



RESERVE ANALYSIS REPORT

Summerfield HOA
Poway, CA

Fiscal Year Start Date: Jul 01, 2019

Date Prepared: Apr 25, 2019

Barrera & Company, Inc.

TABLE OF CONTENTS

Summerfield HOA

Reserve Study Introduction.....	2
Executive Summary.....	6
Component Inventory.....	9
Component Photos & Details.....	12
Anticipated Expenditures (5 Years).....	29
Current Funding Plan.....	31
Threshold Funding Plan.....	32
100% in 10 Years Funding Plan.....	34
Recommended Funding '19.....	35
Percent Funding Analysis.....	36
Anticipated Expenditures (30 Years).....	38



The purpose of the Reserve Analysis Report is to help you better understand what you own, in order to develop a financial plan, and adequately budget to pay for future expenses. It consists of a component inventory, life cycle assessment, snapshot of current financial condition, and multiple funding plan options that give you more customization in selecting a strategy that's right for you.

What Should I Expect In My Reserve Analysis Report?

By definition, the reserve analysis report is a budget-planning tool, which identifies the current status of the reserve fund and provides a stable and equitable funding plan to offset the anticipated expenditures of tomorrow. The contents are based on estimates of the most probable current replacement costs and remaining useful lives. Accordingly, the funding plans reflect judgments based on circumstances of the most likely replacement costs and the assumption of regular maintenance of useful and remaining lives. The property may elect to adopt any of the funding plans presented, or may implement some variation developed from the reserve analysis.

The report includes the following:

Executive Summary: Provides project description, financial information, assumptions used in calculations, key indicators of current funding plan, and category summary of expenditures.

Anticipated Expenditures: Includes expenditures associated with the components you will refurbish, replace or repair in a given year.

Component Inventory: Includes the useful life and remaining life of each component, current replacement cost, projected annual expenditures, and source of component information.

Percent Funded Analysis: Provides a snapshot of the financial condition on a component basis by looking at how much you have in reserves vs. how much you should ideally have.

Summary of Funding Plans: An overview of different funding plans that include key performance indicators of financial strength. The funding plans include:

- **Current Funding Plan:** This plan analyzes the current financial path you're on. It includes your current reserve balance, your annual reserve contributions, interest earned, and projected annual expenditures to see how your current funding plan stacks up against your anticipated expenditures over the next 20 to 30 years. This plan also assumes a rate of increase to your reserve contributions over a 20 to 30-year period of time as well as inflation and interest.
- **100% in 10-Years Funding Plan:** This plan is designed to help you reduce a current deficit and fully fund your reserve account (100%) in 10 years. It gives you an idea of the ideal amount you should be putting away into reserves to cover the cost of repair or replacement for all your common components. Consider this the maximum amount you would fund your reserves. In year 11, your percent-funded amount may exceed 100%, so adjustments can be made to avoid over-funding your reserve.
- **Threshold Funding Plan:** This plan tells you the least amount of money you need to put away in your reserve account to meet your financial obligations. It calculates the minimum annual reserve contributions required in year one of the plan to meet projected future expense requirements over the life of the plan. Adopting a minimum funding plan like this would leave you less room for error and less money for unexpected expenses.
- **Recommended Funding '19:** This plan represents the annual reserve contribution of \$17,859 or \$8.60 per unit per Monthly required to meet the target funding level of 50% in 30 years and reduce any funding deficit related to the remaining useful lives of individual components. It takes into account an inflation factor of 3% per year, interest rate of 0.5% per year, average rate of annual reserve contribution increases of 3%, and \$0 special assessment applied to year 1. This funding plan is a more conservative approach, compensating for any past funding deficiencies, and providing the full replacement cost of each component at the end of its projected useful life. If adopted, this plan should be reviewed annually and adjusted accordingly to ensure all funding goals and expectations are being met.

California Reserve Funding Disclosure Summary: Complies with California State Civil Code §5550, §5565 and §5570. California law requires an association to distribute to its members a detailed component inventory, reserve funding plan, summary of association



reserves, and reserve funding disclosure form. The summary requires certain information and disclosures regarding the association's assessments and reserves, including a statement that the major components, as defined, are included in the association's reserve study and calculations. The law does not require a minimum funding amount.

How Do I Read My Reserve Study?

Here are four easy steps to help you better understand your reserve study so you can use it as an effective tool to budget and plan for your future needs.

Step One (1): Understand What You Own. First things first. Whether you are evaluating the to need increase your reserve contributions or leaving them the same, everybody wants to know – "where is the money going?" Typically, 3 to 5 categories make up 80 % to 90 % of the anticipated expenditures. Review the Executive Summary and Component Inventory to understand what you own.

Step Two (2): Review Your Upcoming Anticipated Expenditures. It's important to evaluate what projects are expected for repair, refurbishment, and/or replacement within the next 3 to 5 years. Review the Anticipated Expenditures report and if you don't agree or don't plan to complete those improvements, make sure your component inventory is adjusted accordingly.

Step Three (3): Analyze Your Current Funding Plan. Always look to see if your Current Funding Plan is solvent. In other words, are you going to run out of money? Look to see if your current reserve contributions meet your anticipated expenditures over the life of the plan? If yes, great! If not, look at the year the ending reserve balance goes negative (the plan runs out of money), see what the anticipated expenditures driving the shortfall are, and make adjustments accordingly.

Step Four (4): Adopt a Funding Plan that Meets Your Needs. We believe it's important to give you options. That's why we designed the Summary of Funding Plans for you to review. We show you what you are currently contributing to reserves, and let you compare to a minimum threshold amount, as well as a more conservative approach of 100% reserve funding in 10 years. If you don't like those options we also give you the flexibility to create your own customized funding plans.

What Does Percent Funded Mean?

This is an indicator of your financial strength. The ratio of Starting Reserve Balance divided by Fully Funded Reserve Balance is expressed as a percentage.

The higher the percentage is, the stronger or healthier your reserve fund is and the more confidence you'll have to pay for future repairs. If your Reserve Fund Balance equals the Fully Funded Reserve Balance, the reserve fund would be considered fully funded, or 100% funded. This is considered an ideal amount.

Think of the Reserve Fund Balance as the gas in your tank and the Fully Funded Reserve Balance as the ideal amount you need to fund your road trip. It's okay if the two don't match perfectly. Usually 70% funded or above is considered strong or healthy.

What Are The Assumptions Used In The Reserve Analysis?

Assumptions are applied in calculating the inflation rate, average interest rate, and rate of reserve contribution increases over the duration of funding plan.

The inflation rate is the percentage rate of change of a price index over time. Future-cost calculations include an assumed annual inflationary factor, which is incorporated into the component inventory, anticipated expenditures, and reserve funding projections. Typically the cost of goods and services will increase over time, so the analysis wants to take that into consideration as it projects long-term, future costs. The current replacement cost of each common area component will be annually compounded by the inflation rate selected. Historical inflation rates in this industry are about 3%, but users can increase or decrease the rate depending on the applicable economic climate. These costs should be updated and reincorporated into your reserve analysis on an ongoing basis.

For planning purposes, an annual average interest is applied to the ending reserve balance values represented in the reserve funding plans and Percent Funded Analysis report. Reserve funds deposited in certificates of deposit or money market accounts will generate



interest income, increasing the reserves. Interest rates can be pegged to current bank rates or CD rates. Obviously, a lower rate is more conservative for planning purposes. Note that income from the reserve and operating accounts is taxable to an association, even if the association is established as a non-profit organization. Adjustments to the operating budget may be required to account for applicable federal and state taxes.

Annual reserve contribution increases are assumed in the reserve funding plans provided for future projections. Generally, this is established at the same rate as inflation with the school of thought being that contributions will, at a minimum, be raised to pace inflationary increases in the cost of good and services. However, it's important for users to be realistic. If users set it to 3% and then do not increase the annual reserve contributions by 3% annually, there will be a shortfall. If there is no plan or expectation to increase reserve contributions, it is best to leave at zero to develop a more realistic plan.

What Methodology Is Used to Perform the Reserve Analysis?

The Cash Flow Method of calculation is utilized to perform your Reserve Analysis. In other words the reserves are 'pooled' together into one reserve account. This is a method of developing a reserve funding plan where contributions to the reserve fund are designed to offset the projected annual expenditures from year to year. At any given point in time using the Cash Flow Method, all components are funded equally in relation to the overall percent funded. If your 88% funded, all your components are equally funded at 88%.

This method gives you the flexibility to pursue a solvent, reasonably funded reserve plan when multiple components on different life cycles exist. It allows for minor adjustments to the reserve plan without worry of funding shortfalls. If one or more of the anticipated expenditures are slightly higher than expected there should be cushion to absorb the shortfall and avoid a special assessment or the need to borrow money.

Disclosure

The Reserve Analysis report is to be used only for the purpose stated herein, any use or reliance for any other purpose is invalid. The analysis provided is applicable as of the report completion date, and those items, which are not expected to undergo major repair or replacement within the duration of the report, have been defined as 'life of the project' and may not be included. It is imperative that these components be reviewed annually to consider the impact of changing conditions. Adjustments to the component useful lives and replacement costs should be made whenever the rate of deterioration has changed or when there have been significant changes in the cost of materials and/or labor. Some assumptions have been made about costs, conditions, and future events and circumstances that may occur. Some assumptions inevitably will not materialize and unanticipated events and circumstances may occur subsequent to the date of this report. Therefore, the actual replacement costs and remaining lives may vary from this report and the variations could be material.

No conclusion or any other form of assurance on the reserve funding plans or projections is provided because the compilation of the reserve funding plans and related projections is limited as described above.

No responsibility to update this report for events and circumstances occurring after the date of this report is assumed.

Glossary of Terms:

Annual Fully Funded Requirement: This is a theoretical value represented in the Percent Funded Analysis report per component. It's also considered the annual accrued depreciation. In other word it's the ideal amount required to Fully Fund the replacement on an annual basis. The amount is calculated based on the useful life and replacement cost and makes no adjustment to eliminate any current reserve deficits.

Annual Reserve Contributions: The total assessments, fees, or dues are apportioned between annual operating costs (paying for trash, water, utilities, maintenance, insurance, management fees) and the money you are setting aside every year to pay for anticipated expenditures. This value should not include interest earned as that is already calculated into the reserve funding plans. Our Reserve Analysis Report compares the annual reserve contributions vs. the anticipated expenditures over the duration of the reserve funding



plan.

Component: Components are all the different common parts of the property (that typically an HOA would be responsible for). They are everything from the roof to asphalt or concrete to decking and balconies to landscaping, lighting, and painting. All of these things need to be repaired or replaced eventually. Our Reserve Analysis Report provides estimates of those current replacement costs to help determine how much money will be required in the bank to pay for them eventually.

Fully Funded Reserve Balance: The Fully Funded Reserve Balance is the total accrued depreciation. In other words it's the amount of life "used up" for each one of your components translated into a dollar value. This is calculated by multiplying the fractional age of each component by its current estimated replacement cost, then adding them all together, otherwise known as straight-line depreciation. Its purpose is to help you measure the strength of your reserve fund.

Here's a simple example not taking interest and inflation into consideration: If the association's reserve study says replace the roof every 10 years at a cost of \$100,000, Fully Funded does not mean \$100,000 is required today. It means that \$10,000 is required in the bank this year, \$20,000 next year, \$30,000 the following year, and so on until you have \$100,000 on the 10th year when the roof is scheduled to be replaced.

Reserve Balance: This is how much money you have in the bank set aside for reserves at a given point in time, like at the start of each fiscal year called 'Starting Reserve Balance' or at the end of the fiscal year called 'Ending Reserve Balance.' It can also be the reserve accumulated to date, like in the Percent Funding Analysis report where each component has an 'Accumulated Reserve Balance' value.

Reserves are the money set aside for anticipated common area expenses. The reserve account (also called cash reserves or reserve funds) is funded by dues collected from owners (like HOA fees).

Just like an emergency fund or a rainy-day fund to cover personal expenses if the car breaks down or the kitchen sink leaks, HOAs with commonly owned space like condominiums must set aside a healthy percentage of funds every year to plan for the future.

Without it, paying for big expenses becomes difficult. It may require a special assessment to raise the funds to pay for a repair, putting an oversized financial burden on owners. Or a capital improvement loan may be required. The Reserve Analysis report will help figure out a sufficient amount of money to put away in reserves each year to pay for those eventual expenses. Usually a 70% funded reserve balance or above is considered strong.

Remaining Useful Life (RUL): Remaining useful life is how many remaining years of use a component should have left before it has to be replaced. For example, if the useful life of your roof is 20 years and it is five years old, the remaining useful life would be 15 years.

Replacement Contingency %: The replacement contingency percentage is a budgeting option that gives you the flexibility to determine the amount or percentage to fund replacements. This gives you more control to establish the funds available to make the necessary repairs on a cycled basis. For example, the retaining walls may be estimated to be replaced over 25 years, but the budget may call to phase the replacement in stages of 20% every five years. It may be determined to only account for that percentage of the replacement cost in your budget.

Source: These are the source(s) utilized to obtain component repair or replacement cost estimates and can be reviewed on the Component Inventory report.

Useful Life (UL): Useful life is how many years a component is expected to be in use from the time it's new (or refurbished); to the time it has to be replaced. For example, the roof – depending on what kind it is – might have a useful life of 20 years. After 20 years, you'd expect to replace it.



Project Description

Property Name: Summerfield HOA
 Location: Poway, CA
 Project Type: Privately Owned Homes
 Number of Units: 173
 Age of Project: 46 Year(s)

Financial Summary

Starting Reserve Balance: \$115,000
 Fully Funded Reserve Balance: \$152,824
 Percent Funded: 75%
 Current Replacement Cost: \$236,986
 Deficit/Surplus vs. Fully Funded Reserve: (\$37,824) or (\$218.64) Per Unit Avg

Assumed Inflation, Interest & Rate of Annual Reserve Contribution Increase

Funding and anticipated expenditures have been computed with a Time Value of Money approach. Inflation was applied to the anticipated expenditures, and average interest to the ending reserve balance values.

Annual Inflation Rate: 3.00 %

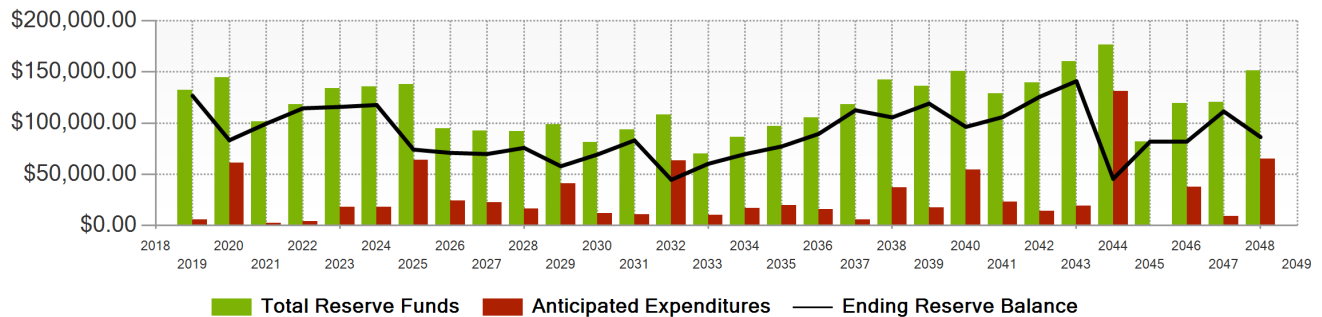
Annual Interest Rate: 0.50 %

Annual Reserve Contribution Increase: 3.00 %

5-Year Current Funding Plan

Year	Annual Reserve Contributions	Monthly Reserve Contributions (Avg. Per Unit)	Anticipated Expenditures	Ending Reserve Balance	Fully Funded Reserve Balance	Percent Funded
2019-2020	\$16,715	\$8.05	\$5,585	\$126,733	\$168,926	75%
2020-2021	\$17,216	\$8.29	\$61,234	\$83,239	\$128,710	65%
2021-2022	\$17,733	\$8.54	\$1,963	\$99,465	\$148,871	67%
2022-2023	\$18,265	\$8.80	\$3,752	\$114,511	\$168,343	68%
2023-2024	\$18,813	\$9.06	\$18,059	\$115,840	\$174,229	66%

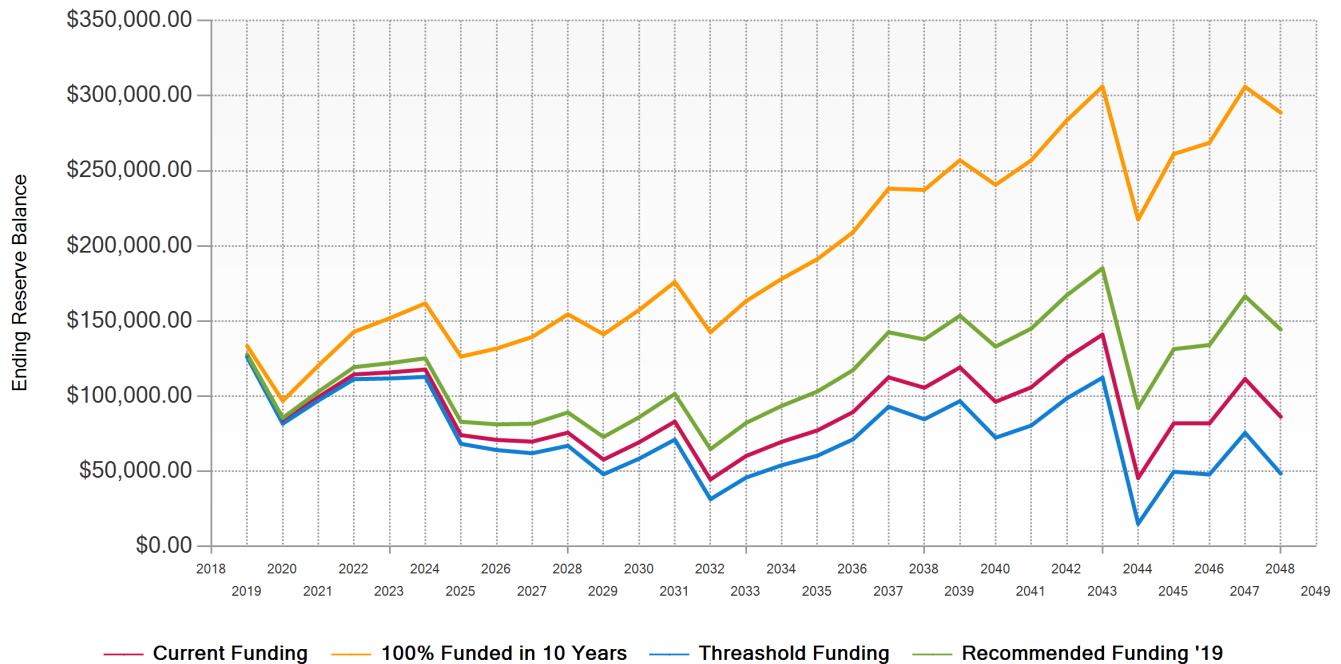
30 -Year Current Funding Chart





Summary of Funding Plans

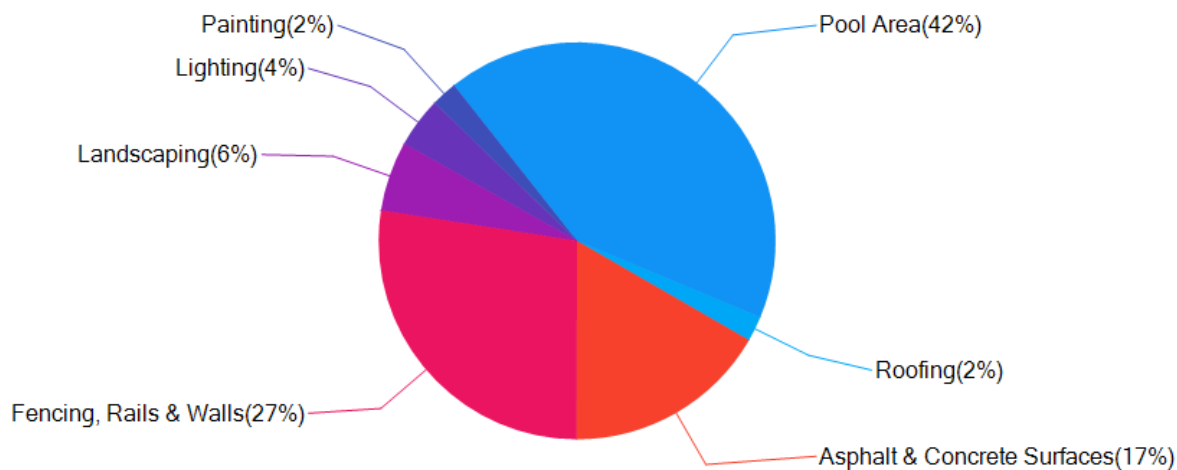
Funding Plans	Annual Reserve Contributions	Monthly Reserve Contributions (Avg. Per Unit)	Meet All Anticipated Expenditures During Next 30 Years	1st Year of Reserve Deficit (if Applicable)	Average Reserve Balance Over 30 Years	Average Percent Funded Over 30 Years
Current Funding	\$16,715	\$8.05	Yes	N/A	\$90,428	47%
Threshold Funding	\$15,970	\$7.69	Yes	N/A	\$73,936	39%
100% in 10 Years Funding Plan	\$23,425	\$11.28	Yes	N/A	\$196,013	97%
Recommended Funding '19	\$17,859	\$8.60	Yes	N/A	\$115,752	58%





Expenditures by Category

Total Current Cost: \$236,986.00



	UL	RUL	Current Replacement Cost	Accumulated Reserve Balance	Annual Fully Funded Requirement	Fully Funded Reserve Balance	Annual Reserve Contribution
Asphalt & Concrete Surfaces	5-30	4-29	\$39,599	\$11,725	\$2,476	\$15,582	\$2,468
Fencing, Rails & Walls	13-50	0-23	\$64,977	\$36,811	\$2,805	\$48,919	\$2,797
Landscaping	3-18	1-14	\$13,490	\$6,408	\$1,944	\$8,516	\$1,938
Lighting	20-30	6-12	\$9,700	\$4,906	\$375	\$6,520	\$374
Painting	4-8	1-1	\$4,978	\$2,951	\$1,056	\$3,922	\$1,053
Pool Area	6-25	0-15	\$99,402	\$50,608	\$7,811	\$67,254	\$7,787
Roofing	15-20	6-19	\$4,840	\$1,589	\$299	\$2,112	\$298
		Totals	\$236,986	\$115,000	\$16,766	\$152,824	\$16,715



Current Replacement Cost: \$236,986

Component	GL Code	UL	RUL	Unit Price	Quantity	Current Replacement Cost	Anticipated Expenditures	Source
Asphalt & Concrete Surfaces								
Asphalt Reseal & Minor Repairs <small>Work completed in April 2019. Project cost has been provided by the BOD.</small>		5	4	\$5,436.00 / Total	1	\$5,436	\$6,118	Board of Directors
Cedar to Firbrook - Patch/Replace		30	21	\$2.00 / SF	1,927	\$3,854	\$7,170	Inspector
Concrete Repairs - Contingency <small>Repairs have been completed since the 2016 report.</small>		15	5	\$7,500.00 / Total	1	\$7,500	\$8,695	Inspector
Elmfield to Rios - Patch/Replace		30	21	\$2.00 / SF	1,760	\$3,520	\$6,548	Inspector
Pinefield to Oakfield - Patch/Replace (A)		30	21	\$2.00 / SF	1,994	\$3,988	\$7,419	Board of Directors
Pinefield to Oakfield - Patch/Replace (B) <small>Work completed in April 2019.</small>		30	29	\$5,000.00 / Total	1	\$5,000	\$11,783	Board of Directors
Pool Parking - Patch/Replace (A) <small>To be repaired/resealed in 2019.</small>		30	10	\$2.00 / SF	4,200	\$8,400	\$11,289	Inspector
Pool Parking - Patch/Replace (B)		30	29	\$941.00 / Total	1	\$941	\$2,218	Board of Directors
Summerfield Lane End - Patch/Replace		30	21	\$2.00 / SF	480	\$960	\$1,786	Inspector
Totals						\$39,599	\$63,025	
Fencing, Rails & Walls								
Cedar to Firbrook - Wood E. Lower 50% Lot #156 <small>64 LF replaced in 2010.</small>		15	6	\$34.00 / LF	85	\$1,445	\$1,725	Inspector
Cedar to Firbrook - Wood E. Lower 50% Lot #155 <small>Replaced fence on Cedar Tree Way (not sure which section) in February 2011 and paid vendor \$2,186.50.</small>		15	1	\$34.00 / LF	80	\$1,360	\$1,401	Inspector
Cedar to Firbrook - Wood Rails 50% Lot #155 <small>30 LF replaced in 2010.</small>		20	11	\$17.00 / LF	120	\$1,020	\$1,412	Inspector
Cedar to Firbrook - Wood W. Upper 50% Lot #104		15	1	\$34.00 / LF	65	\$1,105	\$1,138	Inspector
Cedar to Firbrook - Wood W. Upper 50% Lot # 103		15	1	\$34.00 / LF	85	\$1,445	\$1,488	Inspector
Elmfield Lane End - Wood 50% Lot #109 <small>121 LF replaced in 2010.</small>		15	6	\$34.00 / LF	125	\$2,125	\$2,537	Inspector
Elmfield to Rios - Stair Rails <i>(Maintenance / Operating)</i>								On File
Elmfield to Rios - Vinyl W. Upper 50% Lot #35 <small>Completed in 2017 per the BOD.</small>		25	23	\$2,400.00 / Total	1	\$2,400	\$4,737	Board of Directors
Elmfield to Rios - Wood E. Lower 50% Lot #76		15	1	\$34.00 / LF	55	\$935	\$963	Inspector
Elmfield to Rios - Wood E. Upper 50% Lot #36		15	6	\$34.00 / LF	72	\$1,224	\$1,462	Inspector
Elmfield to Rios - Wood Rails 50% Lot #76		20	1	\$17.00 / LF	80	\$680	\$700	Inspector
Elmfield to Rios - Wood W. Lower 50% Lot #75 <small>Repairs (\$725) completed in 2014 per the BOD.</small>		15	3	\$34.00 / LF	55	\$935	\$1,022	Board of Directors
Park Area - Wood NE 50% Lot #92		15	3	\$34.00 / LF	70	\$1,190	\$1,300	Inspector
Park Area - Wood NW 50% Lot		15	12	\$2,400.00 / Total	1	\$2,400	\$3,422	Inspector



Summerfield HOA
Poway, CA

Component Inventory

Date Prepared: Apr 25, 2019

Start Date: Jul 1, 2019

Component	GL Code	UL	RUL	Unit Price	Quantity	Current Replacement Cost	Anticipated Expenditures	Source
#48								
Park Area - Wood SE 50% Lot		15	4	\$34.00 / LF	77	\$1,309	\$1,473	Inspector
#91								
Park Area - Wood SW 50% Lot		15	3	\$34.00 / LF	77	\$1,309	\$1,430	Board of Directors
#39								
Repairs (\$782) completed in 2011 per the BOD.								
Perim. / Pool - Block Wall		50	6	\$25,000.00 / Total	1	\$25,000	\$29,851	Inspector
Repairs - 10% Contingency								
Perim. / Pool - Block Wall Total								On File
Replace								
<i>(Life Of Project)</i>								
Pinefield Rd End - Wood Rails		20	0	\$17.00 / LF	140	\$1,190	\$1,190	Inspector
50% Lot #160								
Pinefield to Oakfield - Wood E.		15	0	\$34.00 / LF	85	\$1,445	\$1,445	Inspector
(a) 50% Lot #145								
Pinefield to Oakfield - Wood E.		15	1	\$34.00 / LF	75	\$1,275	\$1,313	Inspector
(b) 50% Lot #132								
Pinefield to Oakfield - Wood		20	0	\$17.00 / LF	100	\$850	\$850	Inspector
Rails 50% Lot #144								
Pinefield to Oakfield - Wood W.		15	6	\$34.00 / LF	95	\$1,615	\$1,928	Inspector
50% Lot #133								
69 LF replaced in 2010.								
Pinefield to Oakfield - Wood W.		15	10	\$2,400.00 / Total	1	\$2,400	\$3,225	Inspector
50% Lot #144								
Replaced in 2014								
Pool Fencing / Gates - Aluminum		26	6	\$45.00 / LF	196	\$8,820	\$10,532	Inspector
Pool Gate & Lock (2011)		13	6	\$1,500.00 / EA	1	\$1,500	\$1,791	Inspector
Summerfield Lane End - Block								
Wall								
<i>(Maintenance / Operating)</i>								
Summerfield Lane End - RR Ties								
<i>(Maintenance / Operating)</i>								
Totals						\$64,977	\$78,337	
Landscaping								
Backflow Valve		18	6	\$1,950.00 / EA	1	\$1,950	\$2,328	Inspector
Park Area Drainage -		15	4	\$5,300.00 / Total	1	\$5,300	\$5,965	Inspector
Contingency								
Pressure Regulator		15	14	\$1,140.00 / EA	1	\$1,140	\$1,724	Inspector
Timer Clock		15	7	\$1,100.00 / EA	1	\$1,100	\$1,353	Inspector
Tree Removal / Trimming		3	1	\$4,000.00 / Total	1	\$4,000	\$4,120	Inspector
Totals						\$13,490	\$15,491	
Lighting								
Misc. Ground Fixtures								
<i>(Maintenance / Operating)</i>								
Pool Lighting		20	12	\$3,100.00 / Total	1	\$3,100	\$4,420	Inspector
Walkway Post Fixtures		30	6	\$2,200.00 / EA	3	\$6,600	\$7,881	Inspector
Totals						\$9,700	\$12,301	
Painting								
Pool Bldg Exterior & Retaining		8	1	\$0.85 / SF	1,772	\$1,506	\$1,551	Inspector
Wall								
Pool Fencing								
<i>(Maintenance / Operating)</i>								
Wood Surfaces - Pool Area		4	1	\$1.75 / SF	1,984	\$3,472	\$3,576	Inspector
Totals						\$4,978	\$5,128	



Component	GL Code	UL	RUL	Unit Price	Quantity	Current Replacement Cost	Anticipated Expenditures	Source
Pool Area								
Pool - Building Doors (4) <i>(Maintenance / Operating)</i>								On File
Pool - Chlorinator <i>(Maintenance / Operating)</i>								On File
Pool - Coping/Tile		25	8	\$55.00 / LF	196	\$10,780	\$13,656	Inspector
Pool - Deck Repairs (15%)		10	9	\$2,000.00 / Total	1	\$2,000	\$2,610	Inspector
Pool - Filter		10	2	\$1,850.00 / EA	1	\$1,850	\$1,963	Inspector
Pool - Furnishings		7	1	\$5,000.00 / Total	1	\$5,000	\$5,150	Inspector
Pool - Pump/Motor (VSP)		6	5	\$1,600.00 / EA	1	\$1,600	\$1,855	Inspector
Pool - Refurbish RR's		10	1	\$1,500.00 / EA	2	\$3,000	\$3,090	Inspector
Pool - Resurface		12	1	\$14.00 / SF	2,548	\$35,672	\$36,742	Inspector
Pool - Solar		15	10	\$15,500.00 / Total	1	\$15,500	\$20,831	Inspector
Pool - Trellis Aluminum		20	15	\$4,400.00 / Total	1	\$4,400	\$6,855	Inspector
Pool - Trellis Repairs - 25%		20	7	\$14,500.00 / Total	1	\$14,500	\$17,833	Inspector
Pool - Waterproof Exp. Joints		6	5	\$3,000.00 / Total	1	\$3,000	\$3,478	Inspector
Surveillance System		8	0	\$2,100.00 / Total	1	\$2,100	\$2,100	Board of Directors
The BOD is considering the installation of a surveillance system in the pool area.								
Totals						\$99,402	\$116,162	
Roofing								
Built-Up Roofing - Pool House		15	6	\$3,400.00 / Total	1	\$3,400	\$4,060	Inspector
Skylights / Vents - Pool House		20	19	\$720.00 / EA	2	\$1,440	\$2,525	Inspector
Totals						\$4,840	\$6,585	

Measure key : SF = Square Feet , EA = Each , SY = Square Yard(s) , LF = Linear Feet , ALW = Allowance , BLD = Building(s) , CY = Cubic Yard(s) , LT = Lot , PLC = Place(s) , SQ = Square(s) , TN = Ton(s)



Asphalt & Concrete Surfaces

Asphalt Reseal & Minor Repairs



Component Type:	Reserve Component	GL Code:	
Installation Year:	2018	Source:	Board of Directors
Effective Age:	1	Current Cost:	\$5,436
Useful Life:	5	Inflation Rate:	
Remaining Life:	4	Starting Reserve Balance:	\$818
Quantity / Units:	1 Total	Annual Fully Funding Requirement:	\$1,087
Cost Per Unit:	\$5,436.00 / Total	Fully Funded Reserve Balance:	\$1,087
Replacement %:	100.00	Annual Reserve Contribution:	\$1,084

Work completed in April 2019.
Project cost has been provided by the BOD.

Cedar to Firbrook - Patch/Replace



Component Type:	Reserve Component	GL Code:	
Installation Year:	2010	Source:	Inspector
Effective Age:	9	Current Cost:	\$3,854
Useful Life:	30	Inflation Rate:	
Remaining Life:	21	Starting Reserve Balance:	\$870
Quantity / Units:	1,927 SF	Annual Fully Funding Requirement:	\$128
Cost Per Unit:	\$2.00 / SF	Fully Funded Reserve Balance:	\$1,156
Replacement %:	100.00	Annual Reserve Contribution:	\$128

Concrete Repairs - Contingency



Component Type:	Reserve Component	GL Code:	
Installation Year:	2009	Source:	Inspector
Effective Age:	10	Current Cost:	\$7,500
Useful Life:	15	Inflation Rate:	
Remaining Life:	5	Starting Reserve Balance:	\$3,762
Quantity / Units:	1 Total	Annual Fully Funding Requirement:	\$500
Cost Per Unit:	\$7,500.00 / Total	Fully Funded Reserve Balance:	\$5,000
Replacement %:	100.00	Annual Reserve Contribution:	\$498

Repairs have been completed since the 2016 report.

Elmfield to Rios - Patch/Replace



Component Type:	Reserve Component	GL Code:	
Installation Year:	2010	Source:	Inspector
Effective Age:	9	Current Cost:	\$3,520
Useful Life:	30	Inflation Rate:	
Remaining Life:	21	Starting Reserve Balance:	\$795
Quantity / Units:	1,760 SF	Annual Fully Funding Requirement:	\$117
Cost Per Unit:	\$2.00 / SF	Fully Funded Reserve Balance:	\$1,056
Replacement %:	100.00	Annual Reserve Contribution:	\$117

Pinefield to Oakfield - Patch/Replace (A)



Component Type:	Reserve Component	GL Code:	
Installation Year:	2010	Source:	Board of Directors
Effective Age:	9	Current Cost:	\$3,988
Useful Life:	30	Inflation Rate:	
Remaining Life:	21	Starting Reserve Balance:	\$900
Quantity / Units:	1,994 SF	Annual Fully Funding Requirement:	\$133
Cost Per Unit:	\$2.00 / SF	Fully Funded Reserve Balance:	\$1,196
Replacement %:	100.00	Annual Reserve Contribution:	\$133

Pinefield to Oakfield - Patch/Replace (B)



Component Type:	Reserve Component	GL Code:	
Installation Year:	2018	Source:	Board of Directors
Effective Age:	1	Current Cost:	\$5,000
Useful Life:	30	Inflation Rate:	
Remaining Life:	29	Starting Reserve Balance:	\$125
Quantity / Units:	1 Total	Annual Fully Funding Requirement:	\$167
Cost Per Unit:	\$5,000.00 / Total	Fully Funded Reserve Balance:	\$167
Replacement %:	100.00	Annual Reserve Contribution:	\$166

Work completed in April 2019.

Pool Parking - Patch/Replace (A)



Component Type:	Reserve Component	GL Code:	
Installation Year:	1999	Source:	Inspector
Effective Age:	20	Current Cost:	\$8,400
Useful Life:	30	Inflation Rate:	
Remaining Life:	10	Starting Reserve Balance:	\$4,214
Quantity / Units:	4,200 SF	Annual Fully Funding Requirement:	\$280
Cost Per Unit:	\$2.00 / SF	Fully Funded Reserve Balance:	\$5,600
Replacement %:	100.00	Annual Reserve Contribution:	\$279

To be repaired/resealed in 2019.

Pool Parking - Patch/Replace (B)



Component Type:	Reserve Component	GL Code:	
Installation Year:	2018	Source:	Board of Directors
Effective Age:	1	Current Cost:	\$941
Useful Life:	30	Inflation Rate:	
Remaining Life:	29	Starting Reserve Balance:	\$24
Quantity / Units:	1 Total	Annual Fully Funding Requirement:	\$31
Cost Per Unit:	\$941.00 / Total	Fully Funded Reserve Balance:	\$31
Replacement %:	100.00	Annual Reserve Contribution:	\$31



Summerfield Lane End - Patch/Replace



Component Type:	Reserve Component	GL Code:	
Installation Year:	2010	Source:	Inspector
Effective Age:	9	Current Cost:	\$960
Useful Life:	30	Inflation Rate:	
Remaining Life:	21	Starting Reserve Balance:	\$217
Quantity / Units:	480 SF	Annual Fully Funding Requirement:	\$32
Cost Per Unit:	\$2.00 / SF	Fully Funded Reserve Balance:	\$288
Replacement %:	100.00	Annual Reserve Contribution:	\$32

Fencing, Rails & Walls

Cedar to Firbrook - Wood E. Lower 50% Lot #156



Component Type:	Reserve Component	GL Code:	
Installation Year:	2010	Source:	Inspector
Effective Age:	9	Current Cost:	\$1,445
Useful Life:	15	Inflation Rate:	
Remaining Life:	6	Starting Reserve Balance:	\$652
Quantity / Units:	85 LF	Annual Fully Funding Requirement:	\$96
Cost Per Unit:	\$34.00 / LF	Fully Funded Reserve Balance:	\$867
Replacement %:	50.00	Annual Reserve Contribution:	\$96

64 LF replaced in 2010.

Cedar to Firbrook - Wood E. Lower 50% Lot #155



Component Type:	Reserve Component	GL Code:	
Installation Year:	2005	Source:	Inspector
Effective Age:	14	Current Cost:	\$1,360
Useful Life:	15	Inflation Rate:	
Remaining Life:	1	Starting Reserve Balance:	\$955
Quantity / Units:	80 LF	Annual Fully Funding Requirement:	\$91
Cost Per Unit:	\$34.00 / LF	Fully Funded Reserve Balance:	\$1,269
Replacement %:	50.00	Annual Reserve Contribution:	\$90

Replaced fence on Cedar Tree Way (not sure which section) in February 2011 and paid vendor \$2,186.50.

Cedar to Firbrook - Wood Rails 50% Lot #155



Component Type:	Reserve Component	GL Code:	
Installation Year:	2010	Source:	Inspector
Effective Age:	9	Current Cost:	\$1,020
Useful Life:	20	Inflation Rate:	
Remaining Life:	11	Starting Reserve Balance:	\$345
Quantity / Units:	120 LF	Annual Fully Funding Requirement:	\$51
Cost Per Unit:	\$17.00 / LF	Fully Funded Reserve Balance:	\$459
Replacement %:	50.00	Annual Reserve Contribution:	\$51

30 LF replaced in 2010.

Cedar to Firbrook - Wood W. Upper 50% Lot #104



Component Type:	Reserve Component	GL Code:	
Installation Year:	2005	Source:	Inspector
Effective Age:	14	Current Cost:	\$1,105
Useful Life:	15	Inflation Rate:	
Remaining Life:	1	Starting Reserve Balance:	\$776
Quantity / Units:	65 LF	Annual Fully Funding Requirement:	\$74
Cost Per Unit:	\$34.00 / LF	Fully Funded Reserve Balance:	\$1,031
Replacement %:	50.00	Annual Reserve Contribution:	\$73

Cedar to Firbrook - Wood W. Upper 50% Lot # 103



Component Type:	Reserve Component	GL Code:	
Installation Year:	2005	Source:	Inspector
Effective Age:	14	Current Cost:	\$1,445
Useful Life:	15	Inflation Rate:	
Remaining Life:	1	Starting Reserve Balance:	\$1,015
Quantity / Units:	85 LF	Annual Fully Funding Requirement:	\$96
Cost Per Unit:	\$34.00 / LF	Fully Funded Reserve Balance:	\$1,349
Replacement %:	50.00	Annual Reserve Contribution:	\$96

Elmfield Lane End - Wood 50% Lot #109



Component Type:	Reserve Component	GL Code:	
Installation Year:	2010	Source:	Inspector
Effective Age:	9	Current Cost:	\$2,125
Useful Life:	15	Inflation Rate:	
Remaining Life:	6	Starting Reserve Balance:	\$959
Quantity / Units:	125 LF	Annual Fully Funding Requirement:	\$142
Cost Per Unit:	\$34.00 / LF	Fully Funded Reserve Balance:	\$1,275
Replacement %:	50.00	Annual Reserve Contribution:	\$141

121 LF replaced in 2010.

Elmfield to Rios - Stair Rails



Component Type:	Maintenance / Operating	GL Code:	
Installation Year:	0	Source:	On File
Effective Age:	0	Current Cost:	\$0
Useful Life:	0	Inflation Rate:	
Remaining Life:	0	Starting Reserve Balance:	\$0
Quantity / Units:	0 Total	Annual Fully Funding Requirement:	\$0
Cost Per Unit:	\$0.00 / Total	Fully Funded Reserve Balance:	\$0
Replacement %:	0.00	Annual Reserve Contribution:	\$0



Elmfield to Rios - Vinyl W. Upper 50% Lot #35



Component Type:	Reserve Component	GL Code:	
Installation Year:	2016	Source:	Board of Directors
Effective Age:	2	Current Cost:	\$2,400
Useful Life:	25	Inflation Rate:	
Remaining Life:	23	Starting Reserve Balance:	\$144
Quantity / Units:	1 Total	Annual Fully Funding Requirement:	\$96
Cost Per Unit:	\$2,400.00 / Total	Fully Funded Reserve Balance:	\$192
Replacement %:	100.00	Annual Reserve Contribution:	\$96

Completed in 2017 per the BOD.

Elmfield to Rios - Wood E. Lower 50% Lot #76



Component Type:	Reserve Component	GL Code:	
Installation Year:	2005	Source:	Inspector
Effective Age:	14	Current Cost:	\$935
Useful Life:	15	Inflation Rate:	
Remaining Life:	1	Starting Reserve Balance:	\$657
Quantity / Units:	55 LF	Annual Fully Funding Requirement:	\$62
Cost Per Unit:	\$34.00 / LF	Fully Funded Reserve Balance:	\$873
Replacement %:	50.00	Annual Reserve Contribution:	\$62

Elmfield to Rios - Wood E. Upper 50% Lot #36



Component Type:	Reserve Component	GL Code:	
Installation Year:	2010	Source:	Inspector
Effective Age:	9	Current Cost:	\$1,224
Useful Life:	15	Inflation Rate:	
Remaining Life:	6	Starting Reserve Balance:	\$553
Quantity / Units:	72 LF	Annual Fully Funding Requirement:	\$82
Cost Per Unit:	\$34.00 / LF	Fully Funded Reserve Balance:	\$734
Replacement %:	50.00	Annual Reserve Contribution:	\$81

Elmfield to Rios - Wood Rails 50% Lot #76



Component Type:	Reserve Component	GL Code:	
Installation Year:	2000	Source:	Inspector
Effective Age:	19	Current Cost:	\$680
Useful Life:	20	Inflation Rate:	
Remaining Life:	1	Starting Reserve Balance:	\$486
Quantity / Units:	80 LF	Annual Fully Funding Requirement:	\$34
Cost Per Unit:	\$17.00 / LF	Fully Funded Reserve Balance:	\$646
Replacement %:	50.00	Annual Reserve Contribution:	\$34

Elmfield to Rios - Wood W. Lower 50% Lot #75



Component Type:	Reserve Component	GL Code:	
Installation Year:	2007	Source:	Board of Directors
Effective Age:	12	Current Cost:	\$935
Useful Life:	15	Inflation Rate:	
Remaining Life:	3	Starting Reserve Balance:	\$563
Quantity / Units:	55 LF	Annual Fully Funding Requirement:	\$62
Cost Per Unit:	\$34.00 / LF	Fully Funded Reserve Balance:	\$748
Replacement %:	50.00	Annual Reserve Contribution:	\$62

Repairs (\$725) completed in 2014 per the BOD.

Park Area - Wood NE 50% Lot #92



Component Type:	Reserve Component	GL Code:	
Installation Year:	2007	Source:	Inspector
Effective Age:	12	Current Cost:	\$1,190
Useful Life:	15	Inflation Rate:	
Remaining Life:	3	Starting Reserve Balance:	\$716
Quantity / Units:	70 LF	Annual Fully Funding Requirement:	\$79
Cost Per Unit:	\$34.00 / LF	Fully Funded Reserve Balance:	\$952
Replacement %:	50.00	Annual Reserve Contribution:	\$79

Park Area - Wood NW 50% Lot #48



Component Type:	Reserve Component	GL Code:	
Installation Year:	2016	Source:	Inspector
Effective Age:	3	Current Cost:	\$2,400
Useful Life:	15	Inflation Rate:	
Remaining Life:	12	Starting Reserve Balance:	\$361
Quantity / Units:	1 Total	Annual Fully Funding Requirement:	\$160
Cost Per Unit:	\$2,400.00 / Total	Fully Funded Reserve Balance:	\$480
Replacement %:	100.00	Annual Reserve Contribution:	\$160

Park Area - Wood SE 50% Lot #91



Component Type:	Reserve Component	GL Code:	
Installation Year:	2008	Source:	Inspector
Effective Age:	11	Current Cost:	\$1,309
Useful Life:	15	Inflation Rate:	
Remaining Life:	4	Starting Reserve Balance:	\$722
Quantity / Units:	77 LF	Annual Fully Funding Requirement:	\$87
Cost Per Unit:	\$34.00 / LF	Fully Funded Reserve Balance:	\$960
Replacement %:	50.00	Annual Reserve Contribution:	\$87

Park Area - Wood SW 50% Lot #39



NO IMAGE
AVAILABLE

Component Type:	Reserve Component	GL Code:	
Installation Year:	2007	Source:	Board of Directors
Effective Age:	12	Current Cost:	\$1,309
Useful Life:	15	Inflation Rate:	
Remaining Life:	3	Starting Reserve Balance:	\$788
Quantity / Units:	77 LF	Annual Fully Funding Requirement:	\$87
Cost Per Unit:	\$34.00 / LF	Fully Funded Reserve Balance:	\$1,047
Replacement %:	50.00	Annual Reserve Contribution:	\$87

Repairs (\$782) completed in 2011 per the BOD.

Perim. / Pool - Block Wall Repairs - 10% Contingency



Component Type:	Reserve Component	GL Code:	
Installation Year:	1975	Source:	Inspector
Effective Age:	44	Current Cost:	\$25,000
Useful Life:	50	Inflation Rate:	
Remaining Life:	6	Starting Reserve Balance:	\$16,555
Quantity / Units:	1 Total	Annual Fully Funding Requirement:	\$500
Cost Per Unit:	\$25,000.00 / Total	Fully Funded Reserve Balance:	\$22,000
Replacement %:	100.00	Annual Reserve Contribution:	\$498

Perim. / Pool - Block Wall Total Replace



NO IMAGE
AVAILABLE

Component Type:	Life Of Project	GL Code:	
Installation Year:	0	Source:	On File
Effective Age:	0	Current Cost:	\$0
Useful Life:	0	Inflation Rate:	
Remaining Life:	0	Starting Reserve Balance:	\$0
Quantity / Units:	0 Total	Annual Fully Funding Requirement:	\$0
Cost Per Unit:	\$0.00 / Total	Fully Funded Reserve Balance:	\$0
Replacement %:	0.00	Annual Reserve Contribution:	\$0

Pinefield Rd End - Wood Rails 50% Lot #160



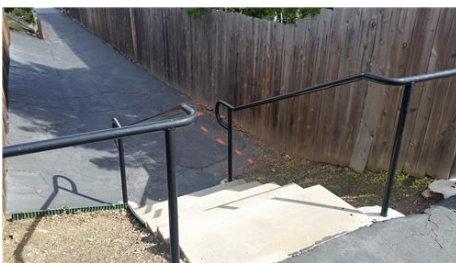
Component Type:	Reserve Component	GL Code:	
Installation Year:	1999	Source:	Inspector
Effective Age:	20	Current Cost:	\$1,190
Useful Life:	20	Inflation Rate:	
Remaining Life:	0	Starting Reserve Balance:	\$895
Quantity / Units:	140 LF	Annual Fully Funding Requirement:	\$60
Cost Per Unit:	\$17.00 / LF	Fully Funded Reserve Balance:	\$1,190
Replacement %:	50.00	Annual Reserve Contribution:	\$59

Pinefield to Oakfield - Wood E. (a) 50% Lot #145



Component Type:	Reserve Component	GL Code:	
Installation Year:	2004	Source:	Inspector
Effective Age:	15	Current Cost:	\$1,445
Useful Life:	15	Inflation Rate:	
Remaining Life:	0	Starting Reserve Balance:	\$1,087
Quantity / Units:	85 LF	Annual Fully Funding Requirement:	\$96
Cost Per Unit:	\$34.00 / LF	Fully Funded Reserve Balance:	\$1,445
Replacement %:	50.00	Annual Reserve Contribution:	\$96

Pinefield to Oakfield - Wood E. (b) 50% Lot #132



Component Type:	Reserve Component	GL Code:	
Installation Year:	2005	Source:	Inspector
Effective Age:	14	Current Cost:	\$1,275
Useful Life:	15	Inflation Rate:	
Remaining Life:	1	Starting Reserve Balance:	\$895
Quantity / Units:	75 LF	Annual Fully Funding Requirement:	\$85
Cost Per Unit:	\$34.00 / LF	Fully Funded Reserve Balance:	\$1,190
Replacement %:	50.00	Annual Reserve Contribution:	\$85

Pinefield to Oakfield - Wood Rails 50% Lot #144



Component Type:	Reserve Component	GL Code:	
Installation Year:	1999	Source:	Inspector
Effective Age:	20	Current Cost:	\$850
Useful Life:	20	Inflation Rate:	
Remaining Life:	0	Starting Reserve Balance:	\$640
Quantity / Units:	100 LF	Annual Fully Funding Requirement:	\$43
Cost Per Unit:	\$17.00 / LF	Fully Funded Reserve Balance:	\$850
Replacement %:	50.00	Annual Reserve Contribution:	\$42

Pinefield to Oakfield - Wood W. 50% Lot #133



Component Type:	Reserve Component	GL Code:	
Installation Year:	2010	Source:	Inspector
Effective Age:	9	Current Cost:	\$1,615
Useful Life:	15	Inflation Rate:	
Remaining Life:	6	Starting Reserve Balance:	\$729
Quantity / Units:	95 LF	Annual Fully Funding Requirement:	\$108
Cost Per Unit:	\$34.00 / LF	Fully Funded Reserve Balance:	\$969
Replacement %:	50.00	Annual Reserve Contribution:	\$107

69 LF replaced in 2010.

Pinefield to Oakfield - Wood W. 50% Lot #144



Component Type:	Reserve Component	GL Code:	
Installation Year:	2014	Source:	Inspector
Effective Age:	5	Current Cost:	\$2,400
Useful Life:	15	Inflation Rate:	
Remaining Life:	10	Starting Reserve Balance:	\$602
Quantity / Units:	1 Total	Annual Fully Funding Requirement:	\$160
Cost Per Unit:	\$2,400.00 / Total	Fully Funded Reserve Balance:	\$800
Replacement %:	100.00	Annual Reserve Contribution:	\$160

Replaced in 2014

Pool Fencing / Gates - Aluminum



Component Type:	Reserve Component	GL Code:	
Installation Year:	1999	Source:	Inspector
Effective Age:	20	Current Cost:	\$8,820
Useful Life:	26	Inflation Rate:	
Remaining Life:	6	Starting Reserve Balance:	\$5,105
Quantity / Units:	196 LF	Annual Fully Funding Requirement:	\$339
Cost Per Unit:	\$45.00 / LF	Fully Funded Reserve Balance:	\$6,785
Replacement %:	100.00	Annual Reserve Contribution:	\$338

Pool Gate & Lock (2011)



Component Type:	Reserve Component	GL Code:	
Installation Year:	2012	Source:	Inspector
Effective Age:	7	Current Cost:	\$1,500
Useful Life:	13	Inflation Rate:	
Remaining Life:	6	Starting Reserve Balance:	\$608
Quantity / Units:	1 EA	Annual Fully Funding Requirement:	\$115
Cost Per Unit:	\$1,500.00 / EA	Fully Funded Reserve Balance:	\$808
Replacement %:	100.00	Annual Reserve Contribution:	\$115

Summerfield Lane End - Block Wall



Component Type:	Maintenance / Operating	GL Code:	
Installation Year:	0	Source:	On File
Effective Age:	0	Current Cost:	\$0
Useful Life:	0	Inflation Rate:	
Remaining Life:	0	Starting Reserve Balance:	\$0
Quantity / Units:	0 Total	Annual Fully Funding Requirement:	\$0
Cost Per Unit:	\$0.00 / Total	Fully Funded Reserve Balance:	\$0
Replacement %:	0.00	Annual Reserve Contribution:	\$0

Summerfield Lane End - RR Ties



Component Type:	Maintenance / Operating	GL Code:	
Installation Year:	0	Source:	On File
Effective Age:	0	Current Cost:	\$0
Useful Life:	0	Inflation Rate:	
Remaining Life:	0	Starting Reserve Balance:	\$0
Quantity / Units:	0 Total	Annual Fully Funding Requirement:	\$0
Cost Per Unit:	\$0.00 / Total	Fully Funded Reserve Balance:	\$0
Replacement %:	0.00	Annual Reserve Contribution:	\$0

Landscaping

Backflow Valve



Component Type:	Reserve Component	GL Code:	
Installation Year:	2007	Source:	Inspector
Effective Age:	12	Current Cost:	\$1,950
Useful Life:	18	Inflation Rate:	
Remaining Life:	6	Starting Reserve Balance:	\$978
Quantity / Units:	1 EA	Annual Fully Funding Requirement:	\$108
Cost Per Unit:	\$1,950.00 / EA	Fully Funded Reserve Balance:	\$1,300
Replacement %:	100.00	Annual Reserve Contribution:	\$108

Park Area Drainage - Contingency



Component Type:	Reserve Component	GL Code:	
Installation Year:	2008	Source:	Inspector
Effective Age:	11	Current Cost:	\$5,300
Useful Life:	15	Inflation Rate:	
Remaining Life:	4	Starting Reserve Balance:	\$2,925
Quantity / Units:	1 Total	Annual Fully Funding Requirement:	\$353
Cost Per Unit:	\$5,300.00 / Total	Fully Funded Reserve Balance:	\$3,887
Replacement %:	100.00	Annual Reserve Contribution:	\$352

Pressure Regulator



Component Type:	Reserve Component	GL Code:	
Installation Year:	2018	Source:	Inspector
Effective Age:	1	Current Cost:	\$1,140
Useful Life:	15	Inflation Rate:	
Remaining Life:	14	Starting Reserve Balance:	\$57
Quantity / Units:	1 EA	Annual Fully Funding Requirement:	\$76
Cost Per Unit:	\$1,140.00 / EA	Fully Funded Reserve Balance:	\$76
Replacement %:	100.00	Annual Reserve Contribution:	\$76

Timer Clock



Component Type:	Reserve Component	GL Code:	
Installation Year:	2011	Source:	Inspector
Effective Age:	8	Current Cost:	\$1,100
Useful Life:	15	Inflation Rate:	
Remaining Life:	7	Starting Reserve Balance:	\$441
Quantity / Units:	1 EA	Annual Fully Funding Requirement:	\$73
Cost Per Unit:	\$1,100.00 / EA	Fully Funded Reserve Balance:	\$587
Replacement %:	100.00	Annual Reserve Contribution:	\$73

Tree Removal / Trimming



Component Type:	Reserve Component	GL Code:	
Installation Year:	2017	Source:	Inspector
Effective Age:	2	Current Cost:	\$4,000
Useful Life:	3	Inflation Rate:	
Remaining Life:	1	Starting Reserve Balance:	\$2,007
Quantity / Units:	1 Total	Annual Fully Funding Requirement:	\$1,333
Cost Per Unit:	\$4,000.00 / Total	Fully Funded Reserve Balance:	\$2,667
Replacement %:	100.00	Annual Reserve Contribution:	\$1,329

Please provide the Tree Maintenance schedule for the HOA.

Lighting

Misc. Ground Fixtures



NO IMAGE
AVAILABLE

Component Type:	Maintenance / Operating	GL Code:	
Installation Year:	0	Source:	Inspector
Effective Age:	0	Current Cost:	\$0
Useful Life:	0	Inflation Rate:	
Remaining Life:	0	Starting Reserve Balance:	\$0
Quantity / Units:	0 Total	Annual Fully Funding Requirement:	\$0
Cost Per Unit:	\$0.00 / Total	Fully Funded Reserve Balance:	\$0
Replacement %:	0.00	Annual Reserve Contribution:	\$0

Pool Lighting



Component Type:	Reserve Component	GL Code:	
Installation Year:	2011	Source:	Inspector
Effective Age:	8	Current Cost:	\$3,100
Useful Life:	20	Inflation Rate:	
Remaining Life:	12	Starting Reserve Balance:	\$933
Quantity / Units:	1 Total	Annual Fully Funding Requirement:	\$155
Cost Per Unit:	\$3,100.00 / Total	Fully Funded Reserve Balance:	\$1,240
Replacement %:	100.00	Annual Reserve Contribution:	\$155

Walkway Post Fixtures



Component Type:	Reserve Component	GL Code:	
Installation Year:	1995	Source:	Inspector
Effective Age:	24	Current Cost:	\$6,600
Useful Life:	30	Inflation Rate:	
Remaining Life:	6	Starting Reserve Balance:	\$3,973
Quantity / Units:	3 EA	Annual Fully Funding Requirement:	\$220
Cost Per Unit:	\$2,200.00 / EA	Fully Funded Reserve Balance:	\$5,280
Replacement %:	100.00	Annual Reserve Contribution:	\$219

Painting

Pool Bldg Exterior & Retaining Wall



Component Type:	Reserve Component	GL Code:	
Installation Year:	2012	Source:	Inspector
Effective Age:	7	Current Cost:	\$1,506
Useful Life:	8	Inflation Rate:	
Remaining Life:	1	Starting Reserve Balance:	\$992
Quantity / Units:	1,772 SF	Annual Fully Funding Requirement:	\$188
Cost Per Unit:	\$0.85 / SF	Fully Funded Reserve Balance:	\$1,318
Replacement %:	100.00	Annual Reserve Contribution:	\$188



Pool Fencing



Component Type:	Maintenance / Operating	GL Code:	
Installation Year:	0	Source:	On File
Effective Age:	0	Current Cost:	\$0
Useful Life:	0	Inflation Rate:	
Remaining Life:	0	Starting Reserve Balance:	\$0
Quantity / Units:	0 Total	Annual Fully Funding Requirement:	\$0
Cost Per Unit:	\$0.00 / Total	Fully Funded Reserve Balance:	\$0
Replacement %:	0.00	Annual Reserve Contribution:	\$0

Wood Surfaces - Pool Area



Component Type:	Reserve Component	GL Code:	
Installation Year:	2016	Source:	Inspector
Effective Age:	3	Current Cost:	\$3,472
Useful Life:	4	Inflation Rate:	
Remaining Life:	1	Starting Reserve Balance:	\$1,960
Quantity / Units:	1,984 SF	Annual Fully Funding Requirement:	\$868
Cost Per Unit:	\$1.75 / SF	Fully Funded Reserve Balance:	\$2,604
Replacement %:	100.00	Annual Reserve Contribution:	\$865

Pool Area

Pool - Building Doors (4)



NO IMAGE
AVAILABLE

Component Type:	Maintenance / Operating	GL Code:	
Installation Year:	0	Source:	On File
Effective Age:	0	Current Cost:	\$0
Useful Life:	0	Inflation Rate:	
Remaining Life:	0	Starting Reserve Balance:	\$0
Quantity / Units:	0 Total	Annual Fully Funding Requirement:	\$0
Cost Per Unit:	\$0.00 / Total	Fully Funded Reserve Balance:	\$0
Replacement %:	0.00	Annual Reserve Contribution:	\$0

Pool - Chlorinator



NO IMAGE
AVAILABLE

Component Type:	Maintenance / Operating	GL Code:	
Installation Year:	0	Source:	On File
Effective Age:	0	Current Cost:	\$0
Useful Life:	0	Inflation Rate:	
Remaining Life:	0	Starting Reserve Balance:	\$0
Quantity / Units:	0 Total	Annual Fully Funding Requirement:	\$0
Cost Per Unit:	\$0.00 / Total	Fully Funded Reserve Balance:	\$0
Replacement %:	0.00	Annual Reserve Contribution:	\$0



Pool - Coping/Tile



Component Type:	Reserve Component	GL Code:	
Installation Year:	2002	Source:	Inspector
Effective Age:	17	Current Cost:	\$10,780
Useful Life:	25	Inflation Rate:	
Remaining Life:	8	Starting Reserve Balance:	\$5,516
Quantity / Units:	196 LF	Annual Fully Funding Requirement:	\$431
Cost Per Unit:	\$55.00 / LF	Fully Funded Reserve Balance:	\$7,330
Replacement %:	100.00	Annual Reserve Contribution:	\$430

Pool - Deck Repairs (15%)



Component Type:	Reserve Component	GL Code:	
Installation Year:	2018	Source:	Inspector
Effective Age:	1	Current Cost:	\$2,000
Useful Life:	10	Inflation Rate:	
Remaining Life:	9	Starting Reserve Balance:	\$150
Quantity / Units:	1 Total	Annual Fully Funding Requirement:	\$200
Cost Per Unit:	\$2,000.00 / Total	Fully Funded Reserve Balance:	\$200
Replacement %:	100.00	Annual Reserve Contribution:	\$199

Pool - Filter



NO IMAGE
AVAILABLE

Component Type:	Reserve Component	GL Code:	
Installation Year:	2011	Source:	Inspector
Effective Age:	8	Current Cost:	\$1,850
Useful Life:	10	Inflation Rate:	
Remaining Life:	2	Starting Reserve Balance:	\$1,114
Quantity / Units:	1 EA	Annual Fully Funding Requirement:	\$185
Cost Per Unit:	\$1,850.00 / EA	Fully Funded Reserve Balance:	\$1,480
Replacement %:	100.00	Annual Reserve Contribution:	\$184

Pool - Furnishings



NO IMAGE
AVAILABLE

Component Type:	Reserve Component	GL Code:	
Installation Year:	2013	Source:	Inspector
Effective Age:	6	Current Cost:	\$5,000
Useful Life:	7	Inflation Rate:	
Remaining Life:	1	Starting Reserve Balance:	\$3,225
Quantity / Units:	1 Total	Annual Fully Funding Requirement:	\$714
Cost Per Unit:	\$5,000.00 / Total	Fully Funded Reserve Balance:	\$4,286
Replacement %:	100.00	Annual Reserve Contribution:	\$712



Pool - Pump/Motor (VSP)



Component Type:	Reserve Component	GL Code:	
Installation Year:	2018	Source:	Inspector
Effective Age:	1	Current Cost:	\$1,600
Useful Life:	6	Inflation Rate:	
Remaining Life:	5	Starting Reserve Balance:	\$201
Quantity / Units:	1 EA	Annual Fully Funding Requirement:	\$267
Cost Per Unit:	\$1,600.00 / EA	Fully Funded Reserve Balance:	\$267
Replacement %:	100.00	Annual Reserve Contribution:	\$266

Pool - Refurbish RR's



Component Type:	Reserve Component	GL Code:	
Installation Year:	2010	Source:	Inspector
Effective Age:	9	Current Cost:	\$3,000
Useful Life:	10	Inflation Rate:	
Remaining Life:	1	Starting Reserve Balance:	\$2,032
Quantity / Units:	2 EA	Annual Fully Funding Requirement:	\$300
Cost Per Unit:	\$1,500.00 / EA	Fully Funded Reserve Balance:	\$2,700
Replacement %:	100.00	Annual Reserve Contribution:	\$299

Pool - Resurface



Component Type:	Reserve Component	GL Code:	
Installation Year:	2008	Source:	Inspector
Effective Age:	11	Current Cost:	\$35,672
Useful Life:	12	Inflation Rate:	
Remaining Life:	1	Starting Reserve Balance:	\$24,606
Quantity / Units:	2,548 SF	Annual Fully Funding Requirement:	\$2,973
Cost Per Unit:	\$14.00 / SF	Fully Funded Reserve Balance:	\$32,699
Replacement %:	100.00	Annual Reserve Contribution:	\$2,964

Pool - Solar



NO IMAGE
AVAILABLE

Component Type:	Reserve Component	GL Code:	
Installation Year:	2014	Source:	Inspector
Effective Age:	5	Current Cost:	\$15,500
Useful Life:	15	Inflation Rate:	
Remaining Life:	10	Starting Reserve Balance:	\$3,888
Quantity / Units:	1 Total	Annual Fully Funding Requirement:	\$1,033
Cost Per Unit:	\$15,500.00 / Total	Fully Funded Reserve Balance:	\$5,167
Replacement %:	100.00	Annual Reserve Contribution:	\$1,030

Pool - Trellis Aluminum



Component Type:	Reserve Component	GL Code:	
Installation Year:	2014	Source:	Inspector
Effective Age:	5	Current Cost:	\$4,400
Useful Life:	20	Inflation Rate:	
Remaining Life:	15	Starting Reserve Balance:	\$828
Quantity / Units:	1 Total	Annual Fully Funding Requirement:	\$220
Cost Per Unit:	\$4,400.00 / Total	Fully Funded Reserve Balance:	\$1,100
Replacement %:	100.00	Annual Reserve Contribution:	\$219

Pool - Trellis Repairs - 25%



Component Type:	Reserve Component	GL Code:	
Installation Year:	2006	Source:	Inspector
Effective Age:	13	Current Cost:	\$14,500
Useful Life:	20	Inflation Rate:	
Remaining Life:	7	Starting Reserve Balance:	\$7,092
Quantity / Units:	1 Total	Annual Fully Funding Requirement:	\$725
Cost Per Unit:	\$14,500.00 / Total	Fully Funded Reserve Balance:	\$9,425
Replacement %:	100.00	Annual Reserve Contribution:	\$723

Pool - Waterproof Exp. Joints



Component Type:	Reserve Component	GL Code:	
Installation Year:	2018	Source:	Inspector
Effective Age:	1	Current Cost:	\$3,000
Useful Life:	6	Inflation Rate:	
Remaining Life:	5	Starting Reserve Balance:	\$376
Quantity / Units:	1 Total	Annual Fully Funding Requirement:	\$500
Cost Per Unit:	\$3,000.00 / Total	Fully Funded Reserve Balance:	\$500
Replacement %:	100.00	Annual Reserve Contribution:	\$498

Surveillance System



NO IMAGE
AVAILABLE

Component Type:	Reserve Component	GL Code:	
Installation Year:	2011	Source:	Board of Directors
Effective Age:	8	Current Cost:	\$2,100
Useful Life:	8	Inflation Rate:	
Remaining Life:	0	Starting Reserve Balance:	\$1,580
Quantity / Units:	1 Total	Annual Fully Funding Requirement:	\$263
Cost Per Unit:	\$2,100.00 / Total	Fully Funded Reserve Balance:	\$2,100
Replacement %:	100.00	Annual Reserve Contribution:	\$262

The BOD is considering the installation of a surveillance system in the pool area.

Roofing

Built-Up Roofing - Pool House

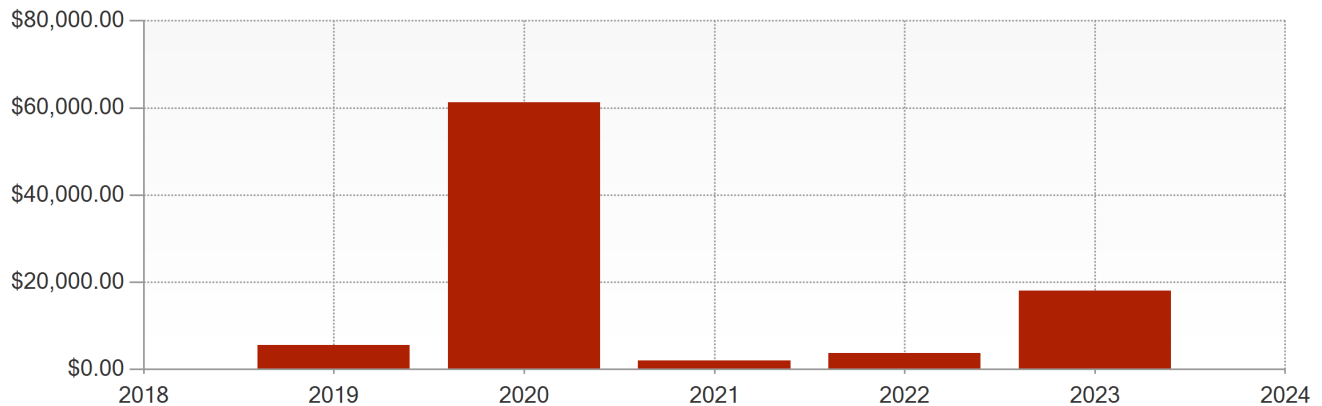


Component Type:	Reserve Component	GL Code:	
Installation Year:	2010	Source:	Inspector
Effective Age:	9	Current Cost:	\$3,400
Useful Life:	15	Inflation Rate:	
Remaining Life:	6	Starting Reserve Balance:	\$1,535
Quantity / Units:	1 Total	Annual Fully Funding Requirement:	\$227
Cost Per Unit:	\$3,400.00 / Total	Fully Funded Reserve Balance:	\$2,040
Replacement %:	100.00	Annual Reserve Contribution:	\$226

Skylights / Vents - Pool House



Component Type:	Reserve Component	GL Code:	
Installation Year:	2018	Source:	Inspector
Effective Age:	1	Current Cost:	\$1,440
Useful Life:	20	Inflation Rate:	
Remaining Life:	19	Starting Reserve Balance:	\$54
Quantity / Units:	2 EA	Annual Fully Funding Requirement:	\$72
Cost Per Unit:	\$720.00 / EA	Fully Funded Reserve Balance:	\$72
Replacement %:	100.00	Annual Reserve Contribution:	\$72



Component	GL Code	Category	Current Replacement Cost	Anticipated Expenditures
2019-2020				
Pinefield Rd End - Wood Rails 50% Lot #160		Fencing, Rails & Walls	\$1,190	\$1,190
Pinefield to Oakfield - Wood E. (a) 50% Lot #145		Fencing, Rails & Walls	\$1,445	\$1,445
Pinefield to Oakfield - Wood Rails 50% Lot #144		Fencing, Rails & Walls	\$850	\$850
Surveillance System		Pool Area	\$2,100	\$2,100
			Total for 2019-2020:	\$5,585
2020-2021				
Cedar to Firbrook - Wood E. Lower 50% Lot #155		Fencing, Rails & Walls	\$1,360	\$1,401
Cedar to Firbrook - Wood W. Upper 50% Lot #104		Fencing, Rails & Walls	\$1,105	\$1,138
Cedar to Firbrook - Wood W. Upper 50% Lot # 103		Fencing, Rails & Walls	\$1,445	\$1,488
Elmfield to Rios - Wood E. Lower 50% Lot #76		Fencing, Rails & Walls	\$935	\$963
Elmfield to Rios - Wood Rails 50% Lot #76		Fencing, Rails & Walls	\$680	\$700
Pinefield to Oakfield - Wood E. (b) 50% Lot #132		Fencing, Rails & Walls	\$1,275	\$1,313
Pool - Furnishings		Pool Area	\$5,000	\$5,150
Pool - Refurbish RR's		Pool Area	\$3,000	\$3,090
Pool - Resurface		Pool Area	\$35,672	\$36,742
Pool Bldg Exterior & Retaining Wall		Painting	\$1,506	\$1,551
Tree Removal / Trimming		Landscaping	\$4,000	\$4,120
Wood Surfaces - Pool Area		Painting	\$3,472	\$3,576
			Total for 2020-2021:	\$61,234
2021-2022				
Pool - Filter		Pool Area	\$1,850	\$1,963
			Total for 2021-2022:	\$1,963
2022-2023				
Elmfield to Rios - Wood W. Lower 50% Lot #75		Fencing, Rails & Walls	\$935	\$1,022
Park Area - Wood NE 50% Lot #92		Fencing, Rails & Walls	\$1,190	\$1,300
Park Area - Wood SW 50% Lot #39		Fencing, Rails & Walls	\$1,309	\$1,430



Summerfield HOA
Poway, CA

Anticipated Expenditures (5 Years)

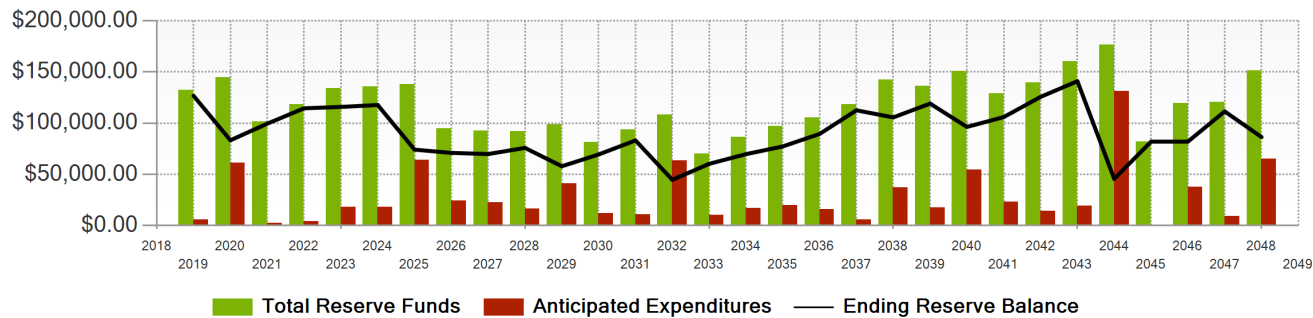
Date Prepared: Apr 25, 2019

Start Date: Jul 1, 2019

Component	GL Code	Category	Current Replacement Cost	Anticipated Expenditures
			Total for 2022-2023:	\$3,752
2023-2024				
Asphalt Reseal & Minor Repairs		Asphalt & Concrete Surfaces	\$5,436	\$6,118
Park Area - Wood SE 50% Lot #91		Fencing, Rails & Walls	\$1,309	\$1,473
Park Area Drainage - Contingency		Landscaping	\$5,300	\$5,965
Tree Removal / Trimming		Landscaping	\$4,000	\$4,502
			Total for 2023-2024:	\$18,059



This plan represents the currently adopted annual reserve contribution of \$16,715 or \$8.05 per unit per Monthly projected over the 30 year duration using an inflation factor of 3% per year, interest rate of 0.5% per year, and assumed rate of annual reserve contribution increases of 3%. Based on the projected starting reserve balance of \$115,000 as of Jul 1, 2019, this plan will meet all anticipated expenditures as they occur. If adopted, this plan should be reviewed annually and adjusted accordingly to ensure all future expenditures will be funded.

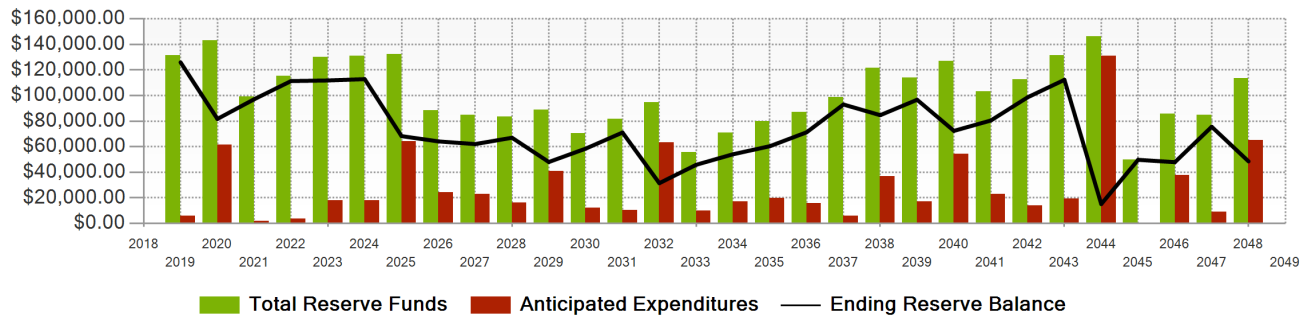


Year	Annual Reserve Contributions	Monthly Reserve Contributions (Avg. Per Unit)	Starting Reserve Balance	Interest Earned	Total Reserve Funds	Anticipated Expenditures	Ending Reserve Balance	Fully Funded Reserve Balance	Percent Funded
2019-2020	\$16,715	\$8.05	\$115,000	\$603	\$132,318	\$5,585	\$126,733	\$168,926	75%
2020-2021	\$17,216	\$8.29	\$126,733	\$524	\$144,473	\$61,234	\$83,239	\$128,710	65%
2021-2022	\$17,733	\$8.54	\$83,239	\$456	\$101,428	\$1,963	\$99,465	\$148,871	67%
2022-2023	\$18,265	\$8.80	\$99,465	\$534	\$118,264	\$3,752	\$114,511	\$168,343	68%
2023-2024	\$18,813	\$9.06	\$114,511	\$574	\$133,899	\$18,059	\$115,840	\$174,229	66%
2024-2025	\$19,377	\$9.33	\$115,840	\$583	\$135,800	\$18,052	\$117,747	\$180,882	65%
2025-2026	\$19,959	\$9.61	\$117,747	\$478	\$138,184	\$64,096	\$74,089	\$140,911	53%
2026-2027	\$20,557	\$9.90	\$74,089	\$362	\$95,008	\$24,106	\$70,902	\$141,548	50%
2027-2028	\$21,174	\$10.20	\$70,902	\$351	\$92,427	\$22,650	\$69,777	\$144,342	48%
2028-2029	\$21,809	\$10.51	\$69,777	\$363	\$91,949	\$16,198	\$75,752	\$154,521	49%
2029-2030	\$22,464	\$10.82	\$75,752	\$333	\$98,548	\$40,721	\$57,828	\$140,423	41%
2030-2031	\$23,137	\$11.15	\$57,828	\$317	\$81,282	\$11,932	\$69,350	\$156,250	44%
2031-2032	\$23,832	\$11.48	\$69,350	\$380	\$93,562	\$10,479	\$83,083	\$174,766	48%
2032-2033	\$24,547	\$11.82	\$83,083	\$318	\$107,947	\$63,358	\$44,589	\$140,110	32%
2033-2034	\$25,283	\$12.18	\$44,589	\$261	\$70,133	\$9,947	\$60,187	\$160,190	38%
2034-2035	\$26,041	\$12.54	\$60,187	\$324	\$86,552	\$16,896	\$69,656	\$174,497	40%
2035-2036	\$26,823	\$12.92	\$69,656	\$366	\$96,845	\$19,610	\$77,235	\$187,247	41%
2036-2037	\$27,627	\$13.31	\$77,235	\$416	\$105,278	\$15,831	\$89,447	\$205,101	44%
2037-2038	\$28,456	\$13.71	\$89,447	\$504	\$118,407	\$5,846	\$112,561	\$234,633	48%
2038-2039	\$29,310	\$14.12	\$112,561	\$544	\$142,414	\$36,797	\$105,617	\$234,052	45%
2039-2040	\$30,189	\$14.54	\$105,617	\$560	\$136,367	\$17,230	\$119,136	\$254,517	47%
2040-2041	\$31,095	\$14.98	\$119,136	\$537	\$150,769	\$54,475	\$96,294	\$238,169	40%
2041-2042	\$32,028	\$15.43	\$96,294	\$504	\$128,825	\$22,897	\$105,928	\$254,819	42%
2042-2043	\$32,988	\$15.89	\$105,928	\$578	\$139,494	\$13,815	\$125,679	\$282,317	45%
2043-2044	\$33,978	\$16.37	\$125,679	\$665	\$160,322	\$19,283	\$141,039	\$306,030	46%
2044-2045	\$34,997	\$16.86	\$141,039	\$465	\$176,502	\$130,966	\$45,536	\$216,474	21%
2045-2046	\$36,047	\$17.36	\$45,536	\$318	\$81,901	\$0	\$81,901	\$260,211	31%
2046-2047	\$37,129	\$17.88	\$81,901	\$408	\$119,438	\$37,540	\$81,899	\$267,711	31%
2047-2048	\$38,243	\$18.42	\$81,899	\$482	\$120,623	\$9,152	\$111,472	\$305,827	36%
2048-2049	\$39,390	\$18.97	\$111,472	\$493	\$151,355	\$65,015	\$86,340	\$288,732	30%



This plan represents the minimum annual reserve contribution of \$15,970 or \$7.69 per unit per Monthly required for the first year of implementation to meet all future anticipated expenditures each year over the next 30 years. There is a minimal contingency for unanticipated emergency expenditures. It takes into account an inflation factor of 3% per year, interest rate of 0.5% per year, and average rate of annual reserve contribution increases of 3%. The threshold amount of \$15,000 is calculated by ensuring the ending reserve balance is equal to or greater than 5% of the current replacement cost over the duration of the plan. The annual reserve contributions may also fluctuate from year to year because the plan only takes into consideration meeting anticipated expenditures rather than gradual and consistent reserve contributions increases over time. Due to this fact, annual allocations may fluctuate widely from year to year. If adopted, the reserve contributions required to meet anticipated expenditures should be reviewed annually and adjusted to meet all future funding requirements.

Threshold: \$15,000



Year	Annual Reserve Contributions	Monthly Reserve Contributions (Avg. Per Unit)	Starting Reserve Balance	Interest Earned	Total Reserve Funds	Anticipated Expenditures	Ending Reserve Balance	Fully Funded Reserve Balance	Percent Funded
2019-2020	\$15,970	\$7.69	\$115,000	\$601	\$131,571	\$5,585	\$125,986	\$168,926	75%
2020-2021	\$16,449	\$7.92	\$125,986	\$518	\$142,953	\$61,234	\$81,719	\$128,710	63%
2021-2022	\$16,943	\$8.16	\$81,719	\$446	\$99,108	\$1,963	\$97,145	\$148,871	65%
2022-2023	\$17,451	\$8.41	\$97,145	\$520	\$115,116	\$3,752	\$111,364	\$168,343	66%
2023-2024	\$17,974	\$8.66	\$111,364	\$557	\$129,895	\$18,059	\$111,836	\$174,229	64%
2024-2025	\$18,514	\$8.92	\$111,836	\$560	\$130,910	\$18,052	\$112,858	\$180,882	62%
2025-2026	\$19,069	\$9.19	\$112,858	\$452	\$132,378	\$64,096	\$68,283	\$140,911	48%
2026-2027	\$19,641	\$9.46	\$68,283	\$330	\$88,254	\$24,106	\$64,149	\$141,548	45%
2027-2028	\$20,230	\$9.74	\$64,149	\$315	\$84,694	\$22,650	\$62,044	\$144,342	43%
2028-2029	\$20,837	\$10.04	\$62,044	\$322	\$83,203	\$16,198	\$67,005	\$154,521	43%
2029-2030	\$21,462	\$10.34	\$67,005	\$287	\$88,754	\$40,721	\$48,034	\$140,423	34%
2030-2031	\$22,106	\$10.65	\$48,034	\$266	\$70,405	\$11,932	\$58,473	\$156,250	37%
2031-2032	\$22,769	\$10.97	\$58,473	\$323	\$81,566	\$10,479	\$71,087	\$174,766	41%
2032-2033	\$23,452	\$11.30	\$71,087	\$256	\$94,795	\$63,358	\$31,436	\$140,110	22%
2033-2034	\$24,156	\$11.64	\$31,436	\$193	\$55,785	\$9,947	\$45,838	\$160,190	29%
2034-2035	\$24,881	\$11.98	\$45,838	\$249	\$70,968	\$16,896	\$54,072	\$174,497	31%
2035-2036	\$25,627	\$12.34	\$54,072	\$285	\$79,985	\$19,610	\$60,375	\$187,247	32%
2036-2037	\$26,396	\$12.71	\$60,375	\$328	\$87,099	\$15,831	\$71,268	\$205,101	35%
2037-2038	\$27,188	\$13.10	\$71,268	\$410	\$98,866	\$5,846	\$93,019	\$234,633	40%
2038-2039	\$28,003	\$13.49	\$93,019	\$443	\$121,466	\$36,797	\$84,669	\$234,052	36%
2039-2040	\$28,844	\$13.89	\$84,669	\$452	\$113,965	\$17,230	\$96,734	\$254,517	38%
2040-2041	\$29,709	\$14.31	\$96,734	\$422	\$126,865	\$54,475	\$72,390	\$238,169	30%
2041-2042	\$30,600	\$14.74	\$72,390	\$381	\$103,371	\$22,897	\$80,474	\$254,819	32%
2042-2043	\$31,518	\$15.18	\$80,474	\$447	\$112,439	\$13,815	\$98,624	\$282,317	35%
2043-2044	\$32,464	\$15.64	\$98,624	\$526	\$131,613	\$19,283	\$112,330	\$306,030	37%
2044-2045	\$33,438	\$16.11	\$112,330	\$318	\$146,086	\$130,966	\$15,120	\$216,474	7%
2045-2046	\$34,441	\$16.59	\$15,120	\$162	\$49,722	\$0	\$49,722	\$260,211	19%
2046-2047	\$35,474	\$17.09	\$49,722	\$243	\$85,439	\$37,540	\$47,900	\$267,711	18%

Inflation Rate: 3.00%

Interest Rate: 0.50%

Average Rate of Annual Reserve Funding Increases: 3.00%



Summerfield HOA
Poway, CA

Threshold Funding Plan

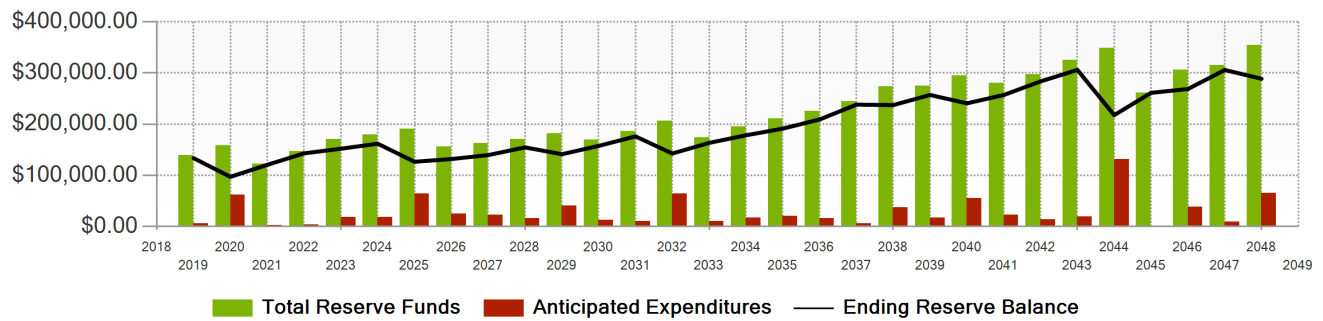
Date Prepared: Apr 25, 2019

Start Date: Jul 1, 2019

Year	Annual Reserve Contributions	Monthly Reserve Contributions (Avg. Per Unit)	Starting Reserve Balance	Interest Earned	Total Reserve Funds	Anticipated Expenditures	Ending Reserve Balance	Fully Funded Reserve Balance	Percent Funded
2047-2048	\$36,538	\$17.60	\$47,900	\$308	\$84,746	\$9,152	\$75,594	\$305,827	25%
2048-2049	\$37,634	\$18.13	\$75,594	\$310	\$113,538	\$65,015	\$48,523	\$288,732	17%



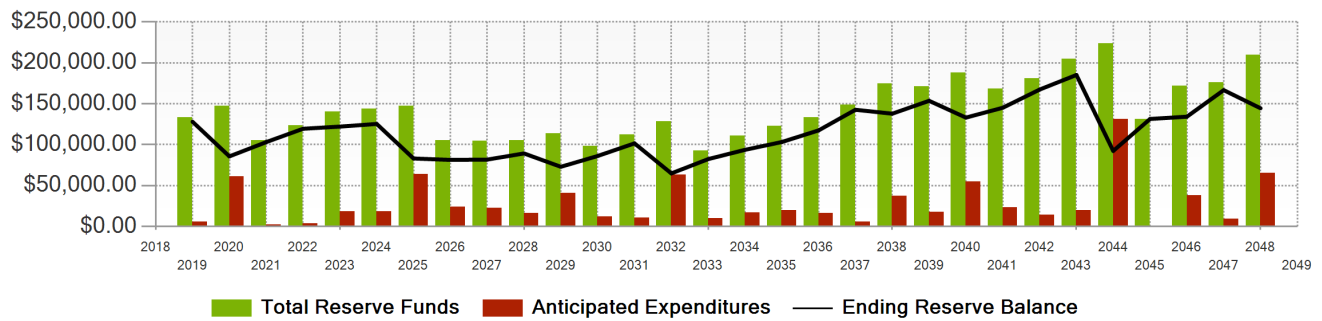
This plan represents the annual reserve contribution of \$23,425 or \$11.28 per unit per Monthly required to fully fund (100%) the reserve balance in 10 years and reduce any funding deficit related to the remaining useful lives of individual components. It takes into account an inflation factor of 3% per year, interest rate of 0.5% per year, and average rate of annual reserve contribution increases of 2.43%. This funding plan is considered ideal, compensating for any past funding deficiencies, and providing the full replacement cost of each component at the end of its projected useful life. After the reserves are fully funded, the percent funding may exceed 100 % and the plan should be reviewed annually and adjusted accordingly to avoid excessive funding.



Year	Annual Reserve Contributions	Monthly Reserve Contributions (Avg. Per Unit)	Starting Reserve Balance	Interest Earned	Total Reserve Funds	Anticipated Expenditures	Ending Reserve Balance	Fully Funded Reserve Balance	Percent Funded
2019-2020	\$23,425	\$11.28	\$115,000	\$620	\$139,045	\$5,585	\$133,460	\$168,926	79%
2020-2021	\$24,128	\$11.62	\$133,460	\$575	\$158,162	\$61,234	\$96,928	\$128,710	75%
2021-2022	\$24,852	\$11.97	\$96,928	\$542	\$122,322	\$1,963	\$120,359	\$148,871	81%
2022-2023	\$25,597	\$12.33	\$120,359	\$656	\$146,612	\$3,752	\$142,860	\$168,343	85%
2023-2024	\$26,365	\$12.70	\$142,860	\$735	\$169,960	\$18,059	\$151,901	\$174,229	87%
2024-2025	\$27,156	\$13.08	\$151,901	\$782	\$179,840	\$18,052	\$161,787	\$180,882	89%
2025-2026	\$27,971	\$13.47	\$161,787	\$719	\$190,477	\$64,096	\$126,381	\$140,911	90%
2026-2027	\$28,810	\$13.88	\$126,381	\$644	\$155,835	\$24,106	\$131,729	\$141,548	93%
2027-2028	\$29,674	\$14.29	\$131,729	\$676	\$162,079	\$22,650	\$139,430	\$144,342	97%
2028-2029	\$30,564	\$14.72	\$139,430	\$733	\$170,727	\$16,198	\$154,529	\$154,521	100%
2029-2030	\$26,625	\$12.83	\$154,529	\$737	\$181,892	\$40,721	\$141,171	\$140,423	101%
2030-2031	\$27,424	\$13.21	\$141,171	\$745	\$169,339	\$11,932	\$157,407	\$156,250	101%
2031-2032	\$28,246	\$13.61	\$157,407	\$831	\$186,485	\$10,479	\$176,006	\$174,766	101%
2032-2033	\$29,094	\$14.01	\$176,006	\$794	\$205,894	\$63,358	\$142,536	\$140,110	102%
2033-2034	\$29,967	\$14.43	\$142,536	\$763	\$173,265	\$9,947	\$163,318	\$160,190	102%
2034-2035	\$30,866	\$14.87	\$163,318	\$852	\$195,035	\$16,896	\$178,139	\$174,497	102%
2035-2036	\$31,792	\$15.31	\$178,139	\$921	\$210,852	\$19,610	\$191,243	\$187,247	102%
2036-2037	\$32,745	\$15.77	\$191,243	\$998	\$224,986	\$15,831	\$209,155	\$205,101	102%
2037-2038	\$33,728	\$16.25	\$209,155	\$1,115	\$243,998	\$5,846	\$238,152	\$234,633	102%
2038-2039	\$34,740	\$16.73	\$238,152	\$1,186	\$274,077	\$36,797	\$237,280	\$234,052	101%
2039-2040	\$35,782	\$17.24	\$237,280	\$1,233	\$274,295	\$17,230	\$257,064	\$254,517	101%
2040-2041	\$36,855	\$17.75	\$257,064	\$1,241	\$295,161	\$54,475	\$240,686	\$238,169	101%
2041-2042	\$37,961	\$18.29	\$240,686	\$1,241	\$279,888	\$22,897	\$256,990	\$254,819	101%
2042-2043	\$39,100	\$18.83	\$256,990	\$1,348	\$297,438	\$13,815	\$283,623	\$282,317	100%
2043-2044	\$40,273	\$19.40	\$283,623	\$1,471	\$325,366	\$19,283	\$306,083	\$306,030	100%
2044-2045	\$41,175	\$19.83	\$306,083	\$1,306	\$348,564	\$130,966	\$217,598	\$216,474	101%
2045-2046	\$42,410	\$20.43	\$217,598	\$1,194	\$261,202	\$0	\$261,202	\$260,211	100%
2046-2047	\$43,683	\$21.04	\$261,202	\$1,321	\$306,206	\$37,540	\$268,666	\$267,711	100%
2047-2048	\$44,993	\$21.67	\$268,666	\$1,433	\$315,092	\$9,152	\$305,941	\$305,827	100%
2048-2049	\$46,343	\$22.32	\$305,941	\$1,483	\$353,767	\$65,015	\$288,751	\$288,732	100%



This plan represents the annual reserve contribution of \$17,859 or \$8.60 per unit per Monthly required to meet the target funding level of 50% in 30 years and reduce any funding deficit related to the remaining useful lives of individual components. It takes into account an inflation factor of 3% per year, interest rate of 0.5% per year, average rate of annual reserve contribution increases of 3%, and \$0 special assessment applied to year 1. This funding plan is a more conservative approach, compensating for any past funding deficiencies, and providing the full replacement cost of each component at the end of its projected useful life. If adopted, this plan should be reviewed annually and adjusted accordingly to ensure all funding goals and expectations are being met.



Year	Annual Reserve Contributions	Monthly Reserve Contributions (Avg. Per Unit)	Starting Reserve Balance	Interest Earned	Total Reserve Funds	Anticipated Expenditures	Ending Reserve Balance	Fully Funded Reserve Balance	Percent Funded
2019-2020	\$17,859	\$8.60	\$115,000	\$606	\$133,465	\$5,585	\$127,880	\$168,926	76%
2020-2021	\$18,395	\$8.86	\$127,880	\$532	\$146,807	\$61,234	\$85,573	\$128,710	66%
2021-2022	\$18,947	\$9.13	\$85,573	\$470	\$104,990	\$1,963	\$103,027	\$148,871	69%
2022-2023	\$19,515	\$9.40	\$103,027	\$555	\$123,097	\$3,752	\$119,344	\$168,343	71%
2023-2024	\$20,100	\$9.68	\$119,344	\$602	\$140,047	\$18,059	\$121,988	\$174,229	70%
2024-2025	\$20,703	\$9.97	\$121,988	\$617	\$143,308	\$18,052	\$125,256	\$180,882	69%
2025-2026	\$21,325	\$10.27	\$125,256	\$519	\$147,100	\$64,096	\$83,004	\$140,911	59%
2026-2027	\$21,964	\$10.58	\$83,004	\$410	\$105,378	\$24,106	\$81,273	\$141,548	57%
2027-2028	\$22,623	\$10.90	\$81,273	\$406	\$104,302	\$22,650	\$81,652	\$144,342	57%
2028-2029	\$23,302	\$11.22	\$81,652	\$426	\$105,380	\$16,198	\$89,183	\$154,521	58%
2029-2030	\$24,001	\$11.56	\$89,183	\$404	\$113,588	\$40,721	\$72,867	\$140,423	52%
2030-2031	\$24,721	\$11.91	\$72,867	\$396	\$97,984	\$11,932	\$86,052	\$156,250	55%
2031-2032	\$25,463	\$12.27	\$86,052	\$468	\$111,983	\$10,479	\$101,503	\$174,766	58%
2032-2033	\$26,227	\$12.63	\$101,503	\$415	\$128,145	\$63,358	\$64,786	\$140,110	46%
2033-2034	\$27,013	\$13.01	\$64,786	\$367	\$92,166	\$9,947	\$82,219	\$160,190	51%
2034-2035	\$27,824	\$13.40	\$82,219	\$438	\$110,481	\$16,896	\$93,585	\$174,497	54%
2035-2036	\$28,658	\$13.80	\$93,585	\$491	\$122,734	\$19,610	\$103,125	\$187,247	55%
2036-2037	\$29,518	\$14.22	\$103,125	\$550	\$133,193	\$15,831	\$117,362	\$205,101	57%
2037-2038	\$30,404	\$14.65	\$117,362	\$648	\$148,413	\$5,846	\$142,567	\$234,633	61%
2038-2039	\$31,316	\$15.08	\$142,567	\$699	\$174,582	\$36,797	\$137,785	\$234,052	59%
2039-2040	\$32,255	\$15.54	\$137,785	\$726	\$170,767	\$17,230	\$153,537	\$254,517	60%
2040-2041	\$33,223	\$16.00	\$153,537	\$715	\$187,474	\$54,475	\$132,999	\$238,169	56%
2041-2042	\$34,220	\$16.48	\$132,999	\$693	\$167,912	\$22,897	\$145,015	\$254,819	57%
2042-2043	\$35,246	\$16.98	\$145,015	\$779	\$181,040	\$13,815	\$167,224	\$282,317	59%
2043-2044	\$36,304	\$17.49	\$167,224	\$879	\$204,407	\$19,283	\$185,124	\$306,030	60%
2044-2045	\$37,393	\$18.01	\$185,124	\$692	\$223,208	\$130,966	\$92,242	\$216,474	43%
2045-2046	\$38,515	\$18.55	\$92,242	\$557	\$131,314	\$0	\$131,314	\$260,211	50%
2046-2047	\$39,670	\$19.11	\$131,314	\$662	\$171,646	\$37,540	\$134,106	\$267,711	50%
2047-2048	\$40,860	\$19.68	\$134,106	\$750	\$175,716	\$9,152	\$166,564	\$305,827	54%
2048-2049	\$42,086	\$20.27	\$166,564	\$775	\$209,426	\$65,015	\$144,410	\$288,732	50%

Inflation Rate: 3.00%

Interest Rate: 0.50%

Average Rate of Annual Reserve Funding Increases: 3.00%

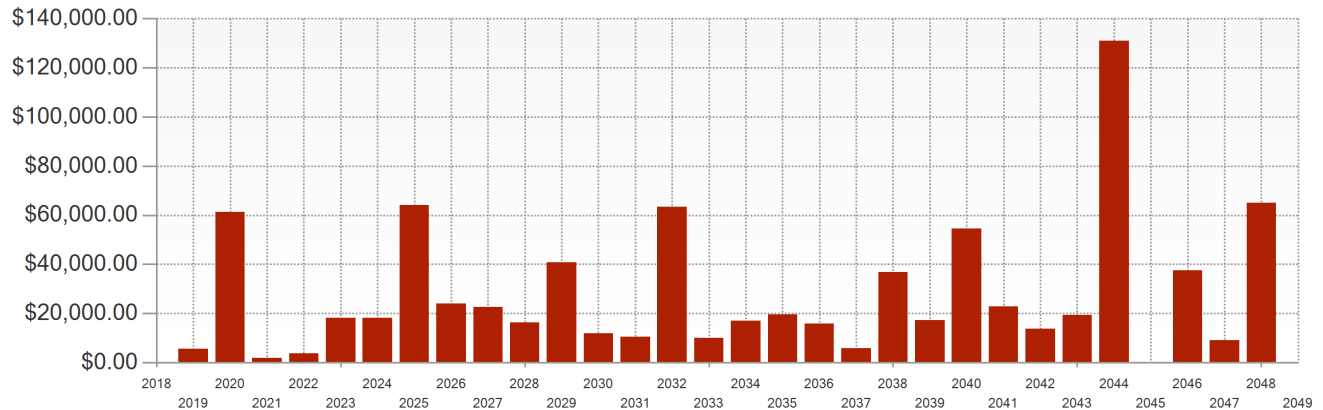


Component	UL	RUL	Effective Age	Current Replacement Cost	Starting Reserve Balance	Percent Funded: 75%		
						Annual Fully Funding Reqmt.	Fully Funded Reserve Balance	Annual Reserve Contrib.
						F	G	H
A	B	C	D	E	F	G	H	
ASPHALT & CONCRETE SURFACES								
Asphalt Reseal & Minor Repairs	5	4	1	\$5,436	\$818	\$1,087	\$1,087	\$1,084
Cedar to Firbrook - Patch/Replace	30	21	9	\$3,854	\$870	\$128	\$1,156	\$128
Concrete Repairs - Contingency	15	5	10	\$7,500	\$3,762	\$500	\$5,000	\$498
Elmfield to Rios - Patch/Replace	30	21	9	\$3,520	\$795	\$117	\$1,056	\$117
Pinefield to Oakfield - Patch/Replace (A)	30	21	9	\$3,988	\$900	\$133	\$1,196	\$133
Pinefield to Oakfield - Patch/Replace (B)	30	29	1	\$5,000	\$125	\$167	\$167	\$166
Pool Parking - Patch/Replace (A)	30	10	20	\$8,400	\$4,214	\$280	\$5,600	\$279
Pool Parking - Patch/Replace (B)	30	29	1	\$941	\$24	\$31	\$31	\$31
Summerfield Lane End - Patch/Replace	30	21	9	\$960	\$217	\$32	\$288	\$32
			Total	\$39,599	\$11,725	\$2,476	\$15,582	\$2,468
FENCING, RAILS & WALLS								
Cedar to Firbrook - Wood E. Lower 50% Lot #156	15	6	9	\$1,445	\$652	\$96	\$867	\$96
Cedar to Firbrook - Wood E. Lower 50% Lot #155	15	1	14	\$1,360	\$955	\$91	\$1,269	\$90
Cedar to Firbrook - Wood Rails 50% Lot #155	20	11	9	\$1,020	\$345	\$51	\$459	\$51
Cedar to Firbrook - Wood W. Upper 50% Lot #104	15	1	14	\$1,105	\$776	\$74	\$1,031	\$73
Cedar to Firbrook - Wood W. Upper 50% Lot # 103	15	1	14	\$1,445	\$1,015	\$96	\$1,349	\$96
Elmfield Lane End - Wood 50% Lot #109	15	6	9	\$2,125	\$959	\$142	\$1,275	\$141
Elmfield to Rios - Vinyl W. Upper 50% Lot #35	25	23	2	\$2,400	\$144	\$96	\$192	\$96
Elmfield to Rios - Wood E. Lower 50% Lot #76	15	1	14	\$935	\$657	\$62	\$873	\$62
Elmfield to Rios - Wood E. Upper 50% Lot #36	15	6	9	\$1,224	\$553	\$82	\$734	\$81
Elmfield to Rios - Wood Rails 50% Lot #76	20	1	19	\$680	\$486	\$34	\$646	\$34
Elmfield to Rios - Wood W. Lower 50% Lot #75	15	3	12	\$935	\$563	\$62	\$748	\$62
Park Area - Wood NE 50% Lot #92	15	3	12	\$1,190	\$716	\$79	\$952	\$79
Park Area - Wood NW 50% Lot #48	15	12	3	\$2,400	\$361	\$160	\$480	\$160
Park Area - Wood SE 50% Lot #91	15	4	11	\$1,309	\$722	\$87	\$960	\$87
Park Area - Wood SW 50% Lot #39	15	3	12	\$1,309	\$788	\$87	\$1,047	\$87
Perim. / Pool - Block Wall Repairs - 10% Contingency	50	6	44	\$25,000	\$16,555	\$500	\$22,000	\$498
Pinefield Rd End - Wood Rails 50% Lot #160	20	0	20	\$1,190	\$895	\$60	\$1,190	\$59
Pinefield to Oakfield - Wood E. (a) 50% Lot #145	15	0	15	\$1,445	\$1,087	\$96	\$1,445	\$96
Pinefield to Oakfield - Wood E. (b) 50% Lot #132	15	1	14	\$1,275	\$895	\$85	\$1,190	\$85
Pinefield to Oakfield - Wood Rails 50% Lot #144	20	0	20	\$850	\$640	\$43	\$850	\$42
Pinefield to Oakfield - Wood W. 50% Lot #133	15	6	9	\$1,615	\$729	\$108	\$969	\$107
Pinefield to Oakfield - Wood W. 50% Lot #144	15	10	5	\$2,400	\$602	\$160	\$800	\$160
Pool Fencing / Gates - Aluminum	26	6	20	\$8,820	\$5,105	\$339	\$6,785	\$338
Pool Gate & Lock (2011)	13	6	7	\$1,500	\$608	\$115	\$808	\$115
			Total	\$64,977	\$36,811	\$2,805	\$48,919	\$2,797
LANDSCAPING								
Backflow Valve	18	6	12	\$1,950	\$978	\$108	\$1,300	\$108
Park Area Drainage - Contingency	15	4	11	\$5,300	\$2,925	\$353	\$3,887	\$352
Pressure Regulator	15	14	1	\$1,140	\$57	\$76	\$76	\$76
Timer Clock	15	7	8	\$1,100	\$441	\$73	\$587	\$73
Tree Removal / Trimming	3	1	2	\$4,000	\$2,007	\$1,333	\$2,667	\$1,329
			Total	\$13,490	\$6,408	\$1,944	\$8,516	\$1,938
LIGHTING								
Pool Lighting	20	12	8	\$3,100	\$933	\$155	\$1,240	\$155
Walkway Post Fixtures	30	6	24	\$6,600	\$3,973	\$220	\$5,280	\$219
			Total	\$9,700	\$4,906	\$375	\$6,520	\$374
PAINTING								



Component	UL	RUL	Effective Age	Current Replacement Cost	Starting Reserve Balance	Annual Fully Funding Reqmt.	Fully Funded Reserve Balance	Annual Reserve Contrib.
	A	B	C	D	E	F	G	H
Pool Bldg Exterior & Retaining Wall	8	1	7	\$1,506	\$992	\$188	\$1,318	\$188
Wood Surfaces - Pool Area	4	1	3	\$3,472	\$1,960	\$868	\$2,604	\$865
			Total	\$4,978	\$2,951	\$1,056	\$3,922	\$1,053
POOL AREA								
Pool - Coping/Tile	25	8	17	\$10,780	\$5,516	\$431	\$7,330	\$430
Pool - Deck Repairs (15%)	10	9	1	\$2,000	\$150	\$200	\$200	\$199
Pool - Filter	10	2	8	\$1,850	\$1,114	\$185	\$1,480	\$184
Pool - Furnishings	7	1	6	\$5,000	\$3,225	\$714	\$4,286	\$712
Pool - Pump/Motor (VSP)	6	5	1	\$1,600	\$201	\$267	\$267	\$266
Pool - Refurbish RR's	10	1	9	\$3,000	\$2,032	\$300	\$2,700	\$299
Pool - Resurface	12	1	11	\$35,672	\$24,606	\$2,973	\$32,699	\$2,964
Pool - Solar	15	10	5	\$15,500	\$3,888	\$1,033	\$5,167	\$1,030
Pool - Trellis Aluminum	20	15	5	\$4,400	\$828	\$220	\$1,100	\$219
Pool - Trellis Repairs - 25%	20	7	13	\$14,500	\$7,092	\$725	\$9,425	\$723
Pool - Waterproof Exp. Joints	6	5	1	\$3,000	\$376	\$500	\$500	\$498
Surveillance System	8	0	8	\$2,100	\$1,580	\$263	\$2,100	\$262
			Total	\$99,402	\$50,608	\$7,811	\$67,254	\$7,787
ROOFING								
Built-Up Roofing - Pool House	15	6	9	\$3,400	\$1,535	\$227	\$2,040	\$226
Skylights / Vents - Pool House	20	19	1	\$1,440	\$54	\$72	\$72	\$72
			Total	\$4,840	\$1,589	\$299	\$2,112	\$298
			Totals	\$236,986	\$115,000	\$16,766	\$152,824	\$16,715

Percent Funded Calculations: Effective Age (Column C): (A) - (B) = (C). Starting Reserve Balance (Column E): G (Individual) / G (Total) * E (Total) = E (Individual). Annual Fully Funding Requirement (Column F): (D) / (A) = (F). Fully Funded Reserve Balance (Column G): (C) * (F) = (G)



Component	GL Code	Category	Current Replacement Cost	Anticipated Expenditures
2019-2020				
Pinefield Rd End - Wood Rails 50% Lot #160		Fencing, Rails & Walls	\$1,190	\$1,190
Pinefield to Oakfield - Wood E. (a) 50% Lot #145		Fencing, Rails & Walls	\$1,445	\$1,445
Pinefield to Oakfield - Wood Rails 50% Lot #144		Fencing, Rails & Walls	\$850	\$850
Surveillance System		Pool Area	\$2,100	\$2,100
			Total for 2019-2020:	\$5,585
2020-2021				
Cedar to Firbrook - Wood E. Lower 50% Lot #155		Fencing, Rails & Walls	\$1,360	\$1,401
Cedar to Firbrook - Wood W. Upper 50% Lot #104		Fencing, Rails & Walls	\$1,105	\$1,138
Cedar to Firbrook - Wood W. Upper 50% Lot # 103		Fencing, Rails & Walls	\$1,445	\$1,488
Elmfield to Rios - Wood E. Lower 50% Lot #76		Fencing, Rails & Walls	\$935	\$963
Elmfield to Rios - Wood Rails 50% Lot #76		Fencing, Rails & Walls	\$680	\$700
Pinefield to Oakfield - Wood E. (b) 50% Lot #132		Fencing, Rails & Walls	\$1,275	\$1,313
Pool - Furnishings		Pool Area	\$5,000	\$5,150
Pool - Refurbish RR's		Pool Area	\$3,000	\$3,090
Pool - Resurface		Pool Area	\$35,672	\$36,742
Pool Bldg Exterior & Retaining Wall		Painting	\$1,506	\$1,551
Tree Removal / Trimming		Landscaping	\$4,000	\$4,120
Wood Surfaces - Pool Area		Painting	\$3,472	\$3,576
			Total for 2020-2021:	\$61,234
2021-2022				
Pool - Filter		Pool Area	\$1,850	\$1,963
			Total for 2021-2022:	\$1,963
2022-2023				
Elmfield to Rios - Wood W. Lower 50% Lot #75		Fencing, Rails & Walls	\$935	\$1,022
Park Area - Wood NE 50% Lot #92		Fencing, Rails & Walls	\$1,190	\$1,300
Park Area - Wood SW 50% Lot #39		Fencing, Rails & Walls	\$1,309	\$1,430

Anticipated Expenditures (30 Years)



Summerfield HOA
Poway, CA

Date Prepared: Apr 25, 2019

Start Date: Jul 1, 2019

Component	GL Code	Category	Current Replacement Cost	Anticipated Expenditures
			Total for 2022-2023:	\$3,752
2023-2024				
Asphalt Reseal & Minor Repairs		Asphalt & Concrete Surfaces	\$5,436	\$6,118
Park Area - Wood SE 50% Lot #91		Fencing, Rails & Walls	\$1,309	\$1,473
Park Area Drainage - Contingency		Landscaping	\$5,300	\$5,965
Tree Removal / Trimming		Landscaping	\$4,000	\$4,502
			Total for 2023-2024:	\$18,059
2024-2025				
Concrete Repairs - Contingency		Asphalt & Concrete Surfaces	\$7,500	\$8,695
Pool - Pump/Motor (VSP)		Pool Area	\$1,600	\$1,855
Pool - Waterproof Exp. Joints		Pool Area	\$3,000	\$3,478
Wood Surfaces - Pool Area		Painting	\$3,472	\$4,025
			Total for 2024-2025:	\$18,052
2025-2026				
Backflow Valve		Landscaping	\$1,950	\$2,328
Built-Up Roofing - Pool House		Roofing	\$3,400	\$4,060
Cedar to Firbrook - Wood E. Lower 50% Lot #156		Fencing, Rails & Walls	\$1,445	\$1,725
Elmfield Lane End - Wood 50% Lot #109		Fencing, Rails & Walls	\$2,125	\$2,537
Elmfield to Rios - Wood E. Upper 50% Lot #36		Fencing, Rails & Walls	\$1,224	\$1,462
Perim. / Pool - Block Wall Repairs - 10% Contingency		Fencing, Rails & Walls	\$25,000	\$29,851
Pinefield to Oakfield - Wood W. 50% Lot #133		Fencing, Rails & Walls	\$1,615	\$1,928
Pool Fencing / Gates - Aluminum		Fencing, Rails & Walls	\$8,820	\$10,532
Pool Gate & Lock (2011)		Fencing, Rails & Walls	\$1,500	\$1,791
Walkway Post Fixtures		Lighting	\$6,600	\$7,881
			Total for 2025-2026:	\$64,096
2026-2027				
Pool - Trellis Repairs - 25%		Pool Area	\$14,500	\$17,833
Timer Clock		Landscaping	\$1,100	\$1,353
Tree Removal / Trimming		Landscaping	\$4,000	\$4,919
			Total for 2026-2027:	\$24,106
2027-2028				
Pool - Coping/Tile		Pool Area	\$10,780	\$13,656
Pool - Furnishings		Pool Area	\$5,000	\$6,334
Surveillance System		Pool Area	\$2,100	\$2,660
			Total for 2027-2028:	\$22,650
2028-2029				
Asphalt Reseal & Minor Repairs		Asphalt & Concrete Surfaces	\$5,436	\$7,093
Pool - Deck Repairs (15%)		Pool Area	\$2,000	\$2,610
Pool Bldg Exterior & Retaining Wall		Painting	\$1,506	\$1,965
Wood Surfaces - Pool Area		Painting	\$3,472	\$4,530
			Total for 2028-2029:	\$16,198
2029-2030				
Pinefield to Oakfield - Wood W. 50% Lot #144		Fencing, Rails & Walls	\$2,400	\$3,225
Pool - Solar		Pool Area	\$15,500	\$20,831

Anticipated Expenditures (30 Years)



Summerfield HOA
Poway, CA

Date Prepared: Apr 25, 2019

Start Date: Jul 1, 2019

Component	GL Code	Category	Current Replacement Cost	Anticipated Expenditures
Pool Parking - Patch/Replace (A)		Asphalt & Concrete Surfaces	\$8,400	\$11,289
Tree Removal / Trimming		Landscaping	\$4,000	\$5,376
			Total for 2029-2030:	\$40,721
2030-2031				
Cedar to Firbrook - Wood Rails 50% Lot #155		Fencing, Rails & Walls	\$1,020	\$1,412
Pool - Pump/Motor (VSP)		Pool Area	\$1,600	\$2,215
Pool - Refurbish RR's		Pool Area	\$3,000	\$4,153
Pool - Waterproof Exp. Joints		Pool Area	\$3,000	\$4,153
			Total for 2030-2031:	\$11,932
2031-2032				
Park Area - Wood NW 50% Lot #48		Fencing, Rails & Walls	\$2,400	\$3,422
Pool - Filter		Pool Area	\$1,850	\$2,638
Pool Lighting		Lighting	\$3,100	\$4,420
			Total for 2031-2032:	\$10,479
2032-2033				
Pool - Resurface		Pool Area	\$35,672	\$52,386
Tree Removal / Trimming		Landscaping	\$4,000	\$5,874
Wood Surfaces - Pool Area		Painting	\$3,472	\$5,099
			Total for 2032-2033:	\$63,358
2033-2034				
Asphalt Reseal & Minor Repairs		Asphalt & Concrete Surfaces	\$5,436	\$8,222
Pressure Regulator		Landscaping	\$1,140	\$1,724
			Total for 2033-2034:	\$9,947
2034-2035				
Pinefield to Oakfield - Wood E. (a) 50% Lot #145		Fencing, Rails & Walls	\$1,445	\$2,251
Pool - Furnishings		Pool Area	\$5,000	\$7,790
Pool - Trellis Aluminum		Pool Area	\$4,400	\$6,855
			Total for 2034-2035:	\$16,896
2035-2036				
Cedar to Firbrook - Wood E. Lower 50% Lot #155		Fencing, Rails & Walls	\$1,360	\$2,182
Cedar to Firbrook - Wood W. Upper 50% Lot #104		Fencing, Rails & Walls	\$1,105	\$1,773
Cedar to Firbrook - Wood W. Upper 50% Lot # 103		Fencing, Rails & Walls	\$1,445	\$2,319
Elmfield to Rios - Wood E. Lower 50% Lot #76		Fencing, Rails & Walls	\$935	\$1,500
Pinefield to Oakfield - Wood E. (b) 50% Lot #132		Fencing, Rails & Walls	\$1,275	\$2,046
Surveillance System		Pool Area	\$2,100	\$3,370
Tree Removal / Trimming		Landscaping	\$4,000	\$6,419
			Total for 2035-2036:	\$19,610
2036-2037				
Pool - Pump/Motor (VSP)		Pool Area	\$1,600	\$2,645
Pool - Waterproof Exp. Joints		Pool Area	\$3,000	\$4,959
Pool Bldg Exterior & Retaining Wall		Painting	\$1,506	\$2,490
Wood Surfaces - Pool Area		Painting	\$3,472	\$5,739
			Total for 2036-2037:	\$15,831
2037-2038				

Anticipated Expenditures (30 Years)



Summerfield HOA
Poway, CA

Date Prepared: Apr 25, 2019

Start Date: Jul 1, 2019

Component	GL Code	Category	Current Replacement Cost	Anticipated Expenditures
Elmfield to Rios - Wood W. Lower 50% Lot #75		Fencing, Rails & Walls	\$935	\$1,592
Park Area - Wood NE 50% Lot #92		Fencing, Rails & Walls	\$1,190	\$2,026
Park Area - Wood SW 50% Lot #39		Fencing, Rails & Walls	\$1,309	\$2,228
			Total for 2037-2038:	\$5,846
2038-2039				
Asphalt Reseal & Minor Repairs		Asphalt & Concrete Surfaces	\$5,436	\$9,532
Park Area - Wood SE 50% Lot #91		Fencing, Rails & Walls	\$1,309	\$2,295
Park Area Drainage - Contingency		Landscaping	\$5,300	\$9,294
Pool - Deck Repairs (15%)		Pool Area	\$2,000	\$3,507
Pool Gate & Lock (2011)		Fencing, Rails & Walls	\$1,500	\$2,630
Skylights / Vents - Pool House		Roofing	\$1,440	\$2,525
Tree Removal / Trimming		Landscaping	\$4,000	\$7,014
			Total for 2038-2039:	\$36,797
2039-2040				
Concrete Repairs - Contingency		Asphalt & Concrete Surfaces	\$7,500	\$13,546
Pinefield Rd End - Wood Rails 50% Lot #160		Fencing, Rails & Walls	\$1,190	\$2,149
Pinefield to Oakfield - Wood Rails 50% Lot #144		Fencing, Rails & Walls	\$850	\$1,535
			Total for 2039-2040:	\$17,230
2040-2041				
Built-Up Roofing - Pool House		Roofing	\$3,400	\$6,325
Cedar to Firbrook - Patch/Replace		Asphalt & Concrete Surfaces	\$3,854	\$7,170
Cedar to Firbrook - Wood E. Lower 50% Lot #156		Fencing, Rails & Walls	\$1,445	\$2,688
Elmfield Lane End - Wood 50% Lot #109		Fencing, Rails & Walls	\$2,125	\$3,953
Elmfield to Rios - Patch/Replace		Asphalt & Concrete Surfaces	\$3,520	\$6,548
Elmfield to Rios - Wood E. Upper 50% Lot #36		Fencing, Rails & Walls	\$1,224	\$2,277
Elmfield to Rios - Wood Rails 50% Lot #76		Fencing, Rails & Walls	\$680	\$1,265
Pinefield to Oakfield - Patch/Replace (A)		Asphalt & Concrete Surfaces	\$3,988	\$7,419
Pinefield to Oakfield - Wood W. 50% Lot #133		Fencing, Rails & Walls	\$1,615	\$3,004
Pool - Refurbish RR's		Pool Area	\$3,000	\$5,581
Summerfield Lane End - Patch/Replace		Asphalt & Concrete Surfaces	\$960	\$1,786
Wood Surfaces - Pool Area		Painting	\$3,472	\$6,459
			Total for 2040-2041:	\$54,475
2041-2042				
Pool - Filter		Pool Area	\$1,850	\$3,545
Pool - Furnishings		Pool Area	\$5,000	\$9,581
Timer Clock		Landscaping	\$1,100	\$2,108
Tree Removal / Trimming		Landscaping	\$4,000	\$7,664
			Total for 2041-2042:	\$22,897
2042-2043				
Elmfield to Rios - Vinyl W.		Fencing, Rails & Walls	\$2,400	\$4,737



Component	GL Code	Category	Current Replacement Cost	Anticipated Expenditures
Upper 50% Lot #35				
Pool - Pump/Motor (VSP)		Pool Area	\$1,600	\$3,158
Pool - Waterproof Exp. Joints		Pool Area	\$3,000	\$5,921
			Total for 2042-2043:	\$13,815
2043-2044				
Asphalt Reseal & Minor Repairs		Asphalt & Concrete Surfaces	\$5,436	\$11,050
Backflow Valve		Landscaping	\$1,950	\$3,964
Surveillance System		Pool Area	\$2,100	\$4,269
			Total for 2043-2044:	\$19,283
2044-2045				
Pinefield to Oakfield - Wood W. 50% Lot #144		Fencing, Rails & Walls	\$2,400	\$5,025
Pool - Resurface		Pool Area	\$35,672	\$74,689
Pool - Solar		Pool Area	\$15,500	\$32,454
Pool Bldg Exterior & Retaining Wall		Painting	\$1,506	\$3,154
Tree Removal / Trimming		Landscaping	\$4,000	\$8,375
Wood Surfaces - Pool Area		Painting	\$3,472	\$7,270
			Total for 2044-2045:	\$130,966
2045				
			Total for 2045:	\$0
2046-2047				
Park Area - Wood NW 50% Lot #48		Fencing, Rails & Walls	\$2,400	\$5,331
Pool - Trellis Repairs - 25%		Pool Area	\$14,500	\$32,209
			Total for 2046-2047:	\$37,540
2047-2048				
Tree Removal / Trimming		Landscaping	\$4,000	\$9,152
			Total for 2047-2048:	\$9,152
2048-2049				
Asphalt Reseal & Minor Repairs		Asphalt & Concrete Surfaces	\$5,436	\$12,810
Pinefield to Oakfield - Patch/Replace (B)		Asphalt & Concrete Surfaces	\$5,000	\$11,783
Pool - Deck Repairs (15%)		Pool Area	\$2,000	\$4,713
Pool - Furnishings		Pool Area	\$5,000	\$11,783
Pool - Pump/Motor (VSP)		Pool Area	\$1,600	\$3,771
Pool - Waterproof Exp. Joints		Pool Area	\$3,000	\$7,070
Pool Parking - Patch/Replace (B)		Asphalt & Concrete Surfaces	\$941	\$2,218
Pressure Regulator		Landscaping	\$1,140	\$2,686
Wood Surfaces - Pool Area		Painting	\$3,472	\$8,182
			Total for 2048-2049:	\$65,015