

COMPONENT DATA AND ASSET REPLACEMENT SCHEDULE

TABLE 1 EXPLANATION

This table lists the common assets included in the reserve fund plan and provides details of the replacement schedules. A narrative discussion is provided adjacent to each component. Photo references and maintenance protocol reference numbers are also provided. An explanation of each column in the table follows:

- Column **1** **Component No.** is consistent throughout all tables.
- Column **2** **Component** is a brief description of the component.
- Column **3** **Quantity** of the component studied, which may be an exact number, a rough estimate, or simply a (1) if the expenditure forecast is a lump sum allowance for replacement of an unquantified component.
- Column **4** **Unit of Measurement** used to quantify the component:
 SY =Square Yards
 SF =Square Feet
 LF =Linear Feet
 EA =Each
 LS =Lump Sum
 PR =Pair
 CY =Cubic Yards
- Column **5** **Unit Cost** used to calculate the required expenditure. This unit cost includes removal of existing components and installation of new components, including materials, labor, and overhead and profit for the contractor.
- Column **6** **Total Asset Base** is the total value of common assets included in the study in current dollars. In addition to capital assets, this figure includes one cycle of maintenance liability.
- Column **7** **Typical Service Life (Yrs) or Cycle** is the typical life expectancy of similar components in average conditions or the length of years between replacement cycles, and does not necessarily reflect the conditions observed during the field evaluation. This number is furnished for reference and is not necessarily computed in the system.
- Column **8** **1st Cycle Year** is the scheduled year of the first projected replacement or repair.
- Column **9** **Percentage of Replacement** is the percentage of component value to be replaced in the first replacement cycle.
- Column **10** **Cost for 1st Cycle** is the future cost (with inflation) of the replacement. It is the product of Column 6 times Column 9 in future dollars.
- Column **11** **2nd Cycle Year** is the scheduled year of the second projected replacement or repair. If a second cycle is not listed, it is because the first cycle is beyond the end of the study.
- Column **12** **Percentage of Replacement** is the percentage of component value to be replaced in the second replacement cycle. This can vary from the percentage of the first cycle for various reasons, such as the increased age of a component may require a larger amount of repair.
- Columns **13** **Cycles, Percentage, and Cost** repeat as itemized above. Although not shown on the tables, Through **16** the cycles continue throughout the study period and beyond.
- Column **18** **Discussion** is the description and observed condition of the component and the methodology employed in the decision-making process. Includes the photo reference, **(Photo #1, #2, etc.)** and Maintenance Protocol reference numbers **(7.1, 7.2 etc.)** if applicable.

**COMPONENT DATA AND
ASSET REPLACEMENT
SCHEDULE
TABLE 1**

2006 Through 2025

Fairfax, Virginia

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	18	
Component No. Component	Quantity	Unit of Measurement	Total Asset Base	1st Cycle Year Typical Service Life (Yrs)	Percentage of Replacement Cost	2nd Cycle Year	Percentage of Replacement	3rd Cycle Year	Percentage of Replacement	DISCUSSION							
1. ASPHALT COMPONENTS																	
1.1	Asphalt Restoration Project	1,496	SY	\$12.50	\$18,700	18	2011	100%	\$22,271	2029	100%	\$41,777					This component includes the asphalt parking lot at the pool. Neither the depth nor the sub-base of the pavement could be visually determined. The majority of the pavement appears to be original and is deteriorating. No major areas of alligator cracking (indicative of sub-base damage or insufficient asphalt depth) were observed on the driveway or parking bays, but about 765 l.f. of cracking was observed. Some of the cracking is severe. Restoration includes edgemilling and overlay with 1-½" new compacted asphalt. Core sampling should be used to determine the depth and condition of the sub-base and pavement prior to restoration. Costs include re-striping, but not replacement of any inadequate sub-base. Based on discussions with the Board representative, we have deferred restoration of the pavement to allow the community to accumulate funds for more pressing capital repair needs. Refer to Photo #1 and Maintenance Protocol 7.1.
1.2	Asphalt Seal Coat	1,496	SY	\$1.20	\$1,795	6	2006	100%	\$1,795	2011	100%	\$2,138	2017	100%	\$2,637	The pavement appears to have been seal coated within recent years. Seal coating helps prevent water infiltration into the sub-base through micro-cracks. To help extend the useful service life of the restored pavement and improve appearance, we have scheduled seal coating projects every six years, except in the year of the pavement restoration project. Crack filling and any necessary full-depth repairs should be completed prior to application to achieve maximum benefit from the seal coating. Seal coating projects include re-striping. Because restoration of the pavement is being deferred, we recommend another seal coat be applied after crack filling as part of an intensive maintenance program to extend the service life of the pavement. Refer to Photo #1 and Maintenance Protocol 7.2.	
1.3	Asphalt Crack Fill & Full-Depth Repair Allowance	1	LS	\$2,000.00	\$2,000	6	2006	100%	\$2,000	2011	40%	\$953	2017	60%	\$1,763	No sign of significant base failure, such as alligator cracked or deflected pavement were observed. About 765 l.f. of transverse, linear and map cracking was observed. Crack filling is necessary prior to - and between - pavement restorations in order to achieve the projected full useful service life of the pavement. Full-depth repairs and crack filling are scheduled every six years throughout the study period, including the year of the asphalt restoration project. Crack filling should be completed just prior to seal coating. Refer to Photo #1 and Maintenance Protocols 7.3. and 7.4.	
2. CONCRETE COMPONENTS																	
2.1	Concrete Sidewalks	2,022	SF	\$9.00	\$18,198	35	2006	6%	\$1,092	2011	3%	\$650	2016	3%	\$774	Concrete sidewalks of varying widths are present along the parking lot and to the pool. Their thickness could not be visually determined. They are in generally good condition. About 139 square feet (about 6% of the total area) is either cracked, settled or heaved between sections. In at least two cases, where tree roots have lifted the sidewalk, the differential height of adjacent surfaces may be a tripping hazard. This category also includes a small allowance for the gutters at the lot entrance. We have not scheduled replacement of all sections with surface defects, as they may not pose a current hazard. Cyclic repairs are scheduled, as full replacement at one time is not appropriate or anticipated. Concrete repairs are scheduled to coincide with work on other concrete components to take advantage of economies of scale in packaging concrete restoration work. Refer to Photo #2 and Maintenance Protocols 7.5 and 7.6.	
2.2	Concrete Pool Deck	9,132	SF	\$12.00	\$109,584	35	2006	4%	\$4,383	2011	10%	\$13,051	2016	10%	\$15,543	The pool deck is cast-in-place, slab-on-grade concrete. It appears to be in generally good condition. About 215 l.f. of deck cracks have been filled, or routed and filled. About 10 l.f. of unfilled hairline cracks remain. Flexible joint sealant appears to be functioning as designed. About 475 s.f. (two panels) of deck slab under the west pavilion is severely spalled, and previous attempts at topping the slab are failing. This surface should be repaired. Cyclic slab repairs are scheduled, as full replacement of the entire pool deck at one time is neither appropriate nor anticipated. Replacement of major sections of the deck usually occurs with pool structural renovation projects. Concrete repairs are scheduled to coincide with other concrete components to promote cost efficiencies. Refer to Photo #3 and Maintenance Protocol 7.7.	
2.3	Concrete Wheel Stops	37	EA	\$60.00	\$2,220	25	2021	100%	\$3,750	2046	100%	\$8,984					We observed about 37 concrete wheel stops in the parking lot. All appear to be in good condition. Refer to Photo #8.
3. SITE & RECREATIONAL FEATURES																	
3.1	Community Entrance Feature	1	EA	\$5,900.00	\$5,900	40	2008	60%	\$3,796	2028	100%	\$12,728					An entrance monument with a community name sign is constructed at the entrance to the community. Two 30"-square stone columns, each topped by a flagstone cap, flank the self-supporting community name sign. The sign is sandblasted dimension lumber, and is 4' high and 10' long. It is supported on two 6" by 6" pressure-treated painted posts. What appear to be two small lighting fixtures, attached to the lower corners of the sign were reported to be inoperative. The sign is lighted by a single 100-watt, ground-mounted halogen floodlight. The stone columns appear to be in good condition. The wood community name sign boards are coming loose from their supports, and the paint is peeling. Interim repairs can be accomplished under the operations budget. Refer to Photo #4 and Maintenance Protocol 7.8.
3.2	Site & Pool Signage Allowance	1	LS	\$2,300.00	\$2,300	20	2006	20%	\$460	2016	50%	\$1,631	2026	50%	\$2,313	This category includes signs located in the parking area, at the tennis and multi-purpose courts, in the bath house and around the pool. Signs vary in size from about 12" by 18" to about 24" by 36". Signs are metal and plastic, and some are mounted to a plywood substrate. Some are mounted on perforated metal posts ("hat channels"), while others are fence- or wall-mounted. A total of approximately 20 signs are installed. They appear to be in good condition, except for one accessible parking sign which has been vandalized, and one "rules" sign, which is damaged. Refer to Photo #5.	
3.3	Light Poles & Fixtures	11	EA	\$1,800.00	\$19,800	30	2016	100%	\$28,083	2046	100%	\$80,130					Metal light poles, about 12' high, with traditional fixtures provide area illumination in the parking lot, at the pool deck, and near the tot lot. They appear to be in generally good condition. At least one pole is rusted, and should be painted. The lighting was not observed after dark. No problems were reported with lighting. Refer to Photo #5 and Maintenance Protocol 7.9.
3.4	Info Kiosk & Timber Curbing Allowance	1	LS	\$1,800.00	\$1,800	15	2009	100%	\$1,999	2024	100%	\$3,377	2039	100%	\$5,704	A roofed, wood sign kiosk is installed between the parking lot and the tennis courts. Its dimensions are about 8' by 5' in plan. Its 2" by 4" frame is supported on two 4" by 4" posts. Sheathing supports a cedar shake roof. One side of the sign is particle board, and the other is high-density fiberboard ("Homasote"). The kiosk is generally sound, but the cedar shake roofing needs to be replaced. This category also includes about 123 l.f. of 6" by 6" timber curbing around a nearby planting bed, which is in poor condition.	

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Component No. Component	Quantity	Unit of Measurement	Total Asset Base	1st Cycle Year Typical Service Life (Yrs)	Percentage of Replacement 1st Cycle	2nd Cycle Year	Percentage of Replacement 2nd Cycle	3rd Cycle Year	Percentage of Replacement 3rd Cycle	DISCUSSION						
3.5	Community Notice Sign	1	EA	\$1,000.00	\$1,000	15	2011	100%	\$1,191	2026	100%	\$2,012				A community notice sign is installed north of the pool complex. The enclosed sign itself is 6'-2" wide by 4'-0" high and 10" thick. The sign is supported on what appear to be boxed 4" by 4" timber posts, buried directly in the ground. A clear, locked, hinged cover protects plastic letters which are placed in plastic tracks. Above the changeable sign lines, the community name is painted. The sign assembly is in fair condition.
3.6	Wood Footbridge & Bulkhead	1	EA	\$7,500.00	\$7,500	15	2008	30%	\$2,413	2023	100%	\$13,586	2038	100%	\$22,949	A pressure-treated wood footbridge is constructed between the tot lot and the multi-purpose court. Upstream of the bridge, about 30 s.f. of 6" by 6" timber bulkheading has fallen over. The bridge is supported on concrete and timber abutments. The bridge itself appears to be in good to fair condition. We recommend immediate attention to the erosion and bulkhead failure to protect the bridge from damage in a flood. Refer to Photo #6 and Maintenance Protocols 7.10 and 7.11.
3.7	Storm Water Drainage System Allowance	1	LS	\$7,500.00	\$7,500	50	2013	100%	\$9,579	2020	100%	\$12,234	2027	100%	\$15,624	Storm water drainage is provided by surface flow. We observed one small surface drain at the lower end of the parking lot, and a slot drain in the sidewalk to the tennis courts. We understand that these were installed to eliminate a previous drainage problem that weakened part of the tennis courts' subgrade. It is prudent for the community to plan for repairs if these measures are not entirely successful. This category may also be used to address localized erosion issues.
3.8	Tennis Court Restoration Project	2	EA	\$20,000.00	\$40,000	20	2025	100%	\$77,704	2045	100%	\$156,318				The tennis courts appear to be in excellent condition. They were reported to have been restored in 2004. No deflection or significant cracking was observed. Hairline cracking was observed at the base of the net post footings. Homeowners should be advised that tension on the nets should be released when not in use, and nets should not be over-tensioned when in use. The full useful service life of the tennis courts is dependent on preventative maintenance being performed as outlined in the Maintenance Protocols section of the report. Refer to Photo #7 and Maintenance Protocol 7.12.
3.9	Tennis Court Color Coat	2	EA	\$4,500.00	\$9,000	5	2010	100%	\$10,350	2015	100%	\$12,327	2020	100%	\$14,680	The tennis court color coat appears to be in excellent condition, with no significant surface deterioration observed. Refer to Photo #7 and Maintenance Protocol 7.13.
3.10	Tennis Court Fencing	456	LF	\$22.00	\$10,032	20	2015	100%	\$13,740	2035	100%	\$27,641				Ten-foot-high, painted chain link fencing is installed around the perimeter of the tennis courts. A 10' by 20' plywood practice backboard is attached to the fence. The plywood is beginning to delaminate. The fence appears to be in good condition, but needs paint. Refer to Photo #7 and Maintenance Protocol 7.14.
3.11	Multi-Purpose Court Restoration Project	1	EA	\$6,000.00	\$6,000	20	2007	100%	\$6,213	2027	100%	\$12,500				A 4,500 s.f. multi-purpose court is located northeast of the pool. The court is aging, with about 135 l.f. of longitudinal and transverse cracks in the playing surface. The board might consider sealing these cracks until the court can be restored. Refer to Photo #8 and Maintenance Protocol 7.12.
3.12	Multi-Purpose Court Color Coat	1	EA	\$3,000.00	\$3,000	5	2012	100%	\$3,700	2017	100%	\$4,406	2022	100%	\$5,248	The multi-purpose is color coated and striped for basketball. The color coat is in fair condition. Refer to Photo #8 and Maintenance Protocol 7.13.
3.13	Basketball Goals	2	EA	\$2,200.00	\$4,400	20	2007	25%	\$1,139	2027	100%	\$9,166				Two basketball goals, mounted on galvanized steel standards are installed at the multi-purpose court. They appear to be in good condition, except for severe rusting on the back side of the steel backboards. Refer to Photo #8
3.14	Tot Lot & Outdoor Furniture Allowance	1	LS	\$15,750.00	\$15,750	10	2008	50%	\$8,445	2013	50%	\$10,058	2018	50%	\$11,978	Each of four play structures is located in its own timber curbed, wood chip base area. Older-style galvanized steel play equipment includes a 6-post, 4-swing set; a 4-post, 18-rung climber; an 8'-diameter steel merry-go-round; and a 4-post, 2-swing tot swing set. Equipment appears to be in fair condition. Outdoor furniture (other than at the pool) includes about: 10 wood and steel picnic tables (fair to good condition), 6 wood and steel benches (poor to good condition), 5 trash receptacles (good to fair condition), a 10' galvanized bike rack (fair condition), and two movable resin benches (good condition). Preventive maintenance will improve appearance and extend the useful service lives of tot lot components and outdoor furniture. Frequent, periodic safety checks of all components should be conducted, and all damaged components should be repaired to prevent personal injury. Replacement costs are based on replacement with U.S. Consumer Product Safety Commission (CPSC)-compliant play modules. Refer to Photos #9 and #10, and Maintenance Protocol 7.15.

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4. POOL FACILITY																		
4.1	Pool Structures	4,969	SF	\$35.00	\$173,915	25	2009	50%	\$96,570	2034	100%	\$462,728						The 4,465 s.f. swimming pool is an in-ground, cast-in-place concrete structure. The separately fenced 504 s.f. in-ground wading pool is rectangular. Pool areas are taken from pool data in the filter room. The pools and deck are constructed in or on cut and fill. The pool management company advised that the main pool structure is nearing the end of its useful service life, and significant restoration should be planned for within the next few years. They do not know of any current cracking, but will know more when the next white coat is applied. We have included an amount for tile, coping, lane markings, expansions joints and an amount of beam work that cannot yet be determined. These projections are subject to wide variation as more is known about the condition of the pool. The key fact is that the pool is probably about 22 years old, and the useful service life before major restoration for pools built on cut and fill in this area is only about 25 years. Refer to Photo #11 and Maintenance Protocol 7.16.
4.2	Pool White Coat	4,969	SF	\$4.75	\$23,603	10	2006	17%	\$4,012	2009	83%	\$21,756	2016	17%	\$5,691	The pool was covered for the season, so the white coat was not surveyed. The pool management company advised that they have only managed the pool for a year, so do not know when the current white coat was applied. They feel the white coat is not in really bad shape, but will probably need to be restored in the next couple of years. This can be done - and priced - as part of the major structural restoration. They advised that the wading pool needs white coating this year, and we have included their estimate of \$4,000 for that work. Pool white coating seals the pool surface and helps prevent water infiltration into the structure of the pool. White coat generally has a service life of five to seven years if the pool is uncovered, and up to ten years if the pool is covered. Refer to Maintenance Protocol 7.17.		
4.3	Pool Coping	441	LF	\$30.00	\$13,230	25	2006	5%	\$662	2011	5%	\$788	2016	5%	\$938	Standard bullnose cast stone copings installed around the perimeter of both pools are probably original. The pool was covered for the season, so copings were not visible, and were not completely sounded. The pool management company advised that 10 or more coping stones will require attention in 2006. We have also included a projection of 5% of the coping requiring attention every 5 years. Refer to Maintenance Protocol 7.18.		
4.4	Pool Covers	5,850	SF	\$3.00	\$17,550	10	2010	100%	\$20,183	2020	100%	\$28,627	2030	100%	\$40,603	Synthetic fabric pool covers are installed for the winter season. A few tears and some holes were observed, and should be repaired under the maintenance budget. Otherwise, the covers appear to be in fair condition. We estimate that they have about 4 years of useful service life left, and have scheduled their replacement. Refer to Photo #11 and Maintenance Protocol 7.20.		
4.5	Pool Furniture & Equipment Allowance	1	LS	\$13,400.00	\$13,400	10	2008	50%	\$7,185	2013	50%	\$8,557	2018	50%	\$10,191	This category includes 10 aluminum and fiberglass tables, 60 vinyl strap on aluminum frame chairs, 50 vinyl strap on aluminum frame chaises, 3 plastic trash receptacles, 3 folding blow-molded plastic tables, one wire shelf unit, 4 umbrellas, 2 refrigerators, and a microwave oven. The count may be somewhat imprecise because most of the furniture is stacked in the bathhouse for the winter. Furniture and equipment varies in condition from good to fair.		
4.6	Pool Perimeter Equipment Allowance	1	LS	\$12,400.00	\$12,400	25	2006	20%	\$2,480	2011	20%	\$2,954	2016	20%	\$3,517	This category includes 3 lifeguard chairs, a lane marker set on a reel, an aluminum notice sign/bulletin board, 4 stainless steel and plastic ladders, and a 10' diving board. The safety of the diving board and other pool equipment was not checked. The pool management company did note that the dive stand does not meet current Fairfax County Code. The courses of action available range from removing the dive stand to major structural repairs. Because we do not know the preferred option, we have included the management company's estimate of \$5,000 to replace the dive stand - the moderate price option. The condition of other pool perimeter equipment ranges from good to fair, with much of it unknown because most of the equipment is stored in the bathhouse and not completely accessible. Refer to Photo #11.		
4.7	Pool Chain Link Fencing	493	LF	\$20.00	\$9,860	20	2006	40%	\$3,944	2016	100%	\$13,985	2026	100%	\$19,835	About 493 linear feet of chain link fencing is installed around the pool and on the deck. Of this, about 422' is 6'-high painted chain link fencing, and 71' is 3'-high coated chain link fencing separating the wading pool. The taller fence includes a 10' gate, and the shorter fence includes a 4' gate. The fencing is sound, but we have scheduled re-stretching and repainting the perimeter fence to prolong its service life. Refer to Photo #11 and Maintenance Protocol 7.14.		
4.8	Pool Deck Pavilions	780	SF	\$25.00	\$19,500	20	2016	50%	\$13,829	2026	50%	\$19,614						Two open-sided, timber frame pavilions are constructed on the east and west sides of the pool. Their approximate areas are 360 s.f. and 420 s.f., respectively. Roofs are standard 3-tab composition shingles. The east pavilion appears newer than the west pavilion, and differs from that shown in a 2002 aerial photograph. The east pavilion roof is ventilated by a ridge vent, and the west pavilion roof has a small cupola. The pavilions appeared to be in good condition, and no problems were reported. Refer to Photo #11 and Maintenance Protocol 7.21.
4.9	Chlorinator & Controller Systems	1	LS	\$4,000.00	\$4,000	10	2011	100%	\$4,764	2021	100%	\$6,757	2031	100%	\$9,583	Chlorination and pH control is provided by a Pulsatron 120 g.p.d. Series E Plus Pulsafeeder chlorinator and a CAT 2000 controller. The equipment had been shut down for the winter. Their operating condition is unknown to the pool management company, but no specific problems were identified.		
4.10	Main Pool Pump	1	EA	\$5,000.00	\$5,000	15	2006	80%	\$4,000	2007	100%	\$5,178	2022	100%	\$8,746	The main pool pump components had been removed for the winter. The pool management company advised that the pump needs to be replaced, but can probably wait until after the summer of 2006. We have scheduled replacement of the pump in 2007. They advised that the lines and valves need work before the summer of 2006, and we have included their estimate of \$3,500 for this work. They also advised that the backwash line is backing up, and the cause of the blockage needs to be determined before this summer. Since the cause is unknown, we have included a rough estimate of \$500, subject to change as the cause is investigated.		

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4.11	Wading Pool Pump	1	EA	\$750.00	\$750	7	2009	100%	\$833	2016	100%	\$1,064	2023	100%	\$1,359	The plastic wading pool pump is driven by an A. O. Smith E Plus 1 h.p. motor. The system had been shut down for the winter, and no problems were reported.	
4.12	Main Pool Filter	1	EA	\$7,500.00	\$7,500	15	2008	8%	\$643	2013	8%	\$766	2018	8%	\$913	The main pool water is filtered by a single Miami hi-rate sand filter, made by the Miami Tank Manufacturing company. The nameplate is faded, and had been painted over. Miami Tank was apparently acquired by another company in the late-1990's. The system had been shut down for the winter. The pool management company advised that the filter is aged, and probably has exceeded its useful service life. But they recommend keeping the filter in operation as long as no major problems arise. We have scheduled replacement of the filter media in the current filter every 5 years, and replacement of the current filter in 17 years. For estimating purposes only, we have priced three Triton TR-140 filters, but the filter capacity required should be determined before replacing filters. If space permits, the board may want to consider replacement with multiple smaller filter units. Refer to Photo#12.	
4.13	Wading Pool Filter	1	EA	\$750.00	\$750	7	2009	100%	\$833	2016	100%	\$1,064	2023	100%	\$1,359	The wading pool water is filtered by a single Aquatech Hi-Rate model AT60 filter. The filter's outside case appears in good condition, but the condition of the media was not determined. The system had been shut down for the winter, but no problems were reported.	
5. POOL BUILDING COMPONENTS																	
5.1	Tuckpoint Exterior Brick Walls	1,040	SF	\$25.00	\$26,000	50	2036	25%	\$18,546							The exterior walls of the bathhouse are finished with brick veneer. Brick appears to be properly installed and in good condition. When properly specified and installed, brick is a long-life component. Mortar joints are usually more vulnerable to failure than the brick itself, and the community should plan on tuckpointing and repairing the joints at about 50 years of age. We did observe step cracking in the concrete block backup wall on the east side of the building. This side of the building is constructed on fill. The step cracking should be investigated to determine whether it is indicative of a more severe underlying structural problem. Refer to Photo #13 and Maintenance Protocol 7.22.	
5.2	Exterior Wood Trim Allowance	1	LS	\$4,300.00	\$4,300	25	2010	20%	\$989	2014	20%	\$1,137	2018	20%	\$1,308	The bathhouse's exterior trim includes fascias, soffits, cornice boards and two cupolas. The primary material appears to be painted wood. Trim appears to be in excellent condition. We have established an allowance to address periodic replacements of trim over the twenty-year study period. Refer to Maintenance Protocol 7.23.	
5.3	Roofing	1,530	SF	\$4.00	\$6,120	20	2021	100%	\$10,338	2041	100%	\$20,796				The hip roof of the bathhouse is covered with 3-tab asphalt composite shingles. The type of sheathing is unknown. Roof ventilation is provided by continuous soffit screen vents and two cupolas. It is unknown whether the cupolas are functional as ridge vents. Gutters and downspouts are installed on all four edges of the roof. No significant deflection of the roof sheathing was observed. The shingles are in good condition. Re-roofing projects include replacement of roofing, but not any deteriorated sheathing which might be found. Refer to Photo #5 and Maintenance Protocol 7.24.	
5.4	Vinyl Interlocking Floor Tiles	440	SF	\$5.75	\$2,530	15	2011	100%	\$3,013	2026	100%	\$5,090				Bathhouse floors are covered with perforated vinyl unit tile mats. These were observed in most of the occupied spaces.	
5.5	Door Allowance	1	LS	\$3,600.00	\$3,600	25	2024	100%	\$6,753	2049	100%	\$16,179				Exterior doors include three sets of paired 3'-0" metal doors. Two sets are solid, six-panel doors; the third set (on the filter room) has louvers in the lower section. Doors appear to be in good to fair condition except that the filter room doors are corroded from exposure to the chlorine environment. Refer to Photo #14 and Maintenance Protocol 7.25.	
5.6	Building Lighting Allowance	1	LS	\$2,420.00	\$2,420	30	2026	100%	\$4,868							Exterior lighting includes 2 wall-mounted fixtures flanking the main entrance and 6 pairs of adjustable incandescent PAR floodlights mounted to the building. Interior lighting includes 10 ceiling-mounted incandescent fixtures and one 4-tube fluorescent fixture. All appeared to be operational, but some of the power had been shut off for the season. No operational problems were reported.	
5.7	Plumbing & Fixtures Allowance	1	LS	\$13,150.00	\$13,150	30	2031	100%	\$31,505							Men's room fixtures include 2 urinals, 2 sinks in a countertop, 2 toilets in stalls, 2 showers in stalls, a towel dispenser and mirrors. Ladies' room fixtures include 2 sinks in a countertop, 2 toilets in stalls, 2 showers in stalls, a towel dispenser and mirrors. The equipment had been shut off for the season, but no problems were reported. One water cooler had been removed, and was lying on the floor. This category also includes a roof-mounted powered ventilator and associated exhaust ductwork.	
5.8	Water Heater	1	EA	\$2,000.00	\$2,000	15	2020	100%	\$3,262	2035	100%	\$5,511				Hot water for the shower rooms is provided by a residential type 80-gal. Rheem 4500/3380 watt, 240/208 v. electric hot water heater. The unit was manufactured in 2005, and is essentially new. No problems were reported. Refer to Photo #15.	

CALENDAR OF EXPENDITURES TABLE 2 EXPLANATION

This table is a yearly plan of action of replacements and costs. A description of the columns in the table follows:

- Column **1** **Year** is the year of the projected replacement and expenditure.
- Column **2** **Component No.** itemizes the components and is consistent throughout the tables.
- Column **3** **Component** is a brief description of the component.
- Column **4** **Present Cost** is the cost for the cycle in today's dollars.
- Column **5** **Future Cost (Inflated)** is the cost for the cycle in future dollars.
- Column **6** **Total Annual Expenditures** gives the total expenditures by year.
- Column **7** **Action** is an area provided for the Board to make notations as to action taken on each component.

Fairfax, Virginia

TABLE 2
 2006 Through 2025

YEAR	COMPONENT NO.	COMPONENT	PRESENT COST 2006	FUTURE COST (INFLATED)	TOTAL ANNUAL EXPENDITURES	ACTION
1	2	3	4	5	6	7
2006					2006	
	1.2	Asphalt Seal Coat	\$1,795	\$1,795	TOTAL EXPENDITURES	
	1.3	Asphalt Crack Fill & Full-Depth Repair Allowance	\$2,000	\$2,000		
	2.1	Concrete Sidewalks	\$1,092	\$1,092		
	2.2	Concrete Pool Deck	\$4,383	\$4,383		
	3.2	Site & Pool Signage Allowance	\$460	\$460		
	4.2	Pool White Coat	\$4,012	\$4,012		
	4.3	Pool Coping	\$662	\$662		
	4.6	Pool Perimeter Equipment Allowance	\$2,480	\$2,480		
	4.7	Pool Chain Link Fencing	\$3,944	\$3,944		
	4.10	Main Pool Pump	\$4,000	\$4,000		
					\$24,828	
2007					2007	
	3.11	Multi-Purpose Court Restoration Project	\$6,000	\$6,213	TOTAL EXPENDITURES	
	3.13	Basketball Goals	\$1,100	\$1,139		
	4.10	Main Pool Pump	\$5,000	\$5,178		
					\$12,530	
2008					2008	
	3.1	Community Entrance Feature	\$3,540	\$3,796	TOTAL EXPENDITURES	
	3.6	Wood Footbridge & Bulkhead	\$2,250	\$2,413		
	3.14	Tot Lot & Outdoor Furniture Allowance	\$7,875	\$8,445		
	4.5	Pool Furniture & Equipment Allowance	\$6,700	\$7,185		
	4.12	Main Pool Filter	\$600	\$643		
					\$22,483	
2009					2009	
	3.4	Info Kiosk & Timber Curbing Allowance	\$1,800	\$1,999	TOTAL EXPENDITURES	
	4.1	Pool Structures	\$86,958	\$96,570		
	4.2	Pool White Coat	\$19,590	\$21,756		
	4.11	Wading Pool Pump	\$750	\$833		
	4.13	Wading Pool Filter	\$750	\$833		
					\$121,990	
2010					2010	
	3.9	Tennis Court Color Coat	\$9,000	\$10,350	TOTAL EXPENDITURES	
	4.4	Pool Covers	\$17,550	\$20,183		
	5.2	Exterior Wood Trim Allowance	\$860	\$989		
					\$31,523	
2011					2011	
	1.1	Asphalt Restoration Project	\$18,700	\$22,271	TOTAL EXPENDITURES	
	1.2	Asphalt Seal Coat	\$1,795	\$2,138		
	1.3	Asphalt Crack Fill & Full-Depth Repair Allowance	\$800	\$953		
	2.1	Concrete Sidewalks	\$546	\$650		
	2.2	Concrete Pool Deck	\$10,958	\$13,051		
	3.5	Community Notice Sign	\$1,000	\$1,191		
	4.3	Pool Coping	\$662	\$788		
	4.6	Pool Perimeter Equipment Allowance	\$2,480	\$2,954		
	4.9	Chlorinator & Controller Systems	\$4,000	\$4,764		
	5.4	Vinyl Interlocking Floor Tiles	\$2,530	\$3,013		
					\$51,772	
2012					2012	
	3.12	Multi-Purpose Court Color Coat	\$3,000	\$3,700	TOTAL EXPENDITURES	
					\$3,700	

Fairfax, Virginia

TABLE 2
2006 Through 2025

YEAR	COMPONENT NO.	COMPONENT	PRESENT COST 2006	FUTURE COST (INFLATED)	TOTAL ANNUAL EXPENDITURES	ACTION
1	2	3	4	5	6	7
2013					2013	
	3.7	Storm Water Drainage System Allowance	\$7,500	\$9,579	TOTAL EXPENDITURES	
	3.14	Tot Lot & Outdoor Furniture Allowance	\$7,875	\$10,058		
	4.5	Pool Furniture & Equipment Allowance	\$6,700	\$8,557		
	4.12	Main Pool Filter	\$600	\$766		
					\$28,960	
2014					2014	
	5.2	Exterior Wood Trim Allowance	\$860	\$1,137	TOTAL EXPENDITURES	
					\$1,137	
2015					2015	
	3.9	Tennis Court Color Coat	\$9,000	\$12,327	TOTAL EXPENDITURES	
	3.10	Tennis Court Fencing	\$10,032	\$13,740		
					\$26,067	
2016					2016	
	2.1	Concrete Sidewalks	\$546	\$774	TOTAL EXPENDITURES	
	2.2	Concrete Pool Deck	\$10,958	\$15,543		
	3.2	Site & Pool Signage Allowance	\$1,150	\$1,631		
	3.3	Light Poles & Fixtures	\$19,800	\$28,083		
	4.2	Pool White Coat	\$4,012	\$5,691		
	4.3	Pool Coping	\$662	\$938		
	4.6	Pool Perimeter Equipment Allowance	\$2,480	\$3,517		
	4.7	Pool Chain Link Fencing	\$9,860	\$13,985		
	4.8	Pool Deck Pavilions	\$9,750	\$13,829		
	4.11	Wading Pool Pump	\$750	\$1,064		
	4.13	Wading Pool Filter	\$750	\$1,064		
					\$86,119	
2017					2017	
	1.2	Asphalt Seal Coat	\$1,795	\$2,637	TOTAL EXPENDITURES	
	1.3	Asphalt Crack Fill & Full-Depth Repair Allowance	\$1,200	\$1,763		
	3.12	Multi-Purpose Court Color Coat	\$3,000	\$4,406		
					\$8,806	
2018					2018	
	3.14	Tot Lot & Outdoor Furniture Allowance	\$7,875	\$11,978	TOTAL EXPENDITURES	
	4.5	Pool Furniture & Equipment Allowance	\$6,700	\$10,191		
	4.12	Main Pool Filter	\$600	\$913		
	5.2	Exterior Wood Trim Allowance	\$860	\$1,308		
					\$24,390	
2019					2019	
	4.2	Pool White Coat	\$19,590	\$30,857	TOTAL EXPENDITURES	
					\$30,857	
2020					2020	
	3.7	Storm Water Drainage System Allowance	\$7,500	\$12,234	TOTAL EXPENDITURES	
	3.9	Tennis Court Color Coat	\$9,000	\$14,680		
	4.4	Pool Covers	\$17,550	\$28,627		
	5.8	Water Heater	\$2,000	\$3,262		
					\$58,803	

Fairfax, Virginia

TABLE 2
2006 Through 2025

YEAR	COMPONENT NO.	COMPONENT	PRESENT COST 2006	FUTURE COST (INFLATED)	TOTAL ANNUAL EXPENDITURES	ACTION
1	2	3	4	5	6	7
2021					2021	
	2.1	Concrete Sidewalks	\$546	\$922	TOTAL EXPENDITURES	
	2.2	Concrete Pool Deck	\$10,958	\$18,511		
	2.3	Concrete Wheel Stops	\$2,220	\$3,750		
	4.3	Pool Coping	\$662	\$1,117		
	4.6	Pool Perimeter Equipment Allowance	\$2,480	\$4,189		
	4.9	Chlorinator & Controller Systems	\$4,000	\$6,757		
	5.3	Roofing	\$6,120	\$10,338		
					\$45,584	
2022					2022	
	3.12	Multi-Purpose Court Color Coat	\$3,000	\$5,248	TOTAL EXPENDITURES	
	4.10	Main Pool Pump	\$5,000	\$8,746		
	5.2	Exterior Wood Trim Allowance	\$860	\$1,504		
					\$15,498	
2023					2023	
	1.2	Asphalt Seal Coat	\$1,795	\$3,252	TOTAL EXPENDITURES	
	1.3	Asphalt Crack Fill & Full-Depth Repair Allowance	\$1,600	\$2,898		
	3.6	Wood Footbridge & Bulkhead	\$7,500	\$13,586		
	3.14	Tot Lot & Outdoor Furniture Allowance	\$7,875	\$14,265		
	4.5	Pool Furniture & Equipment Allowance	\$6,700	\$12,137		
	4.11	Wading Pool Pump	\$750	\$1,359		
	4.12	Main Pool Filter	\$7,500	\$13,586		
	4.13	Wading Pool Filter	\$750	\$1,359		
					\$62,441	
2024					2024	
	3.4	Info Kiosk & Timber Curbing Allowance	\$1,800	\$3,377	TOTAL EXPENDITURES	
	5.5	Door Allowance	\$3,600	\$6,753		
					\$10,130	
2025					2025	
	3.8	Tennis Court Restoration Project	\$40,000	\$77,704	TOTAL EXPENDITURES	
					\$77,704	

CURRENT FUNDING ANALYSIS CASH FLOW METHOD
TABLE 3.0 EXPLANATION
and, if applicable,
ALTERNATIVE FUNDING ANALYSIS CASH FLOW METHOD
TABLE 3.1, 3.2, 3.3 (etc.) EXPLANATION

Table 3.0 shows the financial picture over the twenty-year study period, using the current annual contribution and the reserve fund balance reported at the beginning of the study year. If the results of the study indicate a need to increase the annual contribution to maintain adequate balances throughout the study period, Table 3.1, and possibly, 3.2 will be provided for consideration. Alternatives might also be provided if a community is over-funded and desires to adjust the annual contribution downward.

Alternative funding may be achieved by increasing the annual contribution to a fixed yearly amount or by applying an annual escalation factor to increase contributions over time, or a combination of both methods. An inflation factor and interest income factor may be included in the calculations on this page.

A description of the columns in the table follows:

- Column 1 **Year**
- Column 2 **Total Asset Base** of all common capital assets included in the reserve fund with costs adjusted for inflation.
- Column 3 **Beginning Reserve Fund Balance** is the reserve fund balance after all activity in the prior year is completed.
- Column 4 **Annual Contribution**, on Table 3, is the amount contributed annually to the reserve fund as reported by the Board of Directors. On the Alternative Funding Analysis tables (3.1, 3.2, etc.), the annual contribution is projected to maintain positive balances throughout the study period.
- Column 5 **Interest Income**, which is indicated in the heading of the table, is applied to the reserve fund balance and is accrued monthly throughout each year after the yearly expenditures are deducted. The interest income percentage may be varied to reflect actual experience of the community investments.
- Column 6 **Capital Expenditures** are annual totals of expenditures for each year of the study period adjusted by the inflation percentage listed in the heading of the table.
- Column 7 **Ending Reserve Fund Balance** is the result of the beginning reserve fund balance plus the annual contribution, plus interest income, less capital expenditures for the year.
- Column 8 **Balance to Asset Base Ratio**, expressed as a percentage, is the ratio between the ending reserve fund balance and the total asset base for that year. The ratio is useful to the analysts in understanding general financial condition, but there is no standard ratio as each community's condition and complexity varies.

**Reserve Fund Plan for
FAIRFAX CLUB ESTATES**

Fairfax, Virginia

**CURRENT FUNDING
ANALYSIS
CASH FLOW METHOD
TABLE 3**



Mason & Mason
Capital Reserve Analysts, Inc.

Reston, Virginia

reserves@shentel.net 800-776-6980
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Beginning Reserve Fund Balance: Annual Contribution To Reserves: Contribution Percentage Increase: Annual Inflation Factor: Annual Interest Income Factor:

\$28,940

\$13,894

0.00%

3.50%

4.00%

YEAR	TOTAL ASSET BASE	BEGINNING RESERVE FUND BALANCE	ANNUAL CONTRIBUTION	INTEREST INCOME	CAPITAL EXPENDITURES	ENDING RESERVE FUND BALANCE	BALANCE TO ASSET BASE RATIO
1	2	3	4	5	6	7	8
2006	\$648,057	\$28,940	\$13,894	\$1,247	\$24,828	\$19,253	3%
2007	\$670,739	\$19,253	\$13,894	\$816	\$12,530	\$21,433	3%
2008	\$694,215	\$21,433	\$13,894	\$688	\$22,483	\$13,532	2%
2009	\$718,512	\$13,532	\$13,894	\$0	\$121,990	-\$94,565	-13%
2010	\$743,660	-\$94,565	\$13,894	\$0	\$31,523	-\$112,193	-15%
2011	\$769,688	-\$112,193	\$13,894	\$0	\$51,772	-\$150,071	-19%
2012	\$796,627	-\$150,071	\$13,894	\$0	\$3,700	-\$139,877	-18%
2013	\$824,509	-\$139,877	\$13,894	\$0	\$28,960	-\$154,943	-19%
2014	\$853,367	-\$154,943	\$13,894	\$0	\$1,137	-\$142,186	-17%
2015	\$883,235	-\$142,186	\$13,894	\$0	\$26,067	-\$154,359	-17%
2016	\$914,148	-\$154,359	\$13,894	\$0	\$86,119	-\$226,584	-25%
2017	\$946,144	-\$226,584	\$13,894	\$0	\$8,806	-\$221,496	-23%
2018	\$979,259	-\$221,496	\$13,894	\$0	\$24,390	-\$231,992	-24%
2019	\$1,013,533	-\$231,992	\$13,894	\$0	\$30,857	-\$248,955	-25%
2020	\$1,049,006	-\$248,955	\$13,894	\$0	\$58,803	-\$293,864	-28%
2021	\$1,085,721	-\$293,864	\$13,894	\$0	\$45,584	-\$325,554	-30%
2022	\$1,123,722	-\$325,554	\$13,894	\$0	\$15,498	-\$327,158	-29%
2023	\$1,163,052	-\$327,158	\$13,894	\$0	\$62,441	-\$375,705	-32%
2024	\$1,203,759	-\$375,705	\$13,894	\$0	\$10,130	-\$371,941	-31%
2025	\$1,245,890	-\$371,941	\$13,894	\$0	\$77,704	-\$435,752	-35%

STUDY PERIOD TOTALS

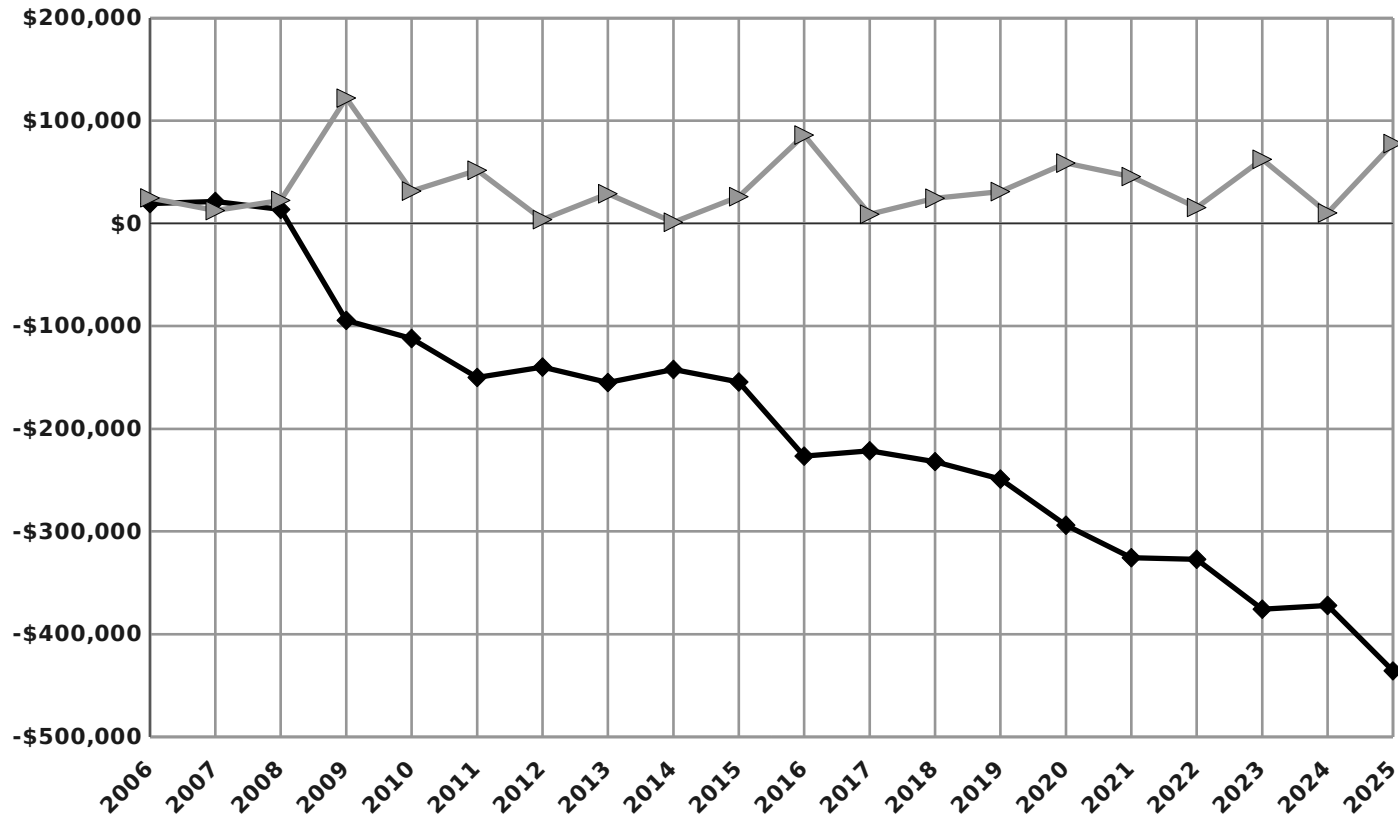
\$277,880

\$2,751

\$745,323

**CURRENT FUNDING ANALYSIS
CASH FLOW METHOD
TABLE 3**

◆ ENDING RESERVE FUND BALANCE **▶ CAPITAL EXPENDITURES**



**Reserve Fund Plan for
FAIRFAX CLUB ESTATES**

Fairfax, Virginia

**ALTERNATIVE FUNDING
ANALYSIS
CASH FLOW METHOD
TABLE 3.1**



Mason & Mason
Capital Reserve Analysts, Inc.

Reston, Virginia reserves@shentel.net 800-776-6980
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Beginning Reserve Fund Balance: \$28,940 Annual Contribution To Reserves: \$13,894 Contribution Percentage Increase: 3.50% Annual Inflation Factor: 3.50% Annual Interest Income Factor: 4.00%

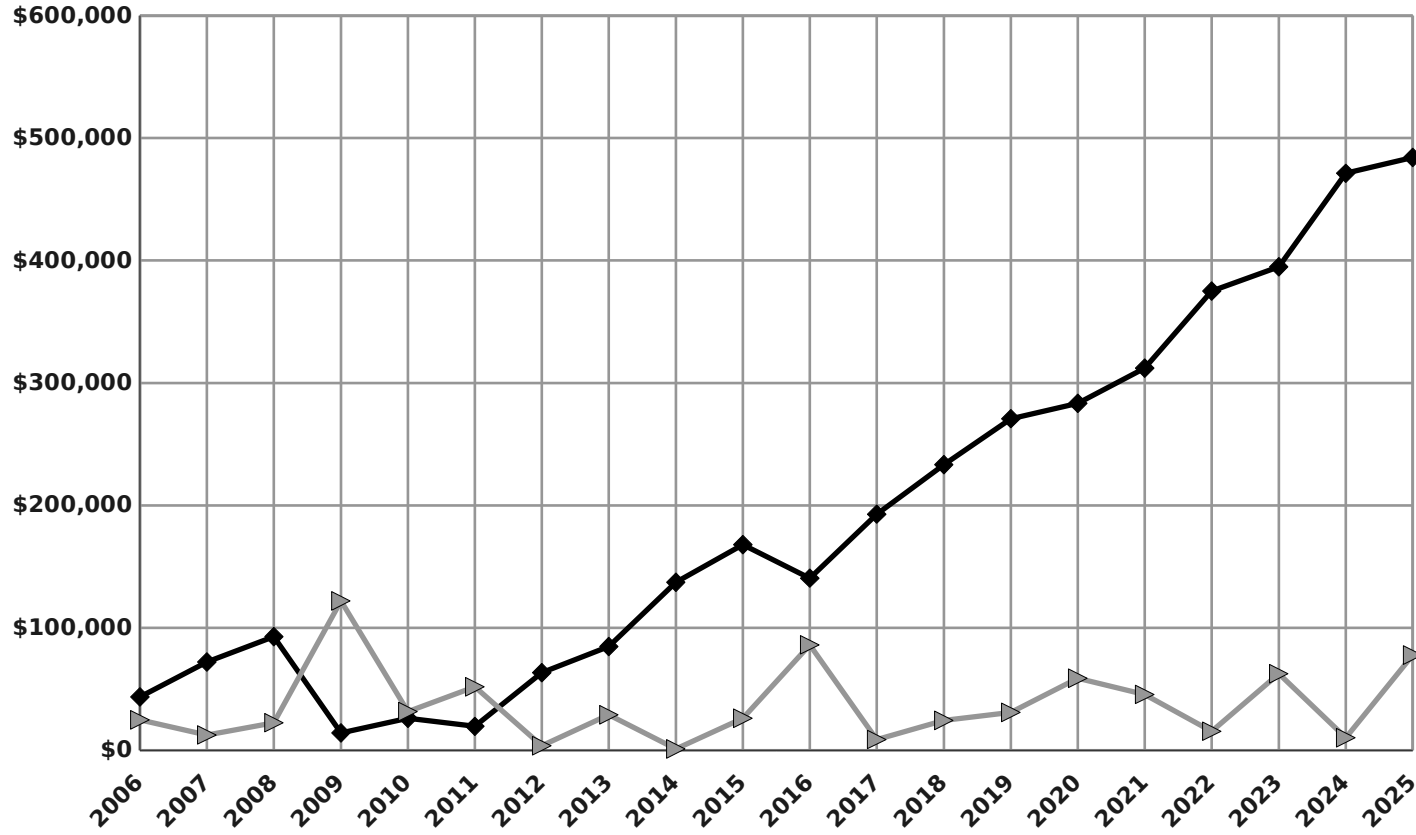
YEAR	TOTAL ASSET BASE	BEGINNING RESERVE FUND BALANCE	ANNUAL CONTRIBUTION	INTEREST INCOME	CAPITAL EXPENDITURES	ENDING RESERVE FUND BALANCE	BALANCE TO ASSET BASE RATIO
1	2	3	4	5	6	7	8
2006	\$648,057	\$28,940	\$37,250	\$2,272	\$24,828	\$43,633	7%
2007	\$670,739	\$43,633	\$38,554	\$2,350	\$12,530	\$72,007	11%
2008	\$694,215	\$72,007	\$39,903	\$3,319	\$22,483	\$92,746	13%
2009	\$718,512	\$92,746	\$41,300	\$2,025	\$121,990	\$14,081	2%
2010	\$743,660	\$14,081	\$42,745	\$824	\$31,523	\$26,127	4%
2011	\$769,688	\$26,127	\$44,241	\$906	\$51,772	\$19,503	3%
2012	\$796,627	\$19,503	\$45,790	\$1,718	\$3,700	\$63,312	8%
2013	\$824,509	\$63,312	\$47,392	\$2,988	\$28,960	\$84,732	10%
2014	\$853,367	\$84,732	\$49,051	\$4,503	\$1,137	\$137,149	16%
2015	\$883,235	\$137,149	\$50,768	\$6,133	\$26,067	\$167,983	19%
2016	\$914,148	\$167,983	\$52,545	\$6,119	\$86,119	\$140,527	15%
2017	\$946,144	\$140,527	\$54,384	\$6,726	\$8,806	\$192,832	20%
2018	\$979,259	\$192,832	\$56,287	\$8,559	\$24,390	\$233,288	24%
2019	\$1,013,533	\$233,288	\$58,257	\$10,110	\$30,857	\$270,798	27%
2020	\$1,049,006	\$270,798	\$60,296	\$11,073	\$58,803	\$283,365	27%
2021	\$1,085,721	\$283,365	\$62,407	\$11,920	\$45,584	\$312,108	29%
2022	\$1,123,722	\$312,108	\$64,591	\$13,795	\$15,498	\$374,995	33%
2023	\$1,163,052	\$374,995	\$66,852	\$15,383	\$62,441	\$394,788	34%
2024	\$1,203,759	\$394,788	\$69,191	\$17,381	\$10,130	\$471,231	39%
2025	\$1,245,890	\$471,231	\$71,613	\$19,076	\$77,704	\$484,216	39%

STUDY PERIOD TOTALS

\$1,053,418	\$147,180	\$745,323
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**ALTERNATIVE FUNDING ANALYSIS
CASH FLOW METHOD
TABLE 3.1**

◆ ENDING RESERVE FUND BALANCE **▶ CAPITAL EXPENDITURES**



FUNDING ANALYSIS COMPONENT METHOD TABLE 4 EXPLANATION

Table 4 is a yearly list of annual contributions toward each component, which must be made to achieve 100% funding. The reserve fund balance is the balance at the beginning of the study year. The beginning reserve fund balance is applied, proportionately, to each component prior to calculating the yearly contribution for each component. Future costs (inflation) are factored into the replacement cycles. The annual contribution for each year is calculated in the bottom row of the study labeled **Annual Component Contribution Totals**. Interest and inflation are calculated at the same annual rates as the Cash Flow Method (Table 3).

- Column **1** **Component Number** is consistent throughout the tables.
- Column **2** **Component** is a brief description of the component.
- Columns **3 - 22** **Years** lists the annual contribution amount toward each component throughout the twenty-year study period, which is totaled at the bottom of the component table.

COMPONENT METHOD SUMMARY

The component method summary computes the beginning reserve fund balance, the annual component contribution, the annual expenditures, and interest income. It then provides the ending reserve fund balance for each year of the study.

**FUNDING ANALYSIS
COMPONENT METHOD
TABLE 4**



Beginning Reserve Fund Balance:

\$28,940

Component Number	COMPONENT	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
5.2	Exterior Wood Trim Allowance	\$171	\$171	\$171	\$171	\$171	\$262	\$262	\$262	\$262	\$301	\$301	\$301	\$301	\$346	\$346	\$346	\$346	\$398	\$398	\$398
5.3	Roofing	\$436	\$436	\$436	\$436	\$436	\$436	\$436	\$436	\$436	\$436	\$436	\$436	\$436	\$436	\$436	\$436	\$678	\$678	\$678	\$678
5.4	Vinyl Interlocking Floor Tiles	\$395	\$395	\$395	\$395	\$395	\$395	\$247	\$247	\$247	\$247	\$247	\$247	\$247	\$247	\$247	\$247	\$247	\$247	\$247	\$247
5.5	Door Allowance	\$222	\$222	\$222	\$222	\$222	\$222	\$222	\$222	\$222	\$222	\$222	\$222	\$222	\$222	\$222	\$222	\$222	\$222	\$222	\$222
5.6	Building Lighting Allowance	\$137	\$137	\$137	\$137	\$137	\$137	\$137	\$137	\$137	\$137	\$137	\$137	\$137	\$137	\$137	\$137	\$137	\$137	\$137	\$137
5.7	Plumbing & Fixtures Allowance	\$659	\$659	\$659	\$659	\$659	\$659	\$659	\$659	\$659	\$659	\$659	\$659	\$659	\$659	\$659	\$659	\$659	\$659	\$659	\$659
5.8	Water Heater	\$156	\$156	\$156	\$156	\$156	\$156	\$156	\$156	\$156	\$156	\$156	\$156	\$156	\$156	\$156	\$268	\$268	\$268	\$268	\$268
ANNUAL COMPONENT CONTRIBUTION TOTALS		\$68,822	\$65,399	\$58,368	\$56,624	\$41,720	\$41,307	\$40,370	\$40,708	\$41,940	\$41,979	\$42,295	\$52,713	\$53,122	\$56,217	\$47,549	\$48,096	\$49,475	\$49,478	\$49,141	\$49,408

COMPONENT METHOD SUMMARY	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
BEGINNING RESERVE FUND BALANCE	\$28,940	\$75,081	\$132,171	\$174,231	\$114,546	\$129,638	\$124,233	\$166,770	\$185,574	\$234,832	\$260,664	\$226,509	\$280,609	\$321,407	\$360,423	\$363,614	\$381,002	\$431,248	\$435,578	\$493,193
PLUS ANNUAL COMPONENT CONTRIBUTION	\$68,822	\$65,399	\$58,368	\$56,624	\$41,720	\$41,307	\$40,370	\$40,708	\$41,940	\$41,979	\$42,295	\$52,713	\$53,122	\$56,217	\$47,549	\$48,096	\$49,475	\$49,478	\$49,141	\$49,408
CAPITAL EXPENDITURES	\$24,828	\$12,530	\$22,483	\$121,990	\$31,523	\$51,772	\$3,700	\$28,960	\$1,137	\$26,067	\$86,119	\$8,806	\$24,390	\$30,857	\$58,803	\$45,584	\$15,498	\$62,441	\$10,130	\$77,704
SUBTOTAL	\$72,934	\$127,950	\$168,056	\$108,865	\$124,743	\$119,174	\$160,903	\$178,518	\$226,376	\$250,744	\$216,839	\$270,416	\$309,342	\$346,768	\$349,169	\$366,126	\$414,978	\$418,285	\$474,590	\$464,897
PLUS INTEREST INCOME @ 4.00%	\$2,147	\$4,220	\$6,175	\$5,681	\$4,895	\$5,059	\$5,866	\$7,056	\$8,456	\$9,920	\$9,670	\$10,193	\$12,066	\$13,655	\$14,445	\$14,875	\$16,270	\$17,294	\$18,603	\$19,483
ENDING RESERVE FUND BALANCE	\$75,081	\$132,171	\$174,231	\$114,546	\$129,638	\$124,233	\$166,770	\$185,574	\$234,832	\$260,664	\$226,509	\$280,609	\$321,407	\$360,423	\$363,614	\$381,002	\$431,248	\$435,578	\$493,193	\$484,380

STUDY PERIOD TOTAL CONTRIBUTIONS	\$994,733
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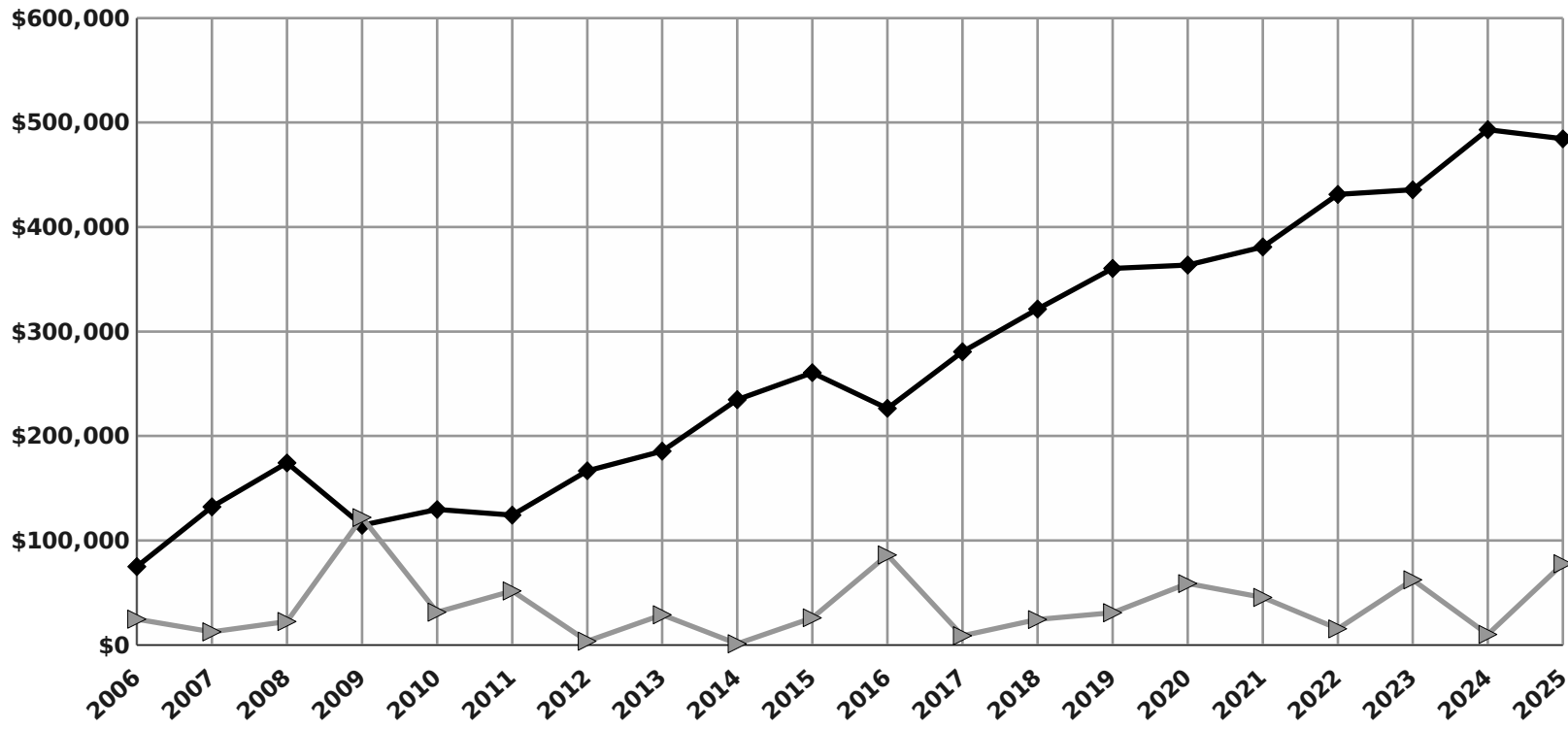
STUDY PERIOD INTEREST TOTAL	\$206,030
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AVERAGE ANNUAL CONTRIBUTION	\$49,737
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TOTAL EXPENDITURES	\$745,323
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**FUNDING ANALYSIS
COMPONENT METHOD
TABLE 4**

◆ ENDING RESERVE FUND BALANCE ▲ CAPITAL EXPENDITURES



**PHOTOGRAPHS
WITH
DESCRIPTIVE
NARRATIVES**



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