



Quail Run Homeowners' Association

435 Covey Lane
Eugene, Oregon
August 30, 2019
Revision 1

Prepared by:
D.L. "Dan" Huntley, RS
Tamarra "Tammy" Axton, PRA
Ray Axton, PRA

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Reserve Study Professionals credentialed by
Community Association Institute (RS) and
Association of Professional Reserve Analysts (PRA)

QUAIL RUN HOMEOWNERS' ASSOCIATION

Executive Summary

Fiscal Year of Report

January 1, 2020 to December 31, 2020

Number of Lots 107

Parameters

Beginning Balance \$359,724.77

Fiscal Year Projected Average Interest Rate 1.004%

Fiscal Year 2020 Required Contribution \$60,669.00

Average Monthly Reserve Assessment Required Per Lot \$47.25

Annual Increase To Required Contribution 2.38%

Prior Year's Actual Contribution \$57,780.00

Fiscal Year Inflation Rate 1.79%

Lowest Threshold Balance Over 30 Years \$283,749.00

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**16869 SW 65th Avenue, Suite 366
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800-301-3411**



Attached herewith is the Reserve Study (physical and financial analysis) for the Association. **Interest from reserve savings accounts must stay in the reserve account(s) and not be used as an offset against annual assessments.**

You are encouraged to thoroughly review this document and its individual reports for conformity to the description of responsibility for the Association's Common Areas and Commonly Maintained Property as those terms are defined in your Declaration of Covenants, Conditions and Restrictions. In addition, please pay close attention to the reserve bank balance estimated to be on hand by your staff. **Any discrepancy in the figure or interest rate can have a significant effect on the Reserve Study and the outcome of the assumptions shown.**

The intention of the Reserve Study is to forecast, as they wear out in future years, the Association's ability to repair, replace, restore or maintain major components with a life expectancy of over one year and an estimated cost of over one thousand dollars. The reports will provide the Association's Board of Directors (Board) the information necessary to make the reserve projection disclosures required by existing statutes, lender's requirements, or the governing documents.

The cost outlined in the Reserve Study is subjective in some areas, therefore we may use costs submitted by the Management or the Board and are for budgetary and planning purposes only. Actual bid costs would depend upon the defined scope of work at the time the repair, replacement or restoration is done, and on actual price levels prevailing at the time the future repair, replacement, or restoration must be done.

The estimates on future repair, replacement and restoration in the Reserve Study will be good faith estimates and projections, based upon the estimated future inflation rate and interest (yield) on the monies set aside which may or may not prove accurate. Consultant submits that the probability that it may project in its Reserve Study, or that the Board could project in its disclosures, future costs or actual future remaining useful lives of components having useful lives extended beyond one year with precision is the functional equivalent of winning the lottery (while it may happen in rare instances by chance, one may not reasonably expect it to happen). As a result, Consultant cannot, and does not, warrant or guaranty its projections. Assumptions on future costs and life expectancy's should be reviewed and adjusted on an annualized basis, as current and future cost projections and life expectancy's become more uncertain.

This Reserve Study is limited to an off-site, on-site or plan take-off physical analysis of the property, and as such did not disturb the major components. Therefore, all Common Areas and Commonly Maintained Property as those terms are defined in the Declaration for which there is no access without defacement are specifically omitted. However, if sufficient historical data including costs were available that would allow a reasonable projection of future expenditures for any unobserved components, e.g., plumbing, utilities, electrical wiring, those components could be included in the Reserve Study and may require an engineer's report.

Since no destructive testing was undertaken, this Reserve Study, as stated above, does not purport to address any latent and/or patent defects, nor does it address any life expectancies that are abnormally short due either to improper design or installation, or to subsequent improper maintenance. It is assumed that all components are to be reasonably maintained for the remainder of their life expectancy.

The seals to the right of the signatures is evidence that the Reserve Study was performed under the guidelines and policies of the Association of Professional Reserve Analysts and the Community Association Institute.

Sincerely,



Tamarra "Tammy" Axton, PRA
Ray Axton, PRA
D. L. "Dan" Huntley, RS



Association of Professional Reserve Analyst-APRA-(PRA)
Community Association Institute-CAI-(RS) Reserve Specialist



EXECUTIVE SUMMARY

At the direction of the Association that recognizes the need for proper reserve planning, we have prepared a Reserve Study (physical and financial analysis) of the Association's Common Areas and Commonly Maintained Property as those terms are defined in the Declaration and submit our findings in this report. The purpose of this Reserve Study is to establish a reasonable yearly reserve contribution necessary to meet future expenditures for major replacements or repairs of the Common Areas and Commonly Maintained Property as those terms may be defined in the Declaration, as amended, and that components have a life expectancy of more than one year and less than thirty years.

All major Common Areas and Commonly Maintained Property as those terms are defined in the Declaration are likely to require capital repair or replacement over the next thirty years. Our analysis considered current and future costs of replacement for the subject Common Areas and Commonly Maintained Property as those terms are defined in the Declaration, the average annual fund balance, interest on invested funds, and anticipated inflation. Based on the investigation and analysis as detailed in the accompanying narrative, the attached *CURRENT ASSESSMENT FUNDING MODEL PROJECTION* report details the average reserve contributions that are recommended to fund the expected capital expenditures of the subject Common Areas and Commonly Maintained Property as those terms are defined in the Declaration over the next thirty years.

We arrived at these recommendations in part by matching the anticipated expenditures noted in the *ANNUAL EXPENDITURE DETAIL* against current fund balances and the annual levels of funding. **Reserve funds would not become depleted within the next thirty years at the levels of funding recommended.**

The *CURRENT ASSESSMENT FUNDING MODEL PROJECTION* enumerates the details regarding recommended annual reserve contributions and projected year-end reserve balances. We recommend, in accordance with state statutes, subsequent yearly off-site updates of this Reserve Study and an on-site physical analysis every five years to confirm that the recommended reserve contributions are appropriate in view of possible changes in the property, components not completed as detailed in the expenditure report, interest rates, inflation rates, costs, and movement of any excess operating funds to the reserve savings accounts as approved by the membership.

It is necessary that regular maintenance of the Common Areas and Commonly Maintained Property as those terms are defined in the Declaration be done to insure maximum useful life and optimum performance of the reserve components. Components of concern include items associated with water intrusion and safety.

The maintenance plan is a cyclical plan that calls for regular maintenance at regular intervals and will list the maintenance activity and the frequency of maintenance as well as a short narrative.

Checklists developed by Reed Construction Data, Inc. can be accessed, photocopied or downloaded from the RS Means web site at www.rsmeans.com/supplement/67346.asp. We strongly urge the Board to use these forms.

NARRATIVE REPORT

The following reports illustrate our recommendations and observations concerning anticipated expenditures, recommended reserve funding and projected fund balances during the next thirty years.

We have not investigated the title to or any liabilities against the property subject to this report.

At the direction of the Association, which recognizes the need for proper reserve planning, we have made a Reserve Study (physical and financial analysis) of this community and submit our findings in this report.

The purpose of this study is to establish a reasonable yearly reserve contribution necessary to meet future expenditures for major replacements or repairs of the Common Areas and Commonly Maintained Property of the Association as those terms are defined in the Declaration as of the beginning of its fiscal year.

Reserves for replacement are estimates of that amount of money that must be put aside to repair or replace major items or building components that will wear out before the entire facility or project wears out.

State law, such as that found in Texas, Nevada, California, Oregon and Washington, clearly establishes the fiduciary duty of “boards” and the necessity for adequate assessments including reserve funds. The legislative intent of these acts is to better protect current owners and future buyers of units in community associations. Reserving funds for future repair or replacement of the shorter-lived building components is also one of the most reliable ways of protecting the future market value of an individual’s investment property from the deleterious effects of special assessments.

For the purposes of this study, the detailed cash flow analysis is limited to those components or elements that are likely to require replacement or major rehabilitation during the next thirty-year period. Replacement of an entire planned development or condominium in 50 to 75 years is not a typical event. Preventive maintenance generally extends the useful life of many components. As such, estimating useful lives beyond thirty years from the date of this study is indeterminate and it is recommended that periodic updates of this study be made to consider actual facts and circumstances regarding extended or diminished component lives, inflation, and appreciation of the reserves.

Our investigation included Common Areas and Commonly Maintained Property as those terms are defined in the Declaration as set forth in your Declaration associated with the property of the Association. Excluded from our consideration was all other property, including land, property owned individually by unit or home owners that is not Commonly Maintained Property, personal property, and intangible assets.

Expenditures relating to the operating budget and apart from reserves are excluded from this reserve analysis. It is our understanding that the operating budget and future operating budgets will provide for the on-going normal maintenance of Common Areas and Commonly Maintained Property as those terms are defined in the Declaration unless specifically identified in the component description on the *DETAIL REPORT BY CATEGORY*.

Our report comprises:

This letter, that sets forth the nature and extent of the investigation, identifies the classes of property considered, and presents the conclusions reached.

An Executive Summary identifies the property, current reserves, recommended reserve funding, and projections concerning reserve funding.

Consideration and Methodology

The purpose of this study is to estimate the amount of yearly reserve contributions necessary to meet future expenditures for major replacements and repairs of the Common Area and Commonly Maintained Property as those terms are defined in the Declaration of the Association without a special assessment. We reviewed the property subject of this investigation and considered the following:

- Local costs of material, equipment and labor combined in the cost factor.
- The current and future costs of replacement or repair for the Common Areas and Commonly Maintained Property as those terms are defined in the Declaration as detailed in the *DETAIL REPORT BY CATEGORY*.
- The cost of removal if required of the worn out components as part of the cost of replacement.
- The anticipated effects of inflation on the amount to be reserved annually.
- The anticipated effects of appreciation of the reserves over time in accord with your average current return or yield on investments. **We were informed all accrued interest on Association investments would be included within the reserve funds.**
- The past and current maintenance practices of your Association and their effects on remaining lives.

We have not considered as part of the reserve contributions the amounts required for yearly maintenance activities.

SUMMARY AND CONCLUSION

This study indicates that based on the anticipated expenditures noted in the ANNUAL EXPENDITURE DETAIL report, the current reserves and annual recommended levels of funding are adequate to avoid future special assessments. Reserves would not become depleted within the next thirty years at current recommended levels of funding.

ASSUMPTIONS, SCOPE, AND LIMITED CONDITIONS

To the best of our knowledge, all data set forth in this report are true and accurate. Although gathered from reliable sources, no guarantee is being made nor liability assumed for the accuracy of any data, opinions, or estimates identified as being furnished by others or ourselves that have been used in formulating this analysis.

No soils analysis or geological studies were ordered or made in conjunction with this report, nor was any water, oil, gas, coal or other subsurface mineral and use rights or conditions investigated.

Any latent defects will not be a part of the Reserve Study. Should we find signs of possible latent defects or problems not within the scope of the Reserve Study, the Association will be notified so that the Association can retain the proper experts. However, the study will not be designed to uncover any possible latent defects, and the absence of any indications to such effect will not be, and should not be construed to be, an indication that there are no defects not so noted, or that we warrant the absence of any such defects.

Substances such as fungi, mold, asbestos, lead paint, urea-formaldehyde foam insulation, termite control substances other chemicals, toxic wastes, radon gas, electro-magnetic radiation or other potentially hazardous materials (on the surface or sub-surface) could, if present, adversely affect the validity of our Reserve Study. Unless otherwise stated in our Reserve Study, the existence of hazardous substances, that may or may not be present on the property, will not be considered nor will there be any inspection for termites. Our opinions are predicated on the assumption that there is no such material on or in the property nor existence of termites. No responsibility is assumed for any such conditions, and you are advised that we are not qualified to detect such substances, quantify the impact, or develop the remedial cost.

The Association needs to review each line item in the reports to be certain corrections are made from information you may possess that we are not aware of. It is assumed in our Reserve Study that no work, or expenditures from the reserve funds will occur for the balance of the fiscal year. If this is not correct, you need to let us know what extra work was done and how much money will be spent.

This physical analysis was made by individuals generally familiar with real estate and building construction and 33 years of experience preparing reserve studies; however, no invasive testing was performed. Our report does not consider electrical wiring, plumbing or utilities that may be the responsibility of the Association. Accordingly, we do not opine on, nor are we responsible for, the structural integrity of the property, including, but not limited to, its conformity to specific governmental code requirements, such as fire, building safety, earthquake, occupancy, land movement and/or slides, or any physical defects that were not readily apparent in our physical analysis. This Reserve Study is not an engineering study.

The cost outlined in the Reserve Study is subjective in some areas; therefore, we may use costs submitted by the Association that are for budgetary and planning purposes only. Actual bid costs would depend upon the defined scope of work at the time the repair, replacement or restoration is done, and on actual price levels prevailing at the time the future repair, replacement or restoration must be done. The estimates on future repair, replacement and restoration in the Reserve Study will be good faith estimates and projections, based upon the estimated future inflation rate and interest (yield) on the monies set aside which may or may not prove accurate. We submit that the probability that the board may project in its Reserve Study or disclosures, future costs or actual future remaining useful lives of components having useful lives extended beyond one year with precision is the functional equivalent of winning the lottery (while it may happen in rare instances by chance, one may not reasonably expect it to happen). As a result, we cannot, and do not, guaranty its projections. Assumptions on future costs and life expectancies should be reviewed and adjusted on an annualized basis, as current future costs projections and life expectancies become more uncertain.

PROFESSIONAL SERVICE CONDITIONS

The services provided by Reserve Studies by RF© were performed in accordance with our professional practice standards. Our compensation is not contingent in any way upon our conclusions. We assume, without independent verification, the accuracy of all data provided to us. We will act as an independent contractor. All files, work papers or documents developed by us during the course of the engagement will remain our property.

Our report is to be used only for the purposes stated herein. Any use or reliance for any other purpose, by you or third parties, is invalid. You may show our report in its entirety to those third parties that need to review the information contained herein. No reference to our name or our report, in whole or in part, in any document you prepare and/or distribute to third parties may be made without our written consent.

Association shall defend, indemnify, and hold harmless Reserve Studies by RF© and its employees and subagents, who were or are a party or are threatened to be made a party to any threatened, pending, or completed actions, suits, or proceedings, whether civil, criminal, administrative, or investigative by reason of the fact that Reserve Studies by RF©, and its employees and subagents, are or were the authorized representatives of the Association, as to any expense, including attorneys' fees, judgments, fines, and amounts paid in settlement actually and reasonably incurred by Reserve Studies by RF© and its employees and subagents, in connection with such action, suit, or proceeding, if Reserve Studies by RF© and its employees and subagents acted in good faith and in a manner Reserve Studies by RF© and its employees and subagents reasonably believed to be in, or not opposed to, the best interest of the Association, and with respect to any criminal action or proceeding, had no reasonable cause to believe their conduct was unlawful.

We have prepared an initial draft of the study and will make one adjustment to the report upon a written request from the Association within 30 days of the date the initial draft of the study is sent to the Board.

We reserve the right to include your Association's name in our client list, but we will maintain the confidentiality of all conversations, documents provided to us, and the contents of our reports, subject to legal or administrative process or proceedings.

These conditions can only be modified by written documents executed by both parties.

Respectfully submitted,

Tamarra "Tammy" Axton, PRA

Ray Axton, PRA

D. L. "Dan" Huntley, RS

Association of Professional Reserve Analyst-APRA-(PRA)
Community Association Institute-CAI-(RS) Reserve Specialist

Quail Run Homeowners' Association
Category Detail Index

Asset ID	Description	Replacement	Page
Appliances			
1052	C/H: Appliances	2023	77
Asphalt			
1011	Asphalt: Overlay-Overpark Area	2025	67
1069	Asphalt: Overlay-Private Parking Area	2025	68
1026	Asphalt: Overlay-Streets/Drives	2025	69
1029	Asphalt: Repairs-Overpark Area	2022	70
1070	Asphalt: Repairs-Private Parking Area	2020	71
1027	Asphalt: Repairs-Streets/Drives	2023	72
1030	Asphalt: Sealcoat-Overpark Area	2024	73
1071	Asphalt: Sealcoat-Private Parking Area	2024	74
1028	Asphalt: Sealcoat-Streets/Drives	2024	75
Bar-B-Que			
1054	C/H: Bar-B-Que	2023	78
Bark Dust			
1075	Bark Dust: Common Area-Replace	2021	76
1141	C/H: Generator-Replace	2031	88
Benches			
1040	C/H: Benches-Replace	2028	79
1084	Garden Bench: Replace	2031	147
Bike Rack			
1053	C/H: Bike Rack	2024	80
Call Boxes			
1009	Call Box: Entry/Exit-North	2023	101
1010	Call Box: Entry/Exit-South	2026	102
Concrete			
1007	Concrete: Flatwork	2022	104
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1049	C/H: Controller	2020	82
1050	Controllers: Irrigation	2020	105

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1058	Storage Building: Door-Overpark Area	2025	180
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1081	Fencing: Chain Link-Repair	2020	142
1130	Fencing: Chain Link-Replace	2049	143
1020	Fencing: Vinyl (PVC)-Repair	2020	144
1139	Fencing: Vinyl (PVC)-Washing	2022	145
1066	Fencing: Wrought Iron-Replace	2035	146
Fixtures			
1042	C/H: Restroom Fixtures	2034	95
Flooring			
1046	C/H: Flooring	2024	85
Furnishings			
1039	C/H: Furnishings	2025	86
Garden Boxes			
1068	Garden Boxes: Repair-Replace-A	2020	148
1128	Garden Boxes: Repair-Replace-B	2030	149
Gates			
1140	Gates: Entry/Exit-Operators	2020	150
1019	Gates: Entry/Exit-Wrought Iron-Repairs	2024	151
1019	Gates: Pedestrian-Operators	2033	152
Gravel			
1082	Gravel: Repairs-Overpark Area-North	2025	153
1031	Gravel: Repairs-Overpark Area-South	2020	154
Gutters & Downspouts			
1015	C/H: Downspouts	2023	84
1016	C/H: Gutters-Sheet Metal	2028	89
HVAC			
1043	C/H: HVAC	2020	90

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1022	Irrigation System: Repair-Maintain-Replace	2020	155
1144	Landscaping: Common Area-Renovation	2020	156
1018	Lawns: Replacement	2021	157
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1045	C/H: Lighting-Exterior	2024	91
1044	C/H: Lighting-Interior	2024	92
1086	C/H: Lighting-Pathway	2034	93
1065	Lighting: Entry-Fixtures	2028	158
1085	Lighting: Street-Bulbs	2026	159
1024	Lighting: Street-Fixtures	2033	160
Mailboxes			
1023	Mailboxes: Pedestals-Aluminum	2030	161
Office Equipment			
1048	C/H: Copier/Fax/Computer	2026	83
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1038	C/H: Paint-Interior	2026	94
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1093	Courtyard: Pavers-Courtyard 01-Repair	2022	106
1001	Courtyard: Pavers-Courtyard 01-Replace	Unfunded	107
1094	Courtyard: Pavers-Courtyard 02-Repair	2034	108
1101	Courtyard: Pavers-Courtyard 02-Replace	Unfunded	109
1099	Courtyard: Pavers-Courtyard 03-Repair	2025	110
1095	Courtyard: Pavers-Courtyard 03-Replace	Unfunded	111
1096	Courtyard: Pavers-Courtyard 04-Repair	2026	112
1097	Courtyard: Pavers-Courtyard 04-Replace	Unfunded	113
1100	Courtyard: Pavers-Courtyard 05-Repair	2030	114
1098	Courtyard: Pavers-Courtyard 05-Replace	Unfunded	115
1102	Courtyard: Pavers-Courtyard 06-Repair	2023	116
1103	Courtyard: Pavers-Courtyard 06-Replace	Unfunded	117
1104	Courtyard: Pavers-Courtyard 07-Repair	2022	118
1105	Courtyard: Pavers-Courtyard 07-Replace	Unfunded	119

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1107	Courtyard: Pavers-Courtyard 08-Replace	Unfunded	121
1108	Courtyard: Pavers-Courtyard 09-Repair	2025	122
1109	Courtyard: Pavers-Courtyard 09-Replace	Unfunded	123
1110	Courtyard: Pavers-Courtyard 10-Repair	2026	124
1111	Courtyard: Pavers-Courtyard 10-Replace	Unfunded	125
1112	Courtyard: Pavers-Courtyard 11-Repair	2024	126
1113	Courtyard: Pavers-Courtyard 11-Replace	Unfunded	127
1114	Courtyard: Pavers-Courtyard 12-Repair	2034	128
1115	Courtyard: Pavers-Courtyard 12-Replace	Unfunded	129
1116	Courtyard: Pavers-Courtyard 13-Repair	2027	130
1117	Courtyard: Pavers-Courtyard 13-Replace	Unfunded	131
1118	Courtyard: Pavers-Courtyard 14-Repair	2028	132
1119	Courtyard: Pavers-Courtyard 14-Replace	Unfunded	133
1120	Courtyard: Pavers-Courtyard 15-Repair	2029	134
1121	Courtyard: Pavers-Courtyard 15-Replace	Unfunded	135
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1123	Courtyard: Pavers-Courtyard 16-Replace	Unfunded	137
1124	Courtyard: Pavers-Courtyard 17 East-Repair	2034	138
1125	Courtyard: Pavers-Courtyard 17 East-Replace	Unfunded	139
1126	Courtyard: Pavers-Courtyard 17 West-Repair	2034	140
1127	Courtyard: Pavers-Courtyard 17 West-Replace	Unfunded	141
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1036	C/H: Roof-Composition	2028	96
1055	Storage Building: Roofing-L/S Area	2024	181
1059	Storage Building: Roofing-Overpark Area	2024	182
Siding			
1037	C/H: Siding-Replace-Vinyl	2049	97
1051	C/H: Siding-Wash-Vinyl	2020	98
1056	Storage Building: Siding-L/S Area	2045	183
1060	Storage Building: Siding-Overpark Area	2045	184
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1008	Signs: Gate Post Plaques	2026	162
1087	Signs: Gate-Entry	2024	163

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1091	Sound Wall: Gutters-Clean	2020	164
1132	Sound Wall: Gutters-Replace	2027	165
1078	Sound Wall: Hedge/Tree/Irrigation	2024	166
1033	Sound Wall: T/H-Repairs-Phase 1	2020	167
1035	Sound Wall: T/H-Repairs-Phase 2	2020	168
1034	Sound Wall: T/H-Repairs-Phase 3	2020	170
1005	Sound Wall: T/H-Replacement-Phase 1	Unfunded	172
1012	Sound Wall: T/H-Replacement-Phase 2	Unfunded	174
1013	Sound Wall: T/H-Replacement-Phase 3	Unfunded	176
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1090	Storm Drains: Renovation-Clean Out	2021	187
1073	Storm Drains: Renovation-Replace	2025	188
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1143	Sound Wall: Trees-Storm Damage	2029	178
1131	Trees: Removal	2020	189
1025	Trees: Replace	2020	190
1135	Trees: Root Barrier	2025	191
1142	Trees: Storm Damage-Common Area	2029	192
1032	Trees: Trimming-Pruning	2020	193
Trellis			
1067	Trellis: Wood	2020	194
Underground Utilities			
1138	Utilities: Natural Gas Lines	2050	195
1136	Utilities: Potable Water Lines-Common Area	2040	196
1137	Utilities: Power Supply-Common Area	2045	197
1074	Utilities: Waste Product Lines	2035	198
Vehicle Stops			
1072	Vehicle Stops: Overpark Area	2020	199
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1064	Wall: Wood-Replace	2020	200
1092	Wall: Wood-Seal	2020	201

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Asset ID	Description	Replacement	Page
<i>Walls Continued...</i>			
1014	Walls: Retaining-Repair	2024	202
Water Heater			
1047	C/H: Water Heater	2022	99
Windows			
1041	C/H: Windows	2049	100
1061	Storage Building: Window-L/S Area	2045	185
1062	Storage Building: Window-Overpark Area	2045	186
Cabinets			
1134	C/H: Cabinets: Replace	2031	81
Total Funded Assets		109	
Total Unfunded Assets		<u>21</u>	
Total Assets		130	

Quail Run Homeowners' Association Base Line Assessment Funding Model Summary

Report Date	August 30, 2019
Account Number	Off-Site Level III
Version	1 (2020) Level III
Budget Year Beginning	January 1, 2020
Budget Year Ending	December 31, 2020
Total Units	107
Phase Development	3 of 3

<i>Report Parameters</i>	
Inflation	1.79%
Interest Rate on Reserve Deposit	1.004%
2020 Beginning Balance	\$359,724

Current Assessment Funding Model Summary

Cash Flow Time Value of Money With Threshold Funding

BUSINESS JUDGEMENT RULE

To avoid personal liability for their actions/decisions, directors must perform their fiduciary duties "with such care, including reasonable inquiry, as an ordinarily prudent person in a like position would use under similar circumstances."

* * * * *

NOTE: The Board MUST (under the new statutes) - Changes to ORS 94.595 & 100.175 by Senate Bill 963B in 2009

- **(3)(a) The board of directors of the association annually shall conduct a reserve study or review and update of an existing study to determine reserve account requirements. Subject to subsection (8) of this section, after review of the reserve study or reserve study update, the board of directors may, without any action of owners:**
 - (A) Adjust the amount of payments as indicated by the study or update; and**
 - (B) Provide for other reserve items that the board of directors, in its discretion, may deem appropriate.**

**Quail Run Homeowners' Association
Base Line Assessment Funding Model Summary**

(b) The reserve study shall:

(A) Identify all items for which reserves are or will be established;

(B) Include the estimated remaining useful life of each item as of the date of the reserve study; and

(C) Include for each item, as applicable, an estimated cost of maintenance and repair and replacement at the end of the item's useful life.

(8)(a) Except as provided under paragraph (b) of this section, unless the board of directors under subsection (3) of this section determines that the reserve account will be adequately funded for the following year, the board of directors or the owners may not vote to eliminate funding a reserve account required under this section or under the declaration or bylaws.

(b) Following the turnover meeting described in ORS 94.609 & ORS 100.210 on an annual basis, the board of directors, with the approval of all owners, may elect not to fund the reserve account for the following year. (Daniel Zimberoff Attorney-Barker Martin)

- **This reserve study is for budget and planning purposes and identifies the status of the reserve fund and schedules the anticipated major commonly owned item replacements.**

This reserve study will also estimate the expected useful life and remaining useful life of the building and site components or systems and will provide an estimate replacement or refurbishment cost for those components or systems. Major components or systems may include, but are not limited to, painting, gutters and downspouts. mailboxes, roofing, siding, windows, doors, paving, mechanical equipment, common area furnishings and amenities and other commonly owned systems or items.

- **The scope of work identified within our contract is to provide the association with an "Level III Off-Site Visit" reserve study which includes:**
 - **Component/System Inventory**
 - **Expected Useful Life and Remaining Useful Life Estimates**
 - **Condition Assessment (based upon on-site visual observations if applicable)**

**Quail Run Homeowners' Association
Base Line Assessment Funding Model Summary**

- **Component/System Replacement Schedule and Estimated Pricing**
- **Identify Current Reserve Account Balance**
- **30 Year Funding Plan**

- **How to Use a Reserve Study**

The documents included within the reserve study are intended to be used as guidelines and estimates. It is nearly impossible to know exactly when a building component system will fail; however, an estimation of useful life based on similar product history and professional experience is used to estimate the time of replacement and associated costs. All costs included within this reserve study should be used as budgeting figures. For exact pricing, a qualified, licensed contractor should be contacted to provide a bid for any anticipated replacements.

The replacement schedule lists all known components and systems that are anticipated to "wear out" or fail within 30 years. Items which are anticipated to be replaced or repaired in the current year are not included within the reserve study as those items should already be budgeted for and scheduled to be replaced or repaired.

On the reserve schedule, review which items are anticipated to fail in the near future and keep a close eye on them. It is always better to replace items prior to failure to eliminate the opportunity for surrounding components or associated systems to be affected. Be cognizant of items scheduled for replacement or repair within 2-3 years of the current year. Remember, items listed are scheduled based on history and replacement or repair is scheduled as an estimate. Items commonly fail sooner or later than the estimated date.

- **Disclosures**
- **General - The Quail Run Homeowners' Association and Reserve Studies by RF or its affiliate Western States Subdivision Consulting have no professional or personal involvements with each other, other than the scope of work identified in the reserve study contract. This relationship cannot be perceived as a conflict of interest.**
- **Physical Analysis - If an on-site reserve study was performed observations were limited to visual observations only. Destructive testing (invasive testing) was not performed. Any items that were not clearly visible at the time of the site observation were not viewed, and therefore**

**Quail Run Homeowners' Association
Base Line Assessment Funding Model Summary**

were not included in the drafting of this reserve study.

- **Measurements (if applicable) - Measuring and inventory (+/- 10%) were identified via a combination of on-site physical measurements, previous reserve study and/or drawing take-offs. Drawing sets (if used) were provided by the property manager or Declarant for our use relating only to the reserve study scope of work.**
- **Reliance on Client Data - Data received from property management, association representatives and/or Declarant is deemed reliable by Reserve Studies by RF. Such data may include financial information, physical deficiencies or physical conditions, quantity of physical assets, or historical issues.**
- **Scope - The Reserve Study is a reflection of information provided to the Consultant and assembled for the Association's use, not for the purpose of performing an audit, quality/forensic analysis, or background checks of historical records.**
- **Reserve Balance - The actual or projected (estimated) total presented in this reserve study is based upon information provided or collected and was not audited.**
- **Reserve Projects -Information provided or collected for the purpose of this reserve study will be considered reliable and should not be considered a project audit or quality inspection.**
- **Adjustments to Reserve Study - Should components suggested by Consultant be removed from the reserve study or any life cycles or costs other than current bids, engineering construction standards, or current component history be used in this reserve study the Client accepts full responsibility for the results of the reserve study and is not warranted by Consultant.**
- **Information Provided - Quantity, design and material information included in this report was provided in part by the Association and is subject to course of construction changes.**
- **Limitations on Inventory -The following items, but not limited to, may not be included in the physical analysis because they have a useful life greater than 30 years. Grading/drainage, foundations/footings, party walls, bearing and shear walls, perimeter walls, beams, columns and girders, sub floors, unfinished floors, concrete stair surfaces, windows, exterior doors,**

**Quail Run Homeowners' Association
Base Line Assessment Funding Model Summary**

window and door frames, plumbing system, flues (chimneys), air delivery or return systems, ducts, chutes, conduits, pipes, plumbing, sanitary sewage and storm drains, wire, telephone, cable, central television system, sprinklers systems and internet lines.

- **Warranty or Guaranty** - This reserve study and its recommendations should not be construed in any way to constitute a warranty or guaranty regarding the current or future performance of the components. Components will be replaced as required, not necessarily in their expected replacement year.
- **Annual Updates** - Often times there can be a significant expenditure in those years that exceeds the life of the reserve study. Hence, annual updates should be done to allow adjustments in the reserve contribution each year if required.
- **Tax Consequences** - The tax consequences are not considered in this reserve study due to the uncertainty of all factors affecting net taxable income and the election of the tax form to be filed.
- **If applicable, we recommend a building envelope (water intrusion) inspection every twelve years and a roofing inspection every six years (not funded in the reserve).**
- **House Bill 955 (HB 955), in Oregon since 1/1/2006, specifically calls for the provision of a reserve study, reserve study update, maintenance plan and reserve summary. ORS 94.595 states that: "The board of directors of the association annually shall conduct a reserve study, or review and update an existing reserve study to determine the reserve study requirements". In addition, ORS 94.595 (3)(B)(c) and ORS 100.175 (3)(C)(c) further require that a Reserve Study Update be done each year.**
- **House Bill 2665 (Chapter 409, Oregon Laws 2007) revises portions on SB 955 by removing the requirement for a maintenance plan from the reserve study and makes it a separate requirement. Also, after 9/27/2007 HB 2665 no longer requires that owners be provided a reserve summary of the reserve study or any revisions thereto.**
- **Further House Bill 2665 makes windows and unit access doors, except for glazing and screening, general common elements, unless Declaration provides otherwise, (Sec 5).**
- **NOTE: Management or the Board shall notify the reserve study provider if the windows and doors are the responsibility of the Association and if so, will be added to the next update of the**

**Quail Run Homeowners' Association
Base Line Assessment Funding Model Summary**

reserve study. Management or the Association to provide the count of windows and doors including type and size.

- **Preparation of a Reserve Study**

Data is collected from many sources to prepare a reserve study and a variety of document reviews, interviews, and site observations are required to adequately fulfill our duties as a reserve provider. The following sources, but not limited to, and methods were utilized in the preparation of this reserve study document:

- Property Management Personnel Interviews
 - As built Plans and Specifications Document Reviews
 - On-site Observations - If Applicable
 - In-house company consultations with accredited RS and PRA personnel
 - Discussions with Engineering or Architectural Consultants
 - RS Means Facilities Maintenance & Repair Cost Data
 - Interviewing General Contractor Consultants
- A tabular list of commonly owned items has been developed and given a current condition grade, expected useful life, and remaining useful life. A portion of that data will determine in what year it is estimated the component should be replaced.
 - **Property Information**
 - **Original Starting Date of Reserve Study** - Unless otherwise indicated, we have used January 1, 2000 to begin aging the original components in this reserve study.
 - **Number of Units/Lots and Location** - This Association is a total of 107 units located in Eugene, Oregon.
 - **Date of Last Reserve Study (if applicable)** - The last on-site physical analysis done by Reserve Funding by WSSC was completed on July 15, 2011.
 - **NOTE: All interest accrued from reserve savings account(s) must remain in the reserve**

**Quail Run Homeowners' Association
Base Line Assessment Funding Model Summary**

savings account(s) and not used as an off-set for operating expenses.

- **NOTE: The water intrusion (building envelope) inspection is part of the operating budget and not a reserve line item.**
- **Infrastructure Exposure:** The possibility of infrastructure system failures as buildings age such as, but not limited to, aluminum wiring, cast iron piping, polybutylene plumbing and coaxial cable may be a threat to the soundness of a building or the expected health both physically and financially to all owners.

We strongly suggest the board have a qualified, credentialed, bonded and licensed engineer or architect inspect the infrastructure for any signs of failure or potential liability of any kind to owners and provide a written report to the board for future concerns and mitigation and the estimated cost for potential repairs, maintenance or replacement including expected remaining useful life.

Tests may include ultrasound, thermographic imaging, sonar imaging and video snaking.

These infrastructure components are not considered in the reserve study as they may be out of view (hidden) or beyond the expertise of the reserve study provider.

- **Funding Required - A minimum threshold of 70% at the end of the thirty years has been used with a monthly average reserve assessment of \$47.25 per Lot/Unit and an annual increase of 2.38%.**

The industry standards for percent funded are:

0% to 29% - Poor

30% to 69% - Fair

70% to 100% - Good

This association is 113% funded on 12/31/2020 as it relates to being fully funded.

Base Line Funding Model Summary of Calculations

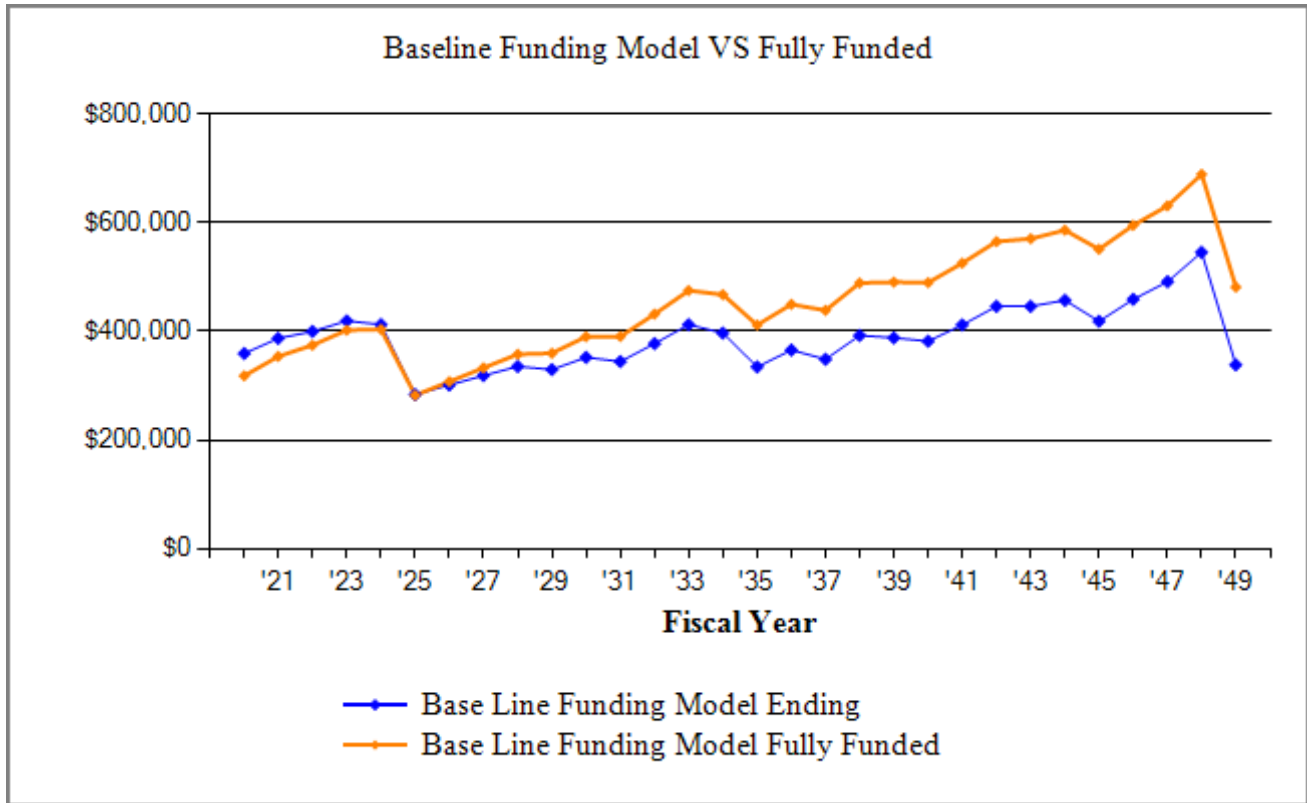
Required Month Contribution	\$5,055.75
<i>\$47.25 per unit monthly</i>	
Average Net Month Interest Earned	<u>\$281.63</u>
Total Month Allocation to Reserves	\$5,337.38
<i>\$49.88 per unit monthly</i>	

**Quail Run Homeowners' Association
Base Line Assessment Funding Model Projection**

Beginning Balance: \$359,724

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
2020	568,805	60,669	3,380	64,544	359,229	318,107	113%
2021	578,987	62,095	3,407	37,552	387,179	353,930	109%
2022	589,351	63,554	3,419	54,305	399,846	374,585	107%
2023	599,900	65,047	3,437	49,153	419,178	402,224	104%
2024	610,638	66,576	3,430	76,655	412,530	403,888	102%
2025	621,569	68,141	2,597	199,519	283,749	282,448	100%
2026	632,695	69,742	2,614	54,830	301,275	307,619	98%
2027	644,020	71,381	2,631	56,601	318,686	332,883	96%
2028	655,548	73,058	2,647	58,787	335,603	357,853	94%
2029	667,282	74,775	2,640	83,354	329,664	359,776	92%
2030	679,227	76,532	2,661	56,852	352,006	390,257	90%
2031	691,385	78,331	2,653	88,405	344,585	390,631	88%
2032	703,761	80,172	2,685	49,919	377,524	431,680	87%
2033	716,358	82,056	2,719	49,849	412,450	475,053	87%
2034	729,181	83,984	2,703	102,162	396,975	467,500	85%
2035	742,233	85,958	2,640	150,956	334,616	411,718	81%
2036	755,519	87,978	2,670	59,474	365,790	449,660	81%
2037	769,043	90,045	2,652	109,871	348,616	438,612	79%
2038	782,809	92,161	2,695	50,915	392,557	489,038	80%
2039	796,821	94,327	2,689	101,410	388,164	490,658	79%
2040	811,084	96,544	2,682	105,593	381,796	489,768	78%
2041	825,602	98,812	2,711	71,344	411,976	525,477	78%
2042	840,381	101,135	2,744	69,739	446,117	565,240	79%
2043	855,424	103,511	2,743	106,226	446,145	570,388	78%
2044	870,736	105,944	2,753	97,712	457,130	586,142	78%
2045	886,322	108,433	2,713	149,656	418,621	551,183	76%
2046	902,187	110,982	2,753	73,413	458,942	595,119	77%
2047	918,336	113,590	2,784	84,009	491,307	631,005	78%
2048	934,774	116,259	2,837	64,882	545,520	688,984	79%
2049	951,507	118,991	2,628	328,741	338,399	481,436	70%

**Quail Run Homeowners' Association
Base Line Funding Model & Fully Funded Comparison Chart**



The Current Assessment Funding Model is based on the current annual assessment, parameters, and reserve fund balance. Because it is calculated using the current annual assessment, it will give the accurate projection of how well the association is funded for the next 30 years of planned reserve expenditures.

Quail Run Homeowners' Association
Base Line Funding Model Assessment by Capital & Non-Capital

Description	Replacement Year	Useful Life	Adjustment	Remaining Life	Current Cost	Assigned Reserves	Fully Funded
Capital							
Asphalt: Overlay-Overpark Area	2025	25	0	5	16,308	13,046	13,046
Asphalt: Overlay-Private Parking Area	2025	25	0	5	5,358	5,358	4,287
Asphalt: Overlay-Streets/Drives	2025	25	0	5	51,232	40,985	40,985
Asphalt: Repairs-Overpark Area	2022	5	0	2	3,861	3,861	2,317
Asphalt: Repairs-Private Parking Area	2020	5	2	0	54	54	54
Asphalt: Repairs-Streets/Drives	2023	5	0	3	538	538	215
C/H: Appliances	2023	18	0	3	3,211	3,211	2,676
C/H: Bar-B-Que	2023	18	0	3	910	910	758
C/H: Benches-Replace	2028	15	0	8	321	150	150
C/H: Bike Rack	2024	15	5	4	910	910	728
C/H: Cabinets: Replace	2031	15	0	11	4,725	1,260	1,260
C/H: Controller	2020	16	0	0	910	910	910
C/H: Copier/Fax/Computer	2026	14	0	6	1,371	783	783
C/H: Downspouts	2023	10	5	3	1,712	1,712	1,370
C/H: Flooring	2024	20	0	4	3,224	3,224	2,579
C/H: Furnishings	2025	20	0	5	9,151	11,362	6,863
C/H: Gutters-Sheet Metal	2028	24	0	8	698	466	466
C/H: HVAC	2020	16	0	0	4,014	4,014	4,014
C/H: Restroom Fixtures	2034	30	0	14	1,712	913	913
C/H: Roof-Composition	2028	24	0	8	5,159	3,439	3,439
C/H: Siding-Replace-Vinyl	2049	45	0	29	3,697	1,314	1,314
C/H: Water Heater	2022	18	0	2	589	589	523
C/H: Windows	2049	45	0	29	2,355	837	837
Call Box: Entry/Exit-North	2023	12	0	3	2,943	2,943	2,207
Call Box: Entry/Exit-South	2026	12	0	6	2,119	1,060	1,060
Concrete: Flatwork	2022	3	0	2	9,392	9,392	3,131
Controllers: Irrigation	2020	15	4	0	1,017	1,017	1,017
Courtyard: Pavers-Courtyard 01-Repair	2022	15	0	2	3,000	3,000	2,600
Courtyard: Pavers-Courtyard 01-Replace		<i>Unfunded</i>					
Courtyard: Pavers-Courtyard 02-Repair	2034	15	0	14	3,000	200	200
Courtyard: Pavers-Courtyard 02-Replace		<i>Unfunded</i>					
Courtyard: Pavers-Courtyard 03-Repair	2025	15	10	5	3,000	3,000	2,400
Courtyard: Pavers-Courtyard 03-Replace		<i>Unfunded</i>					
Courtyard: Pavers-Courtyard 04-Repair	2026	15	11	6	3,000	2,308	2,308
Courtyard: Pavers-Courtyard 04-Replace		<i>Unfunded</i>					
Courtyard: Pavers-Courtyard 05-Repair	2030	15	0	10	1,200	400	400
Courtyard: Pavers-Courtyard 05-Replace		<i>Unfunded</i>					
Courtyard: Pavers-Courtyard 06-Repair	2023	15	6	3	3,000	3,000	2,571
Courtyard: Pavers-Courtyard 06-Replace		<i>Unfunded</i>					
Courtyard: Pavers-Courtyard 07-Repair	2022	15	5	2	1,200	1,200	1,080
Courtyard: Pavers-Courtyard 07-Replace		<i>Unfunded</i>					
Courtyard: Pavers-Courtyard 08-Repair	2020	15	2	0	3,000	3,000	3,000
Courtyard: Pavers-Courtyard 08-Replace		<i>Unfunded</i>					
Courtyard: Pavers-Courtyard 09-Repair	2025	15	8	5	3,000	3,000	2,348

Quail Run Homeowners' Association
Base Line Funding Model Assessment by Capital & Non-Capital

Description	Replacement Year	Useful Life	Adjustment	Remaining Life	Current Cost	Assigned Reserves	Fully Funded
<i>Capital continued...</i>							
Courtyard: Pavers-Courtyard 09-Replace		<i>Unfunded</i>					
Courtyard: Pavers-Courtyard 10-Repair	2026	15	8	6	3,000	2,217	2,217
Courtyard: Pavers-Courtyard 10-Replace		<i>Unfunded</i>					
Courtyard: Pavers-Courtyard 11-Repair	2024	15	6	4	3,000	3,000	2,429
Courtyard: Pavers-Courtyard 11-Replace		<i>Unfunded</i>					
Courtyard: Pavers-Courtyard 12-Repair	2034	15	0	14	1,200	80	80
Courtyard: Pavers-Courtyard 12-Replace		<i>Unfunded</i>					
Courtyard: Pavers-Courtyard 13-Repair	2027	15	9	7	3,000	2,125	2,125
Courtyard: Pavers-Courtyard 13-Replace		<i>Unfunded</i>					
Courtyard: Pavers-Courtyard 14-Repair	2028	15	10	8	3,000	2,040	2,040
Courtyard: Pavers-Courtyard 14-Replace		<i>Unfunded</i>					
Courtyard: Pavers-Courtyard 15-Repair	2029	15	11	9	3,000	1,962	1,962
Courtyard: Pavers-Courtyard 15-Replace		<i>Unfunded</i>					
Courtyard: Pavers-Courtyard 16-Repair	2030	15	12	10	3,000	1,889	1,889
Courtyard: Pavers-Courtyard 16-Replace		<i>Unfunded</i>					
Courtyard: Pavers-Courtyard 17 East-Repair	2034	15	0	14	1,200	80	80
Courtyard: Pavers-Courtyard 17 East-Replace		<i>Unfunded</i>					
Courtyard: Pavers-Courtyard 17 West-Repair	2034	15	0	14	3,000	200	200
Courtyard: Pavers-Courtyard 17 West-Repla..		<i>Unfunded</i>					
Fencing: Chain Link-Repair	2020	1	0	0	2,686	2,686	2,686
Fencing: Chain Link-Replace	2049	35	0	29	83,942	14,390	14,390
Fencing: Vinyl (PVC)-Repair	2020	1	2	0	2,676	2,676	2,676
Fencing: Vinyl (PVC)-Washing	2022	5	0	2	5,146	5,146	3,088
Fencing: Wrought Iron-Replace	2035	35	0	15	25,911	14,807	14,807
Garden Bench: Replace	2031	15	0	11	342	91	91
Garden Boxes: Repair-Replace-A	2020	15	5	0	2,983	2,983	2,983
Garden Boxes: Repair-Replace-B	2030	15	0	10	994	331	331
Gates: Entry/Exit-Operators	2020	15	5	0	15,316	0	15,316
Gates: Entry/Exit-Wrought Iron-Repairs	2024	5	5	4	1,605	1,605	963
Gates: Pedestrian-Operators	2033	15	0	13	940	0	125
Gravel: Repairs-Overpark Area-North	2025	6	0	5	20,681	20,681	3,447
Gravel: Repairs-Overpark Area-South	2020	6	-5	0	2,114	2,114	2,114
Irrigation System: Repair-Maintain-Replace	2020	1	3	0	1,500	1,500	1,500
Mailboxes: Pedestals-Aluminum	2030	30	0	10	9,311	6,208	6,208
Signs: Gate Post Plaques	2026	15	0	6	2,141	1,284	1,284
Signs: Gate-Entry	2024	10	0	4	207	207	124
Sound Wall: T/H-Repairs-Phase 1	2020	5	2	0	192	192	192
Sound Wall: T/H-Repairs-Phase 2	2020	5	2	0	192	192	192
Sound Wall: T/H-Repairs-Phase 3	2020	5	2	0	192	192	192
Sound Wall: T/H-Replacement-Phase 1		<i>Unfunded</i>					
Sound Wall: T/H-Replacement-Phase 2		<i>Unfunded</i>					
Sound Wall: T/H-Replacement-Phase 3		<i>Unfunded</i>					
Storage Building: Door-L/S Area	2025	15	10	5	482	482	385
Storage Building: Door-Overpark Area	2025	15	10	5	482	482	385

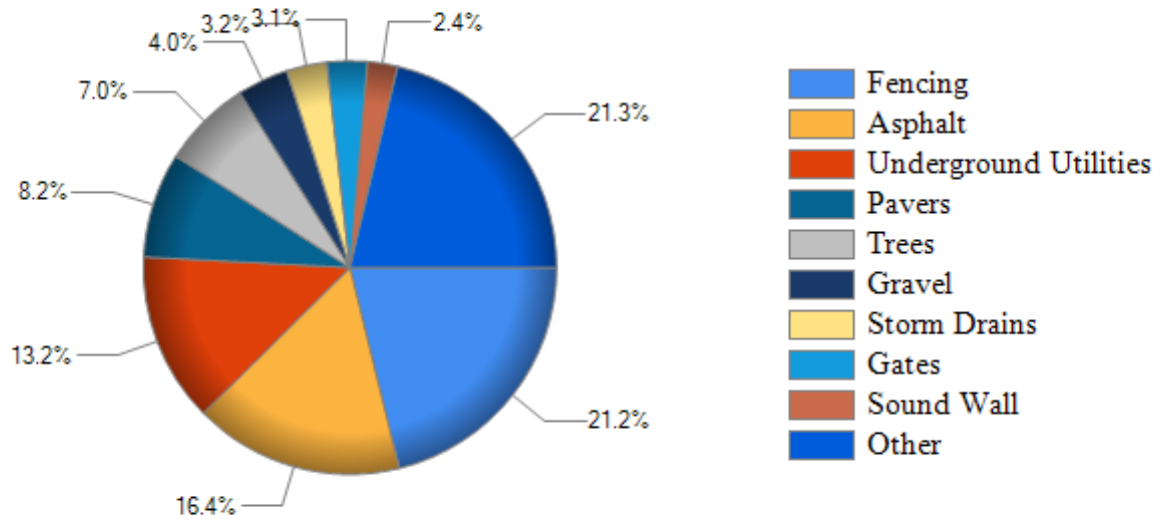
Quail Run Homeowners' Association
Base Line Funding Model Assessment by Capital & Non-Capital

Description	Replacement Year	Useful Life	Adjustment	Remaining Life	Current Cost	Assigned Reserves	Fully Funded
<i>Capital continued...</i>							
Storage Building: Roofing-L/S Area	2024	24	0	4	330	330	275
Storage Building: Roofing-Overpark Area	2024	24	0	4	420	420	350
Storage Building: Siding-L/S Area	2045	45	0	25	2,175	967	967
Storage Building: Siding-Overpark Area	2045	45	0	25	2,718	1,208	1,208
Storage Building: Window-L/S Area	2045	45	0	25	1,927	856	856
Storage Building: Window-Overpark Area	2045	45	0	25	482	214	214
Storm Drains: Renovation-Replace	2025	25	0	5	16,054	12,843	12,843
Trees: Root Barrier	2025	10	5	5	11,773	7,849	7,849
Trellis: Wood	2020	15	5	0	535	535	535
Utilities: Natural Gas Lines	2050	50	0	30	10,782	4,313	4,313
Utilities: Potable Water Lines-Common Area	2040	40	0	20	21,563	10,782	10,782
Utilities: Power Supply-Common Area	2045	45	0	25	26,954	11,979	11,979
Utilities: Waste Product Lines	2035	35	0	15	16,054	9,174	9,174
Vehicle Stops: Overpark Area	2020	20	0	0	1,070	1,070	1,070
Wall: Wood-Replace	2020	15	5	0	482	482	482
Wall: Wood-Seal	2020	5	0	0	749	749	749
Walls: Retaining-Repair	2024	5	0	4	6,940	6,940	1,388
Capital - Total					\$485,334	\$295,919	\$266,345
Non-Capital							
Asphalt: Sealcoat-Overpark Area	2024	5	0	4	5,870	5,870	1,174
Asphalt: Sealcoat-Private Parking Area	2024	5	0	4	1,340	1,340	268
Asphalt: Sealcoat-Streets/Drives	2024	5	0	4	8,818	8,818	1,764
Bark Dust: Common Area-Replace	2021	2	0	1	3,497	3,497	1,748
C/H: Generator-Replace	2031	12	0	11	699	58	58
C/H: Lighting-Exterior	2024	20	0	4	669	669	535
C/H: Lighting-Interior	2024	20	0	4	819	819	655
C/H: Lighting-Pathway	2034	20	0	14	2,890	867	867
C/H: Paint-Interior	2026	8	0	6	3,294	824	824
C/H: Siding-Wash-Vinyl	2020	2	0	0	431	431	431
Common Area: Weed Control-Spraying	2020	1	0	0	2,044	2,044	2,044
Landscaping: Common Area-Renovation	2020	10	10	0	2,500	2,500	2,500
Lawns: Replacement	2021	5	0	1	2,601	2,601	2,081
Lighting: Entry-Fixtures	2028	14	0	8	2,676	1,147	1,147
Lighting: Street-Bulbs	2026	13	0	6	428	231	231
Lighting: Street-Fixtures	2033	14	0	13	2,100	150	150
Sound Wall: Gutters-Clean	2020	1	0	0	1,100	1,100	1,100
Sound Wall: Gutters-Replace	2027	10	0	7	3,692	1,108	1,108
Sound Wall: Hedge/Tree/Irrigation	2024	12	0	4	8,027	8,027	5,351
Sound Wall: Trees-Storm Damage	2029	10	0	9	5,900	590	590
Storm Drains: Renovation-Clean Out	2021	2	0	1	2,000	2,000	1,000
Trees: Removal	2020	1	1	0	4,176	4,176	4,176
Trees: Replace	2020	1	0	0	3,211	3,211	3,211
Trees: Storm Damage-Common Area	2029	10	0	9	3,289	329	329

Quail Run Homeowners' Association
Base Line Funding Model Assessment by Capital & Non-Capital

Description	Replacement Year	Useful Life	Adjustment	Remaining Life	Current Cost	Assigned Reserves	Fully Funded
<i>Non-Capital continued...</i>							
Trees: Trimming-Pruning	2020	1	0	0	<u>11,400</u>	<u>11,400</u>	<u>11,400</u>
Non-Capital - Total					\$83,471	\$63,805	\$44,741
Total Asset Summary					<u>\$568,805</u>	<u>\$359,724</u>	<u>\$311,086</u>
Excess Funds:							

Asset Current Cost by Category



Quail Run Homeowners' Association

Eugene, Oregon

Component Summary

Description	Future Cost	Useful Life	Remaining Life	Adjustment	Distribution	Required Contribution	Ideally Funded
Appliances							
C/H: Appliances	<u>3,386</u>	18	3		<u>3,211</u>	2.39	<u>2,676</u>
Appliances - Total	<u>\$3,386</u>				<u>\$3,211</u>	\$2	<u>\$2,676</u>
Asphalt							
Asphalt: Overlay-Overpark Area	17,821	25	5		13,046	75.44	13,046
Asphalt: Overlay-Private Parking Area	5,855	25	5		5,358	4.07	4,287
Asphalt: Overlay-Streets/Drives	55,984	25	5		40,985	236.99	40,985
Asphalt: Repairs-Overpark Area	4,000	5	2		3,861	2.85	2,317
Asphalt: Repairs-Private Parking Area	54	5	0	2	54	1.08	54
Asphalt: Repairs-Streets/Drives	567	5	3		538	0.40	215
Asphalt: Sealcoat-Overpark Area	6,302	5	4		5,870	4.42	1,174
Asphalt: Sealcoat-Private Parking Area	1,438	5	4		1,340	1.01	268
Asphalt: Sealcoat-Streets/Drives	<u>9,466</u>	5	4		<u>8,818</u>	<u>6.63</u>	<u>1,764</u>
Asphalt - Total	<u>\$101,488</u>				<u>\$79,870</u>	<u>\$333</u>	<u>\$64,109</u>
Bar-B-Que							
C/H: Bar-B-Que	<u>959</u>	18	3		<u>910</u>	0.68	<u>758</u>
Bar-B-Que - Total	<u>\$959</u>				<u>\$910</u>	\$1	<u>\$758</u>
Bark Dust							
Bark Dust: Common Area-Replace	3,560	2	1		3,497	2.56	1,748
C/H: Generator-Replace	<u>850</u>	12	11		<u>58</u>	6.36	<u>58</u>
Bark Dust - Total	<u>\$4,409</u>				<u>\$3,555</u>	\$9	<u>\$1,807</u>
Benches							
C/H: Benches-Replace	370	15	8		150	2.35	150
Garden Bench: Replace	<u>416</u>	15	11		<u>91</u>	2.55	<u>91</u>
Benches - Total	<u>\$786</u>				<u>\$241</u>	\$5	<u>\$241</u>
Bike Rack							
C/H: Bike Rack	<u>977</u>	15	4	5	<u>910</u>	0.68	<u>728</u>
Bike Rack - Total	<u>\$977</u>				<u>\$910</u>	\$1	<u>\$728</u>
Call Boxes							
Call Box: Entry/Exit-North	3,104	12	3		2,943	2.19	2,207
Call Box: Entry/Exit-South	<u>2,357</u>	12	6		<u>1,060</u>	18.78	<u>1,060</u>
Call Boxes - Total	<u>\$5,461</u>				<u>\$4,003</u>	\$21	<u>\$3,267</u>
Concrete							
Concrete: Flatwork	<u>9,731</u>	3	2		<u>9,392</u>	6.94	<u>3,131</u>
Concrete - Total	<u>\$9,731</u>				<u>\$9,392</u>	\$7	<u>\$3,131</u>

Quail Run Homeowners' Association

Eugene, Oregon

Component Summary

Description	Future Cost	Useful Life	Remaining Life	Adjustment	Distribution	Required Contribution	Ideally Funded
Controllers							
C/H: Controller	910	16	0		910	6.56	910
Controllers: Irrigation	<u>1,017</u>	15	0	4	<u>1,017</u>	<u>7.73</u>	<u>1,017</u>
Controllers - Total	\$1,927				\$1,927	\$14	\$1,927
Doors							
Storage Building: Door-L/S Area	526	15	5	10	482	0.37	385
Storage Building: Door-Overpark Area	<u>526</u>	15	5	10	<u>482</u>	<u>0.37</u>	<u>385</u>
Doors - Total	\$1,053				\$963	\$1	\$771
Fencing							
Fencing: Chain Link-Repair	2,686	1	0		2,686	256.50	2,686
Fencing: Chain Link-Replace	140,419	35	29		14,390	339.36	14,390
Fencing: Vinyl (PVC)-Repair	2,676	1	0	2	2,676	255.52	2,676
Fencing: Vinyl (PVC)-Washing	5,332	5	2		5,146	3.80	3,088
Fencing: Wrought Iron-Replace	<u>33,812</u>	35	15		<u>14,807</u>	<u>96.67</u>	<u>14,807</u>
Fencing - Total	\$184,926				\$39,705	\$952	\$37,646
Fixtures							
C/H: Restroom Fixtures	<u>2,195</u>	30	14		<u>913</u>	<u>7.18</u>	<u>913</u>
Fixtures - Total	\$2,195				\$913	\$7	\$913
Flooring							
C/H: Flooring	<u>3,461</u>	20	4		<u>3,224</u>	<u>2.43</u>	<u>2,579</u>
Flooring - Total	\$3,461				\$3,224	\$2	\$2,579
Furnishings							
C/H: Furnishings	<u>10,000</u>	20	5		<u>11,362</u>	0.00	<u>6,863</u>
Furnishings - Total	\$10,000				\$11,362		\$6,863
Garden Boxes							
Garden Boxes: Repair-Replace-A	2,983	15	0	5	2,983	22.67	2,983
Garden Boxes: Repair-Replace-B	<u>1,187</u>	15	10		<u>331</u>	<u>7.36</u>	<u>331</u>
Garden Boxes - Total	\$4,170				\$3,314	\$30	\$3,314
Gates							
Gates: Entry/Exit-Operators	15,316	15	0	5	0	220.10	15,316
Gates: Entry/Exit-Wrought Iron-Repa..	1,723	5	4	5	1,605	1.21	963
Gates: Pedestrian-Operators	<u>1,184</u>	15	13		<u>0</u>	<u>8.04</u>	<u>125</u>
Gates - Total	\$18,223				\$1,605	\$229	\$16,404

Quail Run Homeowners' Association

Eugene, Oregon

Component Summary

Description	Future Cost	Useful Life	Remaining Life	Adjustment	Distribution	Required Contribution	Ideally Funded
Gravel							
Gravel: Repairs-Overpark Area-North	22,600	6	5		20,681	15.70	3,447
Gravel: Repairs-Overpark Area-South	<u>2,114</u>	6	0	-5	<u>2,114</u>	35.85	<u>2,114</u>
Gravel - Total	\$24,714				\$22,795	\$52	\$5,561
Gutters & Downspouts							
C/H: Downspouts	1,806	10	3	5	1,712	1.28	1,370
C/H: Gutters-Sheet Metal	<u>805</u>	24	8		<u>466</u>	3.40	<u>466</u>
Gutters & Downspouts - Total	\$2,611				\$2,178	\$5	\$1,836
HVAC							
C/H: HVAC	<u>4,014</u>	16	0		<u>4,014</u>	28.96	<u>4,014</u>
HVAC - Total	\$4,014				\$4,014	\$29	\$4,014
Landscaping							
Common Area: Weed Control-Sprayi..	2,044	1	0		2,044	195.21	2,044
Irrigation System: Repair-Maintain-R..	1,500	1	0	3	1,500	143.28	1,500
Landscaping: Common Area-Renovat..	2,500	10	0	10	2,500	26.76	2,500
Lawns: Replacement	<u>2,647</u>	5	1		<u>2,601</u>	1.91	<u>2,081</u>
Landscaping - Total	\$8,692				\$8,645	\$367	\$8,125
Lighting							
C/H: Lighting-Exterior	718	20	4		669	0.50	535
C/H: Lighting-Interior	879	20	4		819	0.62	655
C/H: Lighting-Pathway	3,705	20	14		867	16.98	867
Lighting: Entry-Fixtures	3,084	14	8		1,147	20.84	1,147
Lighting: Street-Bulbs	476	13	6		231	3.53	231
Lighting: Street-Fixtures	<u>2,645</u>	14	13		<u>150</u>	16.80	<u>150</u>
Lighting - Total	\$11,506				\$3,882	\$59	\$3,584
Mailboxes							
Mailboxes: Pedestals-Aluminum	<u>11,119</u>	30	10		<u>6,208</u>	38.15	<u>6,208</u>
Mailboxes - Total	\$11,119				\$6,208	\$38	\$6,208
Office Equipment							
C/H: Copier/Fax/Computer	<u>1,525</u>	14	6		<u>783</u>	10.56	<u>783</u>
Office Equipment - Total	\$1,525				\$783	\$11	\$783
Painting							
C/H: Paint-Interior	<u>3,665</u>	8	6		<u>824</u>	42.53	<u>824</u>
Painting - Total	\$3,665				\$824	\$43	\$824

Quail Run Homeowners' Association

Eugene, Oregon

Component Summary

Description	Future Cost	Useful Life	Remaining Life	Adjustment	Distribution	Required Contribution	Ideally Funded
Pavers							
Courtyard: Pavers-Courtyard 01-Repa..	3,108	15	2		3,000	2.22	2,600
Courtyard: Pavers-Courtyard 01-Repl..	<i>unfunded</i>						
Courtyard: Pavers-Courtyard 02-Repa..	3,846	15	14		200	22.68	200
Courtyard: Pavers-Courtyard 02-Repl..	<i>unfunded</i>						
Courtyard: Pavers-Courtyard 03-Repa..	3,278	15	5	10	3,000	2.28	2,400
Courtyard: Pavers-Courtyard 03-Repl..	<i>unfunded</i>						
Courtyard: Pavers-Courtyard 04-Repa..	3,337	15	6	11	2,308	13.51	2,308
Courtyard: Pavers-Courtyard 04-Repl..	<i>unfunded</i>						
Courtyard: Pavers-Courtyard 05-Repa..	1,433	15	10		400	8.88	400
Courtyard: Pavers-Courtyard 05-Repl..	<i>unfunded</i>						
Courtyard: Pavers-Courtyard 06-Repa..	3,164	15	3	6	3,000	2.24	2,571
Courtyard: Pavers-Courtyard 06-Repl..	<i>unfunded</i>						
Courtyard: Pavers-Courtyard 07-Repa..	1,243	15	2	5	1,200	0.89	1,080
Courtyard: Pavers-Courtyard 07-Repl..	<i>unfunded</i>						
Courtyard: Pavers-Courtyard 08-Repa..	3,000	15	0	2	3,000	22.80	3,000
Courtyard: Pavers-Courtyard 08-Repl..	<i>unfunded</i>						
Courtyard: Pavers-Courtyard 09-Repa..	3,278	15	5	8	3,000	2.28	2,348
Courtyard: Pavers-Courtyard 09-Repl..	<i>unfunded</i>						
Courtyard: Pavers-Courtyard 10-Repa..	3,337	15	6	8	2,217	14.97	2,217
Courtyard: Pavers-Courtyard 10-Repl..	<i>unfunded</i>						
Courtyard: Pavers-Courtyard 11-Repa..	3,221	15	4	6	3,000	2.26	2,429
Courtyard: Pavers-Courtyard 11-Repl..	<i>unfunded</i>						
Courtyard: Pavers-Courtyard 12-Repa..	1,538	15	14		80	9.07	80
Courtyard: Pavers-Courtyard 12-Repl..	<i>unfunded</i>						
Courtyard: Pavers-Courtyard 13-Repa..	3,397	15	7	9	2,125	14.52	2,125
Courtyard: Pavers-Courtyard 13-Repl..	<i>unfunded</i>						
Courtyard: Pavers-Courtyard 14-Repa..	3,457	15	8	10	2,040	14.11	2,040
Courtyard: Pavers-Courtyard 14-Repl..	<i>unfunded</i>						
Courtyard: Pavers-Courtyard 15-Repa..	3,519	15	9	11	1,962	13.74	1,962
Courtyard: Pavers-Courtyard 15-Repl..	<i>unfunded</i>						
Courtyard: Pavers-Courtyard 16-Repa..	3,582	15	10	12	1,889	13.39	1,889
Courtyard: Pavers-Courtyard 16-Repl..	<i>unfunded</i>						
Courtyard: Pavers-Courtyard 17 East..	1,538	15	14		80	9.07	80
Courtyard: Pavers-Courtyard 17 East..	<i>unfunded</i>						
Courtyard: Pavers-Courtyard 17 West..	3,846	15	14		200	22.68	200
Courtyard: Pavers-Courtyard 17 West..	<i>unfunded</i>						
Pavers - Total	\$53,124				\$32,701	\$192	\$29,928
Roofing							
C/H: Roof-Composition	5,946	24	8		3,439	25.11	3,439
Storage Building: Roofing-L/S Area	355	24	4		330	0.25	275
Storage Building: Roofing-Overpark ..	451	24	4		420	0.32	350
Roofing - Total	\$6,752				\$4,190	\$26	\$4,065

Quail Run Homeowners' Association

Eugene, Oregon

Component Summary

Description	Future Cost	Useful Life	Remaining Life	Adjustment	Distribution	Required Contribution	Ideally Funded
Siding							
C/H: Siding-Replace-Vinyl	6,184	45	29		1,314	12.40	1,314
C/H: Siding-Wash-Vinyl	431	2	0		431	20.83	431
Storage Building: Siding-L/S Area	3,389	45	25		967	7.12	967
Storage Building: Siding-Overpark A..	<u>4,236</u>	45	25		<u>1,208</u>	<u>8.90</u>	<u>1,208</u>
Siding - Total	\$14,240				\$3,920	\$49	\$3,920
Signs							
Signs: Gate Post Plaques	2,381	15	6		1,284	15.50	1,284
Signs: Gate-Entry	<u>222</u>	10	4		<u>207</u>	<u>0.16</u>	<u>124</u>
Signs - Total	\$2,603				\$1,491	\$16	\$1,408
Sound Wall							
Sound Wall: Gutters-Clean	1,100	1	0		1,100	105.04	1,100
Sound Wall: Gutters-Replace	4,181	10	7		1,108	38.90	1,108
Sound Wall: Hedge/Tree/Irrigation	8,617	12	4		8,027	6.04	5,351
Sound Wall: T/H-Repairs-Phase 1	192	5	0	2	192	3.86	192
Sound Wall: T/H-Repairs-Phase 2	192	5	0	2	192	3.86	192
Sound Wall: T/H-Repairs-Phase 3	192	5	0	2	192	3.86	192
Sound Wall: T/H-Replacement-Phase..	<i>unfunded</i>						
Sound Wall: T/H-Replacement-Phase..	<i>unfunded</i>						
Sound Wall: T/H-Replacement-Phase..	<i>unfunded</i>						
Sound Wall - Total	\$14,474				\$10,811	\$162	\$8,135
Storm Drains							
Storm Drains: Renovation-Clean Out	2,036	2	1		2,000	1.47	1,000
Storm Drains: Renovation-Replace	<u>17,544</u>	25	5		<u>12,843</u>	<u>74.27</u>	<u>12,843</u>
Storm Drains - Total	\$19,579				\$14,843	\$76	\$13,843
Trees							
Sound Wall: Trees-Storm Danmage	6,921	10	9		590	62.82	590
Trees: Removal	4,176	1	0	1	4,176	398.80	4,176
Trees: Replace	3,211	1	0		3,211	306.61	3,211
Trees: Root Barrier	12,865	10	5	5	7,849	84.81	7,849
Trees: Storm Damage-Common Area	3,858	10	9		329	35.02	329
Trees: Trimming-Pruning	<u>11,400</u>	1	0		<u>11,400</u>	<u>1,088.60</u>	<u>11,400</u>
Trees - Total	\$42,432				\$27,555	\$1,977	\$27,555
Trellis							
Trellis: Wood	<u>535</u>	15	0	5	<u>535</u>	<u>4.07</u>	<u>535</u>
Trellis - Total	\$535				\$535	\$4	\$535

Quail Run Homeowners' Association

Eugene, Oregon

Component Summary

Description	Future Cost	Useful Life	Remaining Life	Adjustment	Distribution	Required Contribution	Ideally Funded
Underground Utilities							
Utilities: Natural Gas Lines	18,358	50	30		4,313	33.75	4,313
Utilities: Potable Water Lines-Comm..	30,748	40	20		10,782	74.78	10,782
Utilities: Power Supply-Common Area	42,000	45	25		11,979	88.26	11,979
Utilities: Waste Product Lines	<u>20,949</u>	35	15		<u>9,174</u>	<u>59.90</u>	<u>9,174</u>
Underground Utilities - Total	\$112,055				\$36,247	\$257	\$36,247
Vehicle Stops							
Vehicle Stops: Overpark Area	<u>1,070</u>	20	0		<u>1,070</u>	6.50	<u>1,070</u>
Vehicle Stops - Total	\$1,070				\$1,070	\$6	\$1,070
Walls							
Wall: Wood-Replace	482	15	0	5	482	3.66	482
Wall: Wood-Seal	749	5	0		749	15.05	749
Walls: Retaining-Repair	<u>7,450</u>	5	4		<u>6,940</u>	<u>5.22</u>	<u>1,388</u>
Walls - Total	\$8,681				\$8,171	\$24	\$2,619
Water Heater							
C/H: Water Heater	<u>610</u>	18	2		<u>589</u>	0.43	<u>523</u>
Water Heater - Total	\$610				\$589		\$523
Windows							
C/H: Windows	3,939	45	29		837	7.89	837
Storage Building: Window-L/S Area	3,002	45	25		856	6.31	856
Storage Building: Window-Overpark ..	<u>750</u>	45	25		<u>214</u>	<u>1.58</u>	<u>214</u>
Windows - Total	\$7,691				\$1,907	\$16	\$1,907
Cabinets							
C/H: Cabinets: Replace	<u>5,744</u>	15	11		<u>1,260</u>	<u>35.15</u>	<u>1,260</u>
Cabinets - Total	\$5,744				\$1,260	\$35	\$1,260
Grand Total:	<u>\$710,588</u>				<u>\$359,724</u>	<u>\$5,056</u>	<u>\$311,086</u>

**Quail Run Homeowners' Association
Annual Expenditure Detail**

Description	Expenditures
Replacement Year 2020	
Asphalt: Repairs-Private Parking Area	54
C/H: Controller	910
C/H: HVAC	4,014
C/H: Siding-Wash-Vinyl	431
Common Area: Weed Control-Spraying	2,044
Controllers: Irrigation	1,017
Courtyard: Pavers-Courtyard 08-Repair	3,000
Fencing: Chain Link-Repair	2,686
Fencing: Vinyl (PVC)-Repair	2,676
Garden Boxes: Repair-Replace-A	2,983
Gates: Entry/Exit-Operators	15,316
Gravel: Repairs-Overpark Area-South	2,114
Irrigation System: Repair-Maintain-Replace	1,500
Landscaping: Common Area-Renovation	2,500
Sound Wall: Gutters-Clean	1,100
Sound Wall: T/H-Repairs-Phase 1	192
Sound Wall: T/H-Repairs-Phase 2	192
Sound Wall: T/H-Repairs-Phase 3	192
Trees: Removal	4,176
Trees: Replace	3,211
Trees: Trimming-Pruning	11,400
Trellis: Wood	535
Vehicle Stops: Overpark Area	1,070
Wall: Wood-Replace	482
Wall: Wood-Seal	749
Total for 2020	\$64,544
Replacement Year 2021	
Bark Dust: Common Area-Replace	3,560
Common Area: Weed Control-Spraying	2,081
Fencing: Chain Link-Repair	2,734
Fencing: Vinyl (PVC)-Repair	2,724
Irrigation System: Repair-Maintain-Replace	1,527
Lawns: Replacement	2,647
Sound Wall: Gutters-Clean	1,120
Storm Drains: Renovation-Clean Out	2,036
Trees: Removal	4,251
Trees: Replace	3,268

**Quail Run Homeowners' Association
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2021 continued...</i>	
Trees: Trimming-Pruning	11,604
Total for 2021	\$37,552
Replacement Year 2022	
Asphalt: Repairs-Overpark Area	4,000
C/H: Siding-Wash-Vinyl	446
C/H: Water Heater	610
Common Area: Weed Control-Spraying	2,118
Concrete: Flatwork	9,731
Courtyard: Pavers-Courtyard 01-Repair	3,108
Courtyard: Pavers-Courtyard 07-Repair	1,243
Fencing: Chain Link-Repair	2,783
Fencing: Vinyl (PVC)-Repair	2,773
Fencing: Vinyl (PVC)-Washing	5,332
Irrigation System: Repair-Maintain-Replace	1,555
Sound Wall: Gutters-Clean	1,140
Trees: Removal	4,327
Trees: Replace	3,327
Trees: Trimming-Pruning	11,812
Total for 2022	\$54,305
Replacement Year 2023	
Asphalt: Repairs-Streets/Drives	567
Bark Dust: Common Area-Replace	3,688
C/H: Appliances	3,386
C/H: Bar-B-Que	959
C/H: Downspouts	1,806
Call Box: Entry/Exit-North	3,104
Common Area: Weed Control-Spraying	2,156
Courtyard: Pavers-Courtyard 06-Repair	3,164
Fencing: Chain Link-Repair	2,833
Fencing: Vinyl (PVC)-Repair	2,822
Irrigation System: Repair-Maintain-Replace	1,582
Sound Wall: Gutters-Clean	1,160
Storm Drains: Renovation-Clean Out	2,109
Trees: Removal	4,405
Trees: Replace	3,386
Trees: Trimming-Pruning	12,023
Total for 2023	\$49,153

Quail Run Homeowners' Association
Annual Expenditure Detail

Description	Expenditures
Replacement Year 2024	
Asphalt: Sealcoat-Overpark Area	6,302
Asphalt: Sealcoat-Private Parking Area	1,438
Asphalt: Sealcoat-Streets/Drives	9,466
C/H: Bike Rack	977
C/H: Flooring	3,461
C/H: Lighting-Exterior	718
C/H: Lighting-Interior	879
C/H: Siding-Wash-Vinyl	463
Common Area: Weed Control-Spraying	2,195
Courtyard: Pavers-Courtyard 11-Repair	3,221
Fencing: Chain Link-Repair	2,884
Fencing: Vinyl (PVC)-Repair	2,873
Gates: Entry/Exit-Wrought Iron-Repairs	1,723
Irrigation System: Repair-Maintain-Replace	1,611
Signs: Gate-Entry	222
Sound Wall: Gutters-Clean	1,181
Sound Wall: Hedge/Tree/Irrigation	8,617
Storage Building: Roofing-L/S Area	355
Storage Building: Roofing-Overpark Area	451
Trees: Removal	4,483
Trees: Replace	3,447
Trees: Trimming-Pruning	12,238
Walls: Retaining-Repair	7,450
Total for 2024	\$76,655
Replacement Year 2025	
Asphalt: Overlay-Overpark Area	17,821
Asphalt: Overlay-Private Parking Area	5,855
Asphalt: Overlay-Streets/Drives	55,984
Asphalt: Repairs-Private Parking Area	59
Bark Dust: Common Area-Replace	3,821
C/H: Furnishings	10,000
Common Area: Weed Control-Spraying	2,234
Concrete: Flatwork	10,263
Courtyard: Pavers-Courtyard 03-Repair	3,278
Courtyard: Pavers-Courtyard 09-Repair	3,278
Fencing: Chain Link-Repair	2,935
Fencing: Vinyl (PVC)-Repair	2,924

**Quail Run Homeowners' Association
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2025 continued...</i>	
Gravel: Repairs-Overpark Area-North	22,600
Irrigation System: Repair-Maintain-Replace	1,640
Sound Wall: Gutters-Clean	1,202
Sound Wall: T/H-Repairs-Phase 1	210
Sound Wall: T/H-Repairs-Phase 2	210
Sound Wall: T/H-Repairs-Phase 3	210
Storage Building: Door-L/S Area	526
Storage Building: Door-Overpark Area	526
Storm Drains: Renovation-Clean Out	2,186
Storm Drains: Renovation-Replace	17,544
Trees: Removal	4,564
Trees: Replace	3,509
Trees: Root Barrier	12,865
Trees: Trimming-Pruning	12,457
Wall: Wood-Seal	819
Total for 2025	\$199,519
Replacement Year 2026	
C/H: Copier/Fax/Computer	1,525
C/H: Paint-Interior	3,665
C/H: Siding-Wash-Vinyl	479
Call Box: Entry/Exit-South	2,357
Common Area: Weed Control-Spraying	2,274
Courtyard: Pavers-Courtyard 04-Repair	3,337
Courtyard: Pavers-Courtyard 10-Repair	3,337
Fencing: Chain Link-Repair	2,988
Fencing: Vinyl (PVC)-Repair	2,976
Gravel: Repairs-Overpark Area-South	2,352
Irrigation System: Repair-Maintain-Replace	1,669
Lawns: Replacement	2,893
Lighting: Street-Bulbs	476
Signs: Gate Post Plaques	2,381
Sound Wall: Gutters-Clean	1,224
Trees: Removal	4,645
Trees: Replace	3,572
Trees: Trimming-Pruning	12,680
Total for 2026	\$54,830

**Quail Run Homeowners' Association
Annual Expenditure Detail**

Description	Expenditures
Replacement Year 2027	
Asphalt: Repairs-Overpark Area	4,371
Bark Dust: Common Area-Replace	3,959
Common Area: Weed Control-Spraying	2,315
Courtyard: Pavers-Courtyard 13-Repair	3,397
Fencing: Chain Link-Repair	3,041
Fencing: Vinyl (PVC)-Repair	3,030
Fencing: Vinyl (PVC)-Washing	5,827
Irrigation System: Repair-Maintain-Replace	1,699
Sound Wall: Gutters-Clean	1,245
Sound Wall: Gutters-Replace	4,181
Storm Drains: Renovation-Clean Out	2,264
Trees: Removal	4,728
Trees: Replace	3,635
Trees: Trimming-Pruning	12,907
Total for 2027	\$56,601
Replacement Year 2028	
Asphalt: Repairs-Streets/Drives	620
C/H: Benches-Replace	370
C/H: Gutters-Sheet Metal	805
C/H: Roof-Composition	5,946
C/H: Siding-Wash-Vinyl	497
Common Area: Weed Control-Spraying	2,356
Concrete: Flatwork	10,824
Courtyard: Pavers-Courtyard 14-Repair	3,457
Fencing: Chain Link-Repair	3,096
Fencing: Vinyl (PVC)-Repair	3,084
Irrigation System: Repair-Maintain-Replace	1,729
Lighting: Entry-Fixtures	3,084
Sound Wall: Gutters-Clean	1,268
Trees: Removal	4,813
Trees: Replace	3,701
Trees: Trimming-Pruning	13,138
Total for 2028	\$58,787
Replacement Year 2029	
Asphalt: Sealcoat-Overpark Area	6,887
Asphalt: Sealcoat-Private Parking Area	1,571

**Quail Run Homeowners' Association
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2029 continued...</i>	
Asphalt: Sealcoat-Streets/Drives	10,345
Bark Dust: Common Area-Replace	4,102
Common Area: Weed Control-Spraying	2,398
Courtyard: Pavers-Courtyard 15-Repair	3,519
Fencing: Chain Link-Repair	3,151
Fencing: Vinyl (PVC)-Repair	3,139
Gates: Entry/Exit-Wrought Iron-Repairs	1,883
Irrigation System: Repair-Maintain-Replace	1,760
Sound Wall: Gutters-Clean	1,290
Sound Wall: Trees-Storm Damage	6,921
Storm Drains: Renovation-Clean Out	2,346
Trees: Removal	4,899
Trees: Replace	3,767
Trees: Storm Damage-Common Area	3,858
Trees: Trimming-Pruning	13,374
Walls: Retaining-Repair	8,142
Total for 2029	\$83,354
Replacement Year 2030	
Asphalt: Repairs-Private Parking Area	64
C/H: Siding-Wash-Vinyl	514
Common Area: Weed Control-Spraying	2,441
Courtyard: Pavers-Courtyard 05-Repair	1,433
Courtyard: Pavers-Courtyard 16-Repair	3,582
Fencing: Chain Link-Repair	3,208
Fencing: Vinyl (PVC)-Repair	3,195
Garden Boxes: Repair-Replace-B	1,187
Irrigation System: Repair-Maintain-Replace	1,792
Landscaping: Common Area-Renovation	2,985
Mailboxes: Pedestals-Aluminum	11,119
Sound Wall: Gutters-Clean	1,314
Sound Wall: T/H-Repairs-Phase 1	229
Sound Wall: T/H-Repairs-Phase 2	229
Sound Wall: T/H-Repairs-Phase 3	229
Trees: Removal	4,987
Trees: Replace	3,834
Trees: Trimming-Pruning	13,613
Wall: Wood-Seal	895
Total for 2030	\$56,852

**Quail Run Homeowners' Association
Annual Expenditure Detail**

Description	Expenditures
Replacement Year 2031	
Bark Dust: Common Area-Replace	4,251
C/H: Cabinets: Replace	5,744
C/H: Generator-Replace	850
Common Area: Weed Control-Spraying	2,485
Concrete: Flatwork	11,416
Fencing: Chain Link-Repair	3,265
Fencing: Vinyl (PVC)-Repair	3,253
Garden Bench: Replace	416
Gravel: Repairs-Overpark Area-North	25,138
Irrigation System: Repair-Maintain-Replace	1,824
Lawns: Replacement	3,161
Sound Wall: Gutters-Clean	1,337
Storm Drains: Renovation-Clean Out	2,431
Trees: Removal	5,076
Trees: Replace	3,903
Trees: Trimming-Pruning	13,857
Total for 2031	\$88,405
Replacement Year 2032	
Asphalt: Repairs-Overpark Area	4,777
C/H: Siding-Wash-Vinyl	533
Common Area: Weed Control-Spraying	2,529
Fencing: Chain Link-Repair	3,323
Fencing: Vinyl (PVC)-Repair	3,311
Fencing: Vinyl (PVC)-Washing	6,367
Gravel: Repairs-Overpark Area-South	2,616
Irrigation System: Repair-Maintain-Replace	1,856
Sound Wall: Gutters-Clean	1,361
Trees: Removal	5,167
Trees: Replace	3,973
Trees: Trimming-Pruning	14,105
Total for 2032	\$49,919
Replacement Year 2033	
Asphalt: Repairs-Streets/Drives	677
Bark Dust: Common Area-Replace	4,404
C/H: Downspouts	2,157
Common Area: Weed Control-Spraying	2,575

**Quail Run Homeowners' Association
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2033 continued...</i>	
Fencing: Chain Link-Repair	3,383
Fencing: Vinyl (PVC)-Repair	3,370
Gates: Pedestrian-Operators	1,184
Irrigation System: Repair-Maintain-Replace	1,890
Lighting: Street-Fixtures	2,645
Sound Wall: Gutters-Clean	1,385
Storm Drains: Renovation-Clean Out	2,519
Trees: Removal	5,260
Trees: Replace	4,044
Trees: Trimming-Pruning	14,357
Total for 2033	\$49,849
Replacement Year 2034	
Asphalt: Sealcoat-Overpark Area	7,526
Asphalt: Sealcoat-Private Parking Area	1,717
Asphalt: Sealcoat-Streets/Drives	11,304
C/H: Lighting-Pathway	3,705
C/H: Paint-Interior	4,223
C/H: Restroom Fixtures	2,195
C/H: Siding-Wash-Vinyl	552
Common Area: Weed Control-Spraying	2,621
Concrete: Flatwork	12,040
Courtyard: Pavers-Courtyard 02-Repair	3,846
Courtyard: Pavers-Courtyard 12-Repair	1,538
Courtyard: Pavers-Courtyard 17 East-Repair	1,538
Courtyard: Pavers-Courtyard 17 West-Repair	3,846
Fencing: Chain Link-Repair	3,444
Fencing: Vinyl (PVC)-Repair	3,430
Gates: Entry/Exit-Wrought Iron-Repairs	2,058
Irrigation System: Repair-Maintain-Replace	1,923
Signs: Gate-Entry	265
Sound Wall: Gutters-Clean	1,410
Trees: Removal	5,354
Trees: Replace	4,116
Trees: Trimming-Pruning	14,614
Walls: Retaining-Repair	8,897
Total for 2034	\$102,162

**Quail Run Homeowners' Association
Annual Expenditure Detail**

Description	Expenditures
Replacement Year 2035	
Asphalt: Repairs-Private Parking Area	70
Bark Dust: Common Area-Replace	4,563
Call Box: Entry/Exit-North	3,841
Common Area: Weed Control-Spraying	2,668
Controllers: Irrigation	1,327
Courtyard: Pavers-Courtyard 08-Repair	3,915
Fencing: Chain Link-Repair	3,505
Fencing: Vinyl (PVC)-Repair	3,492
Fencing: Wrought Iron-Replace	33,812
Garden Boxes: Repair-Replace-A	3,892
Gates: Entry/Exit-Operators	19,986
Irrigation System: Repair-Maintain-Replace	1,958
Sound Wall: Gutters-Clean	1,435
Sound Wall: T/H-Repairs-Phase 1	251
Sound Wall: T/H-Repairs-Phase 2	251
Sound Wall: T/H-Repairs-Phase 3	251
Storm Drains: Renovation-Clean Out	2,610
Trees: Removal	5,450
Trees: Replace	4,190
Trees: Root Barrier	15,363
Trees: Trimming-Pruning	14,876
Trellis: Wood	698
Utilities: Waste Product Lines	20,949
Wall: Wood-Replace	628
Wall: Wood-Seal	978
Total for 2035	\$150,956
Replacement Year 2036	
C/H: Controller	1,208
C/H: HVAC	5,331
C/H: Siding-Wash-Vinyl	572
Common Area: Weed Control-Spraying	2,715
Fencing: Chain Link-Repair	3,568
Fencing: Vinyl (PVC)-Repair	3,554
Irrigation System: Repair-Maintain-Replace	1,993
Lawns: Replacement	3,455
Sound Wall: Gutters-Clean	1,461
Sound Wall: Hedge/Tree/Irrigation	10,662

**Quail Run Homeowners' Association
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2036 continued...</i>	
Trees: Removal	5,547
Trees: Replace	4,265
Trees: Trimming-Pruning	15,142
Total for 2036	\$59,474
Replacement Year 2037	
Asphalt: Repairs-Overpark Area	5,220
Bark Dust: Common Area-Replace	4,728
Common Area: Weed Control-Spraying	2,764
Concrete: Flatwork	12,698
Courtyard: Pavers-Courtyard 01-Repair	4,056
Courtyard: Pavers-Courtyard 07-Repair	1,622
Fencing: Chain Link-Repair	3,632
Fencing: Vinyl (PVC)-Repair	3,618
Fencing: Vinyl (PVC)-Washing	6,958
Gravel: Repairs-Overpark Area-North	27,961
Irrigation System: Repair-Maintain-Replace	2,029
Sound Wall: Gutters-Clean	1,487
Sound Wall: Gutters-Replace	4,992
Storm Drains: Renovation-Clean Out	2,704
Trees: Removal	5,646
Trees: Replace	4,341
Trees: Trimming-Pruning	15,413
Total for 2037	\$109,871
Replacement Year 2038	
Asphalt: Repairs-Streets/Drives	740
C/H: Siding-Wash-Vinyl	593
Call Box: Entry/Exit-South	2,916
Common Area: Weed Control-Spraying	2,813
Courtyard: Pavers-Courtyard 06-Repair	4,129
Fencing: Chain Link-Repair	3,697
Fencing: Vinyl (PVC)-Repair	3,683
Gravel: Repairs-Overpark Area-South	2,910
Irrigation System: Repair-Maintain-Replace	2,065
Sound Wall: Gutters-Clean	1,514
Trees: Removal	5,747
Trees: Replace	4,419

**Quail Run Homeowners' Association
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2038 continued...</i>	
Trees: Trimming-Pruning	15,689
Total for 2038	\$50,915
Replacement Year 2039	
Asphalt: Sealcoat-Overpark Area	8,224
Asphalt: Sealcoat-Private Parking Area	1,877
Asphalt: Sealcoat-Streets/Drives	12,353
Bark Dust: Common Area-Replace	4,899
C/H: Bike Rack	1,274
Common Area: Weed Control-Spraying	2,864
Courtyard: Pavers-Courtyard 11-Repair	4,203
Fencing: Chain Link-Repair	3,763
Fencing: Vinyl (PVC)-Repair	3,749
Gates: Entry/Exit-Wrought Iron-Repairs	2,249
Irrigation System: Repair-Maintain-Replace	2,102
Lighting: Street-Bulbs	600
Sound Wall: Gutters-Clean	1,541
Sound Wall: Trees-Storm Damage	8,265
Storm Drains: Renovation-Clean Out	2,802
Trees: Removal	5,850
Trees: Replace	4,498
Trees: Storm Damage-Common Area	4,607
Trees: Trimming-Pruning	15,970
Walls: Retaining-Repair	9,722
Total for 2039	\$101,410
Replacement Year 2040	
Asphalt: Repairs-Private Parking Area	76
C/H: Copier/Fax/Computer	1,955
C/H: Siding-Wash-Vinyl	614
C/H: Water Heater	839
Common Area: Weed Control-Spraying	2,915
Concrete: Flatwork	13,392
Courtyard: Pavers-Courtyard 03-Repair	4,278
Courtyard: Pavers-Courtyard 09-Repair	4,278
Fencing: Chain Link-Repair	3,830
Fencing: Vinyl (PVC)-Repair	3,816
Irrigation System: Repair-Maintain-Replace	2,139

**Quail Run Homeowners' Association
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2040 continued...</i>	
Landscaping: Common Area-Renovation	3,565
Sound Wall: Gutters-Clean	1,569
Sound Wall: T/H-Repairs-Phase 1	274
Sound Wall: T/H-Repairs-Phase 2	274
Sound Wall: T/H-Repairs-Phase 3	274
Storage Building: Door-L/S Area	687
Storage Building: Door-Overpark Area	687
Trees: Removal	5,955
Trees: Replace	4,578
Trees: Trimming-Pruning	16,256
Utilities: Potable Water Lines-Common Area	30,748
Vehicle Stops: Overpark Area	1,526
Wall: Wood-Seal	1,068
Total for 2040	\$105,593
Replacement Year 2041	
Bark Dust: Common Area-Replace	5,076
C/H: Appliances	4,660
C/H: Bar-B-Que	1,320
Common Area: Weed Control-Spraying	2,967
Courtyard: Pavers-Courtyard 04-Repair	4,354
Courtyard: Pavers-Courtyard 10-Repair	4,354
Fencing: Chain Link-Repair	3,899
Fencing: Vinyl (PVC)-Repair	3,884
Irrigation System: Repair-Maintain-Replace	2,178
Lawns: Replacement	3,775
Signs: Gate Post Plaques	3,107
Sound Wall: Gutters-Clean	1,597
Storm Drains: Renovation-Clean Out	2,903
Trees: Removal	6,062
Trees: Replace	4,660
Trees: Trimming-Pruning	16,547
Total for 2041	\$71,344
Replacement Year 2042	
Asphalt: Repairs-Overpark Area	5,704
C/H: Paint-Interior	4,867
C/H: Siding-Wash-Vinyl	637

**Quail Run Homeowners' Association
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2042 continued...</i>	
Common Area: Weed Control-Spraying	3,020
Courtyard: Pavers-Courtyard 13-Repair	4,432
Fencing: Chain Link-Repair	3,969
Fencing: Vinyl (PVC)-Repair	3,953
Fencing: Vinyl (PVC)-Washing	7,604
Irrigation System: Repair-Maintain-Replace	2,217
Lighting: Entry-Fixtures	3,953
Sound Wall: Gutters-Clean	1,625
Trees: Removal	6,170
Trees: Replace	4,744
Trees: Trimming-Pruning	16,843
Total for 2042	\$69,739
Replacement Year 2043	
Asphalt: Repairs-Streets/Drives	809
Bark Dust: Common Area-Replace	5,259
C/H: Benches-Replace	483
C/H: Downspouts	2,575
C/H: Generator-Replace	1,051
Common Area: Weed Control-Spraying	3,074
Concrete: Flatwork	14,124
Courtyard: Pavers-Courtyard 14-Repair	4,512
Fencing: Chain Link-Repair	4,040
Fencing: Vinyl (PVC)-Repair	4,024
Gravel: Repairs-Overpark Area-North	31,102
Irrigation System: Repair-Maintain-Replace	2,256
Sound Wall: Gutters-Clean	1,654
Storm Drains: Renovation-Clean Out	3,008
Trees: Removal	6,281
Trees: Replace	4,829
Trees: Trimming-Pruning	17,144
Total for 2043	\$106,226
Replacement Year 2044	
Asphalt: Sealcoat-Overpark Area	8,986
Asphalt: Sealcoat-Private Parking Area	2,051
Asphalt: Sealcoat-Streets/Drives	13,499
C/H: Flooring	4,935

**Quail Run Homeowners' Association
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2044 continued...</i>	
C/H: Lighting-Exterior	1,024
C/H: Lighting-Interior	1,253
C/H: Siding-Wash-Vinyl	660
Common Area: Weed Control-Spraying	3,129
Courtyard: Pavers-Courtyard 15-Repair	4,592
Fencing: Chain Link-Repair	4,112
Fencing: Vinyl (PVC)-Repair	4,096
Gates: Entry/Exit-Wrought Iron-Repairs	2,458
Gravel: Repairs-Overpark Area-South	3,236
Irrigation System: Repair-Maintain-Replace	2,297
Signs: Gate-Entry	316
Sound Wall: Gutters-Clean	1,684
Trees: Removal	6,393
Trees: Replace	4,915
Trees: Trimming-Pruning	17,451
Walls: Retaining-Repair	10,624
Total for 2044	\$97,712
Replacement Year 2045	
Asphalt: Repairs-Private Parking Area	83
Bark Dust: Common Area-Replace	5,449
C/H: Furnishings	14,259
Common Area: Weed Control-Spraying	3,185
Courtyard: Pavers-Courtyard 05-Repair	1,870
Courtyard: Pavers-Courtyard 16-Repair	4,675
Fencing: Chain Link-Repair	4,186
Fencing: Vinyl (PVC)-Repair	4,170
Garden Boxes: Repair-Replace-B	1,549
Irrigation System: Repair-Maintain-Replace	2,338
Sound Wall: Gutters-Clean	1,714
Sound Wall: T/H-Repairs-Phase 1	299
Sound Wall: T/H-Repairs-Phase 2	299
Sound Wall: T/H-Repairs-Phase 3	299
Storage Building: Siding-L/S Area	3,389
Storage Building: Siding-Overpark Area	4,236
Storage Building: Window-L/S Area	3,002
Storage Building: Window-Overpark Area	750
Storm Drains: Renovation-Clean Out	3,116

**Quail Run Homeowners' Association
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2045 continued...</i>	
Trees: Removal	6,508
Trees: Replace	5,003
Trees: Root Barrier	18,345
Trees: Trimming-Pruning	17,764
Utilities: Power Supply-Common Area	42,000
Wall: Wood-Seal	1,167
Total for 2045	\$149,656
Replacement Year 2046	
C/H: Cabinets: Replace	7,495
C/H: Siding-Wash-Vinyl	683
Common Area: Weed Control-Spraying	3,242
Concrete: Flatwork	14,896
Fencing: Chain Link-Repair	4,261
Fencing: Vinyl (PVC)-Repair	4,244
Garden Bench: Replace	543
Irrigation System: Repair-Maintain-Replace	2,380
Lawns: Replacement	4,125
Sound Wall: Gutters-Clean	1,745
Trees: Removal	6,624
Trees: Replace	5,093
Trees: Trimming-Pruning	18,082
Total for 2046	\$73,413
Replacement Year 2047	
Asphalt: Repairs-Overpark Area	6,233
Bark Dust: Common Area-Replace	5,646
Call Box: Entry/Exit-North	4,752
Common Area: Weed Control-Spraying	3,300
Fencing: Chain Link-Repair	4,337
Fencing: Vinyl (PVC)-Repair	4,320
Fencing: Vinyl (PVC)-Washing	8,309
Irrigation System: Repair-Maintain-Replace	2,422
Lighting: Street-Fixtures	3,390
Sound Wall: Gutters-Clean	1,776
Sound Wall: Gutters-Replace	5,962
Storm Drains: Renovation-Clean Out	3,229
Trees: Removal	6,743

**Quail Run Homeowners' Association
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2047 continued...</i>	
Trees: Replace	5,184
Trees: Trimming-Pruning	18,405
Total for 2047	\$84,009
Replacement Year 2048	
Asphalt: Repairs-Streets/Drives	884
C/H: Siding-Wash-Vinyl	708
Common Area: Weed Control-Spraying	3,360
Fencing: Chain Link-Repair	4,414
Fencing: Vinyl (PVC)-Repair	4,398
Gates: Pedestrian-Operators	1,545
Irrigation System: Repair-Maintain-Replace	2,466
Sound Wall: Gutters-Clean	1,808
Sound Wall: Hedge/Tree/Irrigation	13,192
Storage Building: Roofing-L/S Area	543
Storage Building: Roofing-Overpark Area	691
Trees: Removal	6,863
Trees: Replace	5,277
Trees: Trimming-Pruning	18,735
Total for 2048	\$64,882
Replacement Year 2049	
Asphalt: Sealcoat-Overpark Area	9,820
Asphalt: Sealcoat-Private Parking Area	2,241
Asphalt: Sealcoat-Streets/Drives	14,751
Bark Dust: Common Area-Replace	5,850
C/H: Siding-Replace-Vinyl	6,184
C/H: Windows	3,939
Common Area: Weed Control-Spraying	3,420
Concrete: Flatwork	15,711
Courtyard: Pavers-Courtyard 02-Repair	5,018
Courtyard: Pavers-Courtyard 12-Repair	2,007
Courtyard: Pavers-Courtyard 17 East-Repair	2,007
Courtyard: Pavers-Courtyard 17 West-Repair	5,018
Fencing: Chain Link-Repair	4,493
Fencing: Chain Link-Replace	140,419
Fencing: Vinyl (PVC)-Repair	4,476
Gates: Entry/Exit-Wrought Iron-Repairs	2,686

**Quail Run Homeowners' Association
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2049 continued...</i>	
Gravel: Repairs-Overpark Area-North	34,596
Irrigation System: Repair-Maintain-Replace	2,510
Sound Wall: Gutters-Clean	1,840
Sound Wall: Trees-Storm Danmage	9,870
Storm Drains: Renovation-Clean Out	3,346
Trees: Removal	6,986
Trees: Replace	5,371
Trees: Storm Damage-Common Area	5,502
Trees: Trimming-Pruning	19,070
Walls: Retaining-Repair	11,609
Total for 2049	\$328,741

**Quail Run Homeowners' Association
Annual Expenditure Detail-Spreadsheet**

Description	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Asphalt: Overlay-Overpark Area						17,821				
Asphalt: Overlay-Private Parking Area						5,855				
Asphalt: Overlay-Streets/Drives						55,984				
Asphalt: Repairs-Overpark Area			4,000					4,371		
Asphalt: Repairs-Private Parking Area	54					59				
Asphalt: Repairs-Streets/Drives				567					620	
Asphalt: Sealcoat-Overpark Area					6,302					6,887
Asphalt: Sealcoat-Private Parking Area					1,438					1,571
Asphalt: Sealcoat-Streets/Drives					9,466					10,345
Bark Dust: Common Area-Replace		3,560		3,688		3,821		3,959		4,102
C/H: Appliances				3,386						
C/H: Bar-B-Que				959						
C/H: Benches-Replace									370	
C/H: Bike Rack					977					
C/H: Cabinets: Replace										
C/H: Controllor	910									
C/H: Copier/Fax/Computer							1,525			
C/H: Downspouts				1,806						
C/H: Flooring					3,461					
C/H: Furnishings						10,000				
C/H: Generator-Replace										
C/H: Gutters-Sheet Metal									805	
C/H: HVAC	4,014									
C/H: Lighting-Exterior					718					
C/H: Lighting-Interior					879					
C/H: Lighting-Pathway										
C/H: Paint-Interior							3,665			
C/H: Restroom Fixtures										
C/H: Roof-Composition									5,946	
C/H: Siding-Replace-Vinyl										
C/H: Siding-Wash-Vinyl	431		446		463		479		497	
C/H: Water Heater			610							
C/H: Windows										
Call Box: Entry/Exit-North				3,104						

**Quail Run Homeowners' Association
Annual Expenditure Detail-Spreadsheet**

Description	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Call Box: Entry/Exit-South							2,357			
Common Area: Weed Control-Spraying	2,044	2,081	2,118	2,156	2,195	2,234	2,274	2,315	2,356	2,398
Concrete: Flatwork			9,731			10,263			10,824	
Controllers: Irrigation	1,017									
Courtyard: Pavers-Courtyard 01-Repair			3,108							
Courtyard: Pavers-Courtyard 01-Replace	<i>Unfunded</i>									
Courtyard: Pavers-Courtyard 02-Repair										
Courtyard: Pavers-Courtyard 02-Replace	<i>Unfunded</i>									
Courtyard: Pavers-Courtyard 03-Repair						3,278				
Courtyard: Pavers-Courtyard 03-Replace	<i>Unfunded</i>									
Courtyard: Pavers-Courtyard 04-Repair							3,337			
Courtyard: Pavers-Courtyard 04-Replace	<i>Unfunded</i>									
Courtyard: Pavers-Courtyard 05-Repair										
Courtyard: Pavers-Courtyard 05-Replace	<i>Unfunded</i>									
Courtyard: Pavers-Courtyard 06-Repair				3,164						
Courtyard: Pavers-Courtyard 06-Replace	<i>Unfunded</i>									
Courtyard: Pavers-Courtyard 07-Repair			1,243							
Courtyard: Pavers-Courtyard 07-Replace	<i>Unfunded</i>									
Courtyard: Pavers-Courtyard 08-Repair	3,000									
Courtyard: Pavers-Courtyard 08-Replace	<i>Unfunded</i>									
Courtyard: Pavers-Courtyard 09-Repair						3,278				
Courtyard: Pavers-Courtyard 09-Replace	<i>Unfunded</i>									
Courtyard: Pavers-Courtyard 10-Repair							3,337			
Courtyard: Pavers-Courtyard 10-Replace	<i>Unfunded</i>									
Courtyard: Pavers-Courtyard 11-Repair					3,221					
Courtyard: Pavers-Courtyard 11-Replace	<i>Unfunded</i>									
Courtyard: Pavers-Courtyard 12-Repair										
Courtyard: Pavers-Courtyard 12-Replace	<i>Unfunded</i>									
Courtyard: Pavers-Courtyard 13-Repair								3,397		
Courtyard: Pavers-Courtyard 13-Replace	<i>Unfunded</i>									
Courtyard: Pavers-Courtyard 14-Repair									3,457	
Courtyard: Pavers-Courtyard 14-Replace	<i>Unfunded</i>									
Courtyard: Pavers-Courtyard 15-Repair										3,519
Courtyard: Pavers-Courtyard 15-Replace	<i>Unfunded</i>									

**Quail Run Homeowners' Association
Annual Expenditure Detail-Spreadsheet**

Description	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Courtyard: Pavers-Courtyard 16-Repair										
Courtyard: Pavers-Courtyard 16-Replace	Unfunded									
Courtyard: Pavers-Courtyard 17 East-Repair										
Courtyard: Pavers-Courtyard 17 East-Replace	Unfunded									
Courtyard: Pavers-Courtyard 17 West-Repair										
Courtyard: Pavers-Courtyard 17 West-Replace	Unfunded									
Fencing: Chain Link-Repair	2,686	2,734	2,783	2,833	2,884	2,935	2,988	3,041	3,096	3,151
Fencing: Chain Link-Replace										
Fencing: Vinyl (PVC)-Repair	2,676	2,724	2,773	2,822	2,873	2,924	2,976	3,030	3,084	3,139
Fencing: Vinyl (PVC)-Washing			5,332					5,827		
Fencing: Wrought Iron-Replace										
Garden Bench: Replace										
Garden Boxes: Repair-Replace-A	2,983									
Garden Boxes: Repair-Replace-B										
Gates: Entry/Exit-Operators	15,316									
Gates: Entry/Exit-Wrought Iron-Repairs					1,723					1,883
Gates: Pedestrian-Operators										
Gravel: Repairs-Overpark Area-North						22,600				
Gravel: Repairs-Overpark Area-South	2,114						2,352			
Irrigation System: Repair-Maintain-Replace	1,500	1,527	1,555	1,582	1,611	1,640	1,669	1,699	1,729	1,760
Landscaping: Common Area-Renovation	2,500									
Lawns: Replacement		2,647					2,893			
Lighting: Entry-Fixtures									3,084	
Lighting: Street-Bulbs							476			
Lighting: Street-Fixtures										
Mailboxes: Pedestals-Aluminum										
Signs: Gate Post Plaques							2,381			
Signs: Gate-Entry					222					
Sound Wall: Gutters-Clean	1,100	1,120	1,140	1,160	1,181	1,202	1,224	1,245	1,268	1,290
Sound Wall: Gutters-Replace								4,181		
Sound Wall: Hedge/Tree/Irrigation					8,617					
Sound Wall: T/H-Repairs-Phase 1	192					210				
Sound Wall: T/H-Repairs-Phase 2	192					210				
Sound Wall: T/H-Repairs-Phase 3	192					210				

**Quail Run Homeowners' Association
Annual Expenditure Detail-Spreadsheet**

Description	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Sound Wall: T/H-Replacement-Phase 1	<i>Unfunded</i>									
Sound Wall: T/H-Replacement-Phase 2	<i>Unfunded</i>									
Sound Wall: T/H-Replacement-Phase 3	<i>Unfunded</i>									
Sound Wall: Trees-Storm Damage										6,921
Storage Building: Door-L/S Area						526				
Storage Building: Door-Overpark Area						526				
Storage Building: Roofing-L/S Area					355					
Storage Building: Roofing-Overpark Area					451					
Storage Building: Siding-L/S Area										
Storage Building: Siding-Overpark Area										
Storage Building: Window-L/S Area										
Storage Building: Window-Overpark Area										
Storm Drains: Renovation-Clean Out		2,036		2,109		2,186		2,264		2,346
Storm Drains: Renovation-Replace						17,544				
Trees: Removal	4,176	4,251	4,327	4,405	4,483	4,564	4,645	4,728	4,813	4,899
Trees: Replace	3,211	3,268	3,327	3,386	3,447	3,509	3,572	3,635	3,701	3,767
Trees: Root Barrier						12,865				
Trees: Storm Damage-Common Area										3,858
Trees: Trimming-Pruning	11,400	11,604	11,812	12,023	12,238	12,457	12,680	12,907	13,138	13,374
Trellis: Wood	535									
Utilities: Natural Gas Lines										
Utilities: Potable Water Lines-Common Area										
Utilities: Power Supply-Common Area										
Utilities: Waste Product Lines										
Vehicle Stops: Overpark Area	1,070									
Wall: Wood-Replace	482									
Wall: Wood-Seal	749					819				
Walls: Retaining-Repair					7,450					8,142
Year Total:	64,544	37,552	54,305	49,153	76,655	199,519	54,830	56,601	58,787	83,354

**Quail Run Homeowners' Association
Annual Expenditure Detail-Spreadsheet**

Description	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Asphalt: Overlay-Overpark Area										
Asphalt: Overlay-Private Parking Area										
Asphalt: Overlay-Streets/Drives										
Asphalt: Repairs-Overpark Area			4,777					5,220		
Asphalt: Repairs-Private Parking Area	64					70				
Asphalt: Repairs-Streets/Drives				677					740	
Asphalt: Sealcoat-Overpark Area					7,526					8,224
Asphalt: Sealcoat-Private Parking Area					1,717					1,877
Asphalt: Sealcoat-Streets/Drives					11,304					12,353
Bark Dust: Common Area-Replace		4,251		4,404		4,563		4,728		4,899
C/H: Appliances										
C/H: Bar-B-Que										
C/H: Benches-Replace										
C/H: Bike Rack										1,274
C/H: Cabinets: Replace		5,744								
C/H: Controller							1,208			
C/H: Copier/Fax/Computer										
C/H: Downspouts				2,157						
C/H: Flooring										
C/H: Furnishings										
C/H: Generator-Replace		850								
C/H: Gutters-Sheet Metal										
C/H: HVAC							5,331			
C/H: Lighting-Exterior										
C/H: Lighting-Interior										
C/H: Lighting-Pathway					3,705					
C/H: Paint-Interior					4,223					
C/H: Restroom Fixtures					2,195					
C/H: Roof-Composition										
C/H: Siding-Replace-Vinyl										
C/H: Siding-Wash-Vinyl	514		533		552		572		593	
C/H: Water Heater										
C/H: Windows										
Call Box: Entry/Exit-North						3,841				

**Quail Run Homeowners' Association
Annual Expenditure Detail-Spreadsheet**

Description	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Call Box: Entry/Exit-South									2,916	
Common Area: Weed Control-Spraying	2,441	2,485	2,529	2,575	2,621	2,668	2,715	2,764	2,813	2,864
Concrete: Flatwork		11,416			12,040			12,698		
Controllers: Irrigation						1,327				
Courtyard: Pavers-Courtyard 01-Repair								4,056		
Courtyard: Pavers-Courtyard 01-Replace	<i>Unfunded</i>									
Courtyard: Pavers-Courtyard 02-Repair					3,846					
Courtyard: Pavers-Courtyard 02-Replace	<i>Unfunded</i>									
Courtyard: Pavers-Courtyard 03-Repair										
Courtyard: Pavers-Courtyard 03-Replace	<i>Unfunded</i>									
Courtyard: Pavers-Courtyard 04-Repair										
Courtyard: Pavers-Courtyard 04-Replace	<i>Unfunded</i>									
Courtyard: Pavers-Courtyard 05-Repair	1,433									
Courtyard: Pavers-Courtyard 05-Replace	<i>Unfunded</i>									
Courtyard: Pavers-Courtyard 06-Repair									4,129	
Courtyard: Pavers-Courtyard 06-Replace	<i>Unfunded</i>									
Courtyard: Pavers-Courtyard 07-Repair								1,622		
Courtyard: Pavers-Courtyard 07-Replace	<i>Unfunded</i>									
Courtyard: Pavers-Courtyard 08-Repair						3,915				
Courtyard: Pavers-Courtyard 08-Replace	<i>Unfunded</i>									
Courtyard: Pavers-Courtyard 09-Repair										
Courtyard: Pavers-Courtyard 09-Replace	<i>Unfunded</i>									
Courtyard: Pavers-Courtyard 10-Repair										
Courtyard: Pavers-Courtyard 10-Replace	<i>Unfunded</i>									
Courtyard: Pavers-Courtyard 11-Repair										4,203
Courtyard: Pavers-Courtyard 11-Replace	<i>Unfunded</i>									
Courtyard: Pavers-Courtyard 12-Repair					1,538					
Courtyard: Pavers-Courtyard 12-Replace	<i>Unfunded</i>									
Courtyard: Pavers-Courtyard 13-Repair										
Courtyard: Pavers-Courtyard 13-Replace	<i>Unfunded</i>									
Courtyard: Pavers-Courtyard 14-Repair										
Courtyard: Pavers-Courtyard 14-Replace	<i>Unfunded</i>									
Courtyard: Pavers-Courtyard 15-Repair										
Courtyard: Pavers-Courtyard 15-Replace	<i>Unfunded</i>									

**Quail Run Homeowners' Association
Annual Expenditure Detail-Spreadsheet**

Description	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Courtyard: Pavers-Courtyard 16-Repair	3,582									
Courtyard: Pavers-Courtyard 16-Replace	Unfunded									
Courtyard: Pavers-Courtyard 17 East-Repair					1,538					
Courtyard: Pavers-Courtyard 17 East-Replace	Unfunded									
Courtyard: Pavers-Courtyard 17 West-Repair					3,846					
Courtyard: Pavers-Courtyard 17 West-Replace	Unfunded									
Fencing: Chain Link-Repair	3,208	3,265	3,323	3,383	3,444	3,505	3,568	3,632	3,697	3,763
Fencing: Chain Link-Replace										
Fencing: Vinyl (PVC)-Repair	3,195	3,253	3,311	3,370	3,430	3,492	3,554	3,618	3,683	3,749
Fencing: Vinyl (PVC)-Washing			6,367					6,958		
Fencing: Wrought Iron-Replace						33,812				
Garden Bench: Replace		416								
Garden Boxes: Repair-Replace-A						3,892				
Garden Boxes: Repair-Replace-B	1,187									
Gates: Entry/Exit-Operators						19,986				
Gates: Entry/Exit-Wrought Iron-Repairs					2,058					2,249
Gates: Pedestrian-Operators				1,184						
Gravel: Repairs-Overpark Area-North		25,138						27,961		
Gravel: Repairs-Overpark Area-South			2,616						2,910	
Irrigation System: Repair-Maintain-Replace	1,792	1,824	1,856	1,890	1,923	1,958	1,993	2,029	2,065	2,102
Landscaping: Common Area-Renovation	2,985									
Lawns: Replacement		3,161					3,455			
Lighting: Entry-Fixtures										
Lighting: Street-Bulbs										600
Lighting: Street-Fixtures				2,645						
Mailboxes: Pedestals-Aluminum	11,119									
Signs: Gate Post Plaques										
Signs: Gate-Entry					265					
Sound Wall: Gutters-Clean	1,314	1,337	1,361	1,385	1,410	1,435	1,461	1,487	1,514	1,541
Sound Wall: Gutters-Replace								4,992		
Sound Wall: Hedge/Tree/Irrigation							10,662			
Sound Wall: T/H-Repairs-Phase 1	229					251				
Sound Wall: T/H-Repairs-Phase 2	229					251				
Sound Wall: T/H-Repairs-Phase 3	229					251				

**Quail Run Homeowners' Association
Annual Expenditure Detail-Spreadsheet**

Description	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	
Sound Wall: T/H-Replacement-Phase 1	Unfunded										
Sound Wall: T/H-Replacement-Phase 2	Unfunded										
Sound Wall: T/H-Replacement-Phase 3	Unfunded										
Sound Wall: Trees-Storm Danmage										8,265	
Storage Building: Door-L/S Area											
Storage Building: Door-Overpark Area											
Storage Building: Roofing-L/S Area											
Storage Building: Roofing-Overpark Area											
Storage Building: Siding-L/S Area											
Storage Building: Siding-Overpark Area											
Storage Building: Window-L/S Area											
Storage Building: Window-Overpark Area											
Storm Drains: Renovation-Clean Out		2,431		2,519		2,610		2,704		2,802	
Storm Drains: Renovation-Replace											
Trees: Removal	4,987	5,076	5,167	5,260	5,354	5,450	5,547	5,646	5,747	5,850	
Trees: Replace	3,834	3,903	3,973	4,044	4,116	4,190	4,265	4,341	4,419	4,498	
Trees: Root Barrier	15,363										
Trees: Storm Damage-Common Area	4,607										
Trees: Trimming-Pruning	13,613	13,857	14,105	14,357	14,614	14,876	15,142	15,413	15,689	15,970	
Trellis: Wood	698										
Utilities: Natural Gas Lines											
Utilities: Potable Water Lines-Common Area											
Utilities: Power Supply-Common Area											
Utilities: Waste Product Lines	20,949										
Vehicle Stops: Overpark Area											
Wall: Wood-Replace	628										
Wall: Wood-Seal	895					978					
Walls: Retaining-Repair						8,897					9,722
Year Total:	56,852	88,405	49,919	49,849	102,162	150,956	59,474	109,871	50,915	101,410	

**Quail Run Homeowners' Association
Annual Expenditure Detail-Spreadsheet**

Description	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
Asphalt: Overlay-Overpark Area										
Asphalt: Overlay-Private Parking Area										
Asphalt: Overlay-Streets/Drives										
Asphalt: Repairs-Overpark Area			5,704					6,233		
Asphalt: Repairs-Private Parking Area	76					83				
Asphalt: Repairs-Streets/Drives				809					884	
Asphalt: Sealcoat-Overpark Area					8,986					9,820
Asphalt: Sealcoat-Private Parking Area					2,051					2,241
Asphalt: Sealcoat-Streets/Drives					13,499					14,751
Bark Dust: Common Area-Replace		5,076		5,259		5,449		5,646		5,850
C/H: Appliances		4,660								
C/H: Bar-B-Que		1,320								
C/H: Benches-Replace				483						
C/H: Bike Rack										
C/H: Cabinets: Replace							7,495			
C/H: Controller										
C/H: Copier/Fax/Computer	1,955									
C/H: Downspouts				2,575						
C/H: Flooring					4,935					
C/H: Furnishings						14,259				
C/H: Generator-Replace				1,051						
C/H: Gutters-Sheet Metal										
C/H: HVAC										
C/H: Lighting-Exterior					1,024					
C/H: Lighting-Interior					1,253					
C/H: Lighting-Pathway										
C/H: Paint-Interior			4,867							
C/H: Restroom Fixtures										
C/H: Roof-Composition										
C/H: Siding-Replace-Vinyl										6,184
C/H: Siding-Wash-Vinyl	614		637		660		683		708	
C/H: Water Heater	839									
C/H: Windows										3,939
Call Box: Entry/Exit-North								4,752		

**Quail Run Homeowners' Association
Annual Expenditure Detail-Spreadsheet**

Description	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
Call Box: Entry/Exit-South										
Common Area: Weed Control-Spraying	2,915	2,967	3,020	3,074	3,129	3,185	3,242	3,300	3,360	3,420
Concrete: Flatwork	13,392			14,124			14,896			15,711
Controllers: Irrigation										
Courtyard: Pavers-Courtyard 01-Repair										
Courtyard: Pavers-Courtyard 01-Replace	<i>Unfunded</i>									
Courtyard: Pavers-Courtyard 02-Repair										5,018
Courtyard: Pavers-Courtyard 02-Replace	<i>Unfunded</i>									
Courtyard: Pavers-Courtyard 03-Repair	4,278									
Courtyard: Pavers-Courtyard 03-Replace	<i>Unfunded</i>									
Courtyard: Pavers-Courtyard 04-Repair		4,354								
Courtyard: Pavers-Courtyard 04-Replace	<i>Unfunded</i>									
Courtyard: Pavers-Courtyard 05-Repair						1,870				
Courtyard: Pavers-Courtyard 05-Replace	<i>Unfunded</i>									
Courtyard: Pavers-Courtyard 06-Repair										
Courtyard: Pavers-Courtyard 06-Replace	<i>Unfunded</i>									
Courtyard: Pavers-Courtyard 07-Repair										
Courtyard: Pavers-Courtyard 07-Replace	<i>Unfunded</i>									
Courtyard: Pavers-Courtyard 08-Repair										
Courtyard: Pavers-Courtyard 08-Replace	<i>Unfunded</i>									
Courtyard: Pavers-Courtyard 09-Repair	4,278									
Courtyard: Pavers-Courtyard 09-Replace	<i>Unfunded</i>									
Courtyard: Pavers-Courtyard 10-Repair		4,354								
Courtyard: Pavers-Courtyard 10-Replace	<i>Unfunded</i>									
Courtyard: Pavers-Courtyard 11-Repair										
Courtyard: Pavers-Courtyard 11-Replace	<i>Unfunded</i>									
Courtyard: Pavers-Courtyard 12-Repair										2,007
Courtyard: Pavers-Courtyard 12-Replace	<i>Unfunded</i>									
Courtyard: Pavers-Courtyard 13-Repair			4,432							
Courtyard: Pavers-Courtyard 13-Replace	<i>Unfunded</i>									
Courtyard: Pavers-Courtyard 14-Repair				4,512						
Courtyard: Pavers-Courtyard 14-Replace	<i>Unfunded</i>									
Courtyard: Pavers-Courtyard 15-Repair					4,592					
Courtyard: Pavers-Courtyard 15-Replace	<i>Unfunded</i>									

**Quail Run Homeowners' Association
Annual Expenditure Detail-Spreadsheet**

Description	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
Courtyard: Pavers-Courtyard 16-Repair						4,675				
Courtyard: Pavers-Courtyard 16-Replace	Unfunded									
Courtyard: Pavers-Courtyard 17 East-Repair										2,007
Courtyard: Pavers-Courtyard 17 East-Replace	Unfunded									
Courtyard: Pavers-Courtyard 17 West-Repair										5,018
Courtyard: Pavers-Courtyard 17 West-Replace	Unfunded									
Fencing: Chain Link-Repair	3,830	3,899	3,969	4,040	4,112	4,186	4,261	4,337	4,414	4,493
Fencing: Chain Link-Replace										140,419
Fencing: Vinyl (PVC)-Repair	3,816	3,884	3,953	4,024	4,096	4,170	4,244	4,320	4,398	4,476
Fencing: Vinyl (PVC)-Washing			7,604					8,309		
Fencing: Wrought Iron-Replace										
Garden Bench: Replace							543			
Garden Boxes: Repair-Replace-A										
Garden Boxes: Repair-Replace-B						1,549				
Gates: Entry/Exit-Operators										
Gates: Entry/Exit-Wrought Iron-Repairs					2,458					2,686
Gates: Pedestrian-Operators									1,545	
Gravel: Repairs-Overpark Area-North				31,102						34,596
Gravel: Repairs-Overpark Area-South					3,236					
Irrigation System: Repair-Maintain-Replace	2,139	2,178	2,217	2,256	2,297	2,338	2,380	2,422	2,466	2,510
Landscaping: Common Area-Renovation	3,565									
Lawns: Replacement		3,775					4,125			
Lighting: Entry-Fixtures			3,953							
Lighting: Street-Bulbs										
Lighting: Street-Fixtures								3,390		
Mailboxes: Pedestals-Aluminum										
Signs: Gate Post Plaques		3,107								
Signs: Gate-Entry					316					
Sound Wall: Gutters-Clean	1,569	1,597	1,625	1,654	1,684	1,714	1,745	1,776	1,808	1,840
Sound Wall: Gutters-Replace								5,962		
Sound Wall: Hedge/Tree/Irrigation									13,192	
Sound Wall: T/H-Repairs-Phase 1	274					299				
Sound Wall: T/H-Repairs-Phase 2	274					299				
Sound Wall: T/H-Repairs-Phase 3	274					299				

**Quail Run Homeowners' Association
Annual Expenditure Detail-Spreadsheet**

Description	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
Sound Wall: T/H-Replacement-Phase 1	<i>Unfunded</i>									
Sound Wall: T/H-Replacement-Phase 2	<i>Unfunded</i>									
Sound Wall: T/H-Replacement-Phase 3	<i>Unfunded</i>									
Sound Wall: Trees-Storm Damage										9,870
Storage Building: Door-L/S Area	687									
Storage Building: Door-Overpark Area	687									
Storage Building: Roofing-L/S Area									543	
Storage Building: Roofing-Overpark Area									691	
Storage Building: Siding-L/S Area						3,389				
Storage Building: Siding-Overpark Area						4,236				
Storage Building: Window-L/S Area						3,002				
Storage Building: Window-Overpark Area						750				
Storm Drains: Renovation-Clean Out		2,903		3,008		3,116		3,229		3,346
Storm Drains: Renovation-Replace										
Trees: Removal	5,955	6,062	6,170	6,281	6,393	6,508	6,624	6,743	6,863	6,986
Trees: Replace	4,578	4,660	4,744	4,829	4,915	5,003	5,093	5,184	5,277	5,371
Trees: Root Barrier						18,345				
Trees: Storm Damage-Common Area										5,502
Trees: Trimming-Pruning	16,256	16,547	16,843	17,144	17,451	17,764	18,082	18,405	18,735	19,070
Trellis: Wood										
Utilities: Natural Gas Lines										
Utilities: Potable Water Lines-Common Area	30,748									
Utilities: Power Supply-Common Area						42,000				
Utilities: Waste Product Lines										
Vehicle Stops: Overpark Area	1,526									
Wall: Wood-Replace										
Wall: Wood-Seal	1,068					1,167				
Walls: Retaining-Repair					10,624					11,609
Year Total:	105,593	71,344	69,739	106,226	97,712	149,656	73,413	84,009	64,882	328,741

**Quail Run Homeowners' Association
Detail Report by Alphabetically**

Asphalt: Overlay-Overpark Area

Asset ID	1011	12,701 SF	@ \$1.28
Group	Capital	Asset Cost	\$16,308.08
Category	Asphalt	Percent Replacement	100%
Placed in Service	December 2000	Future Cost	\$17,820.85
Useful Life	25		
Replacement Year	2025		
Remaining Life	5		



Remarks:

This item is the 1-1/2" to 3" overlay on the existing asphalt surface, including resetting the manhole or valve covers and storm drains.

This component has raw asphalt edges and is prone to more maintenance than it would be with rolled curb and gutter.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means, Craftsman, Marshall Swift and/or The National Construction Estimator or as provided by Client.

The Association should obtain a bid to confirm this estimate.

These costs do not take into consideration any changes to the building code.

Note: This is a provision for an anticipated expense. Should the Association find that the cost of this item is greater or less than the amount provided for herein, this reserve study should be updated to reflect the actual component cost.

**Quail Run Homeowners' Association
Detail Report by Alphabetically**

Asphalt: Overlay-Private Parking Area

Asset ID	1069	4,173 SF	@ \$1.28
Group	Capital	Asset Cost	\$5,358.13
Category	Asphalt	Percent Replacement	100%
Placed in Service	January 2000	Future Cost	\$5,855.16
Useful Life	25		
Replacement Year	2025		
Remaining Life	5		



Remarks:

This item is the 1-1/2" to 3" overlay on the existing asphalt surface, including resetting the manhole or valve covers and storm drains.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means, Craftsman, Marshall Swift and/or The National Construction Estimator or as provided by Client.

The Association should obtain a bid to confirm this estimate.

These costs do not take into consideration any changes to the building code.

Note: This is a provision for an anticipated expense. Should the Association find that the cost of this item is greater or less than the amount provided for herein, this reserve study should be updated to reflect the actual component cost.

**Quail Run Homeowners' Association
Detail Report by Alphabetically**

Asphalt: Overlay-Streets/Drives		39,900 SF	@ \$1.28
Asset ID	1026	Asset Cost	\$51,231.60
Group	Capital	Percent Replacement	100%
Category	Asphalt	Future Cost	\$55,983.94
Placed in Service	January 2000		
Useful Life	25		
Replacement Year	2025		
Remaining Life	5		



Remarks:

This item is the 1-1/2" to 3" overlay on the existing asphalt surface, including resetting the manhole or valve covers and storm drains.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means, Craftsman, Marshall Swift and/or The National Construction Estimator or as provided by Client.

The Association should obtain a bid to confirm this estimate.

These costs do not take into consideration any changes to the building code.

Note: This is a provision for an anticipated expense. Should the Association find that the cost of this item is greater or less than the amount provided for herein, this reserve study should be updated to reflect the actual component cost.

**Quail Run Homeowners' Association
Detail Report by Alphabetically**

Asphalt: Repairs-Overpark Area

Asset ID	1029	12,701 SF	@ \$3.21
Group	Capital	Asset Cost	\$3,860.94
Category	Asphalt	Percent Replacement	9.47%
Placed in Service	May 2017	Future Cost	\$4,000.40
Useful Life	5		
Replacement Year	2022		
Remaining Life	2		



Remarks:

This item is an allowance for any work required on the asphalt, such as broken out areas, cracks, root invasion, or subsidence in the overpark area.

This component has raw asphalt edges and is prone to more maintenance than it would be with rolled curb and gutter.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means, Craftsman, Marshall Swift and/or The National Construction Estimator or as provided by Client.

The Association should obtain a bid to confirm this estimate.

These costs do not take into consideration any changes to the building code.

Note: This is a provision for an anticipated expense. Should the Association find that the cost of this item is greater or less than the amount provided for herein, this reserve study should be updated to reflect the actual component cost.

**Quail Run Homeowners' Association
Detail Report by Alphabetically**

Asphalt: Repairs-Private Parking Area		4,173 SF	@ \$3.21
Asset ID	1070	Asset Cost	\$53.58
Group	Capital	Percent Replacement	.4%
Category	Asphalt	Future Cost	\$53.58
Placed in Service	December 2013		
Useful Life	5		
Adjustment	2		
Replacement Year	2020		
Remaining Life	0		



Remarks:

This item is an allowance for any work required on the asphalt, such as broken out areas, cracks, root invasion, or subsidence in the private parking area.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means, Craftsman, Marshall Swift and/or The National Construction Estimator or as provided by Client.

The Association should obtain a bid to confirm this estimate.

These costs do not take into consideration any changes to the building code.

Note: This is a provision for an anticipated expense. Should the Association find that the cost of this item is greater or less than the amount provided for herein, this reserve study should be updated to reflect the actual component cost.

**Quail Run Homeowners' Association
Detail Report by Alphabetically**

Asphalt: Repairs-Streets/Drives		39,900 SF	@ \$3.21
Asset ID	1027	Asset Cost	\$537.93
Group	Capital	Percent Replacement	.42%
Category	Asphalt	Future Cost	\$567.34
Placed in Service	October 2018		
Useful Life	5		
Replacement Year	2023		
Remaining Life	3		



Remarks:

This item is an allowance for any work required on the asphalt, such as broken out areas, cracks, root invasion, or subsidence.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means, Craftsman, Marshall Swift and/or The National Construction Estimator or as provided by Client.

The Association should obtain a bid to confirm this estimate.

These costs do not take into consideration any changes to the building code.

Note: This is a provision for an anticipated expense. Should the Association find that the cost of this item is greater or less than the amount provided for herein, this reserve study should be updated to reflect the actual component cost.

**Quail Run Homeowners' Association
Detail Report by Alphabetically**

Asphalt: Sealcoat-Overpark Area

Asset ID	1030	12,701 SF	@ \$0.46
Group	Non-Capital	Asset Cost	\$5,870.40
Category	Asphalt	Percent Replacement	100%
Placed in Service	August 2019	Future Cost	\$6,302.14
Useful Life	5		
Replacement Year	2024		
Remaining Life	4		



Remarks:

This item is the sealcoat of the asphalt in the overpark area.

This component has raw asphalt edges and is prone to more maintenance than it would be with rolled curb and gutter.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means, Craftsman, Marshall Swift and/or The National Construction Estimator or as provided by Client.

The Association should obtain a bid to confirm this estimate.

These costs do not take into consideration any changes to the building code.

Note: This is a provision for an anticipated expense. Should the Association find that the cost of this item is greater or less than the amount provided for herein, this reserve study should be updated to reflect the actual component cost.

**Quail Run Homeowners' Association
Detail Report by Alphabetically**

Asphalt: Sealcoat-Private Parking Area		4,173 SF	@ \$0.32
Asset ID	1071	Asset Cost	\$1,339.53
Group	Non-Capital	Percent Replacement	100%
Category	Asphalt	Future Cost	\$1,438.05
Placed in Service	August 2019		
Useful Life	5		
Replacement Year	2024		
Remaining Life	4		



Remarks:

This item is the overlay of the asphalt in the private parking area including curb painting and ADA stencils as required.

In 2019, the Association spent \$1,000.00 on this component.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means, Craftsman, Marshall Swift and/or The National Construction Estimator or as provided by Client.

The Association should obtain a bid to confirm this estimate.

These costs do not take into consideration any changes to the building code.

Note: This is a provision for an anticipated expense. Should the Association find that the cost of this item is greater or less than the amount provided for herein, this reserve study should be updated to reflect the actual component cost.

**Quail Run Homeowners' Association
Detail Report by Alphabetically**

Asphalt: Sealcoat-Streets/Drives		39,900 SF	@ \$0.22
Asset ID	1028	Asset Cost	\$8,817.90
Group	Non-Capital	Percent Replacement	100%
Category	Asphalt	Future Cost	\$9,466.42
Placed in Service	August 2019		
Useful Life	5		
Replacement Year	2024		
Remaining Life	4		



Remarks:

This item is the sealcoating of the asphalt surface, including curb painting and ADA stencils as required.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means, Craftsman, Marshall Swift and/or The National Construction Estimator or as provided by Client.

The Association should obtain a bid to confirm this estimate.

These costs do not take into consideration any changes to the building code.

Note: This is a provision for an anticipated expense. Should the Association find that the cost of this item is greater or less than the amount provided for herein, this reserve study should be updated to reflect the actual component cost.

**Quail Run Homeowners' Association
Detail Report by Alphabetically**

Bark Dust: Common Area-Replace

Asset ID	1075	1 Total	@ \$6,994.00
Group	Non-Capital	Asset Cost	\$3,497.00
Category	Bark Dust	Percent Replacement	50%
Placed in Service	February 2019	Future Cost	\$3,559.60
Useful Life	2		
Replacement Year	2021		
Remaining Life	1		



Remarks:

This item is an allowance for 50% of the bark dust required in the common area landscape every 2 years.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means, Craftsman, Marshall Swift and/or The National Construction Estimator or as provided by Client.

The Association should obtain a bid to confirm this estimate.

These costs do not take into consideration any changes to the building code.

Note: This is a provision for an anticipated expense. Should the Association find that the cost of this item is greater or less than the amount provided for herein, this reserve study should be updated to reflect the actual component cost.

Quail Run Homeowners' Association
Detail Report by Alphabetically

C/H: Appliances

Asset ID	1052	1 Total	@ \$3,210.85
Group	Capital	Asset Cost	\$3,210.85
Category	Appliances	Percent Replacement	100%
Placed in Service	January 2005	Future Cost	\$3,386.38
Useful Life	18		
Replacement Year	2023		
Remaining Life	3		



Remarks:

This item is an allowance for the replacement of the appliances in the community center.

1. Microwave
2. Range - Free standing
3. Dishwasher - Built-in
4. Refrigerator
5. Range hood
6. Disposal

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means, Craftsman, Marshall Swift and/or The National Construction Estimator or as provided by Client.

The Association should obtain a bid to confirm this estimate.

These costs do not take into consideration any changes to the building code.

Note: This is a provision for an anticipated expense. Should the Association find that the cost of this item is greater or less than the amount provided for herein, this reserve study should be updated to reflect the actual component cost.

**Quail Run Homeowners' Association
Detail Report by Alphabetically**

C/H: Bar-B-Que

Asset ID	1054	1 Total	@ \$909.74
Group	Capital	Asset Cost	\$909.74
Category	Bar-B-Que	Percent Replacement	100%
Placed in Service	January 2005	Future Cost	\$959.47
Useful Life	18		
Replacement Year	2023		
Remaining Life	3		



Remarks:

This item is an allowance for the replacement of the bar-b-que at the community center.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means, Craftsman, Marshall Swift and/or The National Construction Estimator or as provided by Client.

The Association should obtain a bid to confirm this estimate.

These costs do not take into consideration any changes to the building code.

Note: This is a provision for an anticipated expense. Should the Association find that the cost of this item is greater or less than the amount provided for herein, this reserve study should be updated to reflect the actual component cost.

**Quail Run Homeowners' Association
Detail Report by Alphabetically**

C/H: Benches-Replace

Asset ID	1040	1 Total	@ \$321.08
Group	Capital	Asset Cost	\$321.08
Category	Benches	Percent Replacement	100%
Placed in Service	January 2013	Future Cost	\$370.05
Useful Life	15		
Replacement Year	2028		
Remaining Life	8		



Remarks:

This item is an allowance for the replacement of the wood/steel bench at the community center.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means, Craftsman, Marshall Swift and/or The National Construction Estimator or as provided by Client.

The Association should obtain a bid to confirm this estimate.

These costs do not take into consideration any changes to the building code.

Note: This is a provision for an anticipated expense. Should the Association find that the cost of this item is greater or less than the amount provided for herein, this reserve study should be updated to reflect the actual component cost.

**Quail Run Homeowners' Association
Detail Report by Alphabetically**

C/H: Bike Rack

Asset ID	1053	1 Total	@ \$909.74
Group	Capital	Asset Cost	\$909.74
Category	Bike Rack	Percent Replacement	100%
Placed in Service	January 2004	Future Cost	\$976.65
Useful Life	15		
Adjustment	5		
Replacement Year	2024		
Remaining Life	4		



Remarks:

This item is an allowance for the replacement of the wood/steel bike rack at the community center.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means, Craftsman, Marshall Swift and/or The National Construction Estimator or as provided by Client.

The Association should obtain a bid to confirm this estimate.

These costs do not take into consideration any changes to the building code.

Note: This is a provision for an anticipated expense. Should the Association find that the cost of this item is greater or less than the amount provided for herein, this reserve study should be updated to reflect the actual component cost.

**Quail Run Homeowners' Association
Detail Report by Alphabetically**

C/H: Cabinets: Replace

Asset ID	1134	1 Total	@ \$4,725.31
Group	Capital	Asset Cost	\$4,725.31
Category	Cabinets	Percent Replacement	100%
Placed in Service	January 2016	Future Cost	\$5,743.63
Useful Life	15		
Replacement Year	2031		
Remaining Life	11		



Remarks:

This item is the replacement of the cabinets at the community center.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means, Craftsman, Marshall Swift and/or The National Construction Estimator or as provided by Client.

The Association should obtain a bid to confirm this estimate.

These costs do not take into consideration any changes to the building code.

Note: This is a provision for an anticipated expense. Should the Association find that the cost of this item is greater or less than the amount provided for herein, this reserve study should be updated to reflect the actual component cost.

**Quail Run Homeowners' Association
Detail Report by Alphabetically**

C/H: Controller

Asset ID	1049	1 Total	@ \$909.74
Group	Capital	Asset Cost	\$909.74
Category	Controllers	Percent Replacement	100%
Placed in Service	January 2004	Future Cost	\$909.74
Useful Life	16		
Replacement Year	2020		
Remaining Life	0		



Remarks:

This item is the replacement of the electric water irrigation controller at the community center.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means, Craftsman, Marshall Swift and/or The National Construction Estimator or as provided by Client.

The Association should obtain a bid to confirm this estimate.

These costs do not take into consideration any changes to the building code.

Note: This is a provision for an anticipated expense. Should the Association find that the cost of this item is greater or less than the amount provided for herein, this reserve study should be updated to reflect the actual component cost.

Quail Run Homeowners' Association
Detail Report by Alphabetically

C/H: Copier/Fax/Computer

Asset ID	1048	1 Total	@ \$1,371.03
Group	Capital	Asset Cost	\$1,371.03
Category	Office Equipment	Percent Replacement	100%
Placed in Service	January 2012	Future Cost	\$1,525.03
Useful Life	14		
Replacement Year	2026		
Remaining Life	6		



Remarks:

This item is the replacement of the copier/fax/computer in the community center office.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means, Craftsman, Marshall Swift and/or The National Construction Estimator or as provided by Client.

The Association should obtain a bid to confirm this estimate.

These costs do not take into consideration any changes to the building code.

Note: This is a provision for an anticipated expense. Should the Association find that the cost of this item is greater or less than the amount provided for herein, this reserve study should be updated to reflect the actual component cost.

Quail Run Homeowners' Association
Detail Report by Alphabetically

C/H: Downspouts

Asset ID	1015	1 Total	@ \$1,712.46
Group	Capital	Asset Cost	\$1,712.46
Category	Gutters & Downspouts	Percent Replacement	100%
Placed in Service	September 2008	Future Cost	\$1,806.07
Useful Life	10		
Adjustment	5		
Replacement Year	2023		
Remaining Life	3		



Remarks:

This item is the replacement of the gutters and downspouts at the community center.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means, Craftsman, Marshall Swift and/or The National Construction Estimator or as provided by Client.

The Association should obtain a bid to confirm this estimate.

These costs do not take into consideration any changes to the building code.

Note: This is a provision for an anticipated expense. Should the Association find that the cost of this item is greater or less than the amount provided for herein, this reserve study should be updated to reflect the actual component cost.

**Quail Run Homeowners' Association
Detail Report by Alphabetically**

C/H: Flooring

		1,722 SF	@ \$1.87
Asset ID	1046	Asset Cost	\$3,223.58
Group	Capital	Percent Replacement	100%
Category	Flooring	Future Cost	\$3,460.66
Placed in Service	January 2004		
Useful Life	20		
Replacement Year	2024		
Remaining Life	4		



Remarks:

This item is the replacement of the vinyl flooring in the community center.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means, Craftsman, Marshall Swift and/or The National Construction Estimator or as provided by Client.

The Association should obtain a bid to confirm this estimate.

These costs do not take into consideration any changes to the building code.

Note: This is a provision for an anticipated expense. Should the Association find that the cost of this item is greater or less than the amount provided for herein, this reserve study should be updated to reflect the actual component cost.

**Quail Run Homeowners' Association
Detail Report by Alphabetically**

C/H: Furnishings

Asset ID	1039	1 Total	@ \$9,150.94
Group	Capital	Asset Cost	\$9,150.94
Category	Furnishings	Percent Replacement	100%
Placed in Service	January 2005	Future Cost	\$9,999.80
Useful Life	20		
Replacement Year	2025		
Remaining Life	5		



Remarks:

This item is the replacement of the furnishings in the community center, including office furniture

1. Desk
2. Chairs - 53
3. Chairs - Secretary - 2
4. File Cabinet
5. Floor Lamp
6. Tables - Portable - 5
7. Coat Rack
8. Waste Bins - 2
9. Ping Pong Table
10. Card Tables - 10
11. Table-Metal
12. Outdoor Canopies
13. Exhaust Fans

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means, Craftsman, Marshall Swift and/or The National Construction Estimator or as provided by Client.

The Association should obtain a bid to confirm this estimate.

These costs do not take into consideration any changes to the building code.

Quail Run Homeowners' Association
Detail Report by Alphabetically

C/H: Furnishings continued...

Note: This is a provision for an anticipated expense. Should the Association find that the cost of this item is greater or less than the amount provided for herein, this reserve study should be updated to reflect the actual component cost.

**Quail Run Homeowners' Association
Detail Report by Alphabetically**

C/H: Generator-Replace

Asset ID	1141	1 Total	@ \$699.00
Group	Non-Capital	Asset Cost	\$699.00
Category	Bark Dust	Percent Replacement	100%
Placed in Service	April 2019	Future Cost	\$849.64
Useful Life	12		
Replacement Year	2031		
Remaining Life	11		



Remarks:

This item is the replacement of the back up generator at the clubhouse..

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means, Craftsman, Marshall Swift and/or The National Construction Estimator or as provided by Client.

The Association should obtain a bid to confirm this estimate.

These costs do not take into consideration any changes to the building code.

Note: This is a provision for an anticipated expense. Should the Association find that the cost of this item is greater or less than the amount provided for herein, this reserve study should be updated to reflect the actual component cost.

**Quail Run Homeowners' Association
Detail Report by Alphabetically**

C/H: Gutters-Sheet Metal

Asset ID	1016	87 LF	@ \$8.03
Group	Capital	Asset Cost	\$698.35
Category	Gutters & Downspouts	Percent Replacement	100%
Placed in Service	September 2004	Future Cost	\$804.85
Useful Life	24		
Replacement Year	2028		
Remaining Life	8		



Remarks:

This item is the replacement of the gutters at the community center at the time the roof is replaced.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means, Craftsman, Marshall Swift and/or The National Construction Estimator or as provided by Client.

The Association should obtain a bid to confirm this estimate.

These costs do not take into consideration any changes to the building code.

Note: This is a provision for an anticipated expense. Should the Association find that the cost of this item is greater or less than the amount provided for herein, this reserve study should be updated to reflect the actual component cost.

**Quail Run Homeowners' Association
Detail Report by Alphabetically**

C/H: HVAC

Asset ID	1043	1 Total	@ \$4,013.57
Group	Capital	Asset Cost	\$4,013.57
Category	HVAC	Percent Replacement	100%
Placed in Service	January 2004	Future Cost	\$4,013.57
Useful Life	16		
Replacement Year	2020		
Remaining Life	0		



Remarks:

This item is the replacement of the HVAC system at the community center.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means, Craftsman, Marshall Swift and/or The National Construction Estimator or as provided by Client.

The Association should obtain a bid to confirm this estimate.

These costs do not take into consideration any changes to the building code.

Note: This is a provision for an anticipated expense. Should the Association find that the cost of this item is greater or less than the amount provided for herein, this reserve study should be updated to reflect the actual component cost.

**Quail Run Homeowners' Association
Detail Report by Alphabetically**

C/H: Lighting-Exterior

Asset ID	1045	5 Each	@ \$133.78
Group	Non-Capital	Asset Cost	\$668.92
Category	Lighting	Percent Replacement	100%
Placed in Service	January 2004	Future Cost	\$718.12
Useful Life	20		
Replacement Year	2024		
Remaining Life	4		



Remarks:

This item is the replacement of the exterior lighting at the community center.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means, Craftsman, Marshall Swift and/or The National Construction Estimator or as provided by Client.

The Association should obtain a bid to confirm this estimate.

These costs do not take into consideration any changes to the building code.

Note: This is a provision for an anticipated expense. Should the Association find that the cost of this item is greater or less than the amount provided for herein, this reserve study should be updated to reflect the actual component cost.

**Quail Run Homeowners' Association
Detail Report by Alphabetically**

C/H: Lighting-Interior

Asset ID	1044	9 Each	@ \$90.97
Group	Non-Capital	Asset Cost	\$818.77
Category	Lighting	Percent Replacement	100%
Placed in Service	January 2004	Future Cost	\$878.98
Useful Life	20		
Replacement Year	2024		
Remaining Life	4		



Remarks:

This item is the replacement of the interior lights in the community center.

\$179.00 was spent in August 2013 to repair some lights.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means, Craftsman, Marshall Swift and/or The National Construction Estimator or as provided by Client.

The Association should obtain a bid to confirm this estimate.

These costs do not take into consideration any changes to the building code.

Note: This is a provision for an anticipated expense. Should the Association find that the cost of this item is greater or less than the amount provided for herein, this reserve study should be updated to reflect the actual component cost.

**Quail Run Homeowners' Association
Detail Report by Alphabetically**

C/H: Lighting-Pathway

Asset ID	1086	1 Total	@ \$2,889.77
Group	Non-Capital	Asset Cost	\$2,889.77
Category	Lighting	Percent Replacement	100%
Placed in Service	January 2014	Future Cost	\$3,704.54
Useful Life	20		
Replacement Year	2034		
Remaining Life	14		



Remarks:

This item is the replacement of the pathway lights by the clubhouse.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means, Craftsman, Marshall Swift and/or The National Construction Estimator or as provided by Client.

The Association should obtain a bid to confirm this estimate.

These costs do not take into consideration any changes to the building code.

Note: This is a provision for an anticipated expense. Should the Association find that the cost of this item is greater or less than the amount provided for herein, this reserve study should be updated to reflect the actual component cost.

**Quail Run Homeowners' Association
Detail Report by Alphabetically**

C/H: Paint-Interior		2,544 SF	@ \$1.29
Asset ID	1038	Asset Cost	\$3,294.48
Group	Non-Capital	Percent Replacement	100%
Category	Painting	Future Cost	\$3,664.52
Placed in Service	October 2018		
Useful Life	8		
Replacement Year	2026		
Remaining Life	6		



Remarks:

This item is the repainting of the interior of the community center, excluding the ceiling.

\$1,060 was spent in 2018.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means, Craftsman, Marshall Swift and/or The National Construction Estimator or as provided by Client.

The Association should obtain a bid to confirm this estimate.

These costs do not take into consideration any changes to the building code.

Note: This is a provision for an anticipated expense. Should the Association find that the cost of this item is greater or less than the amount provided for herein, this reserve study should be updated to reflect the actual component cost.

**Quail Run Homeowners' Association
Detail Report by Alphabetically**

C/H: Restroom Fixtures

Asset ID	1042	2 Each	@ \$856.23
Group	Capital	Asset Cost	\$1,712.46
Category	Fixtures	Percent Replacement	100%
Placed in Service	January 2004	Future Cost	\$2,195.28
Useful Life	30		
Replacement Year	2034		
Remaining Life	14		



Remarks:

This item is the replacement of the restroom fixtures.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means, Craftsman, Marshall Swift and/or The National Construction Estimator or as provided by Client.

The Association should obtain a bid to confirm this estimate.

These costs do not take into consideration any changes to the building code.

Note: This is a provision for an anticipated expense. Should the Association find that the cost of this item is greater or less than the amount provided for herein, this reserve study should be updated to reflect the actual component cost.

**Quail Run Homeowners' Association
Detail Report by Alphabetically**

C/H: Roof-Composition

Asset ID	1036	1,952 SF	@ \$2.64
Group	Capital	Asset Cost	\$5,159.14
Category	Roofing	Percent Replacement	100%
Placed in Service	January 2004	Future Cost	\$5,945.90
Useful Life	24		
Replacement Year	2028		
Remaining Life	8		



Remarks:

This item is the replacement of the asphalt composition roofing, including flashings, hauling away all debris, and the protection of plants, trees, and shrubs.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means, Craftsman, Marshall Swift and/or The National Construction Estimator or as provided by Client.

The Association should obtain a bid to confirm this estimate.

These costs do not take into consideration any changes to the building code.

Note: This is a provision for an anticipated expense. Should the Association find that the cost of this item is greater or less than the amount provided for herein, this reserve study should be updated to reflect the actual component cost.

**Quail Run Homeowners' Association
Detail Report by Alphabetically**

C/H: Siding-Replace-Vinyl

Asset ID	1037	544 SF	@ \$6.80
Group	Capital	Asset Cost	\$3,697.02
Category	Siding	Percent Replacement	100%
Placed in Service	January 2004	Future Cost	\$6,184.44
Useful Life	45		
Replacement Year	2049		
Remaining Life	29		



Remarks:

This item is the replacement of the vinyl siding and trim, including hauling away debris and the protection of plants, trees, and shrubs.

This component should be brought into the reserve study in the fiscal year 2019.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means, Craftsman, Marshall Swift and/or The National Construction Estimator or as provided by Client.

The Association should obtain a bid to confirm this estimate.

These costs do not take into consideration any changes to the building code.

Note: This is a provision for an anticipated expense. Should the Association find that the cost of this item is greater or less than the amount provided for herein, this reserve study should be updated to reflect the actual component cost.

**Quail Run Homeowners' Association
Detail Report by Alphabetically**

C/H: Siding-Wash-Vinyl

		544 SF	@ \$0.79
Asset ID	1051	Asset Cost	\$430.85
Group	Non-Capital	Percent Replacement	100%
Category	Siding	Future Cost	\$430.85
Placed in Service	August 2018		
Useful Life	2		
Replacement Year	2020		
Remaining Life	0		



Remarks:

This item is pressure washing (low pressure) the siding with mild soap.
\$265 was spent in 2018.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means, Craftsman, Marshall Swift and/or The National Construction Estimator or as provided by Client.

The Association should obtain a bid to confirm this estimate.

These costs do not take into consideration any changes to the building code.

Note: This is a provision for an anticipated expense. Should the Association find that the cost of this item is greater or less than the amount provided for herein, this reserve study should be updated to reflect the actual component cost.

**Quail Run Homeowners' Association
Detail Report by Alphabetically**

C/H: Water Heater

Asset ID	1047	1 Total	@ \$588.66
Group	Capital	Asset Cost	\$588.66
Category	Water Heater	Percent Replacement	100%
Placed in Service	January 2004	Future Cost	\$609.92
Useful Life	18		
Replacement Year	2022		
Remaining Life	2		



Remarks:

This item is the replacement of the gas water heater at the community center.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means, Craftsman, Marshall Swift and/or The National Construction Estimator or as provided by Client.

The Association should obtain a bid to confirm this estimate.

These costs do not take into consideration any changes to the building code.

Note: This is a provision for an anticipated expense. Should the Association find that the cost of this item is greater or less than the amount provided for herein, this reserve study should be updated to reflect the actual component cost.

Quail Run Homeowners' Association
Detail Report by Alphabetically

C/H: Windows

Asset ID	1041	4 Each	@ \$588.66
Group	Capital	Asset Cost	\$2,354.62
Category	Windows	Percent Replacement	100%
Placed in Service	January 2004	Future Cost	\$3,938.85
Useful Life	45		
Replacement Year	2049		
Remaining Life	29		



Remarks:

This item is the replacement of the vinyl windows at the community center.

This component should be brought into the reserve study in the fiscal year 2019.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means, Craftsman, Marshall Swift and/or The National Construction Estimator or as provided by Client.

The Association should obtain a bid to confirm this estimate.

These costs do not take into consideration any changes to the building code.

Note: This is a provision for an anticipated expense. Should the Association find that the cost of this item is greater or less than the amount provided for herein, this reserve study should be updated to reflect the actual component cost.

**Quail Run Homeowners' Association
Detail Report by Alphabetically**

Call Box: Entry/Exit-North

Asset ID	1009	1 Total	@ \$2,943.28
Group	Capital	Asset Cost	\$2,943.28
Category	Call Boxes	Percent Replacement	100%
Placed in Service	March 2011	Future Cost	\$3,104.18
Useful Life	12		
Replacement Year	2023		
Remaining Life	3		



Remarks:

This item is the replacement, repair, or maintenance to the call box at the north entry/exit area.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means, Craftsman, Marshall Swift and/or The National Construction Estimator or as provided by Client.

The Association should obtain a bid to confirm this estimate.

These costs do not take into consideration any changes to the building code.

Note: This is a provision for an anticipated expense. Should the Association find that the cost of this item is greater or less than the amount provided for herein, this reserve study should be updated to reflect the actual component cost.

**Quail Run Homeowners' Association
Detail Report by Alphabetically**

Call Box: Entry/Exit-South

Asset ID	1010	1 Total	@ \$2,119.16
Group	Capital	Asset Cost	\$2,119.16
Category	Call Boxes	Percent Replacement	100%
Placed in Service	March 2014	Future Cost	\$2,357.19
Useful Life	12		
Replacement Year	2026		
Remaining Life	6		



Remarks:

This item is the replacement, repair, or maintenance to the call box at the south entry/exit area.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means, Craftsman, Marshall Swift and/or The National Construction Estimator or as provided by Client.

The Association should obtain a bid to confirm this estimate.

These costs do not take into consideration any changes to the building code.

Note: This is a provision for an anticipated expense. Should the Association find that the cost of this item is greater or less than the amount provided for herein, this reserve study should be updated to reflect the actual component cost.

**Quail Run Homeowners' Association
Detail Report by Alphabetically**

Common Area: Weed Control-Spraying

Asset ID	1088	1 Total	@ \$2,044.24
Group	Non-Capital	Asset Cost	\$2,044.24
Category	Landscaping	Percent Replacement	100%
Placed in Service	July 2018	Future Cost	\$2,044.24
Useful Life	1		
Replacement Year	2020		
Remaining Life	0		



Remarks:

This item is an allowance for the weed control in the parking areas, sound wall area, and garden area.

\$5,492.00 was spent in 2018 for spraying.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means, Craftsman, Marshall Swift and/or The National Construction Estimator or as provided by Client.

The Association should obtain a bid to confirm this estimate.

These costs do not take into consideration any changes to the building code.

Note: This is a provision for an anticipated expense. Should the Association find that the cost of this item is greater or less than the amount provided for herein, this reserve study should be updated to reflect the actual component cost.

**Quail Run Homeowners' Association
Detail Report by Alphabetically**

Concrete: Flatwork

Asset ID	1007	1 Total	@ \$9,391.75
Group	Capital	Asset Cost	\$9,391.75
Category	Concrete	Percent Replacement	100%
Placed in Service	August 2019	Future Cost	\$9,730.99
Useful Life	3		
Replacement Year	2022		
Remaining Life	2		



Remarks:

This item is an allowance for any work required from time to time to repair the sidewalks, rolled curb and gutters, concrete flatwork, and corrections to trip hazards.

\$6,700.00 was spent in 2019.

\$525 was spent in 2018.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means, Craftsman, Marshall Swift and/or The National Construction Estimator or as provided by Client.

The Association should obtain a bid to confirm this estimate.

These costs do not take into consideration any changes to the building code.

Note: This is a provision for an anticipated expense. Should the Association find that the cost of this item is greater or less than the amount provided for herein, this reserve study should be updated to reflect the actual component cost.

**Quail Run Homeowners' Association
Detail Report by Alphabetically**

Controllers: Irrigation

Asset ID	1050	1 Total	@ \$1,016.77
Group	Capital	Asset Cost	\$1,016.77
Category	Controllers	Percent Replacement	100%
Placed in Service	January 2000	Future Cost	\$1,016.77
Useful Life	15		
Adjustment	4		
Replacement Year	2020		
Remaining Life	0		



Remarks:

This item is the replacement of the common area irrigation controller at the south garden area.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means, Craftsman, Marshall Swift and/or The National Construction Estimator or as provided by Client.

The Association should obtain a bid to confirm this estimate.

These costs do not take into consideration any changes to the building code.

Note: This is a provision for an anticipated expense. Should the Association find that the cost of this item is greater or less than the amount provided for herein, this reserve study should be updated to reflect the actual component cost.

Quail Run Homeowners' Association
Detail Report by Alphabetically

Courtyard: Pavers-Courtyard 01-Repair

Asset ID	1093	1 Total	@ \$3,000.00
Group	Capital	Asset Cost	\$3,000.00
Category	Pavers	Percent Replacement	100%
Placed in Service	October 2007	Future Cost	\$3,108.36
Useful Life	15		
Replacement Year	2022		
Remaining Life	2		



Remarks:

This item is the estimated cost to repair of the concrete/clay pavers in courtyard 1.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means, Craftsman, Marshall Swift and/or The National Construction Estimator or as provided by Client.

The Association should obtain a bid to confirm this estimate.

These costs do not take into consideration any changes to the building code.

Note: This is a provision for an anticipated expense. Should the Association find that the cost of this item is greater or less than the amount provided for herein, this reserve study should be updated to reflect the actual component cost.

**Quail Run Homeowners' Association
Detail Report by Alphabetically**

Courtyard: Pavers-Courtyard 01-Replace

Asset ID	1001	1 Total	@ \$64,217.11
Group	Capital	Asset Cost	\$64,217.11
Category	Pavers	Percent Replacement	100%
Placed in Service	October 2000	Future Cost	\$130,573.59
Useful Life	60		
Replacement Year	2060		
Remaining Life	40		



Remarks:

This item is the estimated cost to replacement of the concrete/clay pavers in courtyard 1.

This component should be brought into the reserve study in the fiscal year 2030.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means, Craftsman, Marshall Swift and/or The National Construction Estimator or as provided by Client.

The Association should obtain a bid to confirm this estimate.

These costs do not take into consideration any changes to the building code.

Note: This is a provision for an anticipated expense. Should the Association find that the cost of this item is greater or less than the amount provided for herein, this reserve study should be updated to reflect the actual component cost.

**Quail Run Homeowners' Association
Detail Report by Alphabetically**

Courtyard: Pavers-Courtyard 02-Repair

Asset ID	1094	1 Total	@ \$3,000.00
Group	Capital	Asset Cost	\$3,000.00
Category	Pavers	Percent Replacement	100%
Placed in Service	April 2019	Future Cost	\$3,845.85
Useful Life	15		
Replacement Year	2034		
Remaining Life	14		



Remarks:

This item is the estimated cost to repair of the concrete/clay pavers in courtyard 2.
\$1,300.00 was spent in 2019.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means, Craftsman, Marshall Swift and/or The National Construction Estimator or as provided by Client.

The Association should obtain a bid to confirm this estimate.

These costs do not take into consideration any changes to the building code.

Note: This is a provision for an anticipated expense. Should the Association find that the cost of this item is greater or less than the amount provided for herein, this reserve study should be updated to reflect the actual component cost.

**Quail Run Homeowners' Association
Detail Report by Alphabetically**

Courtyard: Pavers-Courtyard 02-Replace

Asset ID	1101	1 Total	@ \$64,217.11
Group	Capital	Asset Cost	\$64,217.11
Category	Pavers	Percent Replacement	100%
Placed in Service	October 2000	Future Cost	\$130,573.59
Useful Life	60		
Replacement Year	2060		
Remaining Life	40		



Remarks:

This item is the estimated cost to replace of the concrete/clay pavers in courtyard 2.

This component should be brought into the reserve study in the fiscal year 2030.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means, Craftsman, Marshall Swift and/or The National Construction Estimator or as provided by Client.

The Association should obtain a bid to confirm this estimate.

These costs do not take into consideration any changes to the building code.

Note: This is a provision for an anticipated expense. Should the Association find that the cost of this item is greater or less than the amount provided for herein, this reserve study should be updated to reflect the actual component cost.

**Quail Run Homeowners' Association
Detail Report by Alphabetically**

Courtyard: Pavers-Courtyard 03-Repair

Asset ID	1099	1 Total	@ \$3,000.00
Group	Capital	Asset Cost	\$3,000.00
Category	Pavers	Percent Replacement	100%
Placed in Service	October 2000	Future Cost	\$3,278.29
Useful Life	15		
Adjustment	10		
Replacement Year	2025		
Remaining Life	5		



3Remarks:

This item is the estimated cost to repair of the concrete/clay pavers in courtyard 3.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means, Craftsman, Marshall Swift and/or The National Construction Estimator or as provided by Client.

The Association should obtain a bid to confirm this estimate.

These costs do not take into consideration any changes to the building code.

Note: This is a provision for an anticipated expense. Should the Association find that the cost of this item is greater or less than the amount provided for herein, this reserve study should be updated to reflect the actual component cost.

**Quail Run Homeowners' Association
Detail Report by Alphabetically**

Courtyard: Pavers-Courtyard 03-Replace

Asset ID	1095	1 Total	@ \$64,217.11
Group	Capital	Asset Cost	\$64,217.11
Category	Pavers	Percent Replacement	100%
Placed in Service	October 2000	Future Cost	\$130,573.59
Useful Life	60		
Replacement Year	2060		
Remaining Life	40		



Remarks:

This item is the estimated cost to replace of the concrete/clay pavers in courtyard 3.

This component should be brought into the reserve study in the fiscal year 2030.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means, Craftsman, Marshall Swift and/or The National Construction Estimator or as provided by Client.

The Association should obtain a bid to confirm this estimate.

These costs do not take into consideration any changes to the building code.

Note: This is a provision for an anticipated expense. Should the Association find that the cost of this item is greater or less than the amount provided for herein, this reserve study should be updated to reflect the actual component cost.

**Quail Run Homeowners' Association
Detail Report by Alphabetically**

Courtyard: Pavers-Courtyard 04-Repair

Asset ID	1096	1 Total	@ \$3,000.00
Group	Capital	Asset Cost	\$3,000.00
Category	Pavers	Percent Replacement	100%
Placed in Service	October 2000	Future Cost	\$3,336.97
Useful Life	15		
Adjustment	11		
Replacement Year	2026		
Remaining Life	6		



Remarks:

This item is the estimated cost to repair of the concrete/clay pavers in courtyard 4.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means, Craftsman, Marshall Swift and/or The National Construction Estimator or as provided by Client.

The Association should obtain a bid to confirm this estimate.

These costs do not take into consideration any changes to the building code.

Note: This is a provision for an anticipated expense. Should the Association find that the cost of this item is greater or less than the amount provided for herein, this reserve study should be updated to reflect the actual component cost.

**Quail Run Homeowners' Association
Detail Report by Alphabetically**

Courtyard: Pavers-Courtyard 04-Replace

Asset ID	1097	1 Total	@ \$64,217.11
Group	Capital	Asset Cost	\$64,217.11
Category	Pavers	Percent Replacement	100%
Placed in Service	October 2000	Future Cost	\$130,573.59
Useful Life	60		
Replacement Year	2060		
Remaining Life	40		



Remarks:

This item is the estimated cost to replace of the concrete/clay pavers in courtyard 4.

This component should be brought into the reserve study in the fiscal year 2030.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means, Craftsman, Marshall Swift and/or The National Construction Estimator or as provided by Client.

The Association should obtain a bid to confirm this estimate.

These costs do not take into consideration any changes to the building code.

Note: This is a provision for an anticipated expense. Should the Association find that the cost of this item is greater or less than the amount provided for herein, this reserve study should be updated to reflect the actual component cost.

Quail Run Homeowners' Association
Detail Report by Alphabetically

Courtyard: Pavers-Courtyard 05-Repair

Asset ID	1100	1 Total	@ \$1,200.00
Group	Capital	Asset Cost	\$1,200.00
Category	Pavers	Percent Replacement	100%
Placed in Service	May 2015	Future Cost	\$1,432.95
Useful Life	15		
Replacement Year	2030		
Remaining Life	10		



Remarks:

This item is the estimated cost to repair of the concrete/clay pavers in courtyard 5.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means, Craftsman, Marshall Swift and/or The National Construction Estimator or as provided by Client.

The Association should obtain a bid to confirm this estimate.

These costs do not take into consideration any changes to the building code.

Note: This is a provision for an anticipated expense. Should the Association find that the cost of this item is greater or less than the amount provided for herein, this reserve study should be updated to reflect the actual component cost.

**Quail Run Homeowners' Association
Detail Report by Alphabetically**

Courtyard: Pavers-Courtyard 05-Replace

Asset ID	1098	1 Total	@ \$64,217.11
Group	Capital	Asset Cost	\$64,217.11
Category	Pavers	Percent Replacement	100%
Placed in Service	October 2002	Future Cost	\$135,289.96
Useful Life	60		
Replacement Year	2062		
Remaining Life	42		



Remarks:

This item is the estimated cost to replace of the concrete/clay pavers in courtyard 5.

This component should be brought into the reserve study in the fiscal year 2032.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means, Craftsman, Marshall Swift and/or The National Construction Estimator or as provided by Client.

The Association should obtain a bid to confirm this estimate.

These costs do not take into consideration any changes to the building code.

Note: This is a provision for an anticipated expense. Should the Association find that the cost of this item is greater or less than the amount provided for herein, this reserve study should be updated to reflect the actual component cost.

Quail Run Homeowners' Association
Detail Report by Alphabetically

Courtyard: Pavers-Courtyard 06-Repair

Asset ID	1102	1 Total	@ \$3,000.00
Group	Capital	Asset Cost	\$3,000.00
Category	Pavers	Percent Replacement	100%
Placed in Service	October 2002	Future Cost	\$3,164.00
Useful Life	15		
Adjustment	6		
Replacement Year	2023		
Remaining Life	3		



Remarks:

This item is the estimated cost to repair of the concrete/clay pavers in courtyard 6.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means, Craftsman, Marshall Swift and/or The National Construction Estimator or as provided by Client.

The Association should obtain a bid to confirm this estimate.

These costs do not take into consideration any changes to the building code.

Note: This is a provision for an anticipated expense. Should the Association find that the cost of this item is greater or less than the amount provided for herein, this reserve study should be updated to reflect the actual component cost.

**Quail Run Homeowners' Association
Detail Report by Alphabetically**

Courtyard: Pavers-Courtyard 06-Replace

Asset ID	1103	1 Total	@ \$64,217.11
Group	Capital	Asset Cost	\$64,217.11
Category	Pavers	Percent Replacement	100%
Placed in Service	October 2002	Future Cost	\$135,289.96
Useful Life	60		
Replacement Year	2062		
Remaining Life	42		



Remarks:

This item is the estimated cost to replace of the concrete/clay pavers in courtyard 6.

This component should be brought into the reserve study in the fiscal year 2032.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means, Craftsman, Marshall Swift and/or The National Construction Estimator or as provided by Client.

The Association should obtain a bid to confirm this estimate.

These costs do not take into consideration any changes to the building code.

Note: This is a provision for an anticipated expense. Should the Association find that the cost of this item is greater or less than the amount provided for herein, this reserve study should be updated to reflect the actual component cost.

**Quail Run Homeowners' Association
Detail Report by Alphabetically**

Courtyard: Pavers-Courtyard 07-Repair

Asset ID	1104	1 Total	@ \$1,200.00
Group	Capital	Asset Cost	\$1,200.00
Category	Pavers	Percent Replacement	100%
Placed in Service	October 2002	Future Cost	\$1,243.34
Useful Life	15		
Adjustment	5		
Replacement Year	2022		
Remaining Life	2		



Remarks:

This item is the estimated cost to repair of the concrete/clay pavers in courtyard 7.
\$1200 was spent in 2018.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means, Craftsman, Marshall Swift and/or The National Construction Estimator or as provided by Client.

The Association should obtain a bid to confirm this estimate.

These costs do not take into consideration any changes to the building code.

Note: This is a provision for an anticipated expense. Should the Association find that the cost of this item is greater or less than the amount provided for herein, this reserve study should be updated to reflect the actual component cost.

**Quail Run Homeowners' Association
Detail Report by Alphabetically**

Courtyard: Pavers-Courtyard 07-Replace

Asset ID	1105	1 Total	@ \$64,217.11
Group	Capital	Asset Cost	\$64,217.11
Category	Pavers	Percent Replacement	100%
Placed in Service	October 2002	Future Cost	\$135,289.96
Useful Life	60		
Replacement Year	2062		
Remaining Life	42		



Remarks:

This item is the estimated cost to replace of the concrete/clay pavers in courtyard 7.

This component should be brought into the reserve study in the fiscal year 2032.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means, Craftsman, Marshall Swift and/or The National Construction Estimator or as provided by Client.

The Association should obtain a bid to confirm this estimate.

These costs do not take into consideration any changes to the building code.

Note: This is a provision for an anticipated expense. Should the Association find that the cost of this item is greater or less than the amount provided for herein, this reserve study should be updated to reflect the actual component cost.

**Quail Run Homeowners' Association
Detail Report by Alphabetically**

Courtyard: Pavers-Courtyard 08-Repair

Asset ID	1106	1 Total	@ \$3,000.00
Group	Capital	Asset Cost	\$3,000.00
Category	Pavers	Percent Replacement	100%
Placed in Service	October 2002	Future Cost	\$3,000.00
Useful Life	15		
Adjustment	2		
Replacement Year	2020		
Remaining Life	0		



Remarks:

This item is the estimated cost to repair of the concrete/clay pavers in courtyard 8.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means, Craftsman, Marshall Swift and/or The National Construction Estimator or as provided by Client.

The Association should obtain a bid to confirm this estimate.

These costs do not take into consideration any changes to the building code.

Note: This is a provision for an anticipated expense. Should the Association find that the cost of this item is greater or less than the amount provided for herein, this reserve study should be updated to reflect the actual component cost.

**Quail Run Homeowners' Association
Detail Report by Alphabetically**

Courtyard: Pavers-Courtyard 08-Replace

Asset ID	1107	1 Total	@ \$64,217.11
Group	Capital	Asset Cost	\$64,217.11
Category	Pavers	Percent Replacement	100%
Placed in Service	October 2002	Future Cost	\$135,289.96
Useful Life	60		
Replacement Year	2062		
Remaining Life	42		



Remarks:

This item is the estimated cost to replace of the concrete/clay pavers in courtyard 8.

This component should be brought into the reserve study in the fiscal year 2032.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means, Craftsman, Marshall Swift and/or The National Construction Estimator or as provided by Client.

The Association should obtain a bid to confirm this estimate.

These costs do not take into consideration any changes to the building code.

Note: This is a provision for an anticipated expense. Should the Association find that the cost of this item is greater or less than the amount provided for herein, this reserve study should be updated to reflect the actual component cost.

**Quail Run Homeowners' Association
Detail Report by Alphabetically**

Courtyard: Pavers-Courtyard 09-Repair

Asset ID	1108	1 Total	@ \$3,000.00
Group	Capital	Asset Cost	\$3,000.00
Category	Pavers	Percent Replacement	100%
Placed in Service	October 2002	Future Cost	\$3,278.29
Useful Life	15		
Adjustment	8		
Replacement Year	2025		
Remaining Life	5		



Remarks:

This item is the estimated cost to repair of the concrete/clay pavers in courtyard 9.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means, Craftsman, Marshall Swift and/or The National Construction Estimator or as provided by Client.

The Association should obtain a bid to confirm this estimate.

These costs do not take into consideration any changes to the building code.

Note: This is a provision for an anticipated expense. Should the Association find that the cost of this item is greater or less than the amount provided for herein, this reserve study should be updated to reflect the actual component cost.

**Quail Run Homeowners' Association
Detail Report by Alphabetically**

Courtyard: Pavers-Courtyard 09-Replace

Asset ID	1109	1 Total	@ \$64,217.11
Group	Capital	Asset Cost	\$64,217.11
Category	Pavers	Percent Replacement	100%
Placed in Service	October 2002	Future Cost	\$135,289.96
Useful Life	60		
Replacement Year	2062		
Remaining Life	42		



Remarks:

This item is the estimated cost to replace of the concrete/clay pavers in courtyard 9.

This component should be brought into the reserve study in the fiscal year 2032.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means, Craftsman, Marshall Swift and/or The National Construction Estimator or as provided by Client.

The Association should obtain a bid to confirm this estimate.

These costs do not take into consideration any changes to the building code.

Note: This is a provision for an anticipated expense. Should the Association find that the cost of this item is greater or less than the amount provided for herein, this reserve study should be updated to reflect the actual component cost.

**Quail Run Homeowners' Association
Detail Report by Alphabetically**

Courtyard: Pavers-Courtyard 10-Repair

Asset ID	1110	1 Total	@ \$3,000.00
Group	Capital	Asset Cost	\$3,000.00
Category	Pavers	Percent Replacement	100%
Placed in Service	October 2003	Future Cost	\$3,336.97
Useful Life	15		
Adjustment	8		
Replacement Year	2026		
Remaining Life	6		



Remarks:

This item is the estimated cost to repair of the concrete/clay pavers in courtyard 10.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means, Craftsman, Marshall Swift and/or The National Construction Estimator or as provided by Client.

The Association should obtain a bid to confirm this estimate.

These costs do not take into consideration any changes to the building code.

Note: This is a provision for an anticipated expense. Should the Association find that the cost of this item is greater or less than the amount provided for herein, this reserve study should be updated to reflect the actual component cost.

**Quail Run Homeowners' Association
Detail Report by Alphabetically**

Courtyard: Pavers-Courtyard 10-Replace

Asset ID	1111	1 Total	@ \$64,217.11
Group	Capital	Asset Cost	\$64,217.11
Category	Pavers	Percent Replacement	100%
Placed in Service	October 2003	Future Cost	\$137,711.65
Useful Life	60		
Replacement Year	2063		
Remaining Life	43		



Remarks:

This item is the estimated cost to replace of the concrete/clay pavers in courtyard 10.

This component should be brought into the reserve study in the fiscal year 2033.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means, Craftsman, Marshall Swift and/or The National Construction Estimator or as provided by Client.

The Association should obtain a bid to confirm this estimate.

These costs do not take into consideration any changes to the building code.

Note: This is a provision for an anticipated expense. Should the Association find that the cost of this item is greater or less than the amount provided for herein, this reserve study should be updated to reflect the actual component cost.

**Quail Run Homeowners' Association
Detail Report by Alphabetically**

Courtyard: Pavers-Courtyard 11-Repair

Asset ID	1112	1 Total	@ \$3,000.00
Group	Capital	Asset Cost	\$3,000.00
Category	Pavers	Percent Replacement	100%
Placed in Service	October 2003	Future Cost	\$3,220.64
Useful Life	15		
Adjustment	6		
Replacement Year	2024		
Remaining Life	4		



Remarks:

This item is the estimated cost to repair of the concrete/clay pavers in courtyard 11.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means, Craftsman, Marshall Swift and/or The National Construction Estimator or as provided by Client.

The Association should obtain a bid to confirm this estimate.

These costs do not take into consideration any changes to the building code.

Note: This is a provision for an anticipated expense. Should the Association find that the cost of this item is greater or less than the amount provided for herein, this reserve study should be updated to reflect the actual component cost.

**Quail Run Homeowners' Association
Detail Report by Alphabetically**

Courtyard: Pavers-Courtyard 11-Replace

Asset ID	1113	1 Total	@ \$64,217.11
Group	Capital	Asset Cost	\$64,217.11
Category	Pavers	Percent Replacement	100%
Placed in Service	October 2003	Future Cost	\$137,711.65
Useful Life	60		
Replacement Year	2063		
Remaining Life	43		



Remarks:

This item is the estimated cost to replace of the concrete/clay pavers in courtyard 11.

This component should be brought into the reserve study in the fiscal year 2033.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means, Craftsman, Marshall Swift and/or The National Construction Estimator or as provided by Client.

The Association should obtain a bid to confirm this estimate.

These costs do not take into consideration any changes to the building code.

Note: This is a provision for an anticipated expense. Should the Association find that the cost of this item is greater or less than the amount provided for herein, this reserve study should be updated to reflect the actual component cost.

Quail Run Homeowners' Association
Detail Report by Alphabetically

Courtyard: Pavers-Courtyard 12-Repair

Asset ID	1114	1 Total	@ \$1,200.00
Group	Capital	Asset Cost	\$1,200.00
Category	Pavers	Percent Replacement	100%
Placed in Service	April 2019	Future Cost	\$1,538.34
Useful Life	15		
Replacement Year	2034		
Remaining Life	14		



Remarks:

This item is the estimated cost to repair of the concrete/clay pavers in courtyard 12.
 \$1,300 was spent in 2019.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means, Craftsman, Marshall Swift and/or The National Construction Estimator or as provided by Client.

The Association should obtain a bid to confirm this estimate.

These costs do not take into consideration any changes to the building code.

Note: This is a provision for an anticipated expense. Should the Association find that the cost of this item is greater or less than the amount provided for herein, this reserve study should be updated to reflect the actual component cost.

**Quail Run Homeowners' Association
Detail Report by Alphabetically**

Courtyard: Pavers-Courtyard 12-Replace

Asset ID	1115	1 Total	@ \$64,217.11
Group	Capital	Asset Cost	\$64,217.11
Category	Pavers	Percent Replacement	100%
Placed in Service	October 2003	Future Cost	\$137,711.65
Useful Life	60		
Replacement Year	2063		
Remaining Life	43		



Remarks:

This item is the estimated cost to replace of the concrete/clay pavers in courtyard 12.

This component should be brought into the reserve study in the fiscal year 2033.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means, Craftsman, Marshall Swift and/or The National Construction Estimator or as provided by Client.

The Association should obtain a bid to confirm this estimate.

These costs do not take into consideration any changes to the building code.

Note: This is a provision for an anticipated expense. Should the Association find that the cost of this item is greater or less than the amount provided for herein, this reserve study should be updated to reflect the actual component cost.

**Quail Run Homeowners' Association
Detail Report by Alphabetically**

Courtyard: Pavers-Courtyard 13-Repair

Asset ID	1116	1 Total	@ \$3,000.00
Group	Capital	Asset Cost	\$3,000.00
Category	Pavers	Percent Replacement	100%
Placed in Service	October 2003	Future Cost	\$3,396.70
Useful Life	15		
Adjustment	9		
Replacement Year	2027		
Remaining Life	7		



Remarks:

This item is the estimated cost to repair of the concrete/clay pavers in courtyard 13.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means, Craftsman, Marshall Swift and/or The National Construction Estimator or as provided by Client.

The Association should obtain a bid to confirm this estimate.

These costs do not take into consideration any changes to the building code.

Note: This is a provision for an anticipated expense. Should the Association find that the cost of this item is greater or less than the amount provided for herein, this reserve study should be updated to reflect the actual component cost.

Quail Run Homeowners' Association
Detail Report by Alphabetically

Courtyard: Pavers-Courtyard 13-Replace

Asset ID	1117	1 Total	@ \$64,217.11
Group	Capital	Asset Cost	\$64,217.11
Category	Pavers	Percent Replacement	100%
Placed in Service	October 2003	Future Cost	\$137,711.65
Useful Life	60		
Replacement Year	2063		
Remaining Life	43		



Remarks:

This item is the estimated cost to replace of the concrete/clay pavers in courtyard 13.

This component should be brought into the reserve study in the fiscal year 2033.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means, Craftsman, Marshall Swift and/or The National Construction Estimator or as provided by Client.

The Association should obtain a bid to confirm this estimate.

These costs do not take into consideration any changes to the building code.

Note: This is a provision for an anticipated expense. Should the Association find that the cost of this item is greater or less than the amount provided for herein, this reserve study should be updated to reflect the actual component cost.

**Quail Run Homeowners' Association
Detail Report by Alphabetically**

Courtyard: Pavers-Courtyard 14-Repair		1 Total	@ \$3,000.00
Asset ID	1118	Asset Cost	\$3,000.00
Group	Capital	Percent Replacement	100%
Category	Pavers	Future Cost	\$3,457.50
Placed in Service	October 2003		
Useful Life	15		
Adjustment	10		
Replacement Year	2028		
Remaining Life	8		



Remarks:

This item is the estimated cost to repair of the concrete/clay pavers in courtyard 14.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means, Craftsman, Marshall Swift and/or The National Construction Estimator or as provided by Client.

The Association should obtain a bid to confirm this estimate.

These costs do not take into consideration any changes to the building code.

Note: This is a provision for an anticipated expense. Should the Association find that the cost of this item is greater or less than the amount provided for herein, this reserve study should be updated to reflect the actual component cost.

Quail Run Homeowners' Association
Detail Report by Alphabetically

Courtyard: Pavers-Courtyard 14-Replace

Asset ID	1119	1 Total	@ \$64,217.11
Group	Capital	Asset Cost	\$64,217.11
Category	Pavers	Percent Replacement	100%
Placed in Service	October 2003	Future Cost	\$137,711.65
Useful Life	60		
Replacement Year	2063		
Remaining Life	43		



Remarks:

This item is the estimated cost to replace of the concrete/clay pavers in courtyard 14.

This component should be brought into the reserve study in the fiscal year 2033.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means, Craftsman, Marshall Swift and/or The National Construction Estimator or as provided by Client.

The Association should obtain a bid to confirm this estimate.

These costs do not take into consideration any changes to the building code.

Note: This is a provision for an anticipated expense. Should the Association find that the cost of this item is greater or less than the amount provided for herein, this reserve study should be updated to reflect the actual component cost.

**Quail Run Homeowners' Association
Detail Report by Alphabetically**

Courtyard: Pavers-Courtyard 15-Repair

Asset ID	1120	1 Total	@ \$3,000.00
Group	Capital	Asset Cost	\$3,000.00
Category	Pavers	Percent Replacement	100%
Placed in Service	October 2003	Future Cost	\$3,519.39
Useful Life	15		
Adjustment	11		
Replacement Year	2029		
Remaining Life	9		



Remarks:

This item is the estimated cost to repair of the concrete/clay pavers in courtyard 15.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means, Craftsman, Marshall Swift and/or The National Construction Estimator or as provided by Client.

The Association should obtain a bid to confirm this estimate.

These costs do not take into consideration any changes to the building code.

Note: This is a provision for an anticipated expense. Should the Association find that the cost of this item is greater or less than the amount provided for herein, this reserve study should be updated to reflect the actual component cost.

**Quail Run Homeowners' Association
Detail Report by Alphabetically**

Courtyard: Pavers-Courtyard 15-Replace

Asset ID	1121	1 Total	@ \$64,217.11
Group	Capital	Asset Cost	\$64,217.11
Category	Pavers	Percent Replacement	100%
Placed in Service	October 2003	Future Cost	\$137,711.65
Useful Life	60		
Replacement Year	2063		
Remaining Life	43		



Remarks:

This item is the estimated cost to replace of the concrete/clay pavers in courtyard 15.

This component should be brought into the reserve study in the fiscal year 2033.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means, Craftsman, Marshall Swift and/or The National Construction Estimator or as provided by Client.

The Association should obtain a bid to confirm this estimate.

These costs do not take into consideration any changes to the building code.

Note: This is a provision for an anticipated expense. Should the Association find that the cost of this item is greater or less than the amount provided for herein, this reserve study should be updated to reflect the actual component cost.

**Quail Run Homeowners' Association
Detail Report by Alphabetically**

Courtyard: Pavers-Courtyard 16-Repair

Asset ID	1122	1 Total	@ \$3,000.00
Group	Capital	Asset Cost	\$3,000.00
Category	Pavers	Percent Replacement	100%
Placed in Service	October 2003	Future Cost	\$3,582.39
Useful Life	15		
Adjustment	12		
Replacement Year	2030		
Remaining Life	10		



Remarks:

This item is the estimated cost to repair of the concrete/clay pavers in courtyard 16.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means, Craftsman, Marshall Swift and/or The National Construction Estimator or as provided by Client.

The Association should obtain a bid to confirm this estimate.

These costs do not take into consideration any changes to the building code.

Note: This is a provision for an anticipated expense. Should the Association find that the cost of this item is greater or less than the amount provided for herein, this reserve study should be updated to reflect the actual component cost.

**Quail Run Homeowners' Association
Detail Report by Alphabetically**

Courtyard: Pavers-Courtyard 16-Replace

Asset ID	1123	1 Total	@ \$64,217.11
Group	Capital	Asset Cost	\$64,217.11
Category	Pavers	Percent Replacement	100%
Placed in Service	October 2003	Future Cost	\$137,711.65
Useful Life	60		
Replacement Year	2063		
Remaining Life	43		



Remarks:

This item is the estimated cost to replace of the concrete/clay pavers in courtyard 16.

This component should be brought into the reserve study in the fiscal year 2033.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means, Craftsman, Marshall Swift and/or The National Construction Estimator or as provided by Client.

The Association should obtain a bid to confirm this estimate.

These costs do not take into consideration any changes to the building code.

Note: This is a provision for an anticipated expense. Should the Association find that the cost of this item is greater or less than the amount provided for herein, this reserve study should be updated to reflect the actual component cost.

**Quail Run Homeowners' Association
Detail Report by Alphabetically**

Courtyard: Pavers-Courtyard 17 East-Repair

Asset ID	1124	1 Total	@ \$1,200.00
Group	Capital	Asset Cost	\$1,200.00
Category	Pavers	Percent Replacement	100%
Placed in Service	May 2019	Future Cost	\$1,538.34
Useful Life	15		
Replacement Year	2034		
Remaining Life	14		



Remarks:

This item is the estimated cost to repair of the concrete/clay pavers in courtyard 17 East.

\$650 was spent in 2019.

\$1200 was spent in 2018.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means, Craftsman, Marshall Swift and/or The National Construction Estimator or as provided by Client.

The Association should obtain a bid to confirm this estimate.

These costs do not take into consideration any changes to the building code.

Note: This is a provision for an anticipated expense. Should the Association find that the cost of this item is greater or less than the amount provided for herein, this reserve study should be updated to reflect the actual component cost.

Quail Run Homeowners' Association
Detail Report by Alphabetically

Courtyard: Pavers-Courtyard 17 East-Replace

Asset ID	1125	1 Total	@ \$64,217.11
Group	Capital	Asset Cost	\$64,217.11
Category	Pavers	Percent Replacement	100%
Placed in Service	October 2003	Future Cost	\$137,711.65
Useful Life	60		
Replacement Year	2063		
Remaining Life	43		



Remarks:

This item is the estimated cost to replace of the concrete/clay pavers in courtyard 17 East.

This component should be brought into the reserve study in the fiscal year 2033.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means, Craftsman, Marshall Swift and/or The National Construction Estimator or as provided by Client.

The Association should obtain a bid to confirm this estimate.

These costs do not take into consideration any changes to the building code.

Note: This is a provision for an anticipated expense. Should the Association find that the cost of this item is greater or less than the amount provided for herein, this reserve study should be updated to reflect the actual component cost.

**Quail Run Homeowners' Association
Detail Report by Alphabetically**

Courtyard: Pavers-Courtyard 17 West-Repair

Asset ID	1126	1 Total	@ \$3,000.00
Group	Capital	Asset Cost	\$3,000.00
Category	Pavers	Percent Replacement	100%
Placed in Service	May 2019	Future Cost	\$3,845.85
Useful Life	15		
Replacement Year	2034		
Remaining Life	14		



Remarks:

This item is the estimated cost to repair of the concrete/clay pavers in courtyard 17 West.

\$650 was spent in 2019.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means, Craftsman, Marshall Swift and/or The National Construction Estimator or as provided by Client.

The Association should obtain a bid to confirm this estimate. West

These costs do not take into consideration any changes to the building code.

Note: This is a provision for an anticipated expense. Should the Association find that the cost of this item is greater or less than the amount provided for herein, this reserve study should be updated to reflect the actual component cost.

**Quail Run Homeowners' Association
Detail Report by Alphabetically**

Courtyard: Pavers-Courtyard 17 West-Replace

Asset ID	1127	1 Total	@ \$64,217.11
Group	Capital	Asset Cost	\$64,217.11
Category	Pavers	Percent Replacement	100%
Placed in Service	October 2003	Future Cost	\$137,711.65
Useful Life	60		
Replacement Year	2063		
Remaining Life	43		



Remarks:

This item is the estimated cost to replace of the concrete/clay pavers in courtyard 17 West.

This component should be brought into the reserve study in the fiscal year 2033.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means, Craftsman, Marshall Swift and/or The National Construction Estimator or as provided by Client.

The Association should obtain a bid to confirm this estimate.

These costs do not take into consideration any changes to the building code.

Note: This is a provision for an anticipated expense. Should the Association find that the cost of this item is greater or less than the amount provided for herein, this reserve study should be updated to reflect the actual component cost.

Quail Run Homeowners' Association
Detail Report by Alphabetically

Fencing: Chain Link-Repair

Asset ID	1081	4,235 LF	@ \$19.82
Group	Capital	Asset Cost	\$2,686.14
Category	Fencing	Percent Replacement	3.2%
Placed in Service	September 2019	Future Cost	\$2,686.14
Useful Life	1		
Replacement Year	2020		
Remaining Life	0		



Remarks:

This item is the repair of the chain link fencing in the common area, including the community center.

\$946.00 was spent in 2019.

\$200 was spent in 2018.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means, Craftsman, Marshall Swift and/or The National Construction Estimator or as provided by Client.

The Association should obtain a bid to confirm this estimate.

These costs do not take into consideration any changes to the building code.

Note: This is a provision for an anticipated expense. Should the Association find that the cost of this item is greater or less than the amount provided for herein, this reserve study should be updated to reflect the actual component cost.

**Quail Run Homeowners' Association
Detail Report by Alphabetically**

Fencing: Chain Link-Replace

		4,235 LF	@ \$19.82
Asset ID	1130	Asset Cost	\$83,941.93
Group	Capital	Percent Replacement	100%
Category	Fencing	Future Cost	\$140,419.46
Placed in Service	January 2014		
Useful Life	35		
Replacement Year	2049		
Remaining Life	29		



Remarks:

This item is the replacement of the chain link fencing in the common area, including the community center.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means, Craftsman, Marshall Swift and/or The National Construction Estimator or as provided by Client.

The Association should obtain a bid to confirm this estimate.

These costs do not take into consideration any changes to the building code.

Note: This is a provision for an anticipated expense. Should the Association find that the cost of this item is greater or less than the amount provided for herein, this reserve study should be updated to reflect the actual component cost.

**Quail Run Homeowners' Association
Detail Report by Alphabetically**

Fencing: Vinyl (PVC)-Repair

Asset ID	1020	3,384 LF	@ \$37.30
Group	Capital	Asset Cost	\$2,675.86
Category	Fencing	Percent Replacement	2.12%
Placed in Service	December 2017	Future Cost	\$2,675.86
Useful Life	1		
Adjustment	2		
Replacement Year	2020		
Remaining Life	0		



Remarks:

This item is the repair of the vinyl fencing in the common area, including the community center.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means, Craftsman, Marshall Swift and/or The National Construction Estimator or as provided by Client.

The Association should obtain a bid to confirm this estimate.

These costs do not take into consideration any changes to the building code.

Note: This is a provision for an anticipated expense. Should the Association find that the cost of this item is greater or less than the amount provided for herein, this reserve study should be updated to reflect the actual component cost.

**Quail Run Homeowners' Association
Detail Report by Alphabetically**

Fencing: Vinyl (PVC)-Washing

Asset ID	1139	3,384 LF	@ \$1.52
Group	Capital	Asset Cost	\$5,146.39
Category	Fencing	Percent Replacement	100%
Placed in Service	December 2017	Future Cost	\$5,332.28
Useful Life	5		
Replacement Year	2022		
Remaining Life	2		



Remarks:

This item is the washing of the vinyl fencing in the common area, including the community center.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means, Craftsman, Marshall Swift and/or The National Construction Estimator or as provided by Client.

The Association should obtain a bid to confirm this estimate.

These costs do not take into consideration any changes to the building code.

Note: This is a provision for an anticipated expense. Should the Association find that the cost of this item is greater or less than the amount provided for herein, this reserve study should be updated to reflect the actual component cost.

**Quail Run Homeowners' Association
Detail Report by Alphabetically**

Fencing: Wrought Iron-Replace

Asset ID	1066	269 LF	@ \$96.32
Group	Capital	Asset Cost	\$25,911.42
Category	Fencing	Percent Replacement	100%
Placed in Service	January 2000	Future Cost	\$33,811.78
Useful Life	35		
Replacement Year	2035		
Remaining Life	15		



Remarks:

This item is the replacement of the wrought iron fencing at the north and south entry area.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means, Craftsman, Marshall Swift and/or The National Construction Estimator or as provided by Client.

The Association should obtain a bid to confirm this estimate.

These costs do not take into consideration any changes to the building code.

Note: This is a provision for an anticipated expense. Should the Association find that the cost of this item is greater or less than the amount provided for herein, this reserve study should be updated to reflect the actual component cost.

Quail Run Homeowners' Association
Detail Report by Alphabetically

Garden Bench: Replace

Asset ID	1084	2 Each	@ \$171.24
Group	Capital	Asset Cost	\$342.49
Category	Benches	Percent Replacement	100%
Placed in Service	January 2016	Future Cost	\$416.30
Useful Life	15		
Replacement Year	2031		
Remaining Life	11		



Remarks:

This item is an allowance for the replacement of the wood/steel benches at the garden center.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means, Craftsman, Marshall Swift and/or The National Construction Estimator or as provided by Client.

The Association should obtain a bid to confirm this estimate.

These costs do not take into consideration any changes to the building code.

Note: This is a provision for an anticipated expense. Should the Association find that the cost of this item is greater or less than the amount provided for herein, this reserve study should be updated to reflect the actual component cost.

**Quail Run Homeowners' Association
Detail Report by Alphabetically**

Garden Boxes: Repair-Replace-A

Asset ID	1068	12 Each	@ \$248.57
Group	Capital	Asset Cost	\$2,982.88
Category	Garden Boxes	Percent Replacement	100%
Placed in Service	January 2000	Future Cost	\$2,982.88
Useful Life	15		
Adjustment	5		
Replacement Year	2020		
Remaining Life	0		



Remarks:

This item is the replacement of the wood garden boxes in the landscape area.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means, Craftsman, Marshall Swift and/or The National Construction Estimator or as provided by Client.

The Association should obtain a bid to confirm this estimate.

These costs do not take into consideration any changes to the building code.

Note: This is a provision for an anticipated expense. Should the Association find that the cost of this item is greater or less than the amount provided for herein, this reserve study should be updated to reflect the actual component cost.

**Quail Run Homeowners' Association
Detail Report by Alphabetically**

Garden Boxes: Repair-Replace-B

Asset ID	1128	4 Each	@ \$248.57
Group	Capital	Asset Cost	\$994.29
Category	Garden Boxes	Percent Replacement	100%
Placed in Service	January 2015	Future Cost	\$1,187.31
Useful Life	15		
Replacement Year	2030		
Remaining Life	10		



Remarks:

This item is the replacement of the wood garden boxes in the landscape area.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means, Craftsman, Marshall Swift and/or The National Construction Estimator or as provided by Client.

The Association should obtain a bid to confirm this estimate.

These costs do not take into consideration any changes to the building code.

Note: This is a provision for an anticipated expense. Should the Association find that the cost of this item is greater or less than the amount provided for herein, this reserve study should be updated to reflect the actual component cost.

**Quail Run Homeowners' Association
Detail Report by Alphabetically**

Gates: Entry/Exit-Operators

Asset ID	1140	2 Each	@ \$7,657.89
Group	Capital	Asset Cost	\$15,315.79
Category	Gates	Percent Replacement	100%
Placed in Service	August 2000	Future Cost	\$15,315.79
Useful Life	15		
Adjustment	5		
Replacement Year	2020		
Remaining Life	0		



Remarks:

This item is the repairs, maintenance or replacement of the electric gate operators for the entry/exit gates.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means, Craftsman, Marshall Swift and/or The National Construction Estimator or as provided by Client.

The Association should obtain a bid to confirm this estimate.

These costs do not take into consideration any changes to the building code.

Note: This is a provision for an anticipated expense. Should the Association find that the cost of this item is greater or less than the amount provided for herein, this reserve study should be updated to reflect the actual component cost.

Quail Run Homeowners' Association
Detail Report by Alphabetically

Gates: Entry/Exit-Wrought Iron-Repairs

Asset ID	1019	1 Total	@ \$1,605.43
Group	Capital	Asset Cost	\$1,605.43
Category	Gates	Percent Replacement	100%
Placed in Service	March 2014	Future Cost	\$1,723.50
Useful Life	5		
Adjustment	5		
Replacement Year	2024		
Remaining Life	4		



Remarks:

This item is the repairs and maintenance to the entry/exit gates as required from time to time, including pedestrian gates (2).

\$250 was spent in 2014 for gate repairs.

The north gate knox box was damaged by a vehicle accident in the amount of \$2,510. This was covered by insurance and note is informational only as it would only be a one time cost.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means, Craftsman, Marshall Swift and/or The National Construction Estimator or as provided by Client.

The Association should obtain a bid to confirm this estimate.

These costs do not take into consideration any changes to the building code.

Note: This is a provision for an anticipated expense. Should the Association find that the cost of this item is greater or less than the amount provided for herein, this reserve study should be updated to reflect the actual component cost.

**Quail Run Homeowners' Association
Detail Report by Alphabetically**

Gates: Pedestrian-Operators

Asset ID	1019	2 Each	@ \$470.00
Group	Capital	Asset Cost	\$940.00
Category	Gates	Percent Replacement	100%
Placed in Service	March 2018	Future Cost	\$1,183.84
Useful Life	15		
Replacement Year	2033		
Remaining Life	13		



Remarks:

This item is the repairs, maintenance or replacement of the electric gate operators for the pedestrian gates.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means, Craftsman, Marshall Swift and/or The National Construction Estimator or as provided by Client.

The Association should obtain a bid to confirm this estimate.

These costs do not take into consideration any changes to the building code.

Note: This is a provision for an anticipated expense. Should the Association find that the cost of this item is greater or less than the amount provided for herein, this reserve study should be updated to reflect the actual component cost.

**Quail Run Homeowners' Association
Detail Report by Alphabetically**

Gravel: Repairs-Overpark Area-North

Asset ID	1082	565 SY	@ \$192.65
Group	Capital	Asset Cost	\$20,681.08
Category	Gravel	Percent Replacement	19%
Placed in Service	October 2019	Future Cost	\$22,599.50
Useful Life	6		
Replacement Year	2025		
Remaining Life	5		



Remarks:

This item is an allowance for the repair and maintenance of 10% of the graveled overpark area, including spreading and leveling the gravel, and pothole repairs.

\$925.00 was spent in 2019.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means, Craftsman, Marshall Swift and/or The National Construction Estimator or as provided by Client.

The Association should obtain a bid to confirm this estimate.

These costs do not take into consideration any changes to the building code.

Note: This is a provision for an anticipated expense. Should the Association find that the cost of this item is greater or less than the amount provided for herein, this reserve study should be updated to reflect the actual component cost.

**Quail Run Homeowners' Association
Detail Report by Alphabetically**

Gravel: Repairs-Overpark Area-South

Asset ID	1031	565 SY	@ \$149.68
Group	Capital	Asset Cost	\$2,114.22
Category	Gravel	Percent Replacement	2.5%
Placed in Service	October 2019	Future Cost	\$2,114.22
Useful Life	6		
Adjustment	-5		
Replacement Year	2020		
Remaining Life	0		



Remarks:

This item is an allowance for the repair and maintenance of 10% of the graveled overpark area, including spreading and leveling the gravel, and pothole repairs.

\$925.00 was spent in 2019.

\$3,946 was spent in 2013 for 1/2 of overflow parking.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means, Craftsman, Marshall Swift and/or The National Construction Estimator or as provided by Client.

The Association should obtain a bid to confirm this estimate.

These costs do not take into consideration any changes to the building code.

Note: This is a provision for an anticipated expense. Should the Association find that the cost of this item is greater or less than the amount provided for herein, this reserve study should be updated to reflect the actual component cost.

**Quail Run Homeowners' Association
Detail Report by Alphabetically**

Irrigation System: Repair-Maintain-Replace

Asset ID	1022	16,850 SF	@ \$4.28
Group	Capital	Asset Cost	\$1,500.40
Category	Landscaping	Percent Replacement	2.08%
Placed in Service	January 2016	Future Cost	\$1,500.40
Useful Life	1		
Adjustment	3		
Replacement Year	2020		
Remaining Life	0		



Remarks:

This item is an allowance for the repairs and maintenance to 2.08% of the irrigation system.

\$4,310.00 was spent in 2018.

\$950 was spent in 2017.

\$481.36 was spent on irrigation repairs in 2014.

\$1,450 was spent in 2016.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means, Craftsman, Marshall Swift and/or The National Construction Estimator or as provided by Client.

The Association should obtain a bid to confirm this estimate.

These costs do not take into consideration any changes to the building code.

Note: This is a provision for an anticipated expense. Should the Association find that the cost of this item is greater or less than the amount provided for herein, this reserve study should be updated to reflect the actual component cost.

**Quail Run Homeowners' Association
Detail Report by Alphabetically**

Landscaping: Common Area-Renovation

Asset ID	1144	1 Total	@ \$2,500.00
Group	Non-Capital	Asset Cost	\$2,500.00
Category	Landscaping	Percent Replacement	100%
Placed in Service	June 2000	Future Cost	\$2,500.00
Useful Life	10		
Adjustment	10		
Replacement Year	2020		
Remaining Life	0		



Remarks:

This item is an allowance for the replacement of portions of any landscaping in the yards or common areas as required from time to time.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means, Craftsman, Marshall Swift and/or The National Construction Estimator or as provided by Client.

The Association should obtain a bid to confirm this estimate.

These costs do not take into consideration any changes to the building code.

Note: This is a provision for an anticipated expense. Should the Association find that the cost of this item is greater or less than the amount provided for herein, this reserve study should be updated to reflect the actual component cost.

**Quail Run Homeowners' Association
Detail Report by Alphabetically**

Lawns: Replacement

Asset ID	1018	108 SF	@ \$240.81
Group	Non-Capital	Asset Cost	\$2,600.79
Category	Landscaping	Percent Replacement	10%
Placed in Service	June 2016	Future Cost	\$2,647.35
Useful Life	5		
Replacement Year	2021		
Remaining Life	1		



Remarks:

This item is an allowance for the replacement of portions of any yards or common areas as required from time to time.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means, Craftsman, Marshall Swift and/or The National Construction Estimator or as provided by Client.

The Association should obtain a bid to confirm this estimate.

These costs do not take into consideration any changes to the building code.

Note: This is a provision for an anticipated expense. Should the Association find that the cost of this item is greater or less than the amount provided for herein, this reserve study should be updated to reflect the actual component cost.

**Quail Run Homeowners' Association
Detail Report by Alphabetically**

Lighting: Entry-Fixtures

Asset ID	1065	4 Each	@ \$668.93
Group	Non-Capital	Asset Cost	\$2,675.71
Category	Lighting	Percent Replacement	100%
Placed in Service	March 2014	Future Cost	\$3,083.76
Useful Life	14		
Replacement Year	2028		
Remaining Life	8		



Remarks:

This item is the replacement of the light fixtures for the entry area.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means, Craftsman, Marshall Swift and/or The National Construction Estimator or as provided by Client.

The Association should obtain a bid to confirm this estimate.

These costs do not take into consideration any changes to the building code.

Note: This is a provision for an anticipated expense. Should the Association find that the cost of this item is greater or less than the amount provided for herein, this reserve study should be updated to reflect the actual component cost.

Quail Run Homeowners' Association
Detail Report by Alphabetically

Lighting: Street-Bulbs

Asset ID	1085	1 Total	@ \$428.11
Group	Non-Capital	Asset Cost	\$428.11
Category	Lighting	Percent Replacement	100%
Placed in Service	January 2013	Future Cost	\$476.20
Useful Life	13		
Replacement Year	2026		
Remaining Life	6		



Remarks:

This item is the replacement of the light bulbs for the street area.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means, Craftsman, Marshall Swift and/or The National Construction Estimator or as provided by Client.

The Association should obtain a bid to confirm this estimate.

These costs do not take into consideration any changes to the building code.

Note: This is a provision for an anticipated expense. Should the Association find that the cost of this item is greater or less than the amount provided for herein, this reserve study should be updated to reflect the actual component cost.

Quail Run Homeowners' Association
Detail Report by Alphabetically

Lighting: Street-Fixtures

Asset ID	1024	10 Each	@ \$210.00
Group	Non-Capital	Asset Cost	\$2,100.00
Category	Lighting	Percent Replacement	100%
Placed in Service	October 2019	Future Cost	\$2,644.76
Useful Life	14		
Replacement Year	2033		
Remaining Life	13		



Remarks:

This item is the replacement of the light fixtures for the street area.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means, Craftsman, Marshall Swift and/or The National Construction Estimator or as provided by Client.

The Association should obtain a bid to confirm this estimate.

These costs do not take into consideration any changes to the building code.

Note: This is a provision for an anticipated expense. Should the Association find that the cost of this item is greater or less than the amount provided for herein, this reserve study should be updated to reflect the actual component cost.

**Quail Run Homeowners' Association
Detail Report by Alphabetically**

Mailboxes: Pedestals-Aluminum

Asset ID	1023	6 Each	@ \$1,551.91
Group	Capital	Asset Cost	\$9,311.48
Category	Mailboxes	Percent Replacement	100%
Placed in Service	January 2000	Future Cost	\$11,119.10
Useful Life	30		
Replacement Year	2030		
Remaining Life	10		



Remarks:

This item is the replacement of the aluminum cluster-style mailboxes, pedestals, and parcel boxes in the common area.

The US Postal service will maintain the back locks.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means, Craftsman, Marshall Swift and/or The National Construction Estimator or as provided by Client.

The Association should obtain a bid to confirm this estimate.

These costs do not take into consideration any changes to the building code.

Note: This is a provision for an anticipated expense. Should the Association find that the cost of this item is greater or less than the amount provided for herein, this reserve study should be updated to reflect the actual component cost.

**Quail Run Homeowners' Association
Detail Report by Alphabetically**

Signs: Gate Post Plaques

Asset ID	1008	1 Total	@ \$2,140.57
Group	Capital	Asset Cost	\$2,140.57
Category	Signs	Percent Replacement	100%
Placed in Service	January 2011	Future Cost	\$2,381.00
Useful Life	15		
Replacement Year	2026		
Remaining Life	6		



Remarks:

This item is the replacement of any gate post (entry/exit area) brass signs as needed.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means, Craftsman, Marshall Swift and/or The National Construction Estimator or as provided by Client.

The Association should obtain a bid to confirm this estimate.

These costs do not take into consideration any changes to the building code.

Note: This is a provision for an anticipated expense. Should the Association find that the cost of this item is greater or less than the amount provided for herein, this reserve study should be updated to reflect the actual component cost.

Quail Run Homeowners' Association
Detail Report by Alphabetically

Signs: Gate-Entry

Asset ID	1087	1 Total	@ \$206.56
Group	Capital	Asset Cost	\$206.56
Category	Signs	Percent Replacement	100%
Placed in Service	February 2014	Future Cost	\$221.76
Useful Life	10		
Replacement Year	2024		
Remaining Life	4		



Remarks:

This item is the replacement of the new signs at the gates.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means, Craftsman, Marshall Swift and/or The National Construction Estimator or as provided by Client.

The Association should obtain a bid to confirm this estimate.

These costs do not take into consideration any changes to the building code.

Note: This is a provision for an anticipated expense. Should the Association find that the cost of this item is greater or less than the amount provided for herein, this reserve study should be updated to reflect the actual component cost.

**Quail Run Homeowners' Association
Detail Report by Alphabetically**

Sound Wall: Gutters-Clean

Asset ID	1091	1 Total	@ \$1,100.00
Group	Non-Capital	Asset Cost	\$1,100.00
Category	Sound Wall	Percent Replacement	100%
Placed in Service	December 2019	Future Cost	\$1,100.00
Useful Life	1		
Replacement Year	2020		
Remaining Life	0		



Remarks:

This item is the work required to clean the gutters and sound wall.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means, Craftsman, Marshall Swift and/or The National Construction Estimator or as provided by Client.

The Association should obtain a bid to confirm this estimate.

These costs do not take into consideration any changes to the building code.

Note: This is a provision for an anticipated expense. Should the Association find that the cost of this item is greater or less than the amount provided for herein, this reserve study should be updated to reflect the actual component cost.

**Quail Run Homeowners' Association
Detail Report by Alphabetically**

Sound Wall: Gutters-Replace

Asset ID	1132	1 Total	@ \$3,692.48
Group	Non-Capital	Asset Cost	\$3,692.48
Category	Sound Wall	Percent Replacement	100%
Placed in Service	October 2017	Future Cost	\$4,180.75
Useful Life	10		
Replacement Year	2027		
Remaining Life	7		



Remarks:

This item is the replacement of portions of the gutters and downspouts on the sound wall.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means, Craftsman, Marshall Swift and/or The National Construction Estimator or as provided by Client.

The Association should obtain a bid to confirm this estimate.

These costs do not take into consideration any changes to the building code.

Note: This is a provision for an anticipated expense. Should the Association find that the cost of this item is greater or less than the amount provided for herein, this reserve study should be updated to reflect the actual component cost.

**Quail Run Homeowners' Association
Detail Report by Alphabetically**

Sound Wall: Hedge/Tree/Irrigation

Asset ID	1078	1 Total	@ \$8,027.14
Group	Non-Capital	Asset Cost	\$8,027.14
Category	Sound Wall	Percent Replacement	100%
Placed in Service	May 2012	Future Cost	\$8,617.50
Useful Life	12		
Replacement Year	2024		
Remaining Life	4		



Remarks:

This item is the work required on the sound wall south hedge. trees and irrigation.
\$4,188.00 was spent in 2018.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means, Craftsman, Marshall Swift and/or The National Construction Estimator or as provided by Client.

The Association should obtain a bid to confirm this estimate.

These costs do not take into consideration any changes to the building code.

Note: This is a provision for an anticipated expense. Should the Association find that the cost of this item is greater or less than the amount provided for herein, this reserve study should be updated to reflect the actual component cost.

**Quail Run Homeowners' Association
Detail Report by Alphabetically**

Sound Wall: T/H-Repairs-Phase 1

Asset ID	1033	1 Total	@ \$3,841.25
Group	Capital	Asset Cost	\$192.06
Category	Sound Wall	Percent Replacement	5%
Placed in Service	January 2012	Future Cost	\$192.06
Useful Life	5		
Adjustment	2		
Replacement Year	2020		
Remaining Life	0		



Remarks:

This item is the repairs of the phase 1 townhome exterior sound wall with specially designed acoustical cement double wall panels and with the same material batten strips (east and south walls).

It is not anticipated that all walls will fail at the same time; therefore adjustments to this study will need to be made as circumstances arise.

Some panels are cracked at this time and need attention and graffiti has been painted on some wall areas.

We suggest you consult with a paint company sales representative and obtain advice on the type of paint and color that matches the acoustical cement panels that will discourage graffiti art work or at the very least make cleaning and restoration easier to manage.

This product must be obtained from an overseas distributor through Allied Building Products (Mike at 541-343-6918); therefore we suggest you make a minimum purchase when needed and store what is not used as delivery times may be lengthy.

**Quail Run Homeowners' Association
Detail Report by Alphabetically**

Sound Wall: T/H-Repairs-Phase 2

Asset ID	1035	1 Total	@ \$3,841.25
Group	Capital	Asset Cost	\$192.06
Category	Sound Wall	Percent Replacement	5%
Placed in Service	July 2012	Future Cost	\$192.06
Useful Life	5		
Adjustment	2		
Replacement Year	2020		
Remaining Life	0		



Remarks:

This item is the replacement of the phase 2 townhome exterior sound wall with specially designed acoustical cement double wall panels and with the same material batten strips (east wall).

It is not anticipated that all walls will fail at the same time; therefore adjustments to this study will need to be made as circumstances arise.

Some panels are cracked at this time and need attention and graffiti has been painted on some wall areas.

We suggest that you consult with a paint company sales representative and obtain advice on the type of paint and color that matches the acoustical cement panels that will discourage graffiti art work or at the very least make cleaning and restoration easier to manage.

This product must be obtained from an overseas distributor through Allied Building Products (Mike at 541-343-6918); therefore we suggest you make a minimum purchase when needed and store what is not used as delivery times may be lengthy.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means, Craftsman, Marshall Swift and/or The National Construction Estimator or as provided by Client.

The Association should obtain a bid to confirm this estimate.

These costs do not take into consideration any changes to the building code.

Quail Run Homeowners' Association
Detail Report by Alphabetically

Sound Wall: T/H-Repairs-Phase 2 continued...

Note: This is a provision for an anticipated expense. Should the Association find that the cost of this item is greater or less than the amount provided for herein, this reserve study should be updated to reflect the actual component cost.

**Quail Run Homeowners' Association
Detail Report by Alphabetically**

Sound Wall: T/H-Repairs-Phase 3

Asset ID	1034	1 Total	@ \$3,841.25
Group	Capital	Asset Cost	\$192.06
Category	Sound Wall	Percent Replacement	5%
Placed in Service	July 2012	Future Cost	\$192.06
Useful Life	5		
Adjustment	2		
Replacement Year	2020		
Remaining Life	0		



Remarks:

This item is the repairs of the phase 3 townhome exterior sound wall with specially designed acoustical cement double wall panels and with the same material batten strips (east and north walls).

It is not anticipated that all walls will fail at the same time; therefore adjustments to this study will need to be made as circumstances arise.

Some panels are cracked at this time and need attention and graffiti has been painted on some wall areas.

We suggest that you consult with a paint company sales representative and obtain advice on the type of paint and color that matches the acoustical cement panels that will discourage graffiti art work or at the very least make cleaning and restoration easier to manage.

This product must be obtained from an overseas distributor through Allied Building Products (Mike at 541-343-6918); therefore we suggest you make a minimum purchase when needed and store what is not used as delivery times may be lengthy.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means, Craftsman, Marshall Swift and/or The National Construction Estimator or as provided by Client.

The Association should obtain a bid to confirm this estimate.

These costs do not take into consideration any changes to the building code.

Quail Run Homeowners' Association
Detail Report by Alphabetically

Sound Wall: T/H-Repairs-Phase 3 continued...

Note: This is a provision for an anticipated expense. Should the Association find that the cost of this item is greater or less than the amount provided for herein, this reserve study should be updated to reflect the actual component cost.

Quail Run Homeowners' Association
Detail Report by Alphabetically

Sound Wall: T/H-Replacement-Phase 1

Asset ID	1005	24,768 SF	@ \$10.70
Group	Capital	Asset Cost	\$265,067.14
Category	Sound Wall	Percent Replacement	100%
Placed in Service	January 2000	Future Cost	\$451,345.71
Useful Life	50		
Replacement Year	2050		
Remaining Life	30		



Remarks:

This item is the replacement of the phase 1 townhome exterior sound wall with specially designed acoustical cement double wall panels and with same material batten strips (east and south walls).

This component should be brought into the reserve study in the fiscal year 2020.

It is not anticipated that all walls will fail at the same time therefore adjustments to this study will need to be made as circumstances arise.

Some panels are cracked at this time and need attention and graffiti has been painted on some wall areas.

We suggest you consult with a paint company sales representative and obtain advice on the type of paint and color (match acoustical cement panels) that will discourage graffiti art work or at the very least make cleaning and restoration easier to manage.

This product must be obtained from an overseas distributor through Allied Building Products (Mike at 541-343-6918) therefore we suggest you make a minimum purchase when needed and store what is not used as delivery times may be lengthy.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means, Craftsman, Marshall Swift and/or The National Construction Estimator or as provided by Client.

The Association should obtain a bid to confirm this estimate.

These costs do not take into consideration any changes to the building code.

Quail Run Homeowners' Association
Detail Report by Alphabetically

Sound Wall: T/H-Replacement-Phase 1 continued...

Note: This is a provision for an anticipated expense. Should the Association find that the cost of this item is greater or less than the amount provided for herein, this reserve study should be updated to reflect the actual component cost.

**Quail Run Homeowners' Association
Detail Report by Alphabetically**

Sound Wall: T/H-Replacement-Phase 2

Asset ID	1012	17,316 SF	@ \$10.70
Group	Capital	Asset Cost	\$185,315.83
Category	Sound Wall	Percent Replacement	100%
Placed in Service	July 2002	Future Cost	\$326,946.11
Useful Life	50		
Replacement Year	2052		
Remaining Life	32		



Remarks:

This item is the replacement of the phase 2 townhome exterior sound wall with specially designed acoustical cement double wall panels and with same material batten strips (east wall).

This component should be brought into the reserve study in the fiscal year 2022.

It is not anticipated that all walls will fail at the same time therefore adjustments to this study will need to be made as circumstances arise.

Some panels are cracked at this time and need attention and graffiti has been painted on some wall areas.

We suggest you consult with a paint company sales representative and obtain advice on the type of paint and color (match acoustical cement panels) that will discourage graffiti art work or at the very least make cleaning and restoration easier to manage.

This product must be obtained from an overseas distributor through Allied Building Products (Mike at 541-343-6918) therefore we suggest you make a minimum purchase when needed and store what is not used as delivery times may be lengthy.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means, Craftsman, Marshall Swift and/or The National Construction Estimator or as provided by Client.

The Association should obtain a bid to confirm this estimate.

These costs do not take into consideration any changes to the building code.

Quail Run Homeowners' Association
Detail Report by Alphabetically

Sound Wall: T/H-Replacement-Phase 2 continued...

Note: This is a provision for an anticipated expense. Should the Association find that the cost of this item is greater or less than the amount provided for herein, this reserve study should be updated to reflect the actual component cost.

**Quail Run Homeowners' Association
Detail Report by Alphabetically**

Sound Wall: T/H-Replacement-Phase 3

Asset ID	1013	22,716 SF	@ \$10.70
Group	Capital	Asset Cost	\$243,106.63
Category	Sound Wall	Percent Replacement	100%
Placed in Service	July 2003	Future Cost	\$436,581.75
Useful Life	50		
Replacement Year	2053		
Remaining Life	33		



Remarks:

This item is the replacement of the phase 3 townhome exterior sound wall with specially designed acoustical cement double wall panels and with the same material batten strips (east & north walls).

This component should be brought into the reserve study in the fiscal year 2023.

It is not anticipated that all walls will fail at the same time; therefore adjustments to this study will need to be made as circumstances arise.

Some panels are cracked at this time and need attention and graffiti has been painted on some wall areas.

We suggest you consult with a paint company sales representative and obtain advice on the type of paint and color that matches the acoustical cement panels that will discourage graffiti art work or at the very least make cleaning and restoration easier to manage.

This product must be obtained from an overseas distributor through Allied Building Products (Mike at 541-343-6918); therefore we suggest you make a minimum purchase when needed and store what is not used as delivery times may be lengthy.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means, Craftsman, Marshall Swift and/or The National Construction Estimator or as provided by Client.

The Association should obtain a bid to confirm this estimate.

These costs do not take into consideration any changes to the building code.

Quail Run Homeowners' Association
Detail Report by Alphabetically

Sound Wall: T/H-Replacement-Phase 3 continued...

Note: This is a provision for an anticipated expense. Should the Association find that the cost of this item is greater or less than the amount provided for herein, this reserve study should be updated to reflect the actual component cost.

**Quail Run Homeowners' Association
Detail Report by Alphabetically**

Sound Wall: Trees-Storm Danmage

Asset ID	1143	1 Total	@ \$5,900.00
Group	Non-Capital	Asset Cost	\$5,900.00
Category	Trees	Percent Replacement	100%
Placed in Service	June 2019	Future Cost	\$6,921.46
Useful Life	10		
Replacement Year	2029		
Remaining Life	9		



Remarks:

This item is the removal of any storm damaged trees in the sound wall area including stump grinding as needed.

Tree maintenance may require a Botanist with a written report to the city for any tree work and permits

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means, Craftsman, Marshall Swift and/or The National Construction Estimator or as provided by Client.

The Association should obtain a bid to confirm this estimate.

These costs do not take into consideration any changes to the building code.

Note: This is a provision for an anticipated expense. Should the Association find that the cost of this item is greater or less than the amount provided for herein, this reserve study should be updated to reflect the actual component cost.

**Quail Run Homeowners' Association
Detail Report by Alphabetically**

Storage Building: Door-L/S Area

Asset ID	1057	1 Total	@ \$481.63
Group	Capital	Asset Cost	\$481.63
Category	Doors	Percent Replacement	100%
Placed in Service	January 2000	Future Cost	\$526.30
Useful Life	15		
Adjustment	10		
Replacement Year	2025		
Remaining Life	5		



Remarks:

This item is the replacement of the metal door on the landscape building.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means, Craftsman, Marshall Swift and/or The National Construction Estimator or as provided by Client.

The Association should obtain a bid to confirm this estimate.

These costs do not take into consideration any changes to the building code.

Note: This is a provision for an anticipated expense. Should the Association find that the cost of this item is greater or less than the amount provided for herein, this reserve study should be updated to reflect the actual component cost.

**Quail Run Homeowners' Association
Detail Report by Alphabetically**

Storage Building: Door-Overpark Area

Asset ID	1058	1 Total	@ \$481.63
Group	Capital	Asset Cost	\$481.63
Category	Doors	Percent Replacement	100%
Placed in Service	January 2000	Future Cost	\$526.30
Useful Life	15		
Adjustment	10		
Replacement Year	2025		
Remaining Life	5		



Remarks:

This item is the replacement of the metal door on the overpark area building.

We would suggest the board install a 6' roll-up overhead door on the end of the building to facilitate the storage of sound wall material.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means, Craftsman, Marshall Swift and/or The National Construction Estimator or as provided by Client.

The Association should obtain a bid to confirm this estimate.

These costs do not take into consideration any changes to the building code.

Note: This is a provision for an anticipated expense. Should the Association find that the cost of this item is greater or less than the amount provided for herein, this reserve study should be updated to reflect the actual component cost.

**Quail Run Homeowners' Association
Detail Report by Alphabetically**

Storage Building: Roofing-L/S Area

		125 SF	@ \$2.64
Asset ID	1055	Asset Cost	\$330.37
Group	Capital	Percent Replacement	100%
Category	Roofing	Future Cost	\$354.67
Placed in Service	January 2000		
Useful Life	24		
Replacement Year	2024		
Remaining Life	4		



Remarks:

This item is the replacement of the asphalt composition shingle roof on the landscape building (8' x 12').

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means, Craftsman, Marshall Swift and/or The National Construction Estimator or as provided by Client.

The Association should obtain a bid to confirm this estimate.

These costs do not take into consideration any changes to the building code.

Note: This is a provision for an anticipated expense. Should the Association find that the cost of this item is greater or less than the amount provided for herein, this reserve study should be updated to reflect the actual component cost.

**Quail Run Homeowners' Association
Detail Report by Alphabetically**

Storage Building: Roofing-Overpark Area

		159 SF	@ \$2.64
Asset ID	1059	Asset Cost	\$420.24
Group	Capital	Percent Replacement	100%
Category	Roofing	Future Cost	\$451.14
Placed in Service	January 2000		
Useful Life	24		
Replacement Year	2024		
Remaining Life	4		



Remarks:

This item is the replacement of the rolled roofing on the overpark area building.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means, Craftsman, Marshall Swift and/or The National Construction Estimator or as provided by Client.

The Association should obtain a bid to confirm this estimate.

These costs do not take into consideration any changes to the building code.

Note: This is a provision for an anticipated expense. Should the Association find that the cost of this item is greater or less than the amount provided for herein, this reserve study should be updated to reflect the actual component cost.

**Quail Run Homeowners' Association
Detail Report by Alphabetically**

Storage Building: Siding-L/S Area

		320 SF	@ \$6.80
Asset ID	1056	Asset Cost	\$2,174.72
Group	Capital	Percent Replacement	100%
Category	Siding	Future Cost	\$3,388.68
Placed in Service	January 2000		
Useful Life	45		
Replacement Year	2045		
Remaining Life	25		



Remarks:

This item is the replacement of the vinyl siding on the landscape building.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means, Craftsman, Marshall Swift and/or The National Construction Estimator or as provided by Client.

The Association should obtain a bid to confirm this estimate.

These costs do not take into consideration any changes to the building code.

Note: This is a provision for an anticipated expense. Should the Association find that the cost of this item is greater or less than the amount provided for herein, this reserve study should be updated to reflect the actual component cost.

**Quail Run Homeowners' Association
Detail Report by Alphabetically**

Storage Building: Siding-Overpark Area

		400 SF	@ \$6.80
Asset ID	1060	Asset Cost	\$2,718.40
Group	Capital	Percent Replacement	100%
Category	Siding	Future Cost	\$4,235.85
Placed in Service	January 2000		
Useful Life	45		
Replacement Year	2045		
Remaining Life	25		



Remarks:

This item is the replacement of the vinyl siding on the overpark area building.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means, Craftsman, Marshall Swift and/or The National Construction Estimator or as provided by Client.

The Association should obtain a bid to confirm this estimate.

These costs do not take into consideration any changes to the building code.

Note: This is a provision for an anticipated expense. Should the Association find that the cost of this item is greater or less than the amount provided for herein, this reserve study should be updated to reflect the actual component cost.

Quail Run Homeowners' Association
Detail Report by Alphabetically

Storage Building: Window-L/S Area

Asset ID	1061	4 Each	@ \$481.63
Group	Capital	Asset Cost	\$1,926.51
Category	Windows	Percent Replacement	100%
Placed in Service	January 2000	Future Cost	\$3,001.92
Useful Life	45		
Replacement Year	2045		
Remaining Life	25		



Remarks:

This item is the replacement of the vinyl window on the landscape building.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means, Craftsman, Marshall Swift and/or The National Construction Estimator or as provided by Client.

The Association should obtain a bid to confirm this estimate.

These costs do not take into consideration any changes to the building code.

Note: This is a provision for an anticipated expense. Should the Association find that the cost of this item is greater or less than the amount provided for herein, this reserve study should be updated to reflect the actual component cost.

**Quail Run Homeowners' Association
Detail Report by Alphabetically**

Storage Building: Window-Overpark Area

Asset ID	1062	1 Total	@ \$481.63
Group	Capital	Asset Cost	\$481.63
Category	Windows	Percent Replacement	100%
Placed in Service	January 2000	Future Cost	\$750.48
Useful Life	45		
Replacement Year	2045		
Remaining Life	25		



Remarks:

This item is the replacement of the vinyl window on the overpark area building.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means, Craftsman, Marshall Swift and/or The National Construction Estimator or as provided by Client.

The Association should obtain a bid to confirm this estimate.

These costs do not take into consideration any changes to the building code.

Note: This is a provision for an anticipated expense. Should the Association find that the cost of this item is greater or less than the amount provided for herein, this reserve study should be updated to reflect the actual component cost.

Quail Run Homeowners' Association
Detail Report by Alphabetically

Storm Drains: Renovation-Clean Out

Asset ID	1090	1 Total	@ \$2,000.00
Group	Non-Capital	Asset Cost	\$2,000.00
Category	Storm Drains	Percent Replacement	100%
Placed in Service	February 2019	Future Cost	\$2,035.80
Useful Life	2		
Replacement Year	2021		
Remaining Life	1		



Remarks:

This item is an allowance for any work required on the cleaning of the underground drainage system catch basin, gutter drains and clean outs (common area).

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means, Craftsman, Marshall Swift and/or The National Construction Estimator or as provided by Client.

The Association should obtain a bid to confirm this estimate.

These costs do not take into consideration any changes to the building code.

Note: This is a provision for an anticipated expense. Should the Association find that the cost of this item is greater or less than the amount provided for herein, this reserve study should be updated to reflect the actual component cost.

**Quail Run Homeowners' Association
Detail Report by Alphabetically**

Storm Drains: Renovation-Replace

Asset ID	1073	1 Total	@ \$16,054.28
Group	Capital	Asset Cost	\$16,054.28
Category	Storm Drains	Percent Replacement	100%
Placed in Service	January 2000	Future Cost	\$17,543.50
Useful Life	25		
Replacement Year	2025		
Remaining Life	5		



Remarks:

This item is an allowance for any work required on the underground drainage system (catch basin) in the common area.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means, Craftsman, Marshall Swift and/or The National Construction Estimator or as provided by Client.

The Association should obtain a bid to confirm this estimate.

These costs do not take into consideration any changes to the building code.

Note: This is a provision for an anticipated expense. Should the Association find that the cost of this item is greater or less than the amount provided for herein, this reserve study should be updated to reflect the actual component cost.

**Quail Run Homeowners' Association
Detail Report by Alphabetically**

Trees: Removal

Asset ID	1131	1 Total	@ \$4,176.25
Group	Non-Capital	Asset Cost	\$4,176.25
Category	Trees	Percent Replacement	100%
Placed in Service	October 2017	Future Cost	\$4,176.25
Useful Life	1		
Adjustment	1		
Replacement Year	2020		
Remaining Life	0		



Remarks:

This item is the removal of any trees in the common area including stump grinding as needed.

Tree maintenance may require a Botanist with a written report to the city for any tree work and permits

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means, Craftsman, Marshall Swift and/or The National Construction Estimator or as provided by Client.

The Association should obtain a bid to confirm this estimate.

These costs do not take into consideration any changes to the building code.

Note: This is a provision for an anticipated expense. Should the Association find that the cost of this item is greater or less than the amount provided for herein, this reserve study should be updated to reflect the actual component cost.

**Quail Run Homeowners' Association
Detail Report by Alphabetically**

Trees: Replace

Asset ID	1025	1 Total	@ \$3,210.85
Group	Non-Capital	Asset Cost	\$3,210.85
Category	Trees	Percent Replacement	100%
Placed in Service	October 2018	Future Cost	\$3,210.85
Useful Life	1		
Replacement Year	2020		
Remaining Life	0		



Remarks:

This item is the replacement, or stump grinding of any trees.

\$1,325.00 was spent in 2018 to replace arborvitae.

\$1,950 was spent in 2016.

Tree maintenance may require a Botanist with a written report to the city for any tree work and permits.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means, Craftsman, Marshall Swift and/or The National Construction Estimator or as provided by Client.

The Association should obtain a bid to confirm this estimate.

These costs do not take into consideration any changes to the building code.

Note: This is a provision for an anticipated expense. Should the Association find that the cost of this item is greater or less than the amount provided for herein, this reserve study should be updated to reflect the actual component cost.

**Quail Run Homeowners' Association
Detail Report by Alphabetically**

Trees: Root Barrier

Asset ID	1135	1 Total	@ \$11,773.14
Group	Capital	Asset Cost	\$11,773.14
Category	Trees	Percent Replacement	100%
Placed in Service	December 2010	Future Cost	\$12,865.24
Useful Life	10		
Adjustment	5		
Replacement Year	2025		
Remaining Life	5		



Remarks:

This item is the replacement of the root barriers installed in the common area.

Tree maintenance may require a Botanist with a written report to the city for any tree work and permits

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means, Craftsman, Marshall Swift and/or The National Construction Estimator or as provided by Client.

The Association should obtain a bid to confirm this estimate.

These costs do not take into consideration any changes to the building code.

Note: This is a provision for an anticipated expense. Should the Association find that the cost of this item is greater or less than the amount provided for herein, this reserve study should be updated to reflect the actual component cost.

**Quail Run Homeowners' Association
Detail Report by Alphabetically**

Trees: Storm Damage-Common Area

Asset ID	1142	1 Total	@ \$3,289.00
Group	Non-Capital	Asset Cost	\$3,289.00
Category	Trees	Percent Replacement	100%
Placed in Service	June 2019	Future Cost	\$3,858.42
Useful Life	10		
Replacement Year	2029		
Remaining Life	9		



Remarks:

This item is the removal of any storm damaged trees in the common area including stump grinding as needed.

Tree maintenance may require a Botanist with a written report to the city for any tree work and permits

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means, Craftsman, Marshall Swift and/or The National Construction Estimator or as provided by Client.

The Association should obtain a bid to confirm this estimate.

These costs do not take into consideration any changes to the building code.

Note: This is a provision for an anticipated expense. Should the Association find that the cost of this item is greater or less than the amount provided for herein, this reserve study should be updated to reflect the actual component cost.

**Quail Run Homeowners' Association
Detail Report by Alphabetically**

Trees: Trimming-Pruning

Asset ID	1032	1 Total	@ \$11,400.00
Group	Non-Capital	Asset Cost	\$11,400.00
Category	Trees	Percent Replacement	100%
Placed in Service	September 2019	Future Cost	\$11,400.00
Useful Life	1		
Replacement Year	2020		
Remaining Life	0		



Remarks:

This item is the pruning, trimming of any diseased trees.

\$5,425.00 was spent in 2018

\$10,785.00 was spent in 2017 .

Tree maintenance may require a Botanist with a written report to the city for any tree work and permits.

\$3,080 was spent in 2013 for tree trimming.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means, Craftsman, Marshall Swift and/or The National Construction Estimator or as provided by Client.

The Association should obtain a bid to confirm this estimate.

These costs do not take into consideration any changes to the building code.

Note: This is a provision for an anticipated expense. Should the Association find that the cost of this item is greater or less than the amount provided for herein, this reserve study should be updated to reflect the actual component cost.

**Quail Run Homeowners' Association
Detail Report by Alphabetically**

Trellis: Wood

Asset ID	1067	1 Total	@ \$535.14
Group	Capital	Asset Cost	\$535.14
Category	Trellis	Percent Replacement	100%
Placed in Service	January 2000	Future Cost	\$535.14
Useful Life	15		
Adjustment	5		
Replacement Year	2020		
Remaining Life	0		



Remarks:

This item is the replacement of the wood trellis/arbor in the landscape area.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means, Craftsman, Marshall Swift and/or The National Construction Estimator or as provided by Client.

The Association should obtain a bid to confirm this estimate.

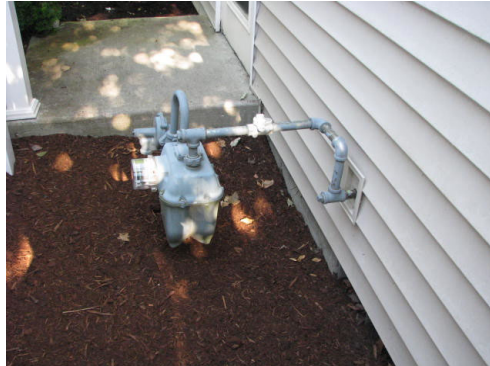
These costs do not take into consideration any changes to the building code.

Note: This is a provision for an anticipated expense. Should the Association find that the cost of this item is greater or less than the amount provided for herein, this reserve study should be updated to reflect the actual component cost.

**Quail Run Homeowners' Association
Detail Report by Alphabetically**

Utilities: Natural Gas Lines

Asset ID	1138	1 Total	@ \$10,781.52
Group	Capital	Asset Cost	\$10,781.52
Category	Underground Utilities	Percent Replacement	100%
Placed in Service	January 2000	Future Cost	\$18,358.34
Useful Life	50		
Replacement Year	2050		
Remaining Life	30		



Remarks:

This item is an allowance for any work required on the underground natural gas lines (common area).

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means, Craftsman, Marshall Swift and/or The National Construction Estimator or as provided by Client.

The Association should obtain a bid to confirm this estimate.

These costs do not take into consideration any changes to the building code.

Note: This is a provision for an anticipated expense. Should the Association find that the cost of this item is greater or less than the amount provided for herein, this reserve study should be updated to reflect the actual component cost.

**Quail Run Homeowners' Association
Detail Report by Alphabetically**

Utilities: Potable Water Lines-Common Area

Asset ID	1136	1 Total	@ \$21,563.04
Group	Capital	Asset Cost	\$21,563.04
Category	Underground Utilities	Percent Replacement	100%
Placed in Service	January 2000	Future Cost	\$30,747.67
Useful Life	40		
Replacement Year	2040		
Remaining Life	20		



Remarks:

This item is an allowance for any work required on the underground water lines (common area).

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means, Craftsman, Marshall Swift and/or The National Construction Estimator or as provided by Client.

The Association should obtain a bid to confirm this estimate.

These costs do not take into consideration any changes to the building code.

Note: This is a provision for an anticipated expense. Should the Association find that the cost of this item is greater or less than the amount provided for herein, this reserve study should be updated to reflect the actual component cost.

**Quail Run Homeowners' Association
Detail Report by Alphabetically**

Utilities: Power Supply-Common Area

Asset ID	1137	1 Total	@ \$26,953.80
Group	Capital	Asset Cost	\$26,953.80
Category	Underground Utilities	Percent Replacement	100%
Placed in Service	January 2000	Future Cost	\$41,999.85
Useful Life	45		
Replacement Year	2045		
Remaining Life	25		



Remarks:

This item is an allowance for any work required on the underground power supply (common area).

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means, Craftsman, Marshall Swift and/or The National Construction Estimator or as provided by Client.

The Association should obtain a bid to confirm this estimate.

These costs do not take into consideration any changes to the building code.

Note: This is a provision for an anticipated expense. Should the Association find that the cost of this item is greater or less than the amount provided for herein, this reserve study should be updated to reflect the actual component cost.

**Quail Run Homeowners' Association
Detail Report by Alphabetically**

Utilities: Waste Product Lines

Asset ID	1074	1 Total	@ \$16,054.28
Group	Capital	Asset Cost	\$16,054.28
Category	Underground Utilities	Percent Replacement	100%
Placed in Service	January 2000	Future Cost	\$20,949.20
Useful Life	35		
Replacement Year	2035		
Remaining Life	15		



Remarks:

This item is an allowance for any work required on the underground waste product lines (common area).

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means, Craftsman, Marshall Swift and/or The National Construction Estimator or as provided by Client.

The Association should obtain a bid to confirm this estimate.

These costs do not take into consideration any changes to the building code.

Note: This is a provision for an anticipated expense. Should the Association find that the cost of this item is greater or less than the amount provided for herein, this reserve study should be updated to reflect the actual component cost.

**Quail Run Homeowners' Association
Detail Report by Alphabetically**

Vehicle Stops: Overpark Area

Asset ID	1072	10 Each	@ \$107.03
Group	Capital	Asset Cost	\$1,070.28
Category	Vehicle Stops	Percent Replacement	100%
Placed in Service	January 2000	Future Cost	\$1,070.28
Useful Life	20		
Replacement Year	2020		
Remaining Life	0		



Remarks:

This item is the replacement of the concrete vehicle stops in the overpark area.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means, Craftsman, Marshall Swift and/or The National Construction Estimator or as provided by Client.

The Association should obtain a bid to confirm this estimate.

These costs do not take into consideration any changes to the building code.

Note: This is a provision for an anticipated expense. Should the Association find that the cost of this item is greater or less than the amount provided for herein, this reserve study should be updated to reflect the actual component cost.

Quail Run Homeowners' Association
Detail Report by Alphabetically

Wall: Wood-Replace

Asset ID	1064	1 Total	@ \$481.63
Group	Capital	Asset Cost	\$481.63
Category	Walls	Percent Replacement	100%
Placed in Service	January 2000	Future Cost	\$481.63
Useful Life	15		
Adjustment	5		
Replacement Year	2020		
Remaining Life	0		



Remarks:

This item is the replacement of the wood wall at the sound wall on the south side of the community.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means, Craftsman, Marshall Swift and/or The National Construction Estimator or as provided by Client.

The Association should obtain a bid to confirm this estimate.

These costs do not take into consideration any changes to the building code.

Note: This is a provision for an anticipated expense. Should the Association find that the cost of this item is greater or less than the amount provided for herein, this reserve study should be updated to reflect the actual component cost.

**Quail Run Homeowners' Association
Detail Report by Alphabetically**

Wall: Wood-Seal

Asset ID	1092	1 Total	@ \$749.20
Group	Capital	Asset Cost	\$749.20
Category	Walls	Percent Replacement	100%
Placed in Service	September 2015	Future Cost	\$749.20
Useful Life	5		
Replacement Year	2020		
Remaining Life	0		



Remarks:

This item is the sealing of the wood wall at the sound wall on the south side of the community.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means, Craftsman, Marshall Swift and/or The National Construction Estimator or as provided by Client.

The Association should obtain a bid to confirm this estimate.

These costs do not take into consideration any changes to the building code.

Note: This is a provision for an anticipated expense. Should the Association find that the cost of this item is greater or less than the amount provided for herein, this reserve study should be updated to reflect the actual component cost.

**Quail Run Homeowners' Association
Detail Report by Alphabetically**

Walls: Retaining-Repair

Asset ID	1014	1 Total	@ \$6,940.00
Group	Capital	Asset Cost	\$6,940.00
Category	Walls	Percent Replacement	100%
Placed in Service	November 2019	Future Cost	\$7,450.41
Useful Life	5		
Replacement Year	2024		
Remaining Life	4		



Remarks:

This item is an allowance for any work required on the retaining walls within the community.

The cost and useful life assumptions are based on accepted industry estimates as established by RS Means, Craftsman, Marshall Swift and/or The National Construction Estimator or as provided by Client.

The Association should obtain a bid to confirm this estimate.

These costs do not take into consideration any changes to the building code.

Note: This is a provision for an anticipated expense. Should the Association find that the cost of this item is greater or less than the amount provided for herein, this reserve study should be updated to reflect the actual component cost.

**ASSOCIATION RESOLUTION FOR REVENUE RULING 70-604 ELECTION
EXCESS INCOME APPLIED TO THE FOLLOWING YEAR'S ASSESSMENTS**

**RESOLUTION MUST BE VOTED ON BY THE MEMBERSHIP
AT THE ANNUAL MEETING IF FILING AS A 1120 STANDARD CORPORATION**

ANNUAL RESOLUTION OF THE (Association)_____

**RE: EXCESS INCOME APPLIED TO THE FOLLOWING YEAR'S
ASSESSMENTS REVENUE RULING 70-604**

WHEREAS, The (Association)_____ **is a (State)**
_____ **corporation duly organized and existing under the laws of the State of**
(State) _____;

and

**WHEREAS, The members desire that the corporation shall act in full accordance with the
rulings and regulations of the Internal Revenue Service;**

and

**NOW, THEREFORE, the members hereby adopt the following resolution by and on behalf
of the (Association) _____:**

**RESOLVED, that any excess of membership income over membership expenses for the
year ending _____ 20__ shall be applied against the subsequent tax
year member assessment as provided by IRS Revenue Ruling 70-604.**

**This resolution was voted on and made a part of the minutes of the annual meeting of
(Association) _____.**

BY: _____
President

ATTESTED: _____
Secretary

Form compliant with IRS Ruling 70-604

QUAIL RUN HOMEOWNERS' ASSOCIATION

Maintenance Plan

The current maintenance plan prepared by Reserve Studies by RF is attached as an addendum to this reserve study by separate document. The reserve study and the maintenance plan should be filed together as one document.

Each year, during the update process whether Level II or Level III, the maintenance plan should be updated and revised as required.

The maintenance plan should be used as a guide for the timing of maintenance procedures and the forms attached to the maintenance plan used in order to have an on-going record of maintenance done.

This maintenance plan may be the original maintenance plan done (Level 1) or an update of a previous maintenance plan.

If component materials have been changed or substituted the Client should notify Reserve Studies by RF so that changes can be taken into consideration during the preparation of the reserve study.

FUNDING GOALS AND FUNDING PLANS

EXPLANATION OF FUNDING GOALS

In a **Full Reserve Study**, the reserve provider conducts a component inventory, a condition assessment (based upon on-site visual observations), and life and valuation estimates to determine both a “fund status” and “funding plan”.

In an **Update with site inspection**, the reserve provider conducts a component inventory (verification only, not quantification unless new components have been added to the inventory), a condition assessment (based upon on-site visual observations), and life and valuation estimates to determine both the “fund status and “funding plan.”

In an **Update without site inspection**, the reserve provider conducts life and valuation estimates to determine the “fund status” and “funding plan.”

EXPLANATION OF FUNDING PLANS

☐ **Baseline Funding Model.** The goal of this funding method is to keep the reserve cash balance above zero. This means that while each individual component may not be fully funded, the reserve balance overall does not drop below zero during the projected period. An association using this funding method must understand that even a minor reduction in a component’s remaining useful life can result in a deficit in the reserve cash balance.

Greatest risk to Client for a special assessment

☐ **Threshold Funding Model.** This method is based upon the cash flow funding concept. The minimum reserve cash balance in threshold funding, however, is set at a predetermined dollar amount (other than \$0) and Client must select a dollar amount. **Lesser risk to Client for a special assessment**

☐ **Full Funding Model (Proportional Funding)**---Given that the basis of funding for reserves is to distribute the costs of the replacements over the lives of the components in question, it follows that the ideal level of reserves will be proportionately related to those lives and costs. If an association has a component with an expected estimated useful life of ten years, it will set aside approximately one-tenth of the replacement cost each year. At the end of three years, one will expect three-tenths of the replacement cost to have accumulated, and if so, that component will be “fully-funded.” This model is important in that it is a measure of the adequacy of an association’s reserves at any one point of time, and is independent of any particular method which may have been used for past funding or may be under consideration for future funding. This formula represents a snapshot in time and is based upon current replacement cost, independent of future inflationary or investment factors:

Fully Funded Reserves = Age divided by Useful Life the results multiplied by Current Replacement Cost

When an association’s total accumulated reserves for all components meet this criterion, its reserves are considered “fully-funded.” **Least risk to Client for a special assessment.**

Quail Run Homeowners' Association **Member Summary Report**

Description	Date In Service	Replacement Year	Current Cost	Useful Life	Adjustment	Remaining	Future Cost	Quantity	Unit Cost
Asphalt: Overlay-Overpark Area	2000	2025	16,308	25	0	5	17,821	12701 @	1.28
Asphalt: Overlay-Private Parking Ar..	2000	2025	5,358	25	0	5	5,855	4173 @	1.28
Asphalt: Overlay-Streets/Drives	2000	2025	51,232	25	0	5	55,984	39900 @	1.28
Asphalt: Repairs-Overpark Area	2017	2022	3,861	5	0	2	4,000	12701 @	3.21
Asphalt: Repairs-Private Parking Ar..	2013	2020	54	5	2	0	54	4173 @	3.21
Asphalt: Repairs-Streets/Drives	2018	2023	538	5	0	3	567	39900 @	3.21
Asphalt: Sealcoat-Overpark Area	2019	2024	5,870	5	0	4	6,302	12701 @	0.46
Asphalt: Sealcoat-Private Parking A..	2019	2024	1,340	5	0	4	1,438	4173 @	0.32
Asphalt: Sealcoat-Streets/Drives	2019	2024	8,818	5	0	4	9,466	39900 @	0.22
Bark Dust: Common Area-Replace	2019	2021	3,497	2	0	1	3,560	1 @	6,994.00
C/H: Appliances	2005	2023	3,211	18	0	3	3,386	1 @	3,210.85
C/H: Bar-B-Que	2005	2023	910	18	0	3	959	1 @	909.74
C/H: Benches-Replace	2013	2028	321	15	0	8	370	1 @	321.08
C/H: Bike Rack	2004	2024	910	15	5	4	977	1 @	909.74
C/H: Cabinets: Replace	2016	2031	4,725	15	0	11	5,744	1 @	4,725.31
C/H: Controller	2004	2020	910	16	0	0	910	1 @	909.74
C/H: Copier/Fax/Computer	2012	2026	1,371	14	0	6	1,525	1 @	1,371.03
C/H: Downspouts	2008	2023	1,712	10	5	3	1,806	1 @	1,712.46
C/H: Flooring	2004	2024	3,224	20	0	4	3,461	1722 @	1.87
C/H: Furnishings	2005	2025	9,151	20	0	5	10,000	1 @	9,150.94
C/H: Generator-Replace	2019	2031	699	12	0	11	850	1 @	699.00
C/H: Gutters-Sheet Metal	2004	2028	698	24	0	8	805	87 @	8.03
C/H: HVAC	2004	2020	4,014	16	0	0	4,014	1 @	4,013.57
C/H: Lighting-Exterior	2004	2024	669	20	0	4	718	5 @	133.78
C/H: Lighting-Interior	2004	2024	819	20	0	4	879	9 @	90.97
C/H: Lighting-Pathway	2014	2034	2,890	20	0	14	3,705	1 @	2,889.77
C/H: Paint-Interior	2018	2026	3,294	8	0	6	3,665	2544 @	1.29
C/H: Restroom Fixtures	2004	2034	1,712	30	0	14	2,195	2 @	856.23
C/H: Roof-Composition	2004	2028	5,159	24	0	8	5,946	1952 @	2.64
C/H: Siding-Replace-Vinyl	2004	2049	3,697	45	0	29	6,184	544 @	6.80
C/H: Siding-Wash-Vinyl	2018	2020	431	2	0	0	431	544 @	0.79
C/H: Water Heater	2004	2022	589	18	0	2	610	1 @	588.66
C/H: Windows	2004	2049	2,355	45	0	29	3,939	4 @	588.66
Call Box: Entry/Exit-North	2011	2023	2,943	12	0	3	3,104	1 @	2,943.28
Call Box: Entry/Exit-South	2014	2026	2,119	12	0	6	2,357	1 @	2,119.16
Common Area: Weed Control-Spray..	2018	2020	2,044	1	0	0	2,044	1 @	2,044.24
Concrete: Flatwork	2019	2022	9,392	3	0	2	9,731	1 @	9,391.75
Controllers: Irrigation	2000	2020	1,017	15	4	0	1,017	1 @	1,016.77
Courtyard: Pavers-Courtyard 01-Re..	2007	2022	3,000	15	0	2	3,108	1 @	3,000.00
Courtyard: Pavers-Courtyard 01-Re..	1001	Unfunded							
Courtyard: Pavers-Courtyard 02-Re..	2019	2034	3,000	15	0	14	3,846	1 @	3,000.00
Courtyard: Pavers-Courtyard 02-Re..	1101	Unfunded							
Courtyard: Pavers-Courtyard 03-Re..	2000	2025	3,000	15	10	5	3,278	1 @	3,000.00
Courtyard: Pavers-Courtyard 03-Re..	1095	Unfunded							
Courtyard: Pavers-Courtyard 04-Re..	2000	2026	3,000	15	11	6	3,337	1 @	3,000.00
Courtyard: Pavers-Courtyard 04-Re..	1097	Unfunded							

Quail Run Homeowners' Association **Member Summary Report**

Description	Date In Service	Replacement Year	Current Cost	Useful Life	Adjustment	Remaining	Future Cost	Quantity	Unit Cost
Courtyard: Pavers-Courtyard 05-Re..	2015	2030	1,200	15	0	10	1,433	1 @	1,200.00
Courtyard: Pavers-Courtyard 05-Re..	1098	Unfunded							
Courtyard: Pavers-Courtyard 06-Re..	2002	2023	3,000	15	6	3	3,164	1 @	3,000.00
Courtyard: Pavers-Courtyard 06-Re..	1103	Unfunded							
Courtyard: Pavers-Courtyard 07-Re..	2002	2022	1,200	15	5	2	1,243	1 @	1,200.00
Courtyard: Pavers-Courtyard 07-Re..	1105	Unfunded							
Courtyard: Pavers-Courtyard 08-Re..	2002	2020	3,000	15	2	0	3,000	1 @	3,000.00
Courtyard: Pavers-Courtyard 08-Re..	1107	Unfunded							
Courtyard: Pavers-Courtyard 09-Re..	2002	2025	3,000	15	8	5	3,278	1 @	3,000.00
Courtyard: Pavers-Courtyard 09-Re..	1109	Unfunded							
Courtyard: Pavers-Courtyard 10-Re..	2003	2026	3,000	15	8	6	3,337	1 @	3,000.00
Courtyard: Pavers-Courtyard 10-Re..	1111	Unfunded							
Courtyard: Pavers-Courtyard 11-Re..	2003	2024	3,000	15	6	4	3,221	1 @	3,000.00
Courtyard: Pavers-Courtyard 11-Re..	1113	Unfunded							
Courtyard: Pavers-Courtyard 12-Re..	2019	2034	1,200	15	0	14	1,538	1 @	1,200.00
Courtyard: Pavers-Courtyard 12-Re..	1115	Unfunded							
Courtyard: Pavers-Courtyard 13-Re..	2003	2027	3,000	15	9	7	3,397	1 @	3,000.00
Courtyard: Pavers-Courtyard 13-Re..	1117	Unfunded							
Courtyard: Pavers-Courtyard 14-Re..	2003	2028	3,000	15	10	8	3,457	1 @	3,000.00
Courtyard: Pavers-Courtyard 14-Re..	1119	Unfunded							
Courtyard: Pavers-Courtyard 15-Re..	2003	2029	3,000	15	11	9	3,519	1 @	3,000.00
Courtyard: Pavers-Courtyard 15-Re..	1121	Unfunded							
Courtyard: Pavers-Courtyard 16-Re..	2003	2030	3,000	15	12	10	3,582	1 @	3,000.00
Courtyard: Pavers-Courtyard 16-Re..	1123	Unfunded							
Courtyard: Pavers-Courtyard 17 Eas..	2019	2034	1,200	15	0	14	1,538	1 @	1,200.00
Courtyard: Pavers-Courtyard 17 Eas..	1125	Unfunded							
Courtyard: Pavers-Courtyard 17 We..	2019	2034	3,000	15	0	14	3,846	1 @	3,000.00
Courtyard: Pavers-Courtyard 17 We..	1127	Unfunded							
Fencing: Chain Link-Repair	2019	2020	2,686	1	0	0	2,686	4235 @	19.82
Fencing: Chain Link-Replace	2014	2049	83,942	35	0	29	140,419	4235 @	19.82
Fencing: Vinyl (PVC)-Repair	2017	2020	2,676	1	2	0	2,676	3384 @	37.30
Fencing: Vinyl (PVC)-Washing	2017	2022	5,146	5	0	2	5,332	3384 @	1.52
Fencing: Wrought Iron-Replace	2000	2035	25,911	35	0	15	33,812	269 @	96.32
Garden Bench: Replace	2016	2031	342	15	0	11	416	2 @	171.24
Garden Boxes: Repair-Replace-A	2000	2020	2,983	15	5	0	2,983	12 @	248.57
Garden Boxes: Repair-Replace-B	2015	2030	994	15	0	10	1,187	4 @	248.57
Gates: Entry/Exit-Operators	2000	2020	15,316	15	5	0	15,316	2 @	7,657.89
Gates: Entry/Exit-Wrought Iron-Re..	2014	2024	1,605	5	5	4	1,723	1 @	1,605.43
Gates: Pedestrian-Operators	2018	2033	940	15	0	13	1,184	2 @	470.00
Gravel: Repairs-Overpark Area-Nor..	2019	2025	20,681	6	0	5	22,600	565 @	192.65
Gravel: Repairs-Overpark Area-Sou..	2019	2020	2,114	6	-5	0	2,114	565 @	149.68
Irrigation System: Repair-Maintain-..	2016	2020	1,500	1	3	0	1,500	16850 @	4.28
Landscaping: Common Area-Renova..	2000	2020	2,500	10	10	0	2,500	1 @	2,500.00
Lawns: Replacement	2016	2021	2,601	5	0	1	2,647	108 @	240.81
Lighting: Entry-Fixtures	2014	2028	2,676	14	0	8	3,084	4 @	668.93
Lighting: Street-Bulbs	2013	2026	428	13	0	6	476	1 @	428.11

Quail Run Homeowners' Association **Member Summary Report**

Description	Date In Service	Replacement Year	Current Cost	Useful Life	Adjustment	Remaining	Future Cost	Quantity	Unit Cost
Lighting: Street-Fixtures	2019	2033	2,100	14	0	13	2,645	10 @	210.00
Mailboxes: Pedestals-Aluminum	2000	2030	9,311	30	0	10	11,119	6 @	1,551.91
Signs: Gate Post Plaques	2011	2026	2,141	15	0	6	2,381	1 @	2,140.57
Signs: Gate-Entry	2014	2024	207	10	0	4	222	1 @	206.56
Sound Wall: Gutters-Clean	2019	2020	1,100	1	0	0	1,100	1 @	1,100.00
Sound Wall: Gutters-Replace	2017	2027	3,692	10	0	7	4,181	1 @	3,692.48
Sound Wall: Hedge/Tree/Irrigation	2012	2024	8,027	12	0	4	8,617	1 @	8,027.14
Sound Wall: T/H-Repairs-Phase 1	2012	2020	192	5	2	0	192	1 @	3,841.25
Sound Wall: T/H-Repairs-Phase 2	2012	2020	192	5	2	0	192	1 @	3,841.25
Sound Wall: T/H-Repairs-Phase 3	2012	2020	192	5	2	0	192	1 @	3,841.25
Sound Wall: T/H-Replacement-Phas..	1005	Unfunded							
Sound Wall: T/H-Replacement-Phas..	1012	Unfunded							
Sound Wall: T/H-Replacement-Phas..	1013	Unfunded							
Sound Wall: Trees-Storm Danmage	2019	2029	5,900	10	0	9	6,921	1 @	5,900.00
Storage Building: Door-L/S Area	2000	2025	482	15	10	5	526	1 @	481.63
Storage Building: Door-Overpark Ar..	2000	2025	482	15	10	5	526	1 @	481.63
Storage Building: Roofing-L/S Area	2000	2024	330	24	0	4	355	125 @	2.64
Storage Building: Roofing-Overpark ..	2000	2024	420	24	0	4	451	159 @	2.64
Storage Building: Siding-L/S Area	2000	2045	2,175	45	0	25	3,389	320 @	6.80
Storage Building: Siding-Overpark ..	2000	2045	2,718	45	0	25	4,236	400 @	6.80
Storage Building: Window-L/S Area	2000	2045	1,927	45	0	25	3,002	4 @	481.63
Storage Building: Window-Overpark..	2000	2045	482	45	0	25	750	1 @	481.63
Storm Drains: Renovation-Clean Out	2019	2021	2,000	2	0	1	2,036	1 @	2,000.00
Storm Drains: Renovation-Replace	2000	2025	16,054	25	0	5	17,544	1 @	16,054.28
Trees: Removal	2017	2020	4,176	1	1	0	4,176	1 @	4,176.25
Trees: Replace	2018	2020	3,211	1	0	0	3,211	1 @	3,210.85
Trees: Root Barrier	2010	2025	11,773	10	5	5	12,865	1 @	11,773.14
Trees: Storm Danage-Common Area	2019	2029	3,289	10	0	9	3,858	1 @	3,289.00
Trees: Trimming-Pruning	2019	2020	11,400	1	0	0	11,400	1 @	11,400.00
Trellis: Wood	2000	2020	535	15	5	0	535	1 @	535.14
Utilities: Natural Gas Lines	2000	2050	10,782	50	0	30	18,358	1 @	10,781.52
Utilities: Potable Water Lines-Comm..	2000	2040	21,563	40	0	20	30,748	1 @	21,563.04
Utilities: Power Supply-Common Ar..	2000	2045	26,954	45	0	25	42,000	1 @	26,953.80
Utilities: Waste Product Lines	2000	2035	16,054	35	0	15	20,949	1 @	16,054.28
Vehicle Stops: Overpark Area	2000	2020	1,070	20	0	0	1,070	10 @	107.03
Wall: Wood-Replace	2000	2020	482	15	5	0	482	1 @	481.63
Wall: Wood-Seal	2015	2020	749	5	0	0	749	1 @	749.20
Walls: Retaining-Repair	2019	2024	6,940	5	0	4	7,450	1 @	6,940.00

Important Information About Your Reserve Study

Important Information

This document has been provided pursuant to an agreement containing restrictions on its use. No part of this document may be copied or distributed, in any form or by any means, nor disclosed to third parties without the expressed written permission of Reserve Studies by RF©. The client shall have the right to reproduce and distribute copies of this report, or the information contained within, as may be required for compliance with all applicable regulations.

This reserve analysis study and the parameters under which it has been completed are based upon information provided to us in part by representatives of the association, its contractors, assorted vendors, specialist and independent contractors, the Community Association Institute, Association of Professional Reserve Analyst and various construction pricing and scheduling manuals including, but not limited to: Marshall & Swift Valuation Service, RS Means Facilities Maintenance & Repair Cost Data, RS Means Repair & Remodeling Cost Data, National Construction Estimator, National Repair & Remodel Estimator, Dodge Cost Manual and McGraw-Hill Professional. Additionally, costs are obtained from numerous vendor catalogues, actual quotations or historical costs, and our own experience in the field of property management and Reserve Study preparation.

It has been assumed, unless otherwise noted in this report, that all assets have been designed and constructed properly and that each estimated useful life will approximate that of the norm per industry standards and/or manufacturer's specifications. In some cases, estimates may have been used on assets, which have an indeterminable but potential liability to the association. The decision for the inclusion of these as well as all assets considered is left to the client.

We recommend that your reserve analysis study be updated on an annual basis due to fluctuating interest rates, inflationary changes, and the unpredictable nature of the lives of many of the assets under consideration (our contract provides that we shall update the Reserve Study annually). All of the information collected during our physical analysis of the association and computations made subsequently in preparing this reserve analysis study are retained in our computer files. Therefore, annual updates may be completed quickly and inexpensively each year.

Reserve Studies by RF© would like to thank you for using our services. We invite you to call us at any time, should you have questions, comments or need assistance. In addition, any of the parameters and estimates used in this study may be changed at your request, after which we will provide a revised study. Client shall accept all responsibility and liability for changes made and the results thereof. Consultant does not warranty the results of the revised study.

This reserve analysis study is provided as an aid for planning purposes and not as an accounting tool. Since it deals with events yet to take place, there is no assurance that the results enumerated within it will, in fact, occur as described.

Introduction

Preparing the annual budget and overseeing the association's finances are perhaps the most important responsibilities of board members. The annual operating and reserve budgets reflect the planning and goals of the association and set the level and quality of service for all of the association's activities.

Funding Options

When a major repair or replacement is required in a community, an association has essentially four options available to address the expenditure:

The first, and only logical means that the Board of Directors has to ensure its ability to maintain the assets for which it is obligated, is by **assessing an adequate level of reserves** as part of the regular membership assessment, thereby distributing the cost of the replacements uniformly over the entire membership. The community is not only comprised of present members, but also future members. Any decision by the Board of Directors to adopt a calculation method or funding plan which would disproportionately burden future members in order to make up for past reserve deficits, would be a breach of its fiduciary responsibility to those future members. Unlike individuals determining their own course of action, the board is responsible to the “community” as a whole.

Whereas, if the association was setting aside reserves for this purpose, using the vehicle of the regularly assessed membership dues, it would have had the full term of the life of the roof, for example, to accumulate the necessary monies. Additionally, those contributions would have been evenly distributed over the entire membership and would have earned interest as part of that contribution.

The second option is for the association to **acquire a loan** from a lending institution in order to effect the required repairs. In many cases, banks will lend to an association using “future homeowner assessments” as collateral for the loan. With this method, the current board is pledging the future assets of an association. They are also incurring the additional expense of interest fees along with the original principal amount. In the case of a \$150,000 roofing replacement, the association may be required to pay back the loan over a three to five year period, with interest.

The third option, too often used, is simply to **defer the required repair or replacement**. This option, which is not recommended, can create an environment of declining property values due to expanding lists of deferred maintenance items and the association’s financial inability to keep pace with the normal aging process of the common area components. This, in turn, can have a seriously negative impact on sellers in the association by making it difficult, or even impossible, for potential buyers to obtain financing from lenders. Increasingly, lending institutions are requesting copies of the association’s most recent Reserve Study before granting loans, either for the association itself, a prospective purchaser, or for an individual within such an association.

The fourth option is to pass a “**special assessment**” to the membership in an amount required to cover the expenditure. When a special assessment is passed, the association has the authority and responsibility to collect the assessments, even by means of foreclosure, if necessary. However, an association considering a special assessment cannot guarantee that an assessment, when needed, will be passed. Consequently, the association cannot guarantee its ability to perform the required repairs or replacements to those major components for which it is obligated when the need arises. Additionally, while relatively new communities require very little in the way of major “reserve” expenditures, associations reaching 12 to 15 years of age and older, find many components reaching the end of their effective useful lives. These required expenditures, all accruing at the same time, could be devastating to an association’s overall budget.

Types of Reserve Studies

Most reserve studies fit into one of three categories:

Full Reserve Study;

Update with site inspection; and

Update without site inspection.

In a **Full Reserve Study**, the reserve provider conducts a component inventory, a condition assessment (based upon on-site visual observations), and life and valuation estimates to determine both a “fund status” and “funding plan”.

In an **Update with site inspection**, the reserve provider conducts a component inventory (verification only, not quantification unless new components have been added to the inventory), a condition assessment (based upon on-site visual observations), and life and valuation estimates to determine both the “fund status and “funding plan.”

In an **Update without site inspection**, the reserve provider conducts life and valuation estimates to determine the “fund status” and “funding plan.”

The Reserve Study: A Physical and a Financial Analysis

There are two components of a Reserve Study: a physical analysis and a financial analysis.

Physical Analysis

During the physical analysis, a Reserve Study provider evaluates information regarding the physical status and repair/replacement cost of the association’s major common area components. To do so, the provider conducts a component inventory, a condition assessment, and life and valuation estimates.

Developing a Component List

The budget process begins with full inventory of all the major components for which the association is responsible. The determination of whether an expense should be labeled as operational, reserve, or excluded altogether is sometimes subjective. Since this labeling may have a major impact on the financial plans of the association, subjective determinations should be minimized. We suggest the following considerations when labeling an expense.

Operational Expenses

Occur at least annually, no matter how large the expense, and can be effectively budgeted each year. They are characterized as being reasonably predictable, both in terms of frequency and cost. Operational expenses include all minor expenses, which would not otherwise adversely affect an operational budget from one year to the next. Examples of *some operational expenses* include:

Utilities:	Administrative:	Services:	Repair Expenses:
Electrical/Lights	Supplies	Landscape	Operating Contingency
Water/Irrigation	Bank Service Charges	Reserve Study Costs	
	Insurance		

These are major expenses that occur other than annually, and which must be budgeted in advance in order to ensure the availability of the necessary funds in time for their use. Reserve expenses are reasonably predictable both in terms of frequency and cost. However, they may include significant assets that have an indeterminable but potential liability that may be demonstrated as a likely occurrence. They are expenses that, when incurred, would have a significant effect on the smooth operation of the budgetary process from one year to the next, if they were not reserved in advance. Examples of some reserve expenses include:

Asphalt Seal Coating	Painting-Mail Box Structures
Asphalt Overlays	Lighting Replacement
Asphalt Repair or Replacement	Underground Utilities
Masonry Repair	Concrete Curbs, Sidewalks, Aprons, and Parking Pads
Fencing Repair and Replacement	Insurance Deductible

Budgeting is Normally Excluded for:

Repairs or replacements of assets which are deemed to have an estimated useful life equal to or exceeding the estimated useful life of the facility or community itself, or exceeding the legal life of the community as defined in an association’s governing documents. Examples include the complete replacement of masonry walls and concrete. Also excluded are insignificant expenses that may be covered either by an operating or reserve contingency, or otherwise in a general maintenance fund. Expenses that are necessitated by acts of nature, accidents, or other occurrences that are more properly insured, rather than reserved, are also excluded.

Financial Analysis

The financial analysis assesses the association’s reserve balance or “fund status” (measured in cash or as percent fully funded) to determine a recommendation for the appropriate reserve contribution rate in the future, known as the “funding plan.”

Preparing the Reserve Study

Once the reserve assets have been identified and quantified, their respective replacement costs, useful lives, and remaining lives must be assigned so that a funding schedule can be constructed. Replacement costs and useful lives can be found in published manuals such as construction estimators, appraisal handbooks, and valuation guides. Remaining lives are calculated from the useful lives and ages of assets and adjusted according to conditions such as design, manufactured quality, usage, exposure to the elements, and maintenance history.

By following the recommendations of an effective Reserve Study, the association should avoid any major shortfalls. However, to remain accurate, the report should be updated on an annual basis to reflect such changes as shifts in economic parameters, additions of phases or assets, or expenditures of reserve funds. The association can assist in simplifying the reserve analysis update process by keeping accurate records of these changes throughout the year.

Funding Methods

From the simplest to the most complex, reserve analysis providers use many different computational processes to calculate reserve requirements. However, there are two basic processes identified as industry standards: the cash flow method and the component method.

The cash flow method develops a reserve-funding plan where contributions to the reserve fund are designed to offset the variable annual expenditures from the reserve fund. Different reserve funding plans are tested against the actual anticipated schedule of reserve expenses until the desired funding goal is achieved. This method sets up a “window” in which all future anticipated replacement costs are computed, based upon the individual lives of the components under consideration. The Reserve Studies by RF© Threshold and the Reserve Studies by RF© Current Assessment funding models are based upon the cash flow method.

The component method develops a reserve-funding plan where the total contribution is based upon the sum of contributions for individual components. The component method is the more conservative of the two funding options, and assures that the association will achieve and maintain an ideal level of reserve over time. This method also allows for computations on individual components in the analysis. The Reserve Studies by RF© Component Funding model is based upon the component methodology.

Funding Strategies

Once an association has established its funding goals, the association can select an appropriate funding plan. There are four basic strategies from which most associations select. It is recommended that associations consult professionals to determine the best strategy or combination of plans that best suit the association's need. Additionally, associations should consult with their financial advisor to determine the tax implications of selecting a particular plan. Further, consultation with the American Institute of Certified Public Accountants (AICPA) for their reporting requirements is advisable. The four funding plans and descriptions of each are detailed below. Associations will have to update their reserve studies more or less frequently depending on the funding strategy they select.

Full Funding---Given that the basis of funding for reserves is to distribute the costs of the replacements over the lives of the components in question, it follows that the ideal level of reserves would be proportionately related to those lives and costs. If an association has a component with an expected estimated useful life of ten years, it would set aside approximately one-tenth of the replacement cost each year. At the end of three years, one would expect three-tenths of the replacement cost to have accumulated, and if so, that component would be "fully-funded." This model is important in that it is a measure of the adequacy of an association's reserves at any one point of time, and is independent of any particular method which may have been used for past funding or may be under consideration for future funding. This formula represents a snapshot in time and is based upon current replacement cost, independent of future inflationary or investment factors:

Fully Funded Reserves = **Age** divided by **Useful Life** the results multiplied by **Current Replacement Cost**

When an association's total accumulated reserves for all components meet this criterion, its reserves are considered "fully-funded."

The Reserve Studies by RF© **Threshold Funding Model (Minimum Funding)**. The goal of this funding method is to keep the reserve cash balance above zero. This means that while each individual component may not be fully funded, the reserve balance overall does not drop below zero during the projected period. An association using this funding method must understand that even a minor reduction in a component's remaining useful life can result in a deficit in the reserve cash balance.

The Reserve Studies by RF © **Threshold Funding Model**. This method is based upon the cash flow funding concept. The minimum reserve cash balance in threshold funding, however, is set at a predetermined dollar amount (other than \$0).

The Reserve Studies by RF © **Current Assessment Funding Model**. This method is also based upon the cash flow funding concept. The initial reserve assessment is set at the association's current fiscal year funding level and a 30-year projection is calculated to illustrate the adequacy of the current funding over time.

The Reserve Studies by RF © **Component Funding Model**. This is a straight-line funding model. It distributes the cash reserves to individual reserve components and then calculates what the reserve assessment and interest contribution (minus taxes) should be, again by each reserve component. The current annual assessment is then determined by summing all the individual component assessments, hence the name “Component Funding Model”. This is the most conservative funding model. It leads to or maintains the fully funded reserve position. The following details this calculation process.

Distribution of Reserves

Component Funding Model Distribution of Accumulated Reserves

The “Distribution of Accumulated Reserves Report” is a “Component Funding Model” calculation. This distribution **does not** apply to the cash flow funding models.

When calculating reserves based upon the component methodology, a beginning reserve balance must be allocated for each of the individual components considered in the analysis, before the individual calculations can be completed. When this distribution is not available, or of sufficient detail, the following method is suggested for allocating reserves:

The first step the program performs in this process is subtracting, from the total accumulated reserves, any amounts for assets that have predetermined (fixed) reserve balances. The user can “fix” the accumulated reserve balance within the program on the individual asset’s detail page. If, by error, these amounts total more than the amount of funds available, then the remaining assets are adjusted accordingly. A provision for a contingency reserve is then deducted by the determined percentage used, and if there are sufficient remaining funds available.

The second step is to identify the ideal level of reserves for each asset. As indicated in the prior section, this is accomplished by evaluating the component’s age proportionate to its estimated useful life and current replacement cost. Again, the equation used is as follows:

Fully Funded Reserves = (Age/Useful Life) x Current Replacement Cost

The Reserve Studies by RF® software program performs the above calculations to the actual month the component was placed-in-service. The program projects that the accumulation of necessary reserves for repairs or replacements will be available on the first day of the fiscal year in which they are scheduled to occur.

The next step the program performs is to arrange all of the assets used in the study in ascending order by remaining life, and alphabetically within each grouping of remaining life items. These assets are then assigned their respective ideal level of reserves until the amount of funds available is depleted, or until all assets are appropriately funded. If any assets are assigned a zero remaining life (scheduled for replacement in the current fiscal year), then the amount assigned equals the current replacement cost and funding begins for the next cycle of replacement. If there are insufficient funds available to accomplish this, then the software automatically adjusts the zero remaining life items to one year, and that asset assumes its new grouping position alphabetically in the final printed report.

If, at the completion of this task, there are additional moneys that have not been distributed, the remaining reserves are then assigned, in ascending order, to a level equal to, but not exceeding, the current replacement cost for each component. If there are sufficient moneys available to fund all assets at their current replacement cost levels, then any excess funds are designated as such and are not factored into any of the report computations. If, at the end of this assignment process there are designated excess funds, they can be used to offset the annual contribution requirements recommended, or used in any other manner the client may desire.

Assigning the reserves in this manner defers the make-up period for any under-funding over the longest remaining life of all assets under consideration, thereby minimizing the impact of any deficiency. For example, if the report indicates an under funding of \$50,000, this under-funding will be assigned to components with the longest remaining lives in order to give more time to “replenish” the account. If the \$50,000 under-funding were to be assigned to short remaining life items, the impact would be felt immediately.

If the reserves are under-funded, the annually contribution requirements, as outlined in this report, can be expected to be higher than normal. In future years, as individual assets are replaced, the funding requirements will return to their normal levels. In the case of a large deficiency, a special assessment may be considered. The program can easily generate revised reports outlining how the annual contributions would be affected by such an adjustment, or by any other changes that may be under consideration.

Funding Reserves

Three assessment and contribution figures are provided in the report, the “Annual Reserve Assessment Required”, the “Average Net Annual Interest Earned” contribution and the “Total Annual Allocation to Reserves.” The association should allocate the “Annual Reserve Assessment Required” amount to reserves each month when the interest earned on the reserves is left in the reserve accounts as part of the contribution. Any interest earned on reserve deposits, must be left in the reserve account and only amounts set aside for taxes should be removed .

The second alternative is to allocate the "Total Annual Allocation" to reserves (this is the member assessment plus the anticipated interest earned for the fiscal year. This method assumes that all interest earned will be assigned directly as operating income. This allocation takes into consideration the anticipated interest earned on accumulated reserves regardless of whether or not it is actually earned. When taxes are paid, the amount due will be taken directly from the association's operating accounts as the reserve accounts are allocating only those moneys net of taxes.

Users' Guide to your Reserve Analysis Study

Part II of your RF© Report contains the reserve analysis study for your association. There are seven types of reports in the study as described below.

Report Summaries

The Report Summary for all funding models lists all of the parameters that were used in calculating the report as well as the summary of your reserve analysis study.

Index Reports

The **Distribution of Accumulated Reserves** report lists all assets in remaining life order. It also identifies the ideal level of reserves that should have accumulated for the association as well as the actual reserves available. This information is valid only for the "Component Funding Model" calculation.

The **Component Listing/Summary** lists all assets by category (i.e. roofing, painting, lighting, etc.) together with their remaining life, current cost, annual reserve contribution, and net annual allocation.

Detail Reports

The Detail Report itemizes each asset and lists all measurements, current and future costs, and calculations for that asset. Provisions for percentage replacements, salvage values, and one-time replacements can also be utilized. These reports can be sorted by category or group.

The numerical listings for each asset are enhanced by extensive narrative detailing factors such as design, manufactured quality, usage, exposure to elements and maintenance history.

The Reserve Studies by RF© Detail Index is an alphabetical listing of all assets, together with the page number of the asset's detail report, the projected replacement year, and the asset number.

Projections

Thirty-year projections add to the usefulness of your reserve analysis study.

Definitions

Report I.D.

Includes the Report Date (example: June 19, 2006), Account Number (example: 9773), and Version (example: 1.0). Please use this information (displayed on the summary page) when referencing your report.

Budget Year Beginning/Ending

The budgetary year for which the report is prepared. For associations with fiscal years ending December 31st, the annual contribution figures indicated are for the 12-month period beginning 1/1/20xx and ending 12/31/20xx.

Number of Units and/or Phases

If applicable, the number of units and/or phases included in this version of the report.

Inflation

This figure (information taken from "Inflationdata.com" and averaged over 5 years is used to approximate the future cost to repair or replace each component in the report. The current cost for each component is compounded on an annual basis by the number of remaining years to replacement, and the total is used in calculating the annual reserve contribution that will be necessary to accumulate the required funds in time for replacement.

Annual Assessment Increase

This represents the percentage rate at which the association will increase its assessment to reserves at the end of each year. For example, in order to accumulate \$10,000 in 10 years, you could set aside \$1,000 per year. As an alternative, you could set aside \$795 the first year and increase that amount by 5% each year until the year of replacement. In either case you arrive at the same amount. The idea is that you start setting aside a lower amount and increase that number each year in accordance with the planned percentage. Ideally this figure should be equal to the rate of inflation. It can, however, be used to aide those associations that have not set aside appropriate reserves in the past, by making the initial year's allocation less formidable.

Investment Yield Before Taxes

The average interest rate anticipated by the association based upon its current investment practices.

Taxes on Interest Yield

The estimated percentage of interest income that will be set aside to pay income taxes on the interest earned.

Projected Reserve Balance

The anticipated reserve balance on the first day of the fiscal year for which this report has been prepared. This is based upon information provided and not audited.

Percent Fully Funded

The ratio, at the beginning of the fiscal year, of the actual (or projected) reserve balance to the calculated fully funded balance, expressed as a percentage.

Phase Increment Detail and/or Age

Comments regarding aging of the components on the basis of construction date or date of acceptance by the association.

Annual Assessment

The assessment to reserves required by the association each annual.

Interest Contribution (After Taxes)

The interest that should be earned on the reserves, net of taxes, based upon their beginning reserve balance and annual contributions for one year. This figure is averaged for budgeting purposes.

Total Annual Allocation

The sum of the annual assessment and interest contribution figures.

Group and Category

The report may be prepared and sorted either by group (location, building, phase, etc.) or by category (roofing, painting, etc.). The standard report printing format is by category.

Percentage of Replacement or Repairs

In some cases, an asset may not be replaced in its entirety or the cost may be shared with a second party. Examples are budgeting for a percentage of replacement of streets over a period of time, or sharing the expense to replace a common wall with a neighboring party.

Placed-In-Service Date

The month and year that the asset was placed-in-service. This may be the construction date, the first escrow closure date in a given phase, or the date of the last servicing or replacement.

Estimated Useful Life

The estimated useful life of an asset based upon industry standards, manufacturer specifications, visual inspection, location, usage, association standards and prior history. All of these factors are taken into consideration when tailoring the estimated useful life to the particular asset. For example, the carpeting in a hallway or elevator (a heavy traffic area) will not have the same life as the identical carpeting in a seldom-used meeting room or office.

Adjustment to Useful Life

Once the useful life is determined, it may be adjusted, up or down, by this separate figure for the current cycle of replacement. This will allow for a current period adjustment without affecting the estimated replacement cycles for future replacements.

Estimated Remaining Life

This calculation is completed internally based upon the report's fiscal year date and the date the asset was placed-in-service.

Replacement Year

The year that the asset is scheduled to be replaced. The appropriate funds will be available by the first day of the fiscal year for which replacement is anticipated.

Annual Fixed Reserves

An optional figure which, if used, will override the normal process of allocating reserves to each asset.

Fixed Assessment

An optional figure which, if used, will override all calculations and set the assessment at this amount. This assessment can be set for monthly, quarterly or annually as necessary.

Salvage Value

The salvage value of the asset at the time of replacement, if applicable.

One-Time Replacement

Notation if the asset is to be replaced on a one-time basis.

Current Replacement Cost

The estimated replacement cost effective at the beginning of the fiscal year for which the report is being prepared.

Future Replacement Cost

The estimated cost to repair or replace the asset at the end of its estimated useful life based upon the current replacement cost and inflation.

Component Inventory

The task of selecting and qualifying reserve components. This task can be accomplished through on-site visual, review of association design and organizational documents, a review of established association precedents, and discussion with appropriate association representative(s).

A Multi-Purpose Tool

Your Reserve Studies by RF © Report is an important part of your association's budgetary process. Following its recommendations should ensure the association's smooth budgetary transitions from one fiscal year to the next, and either decrease or eliminate the need for "special assessments".

In addition, your Reserve Studies by RF© Reserve Study serves a variety of useful purposes:

- Following the recommendations of a Reserve Study performed by a professional consultant can protect the Board of Directors in a community from personal liability concerning reserve components and reserve funding.
- A reserve analysis study is required by your accountant during the preparation of the association's annual audit.
- The Reserve Studies by RF© Reserve Study is often requested by lending institutions during the process of loan applications, both for the community and, in many cases, the individual owners.
- Your Reserve Studies by RF© Report is also a detailed inventory of the association's major assets and serves as a management tool for scheduling, coordinating and planning future repairs and replacements.
- Your Reserve Studies by RF© Report is a tool that can assist the Board in fulfilling its legal and fiduciary obligations for maintaining the community in a state of good repair. If a community is operating on a special assessment basis, it cannot guarantee that an assessment, when needed, will be passed. Therefore, it cannot guarantee its ability to perform the required repairs or replacements to those major components for which the association is obligated.
- Since the Reserve Studies by RF© reserve analysis study includes measurements and cost estimates of the client's assets, the detail reports may be used to evaluate the accuracy and price of contractor bids when assets are due to be repaired or replaced.
- The Reserve Studies by RF© Reserve Study is an annual disclosure to the membership concerning the financial condition of the association, and may be used as a "consumers' guide" by prospective purchasers.
- The Reserve Studies by RF© Owners' Summary meets the disclosure requirements of the Texas Timeshare Act.
- Your Reserve Studies by RF© Report provides a record of the time, cost, and quantities of past reserve replacements. At times the association's management company and board of directors are transitory which may result in the loss of these important records.