



Quail Run Homeowners' Association

435 Covey Lane
Eugene, Oregon
September 13, 2020

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

Revision 1

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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, 2021 to December 31, 2021

Number of Lots 107

Parameters

Beginning Balance \$368,938.80

Fiscal Year Projected Average Interest Rate 1.74%

Fiscal Year 2021 Required Contribution \$60,669.00

Average Monthly Reserve Assessment Required Per Lot \$47.25

Annual Increase To Required Contribution 3.545%

Prior Year's Actual Contribution \$57,780.00

Fiscal Year Inflation Rate 1.79%

Lowest Threshold Balance Over 30 Years \$246,284.00

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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 expectancies 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	2024	70
1070	Asphalt: Repairs-Private Parking Area	2026	71
1027	Asphalt: Repairs-Streets/Drives	2024	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	148
Bike Rack			
1053	C/H: Bike Rack	2024	80
Call Boxes			
1009	Call Box: Entry/Exit-North	2023	102
1010	Call Box: Entry/Exit-South	2026	103
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1007	Concrete: Flatwork	2022	105
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1049	C/H: Controller	2022	82
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Fencing			
1081	Fencing: Chain Link-Repair	2025	143
1130	Fencing: Chain Link-Replace	2049	144
1020	Fencing: Vinyl (PVC)-Repair	2023	145
1139	Fencing: Vinyl (PVC)-Washing	2022	146
1066	Fencing: Wrought Iron-Replace	2035	147
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1042	C/H: Restroom Fixtures	2034	95
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1046	C/H: Flooring	2024	85
Furnishings			
1039	C/H: Furnishings	2025	86
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1068	Garden Boxes: Repair-Replace-A	2035	149
1128	Garden Boxes: Repair-Replace-B	2030	150
Gates			
1140	Gates: Entry/Exit-Operators	2035	151
1019	Gates: Entry/Exit-Wrought Iron-Repairs	2024	152
1019	Gates: Pedestrian-Operators	2033	153
Gravel			
1082	Gravel: Repairs-Overpark Area-North	2025	154
1031	Gravel: Repairs-Overpark Area-South	2025	155
Gutters & Downspouts			
1015	C/H: Downspouts	2023	84
1016	C/H: Gutters-Sheet Metal	2028	89
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1043	C/H: HVAC	2024	90

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1022	Irrigation System: Repair-Maintain-Replace	2021	156
1149	Landscaping: CH/Common Area-Renovation	2024	157
1144	Landscaping: Courtyards 1-4-Renovation	2040	158
1148	Landscaping: Courtyards 13-17-Renovation	2023	159
1146	Landscaping: Courtyards 5-8-Renovation	2021	160
1147	Landscaping: Courtyards 9-12-Renovation	2022	161
1018	Lawns: Replacement	2021	162
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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	163
1085	Lighting: Street-Bulbs	2026	164
1024	Lighting: Street-Fixtures	2033	165
Mailboxes			
1023	Mailboxes: Pedestals-Aluminum	2030	166
Office Equipment			
1048	C/H: Copier/Fax/Computer	2026	83
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1038	C/H: Paint-Interior	2026	94
Pavers			
1093	Courtyard: Pavers-Courtyard 01-Repair	2022	107
1001	Courtyard: Pavers-Courtyard 01-Replace	Unfunded	108
1094	Courtyard: Pavers-Courtyard 02-Repair	2034	109
1101	Courtyard: Pavers-Courtyard 02-Replace	Unfunded	110
1099	Courtyard: Pavers-Courtyard 03-Repair	2025	111
1095	Courtyard: Pavers-Courtyard 03-Replace	Unfunded	112
1096	Courtyard: Pavers-Courtyard 04-Repair	2026	113
1097	Courtyard: Pavers-Courtyard 04-Replace	Unfunded	114
1100	Courtyard: Pavers-Courtyard 05-Repair	2030	115
1098	Courtyard: Pavers-Courtyard 05-Replace	Unfunded	116

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1104	Courtyard: Pavers-Courtyard 07-Repair	2022	119
1105	Courtyard: Pavers-Courtyard 07-Replace	Unfunded	120
1106	Courtyard: Pavers-Courtyard 08-Repair	2035	121
1107	Courtyard: Pavers-Courtyard 08-Replace	Unfunded	122
1108	Courtyard: Pavers-Courtyard 09-Repair	2025	123
1109	Courtyard: Pavers-Courtyard 09-Replace	Unfunded	124
1110	Courtyard: Pavers-Courtyard 10-Repair	2026	125
1111	Courtyard: Pavers-Courtyard 10-Replace	Unfunded	126
1112	Courtyard: Pavers-Courtyard 11-Repair	2024	127
1113	Courtyard: Pavers-Courtyard 11-Replace	Unfunded	128
1114	Courtyard: Pavers-Courtyard 12-Repair	2034	129
1115	Courtyard: Pavers-Courtyard 12-Replace	Unfunded	130
1116	Courtyard: Pavers-Courtyard 13-Repair	2027	131
1117	Courtyard: Pavers-Courtyard 13-Replace	Unfunded	132
1118	Courtyard: Pavers-Courtyard 14-Repair	2028	133
1119	Courtyard: Pavers-Courtyard 14-Replace	Unfunded	134
1120	Courtyard: Pavers-Courtyard 15-Repair	2029	135
1121	Courtyard: Pavers-Courtyard 15-Replace	Unfunded	136
1122	Courtyard: Pavers-Courtyard 16-Repair	2030	137
1123	Courtyard: Pavers-Courtyard 16-Replace	Unfunded	138
1124	Courtyard: Pavers-Courtyard 17 East-Repair	2034	139
1125	Courtyard: Pavers-Courtyard 17 East-Replace	Unfunded	140
1126	Courtyard: Pavers-Courtyard 17 West-Repair	2034	141
1127	Courtyard: Pavers-Courtyard 17 West-Replace	Unfunded	142
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1036	C/H: Roof-Composition	2028	96
1145	C/H: Roof-Composition-Repair	2036	97
1055	Storage Building: Roofing-L/S Area	2024	186
1059	Storage Building: Roofing-Overpark Area	2024	187
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1037	C/H: Siding-Replace-Vinyl	2049	98
1051	C/H: Siding-Wash-Vinyl	2022	99
1056	Storage Building: Siding-L/S Area	2045	188

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1060	Storage Building: Siding-Overpark Area	2045	189
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1008	Signs: Gate Post Plaques	2026	167
1087	Signs: Gate-Entry	2024	168
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1091	Sound Wall: Gutters-Clean	2021	169
1132	Sound Wall: Gutters-Replace	2027	170
1078	Sound Wall: Hedge/Tree/Irrigation	2024	171
1033	Sound Wall: T/H-Repairs-Phase 1	2025	172
1035	Sound Wall: T/H-Repairs-Phase 2	2021	173
1034	Sound Wall: T/H-Repairs-Phase 3	2021	175
1005	Sound Wall: T/H-Replacement-Phase 1	2050	177
1012	Sound Wall: T/H-Replacement-Phase 2	Unfunded	179
1013	Sound Wall: T/H-Replacement-Phase 3	Unfunded	181
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1090	Storm Drains: Renovation-Clean Out	2021	192
1073	Storm Drains: Renovation-Replace	2025	193
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1143	Sound Wall: Trees-Storm Damage	2029	183
1131	Trees: Removal	2021	194
1025	Trees: Replace	2021	195
1135	Trees: Root Barrier	2025	196
1142	Trees: Storm Damage-Common Area	2029	197
1032	Trees: Trimming-Pruning	2021	198
Trellis			
1067	Trellis: Wood	2035	199
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1138	Utilities: Natural Gas Lines	2050	200
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1014	Walls: Retaining-Repair	2024	207
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1047	C/H: Water Heater	2022	100
Windows			
1041	C/H: Windows	2049	101
1061	Storage Building: Window-L/S Area	2045	190
1062	Storage Building: Window-Overpark Area	2045	191
Cabinets			
1134	C/H: Cabinets: Replace	2031	81
	Total Funded Assets	115	
	Total Unfunded Assets	<u>20</u>	
	Total Assets	135	

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

Report Date	September 13, 2020
Account Number	Off-Site Level III
Version	2 (2021) Level III
Budget Year Beginning	January 1, 2021
Budget Year Ending	December 31, 2021
Total Units	107
Phase Development	3 of 3

<i>Report Parameters</i>	
Inflation	1.79%
Interest Rate on Reserve Deposit	1.740%
2021 Beginning Balance	\$368,938

**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 Zimmeroff 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 No 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,**

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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**

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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 3.545%.**

The industry standards for percent funded are:

0% to 29% - Poor

30% to 69% - Fair

70% to 100% - Good

This association is 80% funded on 12/31/2021 as it relates to being fully funded.

Base Line Funding Model Summary of Calculations

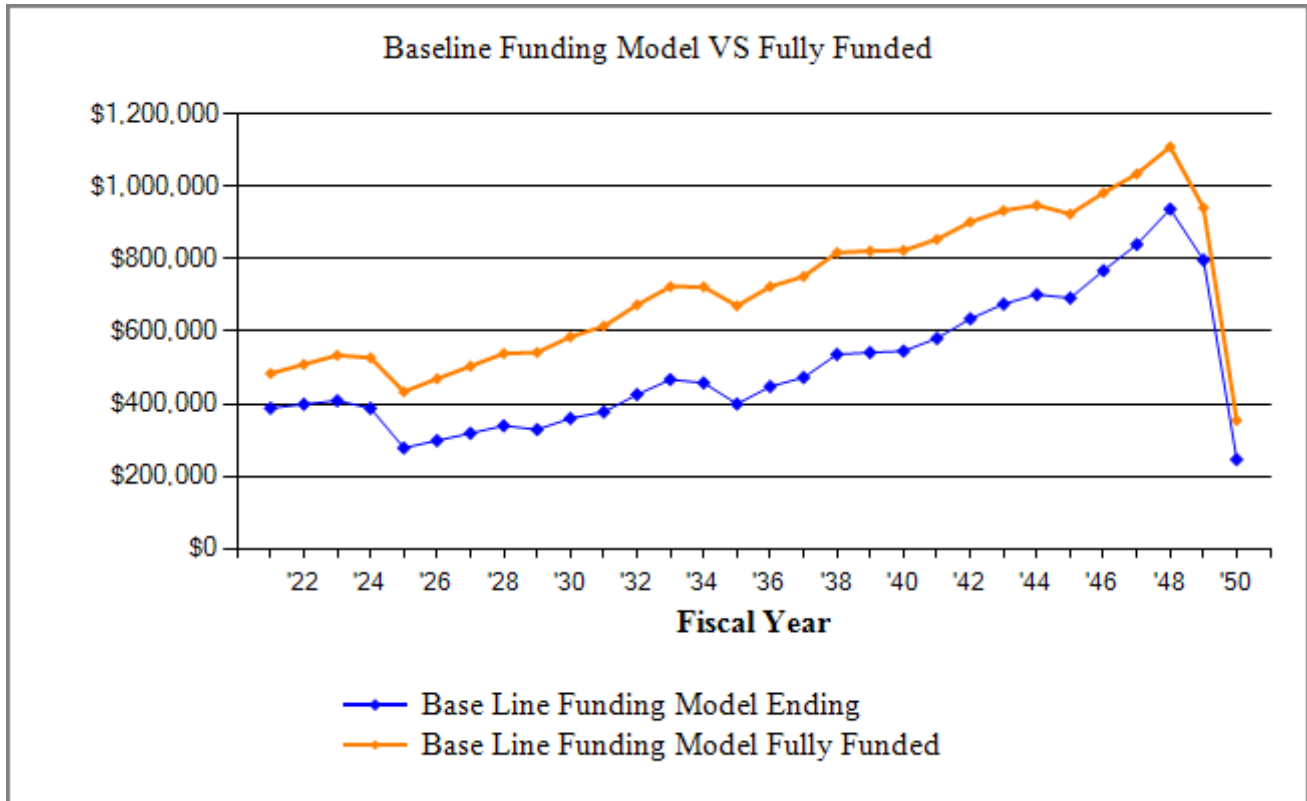
Required Month Contribution	\$5,055.75
<i>\$47.25 per unit monthly</i>	
Average Net Month Interest Earned	<u>\$527.47</u>
Total Month Allocation to Reserves	\$5,583.22
<i>\$52.18 per unit monthly</i>	

Quail Run Homeowners' Association
Base Line Assessment Funding Model Projection

Beginning Balance: \$368,938

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
2021	861,959	60,669	6,330	48,153	387,783	483,736	80%
2022	877,388	62,819	3,682	55,240	399,044	508,899	78%
2023	893,093	65,044	3,768	59,112	408,744	533,924	77%
2024	909,080	67,349	3,548	91,994	387,647	527,163	74%
2025	925,352	69,735	2,448	181,663	278,167	433,457	64%
2026	941,916	72,206	2,640	54,393	298,620	469,260	64%
2027	958,776	74,764	2,827	57,615	318,595	504,003	63%
2028	975,938	77,413	3,022	59,598	339,433	538,962	63%
2029	993,408	80,155	2,907	93,410	329,085	541,780	61%
2030	1,011,190	82,995	3,200	55,483	359,797	584,940	62%
2031	1,029,290	85,936	3,361	71,670	377,424	614,005	61%
2032	1,047,714	88,981	3,829	44,415	425,819	672,972	63%
2033	1,066,468	92,133	4,223	55,322	466,852	723,560	65%
2034	1,085,558	95,397	4,118	108,535	457,832	722,587	63%
2035	1,104,990	98,777	3,525	160,342	399,793	670,590	60%
2036	1,124,769	102,277	3,988	58,104	447,954	723,536	62%
2037	1,144,902	105,901	4,218	85,340	472,733	751,499	63%
2038	1,165,396	109,653	4,836	50,601	536,621	817,147	66%
2039	1,186,257	113,538	4,869	113,385	541,643	821,917	66%
2040	1,207,491	117,560	4,888	118,626	545,466	823,329	66%
2041	1,229,105	121,726	5,220	91,732	580,678	854,063	68%
2042	1,251,106	126,038	5,738	77,651	634,804	901,639	70%
2043	1,273,500	130,504	6,122	95,954	675,476	933,429	72%
2044	1,296,296	135,128	6,360	115,466	701,497	947,900	74%
2045	1,319,500	139,915	6,243	155,729	691,926	923,711	75%
2046	1,343,119	144,872	6,973	76,189	767,583	982,154	78%
2047	1,367,161	150,005	7,668	85,397	839,859	1,034,408	81%
2048	1,391,633	155,320	8,614	66,378	937,415	1,109,133	85%
2049	1,416,543	160,823	7,192	308,456	796,974	941,000	85%
2050	1,441,899	166,521	1,689	718,900	246,284	354,323	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	4	16,257	13,656	13,656
Asphalt: Overlay-Private Parking Area	2025	25	0	4	5,341	4,487	4,487
Asphalt: Overlay-Streets/Drives	2025	25	0	4	51,072	42,900	42,900
Asphalt: Repairs-Overpark Area	2024	5	0	3	3,861	1,544	1,544
Asphalt: Repairs-Private Parking Area	2026	5	2	5	54	15	15
Asphalt: Repairs-Streets/Drives	2024	5	0	3	538	215	215
C/H: Appliances	2023	18	0	2	3,211	2,854	2,854
C/H: Bar-B-Que	2023	18	0	2	910	809	809
C/H: Benches-Replace	2028	15	0	7	321	171	171
C/H: Bike Rack	2024	15	5	3	910	773	773
C/H: Cabinets: Replace	2031	15	0	10	4,725	1,575	1,575
C/H: Controller	2022	16	2	1	910	859	859
C/H: Copier/Fax/Computer	2026	14	0	5	1,371	881	881
C/H: Downspouts	2023	10	5	2	1,712	1,484	1,484
C/H: Flooring	2024	20	0	3	3,220	2,737	2,737
C/H: Furnishings	2025	20	0	4	9,151	7,321	7,321
C/H: Gutters-Sheet Metal	2028	24	0	7	699	495	495
C/H: HVAC	2024	16	4	3	4,014	3,412	3,412
C/H: Restroom Fixtures	2034	30	0	13	1,712	970	970
C/H: Roof-Composition	2028	24	0	7	5,153	3,650	3,650
C/H: Roof-Composition-Repair	2036	8	0	15	567	35	35
C/H: Siding-Replace-Vinyl	2049	45	0	28	3,699	1,397	1,397
C/H: Water Heater	2022	18	0	1	589	556	556
C/H: Windows	2049	45	0	28	2,355	890	890
Call Box: Entry/Exit-North	2023	12	0	2	2,943	2,453	2,453
Call Box: Entry/Exit-South	2026	12	0	5	2,119	1,236	1,236
Concrete: Flatwork	2022	3	0	1	9,392	6,261	6,261
Controllers: Irrigation	2021	15	6	0	1,017	1,017	1,017
Courtyard: Pavers-Courtyard 01-Repair	2022	15	0	1	3,000	2,800	2,800
Courtyard: Pavers-Courtyard 01-Replace		<i>Unfunded</i>					
Courtyard: Pavers-Courtyard 02-Repair	2034	15	0	13	3,000	400	400
Courtyard: Pavers-Courtyard 02-Replace		<i>Unfunded</i>					
Courtyard: Pavers-Courtyard 03-Repair	2025	15	10	4	3,000	2,520	2,520
Courtyard: Pavers-Courtyard 03-Replace		<i>Unfunded</i>					
Courtyard: Pavers-Courtyard 04-Repair	2026	15	11	5	3,000	2,423	2,423
Courtyard: Pavers-Courtyard 04-Replace		<i>Unfunded</i>					
Courtyard: Pavers-Courtyard 05-Repair	2030	15	0	9	1,200	480	480
Courtyard: Pavers-Courtyard 05-Replace		<i>Unfunded</i>					
Courtyard: Pavers-Courtyard 06-Repair	2023	15	6	2	3,000	2,714	2,714
Courtyard: Pavers-Courtyard 06-Replace		<i>Unfunded</i>					
Courtyard: Pavers-Courtyard 07-Repair	2022	15	5	1	1,200	1,140	1,140
Courtyard: Pavers-Courtyard 07-Replace		<i>Unfunded</i>					
Courtyard: Pavers-Courtyard 08-Repair	2035	15	0	14	3,600	240	240
Courtyard: Pavers-Courtyard 08-Replace		<i>Unfunded</i>					

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-Repair	2025	15	8	4	3,000	2,478	2,478
Courtyard: Pavers-Courtyard 09-Replace		<i>Unfunded</i>					
Courtyard: Pavers-Courtyard 10-Repair	2026	15	8	5	3,000	2,348	2,348
Courtyard: Pavers-Courtyard 10-Replace		<i>Unfunded</i>					
Courtyard: Pavers-Courtyard 11-Repair	2024	15	6	3	3,000	2,571	2,571
Courtyard: Pavers-Courtyard 11-Replace		<i>Unfunded</i>					
Courtyard: Pavers-Courtyard 12-Repair	2034	15	0	13	1,200	160	160
Courtyard: Pavers-Courtyard 12-Replace		<i>Unfunded</i>					
Courtyard: Pavers-Courtyard 13-Repair	2027	15	9	6	3,000	2,250	2,250
Courtyard: Pavers-Courtyard 13-Replace		<i>Unfunded</i>					
Courtyard: Pavers-Courtyard 14-Repair	2028	15	10	7	3,000	2,160	2,160
Courtyard: Pavers-Courtyard 14-Replace		<i>Unfunded</i>					
Courtyard: Pavers-Courtyard 15-Repair	2029	15	11	8	3,000	2,077	2,077
Courtyard: Pavers-Courtyard 15-Replace		<i>Unfunded</i>					
Courtyard: Pavers-Courtyard 16-Repair	2030	15	12	9	3,000	2,000	2,000
Courtyard: Pavers-Courtyard 16-Replace		<i>Unfunded</i>					
Courtyard: Pavers-Courtyard 17 East-Repair	2034	15	0	13	1,200	160	160
Courtyard: Pavers-Courtyard 17 East-Replace		<i>Unfunded</i>					
Courtyard: Pavers-Courtyard 17 West-Repair	2034	15	0	13	3,000	400	400
Courtyard: Pavers-Courtyard 17 West-Repla..		<i>Unfunded</i>					
Fencing: Chain Link-Repair	2025	1	5	4	2,686	895	895
Fencing: Chain Link-Replace	2049	35	0	28	83,938	16,788	16,788
Fencing: Vinyl (PVC)-Repair	2023	1	5	2	2,676	1,784	1,784
Fencing: Vinyl (PVC)-Washing	2022	5	0	1	5,144	4,115	4,115
Fencing: Wrought Iron-Replace	2035	35	0	14	25,913	15,548	15,548
Garden Bench: Replace	2031	15	0	10	342	114	114
Garden Boxes: Repair-Replace-A	2035	15	0	14	3,940	263	263
Garden Boxes: Repair-Replace-B	2030	15	0	9	994	398	398
Gates: Entry/Exit-Operators	2035	15	0	14	19,000	0	1,267
Gates: Entry/Exit-Wrought Iron-Repairs	2024	5	5	3	1,605	1,124	1,124
Gates: Pedestrian-Operators	2033	15	0	12	940	0	188
Gravel: Repairs-Overpark Area-North	2025	6	0	4	930	310	310
Gravel: Repairs-Overpark Area-South	2025	6	0	4	930	310	310
Irrigation System: Repair-Maintain-Replace	2021	1	0	0	1,500	1,500	1,500
Mailboxes: Pedestals-Aluminum	2030	30	0	9	9,311	6,518	6,518
Signs: Gate Post Plaques	2026	15	0	5	2,141	1,427	1,427
Signs: Gate-Entry	2024	10	0	3	207	145	145
Sound Wall: T/H-Repairs-Phase 1	2025	5	0	4	192	38	38
Sound Wall: T/H-Repairs-Phase 2	2021	5	4	0	192	192	192
Sound Wall: T/H-Repairs-Phase 3	2021	5	4	0	192	192	192
Sound Wall: T/H-Replacement-Phase 1	2050	50	0	29	265,018	28,889	111,307
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	4	482	405	405

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: Door-Overpark Area	2025	15	10	4	482	405	405
Storage Building: Roofing-L/S Area	2024	24	0	3	330	289	289
Storage Building: Roofing-Overpark Area	2024	24	0	3	420	367	367
Storage Building: Siding-L/S Area	2045	45	0	24	2,176	1,015	1,015
Storage Building: Siding-Overpark Area	2045	45	0	24	2,720	1,269	1,269
Storage Building: Window-L/S Area	2045	45	0	24	1,927	899	899
Storage Building: Window-Overpark Area	2045	45	0	24	482	225	225
Storm Drains: Renovation-Replace	2025	25	0	4	16,054	13,486	13,486
Trees: Root Barrier	2025	10	5	4	11,773	8,634	8,634
Trellis: Wood	2035	15	0	14	500	33	33
Utilities: Natural Gas Lines	2050	50	0	29	10,782	4,528	4,528
Utilities: Potable Water Lines-Common Area	2040	40	0	19	21,563	11,321	11,321
Utilities: Power Supply-Common Area	2045	45	0	24	26,954	12,578	12,578
Utilities: Waste Product Lines	2035	35	0	14	16,054	9,633	9,633
Vehicle Stops: Overpark Area	2021	20	1	0	1,070	1,070	1,070
Wall: Wood-Replace	2021	15	6	0	482	482	482
Wall: Wood-Seal	2025	5	0	4	1,200	240	240
Walls: Retaining-Repair	2024	5	0	3	6,940	2,776	2,776
Capital - Total					\$735,403	\$284,181	\$368,054
Non-Capital							
Asphalt: Sealcoat-Overpark Area	2024	5	0	3	5,842	2,337	2,337
Asphalt: Sealcoat-Private Parking Area	2024	5	0	3	1,335	534	534
Asphalt: Sealcoat-Streets/Drives	2024	5	0	3	8,778	3,511	3,511
Bark Dust: Common Area-Replace	2021	2	0	0	6,994	6,994	6,994
C/H: Generator-Replace	2031	12	0	10	699	116	116
C/H: Lighting-Exterior	2024	20	0	3	669	569	569
C/H: Lighting-Interior	2024	20	0	3	819	696	696
C/H: Lighting-Pathway	2034	20	0	13	2,890	1,011	1,011
C/H: Paint-Interior	2026	8	0	5	3,282	1,231	1,231
C/H: Siding-Wash-Vinyl	2022	2	0	1	430	215	215
Common Area: Weed Control-Spraying	2021	1	2	0	2,044	2,044	2,044
Landscaping: CH/Common Area-Renovation	2024	20	-10	3	8,000	5,600	5,600
Landscaping: Courtyards 1-4-Renovation	2040	20	0	19	8,000	400	400
Landscaping: Courtyards 13-17-Renovation	2023	20	-10	2	8,000	6,400	6,400
Landscaping: Courtyards 5-8-Renovation	2021	20	-10	0	8,000	8,000	8,000
Landscaping: Courtyards 9-12-Renovation	2022	20	-10	1	8,000	7,200	7,200
Lawns: Replacement	2021	5	0	0	2,601	2,601	2,601
Lighting: Entry-Fixtures	2028	14	0	7	2,676	1,338	1,338
Lighting: Street-Bulbs	2026	13	0	5	428	263	263
Lighting: Street-Fixtures	2033	14	0	12	2,100	300	300
Sound Wall: Gutters-Clean	2021	1	0	0	1,050	1,050	1,050
Sound Wall: Gutters-Replace	2027	10	0	6	3,692	1,477	1,477
Sound Wall: Hedge/Tree/Irrigation	2024	12	0	3	8,027	6,020	6,020

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>							
Sound Wall: Trees-Storm Damage	2029	10	0	8	5,900	1,180	1,180
Storm Drains: Renovation-Clean Out	2021	2	0	0	2,000	2,000	2,000
Trees: Removal	2021	1	0	0	6,500	6,500	6,500
Trees: Replace	2021	1	0	0	3,211	3,211	3,211
Trees: Storm Damage-Common Area	2029	10	0	8	3,289	658	658
Trees: Trimming-Pruning	2021	1	0	0	<u>11,300</u>	<u>11,300</u>	<u>11,300</u>
Non-Capital - Total					\$126,556	\$84,757	\$84,757
Total Asset Summary					<u>\$861,959</u>	<u>\$368,938</u>	<u>\$452,810</u>

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>3,327</u>	18	2		<u>2,854</u>	<u>11.71</u>	<u>2,854</u>
Appliances - Total	\$3,327				\$2,854	\$12	\$2,854
Asphalt							
Asphalt: Overlay-Overpark Area	17,453	25	4		13,656	43.54	13,656
Asphalt: Overlay-Private Parking Area	5,734	25	4		4,487	14.30	4,487
Asphalt: Overlay-Streets/Drives	54,828	25	4		42,900	136.77	42,900
Asphalt: Repairs-Overpark Area	4,072	5	3		1,544	50.90	1,544
Asphalt: Repairs-Private Parking Area	59	5	5	2	15	0.51	15
Asphalt: Repairs-Streets/Drives	567	5	3		215	7.09	215
Asphalt: Sealcoat-Overpark Area	6,162	5	3		2,337	77.02	2,337
Asphalt: Sealcoat-Private Parking Area	1,408	5	3		534	17.60	534
Asphalt: Sealcoat-Streets/Drives	<u>9,258</u>	5	3		<u>3,511</u>	<u>115.72</u>	<u>3,511</u>
Asphalt - Total	\$99,541				\$69,201	\$463	\$69,201
Bar-B-Que							
C/H: Bar-B-Que	<u>943</u>	18	2		<u>809</u>	<u>3.32</u>	<u>809</u>
Bar-B-Que - Total	\$943				\$809	\$3	\$809
Bark Dust							
Bark Dust: Common Area-Replace	6,994	2	0		6,994	228.28	6,994
C/H: Generator-Replace	<u>835</u>	12	10		<u>116</u>	<u>4.09</u>	<u>116</u>
Bark Dust - Total	\$7,829				\$7,110	\$232	\$7,110
Benches							
C/H: Benches-Replace	364	15	7		171	1.47	171
Garden Bench: Replace	<u>409</u>	15	10		<u>114</u>	<u>1.60</u>	<u>114</u>
Benches - Total	\$773				\$285	\$3	\$285
Bike Rack							
C/H: Bike Rack	<u>959</u>	15	3	5	<u>773</u>	<u>3.01</u>	<u>773</u>
Bike Rack - Total	\$959				\$773	\$3	\$773
Call Boxes							
Call Box: Entry/Exit-North	3,050	12	2		2,453	16.07	2,453
Call Box: Entry/Exit-South	<u>2,316</u>	12	5		<u>1,236</u>	<u>11.87</u>	<u>1,236</u>
Call Boxes - Total	\$5,365				\$3,689	\$28	\$3,689
Concrete							
Concrete: Flatwork	<u>9,560</u>	3	1		<u>6,261</u>	<u>202.67</u>	<u>6,261</u>
Concrete - Total	\$9,560				\$6,261	\$203	\$6,261

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	926	16	1	2	859	3.29	859
Controllers: Irrigation	<u>1,017</u>	15	0	6	<u>1,017</u>	4.96	<u>1,017</u>
Controllers - Total	\$1,943				\$1,876	\$8	\$1,876
Doors							
Storage Building: Door-L/S Area	517	15	4	10	405	1.29	405
Storage Building: Door-Overpark Area	<u>517</u>	15	4	10	<u>405</u>	1.29	<u>405</u>
Doors - Total	\$1,034				\$809	\$3	\$809
Fencing							
Fencing: Chain Link-Repair	2,884	1	4	5	895	29.77	895
Fencing: Chain Link-Replace	137,943	35	28		16,788	196.61	16,788
Fencing: Vinyl (PVC)-Repair	2,773	1	2	5	1,784	29.15	1,784
Fencing: Vinyl (PVC)-Washing	5,236	5	1		4,115	66.65	4,115
Fencing: Wrought Iron-Replace	<u>33,219</u>	35	14		<u>15,548</u>	<u>54.14</u>	<u>15,548</u>
Fencing - Total	\$182,054				\$39,129	\$376	\$39,129
Fixtures							
C/H: Restroom Fixtures	<u>2,157</u>	30	13		<u>970</u>	<u>4.13</u>	<u>970</u>
Fixtures - Total	\$2,157				\$970	\$4	\$970
Flooring							
C/H: Flooring	<u>3,396</u>	20	3		<u>2,737</u>	<u>10.67</u>	<u>2,737</u>
Flooring - Total	\$3,396				\$2,737	\$11	\$2,737
Furnishings							
C/H: Furnishings	<u>9,824</u>	20	4		<u>7,321</u>	<u>30.58</u>	<u>7,321</u>
Furnishings - Total	\$9,824				\$7,321	\$31	\$7,321
Garden Boxes							
Garden Boxes: Repair-Replace-A	5,051	15	14		263	19.07	263
Garden Boxes: Repair-Replace-B	<u>1,166</u>	15	9		<u>398</u>	<u>4.61</u>	<u>398</u>
Garden Boxes - Total	\$6,217				\$660	\$24	\$660
Gates							
Gates: Entry/Exit-Operators	24,357	15	14		0	98.51	1,267
Gates: Entry/Exit-Wrought Iron-Repa..	1,693	5	3	5	1,124	10.60	1,124
Gates: Pedestrian-Operators	<u>1,163</u>	15	12		<u>0</u>	<u>5.59</u>	<u>188</u>
Gates - Total	\$27,213				\$1,124	\$115	\$2,578

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	999	6	4		310	10.31	310
Gravel: Repairs-Overpark Area-South	999	6	4		310	10.31	310
Gravel - Total	<u>\$1,997</u>				<u>\$620</u>	<u>\$21</u>	<u>\$620</u>
Gutters & Downspouts							
C/H: Downspouts	1,774	10	2	5	1,484	7.49	1,484
C/H: Gutters-Sheet Metal	791	24	7		495	2.00	495
Gutters & Downspouts - Total	<u>\$2,565</u>				<u>\$1,979</u>	<u>\$9</u>	<u>\$1,979</u>
HVAC							
C/H: HVAC	4,233	16	3	4	3,412	13.30	3,412
HVAC - Total	<u>\$4,233</u>				<u>\$3,412</u>	<u>\$13</u>	<u>\$3,412</u>
Landscaping							
Common Area: Weed Control-Sprayi..	2,044	1	0	2	2,044	132.25	2,044
Irrigation System: Repair-Maintain-R..	1,500	1	0		1,500	97.04	1,500
Landscaping: CH/Common Area-Ren..	8,437	20	3	-10	5,600	52.82	5,600
Landscaping: Courtyards 1-4-Renova..	11,207	20	19		400	30.33	400
Landscaping: Courtyards 13-17-Reno..	8,289	20	2	-10	6,400	52.37	6,400
Landscaping: Courtyards 5-8-Renova..	8,000	20	0	-10	8,000	30.58	8,000
Landscaping: Courtyards 9-12-Renov..	8,143	20	1	-10	7,200	51.92	7,200
Lawns: Replacement	2,601	5	0		2,601	34.88	2,601
Landscaping - Total	<u>\$50,221</u>				<u>\$33,745</u>	<u>\$482</u>	<u>\$33,745</u>
Lighting							
C/H: Lighting-Exterior	706	20	3		569	2.22	569
C/H: Lighting-Interior	863	20	3		696	2.71	696
C/H: Lighting-Pathway	3,639	20	13		1,011	10.42	1,011
Lighting: Entry-Fixtures	3,030	14	7		1,338	13.08	1,338
Lighting: Street-Bulbs	468	13	5		263	2.21	263
Lighting: Street-Fixtures	2,598	14	12		300	10.71	300
Lighting - Total	<u>\$11,304</u>				<u>\$4,177</u>	<u>\$41</u>	<u>\$4,177</u>
Mailboxes							
Mailboxes: Pedestals-Aluminum	10,924	30	9		6,518	21.72	6,518
Mailboxes - Total	<u>\$10,924</u>				<u>\$6,518</u>	<u>\$22</u>	<u>\$6,518</u>
Office Equipment							
C/H: Copier/Fax/Computer	1,498	14	5		881	6.59	881
Office Equipment - Total	<u>\$1,498</u>				<u>\$881</u>	<u>\$7</u>	<u>\$881</u>

Quail Run Homeowners' Association

Eugene, Oregon

Component Summary

Description	Future Cost	Useful Life	Remaining Life	Adjustment	Distribution	Required Contribution	Ideally Funded
Painting							
C/H: Paint-Interior	<u>3,586</u>	8	5		<u>1,231</u>	<u>27.54</u>	<u>1,231</u>
Painting - Total	\$3,586				\$1,231	\$28	\$1,231
Pavers							
Courtyard: Pavers-Courtyard 01-Repa..	3,054	15	1		2,800	13.00	2,800
Courtyard: Pavers-Courtyard 01-Repl..	<i>unfunded</i>						
Courtyard: Pavers-Courtyard 02-Repa..	3,778	15	13		400	14.40	400
Courtyard: Pavers-Courtyard 02-Repl..	<i>unfunded</i>						
Courtyard: Pavers-Courtyard 03-Repa..	3,221	15	4	10	2,520	8.03	2,520
Courtyard: Pavers-Courtyard 03-Repl..	<i>unfunded</i>						
Courtyard: Pavers-Courtyard 04-Repa..	3,278	15	5	11	2,423	7.79	2,423
Courtyard: Pavers-Courtyard 04-Repl..	<i>unfunded</i>						
Courtyard: Pavers-Courtyard 05-Repa..	1,408	15	9		480	5.57	480
Courtyard: Pavers-Courtyard 05-Repl..	<i>unfunded</i>						
Courtyard: Pavers-Courtyard 06-Repa..	3,108	15	2	6	2,714	9.39	2,714
Courtyard: Pavers-Courtyard 06-Repl..	<i>unfunded</i>						
Courtyard: Pavers-Courtyard 07-Repa..	1,221	15	1	5	1,140	3.91	1,140
Courtyard: Pavers-Courtyard 07-Repl..	<i>unfunded</i>						
Courtyard: Pavers-Courtyard 08-Repa..	4,615	15	14		240	17.43	240
Courtyard: Pavers-Courtyard 08-Repl..	<i>unfunded</i>						
Courtyard: Pavers-Courtyard 09-Repa..	3,221	15	4	8	2,478	8.73	2,478
Courtyard: Pavers-Courtyard 09-Repl..	<i>unfunded</i>						
Courtyard: Pavers-Courtyard 10-Repa..	3,278	15	5	8	2,348	8.80	2,348
Courtyard: Pavers-Courtyard 10-Repl..	<i>unfunded</i>						
Courtyard: Pavers-Courtyard 11-Repa..	3,164	15	3	6	2,571	9.47	2,571
Courtyard: Pavers-Courtyard 11-Repl..	<i>unfunded</i>						
Courtyard: Pavers-Courtyard 12-Repa..	1,511	15	13		160	5.76	160
Courtyard: Pavers-Courtyard 12-Repl..	<i>unfunded</i>						
Courtyard: Pavers-Courtyard 13-Repa..	3,337	15	6	9	2,250	8.51	2,250
Courtyard: Pavers-Courtyard 13-Repl..	<i>unfunded</i>						
Courtyard: Pavers-Courtyard 14-Repa..	3,397	15	7	10	2,160	8.24	2,160
Courtyard: Pavers-Courtyard 14-Repl..	<i>unfunded</i>						
Courtyard: Pavers-Courtyard 15-Repa..	3,457	15	8	11	2,077	8.00	2,077
Courtyard: Pavers-Courtyard 15-Repl..	<i>unfunded</i>						
Courtyard: Pavers-Courtyard 16-Repa..	3,519	15	9	12	2,000	7.77	2,000
Courtyard: Pavers-Courtyard 16-Repl..	<i>unfunded</i>						
Courtyard: Pavers-Courtyard 17 East..	1,511	15	13		160	5.76	160
Courtyard: Pavers-Courtyard 17 East..	<i>unfunded</i>						
Courtyard: Pavers-Courtyard 17 West..	3,778	15	13		400	14.40	400
Courtyard: Pavers-Courtyard 17 West..	<i>unfunded</i>						
Pavers - Total	\$53,858				\$29,322	\$165	\$29,322

Quail Run Homeowners' Association

Eugene, Oregon

Component Summary

Description	Future Cost	Useful Life	Remaining Life	Adjustment	Distribution	Required Contribution	Ideally Funded
Roofing							
C/H: Roof-Composition	5,835	24	7		3,650	14.74	3,650
C/H: Roof-Composition-Repair	740	8	15		35	2.59	35
Storage Building: Roofing-L/S Area	348	24	3		289	0.91	289
Storage Building: Roofing-Overpark ..	443	24	3		367	1.16	367
Roofing - Total	\$7,365				\$4,342	\$19	\$4,342
Siding							
C/H: Siding-Replace-Vinyl	6,079	45	28		1,397	6.76	1,397
C/H: Siding-Wash-Vinyl	437	2	1		215	13.91	215
Storage Building: Siding-L/S Area	3,331	45	24		1,015	3.85	1,015
Storage Building: Siding-Overpark A..	4,164	45	24		1,269	4.81	1,269
Siding - Total	\$14,012				\$3,897	\$29	\$3,897
Signs							
Signs: Gate Post Plaques	2,339	15	5		1,427	9.60	1,427
Signs: Gate-Entry	218	10	3		145	1.36	145
Signs - Total	\$2,557				\$1,572	\$11	\$1,572
Sound Wall							
Sound Wall: Gutters-Clean	1,050	1	0		1,050	67.93	1,050
Sound Wall: Gutters-Replace	4,107	10	6		1,477	25.02	1,477
Sound Wall: Hedge/Tree/Irrigation	8,466	12	3		6,020	44.20	6,020
Sound Wall: T/H-Repairs-Phase 1	206	5	4		38	2.55	38
Sound Wall: T/H-Repairs-Phase 2	192	5	0	4	192	2.58	192
Sound Wall: T/H-Repairs-Phase 3	192	5	0	4	192	2.58	192
Sound Wall: T/H-Replacement-Phase..	443,326	50	29		28,889	672.29	111,307
Sound Wall: T/H-Replacement-Phase..	<i>unfunded</i>						
Sound Wall: T/H-Replacement-Phase..	<i>unfunded</i>						
Sound Wall - Total	\$457,539				\$37,859	\$817	\$120,277
Storm Drains							
Storm Drains: Renovation-Clean Out	2,000	2	0		2,000	65.28	2,000
Storm Drains: Renovation-Replace	17,235	25	4		13,486	42.99	13,486
Storm Drains - Total	\$19,235				\$15,486	\$108	\$15,486
Trees							
Sound Wall: Trees-Storm Damage	6,800	10	8		1,180	40.66	1,180
Trees: Removal	6,500	1	0		6,500	420.51	6,500
Trees: Replace	3,211	1	0		3,211	207.72	3,211
Trees: Root Barrier	12,639	10	4	5	8,634	52.36	8,634
Trees: Storm Damage-Common Area	3,791	10	8		658	22.67	658

Quail Run Homeowners' Association

Eugene, Oregon

Component Summary

Description	Future Cost	Useful Life	Remaining Life	Adjustment	Distribution	Required Contribution	Ideally Funded
<i>Trees continued...</i>							
Trees: Trimming-Pruning	<u>11,300</u>	1	0		<u>11,300</u>	<u>731.04</u>	<u>11,300</u>
Trees - Total	\$44,240				\$31,482	\$1,475	\$31,482
Trellis							
Trellis: Wood	<u>641</u>	15	14		<u>33</u>	<u>2.42</u>	<u>33</u>
Trellis - Total	\$641				\$33	\$2	\$33
Underground Utilities							
Utilities: Natural Gas Lines	18,036	50	29		4,528	17.91	4,528
Utilities: Potable Water Lines-Comm..	30,207	40	19		11,321	41.16	11,321
Utilities: Power Supply-Common Area	41,261	45	24		12,578	47.71	12,578
Utilities: Waste Product Lines	<u>20,581</u>	35	14		<u>9,633</u>	<u>33.54</u>	<u>9,633</u>
Underground Utilities - Total	\$110,085				\$38,060	\$140	\$38,060
Vehicle Stops							
Vehicle Stops: Overpark Area	<u>1,070</u>	20	0	1	<u>1,070</u>	<u>4.09</u>	<u>1,070</u>
Vehicle Stops - Total	\$1,070				\$1,070	\$4	\$1,070
Walls							
Wall: Wood-Replace	482	15	0	6	482	2.35	482
Wall: Wood-Seal	1,288	5	4		240	15.96	240
Walls: Retaining-Repair	<u>7,319</u>	5	3		<u>2,776</u>	<u>91.49</u>	<u>2,776</u>
Walls - Total	\$9,089				\$3,498	\$110	\$3,498
Water Heater							
C/H: Water Heater	<u>599</u>	18	1		<u>556</u>	<u>2.13</u>	<u>556</u>
Water Heater - Total	\$599				\$556	\$2	\$556
Windows							
C/H: Windows	3,870	45	28		890	4.30	890
Storage Building: Window-L/S Area	2,949	45	24		899	3.41	899
Storage Building: Window-Overpark ..	<u>737</u>	45	24		<u>225</u>	<u>0.85</u>	<u>225</u>
Windows - Total	\$7,556				\$2,013	\$9	\$2,013
Cabinets							
C/H: Cabinets: Replace	<u>5,643</u>	15	10		<u>1,575</u>	<u>22.12</u>	<u>1,575</u>
Cabinets - Total	\$5,643				\$1,575	\$22	\$1,575

Quail Run Homeowners' Association
 Eugene, Oregon
Component Summary

Description	Future Cost	Useful Life	Remaining Life	Adjustment	Distribution	Required Contribution	Ideally Funded
Grand Total:	\$1,181,953				\$368,938	\$5,056	\$452,810

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

Description	Expenditures
Replacement Year 2021	
Bark Dust: Common Area-Replace	6,994
Common Area: Weed Control-Spraying	2,044
Controllers: Irrigation	1,017
Irrigation System: Repair-Maintain-Replace	1,500
Landscaping: Courtyards 5-8-Renovation	8,000
Lawns: Replacement	2,601
Sound Wall: Gutters-Clean	1,050
Sound Wall: T/H-Repairs-Phase 2	192
Sound Wall: T/H-Repairs-Phase 3	192
Storm Drains: Renovation-Clean Out	2,000
Trees: Removal	6,500
Trees: Replace	3,211
Trees: Trimming-Pruning	11,300
Vehicle Stops: Overpark Area	1,070
Wall: Wood-Replace	482
Total for 2021	\$48,153
Replacement Year 2022	
C/H: Controller	926
C/H: Siding-Wash-Vinyl	437
C/H: Water Heater	599
Common Area: Weed Control-Spraying	2,081
Concrete: Flatwork	9,560
Courtyard: Pavers-Courtyard 01-Repair	3,054
Courtyard: Pavers-Courtyard 07-Repair	1,221
Fencing: Vinyl (PVC)-Washing	5,236
Irrigation System: Repair-Maintain-Replace	1,527
Landscaping: Courtyards 9-12-Renovation	8,143
Sound Wall: Gutters-Clean	1,069
Trees: Removal	6,616
Trees: Replace	3,268
Trees: Trimming-Pruning	11,502
Total for 2022	\$55,240
Replacement Year 2023	
Bark Dust: Common Area-Replace	7,247
C/H: Appliances	3,327
C/H: Bar-B-Que	943

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

Description	Expenditures
<i>Replacement Year 2023 continued...</i>	
C/H: Downspouts	1,774
Call Box: Entry/Exit-North	3,050
Common Area: Weed Control-Spraying	2,118
Courtyard: Pavers-Courtyard 06-Repair	3,108
Fencing: Vinyl (PVC)-Repair	2,773
Irrigation System: Repair-Maintain-Replace	1,554
Landscaping: Courtyards 13-17-Renovation	8,289
Sound Wall: Gutters-Clean	1,088
Storm Drains: Renovation-Clean Out	2,072
Trees: Removal	6,735
Trees: Replace	3,327
Trees: Trimming-Pruning	11,708
Total for 2023	\$59,112
Replacement Year 2024	
Asphalt: Repairs-Overpark Area	4,072
Asphalt: Repairs-Streets/Drives	567
Asphalt: Sealcoat-Overpark Area	6,162
Asphalt: Sealcoat-Private Parking Area	1,408
Asphalt: Sealcoat-Streets/Drives	9,258
C/H: Bike Rack	959
C/H: Flooring	3,396
C/H: HVAC	4,233
C/H: Lighting-Exterior	706
C/H: Lighting-Interior	863
C/H: Siding-Wash-Vinyl	453
Common Area: Weed Control-Spraying	2,156
Courtyard: Pavers-Courtyard 11-Repair	3,164
Fencing: Vinyl (PVC)-Repair	2,822
Gates: Entry/Exit-Wrought Iron-Repairs	1,693
Irrigation System: Repair-Maintain-Replace	1,582
Landscaping: CH/Common Area-Renovation	8,437
Signs: Gate-Entry	218
Sound Wall: Gutters-Clean	1,107
Sound Wall: Hedge/Tree/Irrigation	8,466
Storage Building: Roofing-L/S Area	348
Storage Building: Roofing-Overpark Area	443
Trees: Removal	6,855

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

Description	Expenditures
<i>Replacement Year 2024 continued...</i>	
Trees: Replace	3,386
Trees: Trimming-Pruning	11,918
Walls: Retaining-Repair	7,319
Total for 2024	\$91,994
Replacement Year 2025	
Asphalt: Overlay-Overpark Area	17,453
Asphalt: Overlay-Private Parking Area	5,734
Asphalt: Overlay-Streets/Drives	54,828
Bark Dust: Common Area-Replace	7,508
C/H: Furnishings	9,824
Common Area: Weed Control-Spraying	2,195
Concrete: Flatwork	10,082
Courtyard: Pavers-Courtyard 03-Repair	3,221
Courtyard: Pavers-Courtyard 09-Repair	3,221
Fencing: Chain Link-Repair	2,884
Fencing: Vinyl (PVC)-Repair	2,873
Gravel: Repairs-Overpark Area-North	999
Gravel: Repairs-Overpark Area-South	999
Irrigation System: Repair-Maintain-Replace	1,610
Sound Wall: Gutters-Clean	1,127
Sound Wall: T/H-Repairs-Phase 1	206
Storage Building: Door-L/S Area	517
Storage Building: Door-Overpark Area	517
Storm Drains: Renovation-Clean Out	2,147
Storm Drains: Renovation-Replace	17,235
Trees: Removal	6,978
Trees: Replace	3,447
Trees: Root Barrier	12,639
Trees: Trimming-Pruning	12,131
Wall: Wood-Seal	1,288
Total for 2025	\$181,663
Replacement Year 2026	
Asphalt: Repairs-Private Parking Area	59
C/H: Copier/Fax/Computer	1,498
C/H: Paint-Interior	3,586
C/H: Siding-Wash-Vinyl	470

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

Description	Expenditures
<i>Replacement Year 2026 continued...</i>	
Call Box: Entry/Exit-South	2,316
Common Area: Weed Control-Spraying	2,234
Courtyard: Pavers-Courtyard 04-Repair	3,278
Courtyard: Pavers-Courtyard 10-Repair	3,278
Fencing: Chain Link-Repair	2,935
Fencing: Vinyl (PVC)-Repair	2,924
Irrigation System: Repair-Maintain-Replace	1,639
Lawns: Replacement	2,842
Lighting: Street-Bulbs	468
Signs: Gate Post Plaques	2,339
Sound Wall: Gutters-Clean	1,147
Sound Wall: T/H-Repairs-Phase 2	210
Sound Wall: T/H-Repairs-Phase 3	210
Trees: Removal	7,103
Trees: Replace	3,509
Trees: Trimming-Pruning	12,348
Total for 2026	\$54,393
Replacement Year 2027	
Bark Dust: Common Area-Replace	7,780
Common Area: Weed Control-Spraying	2,274
Courtyard: Pavers-Courtyard 13-Repair	3,337
Fencing: Chain Link-Repair	2,988
Fencing: Vinyl (PVC)-Repair	2,976
Fencing: Vinyl (PVC)-Washing	5,721
Irrigation System: Repair-Maintain-Replace	1,669
Sound Wall: Gutters-Clean	1,168
Sound Wall: Gutters-Replace	4,107
Storm Drains: Renovation-Clean Out	2,225
Trees: Removal	7,230
Trees: Replace	3,572
Trees: Trimming-Pruning	12,569
Total for 2027	\$57,615
Replacement Year 2028	
C/H: Benches-Replace	364
C/H: Gutters-Sheet Metal	791
C/H: Roof-Composition	5,835

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

Description	Expenditures
<i>Replacement Year 2028 continued...</i>	
C/H: Siding-Wash-Vinyl	487
Common Area: Weed Control-Spraying	2,315
Concrete: Flatwork	10,634
Courtyard: Pavers-Courtyard 14-Repair	3,397
Fencing: Chain Link-Repair	3,041
Fencing: Vinyl (PVC)-Repair	3,030
Irrigation System: Repair-Maintain-Replace	1,698
Lighting: Entry-Fixtures	3,030
Sound Wall: Gutters-Clean	1,189
Trees: Removal	7,360
Trees: Replace	3,635
Trees: Trimming-Pruning	12,794
Total for 2028	\$59,598
Replacement Year 2029	
Asphalt: Repairs-Overpark Area	4,450
Asphalt: Repairs-Streets/Drives	620
Asphalt: Sealcoat-Overpark Area	6,733
Asphalt: Sealcoat-Private Parking Area	1,539
Asphalt: Sealcoat-Streets/Drives	10,117
Bark Dust: Common Area-Replace	8,061
Common Area: Weed Control-Spraying	2,356
Courtyard: Pavers-Courtyard 15-Repair	3,457
Fencing: Chain Link-Repair	3,096
Fencing: Vinyl (PVC)-Repair	3,084
Gates: Entry/Exit-Wrought Iron-Repairs	1,850
Irrigation System: Repair-Maintain-Replace	1,729
Sound Wall: Gutters-Clean	1,210
Sound Wall: Trees-Storm Damage	6,800
Storm Drains: Renovation-Clean Out	2,305
Trees: Removal	7,491
Trees: Replace	3,701
Trees: Storm Damage-Common Area	3,791
Trees: Trimming-Pruning	13,023
Walls: Retaining-Repair	7,998
Total for 2029	\$93,410
Replacement Year 2030	
C/H: Siding-Wash-Vinyl	504

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

Description	Expenditures
<i>Replacement Year 2030 continued...</i>	
Common Area: Weed Control-Spraying	2,398
Courtyard: Pavers-Courtyard 05-Repair	1,408
Courtyard: Pavers-Courtyard 16-Repair	3,519
Fencing: Chain Link-Repair	3,151
Fencing: Vinyl (PVC)-Repair	3,139
Garden Boxes: Repair-Replace-B	1,166
Irrigation System: Repair-Maintain-Replace	1,760
Mailboxes: Pedestals-Aluminum	10,924
Sound Wall: Gutters-Clean	1,232
Sound Wall: T/H-Repairs-Phase 1	225
Trees: Removal	7,625
Trees: Replace	3,767
Trees: Trimming-Pruning	13,256
Wall: Wood-Seal	1,408
Total for 2030	\$55,483
Replacement Year 2031	
Asphalt: Repairs-Private Parking Area	64
Bark Dust: Common Area-Replace	8,352
C/H: Cabinets: Replace	5,643
C/H: Generator-Replace	835
Common Area: Weed Control-Spraying	2,441
Concrete: Flatwork	11,215
Fencing: Chain Link-Repair	3,207
Fencing: Vinyl (PVC)-Repair	3,195
Garden Bench: Replace	409
Gravel: Repairs-Overpark Area-North	1,111
Gravel: Repairs-Overpark Area-South	1,111
Irrigation System: Repair-Maintain-Replace	1,791
Lawns: Replacement	3,106
Sound Wall: Gutters-Clean	1,254
Sound Wall: T/H-Repairs-Phase 2	229
Sound Wall: T/H-Repairs-Phase 3	229
Storm Drains: Renovation-Clean Out	2,388
Trees: Removal	7,762
Trees: Replace	3,834
Trees: Trimming-Pruning	13,494
Total for 2031	\$71,670

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

Description	Expenditures
Replacement Year 2032	
C/H: Siding-Wash-Vinyl	522
Common Area: Weed Control-Spraying	2,485
Fencing: Chain Link-Repair	3,265
Fencing: Vinyl (PVC)-Repair	3,253
Fencing: Vinyl (PVC)-Washing	6,252
Irrigation System: Repair-Maintain-Replace	1,823
Sound Wall: Gutters-Clean	1,276
Trees: Removal	7,901
Trees: Replace	3,903
Trees: Trimming-Pruning	13,735
Total for 2032	\$44,415
Replacement Year 2033	
Bark Dust: Common Area-Replace	8,653
C/H: Downspouts	2,119
Common Area: Weed Control-Spraying	2,529
Fencing: Chain Link-Repair	3,323
Fencing: Vinyl (PVC)-Repair	3,311
Gates: Pedestrian-Operators	1,163
Irrigation System: Repair-Maintain-Replace	1,856
Lighting: Street-Fixtures	2,598
Sound Wall: Gutters-Clean	1,299
Storm Drains: Renovation-Clean Out	2,475
Trees: Removal	8,042
Trees: Replace	3,973
Trees: Trimming-Pruning	13,981
Total for 2033	\$55,322
Replacement Year 2034	
Asphalt: Repairs-Overpark Area	4,862
Asphalt: Repairs-Streets/Drives	677
Asphalt: Sealcoat-Overpark Area	7,358
Asphalt: Sealcoat-Private Parking Area	1,682
Asphalt: Sealcoat-Streets/Drives	11,055
C/H: Lighting-Pathway	3,639
C/H: Paint-Interior	4,133
C/H: Restroom Fixtures	2,157
C/H: Siding-Wash-Vinyl	541

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

Description	Expenditures
<i>Replacement Year 2034 continued...</i>	
Common Area: Weed Control-Spraying	2,575
Concrete: Flatwork	11,828
Courtyard: Pavers-Courtyard 02-Repair	3,778
Courtyard: Pavers-Courtyard 12-Repair	1,511
Courtyard: Pavers-Courtyard 17 East-Repair	1,511
Courtyard: Pavers-Courtyard 17 West-Repair	3,778
Fencing: Chain Link-Repair	3,383
Fencing: Vinyl (PVC)-Repair	3,370
Gates: Entry/Exit-Wrought Iron-Repairs	2,022
Irrigation System: Repair-Maintain-Replace	1,889
Signs: Gate-Entry	260
Sound Wall: Gutters-Clean	1,322
Trees: Removal	8,186
Trees: Replace	4,044
Trees: Trimming-Pruning	14,231
Walls: Retaining-Repair	8,740
Total for 2034	\$108,535
Replacement Year 2035	
Bark Dust: Common Area-Replace	8,966
Call Box: Entry/Exit-North	3,773
Common Area: Weed Control-Spraying	2,621
Courtyard: Pavers-Courtyard 08-Repair	4,615
Fencing: Chain Link-Repair	3,443
Fencing: Vinyl (PVC)-Repair	3,430
Fencing: Wrought Iron-Replace	33,219
Garden Boxes: Repair-Replace-A	5,051
Gates: Entry/Exit-Operators	24,357
Irrigation System: Repair-Maintain-Replace	1,923
Sound Wall: Gutters-Clean	1,346
Sound Wall: T/H-Repairs-Phase 1	246
Storm Drains: Renovation-Clean Out	2,564
Trees: Removal	8,333
Trees: Replace	4,116
Trees: Root Barrier	15,093
Trees: Trimming-Pruning	14,486
Trellis: Wood	641
Utilities: Waste Product Lines	20,581

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

Description	Expenditures
<i>Replacement Year 2035 continued...</i>	
Wall: Wood-Seal	1,538
Total for 2035	\$160,342
Replacement Year 2036	
Asphalt: Repairs-Private Parking Area	70
C/H: Roof-Composition-Repair	740
C/H: Siding-Wash-Vinyl	561
Common Area: Weed Control-Spraying	2,668
Controllers: Irrigation	1,327
Fencing: Chain Link-Repair	3,505
Fencing: Vinyl (PVC)-Repair	3,492
Irrigation System: Repair-Maintain-Replace	1,957
Lawns: Replacement	3,394
Sound Wall: Gutters-Clean	1,370
Sound Wall: Hedge/Tree/Irrigation	10,475
Sound Wall: T/H-Repairs-Phase 2	251
Sound Wall: T/H-Repairs-Phase 3	251
Trees: Removal	8,482
Trees: Replace	4,190
Trees: Trimming-Pruning	14,745
Wall: Wood-Replace	628
Total for 2036	\$58,104
Replacement Year 2037	
Bark Dust: Common Area-Replace	9,290
Common Area: Weed Control-Spraying	2,715
Concrete: Flatwork	12,475
Courtyard: Pavers-Courtyard 01-Repair	3,985
Courtyard: Pavers-Courtyard 07-Repair	1,594
Fencing: Chain Link-Repair	3,568
Fencing: Vinyl (PVC)-Repair	3,554
Fencing: Vinyl (PVC)-Washing	6,832
Gravel: Repairs-Overpark Area-North	1,236
Gravel: Repairs-Overpark Area-South	1,236
Irrigation System: Repair-Maintain-Replace	1,992
Sound Wall: Gutters-Clean	1,395
Sound Wall: Gutters-Replace	4,905
Storm Drains: Renovation-Clean Out	2,657

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

Description	Expenditures
<i>Replacement Year 2037 continued...</i>	
Trees: Removal	8,634
Trees: Replace	4,265
Trees: Trimming-Pruning	15,009
Total for 2037	\$85,340
Replacement Year 2038	
C/H: Controller	1,230
C/H: Siding-Wash-Vinyl	581
Call Box: Entry/Exit-South	2,865
Common Area: Weed Control-Spraying	2,764
Courtyard: Pavers-Courtyard 06-Repair	4,056
Fencing: Chain Link-Repair	3,632
Fencing: Vinyl (PVC)-Repair	3,618
Irrigation System: Repair-Maintain-Replace	2,028
Sound Wall: Gutters-Clean	1,420
Trees: Removal	8,788
Trees: Replace	4,341
Trees: Trimming-Pruning	15,278
Total for 2038	\$50,601
Replacement Year 2039	
Asphalt: Repairs-Overpark Area	5,314
Asphalt: Repairs-Streets/Drives	740
Asphalt: Sealcoat-Overpark Area	8,041
Asphalt: Sealcoat-Private Parking Area	1,838
Asphalt: Sealcoat-Streets/Drives	12,081
Bark Dust: Common Area-Replace	9,625
C/H: Bike Rack	1,252
Common Area: Weed Control-Spraying	2,813
Courtyard: Pavers-Courtyard 11-Repair	4,129
Fencing: Chain Link-Repair	3,697
Fencing: Vinyl (PVC)-Repair	3,683
Gates: Entry/Exit-Wrought Iron-Repairs	2,209
Irrigation System: Repair-Maintain-Replace	2,064
Lighting: Street-Bulbs	589
Sound Wall: Gutters-Clean	1,445
Sound Wall: Trees-Storm Damage	8,120
Storm Drains: Renovation-Clean Out	2,752

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

Description	Expenditures
<i>Replacement Year 2039 continued...</i>	
Trees: Removal	8,946
Trees: Replace	4,419
Trees: Storm Damage-Common Area	4,526
Trees: Trimming-Pruning	15,551
Walls: Retaining-Repair	9,551
Total for 2039	\$113,385
Replacement Year 2040	
C/H: Copier/Fax/Computer	1,921
C/H: HVAC	5,622
C/H: Siding-Wash-Vinyl	602
C/H: Water Heater	825
Common Area: Weed Control-Spraying	2,864
Concrete: Flatwork	13,157
Courtyard: Pavers-Courtyard 03-Repair	4,203
Courtyard: Pavers-Courtyard 09-Repair	4,203
Fencing: Chain Link-Repair	3,763
Fencing: Vinyl (PVC)-Repair	3,749
Irrigation System: Repair-Maintain-Replace	2,101
Landscaping: Courtyards 1-4-Renovation	11,207
Sound Wall: Gutters-Clean	1,471
Sound Wall: T/H-Repairs-Phase 1	269
Storage Building: Door-L/S Area	675
Storage Building: Door-Overpark Area	675
Trees: Removal	9,106
Trees: Replace	4,498
Trees: Trimming-Pruning	15,830
Utilities: Potable Water Lines-Common Area	30,207
Wall: Wood-Seal	1,681
Total for 2040	\$118,626
Replacement Year 2041	
Asphalt: Repairs-Private Parking Area	76
Bark Dust: Common Area-Replace	9,973
C/H: Appliances	4,579
C/H: Bar-B-Que	1,297
Common Area: Weed Control-Spraying	2,915
Courtyard: Pavers-Courtyard 04-Repair	4,278

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

Description	Expenditures
<i>Replacement Year 2041 continued...</i>	
Courtyard: Pavers-Courtyard 10-Repair	4,278
Fencing: Chain Link-Repair	3,830
Fencing: Vinyl (PVC)-Repair	3,816
Irrigation System: Repair-Maintain-Replace	2,139
Landscaping: Courtyards 5-8-Renovation	11,408
Lawns: Replacement	3,709
Signs: Gate Post Plaques	3,052
Sound Wall: Gutters-Clean	1,497
Sound Wall: T/H-Repairs-Phase 2	274
Sound Wall: T/H-Repairs-Phase 3	274
Storm Drains: Renovation-Clean Out	2,852
Trees: Removal	9,269
Trees: Replace	4,579
Trees: Trimming-Pruning	16,113
Vehicle Stops: Overpark Area	1,526
Total for 2041	\$91,732
Replacement Year 2042	
C/H: Paint-Interior	4,763
C/H: Siding-Wash-Vinyl	624
Common Area: Weed Control-Spraying	2,967
Courtyard: Pavers-Courtyard 13-Repair	4,354
Fencing: Chain Link-Repair	3,899
Fencing: Vinyl (PVC)-Repair	3,884
Fencing: Vinyl (PVC)-Washing	7,466
Irrigation System: Repair-Maintain-Replace	2,177
Landscaping: Courtyards 9-12-Renovation	11,612
Lighting: Entry-Fixtures	3,884
Sound Wall: Gutters-Clean	1,524
Trees: Removal	9,435
Trees: Replace	4,660
Trees: Trimming-Pruning	16,402
Total for 2042	\$77,651
Replacement Year 2043	
Bark Dust: Common Area-Replace	10,333
C/H: Benches-Replace	474
C/H: Downspouts	2,530

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

Description	Expenditures
<i>Replacement Year 2043 continued...</i>	
C/H: Generator-Replace	1,033
Common Area: Weed Control-Spraying	3,020
Concrete: Flatwork	13,876
Courtyard: Pavers-Courtyard 14-Repair	4,432
Fencing: Chain Link-Repair	3,968
Fencing: Vinyl (PVC)-Repair	3,954
Gravel: Repairs-Overpark Area-North	1,374
Gravel: Repairs-Overpark Area-South	1,374
Irrigation System: Repair-Maintain-Replace	2,216
Landscaping: Courtyards 13-17-Renovation	11,820
Sound Wall: Gutters-Clean	1,551
Storm Drains: Renovation-Clean Out	2,955
Trees: Removal	9,603
Trees: Replace	4,744
Trees: Trimming-Pruning	16,695
Total for 2043	\$95,954
Replacement Year 2044	
Asphalt: Repairs-Overpark Area	5,806
Asphalt: Repairs-Streets/Drives	809
Asphalt: Sealcoat-Overpark Area	8,786
Asphalt: Sealcoat-Private Parking Area	2,008
Asphalt: Sealcoat-Streets/Drives	13,201
C/H: Flooring	4,843
C/H: Lighting-Exterior	1,006
C/H: Lighting-Interior	1,231
C/H: Roof-Composition-Repair	852
C/H: Siding-Wash-Vinyl	646
Common Area: Weed Control-Spraying	3,074
Courtyard: Pavers-Courtyard 15-Repair	4,512
Fencing: Chain Link-Repair	4,039
Fencing: Vinyl (PVC)-Repair	4,024
Gates: Entry/Exit-Wrought Iron-Repairs	2,414
Irrigation System: Repair-Maintain-Replace	2,256
Landscaping: CH/Common Area-Renovation	12,031
Signs: Gate-Entry	311
Sound Wall: Gutters-Clean	1,579
Trees: Removal	9,775

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

Description	Expenditures
<i>Replacement Year 2044 continued...</i>	
Trees: Replace	4,829
Trees: Trimming-Pruning	16,994
Walls: Retaining-Repair	10,437
Total for 2044	\$115,466
Replacement Year 2045	
Bark Dust: Common Area-Replace	10,707
C/H: Furnishings	14,008
Common Area: Weed Control-Spraying	3,129
Courtyard: Pavers-Courtyard 05-Repair	1,837
Courtyard: Pavers-Courtyard 16-Repair	4,592
Fencing: Chain Link-Repair	4,112
Fencing: Vinyl (PVC)-Repair	4,096
Garden Boxes: Repair-Replace-B	1,522
Irrigation System: Repair-Maintain-Replace	2,296
Sound Wall: Gutters-Clean	1,607
Sound Wall: T/H-Repairs-Phase 1	294
Storage Building: Siding-L/S Area	3,331
Storage Building: Siding-Overpark Area	4,164
Storage Building: Window-L/S Area	2,949
Storage Building: Window-Overpark Area	737
Storm Drains: Renovation-Clean Out	3,062
Trees: Removal	9,950
Trees: Replace	4,915
Trees: Root Barrier	18,022
Trees: Trimming-Pruning	17,298
Utilities: Power Supply-Common Area	41,261
Wall: Wood-Seal	1,837
Total for 2045	\$155,729
Replacement Year 2046	
Asphalt: Repairs-Private Parking Area	83
C/H: Cabinets: Replace	7,363
C/H: Siding-Wash-Vinyl	670
Common Area: Weed Control-Spraying	3,185
Concrete: Flatwork	14,634
Fencing: Chain Link-Repair	4,185
Fencing: Vinyl (PVC)-Repair	4,170

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

Description	Expenditures
<i>Replacement Year 2046 continued...</i>	
Garden Bench: Replace	534
Irrigation System: Repair-Maintain-Replace	2,337
Lawns: Replacement	4,053
Sound Wall: Gutters-Clean	1,636
Sound Wall: T/H-Repairs-Phase 2	299
Sound Wall: T/H-Repairs-Phase 3	299
Trees: Removal	10,128
Trees: Replace	5,003
Trees: Trimming-Pruning	17,608
Total for 2046	\$76,189
Replacement Year 2047	
Bark Dust: Common Area-Replace	11,093
Call Box: Entry/Exit-North	4,668
Common Area: Weed Control-Spraying	3,242
Fencing: Chain Link-Repair	4,260
Fencing: Vinyl (PVC)-Repair	4,244
Fencing: Vinyl (PVC)-Washing	8,158
Irrigation System: Repair-Maintain-Replace	2,379
Lighting: Street-Fixtures	3,331
Sound Wall: Gutters-Clean	1,665
Sound Wall: Gutters-Replace	5,857
Storm Drains: Renovation-Clean Out	3,172
Trees: Removal	10,310
Trees: Replace	5,093
Trees: Trimming-Pruning	17,923
Total for 2047	\$85,397
Replacement Year 2048	
C/H: Siding-Wash-Vinyl	694
Common Area: Weed Control-Spraying	3,300
Fencing: Chain Link-Repair	4,337
Fencing: Vinyl (PVC)-Repair	4,320
Gates: Pedestrian-Operators	1,518
Irrigation System: Repair-Maintain-Replace	2,422
Sound Wall: Gutters-Clean	1,695
Sound Wall: Hedge/Tree/Irrigation	12,960
Storage Building: Roofing-L/S Area	533

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

Description	Expenditures
<i>Replacement Year 2048 continued...</i>	
Storage Building: Roofing-Overpark Area	678
Trees: Removal	10,494
Trees: Replace	5,184
Trees: Trimming-Pruning	18,244
Total for 2048	\$66,378
Replacement Year 2049	
Asphalt: Repairs-Overpark Area	6,345
Asphalt: Repairs-Streets/Drives	884
Asphalt: Sealcoat-Overpark Area	9,601
Asphalt: Sealcoat-Private Parking Area	2,195
Asphalt: Sealcoat-Streets/Drives	14,426
Bark Dust: Common Area-Replace	11,494
C/H: Siding-Replace-Vinyl	6,079
C/H: Windows	3,870
Common Area: Weed Control-Spraying	3,360
Concrete: Flatwork	15,434
Courtyard: Pavers-Courtyard 02-Repair	4,930
Courtyard: Pavers-Courtyard 12-Repair	1,972
Courtyard: Pavers-Courtyard 17 East-Repair	1,972
Courtyard: Pavers-Courtyard 17 West-Repair	4,930
Fencing: Chain Link-Repair	4,414
Fencing: Chain Link-Replace	137,943
Fencing: Vinyl (PVC)-Repair	4,398
Gates: Entry/Exit-Wrought Iron-Repairs	2,638
Gravel: Repairs-Overpark Area-North	1,529
Gravel: Repairs-Overpark Area-South	1,529
Irrigation System: Repair-Maintain-Replace	2,465
Sound Wall: Gutters-Clean	1,726
Sound Wall: Trees-Storm Damage	9,696
Storm Drains: Renovation-Clean Out	3,287
Trees: Removal	10,682
Trees: Replace	5,277
Trees: Storm Damage-Common Area	5,405
Trees: Trimming-Pruning	18,570
Walls: Retaining-Repair	11,405
Total for 2049	\$308,456

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

Description	Expenditures
Replacement Year 2050	
Asphalt: Overlay-Overpark Area	27,195
Asphalt: Overlay-Private Parking Area	8,935
Asphalt: Overlay-Streets/Drives	85,434
C/H: Paint-Interior	5,490
C/H: Siding-Wash-Vinyl	719
Call Box: Entry/Exit-South	3,545
Common Area: Weed Control-Spraying	3,420
Courtyard: Pavers-Courtyard 08-Repair	6,022
Fencing: Chain Link-Repair	4,493
Fencing: Vinyl (PVC)-Repair	4,476
Garden Boxes: Repair-Replace-A	6,591
Gates: Entry/Exit-Operators	31,784
Irrigation System: Repair-Maintain-Replace	2,509
Sound Wall: Gutters-Clean	1,756
Sound Wall: T/H-Repairs-Phase 1	321
Sound Wall: T/H-Replacement-Phase 1	443,326
Storm Drains: Renovation-Replace	26,856
Trees: Removal	10,873
Trees: Replace	5,371
Trees: Trimming-Pruning	18,903
Trellis: Wood	836
Utilities: Natural Gas Lines	18,036
Wall: Wood-Seal	2,007
Total for 2050	\$718,900

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

Description	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Asphalt: Overlay-Overpark Area					17,453					
Asphalt: Overlay-Private Parking Area					5,734					
Asphalt: Overlay-Streets/Drives					54,828					
Asphalt: Repairs-Overpark Area				4,072					4,450	
Asphalt: Repairs-Private Parking Area						59				
Asphalt: Repairs-Streets/Drives				567					620	
Asphalt: Sealcoat-Overpark Area				6,162					6,733	
Asphalt: Sealcoat-Private Parking Area				1,408					1,539	
Asphalt: Sealcoat-Streets/Drives				9,258					10,117	
Bark Dust: Common Area-Replace	6,994		7,247		7,508		7,780		8,061	
C/H: Appliances			3,327							
C/H: Bar-B-Que			943							
C/H: Benches-Replace								364		
C/H: Bike Rack				959						
C/H: Cabinets: Replace										
C/H: Controller		926								
C/H: Copier/Fax/Computer						1,498				
C/H: Downspouts			1,774							
C/H: Flooring				3,396						
C/H: Furnishings					9,824					
C/H: Generator-Replace										
C/H: Gutters-Sheet Metal								791		
C/H: HVAC				4,233						
C/H: Lighting-Exterior				706						
C/H: Lighting-Interior				863						
C/H: Lighting-Pathway										
C/H: Paint-Interior						3,586				
C/H: Restroom Fixtures										
C/H: Roof-Composition								5,835		
C/H: Roof-Composition-Repair										
C/H: Siding-Replace-Vinyl										
C/H: Siding-Wash-Vinyl		437		453		470		487		504
C/H: Water Heater		599								
C/H: Windows										

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

Description	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Call Box: Entry/Exit-North			3,050							
Call Box: Entry/Exit-South						2,316				
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		9,560			10,082			10,634		
Controllers: Irrigation	1,017									
Courtyard: Pavers-Courtyard 01-Repair		3,054								
Courtyard: Pavers-Courtyard 01-Replace	Unfunded									
Courtyard: Pavers-Courtyard 02-Repair										
Courtyard: Pavers-Courtyard 02-Replace	Unfunded									
Courtyard: Pavers-Courtyard 03-Repair					3,221					
Courtyard: Pavers-Courtyard 03-Replace	Unfunded									
Courtyard: Pavers-Courtyard 04-Repair						3,278				
Courtyard: Pavers-Courtyard 04-Replace	Unfunded									
Courtyard: Pavers-Courtyard 05-Repair										1,408
Courtyard: Pavers-Courtyard 05-Replace	Unfunded									
Courtyard: Pavers-Courtyard 06-Repair			3,108							
Courtyard: Pavers-Courtyard 06-Replace	Unfunded									
Courtyard: Pavers-Courtyard 07-Repair		1,221								
Courtyard: Pavers-Courtyard 07-Replace	Unfunded									
Courtyard: Pavers-Courtyard 08-Repair										
Courtyard: Pavers-Courtyard 08-Replace	Unfunded									
Courtyard: Pavers-Courtyard 09-Repair					3,221					
Courtyard: Pavers-Courtyard 09-Replace	Unfunded									
Courtyard: Pavers-Courtyard 10-Repair						3,278				
Courtyard: Pavers-Courtyard 10-Replace	Unfunded									
Courtyard: Pavers-Courtyard 11-Repair				3,164						
Courtyard: Pavers-Courtyard 11-Replace	Unfunded									
Courtyard: Pavers-Courtyard 12-Repair										
Courtyard: Pavers-Courtyard 12-Replace	Unfunded									
Courtyard: Pavers-Courtyard 13-Repair							3,337			
Courtyard: Pavers-Courtyard 13-Replace	Unfunded									
Courtyard: Pavers-Courtyard 14-Repair								3,397		
Courtyard: Pavers-Courtyard 14-Replace	Unfunded									
Courtyard: Pavers-Courtyard 15-Repair									3,457	

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

	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Description										
Courtyard: Pavers-Courtyard 15-Replace	<i>Unfunded</i>									
Courtyard: Pavers-Courtyard 16-Repair										3,519
Courtyard: Pavers-Courtyard 16-Replace	<i>Unfunded</i>									
Courtyard: Pavers-Courtyard 17 East-Repair										
Courtyard: Pavers-Courtyard 17 East-Replace	<i>Unfunded</i>									
Courtyard: Pavers-Courtyard 17 West-Repair										
Courtyard: Pavers-Courtyard 17 West-Replace	<i>Unfunded</i>									
Fencing: Chain Link-Repair					2,884	2,935	2,988	3,041	3,096	3,151
Fencing: Chain Link-Replace										
Fencing: Vinyl (PVC)-Repair			2,773	2,822	2,873	2,924	2,976	3,030	3,084	3,139
Fencing: Vinyl (PVC)-Washing		5,236					5,721			
Fencing: Wrought Iron-Replace										
Garden Bench: Replace										
Garden Boxes: Repair-Replace-A										
Garden Boxes: Repair-Replace-B										1,166
Gates: Entry/Exit-Operators										
Gates: Entry/Exit-Wrought Iron-Repairs				1,693					1,850	
Gates: Pedestrian-Operators										
Gravel: Repairs-Overpark Area-North					999					
Gravel: Repairs-Overpark Area-South					999					
Irrigation System: Repair-Maintain-Replace	1,500	1,527	1,554	1,582	1,610	1,639	1,669	1,698	1,729	1,760
Landscaping: CH/Common Area-Renovation				8,437						
Landscaping: Courtyards 1-4-Renovation										
Landscaping: Courtyards 13-17-Renovation			8,289							
Landscaping: Courtyards 5-8-Renovation	8,000									
Landscaping: Courtyards 9-12-Renovation		8,143								
Lawns: Replacement	2,601					2,842				
Lighting: Entry-Fixtures								3,030		
Lighting: Street-Bulbs						468				
Lighting: Street-Fixtures										
Mailboxes: Pedestals-Aluminum										10,924
Signs: Gate Post Plaques						2,339				
Signs: Gate-Entry				218						
Sound Wall: Gutters-Clean	1,050	1,069	1,088	1,107	1,127	1,147	1,168	1,189	1,210	1,232

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

Description	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Sound Wall: Gutters-Replace							4,107			
Sound Wall: Hedge/Tree/Irrigation				8,466						
Sound Wall: T/H-Repairs-Phase 1					206					225
Sound Wall: T/H-Repairs-Phase 2	192					210				
Sound Wall: T/H-Repairs-Phase 3	192					210				
Sound Wall: T/H-Replacement-Phase 1										
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									6,800	
Storage Building: Door-L/S Area					517					
Storage Building: Door-Overpark Area					517					
Storage Building: Roofing-L/S Area				348						
Storage Building: Roofing-Overpark Area				443						
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	2,000		2,072		2,147		2,225		2,305	
Storm Drains: Renovation-Replace					17,235					
Trees: Removal	6,500	6,616	6,735	6,855	6,978	7,103	7,230	7,360	7,491	7,625
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					12,639					
Trees: Storm Damage-Common Area									3,791	
Trees: Trimming-Pruning	11,300	11,502	11,708	11,918	12,131	12,348	12,569	12,794	13,023	13,256
Trellis: Wood										
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					1,288					1,408
Walls: Retaining-Repair				7,319					7,998	
Year Total:	48,153	55,240	59,112	91,994	181,663	54,393	57,615	59,598	93,410	55,483

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

Description	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Asphalt: Overlay-Overpark Area										
Asphalt: Overlay-Private Parking Area										
Asphalt: Overlay-Streets/Drives										
Asphalt: Repairs-Overpark Area				4,862					5,314	
Asphalt: Repairs-Private Parking Area	64					70				
Asphalt: Repairs-Streets/Drives				677					740	
Asphalt: Sealcoat-Overpark Area				7,358					8,041	
Asphalt: Sealcoat-Private Parking Area				1,682					1,838	
Asphalt: Sealcoat-Streets/Drives				11,055					12,081	
Bark Dust: Common Area-Replace	8,352		8,653		8,966		9,290		9,625	
C/H: Appliances										
C/H: Bar-B-Que										
C/H: Benches-Replace										
C/H: Bike Rack									1,252	
C/H: Cabinets: Replace	5,643									
C/H: Controller								1,230		
C/H: Copier/Fax/Computer										1,921
C/H: Downspouts			2,119							
C/H: Flooring										
C/H: Furnishings										
C/H: Generator-Replace	835									
C/H: Gutters-Sheet Metal										
C/H: HVAC										5,622
C/H: Lighting-Exterior										
C/H: Lighting-Interior										
C/H: Lighting-Pathway				3,639						
C/H: Paint-Interior				4,133						
C/H: Restroom Fixtures				2,157						
C/H: Roof-Composition										
C/H: Roof-Composition-Repair						740				
C/H: Siding-Replace-Vinyl										
C/H: Siding-Wash-Vinyl		522		541		561		581		602
C/H: Water Heater										825
C/H: Windows										

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

Description	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Call Box: Entry/Exit-North					3,773					
Call Box: Entry/Exit-South								2,865		
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	11,215			11,828			12,475			13,157
Controllers: Irrigation						1,327				
Courtyard: Pavers-Courtyard 01-Repair							3,985			
Courtyard: Pavers-Courtyard 01-Replace	<i>Unfunded</i>									
Courtyard: Pavers-Courtyard 02-Repair				3,778						
Courtyard: Pavers-Courtyard 02-Replace	<i>Unfunded</i>									
Courtyard: Pavers-Courtyard 03-Repair										4,203
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										
Courtyard: Pavers-Courtyard 05-Replace	<i>Unfunded</i>									
Courtyard: Pavers-Courtyard 06-Repair								4,056		
Courtyard: Pavers-Courtyard 06-Replace	<i>Unfunded</i>									
Courtyard: Pavers-Courtyard 07-Repair							1,594			
Courtyard: Pavers-Courtyard 07-Replace	<i>Unfunded</i>									
Courtyard: Pavers-Courtyard 08-Repair					4,615					
Courtyard: Pavers-Courtyard 08-Replace	<i>Unfunded</i>									
Courtyard: Pavers-Courtyard 09-Repair										4,203
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									4,129	
Courtyard: Pavers-Courtyard 11-Replace	<i>Unfunded</i>									
Courtyard: Pavers-Courtyard 12-Repair				1,511						
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										

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

Description	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Courtyard: Pavers-Courtyard 15-Replace	Unfunded									
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	3,207	3,265	3,323	3,383	3,443	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										
Fencing: Wrought Iron-Replace										
Garden Bench: Replace	409									
Garden Boxes: Repair-Replace-A										
Garden Boxes: Repair-Replace-B										
Gates: Entry/Exit-Operators										
Gates: Entry/Exit-Wrought Iron-Repairs										
Gates: Pedestrian-Operators										
Gravel: Repairs-Overpark Area-North	1,111									
Gravel: Repairs-Overpark Area-South	1,111									
Irrigation System: Repair-Maintain-Replace	1,791	1,823	1,856	1,889	1,923	1,957	1,992	2,028	2,064	2,101
Landscaping: CH/Common Area-Renovation										
Landscaping: Courtyards 1-4-Renovation										
Landscaping: Courtyards 13-17-Renovation										
Landscaping: Courtyards 5-8-Renovation										
Landscaping: Courtyards 9-12-Renovation										
Lawns: Replacement	3,106									
Lighting: Entry-Fixtures										
Lighting: Street-Bulbs										
Lighting: Street-Fixtures										
Mailboxes: Pedestals-Aluminum										
Signs: Gate Post Plaques										
Signs: Gate-Entry										
Sound Wall: Gutters-Clean	1,254	1,276	1,299	1,322	1,346	1,370	1,395	1,420	1,445	1,471

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

Description	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Sound Wall: Gutters-Replace							4,905			
Sound Wall: Hedge/Tree/Irrigation						10,475				
Sound Wall: T/H-Repairs-Phase 1					246					269
Sound Wall: T/H-Repairs-Phase 2	229					251				
Sound Wall: T/H-Repairs-Phase 3	229					251				
Sound Wall: T/H-Replacement-Phase 1										
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									8,120	
Storage Building: Door-L/S Area										675
Storage Building: Door-Overpark Area										675
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	2,388		2,475		2,564		2,657		2,752	
Storm Drains: Renovation-Replace										
Trees: Removal	7,762	7,901	8,042	8,186	8,333	8,482	8,634	8,788	8,946	9,106
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					15,093					
Trees: Storm Damage-Common Area									4,526	
Trees: Trimming-Pruning	13,494	13,735	13,981	14,231	14,486	14,745	15,009	15,278	15,551	15,830
Trellis: Wood					641					
Utilities: Natural Gas Lines										
Utilities: Potable Water Lines-Common Area										30,207
Utilities: Power Supply-Common Area										
Utilities: Waste Product Lines					20,581					
Vehicle Stops: Overpark Area										
Wall: Wood-Replace						628				
Wall: Wood-Seal					1,538					1,681
Walls: Retaining-Repair				8,740					9,551	
Year Total:	71,670	44,415	55,322	108,535	160,342	58,104	85,340	50,601	113,385	118,626

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

Description	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
Asphalt: Overlay-Overpark Area										27,195
Asphalt: Overlay-Private Parking Area										8,935
Asphalt: Overlay-Streets/Drives										85,434
Asphalt: Repairs-Overpark Area				5,806					6,345	
Asphalt: Repairs-Private Parking Area	76					83				
Asphalt: Repairs-Streets/Drives				809					884	
Asphalt: Sealcoat-Overpark Area				8,786					9,601	
Asphalt: Sealcoat-Private Parking Area				2,008					2,195	
Asphalt: Sealcoat-Streets/Drives				13,201					14,426	
Bark Dust: Common Area-Replace	9,973		10,333		10,707		11,093		11,494	
C/H: Appliances	4,579									
C/H: Bar-B-Que	1,297									
C/H: Benches-Replace			474							
C/H: Bike Rack										
C/H: Cabinets: Replace						7,363				
C/H: Controller										
C/H: Copier/Fax/Computer										
C/H: Downspouts			2,530							
C/H: Flooring				4,843						
C/H: Furnishings					14,008					
C/H: Generator-Replace			1,033							
C/H: Gutters-Sheet Metal										
C/H: HVAC										
C/H: Lighting-Exterior				1,006						
C/H: Lighting-Interior				1,231						
C/H: Lighting-Pathway										
C/H: Paint-Interior		4,763								5,490
C/H: Restroom Fixtures										
C/H: Roof-Composition										
C/H: Roof-Composition-Repair				852						
C/H: Siding-Replace-Vinyl									6,079	
C/H: Siding-Wash-Vinyl		624		646		670		694		719
C/H: Water Heater										
C/H: Windows									3,870	

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

Description	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
Call Box: Entry/Exit-North							4,668			
Call Box: Entry/Exit-South										3,545
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			13,876			14,634			15,434	
Controllers: Irrigation										
Courtyard: Pavers-Courtyard 01-Repair										
Courtyard: Pavers-Courtyard 01-Replace	<i>Unfunded</i>									
Courtyard: Pavers-Courtyard 02-Repair									4,930	
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	4,278									
Courtyard: Pavers-Courtyard 04-Replace	<i>Unfunded</i>									
Courtyard: Pavers-Courtyard 05-Repair					1,837					
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										6,022
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	4,278									
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									1,972	
Courtyard: Pavers-Courtyard 12-Replace	<i>Unfunded</i>									
Courtyard: Pavers-Courtyard 13-Repair		4,354								
Courtyard: Pavers-Courtyard 13-Replace	<i>Unfunded</i>									
Courtyard: Pavers-Courtyard 14-Repair			4,432							
Courtyard: Pavers-Courtyard 14-Replace	<i>Unfunded</i>									
Courtyard: Pavers-Courtyard 15-Repair				4,512						

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

	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
Description										
Courtyard: Pavers-Courtyard 15-Replace	<i>Unfunded</i>									
Courtyard: Pavers-Courtyard 16-Repair					4,592					
Courtyard: Pavers-Courtyard 16-Replace	<i>Unfunded</i>									
Courtyard: Pavers-Courtyard 17 East-Repair									1,972	
Courtyard: Pavers-Courtyard 17 East-Replace	<i>Unfunded</i>									
Courtyard: Pavers-Courtyard 17 West-Repair									4,930	
Courtyard: Pavers-Courtyard 17 West-Replace	<i>Unfunded</i>									
Fencing: Chain Link-Repair	3,830	3,899	3,968	4,039	4,112	4,185	4,260	4,337	4,414	4,493
Fencing: Chain Link-Replace									137,943	
Fencing: Vinyl (PVC)-Repair	3,816	3,884	3,954	4,024	4,096	4,170	4,244	4,320	4,398	4,476
Fencing: Vinyl (PVC)-Washing		7,466					8,158			
Fencing: Wrought Iron-Replace										
Garden Bench: Replace						534				
Garden Boxes: Repair-Replace-A										6,591
Garden Boxes: Repair-Replace-B					1,522					
Gates: Entry/Exit-Operators										31,784
Gates: Entry/Exit-Wrought Iron-Repairs				2,414					2,638	
Gates: Pedestrian-Operators								1,518		
Gravel: Repairs-Overpark Area-North			1,374						1,529	
Gravel: Repairs-Overpark Area-South			1,374						1,529	
Irrigation System: Repair-Maintain-Replace	2,139	2,177	2,216	2,256	2,296	2,337	2,379	2,422	2,465	2,509
Landscaping: CH/Common Area-Renovation				12,031						
Landscaping: Courtyards 1-4-Renovation										
Landscaping: Courtyards 13-17-Renovation			11,820							
Landscaping: Courtyards 5-8-Renovation	11,408									
Landscaping: Courtyards 9-12-Renovation		11,612								
Lawns: Replacement	3,709					4,053				
Lighting: Entry-Fixtures		3,884								
Lighting: Street-Bulbs										
Lighting: Street-Fixtures							3,331			
Mailboxes: Pedestals-Aluminum										
Signs: Gate Post Plaques	3,052									
Signs: Gate-Entry				311						
Sound Wall: Gutters-Clean	1,497	1,524	1,551	1,579	1,607	1,636	1,665	1,695	1,726	1,756

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

Description	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
Sound Wall: Gutters-Replace							5,857			
Sound Wall: Hedge/Tree/Irrigation								12,960		
Sound Wall: T/H-Repairs-Phase 1					294					321
Sound Wall: T/H-Repairs-Phase 2	274					299				
Sound Wall: T/H-Repairs-Phase 3	274					299				
Sound Wall: T/H-Replacement-Phase 1										443,326
Sound Wall: T/H-Replacement-Phase 2	Unfunded									
Sound Wall: T/H-Replacement-Phase 3	Unfunded									
Sound Wall: Trees-Storm Damage									9,696	
Storage Building: Door-L/S Area										
Storage Building: Door-Overpark Area										
Storage Building: Roofing-L/S Area								533		
Storage Building: Roofing-Overpark Area								678		
Storage Building: Siding-L/S Area					3,331					
Storage Building: Siding-Overpark Area					4,164					
Storage Building: Window-L/S Area					2,949					
Storage Building: Window-Overpark Area					737					
Storm Drains: Renovation-Clean Out	2,852		2,955		3,062		3,172		3,287	
Storm Drains: Renovation-Replace										26,856
Trees: Removal	9,269	9,435	9,603	9,775	9,950	10,128	10,310	10,494	10,682	10,873
Trees: Replace	4,579	4,660	4,744	4,829	4,915	5,003	5,093	5,184	5,277	5,371
Trees: Root Barrier					18,022					
Trees: Storm Damage-Common Area									5,405	
Trees: Trimming-Pruning	16,113	16,402	16,695	16,994	17,298	17,608	17,923	18,244	18,570	18,903
Trellis: Wood										836
Utilities: Natural Gas Lines										18,036
Utilities: Potable Water Lines-Common Area										
Utilities: Power Supply-Common Area					41,261					
Utilities: Waste Product Lines										
Vehicle Stops: Overpark Area	1,526									
Wall: Wood-Replace										
Wall: Wood-Seal					1,837					2,007
Walls: Retaining-Repair				10,437					11,405	
Year Total:	91,732	77,651	95,954	115,466	155,729	76,189	85,397	66,378	308,456	718,900

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

Asphalt: Overlay-Overpark Area

		12,701 SF	@ \$1.28
Asset ID	1011	Asset Actual Cost	\$16,257.28
Group	Capital	Percent Replacement	100%
Category	Asphalt	Future Cost	\$17,452.93
Placed in Service	December 2000		
Useful Life	25		
Replacement Year	2025		
Remaining Life	4		



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 Actual Cost	\$5,341.44
Category	Asphalt	Percent Replacement	100%
Placed in Service	January 2000	Future Cost	\$5,734.28
Useful Life	25		
Replacement Year	2025		
Remaining Life	4		



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

Asset ID	1026	39,900 SF	@ \$1.28
Group	Capital	Asset Actual Cost	\$51,072.00
Category	Asphalt	Percent Replacement	100%
Placed in Service	January 2000	Future Cost	\$54,828.12
Useful Life	25		
Replacement Year	2025		
Remaining Life	4		



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

		12,701 SF	@ \$3.21
Asset ID	1029	Asset Actual Cost	\$3,860.94
Group	Capital	Percent Replacement	9.47%
Category	Asphalt	Future Cost	\$4,072.00
Placed in Service	August 2019		
Useful Life	5		
Replacement Year	2024		
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 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 Actual Cost	\$53.58
Group	Capital	Percent Replacement	.4%
Category	Asphalt	Future Cost	\$58.55
Placed in Service	August 2019		
Useful Life	5		
Adjustment	2		
Replacement Year	2026		
Remaining Life	5		



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 Actual Cost	\$537.93
Group	Capital	Percent Replacement	.42%
Category	Asphalt	Future Cost	\$567.34
Placed in Service	August 2019		
Useful Life	5		
Replacement Year	2024		
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

		12,701 SF	@ \$0.46
Asset ID	1030	Asset Actual Cost	\$5,842.46
Group	Non-Capital	Percent Replacement	100%
Category	Asphalt	Future Cost	\$6,161.85
Placed in Service	August 2019		
Useful Life	5		
Replacement Year	2024		
Remaining Life	3		



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 Actual Cost	\$1,335.36
Group	Non-Capital	Percent Replacement	100%
Category	Asphalt	Future Cost	\$1,408.36
Placed in Service	August 2019		
Useful Life	5		
Replacement Year	2024		
Remaining Life	3		



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 Actual Cost	\$8,778.00
Group	Non-Capital	Percent Replacement	100%
Category	Asphalt	Future Cost	\$9,257.87
Placed in Service	August 2019		
Useful Life	5		
Replacement Year	2024		
Remaining Life	3		



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 Actual Cost	\$6,994.00
Category	Bark Dust	Percent Replacement	100%
Placed in Service	February 2019	Future Cost	\$6,994.00
Useful Life	2		
Replacement Year	2021		
Remaining Life	0		



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	@ \$3,210.86
Group	Capital	Asset Actual Cost	\$3,210.86
Category	Appliances	Percent Replacement	100%
Placed in Service	January 2005	Future Cost	\$3,326.84
Useful Life	18		
Replacement Year	2023		
Remaining Life	2		



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		1 Total	@ \$909.74
Asset ID	1054	Asset Actual Cost	\$909.74
Group	Capital	Percent Replacement	100%
Category	Bar-B-Que	Future Cost	\$942.60
Placed in Service	January 2005		
Useful Life	18		
Replacement Year	2023		
Remaining Life	2		



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		1 Total	@ \$321.09
Asset ID	1040	Asset Actual Cost	\$321.09
Group	Capital	Percent Replacement	100%
Category	Benches	Future Cost	\$363.55
Placed in Service	January 2013		
Useful Life	15		
Replacement Year	2028		
Remaining Life	7		



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

		1 Total	@ \$909.74
Asset ID	1053	Asset Actual Cost	\$909.74
Group	Capital	Percent Replacement	100%
Category	Bike Rack	Future Cost	\$959.47
Placed in Service	January 2004		
Useful Life	15		
Adjustment	5		
Replacement Year	2024		
Remaining Life	3		



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 Actual Cost	\$4,725.31
Category	Cabinets	Percent Replacement	100%
Placed in Service	January 2016	Future Cost	\$5,642.63
Useful Life	15		
Replacement Year	2031		
Remaining Life	10		



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 Actual Cost	\$909.74
Category	Controllers	Percent Replacement	100%
Placed in Service	January 2004	Future Cost	\$926.02
Useful Life	16		
Adjustment	2		
Replacement Year	2022		
Remaining Life	1		



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	@ \$1,371.04
Group	Capital	Asset Actual Cost	\$1,371.04
Category	Office Equipment	Percent Replacement	100%
Placed in Service	January 2012	Future Cost	\$1,498.22
Useful Life	14		
Replacement Year	2026		
Remaining Life	5		



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 Actual Cost	\$1,712.46
Category	Gutters & Downspouts	Percent Replacement	100%
Placed in Service	September 2008	Future Cost	\$1,774.31
Useful Life	10		
Adjustment	5		
Replacement Year	2023		
Remaining Life	2		



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 Actual Cost	\$3,220.14
Group	Capital	Percent Replacement	100%
Category	Flooring	Future Cost	\$3,396.18
Placed in Service	January 2004		
Useful Life	20		
Replacement Year	2024		
Remaining Life	3		



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 Actual Cost	\$9,150.94
Category	Furnishings	Percent Replacement	100%
Placed in Service	January 2005	Future Cost	\$9,823.95
Useful Life	20		
Replacement Year	2025		
Remaining Life	4		



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 Actual Cost	\$699.00
Category	Bark Dust	Percent Replacement	100%
Placed in Service	April 2019	Future Cost	\$834.70
Useful Life	12		
Replacement Year	2031		
Remaining Life	10		



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

		87 LF	@ \$8.03
Asset ID	1016	Asset Actual Cost	\$698.61
Group	Capital	Percent Replacement	100%
Category	Gutters & Downspouts	Future Cost	\$790.99
Placed in Service	September 2004		
Useful Life	24		
Replacement Year	2028		
Remaining Life	7		



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 Actual Cost	\$4,013.57
Category	HVAC	Percent Replacement	100%
Placed in Service	January 2004	Future Cost	\$4,232.98
Useful Life	16		
Adjustment	4		
Replacement Year	2024		
Remaining Life	3		



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	Asset Actual Cost	5 Each @ \$133.79
Group	Non-Capital	Percent Replacement	\$668.95 100%
Category	Lighting	Future Cost	\$705.52
Placed in Service	January 2004		
Useful Life	20		
Replacement Year	2024		
Remaining Life	3		



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	Asset Actual Cost	9 Each @ \$90.97
Group	Non-Capital	Percent Replacement	\$818.73 100%
Category	Lighting	Future Cost	\$863.49
Placed in Service	January 2004		
Useful Life	20		
Replacement Year	2024		
Remaining Life	3		



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 Actual Cost	\$2,889.77
Category	Lighting	Percent Replacement	100%
Placed in Service	January 2014	Future Cost	\$3,639.40
Useful Life	20		
Replacement Year	2034		
Remaining Life	13		



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 Actual Cost	\$3,281.76
Group	Non-Capital	Percent Replacement	100%
Category	Painting	Future Cost	\$3,586.18
Placed in Service	October 2018		
Useful Life	8		
Replacement Year	2026		
Remaining Life	5		



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 Actual Cost	\$1,712.46
Category	Fixtures	Percent Replacement	100%
Placed in Service	January 2004	Future Cost	\$2,156.69
Useful Life	30		
Replacement Year	2034		
Remaining Life	13		



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

		1,952 SF	@ \$2.64
Asset ID	1036	Asset Actual Cost	\$5,153.28
Group	Capital	Percent Replacement	100%
Category	Roofing	Future Cost	\$5,834.71
Placed in Service	January 2004		
Useful Life	24		
Replacement Year	2028		
Remaining Life	7		



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: Roof-Composition-Repair

		1,952 SF	@ \$2.64
Asset ID	1145	Asset Actual Cost	\$566.86
Group	Capital	Percent Replacement	11%
Category	Roofing	Future Cost	\$739.70
Placed in Service	March 2020		
Useful Life	8		
Replacement Year	2036		
Remaining Life	15		



Remarks:

This item is an allowance of 11% for the repair 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

		544 SF	@ \$6.80
Asset ID	1037	Asset Actual Cost	\$3,699.20
Group	Capital	Percent Replacement	100%
Category	Siding	Future Cost	\$6,079.26
Placed in Service	January 2004		
Useful Life	45		
Replacement Year	2049		
Remaining Life	28		



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 Actual Cost	\$429.76
Group	Non-Capital	Percent Replacement	100%
Category	Siding	Future Cost	\$437.45
Placed in Service	July 2020		
Useful Life	2		
Replacement Year	2022		
Remaining Life	1		



Remarks:

This item is pressure washing (low pressure) the siding with mild soap.

In 2020, the Association spent \$265.00.

In 2018, the Association spend \$265.00.

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 Actual Cost	\$588.66
Category	Water Heater	Percent Replacement	100%
Placed in Service	January 2004	Future Cost	\$599.20
Useful Life	18		
Replacement Year	2022		
Remaining Life	1		



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 Actual Cost	\$2,354.64
Category	Windows	Percent Replacement	100%
Placed in Service	January 2004	Future Cost	\$3,869.61
Useful Life	45		
Replacement Year	2049		
Remaining Life	28		



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 Actual Cost	\$2,943.28
Category	Call Boxes	Percent Replacement	100%
Placed in Service	March 2011	Future Cost	\$3,049.59
Useful Life	12		
Replacement Year	2023		
Remaining Life	2		



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 Actual Cost	\$2,119.16
Category	Call Boxes	Percent Replacement	100%
Placed in Service	March 2014	Future Cost	\$2,315.74
Useful Life	12		
Replacement Year	2026		
Remaining Life	5		



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 Actual Cost	\$2,044.24
Category	Landscaping	Percent Replacement	100%
Placed in Service	July 2018	Future Cost	\$2,044.24
Useful Life	1		
Adjustment	2		
Replacement Year	2021		
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 Actual Cost	\$9,391.75
Category	Concrete	Percent Replacement	100%
Placed in Service	August 2019	Future Cost	\$9,559.86
Useful Life	3		
Replacement Year	2022		
Remaining Life	1		



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 Actual Cost	\$1,016.77
Category	Controllers	Percent Replacement	100%
Placed in Service	January 2000	Future Cost	\$1,016.77
Useful Life	15		
Adjustment	6		
Replacement Year	2021		
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 Actual Cost	\$3,000.00
Category	Pavers	Percent Replacement	100%
Placed in Service	October 2007	Future Cost	\$3,053.70
Useful Life	15		
Replacement Year	2022		
Remaining Life	1		



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.

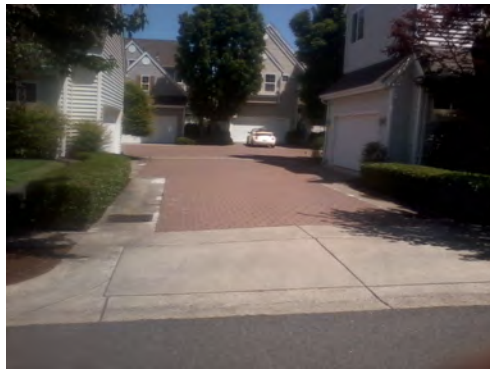
These costs do not take into consideration any changes to the building code.

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 Actual Cost	\$64,217.11
Category	Pavers	Percent Replacement	100%
Placed in Service	October 2000	Future Cost	\$128,277.42
Useful Life	60		
Replacement Year	2060		
Remaining Life	39		



Remarks:

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

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 Actual Cost	\$3,000.00
Category	Pavers	Percent Replacement	100%
Placed in Service	April 2019	Future Cost	\$3,778.22
Useful Life	15		
Replacement Year	2034		
Remaining Life	13		



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.

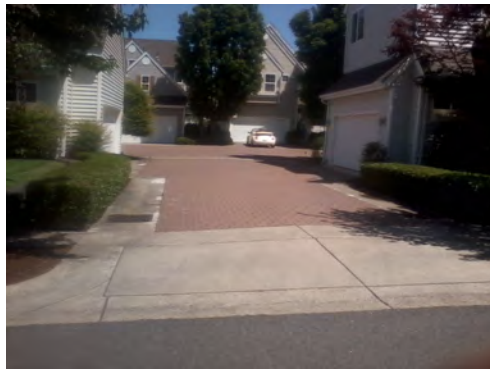
These costs do not take into consideration any changes to the building code.

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 Actual Cost	\$64,217.11
Category	Pavers	Percent Replacement	100%
Placed in Service	October 2000	Future Cost	\$128,277.42
Useful Life	60		
Replacement Year	2060		
Remaining Life	39		



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.

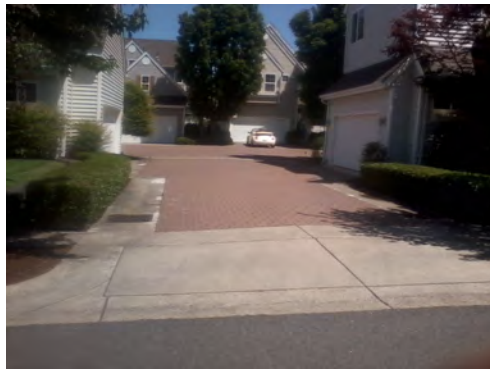
These costs do not take into consideration any changes to the building code.

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 Actual Cost	\$3,000.00
Category	Pavers	Percent Replacement	100%
Placed in Service	October 2000	Future Cost	\$3,220.64
Useful Life	15		
Adjustment	10		
Replacement Year	2025		
Remaining Life	4		



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 Actual Cost	\$64,217.11
Category	Pavers	Percent Replacement	100%
Placed in Service	October 2000	Future Cost	\$128,277.42
Useful Life	60		
Replacement Year	2060		
Remaining Life	39		



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 Actual Cost	\$3,000.00
Category	Pavers	Percent Replacement	100%
Placed in Service	October 2000	Future Cost	\$3,278.29
Useful Life	15		
Adjustment	11		
Replacement Year	2026		
Remaining Life	5		



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 Actual Cost	\$64,217.11
Category	Pavers	Percent Replacement	100%
Placed in Service	October 2000	Future Cost	\$128,277.42
Useful Life	60		
Replacement Year	2060		
Remaining Life	39		



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 Actual Cost	\$1,200.00
Category	Pavers	Percent Replacement	100%
Placed in Service	May 2015	Future Cost	\$1,407.76
Useful Life	15		
Replacement Year	2030		
Remaining Life	9		



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.

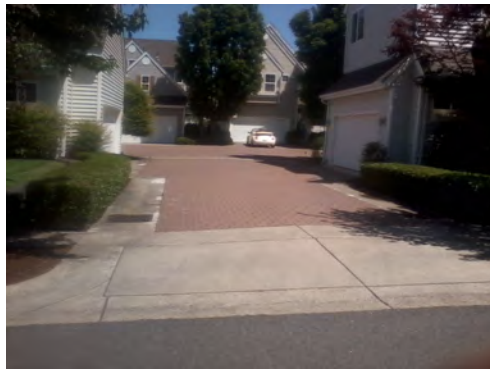
These costs do not take into consideration any changes to the building code.

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 Actual Cost	\$64,217.11
Category	Pavers	Percent Replacement	100%
Placed in Service	October 2002	Future Cost	\$132,910.85
Useful Life	60		
Replacement Year	2062		
Remaining Life	41		



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.

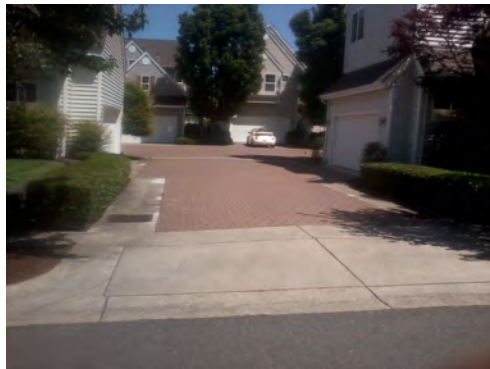
These costs do not take into consideration any changes to the building code.

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 Actual Cost	\$3,000.00
Category	Pavers	Percent Replacement	100%
Placed in Service	October 2002	Future Cost	\$3,108.36
Useful Life	15		
Adjustment	6		
Replacement Year	2023		
Remaining Life	2		



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 Actual Cost	\$64,217.11
Category	Pavers	Percent Replacement	100%
Placed in Service	October 2002	Future Cost	\$132,910.85
Useful Life	60		
Replacement Year	2062		
Remaining Life	41		



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.

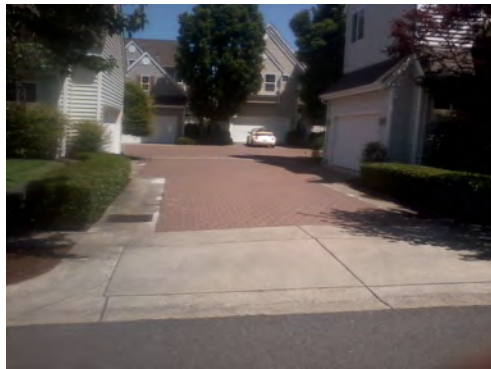
These costs do not take into consideration any changes to the building code.

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 Actual Cost	\$1,200.00
Category	Pavers	Percent Replacement	100%
Placed in Service	October 2002	Future Cost	\$1,221.48
Useful Life	15		
Adjustment	5		
Replacement Year	2022		
Remaining Life	1		



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.

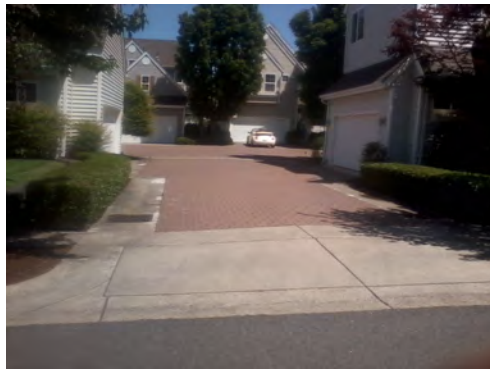
These costs do not take into consideration any changes to the building code.

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 Actual Cost	\$64,217.11
Category	Pavers	Percent Replacement	100%
Placed in Service	October 2002	Future Cost	\$132,910.85
Useful Life	60		
Replacement Year	2062		
Remaining Life	41		



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	@ \$3,600.00
Group	Capital	Asset Actual Cost	\$3,600.00
Category	Pavers	Percent Replacement	100%
Placed in Service	September 2020	Future Cost	\$4,615.02
Useful Life	15		
Replacement Year	2035		
Remaining Life	14		



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 Actual Cost	\$64,217.11
Category	Pavers	Percent Replacement	100%
Placed in Service	October 2002	Future Cost	\$132,910.85
Useful Life	60		
Replacement Year	2062		
Remaining Life	41		



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 Actual Cost	\$3,000.00
Category	Pavers	Percent Replacement	100%
Placed in Service	October 2002	Future Cost	\$3,220.64
Useful Life	15		
Adjustment	8		
Replacement Year	2025		
Remaining Life	4		



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 Actual Cost	\$64,217.11
Category	Pavers	Percent Replacement	100%
Placed in Service	October 2002	Future Cost	\$132,910.85
Useful Life	60		
Replacement Year	2062		
Remaining Life	41		



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.

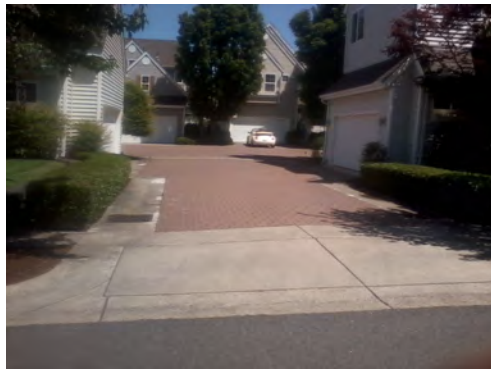
These costs do not take into consideration any changes to the building code.

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 Actual Cost	\$3,000.00
Category	Pavers	Percent Replacement	100%
Placed in Service	October 2003	Future Cost	\$3,278.29
Useful Life	15		
Adjustment	8		
Replacement Year	2026		
Remaining Life	5		



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 Actual Cost	\$64,217.11
Category	Pavers	Percent Replacement	100%
Placed in Service	October 2003	Future Cost	\$135,289.95
Useful Life	60		
Replacement Year	2063		
Remaining Life	42		



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 Actual Cost	\$3,000.00
Category	Pavers	Percent Replacement	100%
Placed in Service	October 2003	Future Cost	\$3,164.00
Useful Life	15		
Adjustment	6		
Replacement Year	2024		
Remaining Life	3		



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 Actual Cost	\$64,217.11
Category	Pavers	Percent Replacement	100%
Placed in Service	October 2003	Future Cost	\$135,289.95
Useful Life	60		
Replacement Year	2063		
Remaining Life	42		



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 Actual Cost	\$1,200.00
Category	Pavers	Percent Replacement	100%
Placed in Service	April 2019	Future Cost	\$1,511.29
Useful Life	15		
Replacement Year	2034		
Remaining Life	13		



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.

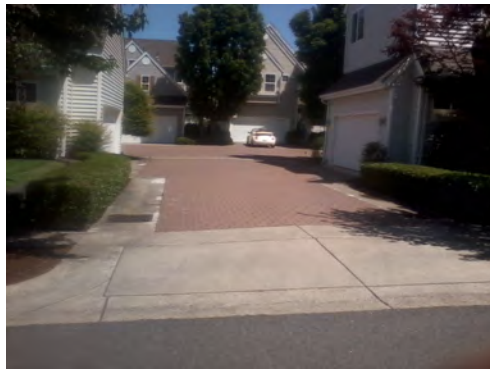
These costs do not take into consideration any changes to the building code.

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 Actual Cost	\$64,217.11
Category	Pavers	Percent Replacement	100%
Placed in Service	October 2003	Future Cost	\$135,289.95
Useful Life	60		
Replacement Year	2063		
Remaining Life	42		



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 Actual Cost	\$3,000.00
Category	Pavers	Percent Replacement	100%
Placed in Service	October 2003	Future Cost	\$3,336.97
Useful Life	15		
Adjustment	9		
Replacement Year	2027		
Remaining Life	6		



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 Actual Cost	\$64,217.11
Category	Pavers	Percent Replacement	100%
Placed in Service	October 2003	Future Cost	\$135,289.95
Useful Life	60		
Replacement Year	2063		
Remaining Life	42		



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

Asset ID	1118	1 Total	@ \$3,000.00
Group	Capital	Asset Actual Cost	\$3,000.00
Category	Pavers	Percent Replacement	100%
Placed in Service	October 2003	Future Cost	\$3,396.70
Useful Life	15		
Adjustment	10		
Replacement Year	2028		
Remaining Life	7		



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.

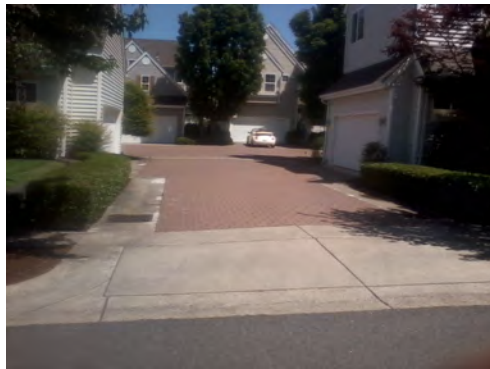
These costs do not take into consideration any changes to the building code.

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 Actual Cost	\$64,217.11
Category	Pavers	Percent Replacement	100%
Placed in Service	October 2003	Future Cost	\$135,289.95
Useful Life	60		
Replacement Year	2063		
Remaining Life	42		



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 Actual Cost	\$3,000.00
Category	Pavers	Percent Replacement	100%
Placed in Service	October 2003	Future Cost	\$3,457.50
Useful Life	15		
Adjustment	11		
Replacement Year	2029		
Remaining Life	8		



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.

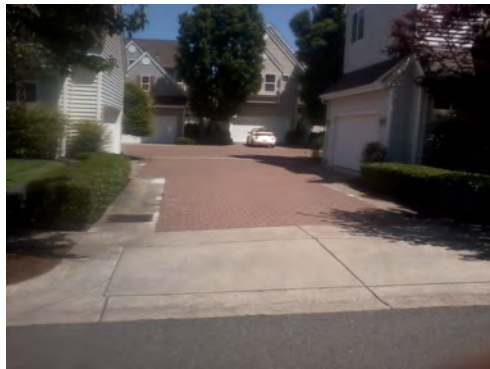
These costs do not take into consideration any changes to the building code.

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 Actual Cost	\$64,217.11
Category	Pavers	Percent Replacement	100%
Placed in Service	October 2003	Future Cost	\$135,289.95
Useful Life	60		
Replacement Year	2063		
Remaining Life	42		



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 Actual Cost	\$3,000.00
Category	Pavers	Percent Replacement	100%
Placed in Service	October 2003	Future Cost	\$3,519.39
Useful Life	15		
Adjustment	12		
Replacement Year	2030		
Remaining Life	9		



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 Actual Cost	\$64,217.11
Category	Pavers	Percent Replacement	100%
Placed in Service	October 2003	Future Cost	\$135,289.95
Useful Life	60		
Replacement Year	2063		
Remaining Life	42		



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 Actual Cost	\$1,200.00
Category	Pavers	Percent Replacement	100%
Placed in Service	May 2019	Future Cost	\$1,511.29
Useful Life	15		
Replacement Year	2034		
Remaining Life	13		



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.

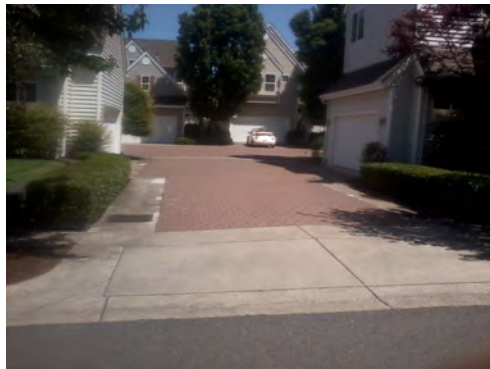
These costs do not take into consideration any changes to the building code.

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 Actual Cost	\$64,217.11
Category	Pavers	Percent Replacement	100%
Placed in Service	October 2003	Future Cost	\$135,289.95
Useful Life	60		
Replacement Year	2063		
Remaining Life	42		



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 Actual Cost	\$3,000.00
Category	Pavers	Percent Replacement	100%
Placed in Service	May 2019	Future Cost	\$3,778.22
Useful Life	15		
Replacement Year	2034		
Remaining Life	13		



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 Actual Cost	\$64,217.11
Category	Pavers	Percent Replacement	100%
Placed in Service	October 2003	Future Cost	\$135,289.95
Useful Life	60		
Replacement Year	2063		
Remaining Life	42		



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.

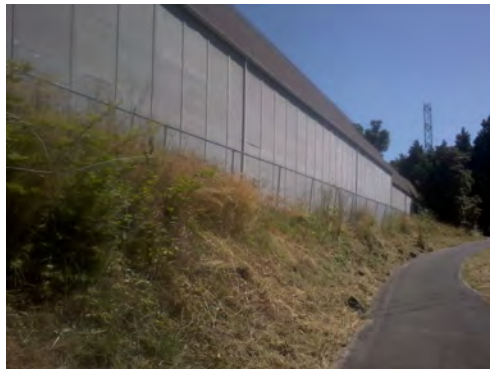
These costs do not take into consideration any changes to the building code.

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

		4,235 LF	@ \$19.82
Asset ID	1081	Asset Actual Cost	\$2,686.01
Group	Capital	Percent Replacement	3.2%
Category	Fencing	Future Cost	\$2,883.55
Placed in Service	September 2019		
Useful Life	1		
Adjustment	5		
Replacement Year	2025		
Remaining Life	4		



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 Actual Cost	\$83,937.70
Group	Capital	Percent Replacement	100%
Category	Fencing	Future Cost	\$137,943.19
Placed in Service	January 2014		
Useful Life	35		
Replacement Year	2049		
Remaining Life	28		



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 Actual Cost	\$2,675.93
Category	Fencing	Percent Replacement	2.12%
Placed in Service	December 2017	Future Cost	\$2,772.59
Useful Life	1		
Adjustment	5		
Replacement Year	2023		
Remaining Life	2		



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

		3,384 LF	@ \$1.52
Asset ID	1139	Asset Actual Cost	\$5,143.68
Group	Capital	Percent Replacement	100%
Category	Fencing	Future Cost	\$5,235.75
Placed in Service	December 2017		
Useful Life	5		
Replacement Year	2022		
Remaining Life	1		



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

		269 LF	@ \$96.33
Asset ID	1066	Asset Actual Cost	\$25,912.77
Group	Capital	Percent Replacement	100%
Category	Fencing	Future Cost	\$33,218.91
Placed in Service	January 2000		
Useful Life	35		
Replacement Year	2035		
Remaining Life	14		



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	Asset Actual Cost	2 Each @ \$171.25
Group	Capital	Percent Replacement	\$342.50 100%
Category	Benches	Future Cost	\$408.99
Placed in Service	January 2016		
Useful Life	15		
Replacement Year	2031		
Remaining Life	10		



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	@ \$328.34
Group	Capital	Asset Actual Cost	\$3,940.08
Category	Garden Boxes	Percent Replacement	100%
Placed in Service	April 2020	Future Cost	\$5,050.99
Useful Life	15		
Replacement Year	2035		
Remaining Life	14		



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 Actual Cost	\$994.28
Category	Garden Boxes	Percent Replacement	100%
Placed in Service	January 2015	Future Cost	\$1,166.42
Useful Life	15		
Replacement Year	2030		
Remaining Life	9		



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	@ \$9,500.00
Group	Capital	Asset Actual Cost	\$19,000.00
Category	Gates	Percent Replacement	100%
Placed in Service	January 2020	Future Cost	\$24,357.08
Useful Life	15		
Replacement Year	2035		
Remaining Life	14		



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 Actual Cost	\$1,605.43
Category	Gates	Percent Replacement	100%
Placed in Service	March 2014	Future Cost	\$1,693.19
Useful Life	5		
Adjustment	5		
Replacement Year	2024		
Remaining Life	3		



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

		2 Each	@ \$470.00
Asset ID	1019	Asset Actual Cost	\$940.00
Group	Capital	Percent Replacement	100%
Category	Gates	Future Cost	\$1,163.02
Placed in Service	March 2018		
Useful Life	15		
Replacement Year	2033		
Remaining Life	12		



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

		565 SF	@ \$149.68
Asset ID	1082	Asset Actual Cost	\$930.26
Group	Capital	Percent Replacement	1.1%
Category	Gravel	Future Cost	\$998.68
Placed in Service	October 2019		
Useful Life	6		
Replacement Year	2025		
Remaining Life	4		



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 SF	@ \$149.68
Group	Capital	Asset Actual Cost	\$930.26
Category	Gravel	Percent Replacement	1.1%
Placed in Service	October 2019	Future Cost	\$998.68
Useful Life	6		
Replacement Year	2025		
Remaining Life	4		



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 Actual Cost	\$1,500.05
Category	Landscaping	Percent Replacement	2.08%
Placed in Service	March 2020	Future Cost	\$1,500.05
Useful Life	1		
Replacement Year	2021		
Remaining Life	0		



Remarks:

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

In 2020, the Association spent \$816.00 in repair and maintenance.

\$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: CH/Common Area-Renovation

Asset ID	1149	1 Total	@ \$8,000.00
Group	Non-Capital	Asset Actual Cost	\$8,000.00
Category	Landscaping	Percent Replacement	100%
Placed in Service	March 2014	Future Cost	\$8,437.34
Useful Life	20		
Adjustment	-10		
Replacement Year	2024		
Remaining Life	3		



Remarks:

This item is an allowance for the replacement of portions of any landscaping in the clubhouse and common areas.

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: Courtyards 1-4-Renovation

Asset ID	1144	1 Total	@ \$8,000.00
Group	Non-Capital	Asset Actual Cost	\$8,000.00
Category	Landscaping	Percent Replacement	100%
Placed in Service	March 2020	Future Cost	\$11,206.94
Useful Life	20		
Replacement Year	2040		
Remaining Life	19		



Remarks:

This item is an allowance for the replacement of portions of any landscaping in the courtyards 1-4.

In 2019, the Association spent \$1,000.00 in renovation.

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: Courtyards 13-17-Renovation

Asset ID	1148	1 Total	@ \$8,000.00
Group	Non-Capital	Asset Actual Cost	\$8,000.00
Category	Landscaping	Percent Replacement	100%
Placed in Service	March 2013	Future Cost	\$8,288.96
Useful Life	20		
Adjustment	-10		
Replacement Year	2023		
Remaining Life	2		



Remarks:

This item is an allowance for the replacement of portions of any landscaping in the courtyards 13-17.

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: Courtyards 5-8-Renovation

Asset ID	1146	1 Total	@ \$8,000.00
Group	Non-Capital	Asset Actual Cost	\$8,000.00
Category	Landscaping	Percent Replacement	100%
Placed in Service	March 2011	Future Cost	\$8,000.00
Useful Life	20		
Adjustment	-10		
Replacement Year	2021		
Remaining Life	0		



Remarks:

This item is an allowance for the replacement of portions of any landscaping in the courtyards 5-8.

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

Landscaping: Courtyards 9-12-Renovation

Asset ID	1147	1 Total	@ \$8,000.00
Group	Non-Capital	Asset Actual Cost	\$8,000.00
Category	Landscaping	Percent Replacement	100%
Placed in Service	March 2012	Future Cost	\$8,143.20
Useful Life	20		
Adjustment	-10		
Replacement Year	2022		
Remaining Life	1		



Remarks:

This item is an allowance for the replacement of portions of any landscaping in the courtyards 9-12.

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**

Lawns: Replacement

Asset ID	1018	108 SF	@ \$240.81
Group	Non-Capital	Asset Actual Cost	\$2,600.75
Category	Landscaping	Percent Replacement	10%
Placed in Service	June 2016	Future Cost	\$2,600.75
Useful Life	5		
Replacement Year	2021		
Remaining Life	0		



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 Actual Cost	\$2,675.72
Category	Lighting	Percent Replacement	100%
Placed in Service	March 2014	Future Cost	\$3,029.54
Useful Life	14		
Replacement Year	2028		
Remaining Life	7		



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 Actual Cost	\$428.11
Category	Lighting	Percent Replacement	100%
Placed in Service	January 2013	Future Cost	\$467.82
Useful Life	13		
Replacement Year	2026		
Remaining Life	5		



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 Actual Cost	\$2,100.00
Category	Lighting	Percent Replacement	100%
Placed in Service	October 2019	Future Cost	\$2,598.25
Useful Life	14		
Replacement Year	2033		
Remaining Life	12		



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 Actual Cost	\$9,311.46
Category	Mailboxes	Percent Replacement	100%
Placed in Service	January 2000	Future Cost	\$10,923.55
Useful Life	30		
Replacement Year	2030		
Remaining Life	9		



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 Actual Cost	\$2,140.57
Category	Signs	Percent Replacement	100%
Placed in Service	January 2011	Future Cost	\$2,339.13
Useful Life	15		
Replacement Year	2026		
Remaining Life	5		



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	@ \$206.57
Group	Capital	Asset Actual Cost	\$206.57
Category	Signs	Percent Replacement	100%
Placed in Service	February 2014	Future Cost	\$217.86
Useful Life	10		
Replacement Year	2024		
Remaining Life	3		



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	@ \$1,050.00
Group	Non-Capital	Asset Actual Cost	\$1,050.00
Category	Sound Wall	Percent Replacement	100%
Placed in Service	March 2020	Future Cost	\$1,050.00
Useful Life	1		
Replacement Year	2021		
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 Actual Cost	\$3,692.48
Category	Sound Wall	Percent Replacement	100%
Placed in Service	October 2017	Future Cost	\$4,107.23
Useful Life	10		
Replacement Year	2027		
Remaining Life	6		



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 Actual Cost	\$8,027.14
Category	Sound Wall	Percent Replacement	100%
Placed in Service	May 2012	Future Cost	\$8,465.96
Useful Life	12		
Replacement Year	2024		
Remaining Life	3		



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 Actual Cost	\$192.06
Category	Sound Wall	Percent Replacement	5%
Placed in Service	September 2020	Future Cost	\$206.19
Useful Life	5		
Replacement Year	2025		
Remaining Life	4		



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).

In 2020, the Association spent \$600.00 for repairs.

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 Actual Cost	\$192.06
Category	Sound Wall	Percent Replacement	5%
Placed in Service	July 2012	Future Cost	\$192.06
Useful Life	5		
Adjustment	4		
Replacement Year	2021		
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 Actual Cost	\$192.06
Category	Sound Wall	Percent Replacement	5%
Placed in Service	July 2012	Future Cost	\$192.06
Useful Life	5		
Adjustment	4		
Replacement Year	2021		
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 Actual Cost	\$265,017.60
Category	Sound Wall	Percent Replacement	100%
Placed in Service	January 2000	Future Cost	\$443,325.83
Useful Life	50		
Replacement Year	2050		
Remaining Life	29		



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 items will be within the 30 years of estimated replacemenet in 2021. It is currently unfunded. In 2021, it is scheduled to begin funding for the replacement in 2050.

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.

Quail Run Homeowners' Association
Detail Report by Alphabetically

Sound Wall: T/H-Replacement-Phase 1 continued...

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-Replacement-Phase 2

Asset ID	1012	17,316 SF	@ \$10.70
Group	Capital	Asset Actual Cost	\$185,281.20
Category	Sound Wall	Percent Replacement	100%
Placed in Service	July 2002	Future Cost	\$321,136.67
Useful Life	50		
Replacement Year	2052		
Remaining Life	31		



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 Actual Cost	\$243,061.20
Category	Sound Wall	Percent Replacement	100%
Placed in Service	July 2003	Future Cost	\$428,824.21
Useful Life	50		
Replacement Year	2053		
Remaining Life	32		



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 Damage

Asset ID	1143	1 Total	@ \$5,900.00
Group	Non-Capital	Asset Actual Cost	\$5,900.00
Category	Trees	Percent Replacement	100%
Placed in Service	June 2019	Future Cost	\$6,799.75
Useful Life	10		
Replacement Year	2029		
Remaining Life	8		



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 Actual Cost	\$481.63
Category	Doors	Percent Replacement	100%
Placed in Service	January 2000	Future Cost	\$517.05
Useful Life	15		
Adjustment	10		
Replacement Year	2025		
Remaining Life	4		



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 Actual Cost	\$481.63
Category	Doors	Percent Replacement	100%
Placed in Service	January 2000	Future Cost	\$517.05
Useful Life	15		
Adjustment	10		
Replacement Year	2025		
Remaining Life	4		



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 Actual Cost	\$330.00
Group	Capital	Percent Replacement	100%
Category	Roofing	Future Cost	\$348.04
Placed in Service	January 2000		
Useful Life	24		
Replacement Year	2024		
Remaining Life	3		



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 Actual Cost	\$419.76
Group	Capital	Percent Replacement	100%
Category	Roofing	Future Cost	\$442.71
Placed in Service	January 2000		
Useful Life	24		
Replacement Year	2024		
Remaining Life	3		



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 Actual Cost	\$2,176.00
Group	Capital	Percent Replacement	100%
Category	Siding	Future Cost	\$3,331.05
Placed in Service	January 2000		
Useful Life	45		
Replacement Year	2045		
Remaining Life	24		



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 Actual Cost	\$2,720.00
Group	Capital	Percent Replacement	100%
Category	Siding	Future Cost	\$4,163.82
Placed in Service	January 2000		
Useful Life	45		
Replacement Year	2045		
Remaining Life	24		



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

		4 Each	@ \$481.63
Asset ID	1061	Asset Actual Cost	\$1,926.52
Group	Capital	Percent Replacement	100%
Category	Windows	Future Cost	\$2,949.14
Placed in Service	January 2000		
Useful Life	45		
Replacement Year	2045		
Remaining Life	24		



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 Actual Cost	\$481.63
Category	Windows	Percent Replacement	100%
Placed in Service	January 2000	Future Cost	\$737.28
Useful Life	45		
Replacement Year	2045		
Remaining Life	24		



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 Actual Cost	\$2,000.00
Category	Storm Drains	Percent Replacement	100%
Placed in Service	February 2019	Future Cost	\$2,000.00
Useful Life	2		
Replacement Year	2021		
Remaining Life	0		



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 Actual Cost	\$16,054.28
Category	Storm Drains	Percent Replacement	100%
Placed in Service	January 2000	Future Cost	\$17,235.00
Useful Life	25		
Replacement Year	2025		
Remaining Life	4		



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	@ \$6,500.00
Group	Non-Capital	Asset Actual Cost	\$6,500.00
Category	Trees	Percent Replacement	100%
Placed in Service	January 2020	Future Cost	\$6,500.00
Useful Life	1		
Replacement Year	2021		
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	@ \$3,210.86
Group	Non-Capital	Asset Actual Cost	\$3,210.86
Category	Trees	Percent Replacement	100%
Placed in Service	October 2020	Future Cost	\$3,210.86
Useful Life	1		
Replacement Year	2021		
Remaining Life	0		



Remarks:

This item is the replacement, or stump grinding of any trees.

In 2020, the Association spent \$1,500.00.

In 2018, the Association spent \$1,325.00 to replace arborvitae.

In 2016, the Association spent \$1,950.00.

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 Actual Cost	\$11,773.14
Category	Trees	Percent Replacement	100%
Placed in Service	December 2010	Future Cost	\$12,639.00
Useful Life	10		
Adjustment	5		
Replacement Year	2025		
Remaining Life	4		



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 Actual Cost	\$3,289.00
Category	Trees	Percent Replacement	100%
Placed in Service	June 2019	Future Cost	\$3,790.57
Useful Life	10		
Replacement Year	2029		
Remaining Life	8		



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	@ \$11,300.00
Group	Non-Capital	Asset Actual Cost	\$11,300.00
Category	Trees	Percent Replacement	100%
Placed in Service	October 2020	Future Cost	\$11,300.00
Useful Life	1		
Replacement Year	2021		
Remaining Life	0		



Remarks:

This item is the pruning, trimming of any diseased trees.

In 2019, the Association spent \$11,400.00.

In 2018, the Association spent \$5,425.00.

In 2017, the Association spent \$10,785.00.

Tree maintenance may require a Botanist with a written report to the city for any tree work and permits.

In 2013, the Association spent \$3,080.00.

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	@ \$500.00
Group	Capital	Asset Actual Cost	\$500.00
Category	Trellis	Percent Replacement	100%
Placed in Service	April 2020	Future Cost	\$640.97
Useful Life	15		
Replacement Year	2035		
Remaining Life	14		



Remarks:

This item is the replacement of the wood trellis/arbor in the landscape area.

In 2020, the Association spent \$250.00 in repairs.

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 Actual Cost	\$10,781.52
Category	Underground Utilities	Percent Replacement	100%
Placed in Service	January 2000	Future Cost	\$18,035.50
Useful Life	50		
Replacement Year	2050		
Remaining Life	29		



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 Actual Cost	\$21,563.04
Category	Underground Utilities	Percent Replacement	100%
Placed in Service	January 2000	Future Cost	\$30,206.97
Useful Life	40		
Replacement Year	2040		
Remaining Life	19		



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 Actual Cost	\$26,953.80
Category	Underground Utilities	Percent Replacement	100%
Placed in Service	January 2000	Future Cost	\$41,261.28
Useful Life	45		
Replacement Year	2045		
Remaining Life	24		



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 Actual Cost	\$16,054.28
Category	Underground Utilities	Percent Replacement	100%
Placed in Service	January 2000	Future Cost	\$20,580.81
Useful Life	35		
Replacement Year	2035		
Remaining Life	14		



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 Actual Cost	\$1,070.30
Category	Vehicle Stops	Percent Replacement	100%
Placed in Service	January 2000	Future Cost	\$1,070.30
Useful Life	20		
Adjustment	1		
Replacement Year	2021		
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 Actual Cost	\$481.63
Category	Walls	Percent Replacement	100%
Placed in Service	January 2000	Future Cost	\$481.63
Useful Life	15		
Adjustment	6		
Replacement Year	2021		
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	@ \$1,200.00
Group	Capital	Asset Actual Cost	\$1,200.00
Category	Walls	Percent Replacement	100%
Placed in Service	September 2020	Future Cost	\$1,288.25
Useful Life	5		
Replacement Year	2025		
Remaining Life	4		



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 Actual Cost	\$6,940.00
Category	Walls	Percent Replacement	100%
Placed in Service	November 2019	Future Cost	\$7,319.39
Useful Life	5		
Replacement Year	2024		
Remaining Life	3		



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	16,257	25	0	4	17,453	12701 @	1.28
Asphalt: Overlay-Private Parking Ar..	2000	2025	5,341	25	0	4	5,734	4173 @	1.28
Asphalt: Overlay-Streets/Drives	2000	2025	51,072	25	0	4	54,828	39900 @	1.28
Asphalt: Repairs-Overpark Area	2019	2024	3,861	5	0	3	4,072	12701 @	3.21
Asphalt: Repairs-Private Parking Ar..	2019	2026	54	5	2	5	59	4173 @	3.21
Asphalt: Repairs-Streets/Drives	2019	2024	538	5	0	3	567	39900 @	3.21
Asphalt: Sealcoat-Overpark Area	2019	2024	5,842	5	0	3	6,162	12701 @	0.46
Asphalt: Sealcoat-Private Parking A..	2019	2024	1,335	5	0	3	1,408	4173 @	0.32
Asphalt: Sealcoat-Streets/Drives	2019	2024	8,778	5	0	3	9,258	39900 @	0.22
Bark Dust: Common Area-Replace	2019	2021	6,994	2	0	0	6,994	1 @	6,994.00
C/H: Appliances	2005	2023	3,211	18	0	2	3,327	1 @	3,210.86
C/H: Bar-B-Que	2005	2023	910	18	0	2	943	1 @	909.74
C/H: Benches-Replace	2013	2028	321	15	0	7	364	1 @	321.09
C/H: Bike Rack	2004	2024	910	15	5	3	959	1 @	909.74
C/H: Cabinets: Replace	2016	2031	4,725	15	0	10	5,643	1 @	4,725.31
C/H: Controller	2004	2022	910	16	2	1	926	1 @	909.74
C/H: Copier/Fax/Computer	2012	2026	1,371	14	0	5	1,498	1 @	1,371.04
C/H: Downspouts	2008	2023	1,712	10	5	2	1,774	1 @	1,712.46
C/H: Flooring	2004	2024	3,220	20	0	3	3,396	1722 @	1.87
C/H: Furnishings	2005	2025	9,151	20	0	4	9,824	1 @	9,150.94
C/H: Generator-Replace	2019	2031	699	12	0	10	835	1 @	699.00
C/H: Gutters-Sheet Metal	2004	2028	699	24	0	7	791	87 @	8.03
C/H: HVAC	2004	2024	4,014	16	4	3	4,233	1 @	4,013.57
C/H: Lighting-Exterior	2004	2024	669	20	0	3	706	5 @	133.79
C/H: Lighting-Interior	2004	2024	819	20	0	3	863	9 @	90.97
C/H: Lighting-Pathway	2014	2034	2,890	20	0	13	3,639	1 @	2,889.77
C/H: Paint-Interior	2018	2026	3,282	8	0	5	3,586	2544 @	1.29
C/H: Restroom Fixtures	2004	2034	1,712	30	0	13	2,157	2 @	856.23
C/H: Roof-Composition	2004	2028	5,153	24	0	7	5,835	1952 @	2.64
C/H: Roof-Composition-Repair	2020	2036	567	8	0	15	740	1952 @	2.64
C/H: Siding-Replace-Vinyl	2004	2049	3,699	45	0	28	6,079	544 @	6.80
C/H: Siding-Wash-Vinyl	2020	2022	430	2	0	1	437	544 @	0.79
C/H: Water Heater	2004	2022	589	18	0	1	599	1 @	588.66
C/H: Windows	2004	2049	2,355	45	0	28	3,870	4 @	588.66
Call Box: Entry/Exit-North	2011	2023	2,943	12	0	2	3,050	1 @	2,943.28
Call Box: Entry/Exit-South	2014	2026	2,119	12	0	5	2,316	1 @	2,119.16
Common Area: Weed Control-Spray..	2018	2021	2,044	1	2	0	2,044	1 @	2,044.24
Concrete: Flatwork	2019	2022	9,392	3	0	1	9,560	1 @	9,391.75
Controllers: Irrigation	2000	2021	1,017	15	6	0	1,017	1 @	1,016.77
Courtyard: Pavers-Courtyard 01-Re..	2007	2022	3,000	15	0	1	3,054	1 @	3,000.00
Courtyard: Pavers-Courtyard 01-Re..	1001	Unfunded							
Courtyard: Pavers-Courtyard 02-Re..	2019	2034	3,000	15	0	13	3,778	1 @	3,000.00
Courtyard: Pavers-Courtyard 02-Re..	1101	Unfunded							
Courtyard: Pavers-Courtyard 03-Re..	2000	2025	3,000	15	10	4	3,221	1 @	3,000.00
Courtyard: Pavers-Courtyard 03-Re..	1095	Unfunded							
Courtyard: Pavers-Courtyard 04-Re..	2000	2026	3,000	15	11	5	3,278	1 @	3,000.00

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 04-Re..	1097	Unfunded							
Courtyard: Pavers-Courtyard 05-Re..	2015	2030	1,200	15	0	9	1,408	1 @	1,200.00
Courtyard: Pavers-Courtyard 05-Re..	1098	Unfunded							
Courtyard: Pavers-Courtyard 06-Re..	2002	2023	3,000	15	6	2	3,108	1 @	3,000.00
Courtyard: Pavers-Courtyard 06-Re..	1103	Unfunded							
Courtyard: Pavers-Courtyard 07-Re..	2002	2022	1,200	15	5	1	1,221	1 @	1,200.00
Courtyard: Pavers-Courtyard 07-Re..	1105	Unfunded							
Courtyard: Pavers-Courtyard 08-Re..	2020	2035	3,600	15	0	14	4,615	1 @	3,600.00
Courtyard: Pavers-Courtyard 08-Re..	1107	Unfunded							
Courtyard: Pavers-Courtyard 09-Re..	2002	2025	3,000	15	8	4	3,221	1 @	3,000.00
Courtyard: Pavers-Courtyard 09-Re..	1109	Unfunded							
Courtyard: Pavers-Courtyard 10-Re..	2003	2026	3,000	15	8	5	3,278	1 @	3,000.00
Courtyard: Pavers-Courtyard 10-Re..	1111	Unfunded							
Courtyard: Pavers-Courtyard 11-Re..	2003	2024	3,000	15	6	3	3,164	1 @	3,000.00
Courtyard: Pavers-Courtyard 11-Re..	1113	Unfunded							
Courtyard: Pavers-Courtyard 12-Re..	2019	2034	1,200	15	0	13	1,511	1 @	1,200.00
Courtyard: Pavers-Courtyard 12-Re..	1115	Unfunded							
Courtyard: Pavers-Courtyard 13-Re..	2003	2027	3,000	15	9	6	3,337	1 @	3,000.00
Courtyard: Pavers-Courtyard 13-Re..	1117	Unfunded							
Courtyard: Pavers-Courtyard 14-Re..	2003	2028	3,000	15	10	7	3,397	1 @	3,000.00
Courtyard: Pavers-Courtyard 14-Re..	1119	Unfunded							
Courtyard: Pavers-Courtyard 15-Re..	2003	2029	3,000	15	11	8	3,457	1 @	3,000.00
Courtyard: Pavers-Courtyard 15-Re..	1121	Unfunded							
Courtyard: Pavers-Courtyard 16-Re..	2003	2030	3,000	15	12	9	3,519	1 @	3,000.00
Courtyard: Pavers-Courtyard 16-Re..	1123	Unfunded							
Courtyard: Pavers-Courtyard 17 Eas..	2019	2034	1,200	15	0	13	1,511	1 @	1,200.00
Courtyard: Pavers-Courtyard 17 Eas..	1125	Unfunded							
Courtyard: Pavers-Courtyard 17 We..	2019	2034	3,000	15	0	13	3,778	1 @	3,000.00
Courtyard: Pavers-Courtyard 17 We..	1127	Unfunded							
Fencing: Chain Link-Repair	2019	2025	2,686	1	5	4	2,884	4235 @	19.82
Fencing: Chain Link-Replace	2014	2049	83,938	35	0	28	137,943	4235 @	19.82
Fencing: Vinyl (PVC)-Repair	2017	2023	2,676	1	5	2	2,773	3384 @	37.30
Fencing: Vinyl (PVC)-Washing	2017	2022	5,144	5	0	1	5,236	3384 @	1.52
Fencing: Wrought Iron-Replace	2000	2035	25,913	35	0	14	33,219	269 @	96.33
Garden Bench: Replace	2016	2031	342	15	0	10	409	2 @	171.25
Garden Boxes: Repair-Replace-A	2020	2035	3,940	15	0	14	5,051	12 @	328.34
Garden Boxes: Repair-Replace-B	2015	2030	994	15	0	9	1,166	4 @	248.57
Gates: Entry/Exit-Operators	2020	2035	19,000	15	0	14	24,357	2 @	9,500.00
Gates: Entry/Exit-Wrought Iron-Re..	2014	2024	1,605	5	5	3	1,693	1 @	1,605.43
Gates: Pedestrian-Operators	2018	2033	940	15	0	12	1,163	2 @	470.00
Gravel: Repairs-Overpark Area-Nor..	2019	2025	930	6	0	4	999	565 @	149.68
Gravel: Repairs-Overpark Area-Sou..	2019	2025	930	6	0	4	999	565 @	149.68
Irrigation System: Repair-Maintain-..	2020	2021	1,500	1	0	0	1,500	16850 @	4.28
Landscaping: CH/Common Area-Re..	2014	2024	8,000	20	-10	3	8,437	1 @	8,000.00
Landscaping: Courtyards 1-4-Renov..	2020	2040	8,000	20	0	19	11,207	1 @	8,000.00
Landscaping: Courtyards 13-17-Ren..	2013	2023	8,000	20	-10	2	8,289	1 @	8,000.00

Quail Run Homeowners' Association **Member Summary Report**

Description	Date In Service	Replacement Year	Current Cost	Useful Life	Adjustment	Remaining	Future Cost	Quantity	Unit Cost
Landscaping: Courtyards 5-8-Renov..	2011	2021	8,000	20	-10	0	8,000	1 @	8,000.00
Landscaping: Courtyards 9-12-Reno..	2012	2022	8,000	20	-10	1	8,143	1 @	8,000.00
Lawns: Replacement	2016	2021	2,601	5	0	0	2,601	108 @	240.81
Lighting: Entry-Fixtures	2014	2028	2,676	14	0	7	3,030	4 @	668.93
Lighting: Street-Bulbs	2013	2026	428	13	0	5	468	1 @	428.11
Lighting: Street-Fixtures	2019	2033	2,100	14	0	12	2,598	10 @	210.00
Mailboxes: Pedestals-Aluminum	2000	2030	9,311	30	0	9	10,924	6 @	1,551.91
Signs: Gate Post Plaques	2011	2026	2,141	15	0	5	2,339	1 @	2,140.57
Signs: Gate-Entry	2014	2024	207	10	0	3	218	1 @	206.57
Sound Wall: Gutters-Clean	2020	2021	1,050	1	0	0	1,050	1 @	1,050.00
Sound Wall: Gutters-Replace	2017	2027	3,692	10	0	6	4,107	1 @	3,692.48
Sound Wall: Hedge/Tree/Irrigation	2012	2024	8,027	12	0	3	8,466	1 @	8,027.14
Sound Wall: T/H-Repairs-Phase 1	2020	2025	192	5	0	4	206	1 @	3,841.25
Sound Wall: T/H-Repairs-Phase 2	2012	2021	192	5	4	0	192	1 @	3,841.25
Sound Wall: T/H-Repairs-Phase 3	2012	2021	192	5	4	0	192	1 @	3,841.25
Sound Wall: T/H-Replacement-Phas..	2000	2050	265,018	50	0	29	443,326	24768 @	10.70
Sound Wall: T/H-Replacement-Phas..	1012	Unfunded							
Sound Wall: T/H-Replacement-Phas..	1013	Unfunded							
Sound Wall: Trees-Storm Damage	2019	2029	5,900	10	0	8	6,800	1 @	5,900.00
Storage Building: Door-L/S Area	2000	2025	482	15	10	4	517	1 @	481.63
Storage Building: Door-Overpark Ar..	2000	2025	482	15	10	4	517	1 @	481.63
Storage Building: Roofing-L/S Area	2000	2024	330	24	0	3	348	125 @	2.64
Storage Building: Roofing-Overpark ..	2000	2024	420	24	0	3	443	159 @	2.64
Storage Building: Siding-L/S Area	2000	2045	2,176	45	0	24	3,331	320 @	6.80
Storage Building: Siding-Overpark ..	2000	2045	2,720	45	0	24	4,164	400 @	6.80
Storage Building: Window-L/S Area	2000	2045	1,927	45	0	24	2,949	4 @	481.63
Storage Building: Window-Overpark..	2000	2045	482	45	0	24	737	1 @	481.63
Storm Drains: Renovation-Clean Out	2019	2021	2,000	2	0	0	2,000	1 @	2,000.00
Storm Drains: Renovation-Replace	2000	2025	16,054	25	0	4	17,235	1 @	16,054.28
Trees: Removal	2020	2021	6,500	1	0	0	6,500	1 @	6,500.00
Trees: Replace	2020	2021	3,211	1	0	0	3,211	1 @	3,210.86
Trees: Root Barrier	2010	2025	11,773	10	5	4	12,639	1 @	11,773.14
Trees: Storm Damage-Common Area	2019	2029	3,289	10	0	8	3,791	1 @	3,289.00
Trees: Trimming-Pruning	2020	2021	11,300	1	0	0	11,300	1 @	11,300.00
Trellis: Wood	2020	2035	500	15	0	14	641	1 @	500.00
Utilities: Natural Gas Lines	2000	2050	10,782	50	0	29	18,036	1 @	10,781.52
Utilities: Potable Water Lines-Comm..	2000	2040	21,563	40	0	19	30,207	1 @	21,563.04
Utilities: Power Supply-Common Ar..	2000	2045	26,954	45	0	24	41,261	1 @	26,953.80
Utilities: Waste Product Lines	2000	2035	16,054	35	0	14	20,581	1 @	16,054.28
Vehicle Stops: Overpark Area	2000	2021	1,070	20	1	0	1,070	10 @	107.03
Wall: Wood-Replace	2000	2021	482	15	6	0	482	1 @	481.63
Wall: Wood-Seal	2020	2025	1,200	5	0	4	1,288	1 @	1,200.00
Walls: Retaining-Repair	2019	2024	6,940	5	0	3	7,319	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.