

Riverstone Homeowners Association, Inc.

Financial Statements

December 31, 2023

Crystal Chang CPA PC

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Independent Auditor's Report

**To the Board of Directors of
Riverstone Homeowners
Association, Inc.**

Opinion

We have audited the accompanying financial statements of Riverstone Homeowners Association, Inc. (the "Association"), which comprise the balance sheet as of December 31, 2023, and the related statements of revenues, expenses, and changes in fund balance and cash flows for the year then ended, and the related notes to the financial statements.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Association as of December 31, 2023, and the results of its operations and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Association and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Future Major Repairs and Replacements

Our audit was made for the purpose of forming an opinion on the basic financial statements taken as a whole. We have not applied procedures to determine whether the funds designated for future major repairs and replacements as discussed in Note 7 are adequate to meet such future costs because that determination is outside the scope of our audit. Our opinion is not modified with respect to that matter.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Association's ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but it is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Association's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Association's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

Disclaimer of Opinion on Required Supplementary Information

Accounting principles generally accepted in the United States of America require that Supplementary Information on Future Major Repairs and Replacements on page 15-54 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Financial Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance

on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.”

CRYSTAL CHANG, CPA

Houston, TX
August 27, 2024

Riverstone Homeowners Association, Inc.
Balance Sheet
December 31, 2023

	Operating Fund	Replacement Fund	Foundation Fund	Total
Assets				
Cash and cash equivalents	\$ 3,070,136	\$ 8,556,118	\$ 1,944,879	\$ 13,571,133
Assessments Receivable, net of allowance for doubtful accounts of \$73,470	379,390	-	-	379,390
Other receivable	224,302	-	-	224,302
Prepaid expense	28,108	-	-	28,108
Property and equipment, net of accumulated depreciation \$79,999	39,957	-	-	39,957
Total Assets	\$ 3,741,893	\$ 8,556,118	\$ 1,944,879	\$ 14,242,890
 Liabilities and Fund Balances				
Accounts payable and accrued expenses	\$ 423,344	\$ 20,137	\$ -	\$ 443,481
Assessments received in advance	4,715,221	-	-	4,715,221
Construction and pool deposit	215,997	-	-	215,997
Total Liabilities	5,354,562	20,137	-	5,374,699
Fund Balances	(1,612,669)	8,535,981	1,944,879	8,868,191
Total Liabilities and Fund Balance	\$ 3,741,893	\$ 8,556,118	\$ 1,944,879	\$ 14,242,890

See accompanying notes to financial statements.

Riverstone Homeowners Association, Inc.
Statement of Revenues, Expenses and Changes in Fund Balances
For the Year Ended December 31, 2023

	Operating Fund	Replacement Fund	Foundation Fund	Total
Revenues				
Assessment	\$ 9,940,837	\$ 852,721	\$ 527,348	\$ 11,320,906
Reimbursement of expense	522,402	-	-	522,402
Miscellaneous income	320,515	-	-	320,515
Grant from foundation	352,539	-	-	352,539
Capitalization fee	-	247,000	-	247,000
Interest Income	9,818	166,790	233	176,841
Transfer fee	69,183	-	-	69,183
Facility income	33,346	-	-	33,346
Program income	23,153	-	-	23,153
Total Revenues	<u>11,271,793</u>	<u>1,266,511</u>	<u>527,581</u>	<u>13,065,885</u>
Expenses				
Landscaping	3,199,226	-	-	3,199,226
Capital improvements	-	1,952,757	-	1,952,757
Payroll	1,799,604	-	-	1,799,604
Utilities	1,666,858	-	-	1,666,858
Neighborhood operating expense	730,139	-	-	730,139
Other operating expense	776,122	-	-	776,122
Foundation Fund Expense	-	-	623,397	623,397
Pool and buildings	569,249	-	-	569,249
Community events and functions	367,703	-	-	367,703
Lakes and waterways	279,860	-	-	279,860
Insurance and taxes	238,862	-	-	238,862
General recreation	236,258	-	-	236,258
Legal and professional services	214,609	-	-	214,609
General property maintenance	158,302	-	-	158,302
Administrative expenses	132,216	-	-	132,216
Parks and tennis	44,980	-	-	44,980
Depreciation expense	12,570	-	-	12,570
Community standards	4,010	-	-	4,010
Total Expenses	<u>10,430,568</u>	<u>1,952,757</u>	<u>623,397</u>	<u>13,006,722</u>
Excess (deficit) of Revenue over Expense	841,225	(686,246)	(95,816)	59,163
Fund Balance				
Beginning of year	649,338	6,772,984	1,373,542	8,795,864
Prior period adjustment	13,164	-	-	13,164
Permanent transfer	(3,116,396)	2,449,243	667,153	-
Ending of year	<u>\$ (1,612,669)</u>	<u>\$ 8,535,981</u>	<u>\$ 1,944,879</u>	<u>\$ 8,868,191</u>

See accompanying notes to financial statements.

Riverstone Homeowners Association, Inc.
Statement of Cash Flows
For the Year ended December 31, 2023

	<u>Operating Fund</u>	<u>Replacement Fund</u>	<u>Foundation Fund</u>	<u>Total</u>
Cash Flows From Operating Activities				
Excess of revenues over expenses	\$ 841,225	\$ (686,246)	\$ (95,816)	\$ 59,163
Adjustments to reconcile excess (deficiency) of revenues over expenses to net cash provided (used) by operating activities:				
Depreciation expense	12,570	-	-	12,570
(Increase) decrease in:				
Assessments receivable	(31,964)	21,700	37,155	26,891
Other receivables	14,640	-	-	14,640
Prepaid Expense	(9,700)	-	-	(9,700)
Increase (decrease) in:				
Accounts payable and accrued expense	64,097	7,051	-	71,148
Assessments received in advance	(40,452)	-	-	(40,452)
Construction/ Pool Deposit	(7,000)	-	-	(7,000)
Net cash provided by operating activities	<u>843,416</u>	<u>(657,495)</u>	<u>(58,661)</u>	<u>127,260</u>
Cash Flows From Investing Activities				
Decrease (Increase) in:				
Property and equipment	(52,527)	-	-	(52,527)
Net cash provided by investing activities	<u>(52,527)</u>	<u>-</u>	<u>-</u>	<u>(52,527)</u>
Cash Flows From Financing Activities				
Decrease (Increase) in:				
Prior period adjustment	13,164	-	-	13,164
Interfund transfers	(1,027,447)	1,094,298	(66,851)	-
Net cash provided by financing activities	<u>(1,014,283)</u>	<u>1,094,298</u>	<u>(66,851)</u>	<u>13,164</u>
Net increase in cash and cash equivalents	(223,394)	436,803	(125,512)	87,897
Cash and cash equivalents, beginning of year	3,293,530	8,119,315	2,070,391	13,483,236
Cash and cash equivalents, end of year	<u>\$ 3,070,136</u>	<u>\$ 8,556,118</u>	<u>\$ 1,944,879</u>	<u>\$ 13,571,133</u>
Supplemental Disclosures:				
Federal Income Tax Paid	\$ -	\$ -	\$ -	\$ -
Interest Paid	\$ -	\$ -	\$ -	\$ -

See accompanying notes to financial statements.

Riverstone Homeowners Association, Inc.
Notes to Financial Statement
December 31, 2023

Note 1 - Organization

Riverstone Homeowners Association, Inc. (the Association) is a Texas non-profit corporation incorporated in May 2001 for the purpose to promote health, safety and welfare of the residents of Riverstone subdivisions in Fort Bent County, Texas. The Association is under Declarant control. The property is comprised of approximately 6,491 single family residential units as of December 31, 2023.

Note 2 - Date of Management's Review

In preparing the financial statements, the Association has evaluated the events and transactions for potential recognition or disclosure through August 27, 2024, the date the financial statements were available to be issued.

Note 3 - Summary of Significant Accounting Policies

Basis of Accounting

The accompanying financial statements have been prepared on the accrual basis of accounting, whereby income is recognized when earned and costs and expenses are recognized when the obligations are incurred.

Funds

The Association's governing documents provide certain guidelines for governing its financial activities. To ensure observance of limitations and restrictions on the use of financial resources, the Association maintains its accounts using fund accounting. Financial resources are classified for accounting and reporting purposes in the following funds established according to their nature and purpose:

Operating Fund — this fund is used to account for financial resources available for the general operations of the Association.

Replacement Fund — this fund is used to accumulate financial resources designated for future major repairs and replacements

Foundation Fund — this fund serves as a board appointed committee under the Association for the lawful purposes, including but not limited to religious, charitable, benevolent, educational, literary, patriotic, civic, social, athletic, scientific, and such other activities as are permitted to be carried on by the corporation.

Cash and Cash Equivalents

Cash and cash equivalents consist of short-term, liquid investments which are readily convertible into cash within ninety days of purchase. The Association maintains its cash balances in financial institutions secured by the Federal Deposit Insurance Corporation (FDIC) up to \$250,000.

Cash and cash equivalents in Alliance Association Bank ICS account are deposited to different FDIC- insured institutions through the ICS service of Alliance Association Bank. As of December 31, 2023, the balance of uninsured cash and cash equivalents was \$ -0-.

Riverstone Homeowners Association, Inc.
Notes to Financial Statements
December 31, 2023

Note 3 – Summary of significant Accounting Policies (Continued)

Member Assessments

Association members are subject to assessments to provide funds for the Association’s operating expenses and major repairs and replacements. Residential Assessments on all lots are fixed at a uniform rate. Lots in gated sections are subject to Neighborhood Assessment, lots at lakefront are subject to Lake Assessment. As of December 31, 2023, the Residential Assessment was \$1,208 per lot, Gate Assessment was \$839 per lot, and Lake Assessment was \$60 per lot. Lots owned by Builders are assessed at 50 percent of regular assessment rate. The following table summarizes the Association’s assessments by section, number of units within each section (i.e., homeowner/builder controlled) and their assessment rates.

Assessment	Section	#of Units	Assessment Rate for 2023
Full Year Assessment		6418	\$1,208
Full Year Assessment (Builders)		125	\$604
Mid Year Assessment			Prorated
Quarterly Mowing Assessment	\$322/qtr	119	\$1,288
Lake Assessment		399	\$60
Assessment A	Avalon Phase I	355	\$839
Assessment B	Avalon Phase II	1192	\$700
Assessment C	Crescent View	20	\$2,414
Assessment D	The enclave	42	\$7,242
Assessment E	Hartford Landing	54	\$973
Assessment F	Ivy Bend	10	\$3,537
Assessment G	Majestic Point	27	\$1,605
Assesment H	The reserve	27	\$1,040
Assessment I	The Island	9/1	\$8,392/\$4,196
Assessment J	Waters Cove	60	\$1,041
Assessment K	Hageron	158/124	\$700/\$350

Assessment revenue is recognized as the relate performance obligations are satisfied at transaction amounts expected to be collected. The Association's performance obligations related to its operating assessments are satisfied over time on a daily pro-rata basis using the input method. The performance obligations related to the replacement fund assessments are satisfied when these funds are expended for their designated purpose. Assessments are recognized for the period assessed. Assessments receivable at the balance sheet date are stated at the amounts expected to be collected from outstanding assessments from unit owners. The Association's policy is to retain legal counsel and place liens on the properties of owners, at the discretion of the Board of Directors. The Association assesses the collectability of the receivables based on a review of the individual receivable accounts. The allowance for doubtful accounts was \$73,470 as of December 31, 2023.

The Association treats uncollectible assessments as variable consideration. Methods, inputs, and assumptions used to evaluate when assessments are considered uncollectible include consideration of past experience and susceptibility to factors outside the Association’s control.

Riverstone Homeowners Association, Inc.
Notes to Financial Statements
December 31, 2023

Note 3 – Summary of significant Accounting Policies (Continued)

Assessment Received in Advance

Assessments received in advance at the balance sheet date represent payments received from association members during the current year, which relate to maintenance assessment for the following year.

Capitalization Fee

Upon acquisition of record title to a Lot by the first Owner from a Builder and upon each resale or transfer a Lot of a single-family residence which is not an exempt transfer, a payment shall be made by or on behalf of purchaser to the Association in an amount equal to 100 percent of the Residential Assessment as Replacement Fund Payment for the year in which the sale or transfer occurs, or such lesser amount as may hereafter be specified by the Board. This amount shall be in addition to, not in lieu of, the Residential Assessment and shall not be considered an advance payment of Residential Assessments. This amount shall be paid to the Association at closing, and shall be deposited into an account as a replacement fund for the repair, reconstruction or replacement of improvements of the common area.

Riverstone Foundation

Riverstone Community Services Foundation, Inc. (the Foundation) was a Texas non-profit corporation under the Texas Non-Profit Corporation Act. It was originally incorporated in June 2001 for the lawful purpose or purposes, including but not limited to religious, charitable, benevolent, educational, literary, patriotic, civic, social, athletic, scientific, and such other activities as are permitted to be carried on by the corporation exempt from federal income tax under Section 501(c)(4) of the Internal Revenue Code.

The Foundation shall have no members. The initial officers of the Foundation shall be a President, Vice President, Secretary and Treasurer, with the President and Secretary to be elected from among the members of the board of trustees. The board of trustees may appoint such other officers, including one or more Assistant Secretaries and one or more Assistant treasurers, as it shall deem desirable in accordance with the by-laws, such officers to have the authority and perform the duties prescribed from time to time by the board of trustees. Any two or more officers may be held by the same person, except the officers of President and Secretary.

During the year of 2018, the Foundation was dissolved and transferred to Riverstone Homeowners Association, Inc. and exists as a board appointed committee under the Association.

Declarant Control

The Association is under Declarant Control. As long as the Class “B” membership exists in the Association, the Declarant may annually elect either to pay Residential Assessments on the Lots it owns or to subsidize the deficit. As of December 31, 2023, the Declarant owns 1 lot in the subdivision and chose to subsidize the deficit.

Riverstone Homeowners Association, Inc.
Notes to Financial Statements
December 31, 2023

Note 3 – Summary of Significant Accounting Policies (Continued)

Foundation Payment Income

The Association collects a transfer fee (“Foundation Fee”) on behalf of the Riverstone Community Services Foundation, Inc. (the “Foundation”) upon each transfer of title to a Lot which is not a transfer by a Builder or an Exempt Transfer. The Foundation Payment shall be payable to the Association at closing of the transfer. The Association’s Board shall determine the amount of the Foundation Payment after consultation with the Foundation. The Foundation Payment shall not be greater than 0.25 percent of gross selling price of the applicable property. All Foundation Payments which the Association collects on behalf of the Foundation shall be classified as the Foundation income and deposited into a separate account in the name of the Foundation and shall be used for such purposes as the Foundation, acting through its board of trustees, deems beneficial to the general good and welfare of the Riverstone community.

Reimbursement of Expenses

The Association shared landscaping and community expenses with Riverstone Commercial Property Owners Association (“Riverstone POA”). For the year ended December 31, 2023, Riverstone POA reimbursed \$472,608 for such expenses. Riverstone POA reimbursed \$49,794 in 2023 for shared management fee.

Fair Value of Financial Instruments

The Association’s financial instruments are cash and cash equivalents, assessments receivable, assessments received in advance, prepaid expenses, accounts payable and accrued expenses. The recorded values of the cash and cash equivalents, assessments receivable, assessments received in advance, prepaid expenses, accounts payable and accrued expenses approximate their fair values based on their short-term nature.

Property and Equipment

Real property and common areas acquired from the developer and related improvements to such property are not reflected on the Association’s financial statements. Those properties are owned by the individual unit owners in common and not by the Association, however, they require individual unit owner’s approval to sell these assets. In accordance with the AICPA guide and FASB 972-360-25, these assets are not capitalized.

The Association capitalizes significant real and personal property to which it has title or other evidence of ownership at cost. Depreciation expense is calculated using the straight-line method. Depreciation expense for the year ended December 31, 2023, was \$ 12,570.

Machinery and equipment	\$ 119,956
Total	<u>119,956</u>
Less: Accumulated depreciation	<u>(79,999)</u>
Net	<u><u>\$ 39,957</u></u>

Riverstone Homeowners Association, Inc.
Notes to Financial Statements
December 31, 2023

Note 3 – Summary of Significant Accounting Policies (Continued)

Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

Contract Liabilities (assessments received in advance-replacement fund)

The Association recognizes revenue from members as the related performance obligations are satisfied. A contract liability (assessments received in advance-replacement fund) is recorded when the Association has the right to receive payment in advance of the satisfaction of performance obligations related to replacement reserve assessments. The balances of contract liabilities (assessments received in advance- Replacement Fund) as of the beginning and end of the year are \$-0- and \$-0- respectively. The balances of contract liabilities (assessments received in advance- Foundation Fund) as of the beginning and end of the year are \$-0- and \$-0- respectively.

Note 4 – 401(k) Contribution

Since 2017, the Association has allowed its employees to contribute to a 401(k) Plan. Upon hire all non- union employees may participate in the Plan. Employer match is 100 percent of employee deferrals up to the first 6 percent of compensation for the period and is immediately vested.

Note 5 - Federal Income Tax

The Association is exempt from Federal income taxes under Section 501(c) (4) of the Internal Revenue Code.

The Association adopted the accounting for uncertainty for income tax guidance, which clarifies the accounting and recognition for tax positions taken or expected to be taken in its income tax returns. The Association's tax filings are subject to audit by various taxing authorities. The Association's federal income tax returns for year 2020, 2021 and 2022 remain open to examination by the Internal Revenue Service. In evaluating the Association's tax provisions and accruals, the Association believes that its estimates are appropriate based on current facts and circumstances

Note 6 - State Franchise Tax and Sales Tax

The Association is exempt from Texas franchise tax as specified under Section 171.082 of the Texas Tax Code as a homeowners' association. The Association is exempt from Texas sales tax as a qualifying 501 (c)(4) entity.

Note 7 - Future Major Repairs and Replacements

The Association's governing documents require funds be accumulated for future major repairs and replacements. Accumulated funds, which aggregate approximately \$8,535,981 at December 31,2023, are held in separate accounts and generally not available for operating purposes. Currently, the replacement reserves are funded through earning on investments of the reserve fund. Additionally, the Association makes discretionary capital contributions to the reserve fund.

Riverstone Homeowners Association, Inc.
Notes to Financial Statements
December 31, 2023

Note 7 - Future Major Repairs and Replacements (continued)

The association engaged an independent reserve study firm who conducted a study in July 2022 to estimate the remaining useful lives and the replacement costs of the common property components. It is the Association's intent to base future funding for such major repairs and replacements over the estimated useful lives of the components will be based on the study's estimates of current replacement costs, considering amounts previously accumulated in the replacement fund. The association's goal increase reserve to an adequate level to meet future repair and replacement needs; a summary of the study's results is included as supplementary information.

Actual expenditures, however, may vary from the estimated amounts and the variations may be material. Therefore, amounts accumulated in the reserve fund may not be adequate to meet future needs. If additional funds are needed, however, the Association has the right, subject to member approval, increase regular assessments or it may delay major repair and replacements until funds are available.

Note 8 - Subsequent Events

Upon evaluation, the Association notes that there were no material subsequent events between the date of the financial statements and the date that the financial statements were issued or available to be issued.

SUPPLEMENTARY INFORMATION

Riverstone Homeowners Association, Inc.
Supplementary Information on Future Major Repairs and
Replacements December 31, 2023
(Unaudited)

An outside consulting company conducted a study in July 2022 to estimate the remaining useful lives and the replacement costs of the components of common property. Replacement costs were based on the estimated costs to repair or replace the common property components at the date of the study.

The following information is based on the study and presents significant information about the components of common property.

As of December 31, 2023, \$8,556,118 was allocated to the Replacement fund, and \$1,944,879 was allocated to the Foundation Fund.

<i>Reserve Component</i>	<i>Current Repl. Cost</i>	<i>Useful Life</i>	<i>Remaining Life</i>	<i>Estimated Future Replacement Costs</i>
00100 - General				
02000 - Concrete				
232 - Walkways 4,500 sf Orchard<>Creekstone Bridge Walkway (2%)	1,440	5	3	1,551
288 - Walkways Assorted Walkways & Pads	30,000	5	3	32,307
Sub-total [02000 - Concrete]	31,440			33,857
03000 - Painting: Exterior				
412 - Tubular Steel 849 lf Bridges, Tunnels, Detention	7,641	6	1	7,832
436 - Tubular Steel 7,750 lf Non-Gated Neighborhoods & Open Area Fence	69,750	6	3	75,113
Sub-total [03000 - Painting: Exterior]	77,391			82,945
04000 - Structural Repairs				
290 - Metal Railings 100 lf Orchard<>Creekstone Steep Bank Creek Bridge	6,500	40	36	0
546 - Bridge Maintenance 600 sf Orchard<>Creekstone Steep Bank Creek Bridge	25,200	20	13	34,738
550 - Bridge Maintenance 720 sf Club at Riverstone Trail	30,240	20	13	41,686
554 - Bridge Maintenance 24,402 sf Rock Facade- Bridge/Tunnel Areas (10%)	109,809	8	3	118,252
686 - Wood Railing 78 lf Club at Riverstone Trail	1,607	25	17	2,445
Sub-total [04000 - Structural Repairs]	173,356			197,122

Riverstone Homeowners Association, Inc.
Supplementary Information on Future Major Repairs and Replacements (Continued)
December 31, 2023
(Unaudited)

<i>Reserve Component</i>	<i>Current Repl. Cost</i>	<i>Useful Life</i>	<i>Remaining Life</i>	<i>Estimated Future Replacement Costs</i>
00100 - General				
18000 - Landscaping				
120 - Irrigation: Misc. Irrigation	116,601	5	1	119,516
132 - Irrigation: Misc. Irrigation	116,601	5	2	122,504
144 - Irrigation: Misc. Irrigation	116,601	5	3	125,566
156 - Irrigation: Misc. Irrigation	116,601	5	4	128,706
168 - Irrigation: Misc. Irrigation	116,601	5	5	131,923
420 - General Repairs/Upgrades Landscape	83,400	5	1	85,485
432 - General Repairs/Upgrades Landscape	83,400	5	2	87,622
444 - General Repairs/Upgrades Landscape	83,400	5	3	89,813
456 - General Repairs/Upgrades Landscape	83,400	5	4	92,058
468 - General Repairs/Upgrades Landscape	83,400	5	5	94,359
650 - Major Renovation Major Landscape Renovation	500,000	20	10	640,042
Sub-total [18000 - Landscaping]	1,500,005			1,717,595

Riverstone Homeowners Association, Inc.
Supplementary Information on Future Major Repairs and Replacements (Continued)
December 31, 2023
(Unaudited)

<i>Reserve Component</i>	<i>Current Repl. Cost</i>	<i>Useful Life</i>	<i>Remaining Life</i>	<i>Estimated Future Replacement Costs</i>
00100 - General				
19000 - Fencing				
230 - Tubular Steel 849 lf Bridges, Tunnels, Detention	28,866	25	18	45,021
250 - Masonry Wall 80 lf Orchard<>Creekstone Steep Bank Creek Bridge	4,000	25	14	5,652
300 - Tubular Steel: 6' 7,750 lf Non-Gated Neighborhoods & Open Areas[se:15]	542,500	30	15	939,277
400 - Masonry Wall 116,000 lf Sectioned Brick Walls & Pilasters (10%)[se:20]	1,392,000	20	0	1,777,908
410 - Masonry Wall 116,000 lf Sectioned Brick Walls & Pilasters (10%)[se:20]	1,392,000	20	4	1,962,478
420 - Masonry Wall 116,000 lf Sectioned Brick Walls & Pilasters (10%)[se:20]	1,392,000	20	8	2,166,208
430 - Masonry Wall 116,000 lf Sectioned Brick Walls & Pilasters (10%)[se:20]	1,392,000	20	12	2,095,458
440 - Masonry Wall 116,000 lf Sectioned Brick Walls & Pilasters (10%)[se:20]	1,392,000	20	16	1,706,765
444 - Masonry Wall 116,000 lf Sectioned Brick Walls & Pilasters (50%)[se:20]	6,960,000	20	20	6,388,600
Sub-total [19000 - Fencing]	14,495,366			17,087,366
19500 - Retaining Wall				
360 - Masonry Wall 200 lf LJ Parkway & Noble Seven Ln	45,000	30	1	46,125
380 - Masonry Wall 1,000 lf Various Locations & Materials (10%)	8,500	10	2	8,930
Sub-total [19500 - Retaining Wall]	53,500			55,055
20000 - Lighting				
100 - Exterior: Misc. Fixtures 42 Bridge/Tunnel Lighting	10,500	15	8	12,793
288 - Pole Lights 6 Walkway Around Clubhouse Lake (20%)	2,640	10	2	2,774
Sub-total [20000 - Lighting]	13,140			15,567

Riverstone Homeowners Association, Inc.
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<i>Reserve Component</i>	<i>Current Repl. Cost</i>	<i>Useful Life</i>	<i>Remaining Life</i>	<i>Estimated Future Replacement Costs</i>
00100 - General				
21000 - Signage				
290 - Speed Limit Sign System 9 Your Speed Radar Signs	49,950	10	5	56,514
310 - Bulletin Boards SE University Blvd & Oilfield Rd LED Sign	30,000	12	2	31,519
872 - Miscellaneous 250 Street Light Banner Brackets	18,750	8	6	21,744
880 - Miscellaneous 1,000 Street Light Banners	42,000	4	2	44,126
Sub-total [21000 - Signage]	140,700			153,903
26000 - Outdoor Equipment				
320 - Garbage Receptacles 4 Dumor Metal Garbage Cans	2,400	12	7	2,853
512 - Benches 5 Dumor Metal Benches	6,000	12	5	6,788
584 - Wood Benches 2 Orchard<>Creekstone Steep Bank Creek Bridge	1,600	10	6	1,856
920 - Statues 28 Statues @ 8 Locations	84,000	25	20	137,644
928 - Flag Pole 24 American Flags & Poles	4,560	4	2	4,791
Sub-total [26000 - Outdoor Equipment]	98,560			153,931

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<i>Reserve Component</i>	<i>Current Repl. Cost</i>	<i>Useful Life</i>	<i>Remaining Life</i>	<i>Estimated Future Replacement Costs</i>
00100 - General				
28000 - Water System				
200 - Well #1289 North Well Replace	100,000	40	27	194,780
204 - Pump- Replace #1289 North Well Pump	25,000	10	1	25,625
208 - Well #1290 South Well Replace	100,000	40	27	194,780
212 - Pump- Replace #1290 South Well Pump	25,000	10	1	25,625
216 - Well #1009 Lake B Replace	100,000	40	20	163,862
220 - Pump- Replace #1009 Lake B Well Pump	20,000	10	1	20,500
224 - Well #1229 Lake E Replace	60,000	40	25	111,237
228 - Pump- Replace #1229 Lake E Well Pump	8,000	10	1	8,200
232 - Well #1445 Av Sect 1 Replace	60,000	40	31	0
236 - Pump- Replace #1445 Av Sect 1 Well Pump	8,000	10	1	8,200
240 - Well #1482 Rec Center Replace	70,000	40	32	0
244 - Pump- Replace #1482 Rec Center Well Pump	11,000	10	2	11,557
Sub-total [28000 - Water System]	587,000			764,365
29000 - Infrastructure				
400 - Electric 100 Power Pedestals (10%)	40,000	10	5	45,256
30000 - Miscellaneous				
836 - Vehicle 2019 Polaris Ranger 570	18,119	6	4	20,000
844 - Vehicle 2018 Chevy Silverado Service Body	54,000	10	7	64,189
848 - Vehicle 2019 Nissan Titan Crew Cab	34,750	10	7	41,307
Sub-total [30000 - Miscellaneous]	106,869			125,496
Sub-total General	17,317,327			20,432,460

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<i>Reserve Component</i>	<i>Current Repl. Cost</i>	<i>Useful Life</i>	<i>Remaining Life</i>	<i>Estimated Future Replacement Costs</i>
00120 - Riverstone Community Monuments				
18500 - Lakes / Ponds				
200 - Fountain University West Entry #10	10,000	10	5	11,314
204 - Fountain Riverstone Blvd @ University Blvd	10,000	10	5	11,314
216 - Fountain University East Entry #?	10,000	10	5	11,314
812 - Bulkhead 1,130 lf [3] Monument Ponds	180,800	60	44	0
Sub-total [18500 - Lakes / Ponds]	210,800			33,942
20000 - Lighting				
212 - Landscape 32 Community Monument Area Fixtures (50%)	10,400	12	7	12,362
242 - Monument Lights 197 Community Monument Fixtures (50%)	61,463	12	1	63,000
Sub-total [20000 - Lighting]	71,863			75,362
21000 - Signage				
776 - Monument 6 Monument Renovations[se:6]	90,000	30	11	125,719
780 - Monument 1,635 lf [6] Monument Masonry Walls (10%)	35,970	5	1	36,869
784 - Monument 15,735 sf [6] Monument Wall Rock Facades (10%)	39,338	5	1	40,321
796 - Monument 2 Paradise @ Serrano Monoliths	2,000	20	0	2,000
Sub-total [21000 - Signage]	167,308			204,909
Sub-total Riverstone Community Monuments	449,971			314,214
00140 - Non-Gated Neighborhood Monuments				
18000 - Landscaping				
600 - Major Renovation 41 Entry Monument Landscaping (5%)	5,125	1	1	5,253
20000 - Lighting				
230 - Monument Lights 283 Entry Monument Light Bars (50%)[se:12]	91,975	12	2	111,090
21000 - Signage				
740 - Monument 41 Entry Monuments[se:30]	328,000	30	20	200,715

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<i>Reserve Component</i>	<i>Current Repl. Cost</i>	<i>Useful Life</i>	<i>Remaining Life</i>	<i>Estimated Future Replacement Costs</i>
00140 - Non-Gated Neighborhood Monuments				
Sub-total Non-Gated Neighborhood Monuments	425,100			317,058
00160 - Non-Gated Amenities				
02000 - Concrete				
296 - Walkways Assorted Walkways & Pads	30,000	5	3	32,307
04000 - Structural Repairs				
300 - Trellis Wood Trellises	10,000	20	10	12,801
340 - Miscellaneous Gazebo Structure- The Orchard	15,000	30	20	24,579
538 - Bridge Maintenance Pedestrian Bridge- Stonebrook	60,000	20	10	76,805
Sub-total [04000 - Structural Repairs]	85,000			114,185
19000 - Fencing				
340 - Wood: 6' 1,036 lf Alden Springs & Brookside Fencing	62,160	15	8	75,736
20000 - Lighting				
208 - Landscape 37 Neighborhood Entries & Common Areas[se:12]	14,800	12	2	17,876
21000 - Signage				
200 - Street Signs 787 Street Signs (2%)	5,000	1	1	5,125
220 - Miscellaneous 210 Miscellaneous Signs[se:15]	52,500	15	5	71,009
Sub-total [21000 - Signage]	57,500			76,134
26000 - Outdoor Equipment				
650 - Furniture 20 Outdoor Furnishings[se:20]	24,000	20	10	39,239
30000 - Miscellaneous				
220 - Mailbox Clusters 323 Street Side Mailbox Clusters (0.35%)	2,500	1	1	2,562
Sub-total Non-Gated Amenities	275,960			358,040

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<i>Reserve Component</i>	<i>Current Repl. Cost</i>	<i>Useful Life</i>	<i>Remaining Life</i>	<i>Estimated Future Replacement Costs</i>
00200 - The Club at Riverstone				
01000 - Paving				
450 - Concrete: Major Repairs 100,966 sf Drive & Parking	751,187	60	53	0
600 - Brick Pavers 8,254 sf Clubhouse & Pool Entrance	49,524	20	13	68,269
800 - Striping Parking Lot & Drive	5,055	5	3	5,444
Sub-total [01000 - Paving]	805,766			73,713
03000 - Painting: Exterior				
100 - Stucco 1,694 sf The Club At Riverstone	2,372	10	0	2,372
416 - Tubular Steel 118 lf Clubhouse Dome Roof & Interior	1,180	6	1	1,210
Sub-total [03000 - Painting: Exterior]	3,552			3,581
03500 - Painting: Interior				
300 - Clubhouse 26,164 sf The Club At Riverstone	34,013	10	4	37,544
04000 - Structural Repairs				
204 - Building Maintenance The Club At Riverstone	20,000	8	2	21,013
320 - Trellis 84 sf Club at Riverstone Trail	3,780	20	13	5,211
360 - Garbage Enclosure Parking Lot Dumpster Enclosure	1,500	10	4	1,656
888 - Doors 51 The Club At Riverstone	51,000	30	22	87,800
912 - Shed Metal Shed West of Tennis Courts	5,000	15	9	6,244
Sub-total [04000 - Structural Repairs]	81,280			121,923
05000 - Roofing				
200 - Low Slope: BUR 19 Squares- The Club At Riverstone	5,700	20	12	7,666
608 - Pitched: Tile 118 Squares- The Club At Riverstone	106,200	30	22	182,831
700 - Gutters / Downspouts 363 lf The Club At Riverstone	3,993	30	22	6,874
Sub-total [05000 - Roofing]	115,893			197,371

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<i>Reserve Component</i>	<i>Current Repl. Cost</i>	<i>Useful Life</i>	<i>Remaining Life</i>	<i>Estimated Future Replacement Costs</i>
00200 - The Club at Riverstone				
08000 - Rehab				
100 - General Fitness & Aerobics Rooms	25,000	10	3	26,922
108 - General Clubhouse	16,000	15	7	19,019
116 - General Offices, Conference, Ballroom	20,000	15	11	26,242
208 - Restrooms 5 The Club At Riverstone	22,500	25	17	34,236
342 - Kitchen 2 1st & 2nd Floor Kitchens	10,000	25	17	15,216
Sub-total [08000 - Rehab]	93,500			121,636

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<i>Reserve Component</i>	<i>Current Repl. Cost</i>	<i>Useful Life</i>	<i>Remaining Life</i>	<i>Estimated Future Replacement Costs</i>
00200 - The Club at Riverstone				
14000 - Recreation				
200 - Exercise: Treadmill 5 Matrix- Treadmills	70,000	7	0	70,000
204 - Exercise: Stair Master Matrix- Stairmaster	6,300	10	5	7,128
208 - Exercise: Stationary Bike Matrix- Stationary Bike	3,700	10	2	3,887
212 - Exercise: Stationary Bike Spin Bike	3,900	10	2	4,097
216 - Exercise: Stationary Bike Matrix- Hybrid Cycle	3,700	10	2	3,887
220 - Exercise: Recumbent Bike 2 Matrix- Recumbent Bikes	7,400	10	2	7,775
224 - Exercise: Rowing Machine Concept 2- Rower	2,000	10	2	2,101
228 - Exercise: Elliptical 4 Matrix- Ellipticals	25,600	15	1	26,240
232 - Exercise: Strength Equipment Matrix- Chest Press	4,500	15	5	5,091
236 - Exercise: Strength Equipment Matrix- Seated Leg Curl	4,500	15	5	5,091
240 - Exercise: Strength Equipment Matrix- Leg Extension	4,500	15	5	5,091
244 - Exercise: Strength Equipment Matrix- Lat Pulldown	4,500	15	5	5,091
248 - Exercise: Shoulder Press Matrix- Shoulder Press	4,500	15	5	5,091
260 - Exercise: Strength Equipment Matrix- Glute	4,500	15	5	5,091
264 - Exercise: Strength Equipment Matrix- Back Extension	1,000	15	5	1,131
268 - Exercise: Strength Equipment Matrix- Seated Row	4,500	15	5	5,091
272 - Exercise: Strength Equipment Matrix- Multifunction Cable	15,000	15	5	16,971
276 - Exercise: Strength Equipment Matrix- Leg Press	4,500	15	5	5,091
280 - Exercise: Strength Equipment Precor- StretchTrainer	1,000	10	5	1,131
284 - Exercise: Miscellaneous Equip. Abcoaster	1,800	15	5	2,037
288 - Exercise: Miscellaneous Equip. 3 Matrix- Multi Adjustable Benches	3,000	10	5	3,394

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<i>Reserve Component</i>	<i>Current Repl. Cost</i>	<i>Useful Life</i>	<i>Remaining Life</i>	<i>Estimated Future Replacement Costs</i>
00200 - The Club at Riverstone				
14000 - Recreation				
292 - Exercise: Miscellaneous Equip. Miscellaneous Strength Equipment	2,000	10	5	2,263
296 - Exercise: Miscellaneous Equip. VTX-Dumbbells & Rack (5-25 lbs)	1,000	15	5	1,131
300 - Exercise: Miscellaneous Equip. Matrix- Dumbbell Set & Rack	3,000	15	5	3,394
304 - Exercise: Miscellaneous Equip. VTX-Dumbbells & Rack (1-10 lbs)	1,500	15	5	1,697
Sub-total [14000 - Recreation]	187,900			198,997
19000 - Fencing				
270 - Tubular Steel: 4' 118 lf Clubhouse Dome Exterior & Interior	4,720	30	22	8,126
20000 - Lighting				
124 - Exterior: Misc. Fixtures 39 Clubhouse Exterior Lighting	9,750	15	7	11,590
246 - Monument Lights 8 Entry Monument Light Fixtures	5,200	15	9	6,494
540 - Parking Lot 20 Parking Lot Lights	44,000	40	34	0
Sub-total [20000 - Lighting]	58,950			18,084
21000 - Signage				
240 - Miscellaneous 10 Parking Lot Signs	3,200	15	10	4,096
760 - Monument Entry Monument	8,000	30	24	14,470
Sub-total [21000 - Signage]	11,200			18,566

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<i>Reserve Component</i>	<i>Current Repl. Cost</i>	<i>Useful Life</i>	<i>Remaining Life</i>	<i>Estimated Future Replacement Costs</i>
00200 - The Club at Riverstone				
22000 - Office Equipment				
190 - Miscellaneous iPad, 2-Way Radios, Network Gear, Phone Sets	8,000	5	3	8,615
200 - Computers, Misc. 3 Server Computers	19,500	5	1	19,988
212 - Computers, Misc. 12 Workstation Computers 2017	30,000	4	0	30,000
224 - Computers, Misc. 4 Workstation Computers 2018	10,000	4	1	10,250
236 - Computers, Misc. 2 Workstation Computers 2019	5,000	4	2	5,253
248 - Computers, Misc. 3 Workstation Computers 2020	7,500	4	3	8,077
Sub-total [22000 - Office Equipment]	80,000			82,182
23000 - Mechanical Equipment				
200 - HVAC 5 Carrier 3-Ton 2013	32,500	15	7	38,632
204 - HVAC Carrier 3-Ton 2017	6,500	15	7	7,726
208 - HVAC 4 Carrier 5-Ton 2014	28,800	15	8	35,090
600 - Water Heater 2 Noritz Always Hot	4,000	12	4	4,415
Sub-total [23000 - Mechanical Equipment]	71,800			85,864
23500 - Elevator				
140 - Repairs Elevator System Repairs	10,000	10	1	10,250
180 - Control Elevator, Hydraulic & Pump Controls	110,000	25	17	167,378
Sub-total [23500 - Elevator]	120,000			177,628
24500 - Audio / Visual				
100 - Television 7 The Club At Riverstone	5,600	10	3	6,031
220 - Entertainment System Gym Audio	10,000	8	1	10,250
270 - PA System Server/Audio	10,000	8	1	10,250
Sub-total [24500 - Audio / Visual]	25,600			26,531

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<i>Reserve Component</i>	<i>Current Repl. Cost</i>	<i>Useful Life</i>	<i>Remaining Life</i>	<i>Estimated Future Replacement Costs</i>
00200 - The Club at Riverstone				
24600 - Safety / Access				
350 - Defibrillators Gym	2,500	5	3	2,692
490 - Access Control System Doors, Tennis, Restroom, Etc	5,000	10	5	5,657
700 - Security System Security Cameras	10,000	10	8	12,184
Sub-total [24600 - Safety / Access]	17,500			20,533
25000 - Flooring				
200 - Carpeting 237 Sq. Yds. Offices	7,584	8	3	8,167
400 - Tile 433 Sq. Yds. The Club At Riverstone	77,940	25	17	118,595
600 - Vinyl 182 Sq. Yds. Ballroom & Aerobics Room	18,200	25	17	27,693
640 - Rubber 28 Sq. Yds. Aerobics Room	2,240	10	6	2,598
648 - Rubber 180 Sq. Yds. Fitness Center	25,200	10	6	29,224
Sub-total [25000 - Flooring]	131,164			186,278
25500 - Wallcoverings				
340 - Wainscoting 894 sf Clubhouse	35,760	20	12	48,093
26000 - Outdoor Equipment				
440 - Drinking Fountain Halsey Taylor	2,400	20	12	3,228

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<i>Reserve Component</i>	<i>Current Repl. Cost</i>	<i>Useful Life</i>	<i>Remaining Life</i>	<i>Estimated Future Replacement Costs</i>
00200 - The Club at Riverstone				
27000 - Appliances				
200 - Refrigerator 1st Floor Kitchen	4,390	10	1	4,500
204 - Ice Machine 1st Floor Kitchen	3,500	10	0	3,500
208 - Microwave Oven 2 1st Floor Kitchen	1,200	10	3	1,292
212 - Dishwasher 1st Floor Kitchen	1,000	10	3	1,077
216 - Refrigerator 2nd Floor Kitchen	1,000	10	3	1,077
220 - Microwave Oven 2nd Floor Kitchen	600	10	1	615
274 - Oven Warming Oven	3,902	10	1	4,000
Sub-total [27000 - Appliances]	15,593			16,061
Sub-total The Club at Riverstone	1,896,591			1,445,939
00220 - The Club at Riverstone Water Park				
02000 - Concrete				
408 - Pool Deck 14,400 sf Pool Deck Ongoing Repairs (10%)	33,120	8	4	36,558
416 - Pool Deck Pool Deck Joint Seal	9,756	5	1	10,000
Sub-total [02000 - Concrete]	42,876			46,558
03000 - Painting: Exterior				
104 - Surface Restoration 4,880 sf Pool Building Interior & Exterior	6,832	10	1	7,003
108 - Surface Restoration Slide Tower & Stairway	32,195	5	1	33,000
154 - Stain 752 sf [3] Pool Area Wood Trellises	15,610	5	1	16,000
420 - Tubular Steel 665 lf Pool Perimeter Fence	5,985	6	1	6,135
Sub-total [03000 - Painting: Exterior]	60,622			62,137

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<i>Reserve Component</i>	<i>Current Repl. Cost</i>	<i>Useful Life</i>	<i>Remaining Life</i>	<i>Estimated Future Replacement Costs</i>
00220 - The Club at Riverstone Water Park				
04000 - Structural Repairs				
308 - Trellis 752 sf [3] Pool Area Wood Trellises	33,840	20	13	46,649
664 - Stairway Slide Tower Stairway	24,000	10	1	24,600
670 - Steel Doors 4 Pool Equipment Bldg Doors (50%)	2,400	10	1	2,460
674 - Doors 7 Pool Building Doors	5,600	20	14	7,913
908 - Building Maintenance Pool Bldg & Slide Tower Rock Facades	2,500	8	5	2,829
916 - Building Maintenance Pool Equipment Bldg	1,500	8	1	1,538
Sub-total [04000 - Structural Repairs]	69,840			85,987
05000 - Roofing				
600 - Pitched: Tile 25 Squares- Pool Building	22,500	30	22	38,735
604 - Pitched: Tile 8 Squares- Slide Tower	7,200	30	22	12,395
616 - Pitched: Tile 16 Squares- Pool Equipment Bldg	14,400	30	23	25,410
708 - Gutters / Downspouts 315 lf Pool Building	3,465	30	22	5,965
900 - Roofing: Inspections & Repairs 49 Squares- [3] Roofs	5,000	5	2	5,253
Sub-total [05000 - Roofing]	52,565			87,759
08000 - Rehab				
104 - General Lifeguard Office/Locker	3,500	8	1	3,588
200 - Restrooms Pool Building External Unisex Restroom	3,700	10	3	3,984
224 - Restrooms 2 Pool Building Restrooms	20,000	10	3	21,538
Sub-total [08000 - Rehab]	27,200			29,110

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<i>Reserve Component</i>	<i>Current Repl. Cost</i>	<i>Useful Life</i>	<i>Remaining Life</i>	<i>Estimated Future Replacement Costs</i>
00220 - The Club at Riverstone Water Park				
12000 - Pool				
100 - Resurface 12,300 sf Pool Resurface	97,532	7	1	99,970
108 - Resurface 12,300 sf Pool Surface Strip Only	36,800	14	8	44,837
160 - Tile 750 lf Pool Waterline Tile	34,146	14	15	49,454
168 - Tile 955 lf Pool Toe & Belly Tile	26,630	7	1	27,296
208 - Coping 750 lf Pool Coping	40,217	14	8	49,000
230 - Drain Covers 7 Pool Drain Covers	3,150	7	1	3,229
238 - Hand Rail / Ladder 15 Pool Stainless Hand Rails	16,500	20	14	23,314
340 - Slide 2 Blue & Red Slides	280,000	15	10	358,424
344 - Slide 2 Slides- Re-Gel Coat	58,537	5	1	60,000
400 - ADA Chair Lift Pool Chair Lift	5,600	10	4	6,181
592 - Deck: Re-Surface 900 sf Breezeway & Restroom Recoat	2,250	8	4	2,484
600 - Deck: Re-Surface 900 sf Breezeway & Restroom Strip & Recoat	7,875	8	8	9,595
612 - Deck: Re-Surface 14,400 sf Pool Deck Spray Coating	47,591	10	2	50,000
624 - Deck: Re-Surface 14,400 sf Pool Deck Spray Recolor	15,000	10	7	17,830
640 - Deck: Re-Surface 4 Pool Deck Edge Pads Replace	5,015	9	4	5,535
648 - Deck: Re-Surface 4 Pool Deck Edge Pads Refurbish	8,585	3	1	8,800
688 - Equipment: Replacement Pool Equipment Bldg Vacuum	2,500	10	3	2,692
692 - Equipment: Replacement Pool Surge Tank	8,500	15	9	10,615
696 - Equipment: Replacement Pool Surge Tank Hatch	3,000	15	1	3,075
708 - Equipment: Replacement 2 Pool Equipment Bldg Pump VFDs	7,800	10	3	8,400
716 - Equipment: Replacement 2 Pool Equipment Bldg Strainers	12,000	20	13	16,542

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<i>Reserve Component</i>	<i>Current Repl. Cost</i>	<i>Useful Life</i>	<i>Remaining Life</i>	<i>Estimated Future Replacement Costs</i>
00220 - The Club at Riverstone Water Park				
12000 - Pool				
728 - Equipment: Replacement Pool Equipment Bldg UV Treatment System	25,000	15	9	31,222
750 - Cover Pool Cover	1,951	5	1	2,000
760 - Pumps 2 Pool Equipment Bldg Pumps	7,000	10	3	7,538
764 - Pumps 2 Pool Equipment Bldg Pump Motors	7,000	10	3	7,538
774 - Filter Pool Equipment Bldg Filter	60,000	40	34	0
782 - Filter Pool Equipment Bldg Filter Automation	15,000	15	9	18,733
798 - Filter Pool Equipment Bldg Filter Sand	1,171	7	1	1,200
812 - Lighting 13 Pool Lights	19,024	10	1	19,500
842 - Chemical System 2 Pool Equipment Bldg Chemical Tanks	3,800	15	8	4,630
854 - Chemical System Pool Equipment Bldg Chemical System	6,500	10	3	7,000
880 - Miscellaneous 3 Pool Island Frogs Replace	19,500	20	14	27,553
888 - Miscellaneous 3 Pool Island Frogs Refurbish	3,415	3	1	3,500
892 - Miscellaneous 10 Pool Lily Pad & Log Slice Floats Replace	15,073	18	10	19,295
896 - Miscellaneous 10 Pool Lily Pad & Log Slice Floats Refurbish	6,927	6	4	7,646
900 - Miscellaneous Pool Walking Net	5,200	10	4	5,740
908 - Furniture: Misc Pool Area Cabanas	87,805	15	16	130,347
916 - Furniture: Umbrellas Pool Area Furniture Umbrellas	24,390	10	11	32,002
924 - Furniture: Umbrellas Pool Area Cantilever Umbrellas	24,390	15	16	36,207
932 - Furniture: Umbrellas 3 Pool Island Umbrellas	4,500	10	1	4,613
940 - Furniture: Umbrellas 3 Pool Island Umbrella Structures	14,634	15	6	16,971
944 - Furniture: Lifeguard Chair 5 Lifeguard Stands	11,000	5	3	11,846

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<i>Reserve Component</i>	<i>Current Repl. Cost</i>	<i>Useful Life</i>	<i>Remaining Life</i>	<i>Estimated Future Replacement Costs</i>
00220 - The Club at Riverstone Water Park				
12000 - Pool				
956 - Furniture: Misc 300 Pool Area Furniture Items	101,463	6	1	104,000
980 - Miscellaneous Pool Area Electrical & Plumbing	10,000	10	3	10,769
992 - Miscellaneous 5 Pool Deck Metal Drain Covers	1,750	8	1	1,794
Sub-total [12000 - Pool]	1,195,721			1,368,916
18000 - Landscaping				
104 - Irrigation: Controllers 3 Pool Equipment Bldg Controllers	4,500	10	3	4,846
500 - Tree Maintenance 23 Pool Area Palm Trees (8.7%)	11,300	10	28	22,560
Sub-total [18000 - Landscaping]	15,800			27,406
19000 - Fencing				
278 - Tubular Steel: 6' 665 lf Pool Perimeter Fence	46,550	30	24	84,196
780 - Gates 4 Pool Building	4,000	30	22	6,886
Sub-total [19000 - Fencing]	50,550			91,082
20000 - Lighting				
140 - Exterior: Misc. Fixtures 4 Slide Tower Carriage Lights	3,200	15	8	3,899
216 - Landscape 14 Pool Area Landscape Lights	5,600	12	5	6,336
276 - Pole Lights 5 Pool Area Light Poles	11,000	20	14	15,543
908 - Miscellaneous 26 Pool Bldg Interior & Exterior Fixtures	6,500	20	14	9,184
Sub-total [20000 - Lighting]	26,300			34,962
21000 - Signage				
360 - Safety Signage Pool & Splash Pad Area Signage	2,000	15	8	2,437

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<i>Reserve Component</i>	<i>Current Repl. Cost</i>	<i>Useful Life</i>	<i>Remaining Life</i>	<i>Estimated Future Replacement Costs</i>
00220 - The Club at Riverstone Water Park				
24600 - Safety / Access				
240 - Fire Phones Pool Bldg Entry Breezeway	400	20	13	551
354 - Defibrillators 2 Pool Bldg Entry Breezeway	5,000	5	3	5,384
Sub-total [24600 - Safety / Access]	5,400			5,936
26000 - Outdoor Equipment				
444 - Drinking Fountain 2 Pool Bldg	3,500	20	13	4,825
780 - Bike Rack Pool Entry Area	500	30	23	882
Sub-total [26000 - Outdoor Equipment]	4,000			5,707
Sub-total The Club at Riverstone Water Park	1,552,874			1,847,999
00230 - The Club at Riverstone Splash				
02000 - Concrete				
400 - Pool Deck 2,345 sf [3] Splash Pads	53,935	30	24	97,554
04000 - Structural Repairs				
904 - Shed Splash Pad Equipment Enclosure	5,000	30	24	9,044
12000 - Pool				
326 - Water Feature Splash Pad Play & Spray Feature Renovation	220,000	20	14	310,854
644 - Deck: Re-Surface 2,345 sf [3] Splash Pad Strip & Recoat	20,519	6	0	20,519
674 - Equipment: Replacement Splash Pad Control, Recirculation, Manifold (50%)	15,000	5	1	15,375
724 - Equipment: Replacement Splash Pad UV Treatment System	2,000	15	9	2,498
732 - Pumps 2 Splash Pad Pumps	6,700	10	4	7,396
778 - Filter Splash Pad Filter	1,200	10	3	1,292
838 - Chemical System Splash Pad Chemical System	4,500	10	3	4,846
Sub-total [12000 - Pool]	269,919			362,780

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<i>Reserve Component</i>	<i>Current Repl. Cost</i>	<i>Useful Life</i>	<i>Remaining Life</i>	<i>Estimated Future Replacement Costs</i>
00230 - The Club at Riverstone Splash				
26000 - Outdoor Equipment				
552 - Benches 3 Benches	3,600	25	19	5,755
Sub-total The Club at Riverstone Splash	332,454			475,132
00240 - The Club at Riverstone Park & Tennis				
02000 - Concrete				
280 - Walkways 18,300 sf Walks & Pads (2%)	5,856	5	3	6,306
390 - Pavers 1,350 sf Tennis Court Gate Areas	16,200	25	19	25,898
Sub-total [02000 - Concrete]	22,056			32,204
03000 - Painting: Exterior				
134 - Surface Restoration 1,440 sf Restroom Building Interior & Exterior	2,016	10	4	2,225
04000 - Structural Repairs				
900 - Building Maintenance 1,060 sf Restroom, Picnic Rock Façade (10%)	2,968	10	5	3,358
924 - Doors 4 Restroom Building Doors	6,800	20	14	9,608
Sub-total [04000 - Structural Repairs]	9,768			12,966
05000 - Roofing				
624 - Pitched: Tile 8 Squares- Picnic Shelter	7,200	30	24	13,023
648 - Pitched: Tile 4 Squares- Restroom Building	3,600	30	24	6,511
Sub-total [05000 - Roofing]	10,800			19,534
08000 - Rehab				
240 - Restrooms 3 Restroom Building Restrooms	12,000	15	9	14,986

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<i>Reserve Component</i>	<i>Current Repl. Cost</i>	<i>Useful Life</i>	<i>Remaining Life</i>	<i>Estimated Future Replacement Costs</i>
00240 - The Club at Riverstone Park & Tennis				
17000 - Tennis Court				
108 - Reseal 57,200 sf [8] Tennis Courts	117,260	8	7	139,385
558 - Major Reconstruction 57,200 sf [8] Tennis Courts	400,400	48	42	0
566 - Fixtures 8 Tennis Court Net Posts	4,400	25	19	7,034
708 - Screen 19,200 sf [8] Tennis Court Wind Screens	14,500	6	6	16,816
760 - Backboard Tennis Court 7/8 Backboard	4,500	25	19	7,194
Sub-total [17000 - Tennis Court]	541,060			170,429
19000 - Fencing				
108 - Chain Link: 4' 160 lf [8] Tennis Courts	2,080	30	24	3,762
130 - Chain Link: 10' 1,920 lf [8] Tennis Courts	38,400	30	24	69,455
142 - Gates 6 Tennis Court Gates	3,000	20	14	4,239
304 - Wood 490 sf Playground Timber Core Steps & Walls	14,700	35	29	30,082
510 - Post & Cable 185 lf Playground Walkway Fence	5,550	35	29	11,358
Sub-total [19000 - Fencing]	63,730			118,896
20000 - Lighting				
132 - Exterior: Misc. Fixtures 4 Picnic Shelter Fixtures	800	15	9	999
256 - Sports Field / Court 22 Tennis Court Lights	276,353	20	1	283,262
Sub-total [20000 - Lighting]	277,153			284,261
21000 - Signage				
908 - Miscellaneous 24 Play, Tennis, Restroom, Etc	11,760	15	9	14,687

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<i>Reserve Component</i>	<i>Current Repl. Cost</i>	<i>Useful Life</i>	<i>Remaining Life</i>	<i>Estimated Future Replacement Costs</i>
00240 - The Club at Riverstone Park & Tennis				
26000 - Outdoor Equipment				
140 - Tot Lot: Play Equipment Smaller Play Area Climb Structure	43,750	18	12	58,839
180 - Tot Lot: Play Equipment Smaller Play Area Play Equipment	64,500	18	12	86,745
188 - Tot Lot: Play Equipment Larger Play Area Climb Structure	75,000	18	12	100,867
192 - Tot Lot: Play Equipment Larger Play Area Play Zip Line	22,575	18	12	30,361
196 - Tot Lot: Play Equipment Larger Play Area Play Equipment	24,500	18	12	32,950
244 - Tot Lot: Safety Surface 8,495 sf Path & Play Area Poured in Place	127,425	10	1	130,611
252 - Tot Lot: Safety Surface 120 Cu. Yds. Play Area Engineered Wood Fiber	4,000	1	1	4,100
436 - Drinking Fountain 3 Park & Tennis Drinking Fountains	7,500	15	10	9,601
556 - Benches 24 Benches	28,800	25	19	46,041
616 - Picnic Table: Metal 3 Picnic Shelter	5,400	25	19	8,633
Sub-total [26000 - Outdoor Equipment]	403,450			508,747
Sub-total The Club at Riverstone Park & Tennis	1,353,793			1,178,936
00300 - Riverstone Recreation Pool, Park & Tennis				
01000 - Paving				
462 - Concrete: Major Repairs 11,230 sf Parking	83,551	60	42	0
804 - Striping Parking Lot	290	5	3	312
Sub-total [01000 - Paving]	83,841			312
02000 - Concrete				
424 - Pool Deck 6,515 sf Pool Deck Ongoing Repairs (3%)	4,495	8	3	4,841
434 - Pool Deck Pool Deck Joint Seal	4,000	4	4	4,415
Sub-total [02000 - Concrete]	8,495			9,256

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<i>Reserve Component</i>	<i>Current Repl. Cost</i>	<i>Useful Life</i>	<i>Remaining Life</i>	<i>Estimated Future Replacement Costs</i>
00300 - Riverstone Recreation Pool, Park & Tennis				
03000 - Painting: Exterior				
112 - Stucco 3,508 sf Pool House	4,911	8	3	5,289
122 - Stucco 529 sf Pool Area Shade Structure	741	8	3	798
150 - Stain 624 sf Pool Area Wood Trellis	874	4	1	895
432 - Tubular Steel 420 lf Pool Perimeter Fence	3,780	6	1	3,875
Sub-total [03000 - Painting: Exterior]	10,305			10,856
04000 - Structural Repairs				
312 - Trellis 625 sf Pool Area Wood Trellis	28,125	22	4	31,045
690 - Wood Railing 120 lf Dock	2,472	25	7	2,938
830 - Dock 430 sf Riverstone Recreation	25,800	30	12	34,698
880 - Steel Doors 4 Pool House	8,800	15	6	10,205
928 - Building Maintenance Pool House	5,000	8	3	5,384
Sub-total [04000 - Structural Repairs]	70,197			84,271
05000 - Roofing				
632 - Pitched: Tile 40 Squares- Pool House	36,000	30	12	48,416
656 - Pitched: Tile 7 Squares- Pool Shade Structure	6,300	30	12	8,473
716 - Gutters / Downspouts 290 lf Pool House	1,740	30	15	2,520
Sub-total [05000 - Roofing]	44,040			59,409
08000 - Rehab				
232 - Restrooms 2 Pool	10,000	10	6	11,597

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<i>Reserve Component</i>	<i>Current Repl. Cost</i>	<i>Useful Life</i>	<i>Remaining Life</i>	<i>Estimated Future Replacement Costs</i>
00300 - Riverstone Recreation Pool, Park & Tennis				
12000 - Pool				
116 - Resurface 44 lf Baby Pool	4,620	10	9	5,770
124 - Resurface 4,965 sf Pool Resurface	32,454	10	9	40,531
132 - Resurface 4,965 sf Pool Surface Strip Only	14,855	20	9	18,551
178 - Tile 345 lf Pool Waterline Tile	10,350	20	19	16,546
182 - Tile 325 lf Pool Toe Tile	3,250	20	19	5,196
200 - Edge: Tile, Coping, Mastic 44 lf Baby Pool	2,640	20	9	3,297
212 - Coping 345 lf Pool Coping	17,250	20	19	27,577
332 - Water Feature Pool Mushroom	5,500	24	9	6,869
604 - Deck: Re-Surface 6,515 sf Pool Deck Recoat	16,288	10	13	22,452
608 - Deck: Re-Surface 6,515 sf Pool Deck Strip & Recoat	57,006	10	3	61,389
680 - Equipment: Replacement Pool & Baby Pool Equipment (50%)	9,800	5	3	10,554
748 - Pumps Fountain Pump	2,000	10	3	2,154
752 - Pumps Waterfall Pump	2,000	10	3	2,154
756 - Pumps 3 Pool Pumps	4,500	10	3	4,846
768 - Pumps Baby Pool Pump	1,500	8	6	1,740
786 - Filter Baby Pool Filter	1,200	10	6	1,392
802 - Filter 3 Pool Filters	5,400	10	6	6,262
830 - Chemical System Baby Pool System	4,500	10	1	4,613
846 - Chemical System Pool System	4,500	10	1	4,613
948 - Furniture: Lifeguard Chair 2 Lifeguard Stands	4,400	5	3	4,738
960 - Furniture: Misc 42 Pool Area Furniture Items	8,150	4	3	8,777

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<i>Reserve Component</i>	<i>Current Repl. Cost</i>	<i>Useful Life</i>	<i>Remaining Life</i>	<i>Estimated Future Replacement Costs</i>
00300 - Riverstone Recreation Pool, Park & Tennis				
12000 - Pool				
988 - Miscellaneous Pool Area Electrical & Plumbing	5,000	10	3	5,384
Sub-total [12000 - Pool]	217,163			265,403
17000 - Tennis Court				
100 - Reseal 13,700 sf [2] Tennis Courts	28,085	8	7	33,384
550 - Major Reconstruction 13,700 sf [2] Tennis Courts	95,900	48	30	0
716 - Screen 2,250 sf [2] Tennis Court Wind Screens	1,699	6	3	1,830
Sub-total [17000 - Tennis Court]	125,684			35,214
19000 - Fencing				
138 - Chain Link: 10' 450 lf [2] Tennis Courts	9,000	30	12	12,104
286 - Tubular Steel: 6' 420 lf Pool Perimeter Fence	29,400	30	12	39,540
Sub-total [19000 - Fencing]	38,400			51,644
20000 - Lighting				
112 - Exterior: Misc. Fixtures 8 Pool Area Trellis & Shade Structure Lights	2,000	25	7	2,377
204 - Monument Lights 4 Entry Monument Light Fixtures	2,600	25	7	3,091
260 - Sports Field / Court 5 Tennis Court Lights	19,000	20	3	20,461
268 - Bollard Lights 27 Pool & Walkway Bollards	24,300	20	3	26,168
Sub-total [20000 - Lighting]	47,900			52,097
21000 - Signage				
788 - Monument Entry Monument	8,000	15	6	9,278
900 - Miscellaneous 15 Pool, Park, Tennis	3,750	15	3	4,038
Sub-total [21000 - Signage]	11,750			13,316
24600 - Safety / Access				
358 - Defibrillators Pool	2,500	5	3	2,692

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<i>Reserve Component</i>	<i>Current Repl. Cost</i>	<i>Useful Life</i>	<i>Remaining Life</i>	<i>Estimated Future Replacement Costs</i>
00300 - Riverstone Recreation Pool, Park & Tennis				
26000 - Outdoor Equipment				
200 - Tot Lot: Play Equipment Smaller Climb Structure	43,750	18	4	48,292
204 - Tot Lot: Play Equipment Larger Climb Structure	55,000	18	4	60,710
208 - Tot Lot: Play Equipment Swing & Teeter Totter	11,200	18	4	12,363
256 - Tot Lot: Safety Surface 30 Cu. Yds. Play Area Engineered Wood Fiber	4,000	1	1	4,100
316 - Garbage Receptacles 9 Receptacles	6,075	18	12	8,170
324 - Garbage Receptacles 4 Metal	2,400	20	6	2,783
452 - Drinking Fountain, Multi Station Elkay	2,400	20	3	2,585
548 - Benches 3 Walkway Benches	3,600	25	7	4,279
608 - Picnic Tables Walkway Picnic Table	1,800	25	7	2,140
792 - Bike Rack 3 Bike Rack	1,200	30	12	1,614
848 - Shade Structure 546 sf [2] Walkway Bench Area Canvas Shade	2,050	12	3	2,208
852 - Shade Structure 400 sf Baby Pool Canvas Shade	1,479	12	1	1,516
Sub-total [26000 - Outdoor Equipment]	134,954			150,758
Sub-total Riverstone Recreation Pool, Park & Tennis	805,229			746,826
00400 - Creekstone Recreation Pool, Park & Dog				
01000 - Paving				
474 - Concrete: Major Repairs 33,900 sf Parking	252,216	60	47	0
808 - Striping Parking Lot	1,200	5	3	1,292
Sub-total [01000 - Paving]	253,416			1,292

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<i>Reserve Component</i>	<i>Current Repl. Cost</i>	<i>Useful Life</i>	<i>Remaining Life</i>	<i>Estimated Future Replacement Costs</i>
00400 - Creekstone Recreation Pool, Park & Dog				
02000 - Concrete				
208 - Walkways 24,390 sf Pool & Dog Park (2%)	7,805	5	3	8,405
440 - Pool Deck 7,500 sf Pool Deck Ongoing Repairs (3%)	5,175	8	3	5,573
452 - Pool Deck Pool Deck Joint Seal	4,000	4	4	4,415
Sub-total [02000 - Concrete]	16,980			18,393
03000 - Painting: Exterior				
126 - Stucco 1,838 sf Pool House	2,573	8	3	2,771
428 - Tubular Steel 445 lf Pool Perimeter Fence	4,005	6	1	4,105
Sub-total [03000 - Painting: Exterior]	6,578			6,876
04000 - Structural Repairs				
932 - Building Maintenance Pool House	5,000	8	3	5,384
996 - Steel Doors 5 Pool House	11,000	15	6	12,757
Sub-total [04000 - Structural Repairs]	16,000			18,141
05000 - Roofing				
640 - Pitched: Tile 32 Squares- Pool House	28,800	30	15	41,711
724 - Gutters / Downspouts 465 lf Pool House	5,115	30	15	7,408
Sub-total [05000 - Roofing]	33,915			49,119
08000 - Rehab				
216 - Restrooms 2 Pool Building	10,000	10	1	10,250

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<i>Reserve Component</i>	<i>Current Repl. Cost</i>	<i>Useful Life</i>	<i>Remaining Life</i>	<i>Estimated Future Replacement Costs</i>
00400 - Creekstone Recreation Pool, Park & Dog				
12000 - Pool				
140 - Resurface 4,140 sf Pool Resurface	27,061	10	7	32,168
148 - Resurface 4,140 sf Pool Surface Strip Only	12,386	20	7	14,723
152 - Resurface 44 lf Baby Pool	4,620	10	7	5,492
186 - Tile 325 lf Pool Waterline Tile	9,750	20	7	11,590
192 - Tile 155 lf Pool Toe Tile	1,550	20	7	1,842
204 - Edge: Tile, Coping, Mastic 44 lf Baby Pool	2,640	20	7	3,138
216 - Coping 325 lf Pool Coping	16,250	20	7	19,316
336 - Water Feature 5 Pool Spray Features	17,500	24	11	22,962
352 - Slide Pool Double Slide Structure	25,000	18	1	25,625
356 - Slide Baby Pool Turtle Slide	25,000	18	1	25,625
380 - Pedestal Shower Pool Area Outdoor Shower	3,900	18	5	4,412
616 - Deck: Re-Surface 7,500 sf Pool Deck Recoat	18,750	8	13	25,847
620 - Deck: Re-Surface 7,500 sf Pool Deck Strip & Recoat	65,625	8	5	74,249
684 - Equipment: Replacement Pool & Baby Pool Equipment (50%)	17,050	10	1	17,476
736 - Pumps 3 Pool Pumps	4,500	10	1	4,613
740 - Pumps Baby Pool Pump	1,300	10	1	1,333
744 - Pumps Water Feature Pump	2,700	10	1	2,768
790 - Filter 3 Pool Filters	5,850	15	3	6,300
794 - Filter Baby Pool Filter	1,350	10	6	1,566
858 - Chemical System Chemical System	6,500	10	5	7,354
952 - Furniture: Lifeguard Chair 2 Lifeguard Stands	4,400	5	3	4,738

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<i>Reserve Component</i>	<i>Current Repl. Cost</i>	<i>Useful Life</i>	<i>Remaining Life</i>	<i>Estimated Future Replacement Costs</i>
00400 - Creekstone Recreation Pool, Park & Dog				
12000 - Pool				
968 - Furniture: Misc 53 Pool Area Furniture Items	10,475	4	3	11,280
984 - Miscellaneous Pool Area Electrical & Plumbing	5,000	10	3	5,384
Sub-total [12000 - Pool]	289,158			329,800
19000 - Fencing				
100 - Chain Link: 4' 2,100 lf Dog Park	23,100	30	15	33,456
294 - Tubular Steel: 6' 445 lf Pool Perimeter Fence	31,150	30	17	47,398
772 - Gates 18 lf [2] Pool Gates	900	20	10	1,152
Sub-total [19000 - Fencing]	55,150			82,006
20000 - Lighting				
234 - Monument Lights 2 4' Monument Lights	1,300	25	12	1,748
280 - Street Lights 13 Creekstone Recreation	28,600	20	5	32,358
292 - Bollard Lights 15 Pool Area Bollard & Landscape Lights	13,500	20	7	16,047
Sub-total [20000 - Lighting]	43,400			50,154
21000 - Signage				
792 - Monument Entry Monument	8,000	15	6	9,278
936 - Miscellaneous 19 Pool & Dog Park	4,750	10	3	5,115
Sub-total [21000 - Signage]	12,750			14,393
24600 - Safety / Access				
362 - Defibrillators Pool	2,500	5	3	2,692

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<i>Reserve Component</i>	<i>Current Repl. Cost</i>	<i>Useful Life</i>	<i>Remaining Life</i>	<i>Estimated Future Replacement Costs</i>
00400 - Creekstone Recreation Pool, Park & Dog				
26000 - Outdoor Equipment				
100 - Tot Lot: Play Equipment Tot Lot	50,000	20	7	59,434
248 - Tot Lot: Safety Surface 28 Cu. Yds. Tot Lot Wood Fiber	4,000	1	1	4,100
456 - Drinking Fountain Dog Park	9,000	15	1	9,225
544 - Benches 16 Tot Lot & Dog Park	19,200	12	3	20,676
760 - Pet Stations 5 Dog Park	2,875	15	3	3,096
840 - Shade Structure 1,632 sf [2] Tot Lot & [4] Dog Park	6,120	20	3	6,591
856 - Shade Structure 5 Pool Triangular Canvas Shade Sails	4,639	12	1	4,755
Sub-total [26000 - Outdoor Equipment]	95,834			107,877
Sub-total Creekstone Recreation Pool, Park & Dog	835,681			690,994
00410 - Avalon Central Park				
01000 - Paving				
451 - Concrete: Major Repairs 12,200 sf Drive & Parking	90,768	60	55	0
812 - Striping Parking Lot & Drive	580	5	3	625
Sub-total [01000 - Paving]	91,348			625
02000 - Concrete				
216 - Walkways 16,800 sf Walks & Pads (2%)	5,376	5	3	5,789
03000 - Painting: Exterior				
116 - Surface Restoration 940 sf Restroom Bldg	1,316	10	5	1,489
04000 - Structural Repairs				
304 - Trellis 600 sf [2] Picnic Shelter Trellises	18,000	20	15	26,069
678 - Railings 54 lf Picnic Shelter Railings	2,052	20	15	2,972
920 - Building Maintenance Restroom Bldg	3,000	10	5	3,394
Sub-total [04000 - Structural Repairs]	23,052			32,435

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<i>Reserve Component</i>	<i>Current Repl. Cost</i>	<i>Useful Life</i>	<i>Remaining Life</i>	<i>Estimated Future Replacement Costs</i>
00410 - Avalon Central Park				
05000 - Roofing				
680 - Pitched: Metal 7 Squares- Restroom Bldg	4,900	30	25	9,084
688 - Pitched: Metal 14 Squares- Picnic Shelter	9,800	30	25	18,169
Sub-total [05000 - Roofing]	14,700			27,253
08000 - Rehab				
248 - Restrooms Family Restroom	4,500	10	5	5,091
18000 - Landscaping				
460 - Pathways & Trails 320 sf Stone Barefoot Path	5,000	5	1	5,125
20000 - Lighting				
152 - Exterior: Misc. Fixtures 8 Picnic Shelter Uplights	3,200	12	7	3,804
220 - Landscape 5 Landscape Uplights	2,000	12	7	2,377
284 - Pole Lights 2 15' Lantern Lights	4,000	25	20	6,554
560 - Parking Lot 9 Parking Lot Lights	19,800	25	20	32,445
Sub-total [20000 - Lighting]	29,000			45,180
21000 - Signage				
948 - Miscellaneous 5 Miscellaneous Signs	1,875	15	10	2,400

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<i>Reserve Component</i>	<i>Current Repl. Cost</i>	<i>Useful Life</i>	<i>Remaining Life</i>	<i>Estimated Future Replacement Costs</i>
00410 - Avalon Central Park				
26000 - Outdoor Equipment				
104 - Tot Lot: Play Equipment 3 1-Seat, 2-Seat, 3-Seat Swings	10,500	18	13	14,474
108 - Tot Lot: Play Equipment Large & Small Structure Renovation	43,000	15	10	55,044
128 - Tot Lot: Play Equipment Large & Small Structure Replacement	110,000	30	25	203,934
144 - Tot Lot: Play Equipment Hillside Slide	10,000	18	13	13,785
156 - Tot Lot: Play Equipment Wood Post/Rope Climbing Structure	10,000	18	13	13,785
260 - Tot Lot: Safety Surface 60 Cu. Yds. Tot Lot Engineered Wood Fiber	4,800	1	1	4,920
328 - Garbage Receptacles 3 Metal Receptacles	2,025	20	15	2,933
460 - Drinking Fountain, Multi Station Drinking Fountain w/ Dog	2,500	15	10	3,200
516 - Benches 2 Metal Benches	2,400	18	13	3,308
612 - Picnic Tables 4 Picnic Tables	7,200	20	15	10,428
712 - Pedestal Grill BBQ Pedestal BBQ	600	15	10	768
756 - Pet Stations Pet Station	575	15	10	736
784 - Bike Rack 5-Section	1,800	25	20	2,950
Sub-total [26000 - Outdoor Equipment]	205,400			330,265
Sub-total Avalon Central Park	381,567			455,653
00420 - Vintage Trail Park				
02000 - Concrete				
224 - Walkways 4,800 sf Walks & Pads (2%)	1,536	5	3	1,654
20000 - Lighting				
224 - Landscape 3 Landscape Uplights	1,200	12	3	1,292
296 - Pole Lights 6 15' Lantern Lights	12,000	25	16	17,814
Sub-total [20000 - Lighting]	13,200			19,106

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<i>Reserve Component</i>	<i>Current Repl. Cost</i>	<i>Useful Life</i>	<i>Remaining Life</i>	<i>Estimated Future Replacement Costs</i>
00420 - Vintage Trail Park				
26000 - Outdoor Equipment				
112 - Tot Lot: Play Equipment 4-Seat Swing	3,500	18	9	4,371
148 - Tot Lot: Play Equipment 2 Hillside 15' Slides	20,000	18	9	24,977
152 - Tot Lot: Play Equipment Hillside 8' Slide	5,000	18	9	6,244
160 - Tot Lot: Play Equipment Rock/Rope Climbing Structure	10,000	18	9	12,489
168 - Tot Lot: Play Equipment 5 Small Climbing Structures	14,500	18	9	18,109
264 - Tot Lot: Safety Surface 50 Cu. Yds. Tot Lot Engineered Wood Fiber	4,000	1	1	4,100
332 - Garbage Receptacles 2 Metal Receptacles	1,350	20	11	1,771
520 - Benches 3 Metal Benches	3,600	18	9	4,496
788 - Bike Rack 3-Loop	600	25	16	891
836 - Shade Structure 200 sf Triangular Shade Sail	750	10	5	849
Sub-total [26000 - Outdoor Equipment]	63,300			78,296
Sub-total Vintage Trail Park	78,036			99,057
00430 - Sweetbriar Park				
02000 - Concrete				
264 - Walkways 2,940 sf Walk (2%)	941	5	3	1,013
04000 - Structural Repairs				
316 - Trellis Pergola	10,000	20	10	6,400
18000 - Landscaping				
470 - Pathways & Trails 700 sf DG Path	595	10	5	673

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<i>Reserve Component</i>	<i>Current Repl. Cost</i>	<i>Useful Life</i>	<i>Remaining Life</i>	<i>Estimated Future Replacement Costs</i>
00430 - Sweetbriar Park				
26000 - Outdoor Equipment				
164 - Tot Lot: Play Equipment 9-Section Play Structure	19,000	18	12	25,553
172 - Tot Lot: Play Equipment 2 Small Climbing Structures	10,000	18	12	13,449
268 - Tot Lot: Safety Surface 25 Cu. Yds. Tot Lot Engineered Wood Fiber	2,000	1	1	2,050
336 - Garbage Receptacles Metal Receptacle	675	20	1	692
524 - Benches 2 Metal Benches	2,400	18	12	3,228
Sub-total [26000 - Outdoor Equipment]	34,075			44,971
Sub-total Sweetbriar Park	45,611			53,058
00440 - Millwood Park				
02000 - Concrete				
272 - Walkways 10,800 sf Walks & Pads (2%)	3,456	5	3	3,722
18000 - Landscaping				
480 - Pathways & Trails 525 sf Decomposed Granite Sitting Area	446	10	4	493
19000 - Fencing				
448 - Masonry Wall 45 lf 2' Sitting Wall	2,250	30	24	4,070
21000 - Signage				
944 - Miscellaneous 2 Miscellaneous Signs	750	15	9	937

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<i>Reserve Component</i>	<i>Current Repl. Cost</i>	<i>Useful Life</i>	<i>Remaining Life</i>	<i>Estimated Future Replacement Costs</i>
00440 - Millwood Park				
26000 - Outdoor Equipment				
116 - Tot Lot: Play Equipment 2-Seat Swing	2,500	18	12	3,362
176 - Tot Lot: Play Equipment 6 Small Climbing Structures	17,400	18	12	23,401
184 - Tot Lot: Play Equipment Play Structure	43,000	18	12	57,830
272 - Tot Lot: Safety Surface 50 Cu. Yds. Tot Lot Engineered Wood Fiber	4,000	1	1	4,100
340 - Garbage Receptacles Metal Receptacle	675	20	14	954
528 - Benches 2 Metal Benches	2,400	18	12	3,228
Sub-total [26000 - Outdoor Equipment]	69,975			92,875
Sub-total Millwood Park	76,877			102,096
00450 - Wetlands Park				
01000 - Paving				
486 - Concrete: Major Repairs 13,000 sf Parking Lot	96,720	60	56	0
816 - Striping Parking Lot	715	5	3	770
Sub-total [01000 - Paving]	97,435			770
02000 - Concrete				
200 - Walkways 23,800 sf Walkway (2%)	7,616	5	10	9,749
04000 - Structural Repairs				
562 - Bridge Maintenance 840 sf [4] Foot Bridges	35,280	20	16	52,373
694 - Wood Railing 100 lf Viewing Deck	3,000	25	21	5,039
940 - Miscellaneous 50 lf Root View Wall	11,250	25	21	18,895
Sub-total [04000 - Structural Repairs]	49,530			76,307
05000 - Roofing				
300 - Low Slope: Metal 17 Squares- Wetlands	18,700	35	31	0

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<i>Reserve Component</i>	<i>Current Repl. Cost</i>	<i>Useful Life</i>	<i>Remaining Life</i>	<i>Estimated Future Replacement Costs</i>
00450 - Wetlands Park				
18500 - Lakes / Ponds				
340 - Fountain 2 Pond Bubbler & Pusher	15,000	10	6	17,395
20000 - Lighting				
520 - Parking Lot 2 Parking Lot Lights	4,400	25	21	7,390
21000 - Signage				
912 - Miscellaneous 9 Miscellaneous	2,250	15	11	2,952
924 - Miscellaneous 6 Nature Kiosks	30,000	15	11	39,363
Sub-total [21000 - Signage]	32,250			42,315
26000 - Outdoor Equipment				
352 - Garbage Receptacles 6 Metal Garbage	3,600	12	8	4,386
540 - Benches 2 Metal Benches	2,400	12	8	2,924
940 - Statues 2 Pond Rock Skip Distance Markers	6,000	25	21	10,077
Sub-total [26000 - Outdoor Equipment]	12,000			17,388
Sub-total Wetlands Park	236,931			171,315
00460 - Shadow Glen Park				
02000 - Concrete				
256 - Walkways 5,700 sf Walks & Pads (2%)	1,824	5	3	1,964

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<i>Reserve Component</i>	<i>Current Repl. Cost</i>	<i>Useful Life</i>	<i>Remaining Life</i>	<i>Estimated Future Replacement Costs</i>
00460 - Shadow Glen Park				
26000 - Outdoor Equipment				
120 - Tot Lot: Play Equipment 2-Seat Swing	2,500	18	11	3,280
132 - Tot Lot: Play Equipment Play Structure	33,000	18	11	43,299
240 - Tot Lot: Safety Surface 25 Cu. Yds. Tot Lot Engineered Wood Fiber	2,000	1	1	2,050
292 - Tot Lot: Sand Play Area Sand	900	1	1	923
344 - Garbage Receptacles 2 Metal Receptacles	1,350	20	13	1,861
532 - Benches 4 Metal Benches	4,800	18	11	6,298
916 - Statues Memorial Statue	3,000	25	18	4,679
Sub-total [26000 - Outdoor Equipment]	47,550			62,390
Sub-total Shadow Glen Park	49,374			64,354
00470 - The Crossing/Crossing Cove Park				
02000 - Concrete				
248 - Walkways 2,940 sf Walk (2%)	941	5	3	1,013
26000 - Outdoor Equipment				
124 - Tot Lot: Play Equipment 2-Seat Swing	2,500	18	12	3,362
136 - Tot Lot: Play Equipment Play Structure	30,000	18	12	40,347
276 - Tot Lot: Safety Surface 20 Cu. Yds. Tot Lot Engineered Wood Fiber	1,600	1	1	1,640
348 - Garbage Receptacles Metal Receptacle	675	20	14	954
536 - Benches 2 Metal Benches	2,400	18	12	3,228
Sub-total [26000 - Outdoor Equipment]	37,175			49,530
Sub-total The Crossing/Crossing Cove Park	38,116			50,544
00480 - Outdoor Fitness Park				
18000 - Landscaping				
476 - Pathways & Trails 1,760 sf [4] Fitness Station Decomposed Granite	1,496	10	5	1,693

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<i>Reserve Component</i>	<i>Current Repl. Cost</i>	<i>Useful Life</i>	<i>Remaining Life</i>	<i>Estimated Future Replacement Costs</i>
00480 - Outdoor Fitness Park				
20000 - Lighting				
200 - Street Lights 5 Fitness Park Lights	11,000	25	9	13,737
21000 - Signage				
940 - Miscellaneous 5 Fitness Station Instruction Signs	4,000	20	4	4,415
26000 - Outdoor Equipment				
900 - Miscellaneous 4 Exercise Stations	53,635	25	1	54,976
Sub-total Outdoor Fitness Park	70,131			74,821
00500 - Lakes/Ponds				
18500 - Lakes / Ponds				
208 - Fountain 3 Lake B #3, #4, Lake C #6	30,000	10	1	30,750
212 - Fountain 9 LED #3, 4, 5, 6, 11, 12 28, 31, Ivy B(2021 Only)[nr:1]	27,000	2	1	27,675
220 - Fountain Lake E Outfall #11	10,000	10	1	10,250
240 - Fountain 2 Lake C North #5, Lake M #28	20,000	10	1	20,500
252 - Fountain 2 Lake D North #7, Rec Center South #31	20,000	10	2	21,013
260 - Fountain Lake E Entry #12	10,000	10	4	11,038
280 - Fountain 2 Lake D West #8, East #9	20,000	10	5	22,628
300 - Fountain Enclave North Pond #15	10,000	10	6	11,597
304 - Fountain 2 The Grove East #13, West #14	20,000	10	7	23,774
324 - Fountain Rec Center North #30	10,000	10	0	10,000
Sub-total [18500 - Lakes / Ponds]	177,000			189,224
Sub-total Lakes/Ponds	177,000			189,224
00540 - Lake Riverstone				
04000 - Structural Repairs				
822 - Pier 850 sf Waterfall Walk/Pier Decking	51,000	40	27	99,338

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<i>Reserve Component</i>	<i>Current Repl. Cost</i>	<i>Useful Life</i>	<i>Remaining Life</i>	<i>Estimated Future Replacement Costs</i>
00540 - Lake Riverstone				
18500 - Lakes / Ponds				
224 - Fountain 2 Giant West #19, Middle #20	60,000	10	0	60,000
232 - Fountain Hartford Landing #27	10,000	10	1	10,250
248 - Fountain South #29	10,000	10	1	10,250
264 - Fountain 4 Enclave N #16, M #17, S #18, Island #23	40,000	10	4	44,153
288 - Fountain 2 Majestic Point North #24, South #25	20,000	10	5	22,628
312 - Fountain Giant East #21	30,000	10	7	35,661
316 - Fountain Waterfall #22	10,000	10	8	12,184
800 - Reconstruction Waterfall Btwn Crescent View & Hartford Landing	80,000	40	27	155,824
Sub-total [18500 - Lakes / Ponds]	260,000			350,949
26000 - Outdoor Equipment				
360 - Garbage Receptacles 2 Waterfall Pond Trash Cans	1,350	20	7	1,605
560 - Benches 4 Waterfall Pond Benches	4,800	18	5	5,431
Sub-total [26000 - Outdoor Equipment]	6,150			7,035
Sub-total Lake Riverstone	317,150			457,323
00600 - Creekstone Crossing Wood Walkway Area				
02000 - Concrete				
240 - Walkways 4,380 sf Walks (2%)	1,402	5	3	1,509
04000 - Structural Repairs				
558 - Bridge Maintenance 2,475 sf Creekstone Crossing Dr Wood Walkway	103,950	15	1	106,549
682 - Wood Railing 650 lf Wood Walkway Railings	13,390	18	1	13,725
Sub-total [04000 - Structural Repairs]	117,340			120,274

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<i>Reserve Component</i>	<i>Current Repl. Cost</i>	<i>Useful Life</i>	<i>Remaining Life</i>	<i>Estimated Future Replacement Costs</i>
00600 - Creekstone Crossing Wood Walkway Area				
26000 - Outdoor Equipment				
356 - Garbage Receptacles 3 Garbage Receptacle	2,025	20	9	2,529
580 - Wood Benches 2 Wood Benches	1,600	10	1	1,640
604 - Picnic Tables 3 Metal Frame & Trex	3,600	18	8	4,386
Sub-total [26000 - Outdoor Equipment]	7,225			8,555
Sub-total Creekstone Crossing Wood Walkway Area	125,967			130,338
Totals	26,841,739			29,655,378