

Reserve Study Update Watermill Master Association Jacksonville, Florida



**Prepared for FY 2023
Report Date: August 4, 2022**





August 4, 2022

Ms. Bette Lyttle, CAM
Leland Management
10175 Fortune Parkway, Suite 906
Jacksonville Florida 32256

Re: Reserve Study Report for Watermill Master Association

Dear Ms. Lyttle:

Community Advisors is pleased to provide this Reserve Study Financial Update report for the above referenced Association. No site visit was conducted.

We have developed a plan to fund future capital component replacements which is dependent on adequate funding, component maintenance, usage, weather and other factors. Component replacement cost is determined using local vendors and industry standard publications. This Reserve Study was prepared under the guidelines of the National Reserve Study Standards which is administrated by CAI and the Standards of Practice establish by APRA.

Respectively submitted,

Charles R. Sheppard *RS PRA CCI*
Professional Reserve Analyst

10459 Hunters Creek Court
Jacksonville, FL 32256
(904) 303-3275
www.communityadvisors.com



TABLE OF CONTENTS

EXECUTIVE SUMMARY

Executive Summary	1-1
Recommended Funding Plan Summary	1-2
Recommended Funding Plan VS Fully Funded	1-3
Funding Assessment Comparison Chart	1-4
Funding Model Reserve Ending Balance Comparison Chart	1-5

CURRENT FUNDING PLAN

Current Funding Plan Summary	2-1
Current Funding Plan vs Fully Funded Plan	2-2

CASH FLOW

Income & Expense Spreadsheet	3-1
------------------------------------	-----

EXPENDITURE DETAIL

Annual Expenditure Detail	4-1
Asset Current Cost by Category	4-19

COMPONENT INVENTORY

Component Inventory	5-1
Component Detail Index	5-4
Component Detail	5-7

DISCLOSURES & INFORMATION

Important Information	6-3
Methodology & Information	6-5
Terms of Service	6-6
Definitions	6-7

Executive Summary

Account Information

Account Name	Watermill Master Association	Account Number	1653-2
City	Jacksonville	Last Site Visit	July, 20 2022
State	Florida	Report Date	August, 4 2022
In Service Date	January, 1 2001	Report Version	1
Total Units	1308	Fiscal Year Start	January, 1 2023
Study Level	Level III Financial Update	Fiscal year End	December, 31 2023

Reserve Fund Information

Current Component Replacement Cost	\$1,602,912
Number of Components	71
Reserve Fund Beginning Balance	\$1,316,933
Billing Term	Annually

Component Funding (Straight Line)

First Year Reserve Funding Requirement	\$39,248
Interest Rate on Reserve Deposits	0%
Inflation Rate on Replacement Cost	0%

Pooled Cash (Current Funding Plan)

Current Year Reserve Annual Funding	\$26,471
Interest Rate on Reserve Deposits	Variable
Inflation Rate on Replacement Cost	Variable
Annual Contribution Increases	1%

Pooled Cash (Recommended Funding Plan)

First Year Reserve Funding Requirement	\$46,618
Interest Rate on Reserve Deposits	Variable
Inflation Rate on Replacement Cost	Variable
Annual Contribution Increases	1.0%

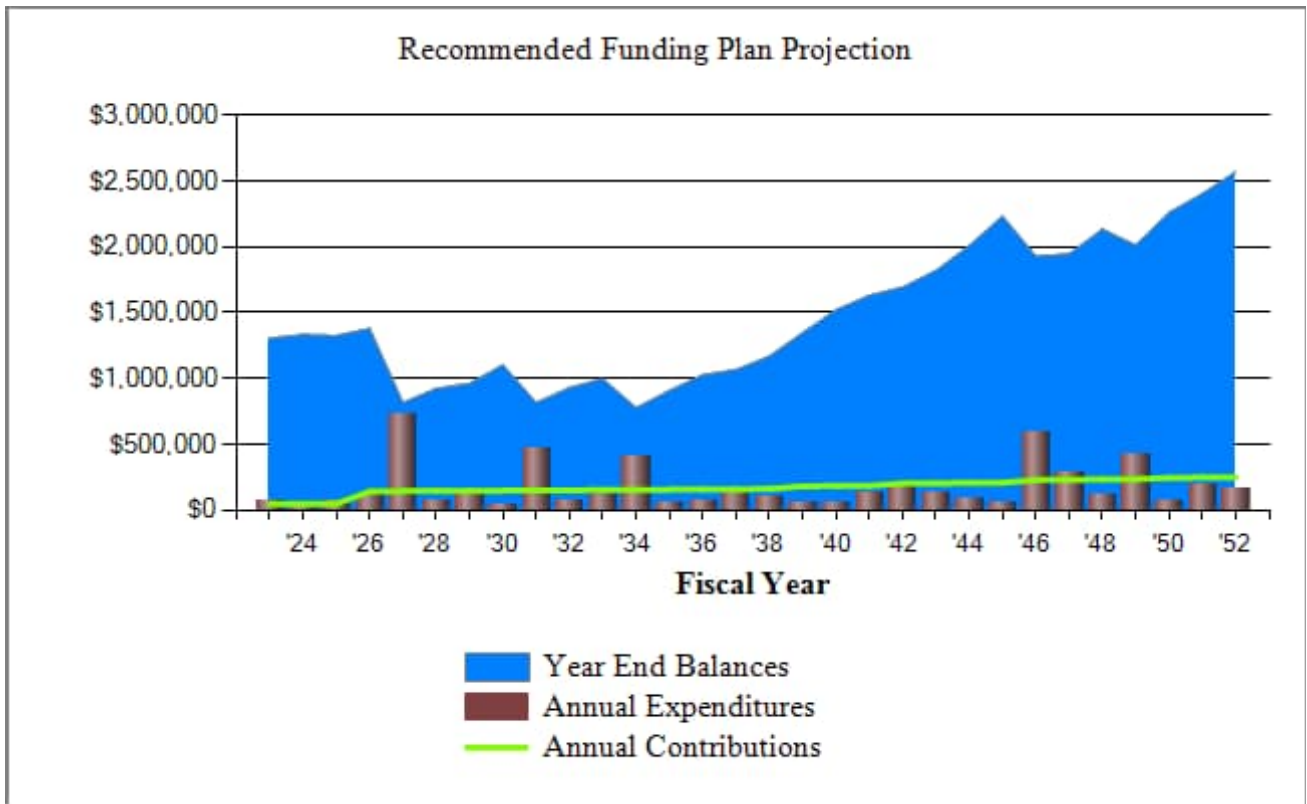
Comments

- Current funding level is not adequate for future component replacement.
- Recommended funding plan maintains lower early year contributions due to current funding status over 100% with increases to provides adequate funding for future component replacement.

**Watermill Master Association
Recommended Funding Plan Summary**

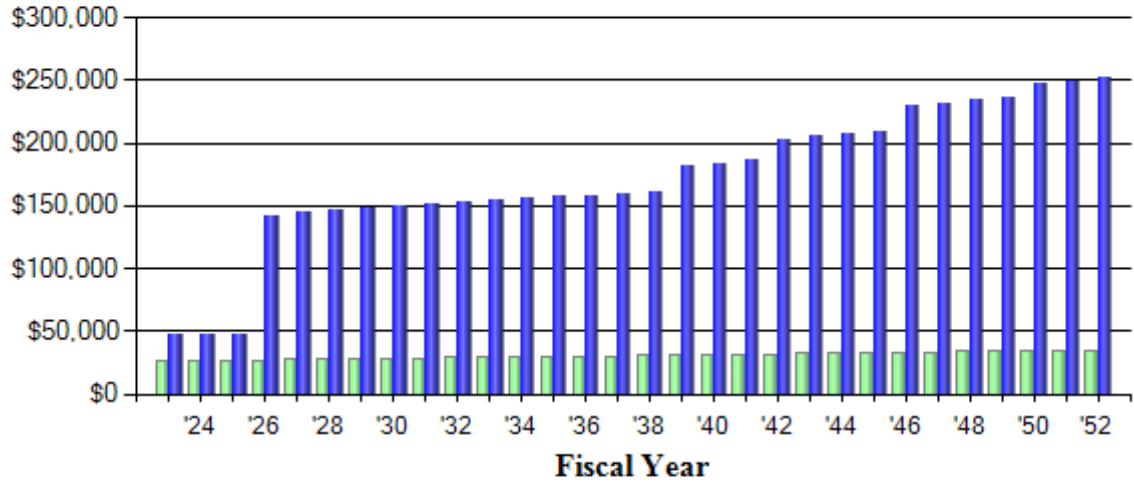
Beginning Balance: \$1,316,933 Fully Funded: \$998,891 Tax Rate:0%

Year	Replacement Cost	Inflation Rate	Annual Reserve Contribution	Other Income	Interest Rate	Net Interest	Projected Expenditure	Year End Balance	Year End Fully Funded	Year End % Funded
2023	1,602,912	5.0%	46,618	0	0.50%	6,493	64,959	1,305,086	1,100,921	119%
2024	1,683,057	4.0%	47,085	0	1.00%	13,205	31,710	1,333,665	1,237,084	108%
2025	1,750,380	3.0%	47,555	0	1.50%	19,602	74,418	1,326,404	1,326,404	100%
2026	1,802,891	3.0%	142,331	0	2.00%	27,048	116,346	1,379,437	1,379,419	100%
2027	1,856,978	3.0%	144,958	0	2.50%	19,915	727,780	816,530	806,341	101%
2028	1,912,687	3.0%	146,407	0	3.00%	26,912	65,868	923,981	901,894	102%
2029	1,970,068	3.0%	147,871	0	3.50%	32,520	142,705	961,667	926,568	104%
2030	2,029,170	3.0%	149,350	0	3.50%	37,326	44,561	1,103,783	1,057,410	104%
2031	2,090,045	3.0%	150,843	0	3.50%	27,625	465,348	816,903	763,234	107%
2032	2,152,746	3.0%	152,352	0	3.50%	31,454	70,566	930,143	871,460	107%
2033	2,217,328	3.0%	153,875	0	3.50%	33,745	119,878	997,885	936,883	107%
2034	2,283,848	3.0%	155,414	0	3.50%	26,310	401,580	778,029	718,997	108%
2035	2,352,364	3.0%	156,968	0	3.50%	30,703	57,761	907,939	853,737	106%
2036	2,422,935	3.0%	158,538	0	3.50%	34,718	74,527	1,026,668	980,431	105%
2037	2,495,623	3.0%	160,123	0	3.50%	36,087	155,747	1,067,131	1,032,604	103%
2038	2,570,491	3.0%	161,725	0	3.50%	39,519	99,746	1,168,628	1,149,519	102%
2039	2,647,606	3.0%	182,233	0	3.50%	45,534	49,883	1,346,513	1,326,960	101%
2040	2,727,034	3.0%	184,056	0	3.50%	51,463	60,207	1,521,824	1,504,933	101%
2041	2,808,845	3.0%	185,896	0	3.50%	55,114	133,027	1,629,808	1,619,245	101%
2042	2,893,111	3.0%	203,284	0	3.50%	57,250	197,390	1,692,951	1,676,878	101%
2043	2,979,904	3.0%	205,317	0	3.50%	61,507	140,917	1,818,858	1,800,779	101%
2044	3,069,301	3.0%	207,370	0	3.50%	67,887	86,589	2,007,527	1,990,917	101%
2045	3,161,380	3.0%	209,444	0	3.50%	75,509	59,563	2,232,917	2,221,355	101%
2046	3,256,221	3.0%	229,413	0	3.50%	65,227	598,690	1,928,867	1,910,366	101%
2047	3,353,908	3.0%	231,707	0	3.50%	65,798	280,622	1,945,750	1,924,828	101%
2048	3,454,525	3.0%	234,024	0	3.50%	72,128	118,965	2,132,937	2,113,618	101%
2049	3,558,161	3.0%	236,364	0	3.50%	68,040	425,290	2,012,052	2,000,163	101%
2050	3,664,906	3.0%	246,864	0	3.50%	76,485	73,622	2,261,778	2,253,358	100%
2051	3,774,853	3.0%	249,332	0	3.50%	81,243	189,894	2,402,459	2,402,459	100%
2052	3,888,099	3.0%	251,826	0	3.50%	86,911	171,112	2,570,083	2,583,692	99%



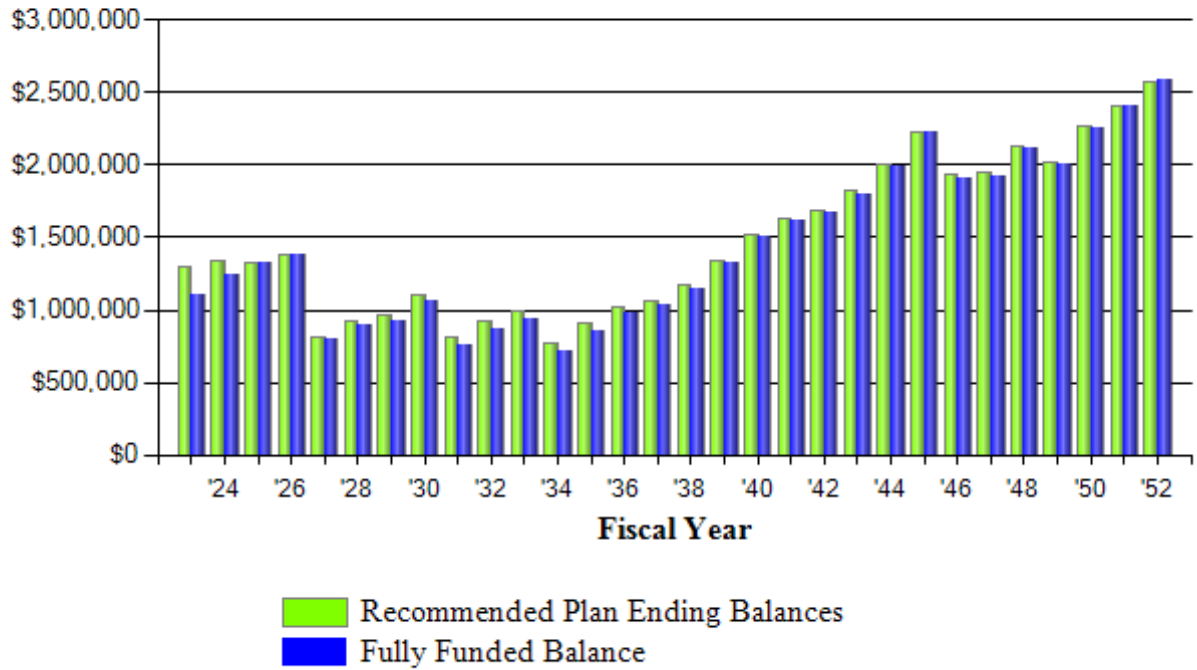
The recommended funding plan provides adequate funding with moderate contributions over time.

Current Contributions vs. Recommended Contributions



Current Funding Plan Contributions
Recommended Funding Plan Contributions

Recommended Funding Plan vs Fully Funded Balance

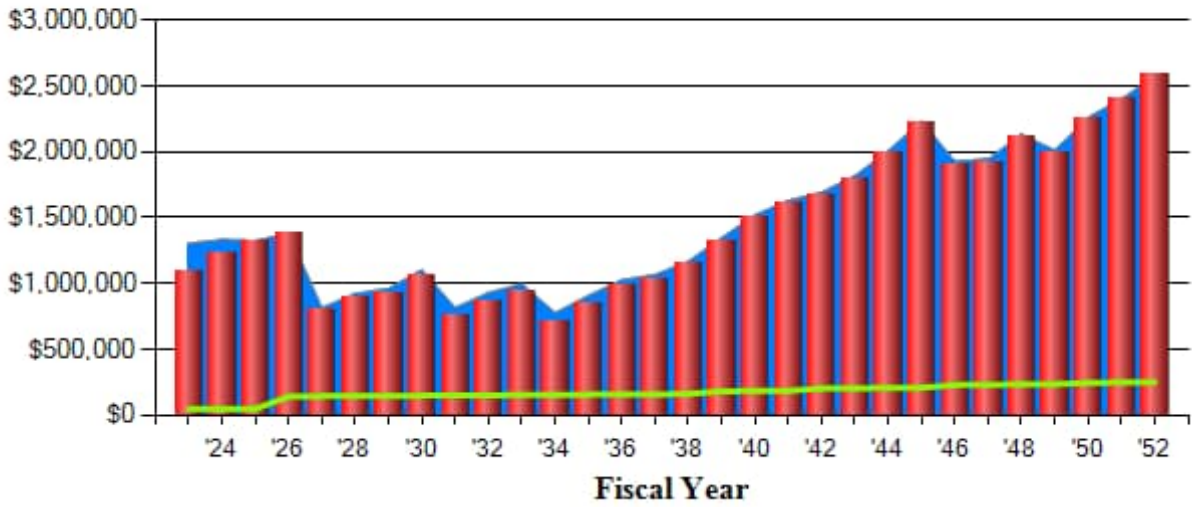


**Watermill Master Association
Current Funding Plan Summary**

Beginning Balance: \$1,316,933 Fully Funded: \$998,891 Tax Rate:0%

Year	Replacement Cost	Inflation Rate	Annual Reserve Contribution	Other Income	Interest Rate	Net Interest	Projected Expenditure	Year End Balance	Year End Fully Funded	Year End % Funded
2023	1,602,912	5.0%	26,471	0	0.50%	6,392	64,959	1,284,837	1,100,921	117%
2024	1,683,057	4.0%	26,736	0	1.00%	12,799	31,710	1,292,662	1,237,084	104%
2025	1,750,380	3.0%	27,003	0	1.50%	18,679	74,418	1,263,925	1,326,404	95%
2026	1,802,891	3.0%	27,273	0	2.00%	23,497	116,346	1,198,349	1,379,419	87%
2027	1,856,978	3.0%	27,546	0	2.50%	12,453	727,780	510,568	806,341	63%
2028	1,912,687	3.0%	27,821	0	3.00%	14,176	65,868	486,697	901,894	54%
2029	1,970,068	3.0%	28,099	0	3.50%	13,023	142,705	385,115	926,568	42%
2030	2,029,170	3.0%	28,380	0	3.50%	12,913	44,561	381,847	1,057,410	36%
2031	2,090,045	3.0%	28,664	0	3.50%		465,348	-54,836	763,234	
2032	2,152,746	3.0%	28,951	0	3.50%		70,566	-96,452	871,460	
2033	2,217,328	3.0%	29,240	0	3.50%		119,878	-187,089	936,883	
2034	2,283,848	3.0%	29,533	0	3.50%		401,580	-559,137	718,997	
2035	2,352,364	3.0%	29,828	0	3.50%		57,761	-587,070	853,737	
2036	2,422,935	3.0%	30,126	0	3.50%		74,527	-631,471	980,431	
2037	2,495,623	3.0%	30,428	0	3.50%		155,747	-756,790	1,032,604	
2038	2,570,491	3.0%	30,732	0	3.50%		99,746	-825,804	1,149,519	
2039	2,647,606	3.0%	31,039	0	3.50%		49,883	-844,648	1,326,960	
2040	2,727,034	3.0%	31,350	0	3.50%		60,207	-873,505	1,504,933	
2041	2,808,845	3.0%	31,663	0	3.50%		133,027	-974,869	1,619,245	
2042	2,893,111	3.0%	31,980	0	3.50%		197,390	-1,140,279	1,676,878	
2043	2,979,904	3.0%	32,300	0	3.50%		140,917	-1,248,896	1,800,779	
2044	3,069,301	3.0%	32,623	0	3.50%		86,589	-1,302,862	1,990,917	
2045	3,161,380	3.0%	32,949	0	3.50%		59,563	-1,329,476	2,221,355	
2046	3,256,221	3.0%	33,278	0	3.50%		598,690	-1,894,888	1,910,366	
2047	3,353,908	3.0%	33,611	0	3.50%		280,622	-2,141,899	1,924,828	
2048	3,454,525	3.0%	33,947	0	3.50%		118,965	-2,226,916	2,113,618	
2049	3,558,161	3.0%	34,287	0	3.50%		425,290	-2,617,919	2,000,163	
2050	3,664,906	3.0%	34,630	0	3.50%		73,622	-2,656,912	2,253,358	
2051	3,774,853	3.0%	34,976	0	3.50%		189,894	-2,811,831	2,402,459	
2052	3,888,099	3.0%	35,326	0	3.50%		171,112	-2,947,617	2,583,692	

Current Funding Plan



- Current Funding Plan Year End Balances
- Current Funding Plan Expenditures
- Current Funding Plan Contributions

**Watermill Master Association
Income & Expense Spreadsheet**

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Beginning Balance	1,316,933	1,305,086	1,333,665	1,326,404	1,379,437	816,530	923,981	961,667	1,103,783	816,903
Annual Assessment	46,618	47,085	47,555	142,331	144,958	146,407	147,871	149,350	150,843	152,352
Interest Earned	6,493	13,205	19,602	27,048	19,915	26,912	32,520	37,326	27,625	31,454
Expenditures	64,959	31,710	74,418	116,346	727,780	65,868	142,705	44,561	465,348	70,566
Fully Funded Reserves	1,100,921	1,237,084	1,326,404	1,379,419	806,341	901,894	926,568	1,057,410	763,234	871,460
Percent Fully Funded	119%	108%	100%	100%	101%	102%	104%	104%	107%	107%
Ending Balance	1,305,086	1,333,665	1,326,404	1,379,437	816,530	923,981	961,667	1,103,783	816,903	930,143
Description										
Asphalt Paving										
Asphalt Mill/Overlay 1 1/2"					82,734					
Asphalt Paving Total:					82,734					
Misc. Site Components										
Concrete Curbing Allowance (at paving)					3,476					
Concrete Sidewalk Allowance	2,000					2,387				
Monument Sign Refurbishment Allowance				30,369						
Stone Column Repair Allowance	2,000			2,250			2,458			2,686
Waterwheel Feature Refurbish Allowance				8,998						
Misc. Site Components Total:	4,000			41,616	3,476	2,387	2,458			2,686
Stormwater System										
Pipe/Control Structure Allowance		21,000	21,840	22,495	23,170	23,865	24,581	25,319	26,078	26,860
Pond Fountain Pump	2,300					2,744				
Storm Water Pond Bathmetric Survey Allowance	20,600									
Storm Water Pond Dredging Allowance									260,781	
Stormwater System Total:	22,900	21,000	21,840	22,495	23,170	26,610	24,581	25,319	286,859	26,860
Landscape/Irrigation										
Irrigation Pipe & Control Annual Allowance	2,000	2,100	2,184	2,250	2,317	2,387	2,458	2,532	2,608	2,686
Irrigation Pump A	9,200					10,978				
Irrigation Pump B	9,200					10,978				
Irrigation Pump C	2,300					2,744				
Landscape/Irrigation Total:	22,700	2,100	2,184	2,250	2,317	27,087	2,458	2,532	2,608	2,686

**Watermill Master Association
Income & Expense Spreadsheet**

Description	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Fencing/Rails										
Aluminum Fence - Pool, Resident's Club									36,666	
Aluminum Fence - Splash Pool										
Aluminum Fence - Tot Lot										
Bridge Rails - Pools							4,130			
Chain Link Fence - Basketball Court										
Chain Link Fence - Tennis Courts			19,770							
Composite Fence - Dumpster Enclosure										
Composite Fence - Pool Equipment										
Misc. Railings				4,499						
Vinyl Fencing - Argyle Forest Blvd.					279,373					
Vinyl Fencing - Collins Road					219,809					
Vinyl Fencing - Shindler Drive					54,293					
Fencing/Rails Total:			19,770	4,499	553,475		4,130		36,666	
Roofing										
Metal Roof - Gazebo									10,796	
Metal Roof - Pool Cabana				10,741						
Metal Roof - Resident's Club										
Metal Roof - Storage Building				1,785						
Roofing Total:				12,526					10,796	
Mis. Building Components										
Awning Frabic - Resident's Club	1,159									
Camera System Allowance								6,330		
Floor Tile - Office							1,966			
Flooring Allowance - Great Room										
Plumbing Fixtures - Clubhouse										
Plumbing Fixtures - Pool Cabana										
Toilet Partitions - Pool Cabana										
Toilet Partitions - Resident's Club										
Vanities/Solid Surface Tops/Sinks - Pool Cabana										
Vanity Stone Tops/Sinks - Resident's Club										
Wall Tile - Pool Cabana										

**Watermill Master Association
Income & Expense Spreadsheet**

Description	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
<i>Mis. Building Components continued...</i>										
Wall Tile - Resident's Club										
Water Cooler - Resident's Club							1,229			
Wood Cabinets/ Stone Tops - Kitchen										
Mis. Building Components Total:	1,159						3,196	6,330		
Exterior Painting										
Exterior Painting - Gazebo Wood			1,529							
Exterior Painting - Pool Cabana & Storage Building			2,424							
Exterior Painting - Resident's Club			12,929							
Exterior Painting Total:			16,882							
Misc. Equipment										
Heat Pump							10,017			
Pool & Patio Furniture Annual Allowance	3,000	3,150	3,276	3,374	3,476	3,580	3,687	3,798	3,912	4,029
Misc. Equipment Total:	3,000	3,150	3,276	3,374	3,476	3,580	13,704	3,798	3,912	4,029
Site Lighting										
Decorative Lights - Pools			202							
LED Light Pole - Tennis Courts										
Light Poles - Parking Lot & Tot Lot					29,542					
Light Poles - Tennis Courts									28,164	
Site Lighting Total:			202		29,542				28,164	
Sport Courts										
Basketball Poles & Goals				2,250						
Court Resurfacing - Basketball Court				7,090					8,220	
Court Resurfacing - Tennis Courts				14,397					16,690	
Sport Courts Total:				23,737					24,910	
Swimming Pools										
Acrylic Coating Replacement - Pool Deck							80,994			
Acrylic Coating Stain - Pool Deck					23,567					27,321
Concrete Pavers - Pool Deck									59,568	
Pool Play Equipment Replacement Allowance										

**Watermill Master Association
Income & Expense Spreadsheet**

Description	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
<i>Swimming Pools continued...</i>										
Pool Pump & Equipment Annual Allowance	3,000	3,150	3,276	3,374	3,476	3,580	3,687	3,798	3,912	4,029
Pool Resurfacing - Family Pool										
Pool Resurfacing - Lap Pool										
Pool Resurfacing - Splash Pool										
Shade Structure Fabric	6,000									
Swimming Pools Total:	9,000	3,150	3,276	3,374	27,043	3,580	84,681	3,798	63,479	31,350
Tot Lot										
Park Benches - Tot Lot	2,200	2,310	2,402	2,474	2,549	2,625	2,704	2,785	2,869	2,955
Play Equipment Replacement Allowance										
Playground Climber			4,586							
Spring Riders										
Swings - Single Post 1 Bay							4,793			
Swings - T Post									5,085	
Tot Lot Total:	2,200	2,310	6,989	2,474	2,549	2,625	7,497	2,785	7,954	2,955
Year Total:	64,959	31,710	74,418	116,346	727,780	65,868	142,705	44,561	465,348	70,566

**Watermill Master Association
Income & Expense Spreadsheet**

	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
Beginning Balance	930,143	997,885	778,029	907,939	1,026,668	1,067,131	1,168,628	1,346,513	1,521,824	1,629,808
Annual Assessment	153,875	155,414	156,968	158,538	160,123	161,725	182,233	184,056	185,896	203,284
Interest Earned	33,745	26,310	30,703	34,718	36,087	39,519	45,534	51,463	55,114	57,250
Expenditures	119,878	401,580	57,761	74,527	155,747	99,746	49,883	60,207	133,027	197,390
Fully Funded Reserves	936,883	718,997	853,737	980,431	1,032,604	1,149,519	1,326,960	1,504,933	1,619,245	1,676,878
Percent Fully Funded	107%	108%	106%	105%	103%	102%	101%	101%	101%	101%
Ending Balance	997,885	778,029	907,939	1,026,668	1,067,131	1,168,628	1,346,513	1,521,824	1,629,808	1,692,951
Description										
Asphalt Paving										
Asphalt Mill/Overlay 1 1/2"										
Asphalt Paving Total:										
Misc. Site Components										
Concrete Curbing Allowance (at paving)										
Concrete Sidewalk Allowance	2,767					3,207				
Monument Sign Refurbishment Allowance										
Stone Column Repair Allowance			2,935			3,207			3,505	
Waterwheel Feature Refurbish Allowance										
Misc. Site Components Total:	2,767		2,935			6,415			3,505	
Stormwater System										
Pipe/Control Structure Allowance	27,666	28,496	29,351	30,232	31,139	32,073	33,035	34,026	35,047	36,098
Pond Fountain Pump	3,182					3,688				
Storm Water Pond Bathmetric Survey Allowance										
Storm Water Pond Dredging Allowance										
Stormwater System Total:	30,848	28,496	29,351	30,232	31,139	35,761	33,035	34,026	35,047	36,098
Landscape/Irrigation										
Irrigation Pipe & Control Annual Allowance	2,767	2,850	2,935	3,023	3,114	3,207	3,303	3,403	3,505	3,610
Irrigation Pump A	12,726					14,753				
Irrigation Pump B	12,726					14,753				
Irrigation Pump C	3,182					3,688				
Landscape/Irrigation Total:	31,401	2,850	2,935	3,023	3,114	36,403	3,303	3,403	3,505	3,610

**Watermill Master Association
Income & Expense Spreadsheet**

Description	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
Fencing/Rails										
Aluminum Fence - Pool, Resident's Club										
Aluminum Fence - Splash Pool										
Aluminum Fence - Tot Lot										
Bridge Rails - Pools										
Chain Link Fence - Basketball Court					17,279					
Chain Link Fence - Tennis Courts										
Composite Fence - Dumpster Enclosure										
Composite Fence - Pool Equipment										
Misc. Railings										
Vinyl Fencing - Argyle Forest Blvd.										
Vinyl Fencing - Collins Road										
Vinyl Fencing - Shindler Drive										
Fencing/Rails Total:					17,279					
Roofing										
Metal Roof - Gazebo										
Metal Roof - Pool Cabana										
Metal Roof - Resident's Club									97,140	
Metal Roof - Storage Building										
Roofing Total:									97,140	
Mis. Building Components										
Awning Frabic - Resident's Club			1,701							
Camera System Allowance						8,018				
Floor Tile - Office										
Flooring Allowance - Great Room					9,342					
Plumbing Fixtures - Clubhouse					7,473					
Plumbing Fixtures - Pool Cabana					12,455					
Toilet Partitions - Pool Cabana					11,210					
Toilet Partitions - Resident's Club					5,605					
Vanities/Solid Surface Tops/Sinks - Pool Cabana					3,114					
Vanity Stone Tops/Sinks - Resident's Club									9,025	
Wall Tile - Pool Cabana								1,682		

**Watermill Master Association
Income & Expense Spreadsheet**

Description	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
<i>Mis. Building Components continued...</i>										
Wall Tile - Resident's Club					1,539					
Water Cooler - Resident's Club									1,752	
Wood Cabinets/ Stone Tops - Kitchen					9,038					
Mis. Building Components Total:			1,701		59,776	8,018		1,682	1,752	9,025
Exterior Painting										
Exterior Painting - Gazebo Wood	1,937								2,453	
Exterior Painting - Pool Cabana & Storage Building	3,071								3,890	
Exterior Painting - Resident's Club	16,378								20,748	
Exterior Painting Total:	21,386								27,091	
Misc. Equipment										
Heat Pump									14,282	
Pool & Patio Furniture Annual Allowance	4,150	4,274	4,403	4,535	4,671	4,811	4,955	5,104	5,257	5,415
Misc. Equipment Total:	4,150	4,274	4,403	4,535	4,671	4,811	4,955	5,104	19,539	5,415
Site Lighting										
Decorative Lights - Pools										
LED Light Pole - Tennis Courts										
Light Poles - Parking Lot & Tot Lot										
Light Poles - Tennis Courts										
Site Lighting Total:										
Sport Courts										
Basketball Poles & Goals										
Court Resurfacing - Basketball Court				9,529					11,047	
Court Resurfacing - Tennis Courts				19,348					22,430	
Sport Courts Total:				28,877					33,477	
Swimming Pools										
Acrylic Coating Replacement - Pool Deck										
Acrylic Coating Stain - Pool Deck					31,673					36,717
Concrete Pavers - Pool Deck										
Pool Play Equipment Replacement Allowance	22,133									

**Watermill Master Association
Income & Expense Spreadsheet**

Description	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
<i>Swimming Pools continued...</i>										
Pool Pump & Equipment Annual Allowance	4,150	4,274	4,403	4,535	4,671	4,811	4,955	5,104	5,257	5,415
Pool Resurfacing - Family Pool		87,808								
Pool Resurfacing - Lap Pool		179,925								
Pool Resurfacing - Splash Pool		27,926								
Shade Structure Fabric			8,805							
Swimming Pools Total:	26,283	299,934	13,208	4,535	36,343	4,811	4,955	5,104	5,257	42,132
Tot Lot										
Park Benches - Tot Lot	3,043	3,135	3,229	3,325	3,425	3,528	3,634	3,743	3,855	3,971
Play Equipment Replacement Allowance		56,992								
Playground Climber								7,145		
Spring Riders		5,899								
Swings - Single Post 1 Bay										
Swings - T Post										
Tot Lot Total:	3,043	66,026	3,229	3,325	3,425	3,528	3,634	10,888	3,855	3,971
Year Total:	119,878	401,580	57,761	74,527	155,747	99,746	49,883	60,207	133,027	197,390

**Watermill Master Association
Income & Expense Spreadsheet**

	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
Beginning Balance	1,692,951	1,818,858	2,007,527	2,232,917	1,928,867	1,945,750	2,132,937	2,012,052	2,261,778	2,402,459
Annual Assessment	205,317	207,370	209,444	229,413	231,707	234,024	236,364	246,864	249,332	251,826
Interest Earned	61,507	67,887	75,509	65,227	65,798	72,128	68,040	76,485	81,243	86,911
Expenditures	140,917	86,589	59,563	598,690	280,622	118,965	425,290	73,622	189,894	171,112
Fully Funded Reserves	1,800,779	1,990,917	2,221,355	1,910,366	1,924,828	2,113,618	2,000,163	2,253,358	2,402,459	2,583,692
Percent Fully Funded	101%	101%	101%	101%	101%	101%	101%	100%	100%	99%
Ending Balance	1,818,858	2,007,527	2,232,917	1,928,867	1,945,750	2,132,937	2,012,052	2,261,778	2,402,459	2,570,083
Description										
Asphalt Paving										
Asphalt Mill/Overlay 1 1/2"					149,426					
Asphalt Paving Total:					149,426					
Misc. Site Components										
Concrete Curbing Allowance (at paving)					6,277					
Concrete Sidewalk Allowance	3,718					4,310				
Monument Sign Refurbishment Allowance				54,849						
Stone Column Repair Allowance		3,830			4,185			4,573		
Waterwheel Feature Refurbish Allowance									18,840	
Misc. Site Components Total:	3,718	3,830		54,849	10,462	4,310		4,573	18,840	
Stormwater System										
Pipe/Control Structure Allowance	37,181	38,297	39,445	40,629	41,848	43,103	44,396	45,728	47,100	48,513
Pond Fountain Pump	4,276					4,957				
Storm Water Pond Bathmetric Survey Allowance	38,297									
Storm Water Pond Dredging Allowance										
Stormwater System Total:	79,754	38,297	39,445	40,629	41,848	48,060	44,396	45,728	47,100	48,513
Landscape/Irrigation										
Irrigation Pipe & Control Annual Allowance	3,718	3,830	3,945	4,063	4,185	4,310	4,440	4,573	4,710	4,851
Irrigation Pump A	17,103					19,827				
Irrigation Pump B	17,103					19,827				
Irrigation Pump C	4,276					4,957				
Landscape/Irrigation Total:	42,201	3,830	3,945	4,063	4,185	48,922	4,440	4,573	4,710	4,851

**Watermill Master Association
Income & Expense Spreadsheet**

Description	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
Fencing/Rails										
Aluminum Fence - Pool, Resident's Club										
Aluminum Fence - Splash Pool										48,513
Aluminum Fence - Tot Lot									19,297	
Bridge Rails - Pools										
Chain Link Fence - Basketball Court										
Chain Link Fence - Tennis Courts							40,187			
Composite Fence - Dumpster Enclosure		3,906								
Composite Fence - Pool Equipment		8,789								
Misc. Railings									9,420	
Vinyl Fencing - Argyle Forest Blvd.										
Vinyl Fencing - Collins Road										
Vinyl Fencing - Shindler Drive										
Fencing/Rails Total:		12,695					40,187		28,717	48,513
Roofing										
Metal Roof - Gazebo										
Metal Roof - Pool Cabana									22,489	
Metal Roof - Resident's Club										
Metal Roof - Storage Building									3,737	
Roofing Total:									26,227	
Mis. Building Components										
Awning Frabic - Resident's Club					2,425					
Camera System Allowance				10,157						
Floor Tile - Office							3,552			
Flooring Allowance - Great Room										
Plumbing Fixtures - Clubhouse										
Plumbing Fixtures - Pool Cabana										
Toilet Partitions - Pool Cabana										
Toilet Partitions - Resident's Club										
Vanities/Solid Surface Tops/Sinks - Pool Cabana										
Vanity Stone Tops/Sinks - Resident's Club										
Wall Tile - Pool Cabana										

**Watermill Master Association
Income & Expense Spreadsheet**

Description	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
<i>Mis. Building Components continued...</i>										
Wall Tile - Resident's Club										
Water Cooler - Resident's Club										
Wood Cabinets/ Stone Tops - Kitchen										
Mis. Building Components Total:				10,157	2,425		3,552			
Exterior Painting										
Exterior Painting - Gazebo Wood							3,108			
Exterior Painting - Pool Cabana & Storage Building							4,928			
Exterior Painting - Resident's Club							26,283			
Exterior Painting Total:							34,318			
Misc. Equipment										
Heat Pump										
Pool & Patio Furniture Annual Allowance	5,577	5,744	5,917	6,094	6,277	6,465	6,659	6,859	7,065	7,277
Misc. Equipment Total:	5,577	5,744	5,917	6,094	6,277	6,465	6,659	6,859	7,065	7,277
Site Lighting										
Decorative Lights - Pools							410			
LED Light Pole - Tennis Courts		4,768								
Light Poles - Parking Lot & Tot Lot										
Light Poles - Tennis Courts										
Site Lighting Total:		4,768					410			
Sport Courts										
Basketball Poles & Goals				4,063						
Court Resurfacing - Basketball Court				12,806					14,846	
Court Resurfacing - Tennis Courts				26,002					30,144	
Sport Courts Total:				42,872					44,990	
Swimming Pools										
Acrylic Coating Replacement - Pool Deck							146,285			
Acrylic Coating Stain - Pool Deck					42,565					49,345
Concrete Pavers - Pool Deck										
Pool Play Equipment Replacement Allowance							35,517			

**Watermill Master Association
Income & Expense Spreadsheet**

Description	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
<i>Swimming Pools continued...</i>										
Pool Pump & Equipment Annual Allowance	5,577	5,744	5,917	6,094	6,277	6,465	6,659	6,859	7,065	7,277
Pool Resurfacing - Family Pool				125,194						
Pool Resurfacing - Lap Pool				256,530						
Pool Resurfacing - Splash Pool				39,816						
Shade Structure Fabric					12,554					
Swimming Pools Total:	5,577	5,744	5,917	427,635	61,397	6,465	188,461	6,859	7,065	56,622
Tot Lot										
Park Benches - Tot Lot	4,090	4,213	4,339	4,469	4,603	4,741	4,884	5,030	5,181	5,336
Play Equipment Replacement Allowance							88,792			
Playground Climber										
Spring Riders							9,190			
Swings - Single Post 1 Bay		7,468								
Swings - T Post				7,923						
Tot Lot Total:	4,090	11,680	4,339	12,392	4,603	4,741	102,866	5,030	5,181	5,336
Year Total:	140,917	86,589	59,563	598,690	280,622	118,965	425,290	73,622	189,894	171,112

**Watermill Master Association
Annual Expenditure Detail**

Description	Expenditures
Replacement Year 2023	
Misc. Site Components	
Concrete Sidewalk Allowance	2,000
Stone Column Repair Allowance	2,000
Stormwater System	
Pond Fountain Pump	2,300
Storm Water Pond Bathmetric Survey Allowance	20,600
Landscape/Irrigation	
Irrigation Pipe & Control Annual Allowance	2,000
Irrigation Pump A	9,200
Irrigation Pump B	9,200
Irrigation Pump C	2,300
Mis. Building Components	
Awning Frabic - Resident's Club	1,159
Misc. Equipment	
Pool & Patio Furniture Annual Allowance	3,000
Swimming Pools	
Pool Pump & Equipment Annual Allowance	3,000
Shade Structure Fabric	6,000
Tot Lot	
Park Benches - Tot Lot	2,200
Total for 2023	<u>\$64,959</u>
 Replacement Year 2024	
Stormwater System	
Pipe/Control Structure Allowance	21,000
Landscape/Irrigation	
Irrigation Pipe & Control Annual Allowance	2,100
Misc. Equipment	
Pool & Patio Furniture Annual Allowance	3,150
Swimming Pools	
Pool Pump & Equipment Annual Allowance	3,150
Tot Lot	
Park Benches - Tot Lot	2,310
Total for 2024	<u>\$31,710</u>

**Watermill Master Association
Annual Expenditure Detail**

Description	Expenditures
Replacement Year 2025	
Stormwater System	
Pipe/Control Structure Allowance	21,840
Landscape/Irrigation	
Irrigation Pipe & Control Annual Allowance	2,184
Fencing/Rails	
Chain Link Fence - Tennis Courts	19,770
Exterior Painting	
Exterior Painting - Gazebo Wood	1,529
Exterior Painting - Pool Cabana & Storage Building	2,424
Exterior Painting - Resident's Club	12,929
Misc. Equipment	
Pool & Patio Furniture Annual Allowance	3,276
Site Lighting	
Decorative Lights - Pools	202
Swimming Pools	
Pool Pump & Equipment Annual Allowance	3,276
Tot Lot	
Park Benches - Tot Lot	2,402
Playground Climber	4,586
Total for 2025	\$74,418
Replacement Year 2026	
Misc. Site Components	
Monument Sign Refurbishment Allowance	30,369
Stone Column Repair Allowance	2,250
Waterwheel Feature Refurbish Allowance	8,998
Stormwater System	
Pipe/Control Structure Allowance	22,495
Landscape/Irrigation	
Irrigation Pipe & Control Annual Allowance	2,250
Fencing/Rails	
Misc. Railings	4,499
Roofing	
Metal Roof - Pool Cabana	10,741

**Watermill Master Association
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2026 continued...</i>	
Metal Roof - Storage Building	1,785
Misc. Equipment	
Pool & Patio Furniture Annual Allowance	3,374
Sport Courts	
Basketball Poles & Goals	2,250
Court Resurfacing - Basketball Court	7,090
Court Resurfacing - Tennis Courts	14,397
Swimming Pools	
Pool Pump & Equipment Annual Allowance	3,374
Tot Lot	
Park Benches - Tot Lot	2,474
Total for 2026	<u>\$116,346</u>
 Replacement Year 2027	
Asphalt Paving	
Asphalt Mill/Overlay 1 1/2"	82,734
Misc. Site Components	
Concrete Curbing Allowance (at paving)	3,476
Stormwater System	
Pipe/Control Structure Allowance	23,170
Landscape/Irrigation	
Irrigation Pipe & Control Annual Allowance	2,317
Fencing/Rails	
Vinyl Fencing - Argyle Forest Blvd.	279,373
Vinyl Fencing - Collins Road	219,809
Vinyl Fencing - Shindler Drive	54,293
Misc. Equipment	
Pool & Patio Furniture Annual Allowance	3,476
Site Lighting	
Light Poles - Parking Lot & Tot Lot	29,542
Swimming Pools	
Acrylic Coating Stain - Pool Deck	23,567
Pool Pump & Equipment Annual Allowance	3,476

**Watermill Master Association
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2027 continued...</i>	
Tot Lot	
Park Benches - Tot Lot	2,549
Total for 2027	<u>\$727,780</u>
 Replacement Year 2028	
Misc. Site Components	
Concrete Sidewalk Allowance	2,387
Stormwater System	
Pipe/Control Structure Allowance	23,865
Pond Fountain Pump	2,744
Landscape/Irrigation	
Irrigation Pipe & Control Annual Allowance	2,387
Irrigation Pump A	10,978
Irrigation Pump B	10,978
Irrigation Pump C	2,744
Misc. Equipment	
Pool & Patio Furniture Annual Allowance	3,580
Swimming Pools	
Pool Pump & Equipment Annual Allowance	3,580
Tot Lot	
Park Benches - Tot Lot	2,625
Total for 2028	<u>\$65,868</u>
 Replacement Year 2029	
Misc. Site Components	
Stone Column Repair Allowance	2,458
Stormwater System	
Pipe/Control Structure Allowance	24,581
Landscape/Irrigation	
Irrigation Pipe & Control Annual Allowance	2,458
Fencing/Rails	
Bridge Rails - Pools	4,130
Mis. Building Components	
Floor Tile - Office	1,966

**Watermill Master Association
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2029 continued...</i>	
Water Cooler - Resident's Club	1,229
Misc. Equipment	
Heat Pump	10,017
Pool & Patio Furniture Annual Allowance	3,687
Swimming Pools	
Acrylic Coating Replacement - Pool Deck	80,994
Pool Pump & Equipment Annual Allowance	3,687
Tot Lot	
Park Benches - Tot Lot	2,704
Swings - Single Post 1 Bay	4,793
Total for 2029	\$142,705
Replacement Year 2030	
Stormwater System	
Pipe/Control Structure Allowance	25,319
Landscape/Irrigation	
Irrigation Pipe & Control Annual Allowance	2,532
Mis. Building Components	
Camera System Allowance	6,330
Misc. Equipment	
Pool & Patio Furniture Annual Allowance	3,798
Swimming Pools	
Pool Pump & Equipment Annual Allowance	3,798
Tot Lot	
Park Benches - Tot Lot	2,785
Total for 2030	\$44,561
Replacement Year 2031	
Stormwater System	
Pipe/Control Structure Allowance	26,078
Storm Water Pond Dredging Allowance	260,781
Landscape/Irrigation	
Irrigation Pipe & Control Annual Allowance	2,608

**Watermill Master Association
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2031 continued...</i>	
Fencing/Rails	
Aluminum Fence - Pool, Resident's Club	36,666
Roofing	
Metal Roof - Gazebo	10,796
Misc. Equipment	
Pool & Patio Furniture Annual Allowance	3,912
Site Lighting	
Light Poles - Tennis Courts	28,164
Sport Courts	
Court Resurfacing - Basketball Court	8,220
Court Resurfacing - Tennis Courts	16,690
Swimming Pools	
Concrete Pavers - Pool Deck	59,568
Pool Pump & Equipment Annual Allowance	3,912
Tot Lot	
Park Benches - Tot Lot	2,869
Swings - T Post	5,085
Total for 2031	<u>\$465,348</u>
 Replacement Year 2032	
Misc. Site Components	
Stone Column Repair Allowance	2,686
Stormwater System	
Pipe/Control Structure Allowance	26,860
Landscape/Irrigation	
Irrigation Pipe & Control Annual Allowance	2,686
Misc. Equipment	
Pool & Patio Furniture Annual Allowance	4,029
Swimming Pools	
Acrylic Coating Stain - Pool Deck	27,321
Pool Pump & Equipment Annual Allowance	4,029
Tot Lot	
Park Benches - Tot Lot	2,955
Total for 2032	<u>\$70,566</u>

**Watermill Master Association
Annual Expenditure Detail**

Description	Expenditures
Replacement Year 2033	
Misc. Site Components	
Concrete Sidewalk Allowance	2,767
Stormwater System	
Pipe/Control Structure Allowance	27,666
Pond Fountain Pump	3,182
Landscape/Irrigation	
Irrigation Pipe & Control Annual Allowance	2,767
Irrigation Pump A	12,726
Irrigation Pump B	12,726
Irrigation Pump C	3,182
Exterior Painting	
Exterior Painting - Gazebo Wood	1,937
Exterior Painting - Pool Cabana & Storage Building	3,071
Exterior Painting - Resident's Club	16,378
Misc. Equipment	
Pool & Patio Furniture Annual Allowance	4,150
Swimming Pools	
Pool Play Equipment Replacement Allowance	22,133
Pool Pump & Equipment Annual Allowance	4,150
Tot Lot	
Park Benches - Tot Lot	3,043
Total for 2033	\$119,878
Replacement Year 2034	
Stormwater System	
Pipe/Control Structure Allowance	28,496
Landscape/Irrigation	
Irrigation Pipe & Control Annual Allowance	2,850
Misc. Equipment	
Pool & Patio Furniture Annual Allowance	4,274
Swimming Pools	
Pool Pump & Equipment Annual Allowance	4,274
Pool Resurfacing - Family Pool	87,808

**Watermill Master Association
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2034 continued...</i>	
Pool Resurfacing - Lap Pool	179,925
Pool Resurfacing - Splash Pool	27,926
Tot Lot	
Park Benches - Tot Lot	3,135
Play Equipment Replacement Allowance	56,992
Spring Riders	5,899
Total for 2034	\$401,580
 Replacement Year 2035	
Misc. Site Components	
Stone Column Repair Allowance	2,935
Stormwater System	
Pipe/Control Structure Allowance	29,351
Landscape/Irrigation	
Irrigation Pipe & Control Annual Allowance	2,935
Mis. Building Components	
Awning Frabic - Resident's Club	1,701
Misc. Equipment	
Pool & Patio Furniture Annual Allowance	4,403
Swimming Pools	
Pool Pump & Equipment Annual Allowance	4,403
Shade Structure Fabric	8,805
Tot Lot	
Park Benches - Tot Lot	3,229
Total for 2035	\$57,761
 Replacement Year 2036	
Stormwater System	
Pipe/Control Structure Allowance	30,232
Landscape/Irrigation	
Irrigation Pipe & Control Annual Allowance	3,023
Misc. Equipment	
Pool & Patio Furniture Annual Allowance	4,535

**Watermill Master Association
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2036 continued...</i>	
Sport Courts	
Court Resurfacing - Basketball Court	9,529
Court Resurfacing - Tennis Courts	19,348
Swimming Pools	
Pool Pump & Equipment Annual Allowance	4,535
Tot Lot	
Park Benches - Tot Lot	3,325
Total for 2036	<u>\$74,527</u>
Replacement Year 2037	
Stormwater System	
Pipe/Control Structure Allowance	31,139
Landscape/Irrigation	
Irrigation Pipe & Control Annual Allowance	3,114
Fencing/Rails	
Chain Link Fence - Basketball Court	17,279
Mis. Building Components	
Flooring Allowance - Great Room	9,342
Plumbing Fixtures - Clubhouse	7,473
Plumbing Fixtures - Pool Cabana	12,455
Toilet Partitions - Pool Cabana	11,210
Toilet Partitions - Resident's Club	5,605
Vanities/Solid Surface Tops/Sinks - Pool Cabana	3,114
Wall Tile - Resident's Club	1,539
Wood Cabinets/ Stone Tops - Kitchen	9,038
Misc. Equipment	
Pool & Patio Furniture Annual Allowance	4,671
Swimming Pools	
Acrylic Coating Stain - Pool Deck	31,673
Pool Pump & Equipment Annual Allowance	4,671
Tot Lot	
Park Benches - Tot Lot	3,425
Total for 2037	<u>\$155,747</u>

**Watermill Master Association
Annual Expenditure Detail**

Description	Expenditures
Replacement Year 2038	
Misc. Site Components	
Concrete Sidewalk Allowance	3,207
Stone Column Repair Allowance	3,207
Stormwater System	
Pipe/Control Structure Allowance	32,073
Pond Fountain Pump	3,688
Landscape/Irrigation	
Irrigation Pipe & Control Annual Allowance	3,207
Irrigation Pump A	14,753
Irrigation Pump B	14,753
Irrigation Pump C	3,688
Mis. Building Components	
Camera System Allowance	8,018
Misc. Equipment	
Pool & Patio Furniture Annual Allowance	4,811
Swimming Pools	
Pool Pump & Equipment Annual Allowance	4,811
Tot Lot	
Park Benches - Tot Lot	3,528
Total for 2038	<u>\$99,746</u>
 Replacement Year 2039	
Stormwater System	
Pipe/Control Structure Allowance	33,035
Landscape/Irrigation	
Irrigation Pipe & Control Annual Allowance	3,303
Misc. Equipment	
Pool & Patio Furniture Annual Allowance	4,955
Swimming Pools	
Pool Pump & Equipment Annual Allowance	4,955
Tot Lot	
Park Benches - Tot Lot	3,634
Total for 2039	<u>\$49,883</u>

**Watermill Master Association
Annual Expenditure Detail**

Description	Expenditures
Replacement Year 2040	
Stormwater System	
Pipe/Control Structure Allowance	34,026
Landscape/Irrigation	
Irrigation Pipe & Control Annual Allowance	3,403
Mis. Building Components	
Wall Tile - Pool Cabana	1,682
Misc. Equipment	
Pool & Patio Furniture Annual Allowance	5,104
Swimming Pools	
Pool Pump & Equipment Annual Allowance	5,104
Tot Lot	
Park Benches - Tot Lot	3,743
Playground Climber	7,145
Total for 2040	<u>\$60,207</u>
Replacement Year 2041	
Misc. Site Components	
Stone Column Repair Allowance	3,505
Stormwater System	
Pipe/Control Structure Allowance	35,047
Landscape/Irrigation	
Irrigation Pipe & Control Annual Allowance	3,505
Mis. Building Components	
Water Cooler - Resident's Club	1,752
Exterior Painting	
Exterior Painting - Gazebo Wood	2,453
Exterior Painting - Pool Cabana & Storage Building	3,890
Exterior Painting - Resident's Club	20,748
Misc. Equipment	
Heat Pump	14,282
Pool & Patio Furniture Annual Allowance	5,257
Sport Courts	
Court Resurfacing - Basketball Court	11,047

**Watermill Master Association
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2041 continued...</i>	
Court Resurfacing - Tennis Courts	22,430
Swimming Pools	
Pool Pump & Equipment Annual Allowance	5,257
Tot Lot	
Park Benches - Tot Lot	3,855
Total for 2041	<u>\$133,027</u>
 Replacement Year 2042	
Stormwater System	
Pipe/Control Structure Allowance	36,098
Landscape/Irrigation	
Irrigation Pipe & Control Annual Allowance	3,610
Roofing	
Metal Roof - Resident's Club	97,140
Mis. Building Components	
Vanity Stone Tops/Sinks - Resident's Club	9,025
Misc. Equipment	
Pool & Patio Furniture Annual Allowance	5,415
Swimming Pools	
Acrylic Coating Stain - Pool Deck	36,717
Pool Pump & Equipment Annual Allowance	5,415
Tot Lot	
Park Benches - Tot Lot	3,971
Total for 2042	<u>\$197,390</u>
 Replacement Year 2043	
Misc. Site Components	
Concrete Sidewalk Allowance	3,718
Stormwater System	
Pipe/Control Structure Allowance	37,181
Pond Fountain Pump	4,276
Storm Water Pond Bathmetric Survey Allowance	38,297
Landscape/Irrigation	
Irrigation Pipe & Control Annual Allowance	3,718

**Watermill Master Association
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2043 continued...</i>	
Irrigation Pump A	17,103
Irrigation Pump B	17,103
Irrigation Pump C	4,276
Misc. Equipment	
Pool & Patio Furniture Annual Allowance	5,577
Swimming Pools	
Pool Pump & Equipment Annual Allowance	5,577
Tot Lot	
Park Benches - Tot Lot	4,090
Total for 2043	\$140,917
Replacement Year 2044	
Misc. Site Components	
Stone Column Repair Allowance	3,830
Stormwater System	
Pipe/Control Structure Allowance	38,297
Landscape/Irrigation	
Irrigation Pipe & Control Annual Allowance	3,830
Fencing/Rails	
Composite Fence - Dumpster Enclosure	3,906
Composite Fence - Pool Equipment	8,789
Misc. Equipment	
Pool & Patio Furniture Annual Allowance	5,744
Site Lighting	
LED Light Pole - Tennis Courts	4,768
Swimming Pools	
Pool Pump & Equipment Annual Allowance	5,744
Tot Lot	
Park Benches - Tot Lot	4,213
Swings - Single Post 1 Bay	7,468
Total for 2044	\$86,589
Replacement Year 2045	
Stormwater System	
Pipe/Control Structure Allowance	39,445

**Watermill Master Association
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2045 continued...</i>	
Landscape/Irrigation	
Irrigation Pipe & Control Annual Allowance	3,945
Misc. Equipment	
Pool & Patio Furniture Annual Allowance	5,917
Swimming Pools	
Pool Pump & Equipment Annual Allowance	5,917
Tot Lot	
Park Benches - Tot Lot	4,339
Total for 2045	<u>\$59,563</u>
 Replacement Year 2046	
Misc. Site Components	
Monument Sign Refurbishment Allowance	54,849
Stormwater System	
Pipe/Control Structure Allowance	40,629
Landscape/Irrigation	
Irrigation Pipe & Control Annual Allowance	4,063
Mis. Building Components	
Camera System Allowance	10,157
Misc. Equipment	
Pool & Patio Furniture Annual Allowance	6,094
Sport Courts	
Basketball Poles & Goals	4,063
Court Resurfacing - Basketball Court	12,806
Court Resurfacing - Tennis Courts	26,002
Swimming Pools	
Pool Pump & Equipment Annual Allowance	6,094
Pool Resurfacing - Family Pool	125,194
Pool Resurfacing - Lap Pool	256,530
Pool Resurfacing - Splash Pool	39,816
Tot Lot	
Park Benches - Tot Lot	4,469
Swings - T Post	7,923
Total for 2046	<u>\$598,690</u>

**Watermill Master Association
Annual Expenditure Detail**

Description	Expenditures
Replacement Year 2047	
Asphalt Paving	
Asphalt Mill/Overlay 1 1/2"	149,426
Misc. Site Components	
Concrete Curbing Allowance (at paving)	6,277
Stone Column Repair Allowance	4,185
Stormwater System	
Pipe/Control Structure Allowance	41,848
Landscape/Irrigation	
Irrigation Pipe & Control Annual Allowance	4,185
Mis. Building Components	
Awning Frabic - Resident's Club	2,425
Misc. Equipment	
Pool & Patio Furniture Annual Allowance	6,277
Swimming Pools	
Acrylic Coating Stain - Pool Deck	42,565
Pool Pump & Equipment Annual Allowance	6,277
Shade Structure Fabric	12,554
Tot Lot	
Park Benches - Tot Lot	4,603
Total for 2047	<u>\$280,622</u>
Replacement Year 2048	
Misc. Site Components	
Concrete Sidewalk Allowance	4,310
Stormwater System	
Pipe/Control Structure Allowance	43,103
Pond Fountain Pump	4,957
Landscape/Irrigation	
Irrigation Pipe & Control Annual Allowance	4,310
Irrigation Pump A	19,827
Irrigation Pump B	19,827
Irrigation Pump C	4,957
Misc. Equipment	
Pool & Patio Furniture Annual Allowance	6,465

**Watermill Master Association
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2048 continued...</i>	
Swimming Pools	
Pool Pump & Equipment Annual Allowance	6,465
Tot Lot	
Park Benches - Tot Lot	4,741
Total for 2048	\$118,965
Replacement Year 2049	
Stormwater System	
Pipe/Control Structure Allowance	44,396
Landscape/Irrigation	
Irrigation Pipe & Control Annual Allowance	4,440
Fencing/Rails	
Chain Link Fence - Tennis Courts	40,187
Mis. Building Components	
Floor Tile - Office	3,552
Exterior Painting	
Exterior Painting - Gazebo Wood	3,108
Exterior Painting - Pool Cabana & Storage Building	4,928
Exterior Painting - Resident's Club	26,283
Misc. Equipment	
Pool & Patio Furniture Annual Allowance	6,659
Site Lighting	
Decorative Lights - Pools	410
Swimming Pools	
Acrylic Coating Replacement - Pool Deck	146,285
Pool Play Equipment Replacement Allowance	35,517
Pool Pump & Equipment Annual Allowance	6,659
Tot Lot	
Park Benches - Tot Lot	4,884
Play Equipment Replacement Allowance	88,792
Spring Riders	9,190
Total for 2049	\$425,290

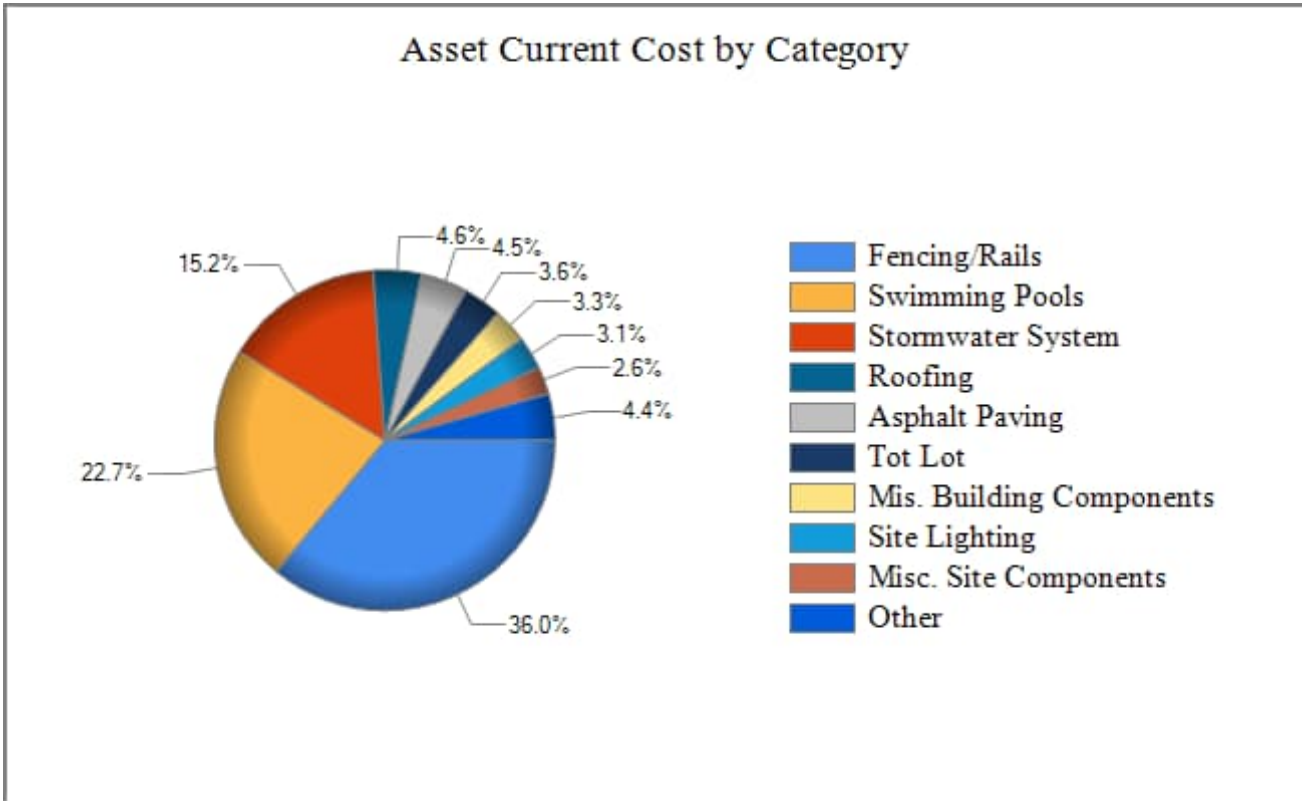
**Watermill Master Association
Annual Expenditure Detail**

Description	Expenditures
Replacement Year 2050	
Misc. Site Components	
Stone Column Repair Allowance	4,573
Stormwater System	
Pipe/Control Structure Allowance	45,728
Landscape/Irrigation	
Irrigation Pipe & Control Annual Allowance	4,573
Misc. Equipment	
Pool & Patio Furniture Annual Allowance	6,859
Swimming Pools	
Pool Pump & Equipment Annual Allowance	6,859
Tot Lot	
Park Benches - Tot Lot	5,030
Total for 2050	\$73,622
Replacement Year 2051	
Misc. Site Components	
Waterwheel Feature Refurbish Allowance	18,840
Stormwater System	
Pipe/Control Structure Allowance	47,100
Landscape/Irrigation	
Irrigation Pipe & Control Annual Allowance	4,710
Fencing/Rails	
Aluminum Fence - Tot Lot	19,297
Misc. Railings	9,420
Roofing	
Metal Roof - Pool Cabana	22,489
Metal Roof - Storage Building	3,737
Misc. Equipment	
Pool & Patio Furniture Annual Allowance	7,065
Sport Courts	
Court Resurfacing - Basketball Court	14,846
Court Resurfacing - Tennis Courts	30,144
Swimming Pools	
Pool Pump & Equipment Annual Allowance	7,065

**Watermill Master Association
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2051 continued...</i>	
Tot Lot	
Park Benches - Tot Lot	5,181
Total for 2051	<u>\$189,894</u>
 Replacement Year 2052	
Stormwater System	
Pipe/Control Structure Allowance	48,513
Landscape/Irrigation	
Irrigation Pipe & Control Annual Allowance	4,851
Fencing/Rails	
Aluminum Fence - Splash Pool	48,513
Misc. Equipment	
Pool & Patio Furniture Annual Allowance	7,277
Swimming Pools	
Acrylic Coating Stain - Pool Deck	49,345
Pool Pump & Equipment Annual Allowance	7,277
Tot Lot	
Park Benches - Tot Lot	5,336
Total for 2052	<u>\$171,112</u>

Watermill Master Association
Jacksonville, Florida
Asset Current Cost by Category



**Watermill Master Association
Component Inventory**

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
Asphalt Paving								
Asphalt Mill/Overlay 1 1/2"	2001	2027	20	6	4	4,152 Square Yards	17.20	71,414
Asphalt Paving - Total								<u>71,414</u>
Misc. Site Components								
Concrete Curbing Allowance (at paving)	2001	2027	20	6	4	1 Lump Sum	3,000.00	3,000
Concrete Sidewalk Allowance	2016	2023	5	0	0	1 Lump Sum	2,000.00	2,000
Monument Sign Refurbishment Allowance	2001	2026	20	5	3	9 Each	3,000.00	27,000
Stone Column Repair Allowance	2017	2023	3	0	0	1 Lump Sum	2,000.00	2,000
Waterwheel Feature Refurbish Allowance	2001	2026	25	0	3	1 Lump Sum	8,000.00	8,000
Misc. Site Components - Total								<u>\$42,000</u>
Stormwater System								
Pipe/Control Structure Allowance	2024	2024	1	0	1	1 Lump Sum	20,000.00	20,000
Pond Fountain Pump	2001	2023	5	0	0	5 HP	460.00	2,300
Storm Water Pond Bathmetric Survey Allow..	2001	2023	20	0	0	1 Lump Sum	20,600.00	20,600
Storm Water Pond Dredging Allowance	2001	2031	30	0	8	1 Lump Sum	200,000.00	<u>200,000</u>
Stormwater System - Total								<u>\$242,900</u>
Landscape/Irrigation								
Irrigation Pipe & Control Annual Allowance	2001	2023	1	0	0	1 Lump Sum	2,000.00	2,000
Irrigation Pump A	2012	2023	5	0	0	20 HP	460.00	9,200
Irrigation Pump B	2013	2023	5	1	0	20 HP	460.00	9,200
Irrigation Pump C	2014	2023	5	1	0	5 HP	460.00	<u>2,300</u>
Landscape/Irrigation - Total								<u>\$22,700</u>
Fencing/Rails								
Aluminum Fence - Pool, Resident's Club	2001	2031	30	0	8	740 Linear Feet	38.00	28,120
Aluminum Fence - Splash Pool	2022	2052	30	0	29	1 Lump Sum	20,000.00	20,000
Aluminum Fence - Tot Lot	2021	2051	30	0	28	241 Linear Feet	34.00	8,194
Bridge Rails - Pools	2001	2029	28	0	6	40 Linear Feet	84.00	3,360
Chain Link Fence - Basketball Court	2013	2037	24	0	14	358 Linear Feet	31.00	11,098
Chain Link Fence - Tennis Courts	2001	2025	24	0	2	584 Linear Feet	31.00	18,104
Composite Fence - Dumpster Enclosure	2016	2044	28	0	21	24 Linear Feet	85.00	2,040
Composite Fence - Pool Equipment	2016	2044	28	0	21	54 Linear Feet	85.00	4,590
Misc. Railings	2001	2026	25	0	3	1 Lump Sum	4,000.00	4,000
Vinyl Fencing - Argyle Forest Blvd.	2001	2027	30	-4	4	6,890 Linear Feet	35.00	241,150
Vinyl Fencing - Collins Road	2001	2027	30	-4	4	5,421 Linear Feet	35.00	189,735
Vinyl Fencing - Shindler Drive	2001	2027	30	-4	4	1,339 Linear Feet	35.00	<u>46,865</u>
Fencing/Rails - Total								<u>\$577,256</u>
Roofing								
Metal Roof - Gazebo	2001	2031	30	0	8	600 Square Feet	13.80	8,280
Metal Roof - Pool Cabana	2001	2026	25	0	3	692 Square Feet	13.80	9,550
Metal Roof - Resident's Club	2017	2042	25	0	19	3,900 Square Feet	13.80	53,820

**Watermill Master Association
Component Inventory**

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
<i>Roofing continued...</i>								
Metal Roof - Storage Building	2001	2026	25	0	3	115 Square Feet	13.80	<u>1,587</u>
Roofing - Total								\$73,237
Mis. Building Components								
Awning Frabic - Resident's Club	2001	2023	12	0	0	45 Square Feet	25.75	1,159
Camera System Allowance	2022	2030	8	0	7	1 Lump Sum	5,000.00	5,000
Floor Tile - Office	2001	2029	20	8	6	200 Square Feet	8.00	1,600
Flooring Allowance - Great Room	2017	2037	20	0	14	500 Square Feet	12.00	6,000
Plumbing Fixtures - Clubhouse	2017	2037	20	0	14	6 Each	800.00	4,800
Plumbing Fixtures - Pool Cabana	2017	2037	20	0	14	10 Each	800.00	8,000
Toilet Partitions - Pool Cabana	2017	2037	20	0	14	6 Stalls	1,200.00	7,200
Toilet Partitions - Resident's Club	2017	2037	20	0	14	3 Stalls	1,200.00	3,600
Vanities/Solid Surface Tops/Sinks - Pool Ca..	2017	2037	20	0	14	10 Linear Feet	200.00	2,000
Vanity Stone Tops/Sinks - Resident's Club	2022	2042	20	0	19	10 Linear Feet	500.00	5,000
Wall Tile - Pool Cabana	2017	2040	20	3	17	60 Square Feet	16.48	989
Wall Tile - Resident's Club	2017	2037	20	0	14	60 Square Feet	16.48	989
Water Cooler - Resident's Club	2017	2029	12	0	6	1 Each	1,000.00	1,000
Wood Cabinets/ Stone Tops - Kitchen	2017	2037	20	0	14	27 Linear Feet	215.00	<u>5,805</u>
Mis. Building Components - Total								\$53,141
Exterior Painting								
Exterior Painting - Gazebo Wood	2017	2025	8	0	2	1 Lump Sum	1,400.00	1,400
Exterior Painting - Pool Cabana & Storage ..	2017	2025	8	0	2	1,200 Square Feet	1.85	2,220
Exterior Painting - Resident's Club	2017	2025	8	0	2	6,400 Square Feet	1.85	<u>11,840</u>
Exterior Painting - Total								\$15,460
Misc. Equipment								
Heat Pump	2017	2029	12	0	6	5 Ton	1,630.00	8,150
Pool & Patio Furniture Annual Allowance	2017	2023	1	0	0	1 Lump Sum	3,000.00	<u>3,000</u>
Misc. Equipment - Total								\$11,150
Site Lighting								
Decorative Lights - Pools	2001	2025	24	0	2	11 Each	16.80	185
LED Light Pole - Tennis Courts	2020	2044	24	0	21	1 Each	2,490.00	2,490
Light Poles - Parking Lot & Tot Lot	2001	2027	26	0	4	17 Each	1,500.00	25,500
Light Poles - Tennis Courts	2001	2031	30	0	8	4 Each	5,400.00	<u>21,600</u>
Site Lighting - Total								\$49,775
Sport Courts								
Basketball Poles & Goals	2001	2026	20	5	3	2 Each	1,000.00	2,000
Court Resurfacing - Basketball Court	2021	2026	5	0	3	788 Square Yards	8.00	6,304
Court Resurfacing - Tennis Courts	2021	2026	5	0	3	1,600 Square Yards	8.00	<u>12,800</u>
Sport Courts - Total								\$21,104

**Watermill Master Association
Component Inventory**

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
Swimming Pools								
Acrylic Coating Replacement - Pool Deck	2001	2029	20	8	6	14,326 Square Feet	4.60	65,900
Acrylic Coating Stain - Pool Deck	2022	2027	5	0	4	14,326 Square Feet	1.42	20,343
Concrete Pavers - Pool Deck	2001	2031	30	0	8	5,640 Square Feet	8.10	45,684
Pool Play Equipment Replacement Allowance	2017	2033	16	0	10	1 Lump Sum	16,000.00	16,000
Pool Pump & Equipment Annual Allowance	2001	2023	1	0	0	1 Lump Sum	3,000.00	3,000
Pool Resurfacing - Family Pool	2022	2034	12	0	11	2,201 Square Feet	28.00	61,628
Pool Resurfacing - Lap Pool	2022	2034	12	0	11	4,510 Square Feet	28.00	126,280
Pool Resurfacing - Splash Pool	2022	2034	12	0	11	700 Square Feet	28.00	19,600
Shade Structure Fabric	2001	2023	12	4	0	2 Each	3,000.00	6,000
Swimming Pools - Total								<u>\$364,435</u>
Tot Lot								
Park Benches - Tot Lot	2014	2023	1	0	0	2 Each	1,100.00	2,200
Play Equipment Replacement Allowance	2019	2034	15	0	11	1 Lump Sum	40,000.00	40,000
Playground Climber	2010	2025	15	0	2	1 Lump Sum	4,200.00	4,200
Spring Riders	2019	2034	15	0	11	3 Each	1,380.00	4,140
Swings - Single Post 1 Bay	2014	2029	15	0	6	1 Each	3,900.00	3,900
Swings - T Post	2016	2031	15	0	8	1 Each	3,900.00	3,900
Tot Lot - Total								<u>\$58,340</u>
Total Asset Summary								<u>\$1,602,912</u>

**Watermill Master Association
Component Detail Index**

Asset ID	Description	Replacement	Page
Asphalt Paving			
1068	Asphalt Mill/Overlay 1 1/2"	2027	5-7
Misc. Site Components			
1006	Concrete Curbing Allowance (at paving)	2027	5-8
1005	Concrete Sidewalk Allowance	2023	5-8
1014	Monument Sign Refurbishment Allowance	2026	5-8
1012	Stone Column Repair Allowance	2023	5-9
1007	Waterwheel Feature Refurbish Allowance	2026	5-9
Stormwater System			
1016	Pipe/Control Structure Allowance	2024	5-10
1015	Pond Fountain Pump	2023	5-10
1008	Storm Water Pond Bathmetric Survey Allowance	2023	5-10
1016	Storm Water Pond Dredging Allowance	2031	5-10
Landscape/Irrigation			
1013	Irrigation Pipe & Control Annual Allowance	2023	5-11
1009	Irrigation Pump A	2023	5-11
1010	Irrigation Pump B	2023	5-11
1011	Irrigation Pump C	2023	5-11
Fencing/Rails			
1023	Aluminum Fence - Pool, Resident's Club	2031	5-12
1023	Aluminum Fence - Splash Pool	2052	5-12
1023	Aluminum Fence - Tot Lot	2051	5-13
1022	Bridge Rails - Pools	2029	5-13
1017	Chain Link Fence - Basketball Court	2037	5-14
1018	Chain Link Fence - Tennis Courts	2025	5-14
1019	Composite Fence - Dumpster Enclosure	2044	5-15
1020	Composite Fence - Pool Equipment	2044	5-15
1021	Misc. Railings	2026	5-16
1024	Vinyl Fencing - Argyle Forest Blvd.	2027	5-16
1025	Vinyl Fencing - Collins Road	2027	5-17
1026	Vinyl Fencing - Shindler Drive	2027	5-17
Roofing			
1054	Metal Roof - Gazebo	2031	5-18

**Watermill Master Association
Component Detail Index**

Asset ID	Description	Replacement	Page
<i>Roofing Continued...</i>			
1053	Metal Roof - Pool Cabana	2026	5-18
1055	Metal Roof - Resident's Club	2042	5-19
1056	Metal Roof - Storage Building	2026	5-19
Mis. Building Components			
1052	Awning Frabic - Resident's Club	2023	5-20
	Camera System Allowance	2030	5-20
1050	Floor Tile - Office	2029	5-20
1047	Flooring Allowance - Great Room	2037	5-21
1044	Plumbing Fixtures - Clubhouse	2037	5-21
1041	Plumbing Fixtures - Pool Cabana	2037	5-22
1039	Toilet Partitions - Pool Cabana	2037	5-22
1046	Toilet Partitions - Resident's Club	2037	5-23
1001	Vanities/Solid Surface Tops/Sinks - Pool Cabana	2037	5-23
1043	Vanity Stone Tops/Sinks - Resident's Club	2042	5-23
1042	Wall Tile - Pool Cabana	2040	5-24
1045	Wall Tile - Resident's Club	2037	5-24
1051	Water Cooler - Resident's Club	2029	5-25
1048	Wood Cabinets/ Stone Tops - Kitchen	2037	5-25
Exterior Painting			
1058	Exterior Painting - Gazebo Wood	2025	5-26
1057	Exterior Painting - Pool Cabana & Storage Building	2025	5-26
1059	Exterior Painting - Resident's Club	2025	5-26
Misc. Equipment			
	Heat Pump	2029	5-27
1060	Pool & Patio Furniture Annual Allowance	2023	5-27
Site Lighting			
1071	Decorative Lights - Pools	2025	5-28
1070	LED Light Pole - Tennis Courts	2044	5-28
1072	Light Poles - Parking Lot & Tot Lot	2027	5-29
1069	Light Poles - Tennis Courts	2031	5-29
Sport Courts			
1037	Basketball Poles & Goals	2026	5-30

**Watermill Master Association
Component Detail Index**

Asset ID	Description	Replacement	Page
<i>Sport Courts Continued...</i>			
1036	Court Resurfacing - Basketball Court	2026	5-30
1038	Court Resurfacing - Tennis Courts	2026	5-31
Swimming Pools			
1030	Acrylic Coating Replacement - Pool Deck	2029	5-32
1031	Acrylic Coating Stain - Pool Deck	2027	5-32
1029	Concrete Pavers - Pool Deck	2031	5-33
1035	Pool Play Equipment Replacement Allowance	2033	5-34
1028	Pool Pump & Equipment Annual Allowance	2023	5-34
1032	Pool Resurfacing - Family Pool	2034	5-35
1027	Pool Resurfacing - Lap Pool	2034	5-35
1034	Pool Resurfacing - Splash Pool	2034	5-36
1033	Shade Structure Fabric	2023	5-36
Tot Lot			
1066	Park Benches - Tot Lot	2023	5-37
1062	Play Equipment Replacement Allowance	2034	5-37
1067	Playground Climber	2025	5-38
1065	Spring Riders	2034	5-38
1063	Swings - Single Post 1 Bay	2029	5-38
1064	Swings - T Post	2031	5-39
	Total Funded Assets	71	
	Total Unfunded Assets	<u>0</u>	
	Total Assets	71	

**Watermill Master Association
Component Detail**

Asphalt Mill/Overlay 1 1/2" - 2027

		4,152 Square Yards	@ \$17.20
Asset ID	1068	Asset Actual Cost	\$71,414.40
		Percent Replacement	100%
	Asphalt Paving	Future Cost	\$82,733.78
Placed in Service	January 2001		
Useful Life	20		
Adjustment	6		
Replacement Year	2027		
Remaining Life	4		



**Watermill Master Association
Component Detail**

Concrete Curbing Allowance (at paving) - 2027

Asset ID	1006	1 Lump Sum	@ \$3,000.00	
		Asset Actual Cost	\$3,000.00	
		Percent Replacement	100%	
	Misc. Site Components	Future Cost	\$3,475.51	
Placed in Service	January 2001			
Useful Life	20			
Adjustment	6			
Replacement Year	2027			
Remaining Life	4			

Concrete Sidewalk Allowance - 2023

Asset ID	1005	1 Lump Sum	@ \$2,000.00	
		Asset Actual Cost	\$2,000.00	
		Percent Replacement	100%	
	Misc. Site Components	Future Cost	\$2,000.00	
Placed in Service	January 2016			
Useful Life	5			
Replacement Year	2023			
Remaining Life	0			

Monument Sign Refurbishment Allowance - 2026

Asset ID	1014	9 Each	@ \$3,000.00	
		Asset Actual Cost	\$27,000.00	
		Percent Replacement	100%	
	Misc. Site Components	Future Cost	\$30,368.52	
Placed in Service	January 2001			
Useful Life	20			
Adjustment	5			
Replacement Year	2026			
Remaining Life	3			

**Watermill Master Association
Component Detail**

Stone Column Repair Allowance - 2023

Asset ID	1012	1 Lump Sum	@ \$2,000.00	
		Asset Actual Cost	\$2,000.00	
		Percent Replacement	100%	
	Misc. Site Components	Future Cost	\$2,000.00	
Placed in Service	January 2017			
Useful Life	3			
Replacement Year	2023			
Remaining Life	0			

Waterwheel Feature Refurbish Allowance - 2026

Asset ID	1007	1 Lump Sum	@ \$8,000.00	
		Asset Actual Cost	\$8,000.00	
		Percent Replacement	100%	
	Misc. Site Components	Future Cost	\$8,998.08	
Placed in Service	January 2001			
Useful Life	25			
Replacement Year	2026			
Remaining Life	3			



**Watermill Master Association
Component Detail**

Pipe/Control Structure Allowance - 2024

			1 Lump Sum	@ \$20,000.00
Asset ID	1016		Asset Actual Cost	\$20,000.00
			Percent Replacement	100%
	Stormwater System		Future Cost	\$21,000.00
Placed in Service	January 2024			
Useful Life	1			
Replacement Year	2024			
Remaining Life	1			

Pond Fountain Pump - 2023

			5 HP	@ \$460.00
Asset ID	1015		Asset Actual Cost	\$2,300.00
			Percent Replacement	100%
	Stormwater System		Future Cost	\$2,300.00
Placed in Service	January 2001			
Useful Life	5			
Replacement Year	2023			
Remaining Life	0			

Storm Water Pond Bathmetric Survey Allowance - 2023

			1 Lump Sum	@ \$20,600.00
Asset ID	1008		Asset Actual Cost	\$20,600.00
			Percent Replacement	100%
	Stormwater System		Future Cost	\$20,600.00
Placed in Service	January 2001			
Useful Life	20			
Replacement Year	2023			
Remaining Life	0			

Storm Water Pond Dredging Allowance - 2031

			1 Lump Sum	@ \$200,000.00
Asset ID	1016		Asset Actual Cost	\$200,000.00
			Percent Replacement	100%
	Stormwater System		Future Cost	\$260,781.02
Placed in Service	January 2001			
Useful Life	30			
Replacement Year	2031			
Remaining Life	8			

**Watermill Master Association
Component Detail**

Irrigation Pipe & Control Annual Allowance - 2023

Asset ID	1013	1 Lump Sum	@ \$2,000.00
		Asset Actual Cost	\$2,000.00
		Percent Replacement	100%
		Future Cost	\$2,000.00
Landscape/Irrigation			
Placed in Service	January 2001		
Useful Life	1		
Replacement Year	2023		
Remaining Life	0		

Irrigation Pump A - 2023

Asset ID	1009	20 HP	@ \$460.00
		Asset Actual Cost	\$9,200.00
		Percent Replacement	100%
		Future Cost	\$9,200.00
Landscape/Irrigation			
Placed in Service	January 2012		
Useful Life	5		
Replacement Year	2023		
Remaining Life	0		

Irrigation Pump B - 2023

Asset ID	1010	20 HP	@ \$460.00
		Asset Actual Cost	\$9,200.00
		Percent Replacement	100%
		Future Cost	\$9,200.00
Landscape/Irrigation			
Placed in Service	January 2013		
Useful Life	5		
Adjustment	1		
Replacement Year	2023		
Remaining Life	0		

Irrigation Pump C - 2023

Asset ID	1011	5 HP	@ \$460.00
		Asset Actual Cost	\$2,300.00
		Percent Replacement	100%
		Future Cost	\$2,300.00
Landscape/Irrigation			
Placed in Service	January 2014		
Useful Life	5		
Adjustment	1		
Replacement Year	2023		
Remaining Life	0		

**Watermill Master Association
Component Detail**

Aluminum Fence - Pool, Resident's Club - 2031

Asset ID	1023	740 Linear Feet	@ \$38.00
		Asset Actual Cost	\$28,120.00
		Percent Replacement	100%
		Future Cost	\$36,665.81
Placed in Service	Fencing/Rails		
	January 2001		
Useful Life	30		
Replacement Year	2031		
Remaining Life	8		



Aluminum Fence - Splash Pool - 2052

Asset ID	1023	1 Lump Sum	@ \$20,000.00
		Asset Actual Cost	\$20,000.00
		Percent Replacement	100%
		Future Cost	\$48,512.95
Placed in Service	Fencing/Rails		
	October 2022		
Useful Life	30		
Replacement Year	2052		
Remaining Life	29		



**Watermill Master Association
Component Detail**

Aluminum Fence - Tot Lot - 2051

Asset ID	1023	241 Linear Feet	@ \$34.00
		Asset Actual Cost	\$8,194.00
		Percent Replacement	100%
		Future Cost	\$19,296.85
Fencing/Rails	January 2021		
Placed in Service			
Useful Life	30		
Replacement Year	2051		
Remaining Life	28		



Bridge Rails - Pools - 2029

Asset ID	1022	40 Linear Feet	@ \$84.00
		Asset Actual Cost	\$3,360.00
		Percent Replacement	100%
		Future Cost	\$4,129.63
Fencing/Rails	January 2001		
Placed in Service			
Useful Life	28		
Replacement Year	2029		
Remaining Life	6		



**Watermill Master Association
Component Detail**

Chain Link Fence - Basketball Court - 2037

Asset ID	1017	358 Linear Feet	@ \$31.00
		Asset Actual Cost	\$11,098.00
		Percent Replacement	100%
		Future Cost	\$17,278.82
Placed in Service	Fencing/Rails		
	January 2013		
Useful Life	24		
Replacement Year	2037		
Remaining Life	14		



Chain Link Fence - Tennis Courts - 2025

Asset ID	1018	584 Linear Feet	@ \$31.00
		Asset Actual Cost	\$18,104.00
		Percent Replacement	100%
		Future Cost	\$19,769.57
Placed in Service	Fencing/Rails		
	January 2001		
Useful Life	24		
Replacement Year	2025		
Remaining Life	2		



**Watermill Master Association
Component Detail**

Composite Fence - Dumpster Enclosure - 2044

Asset ID	1019	24 Linear Feet	@ \$85.00
		Asset Actual Cost	\$2,040.00
		Percent Replacement	100%
		Future Cost	\$3,906.25
Placed in Service	Fencing/Rails		
	January 2016		
Useful Life	28		
Replacement Year	2044		
Remaining Life	21		



Composite Fence - Pool Equipment - 2044

Asset ID	1020	54 Linear Feet	@ \$85.00
		Asset Actual Cost	\$4,590.00
		Percent Replacement	100%
		Future Cost	\$8,789.06
Placed in Service	Fencing/Rails		
	January 2016		
Useful Life	28		
Replacement Year	2044		
Remaining Life	21		



**Watermill Master Association
Component Detail**

Misc. Railings - 2026

Asset ID	1021	1 Lump Sum	@ \$4,000.00
		Asset Actual Cost	\$4,000.00
		Percent Replacement	100%
		Future Cost	\$4,499.04
Placed in Service	Fencing/Rails January 2001		
Useful Life	25		
Replacement Year	2026		
Remaining Life	3		

Vinyl Fencing - Argyle Forest Blvd. - 2027

Asset ID	1024	6,890 Linear Feet	@ \$35.00
		Asset Actual Cost	\$241,150.00
		Percent Replacement	100%
		Future Cost	\$279,372.95
Placed in Service	Fencing/Rails January 2001		
Useful Life	30		
Adjustment	-4		
Replacement Year	2027		
Remaining Life	4		



**Watermill Master Association
Component Detail**

Vinyl Fencing - Collins Road - 2027

Asset ID	1025	5,421 Linear Feet	@ \$35.00
		Asset Actual Cost	\$189,735.00
		Percent Replacement	100%
		Future Cost	\$219,808.53
Placed in Service	Fencing/Rails		
	January 2001		
Useful Life	30		
Adjustment	-4		
Replacement Year	2027		
Remaining Life	4		



Vinyl Fencing - Shindler Drive - 2027

Asset ID	1026	1,339 Linear Feet	@ \$35.00
		Asset Actual Cost	\$46,865.00
		Percent Replacement	100%
		Future Cost	\$54,293.23
Placed in Service	Fencing/Rails		
	January 2001		
Useful Life	30		
Adjustment	-4		
Replacement Year	2027		
Remaining Life	4		

**Watermill Master Association
Component Detail**

Metal Roof - Gazebo - 2031

Asset ID	1054	600 Square Feet	@ \$13.80
		Asset Actual Cost	\$8,280.00
		Percent Replacement	100%
		Future Cost	\$10,796.33
Placed in Service	Roofing		
	January 2001		
Useful Life	30		
Replacement Year	2031		
Remaining Life	8		



Metal Roof - Pool Cabana - 2026

Asset ID	1053	692 Square Feet	@ \$13.80
		Asset Actual Cost	\$9,549.60
		Percent Replacement	100%
		Future Cost	\$10,741.01
Placed in Service	Roofing		
	January 2001		
Useful Life	25		
Replacement Year	2026		
Remaining Life	3		



**Watermill Master Association
Component Detail**

Metal Roof - Resident's Club - 2042

Asset ID	1055	3,900 Square Feet	@ \$13.80
		Asset Actual Cost	\$53,820.00
		Percent Replacement	100%
		Future Cost	\$97,140.23
	Roofing		
Placed in Service	January 2017		
Useful Life	25		
Replacement Year	2042		
Remaining Life	19		



Metal Roof - Storage Building - 2026

Asset ID	1056	115 Square Feet	@ \$13.80
		Asset Actual Cost	\$1,587.00
		Percent Replacement	100%
		Future Cost	\$1,784.99
	Roofing		
Placed in Service	January 2001		
Useful Life	25		
Replacement Year	2026		
Remaining Life	3		



**Watermill Master Association
Component Detail**

Awning Frabic - Resident's Club - 2023

Asset ID	1052	45 Square Feet	@ \$25.75
		Asset Actual Cost	\$1,158.75
		Percent Replacement	100%
		Future Cost	\$1,158.75
Mis. Building Components			
Placed in Service	January 2001		
Useful Life	12		
Replacement Year	2023		
Remaining Life	0		



Camera System Allowance - 2030

Asset ID		1 Lump Sum	@ \$5,000.00
		Asset Actual Cost	\$5,000.00
		Percent Replacement	100%
		Future Cost	\$6,329.64
Mis. Building Components			
Placed in Service	January 2022		
Useful Life	8		
Replacement Year	2030		
Remaining Life	7		

Floor Tile - Office - 2029

Asset ID	1050	200 Square Feet	@ \$8.00
		Asset Actual Cost	\$1,600.00
		Percent Replacement	100%
		Future Cost	\$1,966.49
Mis. Building Components			
Placed in Service	January 2001		
Useful Life	20		
Adjustment	8		
Replacement Year	2029		
Remaining Life	6		

**Watermill Master Association
Component Detail**

Flooring Allowance - Great Room - 2037

Asset ID	1047	500 Square Feet	@ \$12.00
		Asset Actual Cost	\$6,000.00
		Percent Replacement	100%
Mis. Building Components		Future Cost	\$9,341.59
Placed in Service	January 2017		
Useful Life	20		
Replacement Year	2037		
Remaining Life	14		



Plumbing Fixtures - Clubhouse - 2037

Asset ID	1044	6 Each	@ \$800.00
		Asset Actual Cost	\$4,800.00
		Percent Replacement	100%
Mis. Building Components		Future Cost	\$7,473.27
Placed in Service	January 2017		
Useful Life	20		
Replacement Year	2037		
Remaining Life	14		



**Watermill Master Association
Component Detail**

Plumbing Fixtures - Pool Cabana - 2037

Asset ID	1041	10 Each	@ \$800.00
		Asset Actual Cost	\$8,000.00
		Percent Replacement	100%
		Future Cost	\$12,455.45
Mis. Building Components			
Placed in Service	January 2017		
Useful Life	20		
Replacement Year	2037		
Remaining Life	14		



Toilet Partitions - Pool Cabana - 2037

Asset ID	1039	6 Stalls	@ \$1,200.00
		Asset Actual Cost	\$7,200.00
		Percent Replacement	100%
		Future Cost	\$11,209.90
Mis. Building Components			
Placed in Service	January 2017		
Useful Life	20		
Replacement Year	2037		
Remaining Life	14		



**Watermill Master Association
Component Detail**

Toilet Partitions - Resident's Club - 2037

		3 Stalls	@ \$1,200.00
Asset ID	1046	Asset Actual Cost	\$3,600.00
		Percent Replacement	100%
Mis. Building Components		Future Cost	\$5,604.95
Placed in Service	January 2017		
Useful Life	20		
Replacement Year	2037		
Remaining Life	14		

Vanities/Solid Surface Tops/Sinks - Pool Cabana - 2037

		10 Linear Feet	@ \$200.00
Asset ID	1001	Asset Actual Cost	\$2,000.00
		Percent Replacement	100%
Mis. Building Components		Future Cost	\$3,113.86
Placed in Service	January 2017		
Useful Life	20		
Replacement Year	2037		
Remaining Life	14		

Vanity Stone Tops/Sinks - Resident's Club - 2042

		10 Linear Feet	@ \$500.00
Asset ID	1043	Asset Actual Cost	\$5,000.00
		Percent Replacement	100%
Mis. Building Components		Future Cost	\$9,024.55
Placed in Service	June 2022		
Useful Life	20		
Replacement Year	2042		
Remaining Life	19		



**Watermill Master Association
Component Detail**

Wall Tile - Pool Cabana - 2040

Asset ID	1042	60 Square Feet	@ \$16.48
		Asset Actual Cost	\$988.80
		Percent Replacement	100%
		Future Cost	\$1,682.24
Mis. Building Components			
Placed in Service	January 2017		
Useful Life	20		
Adjustment	3		
Replacement Year	2040		
Remaining Life	17		



Wall Tile - Resident's Club - 2037

Asset ID	1045	60 Square Feet	@ \$16.48
		Asset Actual Cost	\$988.80
		Percent Replacement	100%
		Future Cost	\$1,539.49
Mis. Building Components			
Placed in Service	January 2017		
Useful Life	20		
Replacement Year	2037		
Remaining Life	14		



**Watermill Master Association
Component Detail**

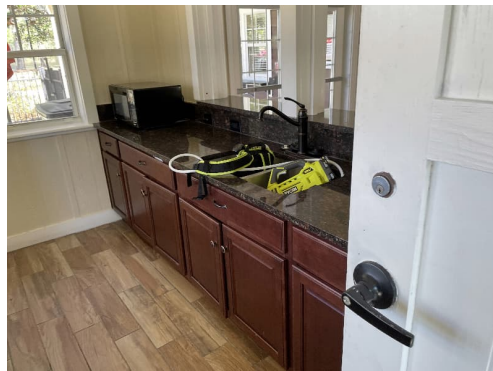
Water Cooler - Resident's Club - 2029

Asset ID	1051	1 Each	@ \$1,000.00
		Asset Actual Cost	\$1,000.00
		Percent Replacement	100%
		Future Cost	\$1,229.06
Mis. Building Components			
Placed in Service	January 2017		
Useful Life	12		
Replacement Year	2029		
Remaining Life	6		



Wood Cabinets/ Stone Tops - Kitchen - 2037

Asset ID	1048	27 Linear Feet	@ \$215.00
		Asset Actual Cost	\$5,805.00
		Percent Replacement	100%
		Future Cost	\$9,037.98
Mis. Building Components			
Placed in Service	January 2017		
Useful Life	20		
Replacement Year	2037		
Remaining Life	14		



**Watermill Master Association
Component Detail**

Exterior Painting - Gazebo Wood - 2025

Asset ID	1058	1 Lump Sum	@ \$1,400.00	
		Asset Actual Cost	\$1,400.00	
		Percent Replacement	100%	
	Exterior Painting	Future Cost	\$1,528.80	
Placed in Service	April 2017			
Useful Life	8			
Replacement Year	2025			
Remaining Life	2			

Exterior Painting - Pool Cabana & Storage Building - 2025

Asset ID	1057	1,200 Square Feet	@ \$1.85	
		Asset Actual Cost	\$2,220.00	
		Percent Replacement	100%	
	Exterior Painting	Future Cost	\$2,424.24	
Placed in Service	April 2017			
Useful Life	8			
Replacement Year	2025			
Remaining Life	2			

Exterior Painting - Resident's Club - 2025

Asset ID	1059	6,400 Square Feet	@ \$1.85	
		Asset Actual Cost	\$11,840.00	
		Percent Replacement	100%	
	Exterior Painting	Future Cost	\$12,929.28	
Placed in Service	April 2017			
Useful Life	8			
Replacement Year	2025			
Remaining Life	2			

**Watermill Master Association
Component Detail**

Heat Pump - 2029

		5 Ton	@ \$1,630.00
Asset ID		Asset Actual Cost	\$8,150.00
		Percent Replacement	100%
	Misc. Equipment	Future Cost	\$10,016.80
Placed in Service	April 2017		
Useful Life	12		
Replacement Year	2029		
Remaining Life	6		

Pool & Patio Furniture Annual Allowance - 2023

		1 Lump Sum	@ \$3,000.00
Asset ID	1060	Asset Actual Cost	\$3,000.00
		Percent Replacement	100%
	Misc. Equipment	Future Cost	\$3,000.00
Placed in Service	January 2017		
Useful Life	1		
Replacement Year	2023		
Remaining Life	0		



**Watermill Master Association
Component Detail**

Decorative Lights - Pools - 2025

Asset ID	1071	11 Each	@ \$16.80
		Asset Actual Cost	\$184.80
		Percent Replacement	100%
		Future Cost	\$201.80
Placed in Service	Site Lighting January 2001		
Useful Life	24		
Replacement Year	2025		
Remaining Life	2		



LED Light Pole - Tennis Courts - 2044

Asset ID	1070	1 Each	@ \$2,490.00
		Asset Actual Cost	\$2,490.00
		Percent Replacement	100%
		Future Cost	\$4,767.92
Placed in Service	Site Lighting January 2020		
Useful Life	24		
Replacement Year	2044		
Remaining Life	21		



**Watermill Master Association
Component Detail**

Light Poles - Parking Lot & Tot Lot - 2027

		17 Each	@ \$1,500.00
Asset ID	1072	Asset Actual Cost	\$25,500.00
		Percent Replacement	100%
	Site Lighting	Future Cost	\$29,541.82
Placed in Service	January 2001		
Useful Life	26		
Replacement Year	2027		
Remaining Life	4		



Light Poles - Tennis Courts - 2031

		4 Each	@ \$5,400.00
Asset ID	1069	Asset Actual Cost	\$21,600.00
		Percent Replacement	100%
	Site Lighting	Future Cost	\$28,164.35
Placed in Service	January 2001		
Useful Life	30		
Replacement Year	2031		
Remaining Life	8		



**Watermill Master Association
Component Detail**

Basketball Poles & Goals - 2026

		2 Each	@ \$1,000.00
Asset ID	1037	Asset Actual Cost	\$2,000.00
		Percent Replacement	100%
	Sport Courts	Future Cost	\$2,249.52
Placed in Service	January 2001		
Useful Life	20		
Adjustment	5		
Replacement Year	2026		
Remaining Life	3		



Court Resurfacing - Basketball Court - 2026

		788 Square Yards	@ \$8.00
Asset ID	1036	Asset Actual Cost	\$6,304.00
		Percent Replacement	100%
	Sport Courts	Future Cost	\$7,090.49
Placed in Service	January 2021		
Useful Life	5		
Replacement Year	2026		
Remaining Life	3		



**Watermill Master Association
Component Detail**

Court Resurfacing - Tennis Courts - 2026

Asset ID	1038	1,600 Square Yards	@ \$8.00
		Asset Actual Cost	\$12,800.00
		Percent Replacement	100%
		Future Cost	\$14,396.93
Placed in Service	Sport Courts		
	January 2021		
Useful Life	5		
Replacement Year	2026		
Remaining Life	3		



**Watermill Master Association
Component Detail**

Acrylic Coating Replacement - Pool Deck - 2029

Asset ID	1030	14,326 Square Feet	@ \$4.60
		Asset Actual Cost	\$65,899.60
		Percent Replacement	100%
		Future Cost	\$80,994.27
Placed in Service	Swimming Pools		
	January 2001		
Useful Life	20		
Adjustment	8		
Replacement Year	2029		
Remaining Life	6		



Acrylic Coating Stain - Pool Deck - 2027

Asset ID	1031	14,326 Square Feet	@ \$1.42
		Asset Actual Cost	\$20,342.92
		Percent Replacement	100%
		Future Cost	\$23,567.33
Placed in Service	Swimming Pools		
	January 2022		
Useful Life	5		
Replacement Year	2027		
Remaining Life	4		

**Watermill Master Association
Component Detail**

Acrylic Coating Stain - Pool Deck continued...



Concrete Pavers - Pool Deck - 2031

Asset ID	1029	5,640 Square Feet	@ \$8.10
		Asset Actual Cost	\$45,684.00
		Percent Replacement	100%
		Future Cost	\$59,567.60
Placed in Service	January 2001		
Useful Life	30		
Replacement Year	2031		
Remaining Life	8		



**Watermill Master Association
Component Detail**

Pool Play Equipment Replacement Allowance - 2033

Asset ID	1035	1 Lump Sum	@ \$16,000.00
		Asset Actual Cost	\$16,000.00
		Percent Replacement	100%
		Future Cost	\$22,133.01
Placed in Service	Swimming Pools		
	January 2017		
Useful Life	16		
Replacement Year	2033		
Remaining Life	10		



Pool Pump & Equipment Annual Allowance - 2023

Asset ID	1028	1 Lump Sum	@ \$3,000.00
		Asset Actual Cost	\$3,000.00
		Percent Replacement	100%
		Future Cost	\$3,000.00
Placed in Service	Swimming Pools		
	January 2001		
Useful Life	1		
Replacement Year	2023		
Remaining Life	0		



**Watermill Master Association
Component Detail**

Pool Resurfacing - Family Pool - 2034

			2,201 Square Feet	@ \$28.00
Asset ID	1032		Asset Actual Cost	\$61,628.00
			Percent Replacement	100%
	Swimming Pools		Future Cost	\$87,808.33
Placed in Service	October 2022			
Useful Life	12			
Replacement Year	2034			
Remaining Life	11			



Pool Resurfacing - Lap Pool - 2034

			4,510 Square Feet	@ \$28.00
Asset ID	1027		Asset Actual Cost	\$126,280.00
			Percent Replacement	100%
	Swimming Pools		Future Cost	\$179,925.30
Placed in Service	October 2022			
Useful Life	12			
Replacement Year	2034			
Remaining Life	11			



**Watermill Master Association
Component Detail**

Pool Resurfacing - Splash Pool - 2034

Asset ID	1034	700 Square Feet	@ \$28.00
		Asset Actual Cost	\$19,600.00
		Percent Replacement	100%
		Future Cost	\$27,926.32
	Swimming Pools		
Placed in Service	October 2022		
Useful Life	12		
Replacement Year	2034		
Remaining Life	11		



Shade Structure Fabric - 2023

Asset ID	1033	2 Each	@ \$3,000.00
		Asset Actual Cost	\$6,000.00
		Percent Replacement	100%
		Future Cost	\$6,000.00
	Swimming Pools		
Placed in Service	January 2001		
Useful Life	12		
Adjustment	4		
Replacement Year	2023		
Remaining Life	0		



**Watermill Master Association
Component Detail**

Park Benches - Tot Lot - 2023

		2 Each	@ \$1,100.00
Asset ID	1066	Asset Actual Cost	\$2,200.00
		Percent Replacement	100%
	Tot Lot	Future Cost	\$2,200.00
Placed in Service	January 2014		
Useful Life	1		
Replacement Year	2023		
Remaining Life	0		



Play Equipment Replacement Allowance - 2034

		1 Lump Sum	@ \$40,000.00
Asset ID	1062	Asset Actual Cost	\$40,000.00
		Percent Replacement	100%
	Tot Lot	Future Cost	\$56,992.49
Placed in Service	January 2019		
Useful Life	15		
Replacement Year	2034		
Remaining Life	11		



**Watermill Master Association
Component Detail**

Playground Climber - 2025

Asset ID	1067	1 Lump Sum	@ \$4,200.00
		Asset Actual Cost	\$4,200.00
		Percent Replacement	100%
		Future Cost	\$4,586.40
Placed in Service	Tot Lot		
	January 2010		
Useful Life	15		
Replacement Year	2025		
Remaining Life	2		

Spring Riders - 2034

Asset ID	1065	3 Each	@ \$1,380.00
		Asset Actual Cost	\$4,140.00
		Percent Replacement	100%
		Future Cost	\$5,898.72
Placed in Service	Tot Lot		
	January 2019		
Useful Life	15		
Replacement Year	2034		
Remaining Life	11		



Swings - Single Post 1 Bay - 2029

Asset ID	1063	1 Each	@ \$3,900.00
		Asset Actual Cost	\$3,900.00
		Percent Replacement	100%
		Future Cost	\$4,793.32
Placed in Service	Tot Lot		
	January 2014		
Useful Life	15		
Replacement Year	2029		
Remaining Life	6		

**Watermill Master Association
Component Detail**

Swings - Single Post 1 Bay continued...



Swings - T Post - 2031

		1 Each	@ \$3,900.00
Asset ID	1064	Asset Actual Cost	\$3,900.00
		Percent Replacement	100%
	Tot Lot	Future Cost	\$5,085.23
Placed in Service	January 2016		
Useful Life	15		
Replacement Year	2031		
Remaining Life	8		



Report Navigation

- **Executive Summary** provides information about projected year end reserve balance, current annual contribution, interest, and inflation rates:
 - Level of Service is the type of reserve study
 - Funding Method is either Cash Flow or Component Funding
 - Funding Goal is the funding plan the Association has or one we recommend
 - Fully Funded Reserve Balance is the 100% balance to begin fully funded
 - Full Funding Contribution is the necessary contribution to maintain full funding for year one. Total is the amount required for year one full funding
 - Current Funding Plan currently used by the Association
 - Recommended Funding Plan maintains adequate funding
- **Funding Model Projections** include both your current plan and our recommended plan. The information included in each column is described below:
 - Year begins with your study year generally for a 30-year term
 - Current cost is the current replacement of all components
 - Annual contribution is the amount placed in reserves each year
 - Annual interest earned on your funds
 - Annual expenditures are the projected component replacement cost by year
 - Projected ending balance is the year end reserve fund balance
 - Fully funded reserves are the fully funded balance for that year. Fully Funded formula is Fully Funded Balance= Component cost x Age/Useful Life
 - Percent Funded is a measure of fund strength with 30%-70% generally accepted as adequate funding
- **Current Funding Projection** is your current funding plan and how it performs
- **Recommended Funding Model Projection** is the plan we recommend
- **Cash Flow** is a 30-year statement that provides both income and expense information to quickly find when expenditures occur and the resulting financial status of your reserves
- **Annual Expenditure Detail** provides a year to year list of your projected expenditures This is a good section to review each year when preparing your budgets
- **Condition Assessment** is a brief description of major component condition
- **Component Inventory** contains a list of your components, remaining useful life and quantities we determined from our site visit and other means of measurement
- **Component Detail Index** allows quick access to the detail we have included for each component separated into categories
- **Component Detail** provides a listing of each component, quantities or allowances and photographs of major ones

- **Methodology - Terms of Service – Company Profile** are our Disclosure sections with information about our assumptions, methods of work and our credentials

Important Information

Level of Service: Level I Full Reserve Study with a site visit, Level II Update with a site visit or Level III Financial Update with no site visit as defined by the National Reserve Study Standards established by the Community Associations Institute. Component quantity, condition and projected remaining useful life were determined with a visual inspection by the Analyst if a site visit was conducted.

Purpose: This study provides an inventory of major components above a threshold value as determined by the Association that require regular replacement and a plan to fund them.

Basis: Our analysis follows the guidelines for Reserve Studies established by the Association of Professional Reserve Analysts (APRA) and the Community Associations Institute (CAI). Components included in this analysis generally meet the following criteria:

- Component must be owned or maintained by the Association
- Component must have a limited life
- Component must have a predictable useful life
- Component must have a replacement cost above a threshold cost

These guidelines limit reserve components to predictable expenses and do not consider large expenses such as stormwater systems or dredging of the stormwater ponds. While their replacement cost and remaining, useful life may not be predictable they can be expensive, therefore we recommend an allowance be applied for funding which can be adjusted at each update.

Useful life and remaining useful life projections are determined by our visual inspection of each component, our experience with similar communities, your historical records and if required vendor evaluation. The Association may have experienced some replacement cycles for various components with historical cost therefore this information is considered in our analysis. Each cost and useful life was reviewed and compared to similar project we have completed and adjusted as needed. Components with replacement cost over \$1,000 are typically included.

The various component replacement cycles experienced by the Association are driven by the level of quality required by the community, cost of maintenance vs replacement, existing condition, and use. All useful life projections found in this analysis are in the acceptable range for this specific type of community.

Replacement cost for components is driven by local market conditions and available of similar materials. Many components have included repair and refurbishment to extend their useful life and reduce holding cost over time

Funding Goal: The Association may elect for the following goals

- Fully Funded Reserve – 100% funding for each component
- Threshold Funded Reserve – Annual ending balances are maintained above an adequate or “Threshold” level.

Funding Methods: Reserve analysis typically uses two methods of determining necessary funding levels for component replacement; the Component Method the Cash Flow Method.

- **The Component Method** provides a reserve contribution amount by estimating the current replacement cost for each component, subtracting that component's current balance which provides the unfunded balance then dividing that total by the number of remaining years of useful life. Each component's contribution is then total for the annual contribution. This method includes inflation of replacement cost and interest on invested funds and provides the least risk of deferred maintenance or special assessment.
- Another version of the Component Method is referred to as "Straight Line Method" which follows the same calculation as above but does not consider interest on funds or inflation on replacement cost. This method only provides a one-year contribution amount and may result in large changes in annual contribution from year to year.
- **The Cash Flow Method** or pooled method of reserve funding groups component replacement together rather than segregated as in the Component Method. Cash outflows must be offset by contributions and interest earned to maintain adequate funding.
- **Cash Flow Method Models** include the Current Assessment Funding Model (AFM) and the Threshold Funding Model (TFM) among others.
 - The AFM Model illustrates the current funding projections adopted by the Association and how these perform over time. This model is also used to develop a funding plan with annual contributions entered for each year which allows a custom funding plan.
 - The TFM maintains minimum annual balances or percent funded which are determined by the Analyst or requested by the Association. The year with the lowest ending balance is considered the "Threshold Year" for the total funding plan period.
 -

Conclusion

There are several factors to consider when determining reserve funding levels that include maintaining the quality and value of the community, the ability of the Association to respond to unpredictable component failures and to maintain an acceptable level of risk. Full funding provides the lowest risk of deferred maintenance or special assessment but generally requires large contributions. Threshold Funding keeps reserve balances above predetermined annual balance that provides a moderate risk level with mostly level contributions.

METHODOLOGY

Reserve Analysis is a process that identifies capital expenses the Association can expect and creates a plan to fund them. This is accomplished by a site visit to visually evaluate components to measure quantities and determine their remaining life. Component Selection Process is based on the Community Associations Institute (CAI) standards for reserve studies and selection of components.

Component must be a commonly owned, have a limited and predictable life, replacement cost must be above a minimum threshold cost. Useful life and replacement cost are obtained from site inspection by experienced inspectors and our database of information, historical information, local Vendors and comparison of similar component cost found at other properties.

The funding plan we develop includes; adequate cash balances, even contributions so all owners pay their fair share over time and moderate contributions with acceptable increases. Percent Funded is defined by industry standards as 70-100% strong, 30-70% fair or adequate and below 30% weak or inadequate. We recommend Full Funding to avoid deferred maintenance or special assessments. Baseline Funding maintains funds above zero resulting is a high risk of special assessments or deferred maintenance and should be avoided. Threshold Funding maintains reserves above a "Threshold" level providing adequate funding with moderate risk.

CREDENTIALS

Community Advisors, LLC provides capital reserve planning, property inspection, and construction oversight for a broad base of clients including High-rise Condominiums, Homeowner Associations, Churches, Private Schools, Time Shares, Active Adult, Municipal Utility Plants, Marinas, Historic Buildings & Museums and commercial investment properties.

Personal Service attention to detail, quick response and valued client relationships.

Range of Experience includes a broad selection of building types, ages and uses from protected historic structures to new communities ready for developer turnover. As commercial general contractors we have experience building many of the types of structure we now provide reserve analysis for, so we understand potential problem areas. As commercial inspectors we have experienced a variety of structural and cosmetic conditions offering solutions for repair. Areas of expertise include MEP systems, energy management, life safety systems, building envelope and roof components, marine structures, street and other site improvements.

Detailed Site Evaluation is Conducted to make sure we know your property and include all your assets in our analysis. With our years of experience with community development and commercial construction projects we understand both horizontal and vertical construction and utilize realistic replacement cost and useful life projections in our analysis. *Financial Plan Meets CAI & APRA Standards* with information obtained during the site visit we build a custom-made financial plan to ensure adequate funding for future component replacement which equates to maintaining community value.

Reserve Analyst Credentials: Mr. Charles Sheppard is the owner of Community Advisors responsible for field inspection oversight and day to day operations. Mr. Sheppard hold a BS degree from VA Tech and has conducted building evaluations for over 30 years. He is a licensed Florida General Contractor, Home Inspector and earned the professional designations of Certified Construction Inspector (CCI), Professional Reserve Analyst (PRA) and Reserve Specialist (RS).

TERMS OF SERVICE

We have completed an analysis of your capital components that serves as a budgeting tool. This reserve study reflects the information provided by this client and is not for the purposes of performing an audit or estimating construction projects. Our site visit includes visual observation of components that are accessible and safe for our inspectors to evaluate. Roof evaluation is limited to ground observation for sloped roofs and roof top inspection for flat roofs if safe and stable access is available that meets our safety standards.

We are not responsible for any hidden defects or determining the condition of hidden or underground components or systems. Observing environmental conditions, hazardous materials or determine compliance with building codes or other regulations is not included in our scope of work. Our site visit is not a safety inspection and we are not responsible for any hazards that exist. Destructive testing is not conducted. 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.

Projections of component remaining useful life assumes this client will perform necessary preventative maintenance and repair per industry standards. This reserve analysis study and the parameters under which it has been completed are based upon information provided to us in part by the Client and its contractors, assorted vendors, specialist and independent contractors. Reserve fund balances and contribution amounts for use in our analysis is furnished by the client and deemed accurate. Useful life projections are determined by historical records, component condition and our opinion based on evaluating similar components on other projects. These life projections are changed by weather conditions, use, maintenance procedures and other factors out of our control therefore regular updates to this analysis are needed to maintain funding accuracy. Replacement cost is determined by our experience with similar projects, local vendor pricing and client historical records and should not be considered suitable for budgeting repair or replacement projects. Local contractor proposals must be obtained for this work. No liability is assumed as the result of changing market prices or inaccurate estimates or projections of remaining useful life of components.

Component replacement cost and interest rates constantly change. In order to maintain accuracy of your funding plan updates to this analysis should be conducted annually with a site visit every 2-3 years unless conditions warrant annual visits. Community Advisors, LLC shall not be required to participate in any legal action taken by or against our clients for any reason and shall also not be required to give testimony in depositions or in court. In all cases the liability of Community Advisors, LLC and its Principals, Employees, contractors and Vendors shall be limited to the consulting fee agreed upon for the production of this report. Client financial information is considered confidential and is not disclosed to third parties without your approval. We do use your name for our list of valued clients and when submitting proposals for new projects that request references or recent projects. That request may include size of property, number of units or major components. We also use photos from time to time of components as an example for educational and marketing efforts. Community Advisors and the analyst who prepared this study do not have any relationship that can be considered a conflict of interest. From time to time our Clients ask that we manage repair or replacement of components due to our experience in construction management. We do so with the understanding that full disclosure for both parties is completed.

DEFINITIONS

Adjustment to Useful Life: Typical useful life projections are used for each component. The adjustment is used to modify that life projection for earlier or later replacement. It only applies to the current replacement cycle.

Cash Flow Method: A method of determining reserve contributions that are “pooled” to fund replacement cost as needed without restricting funds to any one component.

Component Method: A funding method that fully funds each reserve component then sums those for the annual contribution.

Current Funding Plan: The funding plan currently used at the time of this analysis with updated component inventory and financial assumptions. This allows you to see how the current contribution level funds future component replacement.

Effective Age: Difference of useful and remaining useful life.

Fully Funded Balance: Represents the cost of used component life represented by the formula.

$$\text{FFB} = (\text{Current Cost} \times \text{Effective Age}) / \text{Useful Life}$$

Interest Contribution: The interest that should be earned on invested reserves.

Percent Funded: Ratio of reserve balance to fully funded balance.

Remaining Life: Number of years a component is projected to continue to function.

Threshold Funding: This plan maintains fund balance above a predetermined threshold dollar or percent funded amount.

Useful Life: The estimated useful life of an asset based upon industry standards, manufacturer specification, visual inspection, location, usage, association standards and prior history.