



**Master Community Association, Inc.**  
**Financial Statements**  
**For the years ended**  
**December 31, 2010 and 2009**



## INDEPENDENT AUDITOR'S REPORT

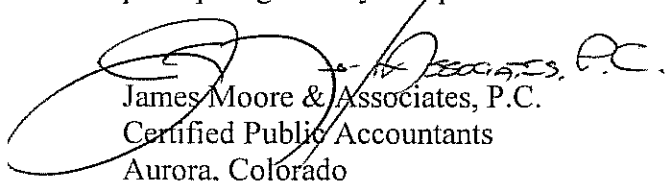
To the Board of Directors  
Master Community Association, Inc.:

We have audited the accompanying balance sheets of Master Community Association, Inc. as of December 31, 2010 and 2009, and the related statements of revenues, expenses, and changes in fund balances and cash flows for the years then ended. These financial statements are the responsibility of the association's management. Our responsibility is to express an opinion on these financial statements based on our audits.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.

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 are adequate to meet such future costs because that determination is outside the scope of our audit.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Master Community Association, Inc. as of December 31, 2010 and 2009, and the results of its operations and its cash flows for the years then ended in conformity with accounting principles generally accepted in the United States of America.



James Moore & Associates, P.C.  
Certified Public Accountants  
Aurora, Colorado  
June 16, 2011

**Master Community Association, Inc.**  
**Balance Sheets**  
**December 31, 2010 and 2009**

	December 31, 2010			Total	December
	Operating Fund	Reserve Fund	Community Fund		2009 Total
<b>ASSETS</b>					
Cash and cash equivalents	\$304,240	\$146,166	\$126,971	\$577,377	\$941,303
Investments	0	652,858	0	652,858	0
Accounts receivable, net of Allowance for uncollectible accounts of \$44,000 and \$40,000 on 2010 and 2009 respectively					
Homeowners & Builders	57,301	0	0	57,301	150,804
Other A/R	25,831	0	0	25,831	80,017
Other receivables	1,301	0	0	1,301	3,612
Prepaid expenses	51,431	0	0	51,431	33,421
Receivable from PCMD	48,962	0	0	48,962	96,904
Other assets	10,506	0	0	10,506	10,506
Property and equipment, net of Accumulated depreciation of \$53,373 and \$33,878 in 2010 and 2009, respectively	126,261	0	0	126,261	119,814
<b>Total Assets</b>	<b>\$625,833</b>	<b>\$799,024</b>	<b>\$126,971</b>	<b>\$1,551,828</b>	<b>\$1,436,381</b>
<b>LIABILITIES AND FUND BALANCES</b>					
Accounts payable	\$114,325	\$0	\$0	\$114,325	\$113,658
Prepaid assessments	104,393	0	0	104,393	103,856
Other payable	702	0	0	702	1,049
Credit card	3,003	0	0	3,003	1,773
Payroll liabilities	3,410	0	0	3,410	2,710
<b>Total Liabilities</b>	<b>\$225,833</b>	<b>\$0</b>	<b>\$0</b>	<b>\$225,833</b>	<b>\$223,046</b>
Working capital	805,000	0	0	805,000	748,000
Fund balances	(405,000)	799,024	126,971	520,995	465,335
<b>Total Liabilities and Fund Balances</b>	<b>\$625,833</b>	<b>\$799,024</b>	<b>\$126,971</b>	<b>\$1,551,828</b>	<b>\$1,436,381</b>

See accompanying notes and auditor's report.

**Master Community Association, Inc.**  
**Statements of Revenues, Expenses, and Changes in Fund Balances**  
**Years Ended December 31, 2010 and 2009**

	December 31, 2010			Total	December
	Operating Fund	Reserve Fund	Community Fund		2009 Total
<b>REVENUES</b>					
Homeowner and builder assessments	\$1,744,869	\$0	\$0	\$1,744,869	\$1,665,684
Commercial and rentals assessments	192,089	0	0	192,089	192,158
Declarant assessments	67,911	0	0	67,911	99,218
Interest income	960	7,764	468	9,192	8,786
Pool income	282,009	0	0	282,009	178,145
Community fee income	0	0	15,938	15,938	16,322
Other income	99,568	0	0	99,568	78,121
Collection fees	18,282	0	0	18,282	26,058
PCMD	717,698	0	0	717,698	652,809
	<u>\$3,123,386</u>	<u>\$7,764</u>	<u>\$16,406</u>	<u>\$3,147,556</u>	<u>\$2,917,301</u>
<b>EXPENSES</b>					
Repairs and maintenance	\$964,022	\$0	\$0	\$964,022	\$997,111
Utilities	128,817	0	0	128,817	85,221
Administration	1,056,904	0	0	1,056,904	906,708
Bad debt expense	69,232	0	0	69,232	10,000
Taxes and insurance	87,622	0	0	87,622	75,103
PCMD	697,703	0	0	697,703	636,564
Reserve expenses	0	86,788	808	87,596	123,394
	<u>\$3,004,300</u>	<u>\$86,788</u>	<u>\$808</u>	<u>\$3,091,896</u>	<u>\$2,834,101</u>
Excess of revenues over expenses	\$119,086	(\$79,024)	\$15,598	\$55,660	\$83,200
Beginning fund balances	(317,940)	671,902	111,373	465,335	382,135
Transfer between funds	(206,146)	206,146	0	0	0
Ending fund balances	<u>(\$405,000)</u>	<u>\$799,024</u>	<u>\$126,971</u>	<u>\$520,995</u>	<u>\$465,335</u>

See accompanying notes and auditor's report.

**Master Community Association, Inc.**  
**Statements of Cash Flows**  
**Years Ended December 31, 2010 and 2009**

	December 31, 2010			December 2009	
	Operating Fund	Reserve Fund	Community Fund	Total	Total
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>					
Excess / (Deficit) of revenues over expenses	\$119,086	(\$79,024)	\$15,598	\$55,660	\$83,200
Adjustments to reconcile excess (deficit) of revenues over expenses to net cash provided / (used) by operating activities:					
Depreciation expense	19,495	0		19,495	16,262
(Increase) decrease in:					
Accounts receivable					
Homeowners & Builders	93,503	0	0	93,503	(12,403)
Other A/R	54,186	0	0	54,186	(41,555)
Other receivables	2,311	0	0	2,311	9,547
Prepaid expenses	(18,010)	0	0	(18,010)	(3,036)
Receivable from PCMD	47,942	0	0	47,942	16,240
Other assets	0	0	0	0	(9,790)
Due (to reserves) / from operating	(28,581)	28,581	0	0	0
Increase (decrease) in:					
Accounts payable	667	0	0	667	(23,237)
Prepaid assessments	537	0	0	537	471
Other payable	(347)	0	0	(347)	1,049
Credit card	1,230	0	0	1,230	(281)
Payroll liabilities	700	0	0	700	1,812
Net Cash Provided / (Used) by Operating Activities	<u>292,719</u>	<u>(50,443)</u>	<u>15,598</u>	<u>257,874</u>	<u>38,279</u>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>					
Investments	0	(652,858)	0	(652,858)	0
Property and equipment	(25,942)	0	0	(25,942)	(29,650)
Net Cash Provided / (Used) by Investing Activities	<u>(25,942)</u>	<u>(652,858)</u>	<u>0</u>	<u>(678,800)</u>	<u>(29,650)</u>
<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>					
Increase in Working capital	57,000	0	0	57,000	48,000
Interfund transfers	(206,146)	206,146	0	0	0
Net Cash Provided / (Used) by Financing Activities	<u>(149,146)</u>	<u>206,146</u>	<u>0</u>	<u>57,000</u>	<u>48,000</u>
 NET INCREASE (DECREASE) IN CASH	 117,631	 (497,155)	 15,598	 (363,926)	 56,629
CASH AT BEGINNING OF YEAR	<u>186,609</u>	<u>643,321</u>	<u>111,373</u>	<u>941,303</u>	<u>884,674</u>
CASH AT END OF YEAR	<u>\$304,240</u>	<u>\$146,166</u>	<u>\$126,971</u>	<u>\$577,377</u>	<u>\$941,303</u>

See accompanying notes and auditor's report.

# Master Community Association, Inc.

## Notes to Financial Statements

### December 31, 2010 and 2009

#### **Note 1 - Nature of Organization**

Master Community Association, Inc. (the Association) was incorporated on September 25, 2001, in the State of Colorado. The Association is responsible for the operation, management, and maintenance of the common property within the development. The development is located within the former Stapleton International Airport site in Denver, Colorado. The development is planned for approximately 15,000 units, of which 8,000 will be individually owned residential units, 4,000 unit equivalents will be multi-family residential rentals, and 3,000 unit equivalents will be commercial, industrial, office, or recreation use. As of December 31, 2010, approximately 4,025 residential units had been sold to homeowners.

#### **Note 2 - Summary of Significant Accounting Policies**

##### Basis of Accounting

Both the accompanying financial statements and related income tax returns have been prepared in accordance with the accrual method of accounting.

##### Fund Accounting

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.

##### Cash and Cash Equivalents

The Association considers all highly liquid debt instruments purchased with an original maturity of three months or less to be cash equivalents.

##### Assessments Receivable

Assessments are stated on the balance sheet at face value. The Association's policy is to retain legal counsel and place liens on the properties of homeowners whose assessments are delinquent.

**Master Community Association, Inc.**  
**Notes to Financial Statements**  
**December 31, 2010 and 2009**

Recognition of Assets and Depreciation Policy

Real and personal common property acquired by the original unit owners from the developer, as well as replacements and improvements thereto, is not recognized on the Association's financial statements because it is commonly owned by individual owners and its disposition by the Association's Board is restricted. Replacements and improvements to common property are not recognized as assets because their disposition is restricted.

Depreciation

Leasehold improvements for the Association's office of operations is depreciated over 10 years using the straight-line method. The Association's furniture, fixtures, and equipment is depreciated over 7 to 10 years using the straight-line method.

Working Capital Reserves

Working capital deposits collected from homeowners at the initial closing of each lot, as required by the Declarations, have been recorded as contributed capital of the operating fund.

Member Assessments

Association members are subject to regular assessment to provide funds for the Association's operating expenses, future capital acquisitions, and major repairs and replacements. Owners' assessments are determined by an annual budget approved by the board to meet operating costs and contribute to the replacement fund. Assessments receivable at the balance sheet date represent fees due from unit owners. Any excess assessments at year end are retained by the Association for use in the succeeding year.

For the years ended December 31, 2010 and 2009 owners were assessed from \$20.40 to \$36 per month.

Interest Income

Interest income is allocated to the operating and replacement fund in proportion to the interest-bearing deposits of each fund.

Income Taxes

The Association expects to file its December 31, 2010 income tax returns, as an exempt organization using Form 990.

Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

**Master Community Association, Inc.**  
**Notes to Financial Statements**  
**December 31, 2010 and 2009**

**Note 3 - Marketable securities**

Investments are stated at cost at year end. For the year ended December 31, 2010, the Association held investments in corporate bonds and mortgage backed securities which had an unrealized holding loss of \$15,064.

**Note 4 - Property and Equipment**

Property and equipment consist of the following:

Lease hold improvement – MCA office	\$ 93,126
Furniture and equipment	41,639
Training equipment	3,891
Truck	24,832
Pool facility	<u>16,146</u>
	179,634
Accumulated depreciation	<u>53,373</u>
	<u>\$ 126,261</u>

**Note 5 - Future Major Repairs and Replacements**

The Association's governing documents require funds to be accumulated for future major repairs and replacements. Accumulated funds, which aggregated \$883,960 and \$671,902 at December 31, 2010 and 2009, respectively, are held in separate accounts and are generally not available for operating purposes.

The management of the Association conducted a study to estimate the remaining useful lives and the replacement costs of the common area components. The Association is funding for such major repairs and replacements over the estimated useful lives of the components based on the study's estimates of current replacement costs, considering amounts previously accumulated in the replacement fund. Actual expenditures, however, may vary from the estimated amounts and the variations may be material. Therefore, amounts accumulated in the replacement fund may not be adequate to meet future needs. If additional funds are needed, however, the Association has the right to increase regular assessments or levy special assessments, or it may delay major repairs and replacements until funds are available.

**Note 6 – Community Fee Assessments**

Upon the transfer of a unit within the Association, Section 6.12 of the First Amended and Restated Community Declaration requires a Community Fee to be paid by the seller. The purpose of the Community Fee is to provide funding to help achieve the objectives of the Development Plan. The objectives of the Development Plan are: providing affordable housing, increasing availability of jobs training programs, increasing the availability of educational programs, promoting sustainable development, and creating open space.



**Master Community Association, Inc.**  
**Notes to Financial Statements**  
**December 31, 2010 and 2009**

The Community Fee is calculated by multiplying the selling price in excess of \$100,000 by 0.25%. Such Community Fee is to be deposited into an escrow account. On a quarterly basis, the escrow holder is to transfer 95% of the Community Fee collected to the Community Investment Fund, a separate legal entity, and 5% of the Community Fee collected to the Association. Accordingly, only the Association's 5% of the Community Fee is reflected as Community Fee income in the Association's financial statement and is maintained as a separate fund.

**Note 7 – PCMD – Park Creek Metropolitan District**

The Association has entered into a contract with the Park Creek Metropolitan District ("PCMD") for the grounds maintenance of PCMD parks property. PCMD has agreed to reimburse the Association for all expenditures incurred on PCMD property.

**Note 8 – Office, Community Room and Storage Lease**

On October 1, 2007 the Association leased office, community room, and storage space from the Declarant (Forest City) under a five year lease. The lease calls for annual base rent of \$52,956, \$54,540, \$56,196, \$57,864, and \$59,604 in first through fifth of the lease years, respectively. In addition to this base rent, the Association is responsible for approximately 25.271% of common area maintenance on the premises.

The Association incurred leasehold improvement costs of \$220,366 to finish out the office, community room, and storage space. The Declarant reimbursed the Association for \$129,140 of these costs, leaving the Association with a net leasehold improvement cost of \$91,226.

**Note 9 - Contingencies**

The Association is a party to various legal actions normally associated with homeowners associations, such as the collection of delinquent assessments and covenant compliance matters, the aggregate effect of which, in management's opinion, would not be material to the future financial condition of the Association.

**Note 10 - Supplemental Disclosures**

During the years ended December 31, 2010 and 2009, the Association paid \$0 in interest expense and \$0 in income taxes.

**Note 11 – Pools management**

During 2009 the Association took over direct management of the Association's swimming pools. Prior to 2009 pool management was contracted with an outside service provider. During the year ended December, 31, 2010, the association received \$282,009 in pool revenue.




## INDEPENDENT AUDITOR'S REPORT ON SUPPLEMENTARY INFORMATION

To the Board of Directors  
Master Community Association, Inc.:

Our report on our audit of the basic financial statements of Master Community Association, Inc. for December 31, 2010 appears on page one. That audit was made for the purpose of forming an opinion on the basic financial statements taken as a whole. The Schedule of Operating Fund Expenses, Budget and Actual on page eight is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information, except for the portion marked "unaudited," on which we express no opinion, has been subjected to the auditing procedures applied in the audit of the basic financial statements, and, in our opinion, the information is fairly stated in all material respects in relation to the basic financial statements taken as a whole.

The supplementary information on future major repairs and replacements on page nine is not a required part of the basic financial statements of Master Community Association, Inc. but is supplementary information required by the American Institute of Certified Public Accountants. We have applied certain limited procedures, which consisted principally of inquiries of management regarding the methods of measurement and presentation of the supplementary information. However we did not audit the information and express no opinion on it.

  
James Moore & Associates, P.C.  
Certified Public Accountants  
Aurora, Colorado  
June 16, 2011

**Master Community Association, Inc.**  
**Schedule of Operating Fund Expenses, Budget and Actual**  
**Years Ended December 31, 2010 and 2009**

	Year Ended		Year Ended	
	December 2010		December 2009	
	Budget (Unaudited)	Actual	Budget (Unaudited)	Actual
<b>Repairs and maintenance</b>				
Grounds maintenance	\$318,500	\$318,160	\$270,756	\$324,593
Building repairs and maintenance	18,700	28,181	58,700	67,144
Aviator Pool Maintenance	36,000	33,464	26,000	59,719
Other Aviator pools expense	19,775	29,772	27,521	40,005
Puddle Jumper Pool	33,000	33,503	23,000	33,752
Other Puddle Jumper pool expense	22,775	25,092	30,521	25,289
Filing 15 Pool	33,000	35,504	23,000	36,908
Other Filing 15 Pool expenses	22,775	33,243	30,521	24,905
General Pool Operations	346,100	391,356	240,633	335,872
Snow removal	35,000	14,073	35,000	31,854
Other expenses	4,020	2,179	1,200	808
Depreciation expense	0	19,495	0	16,262
	<u>889,645</u>	<u>964,022</u>	<u>766,852</u>	<u>997,111</u>
<b>Utilities</b>				
Gas & electric	12,000	12,883	12,000	11,591
Water	51,000	82,057	41,600	45,005
Storm drain fees	40,000	33,877	33,000	28,625
	<u>103,000</u>	<u>128,817</u>	<u>86,600</u>	<u>85,221</u>
<b>Administration</b>				
Management	626,692	631,513	563,232	542,151
Professional services	41,600	30,873	25,165	42,041
Administrative	83,400	49,719	33,250	40,610
Office	44,892	42,889	53,196	55,765
Bad debt expense				
Intranet	15,600	17,184	18,000	22,379
Social activities	207,199	241,918	200,200	158,503
Community room	44,292	42,808	53,196	43,806
Cost of goods sold	0	0	0	1,453
	<u>1,063,675</u>	<u>1,056,904</u>	<u>946,239</u>	<u>906,708</u>
<b>Bad debt expense</b>				
Bad debt expense	0	69,232	0	10,000
	<u>0</u>	<u>69,232</u>	<u>0</u>	<u>10,000</u>
<b>Taxes and insurance</b>				
Federal income tax	0	0	0	0
State income tax	0	0	0	0
Insurance	91,125	87,622	80,352	75,103
	<u>91,125</u>	<u>87,622</u>	<u>80,352</u>	<u>75,103</u>
<b>PCMD</b>				
PCMD - Grounds maintenance	468,645	468,487	347,000	467,664
PCMD - Other maintenance	43,000	37,675	57,000	19,460
PCMD - Snow removal	52,500	10,920	52,500	32,635
PCMD - Trash & debris removal	12,000	0	12,000	0
PCMD - Tree maintenance	6,000	0	6,000	0
PCMD - Utilities	137,450	180,621	114,450	116,805
	<u>719,595</u>	<u>697,703</u>	<u>588,950</u>	<u>636,564</u>
<b>GRAND TOTAL</b>	<u>\$2,867,040</u>	<u>\$3,004,300</u>	<u>\$2,468,993</u>	<u>\$2,710,707</u>

See accompanying notes and auditor's report.

**Table 2: Reserve Component List Detail**

**13770-0**

# Component	Quantity	Useful Life	Rem. Useful Life	Best Cost	Current Worst Cost
<b>NEIGHBORHOOD SERVICES</b>					
103 Concrete Deck - Replace	Apprx 985 GSF Concrete	5	2	\$8,865	\$9,850
103 Concrete Sidewalk - Replace	Apprx 5,840 GSF Concrete	5	3	\$5,256	\$5,840
205 Concrete Alleys - Repair	Apprx 732,541 GSF Alleys	3	2	\$146,500	\$175,800
410 Trash Receptacles - Replace	Apprx (4) Trash Cans	20	17	\$1,600	\$2,000
413 Benches - Replace	Apprx (16) Park Benches	18	15	\$12,000	\$16,000
504 Trellis - Replace	Apprx 985 GSF Trellis	25	23	\$23,640	\$24,625
1003 Irrigation Controllers - Replace	Apprx (5) Controllers	12	9	\$4,000	\$5,500
1005 Irrigation System - Repair/Replace	Extensive irrigation Sys	20	16	\$8,000	\$10,000
2746 Deciduous Trees - Replace	Apprx (120) Trees	5	3	\$4,800	\$6,000
2746 Trees - Replace	Apprx (9) Evergreen Trees	10	7	\$9,000	\$13,500
<b>RESIDENTIAL RECREATION - AP</b>					
103 Concrete Sidewalks - Replace	Apprx 14,160 GSF Concrete	10	7	\$28,360	\$34,032
112 Wood Trellis - Replace	Apprx 340 GSF Trellis	20	17	\$6,800	\$8,500
201 Asphalt - Resurface	Apprx 5,840 GSF Asphalt	22	19	\$10,220	\$12,264
202 Asphalt - Seal/Repair	Apprx 5,840 GSF Asphalt	5	2	\$1,168	\$1,460
204 Concrete Curbs/Gutters - Replace	Apprx 610 LF Curbs	10	7	\$1,096	\$1,220
321 Landscape Lights - Replace	Apprx (8) Lights	15	12	\$1,200	\$1,600
322 Bollard Lights - Replace	Apprx (6) Lights	20	17	\$3,600	\$4,200
404 Pool Furniture - Replace	Apprx (160) Pieces Furn	10	7	\$24,000	\$32,000
404 Umbrellas - Replace	Apprx (12) Umbrellas	10	7	\$3,600	\$4,800
405 Bike Racks - Replace	(2) Metal Bike Racks	25	22	\$1,600	\$2,000
405 Playground Equipment - Replace	(1) Medium Playground Sys	15	12	\$1,500	\$2,000
405 Riding Toys - Replace	(4) Play Toys	10	7	\$1,600	\$2,000
406 Playground Fall Surface - Replace	Apprx 95 CY Bark	8	5	\$1,425	\$1,900
410 Trash Receptacles - Replace	(2) Trash Cans	20	17	\$900	\$1,000
412 Picnic Tables - Replace	(2) Picnic Tables	18	15	\$1,400	\$1,800
413 Benches - Replace	(3) Park Benches	18	15	\$2,250	\$2,400
503 Metal Pool Fence - Replace	Apprx 670 LF Fence	25	22	\$40,200	\$46,900
909 Bathroom - Refurbish	Apprx 672 GSF Bathrooms	12	9	\$13,440	\$16,800
1003 Irrigation Controller - Replace	(1) Irrigation Controller	12	9	\$800	\$1,100
1005 Irrigation System - Repair/Replace	Extensive irrigation Sys	20	16	\$8,000	\$10,000
1202 Pool - Resurface	Apprx 294,800 Gallon Pool	12	9	\$8,000	\$10,000
1207 Pool Filter - Replace	(2) Sand Pool Filters	30	27	\$3,000	\$3,600
1208 Pool Boiler - Replace	(1) 2,800,000 BTU Boiler	20	17	\$10,000	\$12,000
1209 Pool Chemical Controller - Replace	(1) Control Systems	10	7	\$800	\$1,000
1210 Pool Pump/Motors - Replace	(2) 7-1/2-HP Pumps	7	4	\$1,800	\$2,000
1211 Lifeguard Stands - Replace	(4) Stainless Stands	20	17	\$7,200	\$8,000
1213 Pool Deck Area - Repair/Replace	Apprx 10,680 GSF concrete	30	27	\$149,520	\$170,880
1214 Lane Dividers - Replace	(6) 82-ft Dividers	10	7	\$4,920	\$7,380
2746 Deciduous Trees - Replace	Apprx (44) Trees	5	3	\$3,200	\$4,000
2746 Evergreen Trees - Replace	Apprx (12) Trees	5	3	\$1,000	\$1,500

**Table 2: Reserve Component List Detail**

**13770-0**

# Component	Quantity	Useful Life	Rem. Useful Life	Best Cost	Current Worst Cost
<b>RESIDENTIAL RECREATION - PJ</b>					
103 Concrete Sidewalks - Replace	Apprx 4,220 GSF Concrete	10	9	\$8,440	\$10,128
201 Asphalt - Resurface	Apprx 7,180 GSF Asphalt	22	21	\$12,565	\$15,078
202 Asphalt - Seal/Repair	Apprx 7,180 GSF Asphalt	5	4	\$1,436	\$1,795
204 Concrete Curbs/Gutters - Replace	Apprx 700 LF Curbs	10	9	\$1,260	\$1,400
322 Bollard Lights - Replace	Apprx (6) Lights	20	19	\$3,600	\$5,100
404 Pool/Patio Furniture - replace	Apprx (100) Pieces Furn	10	9	\$15,000	\$20,000
404 Umbrellas - Replace	Apprx (4) Umbrellas	10	9	\$1,400	\$1,600
405 Bike Racks - Replace	(2) Metal Bike Racks	25	24	\$1,600	\$2,000
405 Playground Equipment - Replace	(1) Medium Playground Sys	15	14	\$4,500	\$6,000
405 Playground Equipment - Replace	(1) Small Playground Sys	15	14	\$2,000	\$2,500
405 Riding Toys - Replace	(3) Play Toys	15	14	\$1,200	\$1,500
406 Playground Fall Surface - Replace	Apprx 45 CY Bark	8	7	\$675	\$900
406 Pool Deck Fall Surface - Replace	Apprx 375 GSF Rubber Tile	15	12	\$7,500	\$9,375
410 Trash Receptacles - Replace	Apprx (4) Trash Cans	20	19	\$1,800	\$2,000
412 Picnic Tables - Replace	(4) Picnic Tables	18	17	\$2,800	\$3,600
413 Benches - Replace	(3) Park Benches	18	17	\$2,250	\$2,400
503 Metal Pool Fence - Replace	Apprx 565 LF Fence	25	24	\$35,100	\$40,950
909 Bathroom - Refurbish	Apprx 500 GSF Bathrooms	12	11	\$10,000	\$12,500
1003 Irrigation Controller - Replace	(1) Irrigation Controller	12	11	\$800	\$1,100
1005 Irrigation System - Repair/Replace	Extensive irrigation Sys	20	16	\$8,000	\$10,000
1202 Pool - Resurface	Apprx 173,300 Gallon Pool	12	11	\$7,000	\$9,000
1207 Pool Filter - Replace	(2) Sand Pool Filters	30	29	\$3,000	\$3,600
1208 Pool Boiler - Replace	(1) 2,800,000 BTU Boiler	20	19	\$10,000	\$12,000
1209 Pool Chemical Controller - Replace	(1) Control System	10	7	\$600	\$650
1210 Pool Pumps - Replace	(1) Marathon Pump	7	6	\$1,000	\$1,200
1211 Lifeguard Stands - Replace	(2) Stainless Stands	20	19	\$3,600	\$4,000
1213 Pool Deck Area - Repair/Replace	Apprx 7,000 GSF concrete	30	29	\$98,000	\$112,000
2746 Deciduous Trees - Replace	Apprx (46) Trees	5	4	\$4,000	\$5,000
2746 Evergreen Trees - Replace	Apprx (10) Trees	5	4	\$1,000	\$1,500
<b>COMMUNITY-WIDE SERVICES</b>					
103 Concrete Walks - Replace	Apprx 24,950 GSF Concrete	10	7	\$22,455	\$24,950
203 Flagstone Pavers - Replace	Apprx 5,280 GSF Stone	20	16	\$52,800	\$63,360
313 Fountain Pumps - Replace	(2) Pumps	10	5	\$1,000	\$1,400
320 Pole Lights - Replace	Apprx (18) Light Poles	25	21	\$27,000	\$32,400
321 Landscapè Lights - Replace	Apprx (42) Various Lights	15	11	\$6,300	\$8,400
322 Bollard Lights - Replace	Apprx (14) Bollard Lights	20	16	\$8,400	\$11,900
406 Gravel - Replace	Apprx 180 CY Gravel	10	6	\$3,600	\$4,500
410 Trash Receptacles - Replace	Apprx (5) Trash Cans	20	16	\$2,000	\$2,500
413 Benches - Replace	Apprx (25) Park Benches	15	11	\$18,750	\$22,500
414 Concrete Planter - Replace	Apprx (8) Planters	5	4	\$6,400	\$8,000
501 Retaining Wall - Replace	Apprx 1,565 LF Concrete	20	10	\$93,900	\$109,550
502 Light Grates - Replace	Apprx 210 LF Grates	25	21	\$6,300	\$7,350
1003 Irrigation Controller - Replace	(1) Irrigation Controller	12	8	\$800	\$1,100

**Table 2: Reserve Component List Detail****13770-0**

# Component	Quantity	Useful Life	Rem.		Best Cost	Current Worst Cost
			Useful Life	Useful Life		
1005 Irrigation System - Repair/Replace	Extensive irrigation Sys	20	16		\$8,000	\$10,000
1402 Information Signs - Replace	(2) Metal Signs	15	11		\$2,400	\$3,000
2746 Trees - Replace	Apprx (170) Trees	10	6		\$13,600	\$17,000
85 Total Funded Components						

**Table 3: Contribution and Fund Breakdown****13770-0**

# Component	Useful Life	Rem. Useful Life	Current (Avg) Cost	Fully Funded Balance	Current Fund Balance	Reserve Contributions
<b>NEIGHBORHOOD SERVICES</b>						
103 Concrete Deck - Replace	5	2	\$9,358	\$5,615	\$5,614.50	\$131.12
103 Concrete Sidewalk - Replace	5	3	\$5,548	\$2,219	\$2,219.20	\$77.74
205 Concrete Alleys - Repair	3	2	\$161,150	\$53,717	\$53,716.67	\$3,763.40
410 Trash Receptacles - Replace	20	17	\$1,800	\$270	\$270.00	\$6.31
413 Benches - Replace	18	15	\$14,000	\$2,333	\$2,333.33	\$54.49
504 Trellis - Replace	25	23	\$24,133	\$1,931	\$1,930.60	\$67.63
1003 Irrigation Controllers - Replace	12	9	\$4,750	\$1,188	\$1,187.50	\$27.73
1005 Irrigation System - Repair/Replace	20	16	\$9,000	\$1,800	\$1,800.00	\$31.53
2746 Deciduous Trees - Replace	5	3	\$5,400	\$2,160	\$2,160.00	\$75.66
2746 Trees - Replace	10	7	\$11,250	\$3,375	\$3,375.00	\$78.82
<b>RESIDENTIAL RECREATION - AP</b>						
103 Concrete Sidewalks - Replace	10	7	\$31,196	\$9,359	\$9,358.80	\$218.56
112 Wood Trellis - Replace	20	17	\$7,650	\$1,148	\$1,147.50	\$26.80
201 Asphalt - Resurface	22	19	\$11,242	\$1,533	\$1,533.00	\$35.80
202 Asphalt - Seal/Repair	5	2	\$1,314	\$788	\$788.40	\$18.41
204 Concrete Curbs/Gutters - Replace	10	7	\$1,159	\$348	\$347.70	\$8.12
321 Landscape Lights - Replace	15	12	\$1,400	\$280	\$280.00	\$6.54
322 Bollard Lights - Replace	20	17	\$3,900	\$585	\$585.00	\$13.66
404 Pool Furniture - Replace	10	7	\$28,000	\$8,400	\$8,400.00	\$196.17
404 Umbrellas - Replace	10	7	\$4,200	\$1,260	\$1,260.00	\$29.43
405 Bike Racks - Replace	25	22	\$1,800	\$216	\$216.00	\$5.04
405 Playground Equipment - Replace	15	12	\$1,750	\$350	\$350.00	\$8.17
405 Riding Toys - Replace	10	7	\$1,800	\$540	\$540.00	\$12.61
406 Playground Fall Surface - Replace	8	5	\$1,653	\$623	\$623.44	\$14.56
410 Trash Receptacles - Replace	20	17	\$950	\$143	\$142.50	\$3.33
412 Picnic Tables - Replace	18	15	\$1,600	\$267	\$266.67	\$6.23
413 Benches - Replace	18	15	\$2,325	\$388	\$387.50	\$9.05
503 Metal Pool Fence - Replace	25	22	\$43,550	\$5,226	\$5,226.00	\$122.04
909 Bathroom - Refurbish	12	9	\$15,120	\$3,780	\$3,780.00	\$88.28
1003 Irrigation Controller - Replace	12	9	\$950	\$238	\$237.50	\$5.55
1005 Irrigation System - Repair/Replace	20	16	\$9,000	\$1,800	\$1,800.00	\$31.53
1202 Pool - Resurface	12	9	\$9,000	\$2,250	\$2,250.00	\$52.55
1207 Pool Filter - Replace	30	27	\$3,300	\$330	\$330.00	\$7.71
1208 Pool Boiler - Replace	20	17	\$11,000	\$1,650	\$1,650.00	\$38.53
1209 Pool Chemical Controller - Replace	10	7	\$900	\$270	\$270.00	\$6.31
1210 Pool Pump/Motors - Replace	7	4	\$1,900	\$814	\$814.29	\$19.02
1211 Lifeguard Stands - Replace	20	17	\$7,600	\$1,140	\$1,140.00	\$26.62
1213 Pool Deck Area - Repair/Replace	30	27	\$160,200	\$16,020	\$15,674.89	\$374.12
1214 Lane Dividers - Replace	10	7	\$6,150	\$1,845	\$1,845.00	\$43.09
2746 Deciduous Trees - Replace	5	3	\$3,600	\$1,440	\$1,440.00	\$50.44
2746 Evergreen Trees - Replace	5	3	\$1,250	\$500	\$500.00	\$17.52
<b>RESIDENTIAL RECREATION - PJ</b>						
103 Concrete Sidewalks - Replace	10	9	\$9,284	\$928	\$928.40	\$65.04
201 Asphalt - Resurface	22	21	\$13,822	\$628	\$628.25	\$44.02

**Table 3: Contribution and Fund Breakdown****13770-0**

# Component	Useful Life	Rem. Useful Life	Current (Avg) Cost	Fully Funded Balance	Current Fund Balance	Reserve Contributions
202 Asphalt - Seal/Repair	5	4	\$1,616	\$323	\$323.10	\$22.64
204 Concrete Curbs/Gutters - Replace	10	9	\$1,330	\$133	\$133.00	\$9.32
322 Bollard Lights - Replace	20	19	\$4,350	\$218	\$217.50	\$15.24
404 Pool/Patio Furniture - replace	10	9	\$17,500	\$1,750	\$1,750.00	\$122.61
404 Umbrellas - Replace	10	9	\$1,500	\$150	\$150.00	\$10.51
405 Bike Racks - Replace	25	24	\$1,800	\$72	\$72.00	\$5.04
405 Playground Equipment - Replace	15	14	\$5,250	\$350	\$350.00	\$24.52
405 Playground Equipment - Replace	15	14	\$2,250	\$150	\$150.00	\$10.51
405 Riding Toys - Replace	15	14	\$1,350	\$90	\$90.00	\$6.31
406 Playground Fall Surface - Replace	8	7	\$788	\$98	\$98.44	\$6.90
406 Pool Deck Fall Surface - Replace	15	12	\$8,438	\$1,688	\$1,687.50	\$39.41
410 Trash Receptacles - Replace	20	19	\$1,900	\$95	\$95.00	\$6.66
412 Picnic Tables - Replace	18	17	\$3,200	\$178	\$177.78	\$12.46
413 Benches - Replace	18	17	\$2,325	\$129	\$129.17	\$9.05
503 Metal Pool Fence - Replace	25	24	\$38,025	\$1,521	\$1,521.00	\$106.56
909 Bathroom - Refurbish	12	11	\$11,250	\$938	\$937.50	\$65.68
1003 Irrigation Controller - Replace	12	11	\$950	\$79	\$79.17	\$5.55
1005 Irrigation System - Repair/Replace	20	16	\$9,000	\$1,800	\$1,800.00	\$31.53
1202 Pool - Resurface	12	11	\$8,000	\$667	\$666.67	\$46.71
1207 Pool Filter - Replace	30	29	\$3,300	\$110	\$0.00	\$7.71
1208 Pool Boiler - Replace	20	19	\$11,000	\$550	\$550.00	\$38.53
1209 Pool Chemical Controller - Replace	10	7	\$625	\$188	\$187.50	\$4.38
1210 Pool Pumps - Replace	7	6	\$1,100	\$157	\$157.14	\$11.01
1211 Lifeguard Stands - Replace	20	19	\$3,800	\$190	\$190.00	\$13.31
1213 Pool Deck Area - Repair/Replace	30	29	\$105,000	\$3,500	\$0.00	\$245.21
2746 Deciduous Trees - Replace	5	4	\$4,500	\$900	\$900.00	\$63.05
2746 Evergreen Trees - Replace	5	4	\$1,250	\$250	\$250.00	\$17.52
<b>COMMUNITY-WIDE SERVICES</b>						
103 Concrete Walks - Replace	10	7	\$23,703	\$7,111	\$7,110.75	\$166.06
203 Flagstone Pavers - Replace	20	16	\$58,080	\$11,616	\$11,616.00	\$203.45
313 Fountain Pumps - Replace	10	5	\$1,200	\$600	\$600.00	\$8.41
320 Pole Lights - Replace	25	21	\$29,700	\$4,752	\$4,752.00	\$83.23
321 Landscape Lights - Replace	15	11	\$7,350	\$1,960	\$1,960.00	\$34.33
322 Bollard Lights - Replace	20	16	\$10,150	\$2,030	\$2,030.00	\$35.56
406 Gravel - Replace	10	6	\$4,050	\$1,620	\$1,620.00	\$28.37
410 Trash Receptacles - Replace	20	16	\$2,250	\$450	\$450.00	\$7.88
413 Benches - Replace	15	11	\$20,625	\$5,500	\$5,500.00	\$96.33
414 Concrete Planter - Replace	5	4	\$7,200	\$1,440	\$1,440.00	\$100.89
501 Retaining Wall - Replace	20	10	\$101,725	\$50,863	\$50,862.50	\$356.34
502 Light Grates - Replace	25	21	\$6,825	\$1,092	\$1,092.00	\$19.13
1003 Irrigation Controller - Replace	12	8	\$950	\$317	\$316.67	\$5.55
1005 Irrigation System - Repair/Replace	20	16	\$9,000	\$1,800	\$1,800.00	\$31.53
1402 Information Signs - Replace	15	11	\$2,700	\$720	\$720.00	\$12.61
2746 Trees - Replace	10	6	\$15,300	\$6,120	\$6,120.00	\$107.19
85 Total Funded Components				\$253,955	\$250,000	\$8,174