2020	Unit Cost	$6.500
		% of Replacement	100.00%
		Current Cost	$2,677,727.00
Placed In Service	01/99	Future Cost	$2,813,286.93
Useful Life	20		
Adjustment	+5	Assigned Reserves at FYB	$2,463,508.84
Remaining Life	2	Monthly Member Contribution	$11,432.46
Replacement Year	2024	Monthly Interest Contribution	$2,216.55
		Total Monthly Contribution	$13,649.00

Comments:

units	411,766	sq. ft.
cabana	192	
	411,958	sq. ft.

The association spent the following on roofing repairs:

2005: $110,280
2010: $10,840
2015: $19,800
2016: $14,050

In order to ensure a high quality installation, the client may wish to obtain the services of an independent roofing consultant to work with the client and the roofing contractor providing installation. Consultants are available for the preparation of installation specifications and, if desired, to work with the contractor during the installation process. Fees for these services vary based on the size of the project and detail required by the client, and have not been included in the cost used for this component. Should the client desire, a provision for a consultant can be incorporated into this analysis.

The remaining life of this component has been extended at the request of the client.

Laurelmont Community Association

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Roofing - Flat, 2001

Category	020 Roofing	Quantity	1 total
Photo Date	April 2020	Unit Cost	$86,400.000
		% of Replacement	100.00%
		Current Cost	$86,400.00
Placed In Service	01/01	Future Cost	$90,774.00
Useful Life	14		
Adjustment	+9	Assigned Reserves at FYB	$78,886.96
Remaining Life	2	Monthly Member Contribution	$392.47
Replacement Year	2024	Monthly Interest Contribution	$71.12
		Total Monthly Contribution	$463.58

Comments:

According to the previous reserve study, prepared by another firm, the association repaired the roofs during 2015 for a total cost of $19,800.

The current cost used for this component is based on actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

The remaining life of this component has been extended at the request of the client.

The roofing specifications are unknown; therefore, the cost used for this built-up roof is based on replacing it with a 3 ply roof membrane. The useful life used is based on the assumption that the roof will be inspected annually and maintained as needed.

In order to ensure a high quality installation, the client may wish to obtain the services of an independent roofing consultant to work with the client and the roofing contractor providing installation. Consultants are available for the preparation of installation specifications and, if desired, to work with the contractor during the installation process. Fees for these services vary based on the size of the project and detail required by the client, and have not been included in the cost used for this component. Should the client desire, a provision for a consultant can be incorporated into this analysis.

* During our April 2021 site visit, we were unable to view the flat roofs.

Roofing - Flat, 2005

Category	020 Roofing	Quantity	1 total
Photo Date	April 2020	Unit Cost	$16,920.000
		% of Replacement	100.00%
		Current Cost	$16,920.00
Placed In Service	01/05	Future Cost	$17,776.58
Useful Life	14		
Adjustment	+5	Assigned Reserves at FYB	$15,138.95
Remaining Life	2	Monthly Member Contribution	$89.01
Replacement Year	2024	Monthly Interest Contribution	$13.72
		Total Monthly Contribution	$102.73

Comments:

According to the previous reserve study, prepared by another firm, the association the remaining flat roofs during 2005.

According to the previous reserve study, prepared by another firm, the association repaired the roofs during 2015 for a total cost of $19,800.

The current cost used for this component is based on actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

The remaining life of this component has been extended at the request of the client.

The roofing specifications are unknown; therefore, the cost used for this built-up roof is based on replacing it with a 3 ply roof membrane. The useful life used is based on the assumption that the roof will be inspected annually and maintained as needed.

In order to ensure a high quality installation, the client may wish to obtain the services of an independent roofing consultant to work with the client and the roofing contractor providing installation. Consultants are available for the preparation of installation specifications and, if desired, to work with the contractor during the installation process. Fees for these services vary based on the size of the project and detail required by the client, and have not been included in the cost used for this component. Should the client desire, a provision for a consultant can be incorporated into this analysis.

* During our April 2021 site visit, we were unable to view the flat roofs.

Painting - Interior

Category	030 Painting	Quantity	940 sq. ft.
Photo Date	April 2020	Unit Cost	$1.476
		% of Replacement	100.00%
		Current Cost	$1,387.44
Placed In Service	01/15	Future Cost	$1,422.13
Useful Life	8		
		Assigned Reserves at FYB	$1,214.01
Remaining Life	1	Monthly Member Contribution	$15.28
Replacement Year	2023	Monthly Interest Contribution	$1.15
		Total Monthly Contribution	$16.42

Comments:

According to the previous reserve study, prepared by another firm, the community was painted in February 2007 for a total cost of $420,595 and again during 2015.

Laurelmont Community Association

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Painting - Stucco

Category	030 Painting	Quantity	47,210 sq. ft.
Photo Date	April 2020	Unit Cost	$0.925
		% of Replacement	100.00%
		Current Cost	$43,645.65
Placed In Service	09/15	Future Cost	$49,381.04
Useful Life	10		
Adjustment	+2	Assigned Reserves at FYB	$24,390.21
Remaining Life	5	Monthly Member Contribution	$345.15
Replacement Year	2027	Monthly Interest Contribution	$23.13
		Total Monthly Contribution	$368.27

Comments:

According to the previous reserve study, prepared by another firm, the community was painted in February 2007 for a total cost of $420,595. According to the previous reserve study, prepared by another firm, the community was painted in September 2015 for a total cost of $223,425.

The current cost used for this component is based on actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

The remaining life of this component has been extended in order to schedule this painting to be completed in conjunction with the painting of the woodwork and trim throughout the community.

Laurelmont Community Association

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Painting - Woodwork

Category	030 Painting	Quantity	427,412 sq. ft.
Photo Date	April 2020	Unit Cost	$0.809
		% of Replacement	100.00%
		Current Cost	$345,733.57
Placed In Service	01/22	Future Cost	$391,165.80
Useful Life	5		
		Assigned Reserves at FYB	$0.00
Remaining Life	5	Monthly Member Contribution	$5,702.22
Replacement Year	2027	Monthly Interest Contribution	$29.08
		Total Monthly Contribution	$5,731.30

Comments:

units	424,890	sq. ft.
pool area	1,802	
cabana	720	
	427,412	sq. ft.

According to the previous reserve study, prepared by another firm, the community was painted in February 2007 for a total cost of $420,595. According to the previous reserve study, prepared by another firm, the community was painted in September 2015 for a total cost of $223,425. The association received 4 quotes averaging a total cost of $241,012; the association intends to complete this work before the end of 2021.

For budgeting purposes, we have used the next fiscal year's beginning date as the placed-in-service date for this component.

Laurelmont Community Association

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Painting - Wrought Iron, Pool

Category	030 Painting	Quantity	1,073 sq. ft.
Photo Date	April 2020	Unit Cost	$2.500
		% of Replacement	100.00%
		Current Cost	$2,682.50
Placed In Service	01/21	Future Cost	$2,888.76
Useful Life	4		
		Assigned Reserves at FYB	$670.63
Remaining Life	3	Monthly Member Contribution	$55.29
Replacement Year	2025	Monthly Interest Contribution	$0.87
		Total Monthly Contribution	$56.16

Comments:

According to the previous reserve study, prepared by another firm, the community was painted in February 2007 for a total cost of $420,595. According to the previous reserve study, prepared by another firm, the community was painted in September 2015 for a total cost of $223,425. The association painted the pool fencing in April 2011. The association painted the wrought iron throughout the community during 2020 for a total cost of $5,604.

For budgeting purposes, we have used the next fiscal year's beginning date as the placed-in-service date for this component.

To ensure that the wrought iron achieves its full useful life, it should be painted as recommended.

Laurelmont Community Association

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Painting - Wrought Iron, Unit Gates

Category	030 Painting	Quantity	2,063 sq. ft.
Photo Date	April 2020	Unit Cost	$2.500
		% of Replacement	100.00%
		Current Cost	$5,157.50
Placed In Service	01/21	Future Cost	$5,554.06
Useful Life	4		
		Assigned Reserves at FYB	$1,289.38
Remaining Life	3	Monthly Member Contribution	$106.30
Replacement Year	2025	Monthly Interest Contribution	$1.67
		Total Monthly Contribution	$107.98

Comments:

According to the previous reserve study, prepared by another firm, the community was painted in February 2007 for a total cost of $420,595. According to the previous reserve study, prepared by another firm, the community was painted in September 2015 for a total cost of $223,425. The association painted the wrought iron throughout the community during 2020 for a total cost of $5,604.

For budgeting purposes, we have used the next fiscal year's beginning date as the placed-in-service date for this component.

To ensure that the wrought iron achieves its full useful life, it should be painted as recommended.

Laurelmont Community Association

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Fencing - Vinyl, 2003

Category	040 Fencing, Gates & Walls	Quantity	1 total
Photo Date	April 2020	Unit Cost	$706,170.000
		% of Replacement	100.00%
		Current Cost	$706,170.00
Placed In Service	01/03	Future Cost	$926,556.24
Useful Life	30		
		Assigned Reserves at FYB	$180,711.63
Remaining Life	11	Monthly Member Contribution	$4,311.62
Replacement Year	2033	Monthly Interest Contribution	$180.30
		Total Monthly Contribution	$4,491.93

Comments:

12,399 lin. ft. of vinyl fencing
197 vinyl gates

According to the previous reserve study, prepared by another firm, this vinyl fencing was replaced during 2003 for 179 units for a total cost of $435,233.

The current cost used for this component is based on actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

Laurelmont Community Association

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Fencing - Vinyl, 2011

Category	040 Fencing, Gates & Walls	Quantity	1 total
Photo Date	April 2020	Unit Cost	$43,790.000
		% of Replacement	100.00%
		Current Cost	$43,790.00
Placed In Service	01/11	Future Cost	$70,004.89
Useful Life	30		
		Assigned Reserves at FYB	$0.00
Remaining Life	19	Monthly Member Contribution	$209.33
Replacement Year	2041	Monthly Interest Contribution	$1.07
		Total Monthly Contribution	$210.40

Comments:

12,399 lin. ft. of vinyl fencing
197 vinyl gates

According to the previous reserve study, prepared by another firm, this rest of the vinyl fencing was replaced at the end of 2010 for 18 units for a total cost of $34,148.

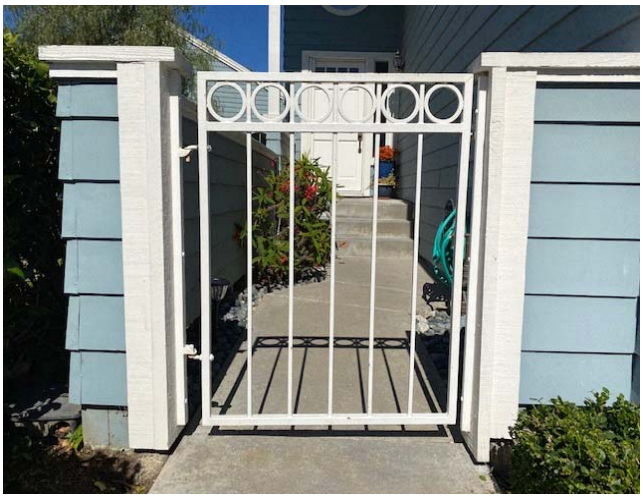
The current cost used for this component is based on actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

For budgeting purposes, we have used the next fiscal year's beginning date as the placed-in-service date for this component.

Fencing - Wrought Iron, Gates

Category	040 Fencing, Gates & Walls	Quantity	197 gates
Photo Date	April 2020	Unit Cost	$380.000
		% of Replacement	100.00%
		Current Cost	$74,860.00
Placed In Service	03/86	Future Cost	$108,419.60
Useful Life	25		
Adjustment	+26	Assigned Reserves at FYB	$0.00
Remaining Life	15	Monthly Member Contribution	$441.09
Replacement Year	2037	Monthly Interest Contribution	$2.25
		Total Monthly Contribution	$443.35

Comments:



These 2.5" x 3.5' wrought iron pedestrian gates are located throughout the community. The association repaired the wrought iron gates and pool fencing in 2020 for a total cost of $16,934.

The remaining life of this component has been extended at the request of the client.

Laurelmont Community Association

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Fencing - Wrought Iron, Pool

Category	040 Fencing, Gates & Walls	Quantity	1 total
Photo Date	April 2020	Unit Cost	$22,605.000
		% of Replacement	100.00%
		Current Cost	$22,605.00
Placed In Service	03/86	Future Cost	$32,738.78
Useful Life	25		
Adjustment	+26	Assigned Reserves at FYB	$0.00
Remaining Life	15	Monthly Member Contribution	$133.19
Replacement Year	2037	Monthly Interest Contribution	$0.68
		Total Monthly Contribution	$133.87

Comments:

This wrought iron is located at the pool area:

191	- lin. ft. of 5' fencing	@	$55.00	=	$10,505.00
84	- lin. ft. of 7' fencing	@	$75.00	=	$6,300.00
1	- 2' x 6' wood gate, pump room	@	$600.00	=	$600.00
4	- 4' x 7' ped gates	@	$1,050.00	=	$4,200.00
1	- 3' x 7' gate w/shepard hook	@	$1,000.00	=	$1,000.00
			TOTAL	=	$22,605.00

The association repaired the wrought iron gates and pool fencing in 2020 for a total cost of $16,934.

The remaining life of this component has been extended at the request of the client.

Fencing - Wrought Iron, Spa Gate

Category	040 Fencing, Gates & Walls	Quantity	1 gate
Photo Date	April 2020	Unit Cost	$600.000
		% of Replacement	100.00%
		Current Cost	$600.00
Placed In Service	04/11	Future Cost	$847.78
Useful Life	25		
		Assigned Reserves at FYB	$0.00
Remaining Life	14	Monthly Member Contribution	$3.76
Replacement Year	2036	Monthly Interest Contribution	$0.02
		Total Monthly Contribution	$3.78

Comments:

This 3' x 5' pedestrian gate is located at the spa area.

According to the previous reserve study, prepared by another firm, the spa gate was replaced in April 2011.

Walls - Block, Repair

Category	040 Fencing, Gates & Walls	Quantity	2,963 sq. ft.
Photo Date	April 2020	Unit Cost	$27.225
		% of Replacement	10.00%
		Current Cost	$8,066.74
Placed In Service	03/86	Future Cost	$10,326.11
Useful Life	30		
Adjustment	+16	Assigned Reserves at FYB	$6,306.72
Remaining Life	10	Monthly Member Contribution	$22.16
Replacement Year	2032	Monthly Interest Contribution	$5.64
		Total Monthly Contribution	$27.80

Comments:

These block walls are located throughout the community:

ground	2,419	sq. ft.
pool area	544	
	2,963	sq. ft.

It is estimated that a percentage of the concrete block walls will require repair or replacement through time. The actual condition of these walls should be monitored and the percentage of replacement and remaining life estimates adjusted accordingly.

The remaining life of this component has been extended due to its condition at our most recent site visit.

Laurelmont Community Association

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Lighting - Grounds

Category	050 Lighting	Quantity	1 total
Photo Date	April 2020	Unit Cost	$11,800.000
		% of Replacement	100.00%
		Current Cost	$11,800.00
Placed In Service	03/86	Future Cost	$13,350.62
Useful Life	25		
Adjustment	+16	Assigned Reserves at FYB	$10,355.10
Remaining Life	5	Monthly Member Contribution	$35.53
Replacement Year	2027	Monthly Interest Contribution	$9.26
		Total Monthly Contribution	$44.79

Comments:

These light fixtures are located throughout the community:

9	pagodas	@	$400.00	=	$3,600.00
3	bollards	@	$1,500.00	=	$4,500.00
2	meta poles w/vapors	@	$1,850.00	=	$3,700.00
			TOTAL	=	$11,800.00

The remaining life of this component has been extended due to its condition at our most recent site visit.

Lighting - Pool Area, 2016

Category	050 Lighting	Quantity	1 provision
Photo Date	April 2020	Unit Cost	$3,500.000
		% of Replacement	100.00%
		Current Cost	$3,500.00
Placed In Service	01/16	Future Cost	$4,945.41
Useful Life	20		
		Assigned Reserves at FYB	$0.00
Remaining Life	14	Monthly Member Contribution	$21.94
Replacement Year	2036	Monthly Interest Contribution	$0.11
		Total Monthly Contribution	$22.05

Comments:

These light fixtures are located on the wood trellis and pool building:

3 small LED fixtures
2 small dbl-flood lights
2 small sgl-flood lights
1 small round fixture

According to the previous reserve study, prepared by another firm, these fixtures were installed during 2015.

For budgeting purposes, we have used the next fiscal year's beginning date as the placed-in-service date for this component.

This component, and all information contained herein, has been provided by the client and incorporated into this analysis at their request in the form of a previous reserve study, prepared by another firm.

Laurelmont Community Association

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Lighting - Pool Area, Original

Category	050 Lighting	Quantity	1 total
Photo Date	April 2020	Unit Cost	$5,060.000
		% of Replacement	100.00%
		Current Cost	$5,060.00
Placed In Service	03/86	Future Cost	$5,724.93
Useful Life	20		
Adjustment	+21	Assigned Reserves at FYB	$4,440.41
Remaining Life	5	Monthly Member Contribution	$15.24
Replacement Year	2027	Monthly Interest Contribution	$3.97
		Total Monthly Contribution	$19.20

Comments:

These light fixtures are located at the pool area:

12	pagodas	@	$400.00	=	$4,800.00
2	ceiling fixtures	@	$130.00	=	$260.00
			TOTAL	=	$5,060.00

It appears these interior/exterior light fixtures have been repaired/replaced "as needed." Therefore, we have adjusted the remaining life accordingly.

The remaining life of this component has been extended due to its condition at our most recent site visit.

Lighting - Streets, Unfunded

Category	050 Lighting	Quantity	39 fixtures
Photo Date	April 2020	Unit Cost	$0.000
		% of Replacement	0.00%
		Current Cost	$0.00
Placed In Service	01/97	Future Cost	$0.00
Useful Life	n.a.		
		Assigned Reserves at FYB	$0.00
Remaining Life	n.a.	Monthly Member Contribution	$0.00
Replacement Year	n.a.	Monthly Interest Contribution	$0.00
		Total Monthly Contribution	$0.00

Comments:

We have excluded budgeting for these lights as they have "E" tags indicating that they are owned and maintained by the association's electric utility provider.

Laurelmont Community Association

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Cabana - Ceramic Tile, Interior

Category	060 Pool Area	Quantity	1 total
Photo Date	April 2020	Unit Cost	$9,927.500
		% of Replacement	102.00%
		Current Cost	$10,126.05
Placed In Service	03/86	Future Cost	$11,456.70
Useful Life	30		
Adjustment	+11	Assigned Reserves at FYB	$8,886.13
Remaining Life	5	Monthly Member Contribution	$30.49
Replacement Year	2027	Monthly Interest Contribution	$7.94
		Total Monthly Contribution	$38.43

Comments:

251	sq. ft. of wall tile	@	$27.50	=	$6,902.50
121	sq. ft. of floor tile	@	$25.00	=	$3,025.00
			TOTAL	=	$9,927.50

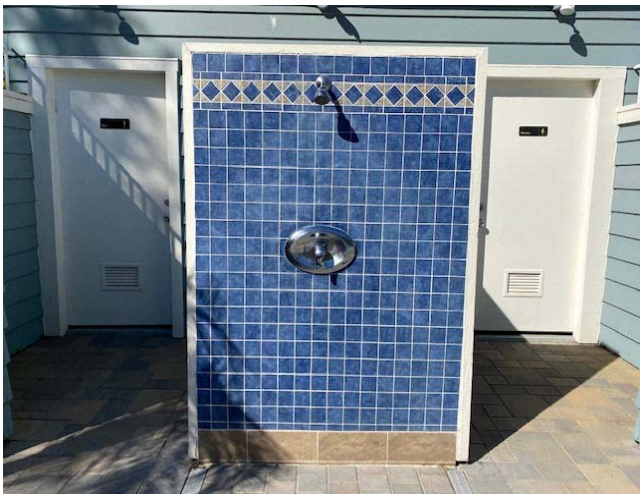
The measurement indicated represents the actual area to be replaced. The percentage of replacement has been increased above 100% to allow for a waste factor which should be considered when replacing this component.

The remaining life of this component has been extended due to its condition at our most recent site visit.

Cabana - Ceramic Tile, Shower

Category	060 Pool Area	Quantity	1 total
Photo Date	April 2020	Unit Cost	$2,280.000
		% of Replacement	100.00%
		Current Cost	$2,280.00
Placed In Service	01/14	Future Cost	$3,925.18
Useful Life	30		
		Assigned Reserves at FYB	$0.00
Remaining Life	22	Monthly Member Contribution	$9.61
Replacement Year	2044	Monthly Interest Contribution	$0.05
		Total Monthly Contribution	$9.66

Comments:



According to the previous reserve study, prepared by another firm, the shower tile was replaced at the end of 2013 for a total cost of $1,950.

The current cost used for this component is based on actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

For budgeting purposes, we have used the next fiscal year's beginning date as the placed-in-service date for this component.

Cabana - Doors

Category	060 Pool Area	Quantity	2 doors
Photo Date	April 2020	Unit Cost	$895.000
		% of Replacement	100.00%
		Current Cost	$1,790.00
Placed In Service	01/07	Future Cost	$2,025.22
Useful Life	20		
		Assigned Reserves at FYB	$1,342.50
Remaining Life	5	Monthly Member Contribution	$8.90
Replacement Year	2027	Monthly Interest Contribution	$1.23
		Total Monthly Contribution	$10.12

Comments:

These are 3' x 6'8" metal doors with vents.

According to the previous reserve study, prepared by another firm, these doors were replaced in July 2006 for a total cost of $1,237.

The current cost used for this component is based on actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

For budgeting purposes, we have used the next fiscal year's beginning date as the placed-in-service date for this component.

Cabana - Partitions

Category	060 Pool Area	Quantity	2 partitions
Photo Date	April 2020	Unit Cost	$735.000
		% of Replacement	100.00%
		Current Cost	$1,470.00
Placed In Service	03/86	Future Cost	$1,583.03
Useful Life	20		
Adjustment	+19	Assigned Reserves at FYB	$1,356.44
Remaining Life	3	Monthly Member Contribution	$4.61
Replacement Year	2025	Monthly Interest Contribution	$1.22
		Total Monthly Contribution	$5.83

Comments:

These are metal partitions with baked enamel finish.

The remaining life of this component has been extended due to the recommendation of a previous reserve study, prepared by another firm.

Laurelmont Community Association

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Cabana - Plumbing Fixtures

Category	060 Pool Area	Quantity	1 total
Photo Date	April 2020	Unit Cost	$5,800.000
		% of Replacement	100.00%
		Current Cost	$5,800.00
Placed In Service	03/86	Future Cost	$6,562.17
Useful Life	30		
Adjustment	+11	Assigned Reserves at FYB	$5,089.80
Remaining Life	5	Monthly Member Contribution	$17.47
Replacement Year	2027	Monthly Interest Contribution	$4.54
		Total Monthly Contribution	$22.01

Comments:

2	toilets, flush valve	@	$1,150.00	=	$2,300.00
2	sinks, wall mount	@	$750.00	=	$1,500.00
1	urinal	@	$750.00	=	$750.00
1	drinking fountain, chilled	@	$1,250.00	=	$1,250.00
			TOTAL	=	$5,800.00

The remaining life of this component has been extended due to its condition at our most recent site visit.

Cabana - Water Heater

Category	060 Pool Area	Quantity	1 heater
Photo Date	April 2020	Unit Cost	$1,375.000
		% of Replacement	100.00%
		Current Cost	$1,375.00
Placed In Service	01/99	Future Cost	$1,409.38
Useful Life	10		
Adjustment	+14	Assigned Reserves at FYB	$1,317.71
Remaining Life	1	Monthly Member Contribution	$6.08
Replacement Year	2023	Monthly Interest Contribution	$1.19
		Total Monthly Contribution	$7.27

Comments:

According to the previous reserve study, prepared by another firm, the water heater was replaced during 1999.

* During our April 2020 site visit, we were unable to access the water heater utility room.

The remaining life of this component has been extended due to no issues reported.

Laurelmont Community Association

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Pool - Chemical Controller

Category	060 Pool Area	Quantity	1 controller
Photo Date	April 2020	Unit Cost	$4,612.500
		% of Replacement	100.00%
		Current Cost	$4,612.50
Placed In Service	01/21	Future Cost	$5,760.38
Useful Life	10		
		Assigned Reserves at FYB	$461.25
Remaining Life	9	Monthly Member Contribution	$39.64
Replacement Year	2031	Monthly Interest Contribution	$0.61
		Total Monthly Contribution	$40.24

Comments:

According to the previous reserve study, prepared by another firm, this chemical controller was replaced during 2010. The association replaced the chemical controller during 2020 for a total cost of $2,583.

For budgeting purposes, we have used the next fiscal year's beginning date as the placed-in-service date for this component.

Pool - Filters

Category	060 Pool Area	Quantity	2 filters
Photo Date	April 2020	Unit Cost	$1,750.000
		% of Replacement	100.00%
		Current Cost	$3,500.00
Placed In Service	01/07	Future Cost	$3,587.50
Useful Life	12		
Adjustment	+4	Assigned Reserves at FYB	$3,281.25
Remaining Life	1	Monthly Member Contribution	$21.25
Replacement Year	2023	Monthly Interest Contribution	$2.98
		Total Monthly Contribution	$24.23

Comments:

These "Pentair" pool filters have a filter surface area of 60 sq. ft.

According to the previous reserve study, prepared by another firm, these filters were replaced during 2007.

The remaining life of this component has been extended due to its condition at our most recent site visit.

Pool - Heater

Category	060 Pool Area	Quantity	1 heater
Photo Date	April 2020	Unit Cost	$3,840.000
		% of Replacement	100.00%
		Current Cost	$3,840.00
Placed In Service	01/21	Future Cost	$5,038.41
Useful Life	12		
		Assigned Reserves at FYB	$320.00
Remaining Life	11	Monthly Member Contribution	$27.88
Replacement Year	2033	Monthly Interest Contribution	$0.42
		Total Monthly Contribution	$28.30

Comments:

This is a "Raypak" heater with 399,000 BTUs.

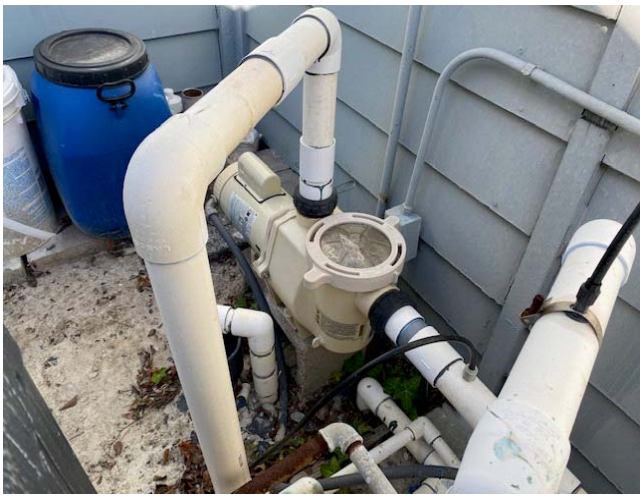
According to the previous reserve study, prepared by another firm, the heater was replaced in August 2007 for a total cost of $3,293. The association replaced this heater during 2020 for a total cost of $3,495.

For budgeting purposes, we have used the next fiscal year's beginning date as the placed-in-service date for this component.

Pool - Pumps/Motors

Category	060 Pool Area	Quantity	2 pumps/motors
Photo Date	April 2020	Unit Cost	$1,250.000
		% of Replacement	100.00%
		Current Cost	$2,500.00
Placed In Service	01/09	Future Cost	$2,562.50
Useful Life	8		
Adjustment	+6	Assigned Reserves at FYB	$2,321.43
Remaining Life	1	Monthly Member Contribution	$16.94
Replacement Year	2023	Monthly Interest Contribution	$2.12
		Total Monthly Contribution	$19.06

Comments:



These are 3hp motors with pumps.

According to the previous reserve study, prepared by another firm, the pump/motor was replaced in January 2009 with a larger system for a total cost of $1,979.

The remaining life of this component has been extended due to its condition at our most recent site visit.

Pool - Replaster

Category	060 Pool Area	Quantity	1 pool
Photo Date	April 2020	Unit Cost	$21,900.000
		% of Replacement	100.00%
		Current Cost	$21,900.00
Placed In Service	01/14	Future Cost	$24,173.50
Useful Life	12		
		Assigned Reserves at FYB	$14,600.00
Remaining Life	4	Monthly Member Contribution	$165.95
Replacement Year	2026	Monthly Interest Contribution	$13.64
		Total Monthly Contribution	$179.59

Comments:

1,224 sq. ft. of replastering
168 lin. ft. of trim tile
140 lin. ft. of step tile

According to the previous reserve study, prepared by another firm, the pool was replastered at the end of 2013 for a total cost of $18,351.

The current cost used for this component is based on actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

For budgeting purposes, we have used the next fiscal year's beginning date as the placed-in-service date for this component.

Pool Area - BBQs

Category	060 Pool Area	Quantity	2 BBQs
Photo Date	April 2020	Unit Cost	$1,455.000
		% of Replacement	100.00%
		Current Cost	$2,910.00
Placed In Service	05/13	Future Cost	$2,982.75
Useful Life	10		
		Assigned Reserves at FYB	$2,608.97
Remaining Life	1	Monthly Member Contribution	$27.08
Replacement Year	2023	Monthly Interest Contribution	$2.42
		Total Monthly Contribution	$29.50

Comments:

These are "Napoleon" gas barbecues with 4 burners each.

According to the previous reserve study, prepared by another firm, these barbecues were replaced in May 2013 for a total cost of $2,448.

The current cost used for this component is based on actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

Pool Area - Ceramic Tile Counter

Category	060 Pool Area	Quantity	12 lin. ft.
Photo Date	April 2020	Unit Cost	$130.000
		% of Replacement	100.00%
		Current Cost	$1,560.00
Placed In Service	03/86	Future Cost	$1,765.00
Useful Life	30		
Adjustment	+11	Assigned Reserves at FYB	$1,368.98
Remaining Life	5	Monthly Member Contribution	$4.70
Replacement Year	2027	Monthly Interest Contribution	$1.23
		Total Monthly Contribution	$5.92

Comments:

This ceramic tile is located near the BBQ area.

The remaining life of this component has been extended due to its condition at our most recent site visit.

Laurelmont Community Association

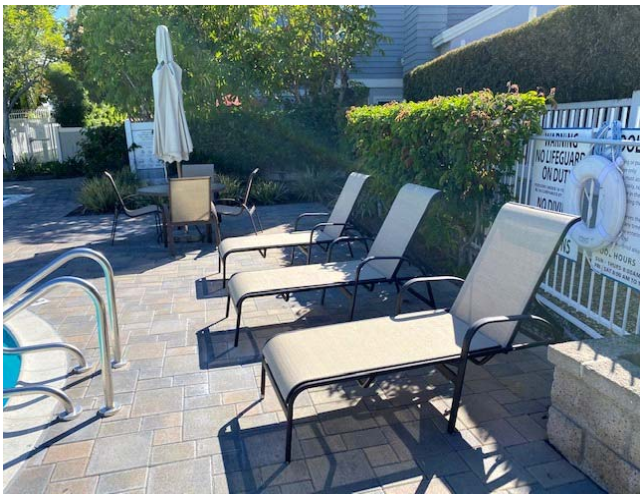
Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Pool Area - Furniture

Category	060 Pool Area	Quantity	1 total
Photo Date	April 2020	Unit Cost	$11,720.000
		% of Replacement	100.00%
		Current Cost	$11,720.00
Placed In Service	01/21	Future Cost	$13,591.61
Useful Life	7		
		Assigned Reserves at FYB	$1,674.29
Remaining Life	6	Monthly Member Contribution	$140.93
Replacement Year	2028	Monthly Interest Contribution	$2.18
		Total Monthly Contribution	$143.12

Comments:



According to the previous reserve study, prepared by another firm, the pool furniture was replaced in June 2014 for a total cost of $10,019, The actual date this component was placed into service is not available. For budgeting purposes, this date has been estimated based on its condition at our most recent site visit:

21 brunch chairs (5 older)
10 chaise lounges w/o arms
4 chaise lounges w/o arms (older)
4 brunch talbes (1 older)
4 umbrellas (1 older)

The current cost used for this component is based on actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

Laurelmont Community Association

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Pool Area - Key Fob System

Category	060 Pool Area	Quantity	1 total
Photo Date	April 2020	Unit Cost	$1,215.000
		% of Replacement	100.00%
		Current Cost	$1,215.00
Placed In Service	04/11	Future Cost	$1,245.38
Useful Life	8		
Adjustment	+4	Assigned Reserves at FYB	$1,111.60
Remaining Life	1	Monthly Member Contribution	$9.55
Replacement Year	2023	Monthly Interest Contribution	$1.03
		Total Monthly Contribution	$10.57

Comments:

According to the previous reserve study, prepared by another firm, the key fob system was replaced in April 2011.

This component, and all information contained herein, has been provided by the client and incorporated into this analysis at their request in the form of a previous reserve study, prepared by another firm.

The remaining life of this component has been extended due to its condition at our most recent site visit.

Laurelmont Community Association

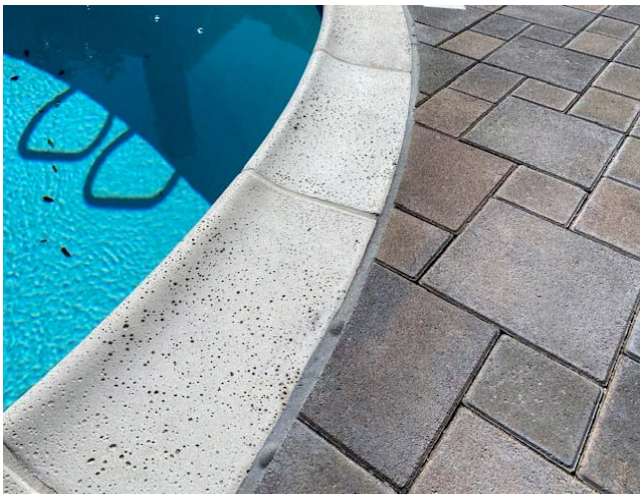
Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Pool Area - Mastic

Category	060 Pool Area	Quantity	208 lin. ft.
Photo Date	April 2020	Unit Cost	$6.274
		% of Replacement	100.00%
		Current Cost	$1,304.99
Placed In Service	01/18	Future Cost	$1,440.47
Useful Life	4		
		Assigned Reserves at FYB	$1,304.99
Remaining Life	0	Monthly Member Contribution	$26.72
Replacement Year	2022	Monthly Interest Contribution	$0.14
		Total Monthly Contribution	$26.86

Comments:



pool	172	lin. ft.
spa	36	
	208	lin. ft.

According to the previous reserve study, prepared by another firm, the mastic was replaced at the end of 2013 for a total cost of $1,100 and again during 2018.

The current cost used for this component is based on actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

For budgeting purposes, we have used the next fiscal year's beginning date as the placed-in-service date for this component.

Mastic material (deck caulking) prevents moisture from seeping through the expansion joints in the concrete pool deck, which otherwise could result in cracking these surfaces. The mastic material should be carefully monitored for deterioration and replaced as soon as water tight integrity is lost.

Laurelmont Community Association

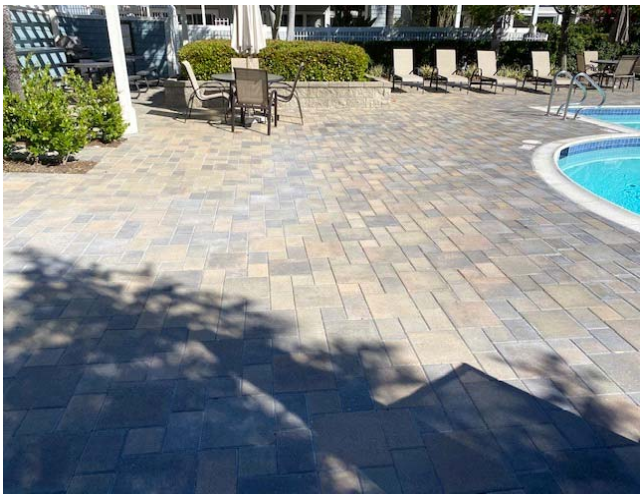
Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Pool Area - Pool Deck, Pavers

Category	060 Pool Area	Quantity	1 total
Photo Date	April 2020	Unit Cost	$67,853.565
		% of Replacement	25.00%
		Current Cost	$16,963.39
Placed In Service	01/14	Future Cost	$22,813.88
Useful Life	20		
		Assigned Reserves at FYB	$0.00
Remaining Life	12	Monthly Member Contribution	$122.39
Replacement Year	2034	Monthly Interest Contribution	$0.63
		Total Monthly Contribution	$123.02

Comments:



According to the previous reserve study, prepared by another firm, the pavers were installed at the end of 2013 for a total cost of $56,848.

The current cost used for this component is based on actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

For budgeting purposes, we have used the next fiscal year's beginning date as the placed-in-service date for this component.

This component, and all information contained herein, has been provided by the client and incorporated into this analysis at their request in the form of a previous reserve study, prepared by another firm.

Laurelmont Community Association

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Pool Area - Pump Room, Re-Plumb

Category	060 Pool Area	Quantity	1 provision
Photo Date	April 2020	Unit Cost	$3,755.000
		% of Replacement	100.00%
		Current Cost	$3,755.00
Placed In Service	03/86	Future Cost	$4,144.82
Useful Life	25		
Adjustment	+15	Assigned Reserves at FYB	$3,377.93
Remaining Life	4	Monthly Member Contribution	$11.54
Replacement Year	2026	Monthly Interest Contribution	$3.02
		Total Monthly Contribution	$14.56

Comments:

This is to re-plumb the pool equipment room.

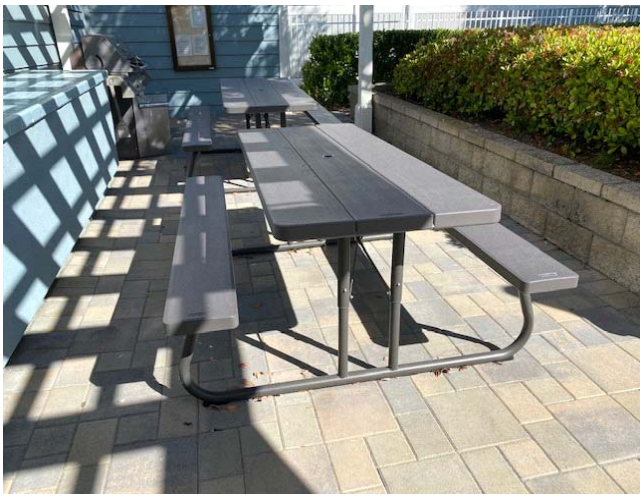
This component, and all information contained herein, has been provided by the client and incorporated into this analysis at their request in the form of a previous reserve study, prepared by another firm.

The remaining life of this component has been extended at the request of the client.

Pool Area - Tables & Benches

Category	060 Pool Area	Quantity	1 total
Photo Date	April 2020	Unit Cost	$6,395.000
		% of Replacement	100.00%
		Current Cost	$6,395.00
Placed In Service	01/20	Future Cost	$8,815.58
Useful Life	15		
		Assigned Reserves at FYB	$0.00
Remaining Life	13	Monthly Member Contribution	$42.89
Replacement Year	2035	Monthly Interest Contribution	$0.22
		Total Monthly Contribution	$43.10

Comments:



According to the previous reserve study, prepared by another firm, these furnishings were replaced during 2007, the association replaced these furnishings during 2019 for a total cost of $1,213.

2	- 6' plastic/metal fram picnic tables	@	$1,435.00	=	$2,870.00
2	- benches (common area)	@	$750.00	=	$1,500.00
3	- wood trash receptacles	@	$675.00	=	$2,025.00
			TOTAL	=	$6,395.00

For budgeting purposes, we have used the next fiscal year's beginning date as the placed-in-service date for this component.

Pool Area - Trellis

Category	060 Pool Area	Quantity	378 sq. ft.
Photo Date	April 2020	Unit Cost	$32.500
		% of Replacement	100.00%
		Current Cost	$12,285.00
Placed In Service	06/15	Future Cost	$20,130.40
Useful Life	25		
Adjustment	+2	Assigned Reserves at FYB	$0.00
Remaining Life	20	Monthly Member Contribution	$56.17
Replacement Year	2042	Monthly Interest Contribution	$0.29
		Total Monthly Contribution	$56.46

Comments:

This wood trellis is located at the pool area.

According to the previous reserve study, prepared by another firm, the trellis was replaced in June 2015.

The remaining life of this component has been extended due to its condition at our most recent site visit.

Spa - Chemical Controller

Category	060 Pool Area	Quantity	1 controller
Photo Date	April 2020	Unit Cost	$4,612.500
		% of Replacement	100.00%
		Current Cost	$4,612.50
Placed In Service	01/21	Future Cost	$5,760.38
Useful Life	10		
		Assigned Reserves at FYB	$461.25
Remaining Life	9	Monthly Member Contribution	$39.64
Replacement Year	2031	Monthly Interest Contribution	$0.61
		Total Monthly Contribution	$40.24

Comments:

According to the previous reserve study, prepared by another firm, this chemical controller was replaced during 2010. The association replaced the chemical controller during 2020 for a total cost of $2,583.

For budgeting purposes, we have used the next fiscal year's beginning date as the placed-in-service date for this component.

Laurelmont Community Association

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Spa - Filter

Category	060 Pool Area	Quantity	1 filter
Photo Date	April 2020	Unit Cost	$1,750.000
		% of Replacement	100.00%
		Current Cost	$1,750.00
Placed In Service	01/07	Future Cost	$1,793.75
Useful Life	10		
Adjustment	+6	Assigned Reserves at FYB	$1,640.63
Remaining Life	1	Monthly Member Contribution	$10.62
Replacement Year	2023	Monthly Interest Contribution	$1.49
		Total Monthly Contribution	$12.12

Comments:

This filter has a filter surface area of 60 sq. ft.

According to the previous reserve study, prepared by another firm, the filter was replaced during 2007.

The remaining life of this component has been extended due to its condition at our most recent site visit.

Spa - Heater

Category	060 Pool Area	Quantity	1 heater
Photo Date	April 2020	Unit Cost	$3,840.675
		% of Replacement	100.00%
		Current Cost	$3,840.68
Placed In Service	03/08	Future Cost	$4,035.11
Useful Life	10		
Adjustment	+6	Assigned Reserves at FYB	$3,355.54
Remaining Life	2	Monthly Member Contribution	$23.38
Replacement Year	2024	Monthly Interest Contribution	$3.06
		Total Monthly Contribution	$26.44

Comments:

According to the previous reserve study, prepared by another firm, this heater was replaced in March 2008 for a total cost of $3,293.

The remaining life of this component has been extended due to its condition at our most recent site visit.

Laurelmont Community Association

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Spa - Pumps/Motors

Category	060 Pool Area	Quantity	1 total
Photo Date	April 2020	Unit Cost	$3,500.000
		% of Replacement	100.00%
		Current Cost	$3,500.00
Placed In Service	01/05	Future Cost	$3,587.50
Useful Life	8		
Adjustment	+10	Assigned Reserves at FYB	$3,305.56
Remaining Life	1	Monthly Member Contribution	$19.33
Replacement Year	2023	Monthly Interest Contribution	$3.00
		Total Monthly Contribution	$22.32

Comments:

1	- 1.5 HP "Pentair" pump/motor	@	$1,000.00	=	$1,000.00
2	- 2 HP "Pentair" booster pumps	@	$1,250.00	=	$2,500.00
			TOTAL	=	$3,500.00

According to the previous reserve study, prepared by another firm, these pumps/motor were replaced during 2005.

The remaining life of this component has been extended at the request of the client.

Laurelmont Community Association

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Spa - Replaster

Category	060 Pool Area	Quantity	1 spa
Photo Date	April 2020	Unit Cost	$6,515.000
		% of Replacement	100.00%
		Current Cost	$6,515.00
Placed In Service	01/14	Future Cost	$6,844.82
Useful Life	10		
		Assigned Reserves at FYB	$5,212.00
Remaining Life	2	Monthly Member Contribution	$58.49
Replacement Year	2024	Monthly Interest Contribution	$4.86
		Total Monthly Contribution	$63.36

Comments:

121 sq. ft. of replastering
36 lin. ft. of step tile
32 lin. ft. of trim tile

According to the previous reserve study, prepared by another firm, the pool was replastered at the end of 2013 for a total cost of $5,461.

The current cost used for this component is based on actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

For budgeting purposes, we have used the next fiscal year's beginning date as the placed-in-service date for this component.

Laurelmont Community Association

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Grounds - Mailboxes

Category	070 Grounds	Quantity	1 total
Photo Date	April 2020	Unit Cost	$34,500.000
		% of Replacement	100.00%
		Current Cost	$34,500.00
Placed In Service	08/09	Future Cost	$41,009.66
Useful Life	20		
		Assigned Reserves at FYB	$22,062.23
Remaining Life	7	Monthly Member Contribution	$173.53
Replacement Year	2029	Monthly Interest Contribution	$20.22
		Total Monthly Contribution	$193.74

Comments:

These are pedestal cluster mailboxes.

According to the previous reserve study, prepared by another firm, the mailboxes were replaced in August 2009 for a total cost of $26,090.

The current cost used for this component is based on actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

Laurelmont Community Association

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Grounds - Signs, Monument

Category	070 Grounds	Quantity	3 signs
Photo Date	April 2020	Unit Cost	$850.000
		% of Replacement	100.00%
		Current Cost	$2,550.00
Placed In Service	06/13	Future Cost	$2,957.22
Useful Life	15		
		Assigned Reserves at FYB	$1,500.86
Remaining Life	6	Monthly Member Contribution	$16.22
Replacement Year	2028	Monthly Interest Contribution	$1.40
		Total Monthly Contribution	$17.61

Comments:

These signs read: "Laurelmont Community" and are located at the entrances to the community (3 locations).

According to the previous reserve study, prepared by another firm, these signs were replaced alogn with street signs in June 2013 for a total cost of $8,133.

The current cost used for this component is based on actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

Laurelmont Community Association

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Grounds - Signs, Traffic

Category	070 Grounds	Quantity	62 signs
Photo Date	April 2020	Unit Cost	$120.000
		% of Replacement	100.00%
		Current Cost	$7,440.00
Placed In Service	06/13	Future Cost	$8,628.12
Useful Life	15		
		Assigned Reserves at FYB	$4,378.97
Remaining Life	6	Monthly Member Contribution	$47.32
Replacement Year	2028	Monthly Interest Contribution	$4.08
		Total Monthly Contribution	$51.39

Comments:

These signs read: "Laurelmont Community" and are located at the entrances to the community (3 locations).

According to the previous reserve study, prepared by another firm, these signs were replaced alogn with street signs in June 2013 for a total cost of $8,133.

The current cost used for this component is based on actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

Laurelmont Community Association

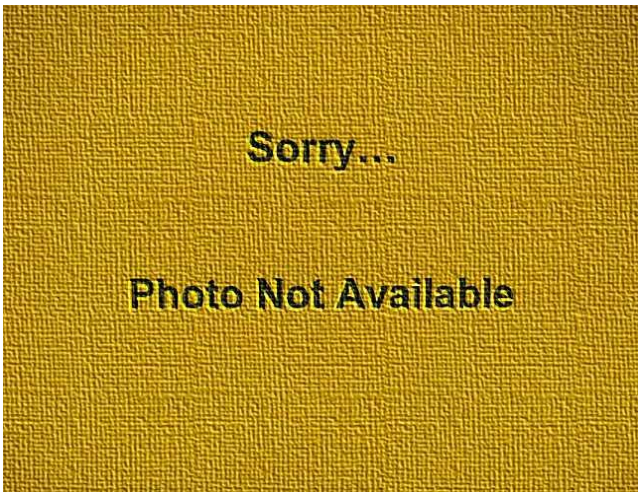
Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Landscape - Irrigation, Backflows

Category	080 Landscape	Quantity	8 backflows
Photo Date	April 2020	Unit Cost	$1,360.000
		% of Replacement	100.00%
		Current Cost	$10,880.00
Placed In Service	03/86	Future Cost	$11,152.00
Useful Life	30		
Adjustment	+7	Assigned Reserves at FYB	$10,584.62
Remaining Life	1	Monthly Member Contribution	$35.64
Replacement Year	2023	Monthly Interest Contribution	$9.46
		Total Monthly Contribution	$45.10

Comments:



This component, and all information contained herein, has been provided by the client and incorporated into this analysis at their request in the form of a previous reserve study, prepared by another firm.

The remaining life of this component has been extended due to its condition at our most recent site visit.

Laurelmont Community Association

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Landscape - Irrigation, Cabinet

Category	080 Landscape	Quantity	1 cabinet
Photo Date	April 2020	Unit Cost	$1,230.000
		% of Replacement	100.00%
		Current Cost	$1,230.00
Placed In Service	03/05	Future Cost	$1,498.64
Useful Life	25		
		Assigned Reserves at FYB	$833.76
Remaining Life	8	Monthly Member Contribution	$5.11
Replacement Year	2030	Monthly Interest Contribution	$0.76
		Total Monthly Contribution	$5.87

Comments:

According to the previous reserve study, prepared by another firm, this cabinet was replaced in March 2005.

Landscape - Irrigation, Controllers (2001)

Category	080 Landscape	Quantity	1 total
Photo Date	April 2020	Unit Cost	$975.000
		% of Replacement	100.00%
		Current Cost	$975.00
Placed In Service	03/01	Future Cost	$999.38
Useful Life	15		
Adjustment	+7	Assigned Reserves at FYB	$930.34
Remaining Life	1	Monthly Member Contribution	$4.63
Replacement Year	2023	Monthly Interest Contribution	$0.84
		Total Monthly Contribution	$5.47

Comments:

According to the previous reserve study, prepared by another firm, these irrigation controllers were replaced during 2001.

The remaining life of this component has been extended due to its condition at our most recent site visit.

Laurelmont Community Association

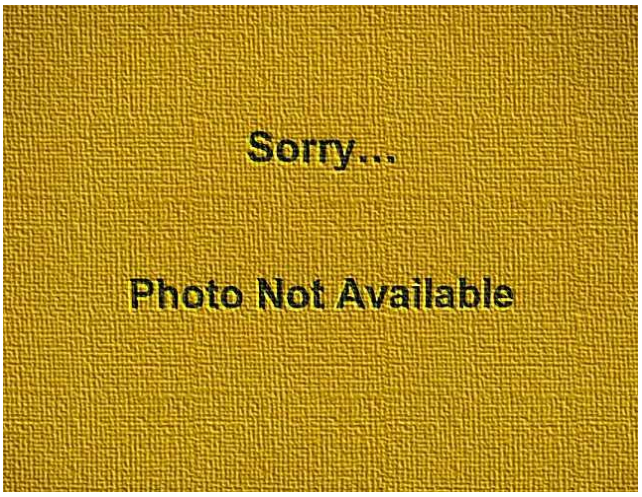
Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Landscape - Irrigation, Controllers (2013)

Category	080 Landscape	Quantity	1 total
Photo Date	April 2020	Unit Cost	$1,050.000
		% of Replacement	100.00%
		Current Cost	$1,050.00
Placed In Service	01/13	Future Cost	$1,217.68
Useful Life	15		
		Assigned Reserves at FYB	$630.00
Remaining Life	6	Monthly Member Contribution	$6.53
Replacement Year	2028	Monthly Interest Contribution	$0.59
		Total Monthly Contribution	$7.11

Comments:



According to the previous reserve study, prepared by another firm, this controller was replaced during 2013.

* During our April 2021 site visit, we were unable to locate this irrigation controller.

Laurelmont Community Association

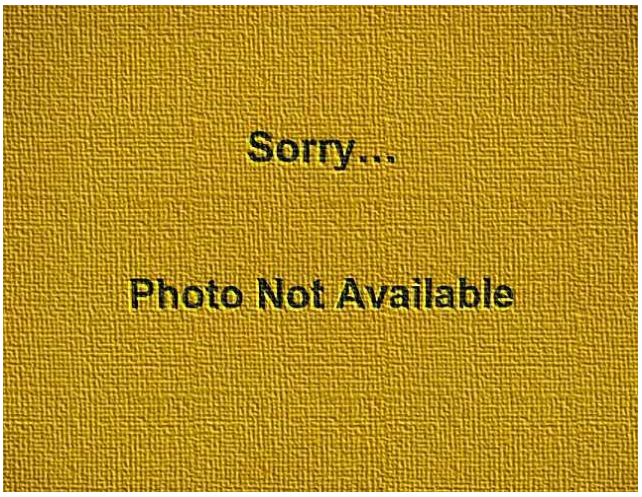
Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Landscape - Irrigation, Controllers (2015)

Category	080 Landscape	Quantity	1 total
Photo Date	April 2020	Unit Cost	$8,950.000
		% of Replacement	100.00%
		Current Cost	$8,950.00
Placed In Service	01/15	Future Cost	$10,904.71
Useful Life	15		
		Assigned Reserves at FYB	$4,176.67
Remaining Life	8	Monthly Member Contribution	$54.97
Replacement Year	2030	Monthly Interest Contribution	$3.94
		Total Monthly Contribution	$58.90

Comments:



According to the previous reserve study, prepared by another firm, these controllers were replaced during 2015.

* During our April 2021 site visit, we were unable to locate these irrigation controllers.

Laurelmont Community Association

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Gas Line Repairs

Category	090 Miscellaenous	Quantity	1 provision
Photo Date	April 2020	Unit Cost	$30,000.000
		% of Replacement	100.00%
		Current Cost	$30,000.00
Placed In Service	01/19	Future Cost	$30,750.00
Useful Life	1		
		Assigned Reserves at FYB	$30,000.00
Remaining Life	0	Monthly Member Contribution	$2,405.19
Replacement Year	2022	Monthly Interest Contribution	$12.27
		Total Monthly Contribution	$2,417.46

Comments:

According to the previous reserve study, prepared by another firm, gas lines were re-routed during 2005 for a total cost of $5,140 and again during 2019.

This component, and all information contained herein, has been provided by the client and incorporated into this analysis at their request in the form of a previous reserve study, prepared by another firm.

Laurelmont Community Association

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Plumbing Repairs

Category	090 Miscellaenous	Quantity	1 provision
Photo Date	April 2020	Unit Cost	$30,000.000
		% of Replacement	100.00%
		Current Cost	$30,000.00
Placed In Service	01/19	Future Cost	$30,750.00
Useful Life	1		
		Assigned Reserves at FYB	$30,000.00
Remaining Life	0	Monthly Member Contribution	$2,405.19
Replacement Year	2022	Monthly Interest Contribution	$12.27
		Total Monthly Contribution	$2,417.46

Comments:

This is for plumbing repairs "as needed."

According to the previous reserve study, prepared by another firm, the community is looking into coating the piping throughout. This will cost approximately $4,500 per unit. AT this time, the assocaition is not funding for this. However, the association is incorporating this component into the report.

According to the previous reserve study, prepared by another firm, repairs were made to the sewer lines in April 2010.

This component, and all information contained herein, has been provided by the client and incorporated into this analysis at their request in the form of a previous reserve study, prepared by another firm.

Termite Control - Fumigation

Category	090 Miscellaenous	Quantity	1 total
Photo Date	April 2020	Unit Cost	$155,465.000
		% of Replacement	100.00%
		Current Cost	$155,465.00
Placed In Service	09/15	Future Cost	$189,419.01
Useful Life	15		
		Assigned Reserves at FYB	$68,693.84
Remaining Life	8	Monthly Member Contribution	$991.04
Replacement Year	2030	Monthly Interest Contribution	$65.24
		Total Monthly Contribution	$1,056.28

Comments:

According to the previous reserve study, prepared by another firm, the fumigation was performed in September 2015 for a total cost of $138,900.

This component, and all information contained herein, has been provided by the client and incorporated into this analysis at their request in the form of a previous reserve study, prepared by another firm.

Effective September 25, 1987 an amendment to Civil Code Section 1364 relating to responsibilities for the repair and maintenance of termite damage in various types of common interest developments was signed into California law as follows:

Section 1364(b):

(1) In a community apartment project, condominium project, or stock cooperative, as defined in Section 1351, unless otherwise provided in the declaration, the association is responsible for the repair and maintenance of the common area occasioned by the presence of wood-destroying pests or organisms.

(2) In a planned development, unless a different maintenance scheme is provided in the declaration, each owner of a separate interest is responsible for the repair and maintenance of that separate interest as may be occasioned by the presence of wood-destroying pests or organisms. Upon approval of the majority of all members of the association, the

responsibility for such repair and maintenance may be delegated to the association, which shall be entitled to recover the cost thereof as a special assessment.

Section 1364(c):

The cost of temporary relocation during the repair and maintenance of the areas within the responsibility of the association shall be borne by the owner of the separate interest affected.

Please see the appropriate code sections for further details.

The consensus of pest control companies operating in this geographic area is that all buildings can be considered to warrant fumigation by 15 years of age. Additionally, it is recommended that each client provide a line item in their operating budget for "local treatments" annually which would include a provision for subterranean termites.

Due to the nature and size of this expense, it is appropriate to budget for "tenting" each building in the community on a 15 year cycle.

Utility Doors

Category	090 Miscellaenous	Quantity	116 doors
Photo Date	April 2020	Unit Cost	$500.000
		% of Replacement	100.00%
		Current Cost	$58,000.00
Placed In Service	01/92	Future Cost	$74,244.90
Useful Life	20		
Adjustment	+20	Assigned Reserves at FYB	$43,500.00
Remaining Life	10	Monthly Member Contribution	$172.98
Replacement Year	2032	Monthly Interest Contribution	$38.99
		Total Monthly Contribution	$211.97

Comments:

These are 2.5' x 6'8" metal utility doors.

According to the previous reserve study, prepared by another firm, theese doors were replaced during 1992.

The remaining life of this component has been extended due to its condition at our most recent site visit.

Wood - Siding, Repairs/Replacement

Category	090 Miscellaenous	Quantity	424,890 sq. ft.
Photo Date	April 2020	Unit Cost	$4.110
		% of Replacement	10.00%
		Current Cost	$174,638.29
Placed In Service	01/22	Future Cost	$197,587.19
Useful Life	5		
		Assigned Reserves at FYB	$0.00
Remaining Life	5	Monthly Member Contribution	$2,880.33
Replacement Year	2027	Monthly Interest Contribution	$14.69
		Total Monthly Contribution	$2,895.02

Comments:

The association spent the following on wood repairs/replacements:

2010: $10,710
9/2015: $382,429
end/2021: $152,993 (5 bid average)

For budgeting purposes, we have used the next fiscal year's beginning date as the placed-in-service date for this component.

This component, and all information contained herein, has been provided by the client and incorporated into this analysis at their request in the form of a previous reserve study, prepared by another firm.

Laurelmont Community Association

Component Detail

Directed Cash Flow Calculation Method; Sorted by Category

Wood - Trim, Repairs/Replacement

Category	090 Miscellaenous	Quantity	1 total
Photo Date	April 2020	Unit Cost	$10,000.000
		% of Replacement	10.00%
		Current Cost	$1,000.00
Placed In Service	01/22	Future Cost	$1,131.41
Useful Life	5		
		Assigned Reserves at FYB	$0.00
Remaining Life	5	Monthly Member Contribution	$16.49
Replacement Year	2027	Monthly Interest Contribution	$0.08
		Total Monthly Contribution	$16.57

Comments:

The association spent the following on wood repairs/replacements:

2006: $30,000
2005: $256,825; $43,266 on front porch posts
end/2021: $152,993 (5 bid average)

For budgeting purposes, we have used the next fiscal year's beginning date as the placed-in-service date for this component.

This component, and all information contained herein, has been provided by the client and incorporated into this analysis at their request in the form of a previous reserve study, prepared by another firm.

Laurelmont Community Association

Detail Report Index

Laurelmont Community Association

Detail Report Index

Number of components included in this reserve analysis is 67.