



CAMERON STATION

BOARD OF DIRECTORS MEETING

HYBRID ZOOM MEETING – Henderson Room / Zoom

DRAFT AGENDA

Tuesday, April 25, 2023 – 7:00 PM

Until approved at the meeting, this draft agenda is subject to change.

Link: <https://zoom.us/j/97385179058?pwd=TUg1V1lvM011VStJS2k5b3NELOIRUT09>

Meeting Number (access code): 973 8517 9058

Meeting Password: 319862

Join by phone: 301-715-8592 US (Washington DC)

- | | |
|---|------------------|
| I. CALL TO ORDER | 7:00 PM |
| II. APPROVAL OF AGENDA | 7:01 PM |
| III. APPROVAL OF MINUTES – BOD Meeting – March 28, 2023, | 7:02 PM |
| IV. LT. LION – CITY OF ALEXANDRIA | 7:03 PM |
| V. ARTHUR IMPASTATO – CAMERON STATION CIVIC ASSOCIATION | 7:13 PM |
| VI. HOMEOWNERS' FORUM | 7:23 PM |
| VII. TREASURER'S REPORT | 7:33 PM |
| VIII. COMMITTEE REPORTS (FAC, ARC, A&E, ComCom, CCFC, CAC) | 7:43 PM |
| IX. MATTERS FOR BOARD DECISION | 8:03 PM |
| A. ComCom New Member Application – Emma Watson | Motion 2023-0401 |
| B. Lancaster Landscape Proposal #31729 | Motion 2023-0402 |
| C. Lancaster Landscape Proposal #31699 | Motion 2023-0403 |
| D. PSE Quote #2016035 | Motion 2023-0404 |
| E. PM+ Reserve Study - Level III Update | Motion 2023-0405 |
| F. Pool Swimming Lesson hours | Motion 2023-0406 |
| G. ComCom Color Palette Proposal | Motion 2023-0407 |
| X. MATTERS FOR BOARD DISCUSSION | 8:43 PM |
| A. Reserve Study Update | |
| XI. MATTERS FOR BOARD INFORMATION | 8:50 PM |
| A. Management Report | |

**The timed agenda above is intended to guide the Board and may be subject to change without notice depending upon the length of conversation by Board members.*

Prepared by: Steve Philbin, M ed. CMCA®, PCAM®, General Manager & Angel Robles, CMCA®, AMS® - Asst. General Manager

- Action Item list
- Project Updates

| | | |
|--------------|---|----------------|
| XII. | NEW BUSINESS | 8:57 PM |
| XIII. | EXECUTIVE SESSION (see Executive Session agenda) <i>Not applicable for this meeting</i> | 8:58 PM |
| XVI: | ADJOURN | 9:00 PM |

DRAFT

**The timed agenda above is intended to guide the Board and may be subject to change without notice depending upon the length of conversation by Board members.*

Prepared by: Steve Philbin, M ed. CMCA®, PCAM®, General Manager & Angel Robles, CMCA®, AMS® - Asst. General Manager



**MEETING MINUTES
BOARD OF DIRECTORS MEETING
Tuesday, March 28, 2023, 7:00 P.M.**

NOTICE: This meeting was held in a hybrid format via Zoom and in person in the Henderson room.

BOARD MEMBERS PRESENT:

Andrew Hill, President
Mindy Lyle, Secretary
Chris Moulder, Director
Chris Alex, Director
Brendan Hanlon, Director

BOARD MEMBERS ABSENT

Megan Christensen, Vice President
Joan Lampe, Treasurer

OTHERS PRESENT:

Heather Graham, CMCA®, PCAM®, Executive Vice President of Community Association Management Professionals (CAMP)
Steve Philbin, M ed., CMCA®, ARM® PCAM®, General Manager
Angel Robles, CMCA®, AMS®, Assistant General Manager
LT. Lion, City of Alexandria Police
Sasha Impastato, Civic Association
Takis Taousakis, Chair, FAC
Sharon Wilkinson, Member, ARC
Andrew Yang, Chair, A&E
Gwen Toops, Member, ComCom
Kathleen McCollum, Chair, CAC

CALL TO ORDER:

Mr. Hill called the meeting to order at 7:00 pm.

APPROVAL OF AGENDA:

Motion: Mr. Moulder moved, and Ms. Lyle seconded the motion to **APPROVE** the agenda with the following amendment: remove item A., Sub-Association Agreement. **The motion passed, 5/0.**

APPROVAL OF MINUTES:

Motion: Mr. Alex moved, and Ms. Lyle seconded the motion to **APPROVE** the February 28, 2023, meeting minutes as presented. **Following discussion, the motion passed, 3/0/2.**

In favor: Ms. Lyle, Mr. Moulder, Mr. Hanlon

Abstention: Mr. Hill and Mr. Alex

LT. LION – CITY OF ALEXANDRIA:

Lt. Lion reported the following: there were forty (40) calls for service in March, mostly parking and traffic-related issues. Additionally, in the first quarter, there have been eight (8) larcenies from various buildings in the area; some activity was reported on South Reynolds Street and 5300 Holmes Run, and reminded everyone to secure their packages.

Ms. Lyle requested police presence at the three-way stop signs near the 400 building for people running the stop sign.

CAMERON STATION CIVIC ASSOCIATION:

Mr. Impastato reported: There will be an Advisory Committee meeting on April 13th and May 25th to discuss Duke Street in Motion and the vote on it at the June 26th meeting. Regarding Cameron Station, the civic association concerned with segment 1, sidewalks, received assurance from the City that they are only proposing sidewalk changes on the north side of the street. The traffic impact study for this will not be available until May and public comments will only be received until the end of April. The civic association would be opposed to changes to the sidewalk on the south side that would impact Cameron Station. And road paving on Cameron Station Blvd and Brenman Park Drive will begin and the City will not use the “road diet” method for those streets.

HOMEOWNER'S FORUM:

Topics discussed were:

- Laura Back - stated she is hosting an event at her residence and is requesting reserved visitor parking, stated there are residents who use the visitor spaces and there is not enough left for visitors.
- John - supports swim lessons; swim lessons save lives and would appreciate the Board's support in this matter.
- Saleena Surajh-stated that the proposed hours for swim lessons do not work for most parents; stated that 3:30-6:30, Monday-Thursday would be better hours.
- Jen Hurst - stated that she also agrees the proposed hours are an issue; and stated if the Board selects a swim instructor, she would want them to have all the necessary qualifications.

HEARING – COMPLAINT PROCESS

Motion: Mr. Moulder moved, and Ms. Lyle seconded the motion that the Board finds it did not violate Section 55-510.1(C) of the VPOA when they entered into executive session to review

advice from counsel related to issues raised by the Board including certain advice that was related to probable litigation. **The motion passed, 5/0.**

TREASURER'S REPORT:

- No report.

COMMITTEE REPORTS:

1. Financial Advisory Committee

Mr. Takis reported that as of February the association has a positive net variance compared to the budgeted amount of around \$67,000, didn't have any snow events yet this year so that is part of the surplus, also moving monies into investment accounts with higher yields; total cash and investments around 3 million dollars; delinquency rate 1.9%; and investment strategy to move all the monies from Forbright to Morgan Stanley.

2. Architectural Review Committee

Ms. Wilkinson reported that the Committee reviewed seven applications, all were approved.

3. Activities and Events Committee

Mr. Yang reported that around fifty people attended trivia night; the next event will be Saturday, April 8th the Egg Hunt Event; and the Yard Sale will be April 29th.

4. Communications Committee

Ms. Toops reported that the newsletter is going out this week; welcomed fourteen (14) new residents; waiting on confirmation of colors for the website; and the Committee has one opening and one applicant they will be reviewing.

5. Facilities Committee

Mr. McPhillips reported they heard from residents about the proposed swim lesson times and Management is waiting for the Board to decide what color they would like the walls painted in the Cameron Clubhouse.

6. Common Area Committee

Ms. McCollom reported that they have proposals for the Board to consider to repair the turf in some areas; also looking to install more trees in areas where there is erosion; beginning preparation for Pride of Ownership.

MATTERS FOR BOARD DECISION:

A. A&E New Member Application – Sarah Turkaly

Motion: Mr. Alex moved and Ms. Lyle seconded the motion to **APPROVE** the appointment of Sarah Turkaly to the A&E Committee. **The motion passed, 5/0.**

B. New Member Application – Justin Newsome

Motion: Mr. Hanlon moved and Ms. Lyle seconded the motion to **APPROVE** the appointment of Justin Newsome to the CAC Committee. **The motion passed, 5/0.**

C. Lancaster Landscape Proposal #31665

Motion: Mr. Moulder moved and Ms. Lyle seconded the motion to **APPROVE** the Lancaster Landscape proposal # 31665 for \$7,360 to install (8) Crape Myrtles at a bare common area along the fence line on Knapp Pl and the rear of Cameron Station Condominium to be expensed from Operating and Reserve Funds. **Following discussion, the motion passed unanimously, 5/0.**

D. Lancaster Landscape Proposal #31703

Motion: Mr. Hanlon moved and Mr. Moulder seconded the motion to **APPROVE** the Lancaster Landscape proposal # 31703 for \$5,375 to restore the turf at the Martin Lane Pocket Park between the units 124-134 Martin Lane to be expensed from Operating Funds. **The motion passed, 5/0.**

E. Lancaster Landscape Proposal #31704

Motion: Ms. Lyle moved and Mr. Alex seconded the motion to **APPROVE** the Lancaster Landscape proposal # 31704 for \$2,660 to restore the turf at Brenman Park from Cameron Station Blvd to across building #4951 to be expensed from Operating Funds. **Following discussion, the motion passed unanimously, 5/0.**

F. Cameron Club Painting Proposal

Motion: Mr. Hanlon moved and Ms. Lyle seconded the motion to **APPROVE** the CertaPro company in the amount of \$25,700 to complete the painting of the interior of the Cameron Club to be expensed from Reserves. **Following discussion, the motion passed unanimously, 5/0.**

G. Parking Enforcement and Safety Patrol Services Proposals

Motion: Mr. Hanlon moved and Mr. Alex seconded the motion to **APPROVE** the B&B Security company proposal in the amount of \$32,448 (\$26/ per hour) to provide parking enforcement and safety patrol services to be expensed from Operating. **Following discussion, the motion passed unanimously, 5/0.**

H. Fire Suppression/Alarm Test/Backflow Inspection Proposals

Motion: Ms. Lyle moved and Mr. Hanlon seconded the motion to **APPROVE** a three-year contract with Guardian Protection Services in the amount of \$2,932.00 (Yr1), (Yr 2 - \$3,020.00), and (Yr 3 - \$3,110.00) to provide fire suppression system and fire prevention and protection services to be expensed from Operating. **Following discussion, the motion passed unanimously, 5/0.**

I. Fire Hydrant Maintenance Proposals

Motion: Mr. Alex moved and Mr. Hanlon seconded the motion to **APPROVE** a three-year contract with Guardian Protection Services in the amount of \$2,250.00 (Yr1), (Yr

2 - \$2,325.00), and (Yr 3 - \$2,400.00) to provide fire suppression system and fire prevention and protection services to be expensed from Operating. **Following discussion, the motion passed unanimously, 5/0.**

J. Swimming Pool – 2023 Contract Addendum (Option A,B,C)

Motion: Mr. Hanlon moved and Mr. Alex seconded the motion to **APPROVE** Option A of the American Pool 2023 Contract Addendum in the amount of \$9,160.00 for the Soft Opening and Extension of the Pool Season beyond Labor Day weekend to be expensed from Operating. **Following discussion, an amended motion was made:**

Amended Motion: Mr. Hanlon moved and Mr. Alex seconded the motion to **APPROVE** Option A of the American Pool 2023 Contract Addendum in the amount of \$9,160.00 for the Soft Opening and Extension of the Pool Season beyond Labor Day weekend; Option B of the American Pool 2023 Contract Addendum in the amount of \$18,343.62 to adjust the daily pool hours to 10:30 AM – 8:30 PM from May 27th through September 4th; Option C of the American Pool 2023 Contract Addendum in the amount of \$3,657.63 to include Lap Swimming and Aqua Aerobic pool sessions, to be expensed from Operating. **The amended motion passed unanimously, 5/0.**

K. Access System Printer Proposal

Motion: Mr. Hanlon moved and Mr. Alex seconded the motion to **APPROVE** the Force Security Solutions proposal for the amount of \$3,200.00 for a Level 2 – Card Printer to be expensed from Reserves Funds. **Following discussion, the motion passed unanimously, 5/0.**

MATTERS FOR BOARD DISCUSSION:

Pool Swimming Lesson hours

Management obtained quotes for companies that can provide swim lessons, but their proposed hours are not in line with what some residents have indicated they want. Management will try and find companies that can provide evening swim lessons for both groups and individuals.

MATTERS FOR BOARD INFORMATION:

1. Management Report

- Action Item list
Included in the Board packet for review.
- Project Updates
Mr. Philbin reported there will be an on-site meeting for the asphalt project on April 15th; getting the interior of the building painted, then power washing the outside.
- TMP meeting with the City

Mr. Philbin reported met with the City about TMP, the City requested ridership numbers to gather information to determine if Cameron Station should pay into the City or should Cameron Station manage it themselves.

NEW BUSINESS:

None.

EXECUTIVE SESSION:

No matters for Executive Session.

ADJOURNMENT:

Hearing no further business: the meeting did adjourn at 9:10 pm.

Respectfully Submitted,
Minutes Services, LLC
Dolly Sharma
dolly@minutesservices.com

X

Mindy Lyle
Secretary

Cameron Station Community Association
Financial Advisory Committee Meeting
March 27, 2023
FAC ZOOM Meeting
Meeting ID 9296235196 Passcode 007612

MEETING MINUTES

I. Call to Order

- a. The meeting was called to order at 7:03 pm.
- b. Members Present; Chairman Takis Taousakis, Bill Blumberg, Wendell Anderson, Mike Whanslaw, Jodi Wittlin, Fred Blum. and Sophia Lee.
- c. Others Present: Steve Philbin, Community Manager and Bill Boos Financial Service, both from CAMP. There was no BOD representative present.
- d. The meeting was conducted via a ZOOM

II. Approval of Agenda

The agenda was approved unanimously.

III. Approval of Previous Month's Minutes

The February 27, 2023, minutes were approved unanimously.

IV. Resident Open Forum

There were no residents present.

V. Review of Financial Results

- a. February 28, 2023, Financial Statements & Variance Reports

The Chair led the discussion. The YTD results are almost \$67,000 under budget with both income, \$8,000 over and expenses, almost \$59,000 under budget, both contributing to the positive results. Expense variance was led by \$30,000 budgeted, but not spent on snow removal. Flower rotation and other items made the balance of the variance.

Due to higher interest rates in general and the inverted yield curve in particular caused reserve interest to be \$5,801 over budget and operating interest was also \$1,333 over budget, totaling \$7,134.

Receivables continue to look good, with the usual decline in the second month of the quarter.

We reviewed several balance sheet items:

Still need to move Capital Improvement Funds into the reserve account.

We received an insurance check for the Duke Street entrance sign on March 13th, which will close that item.

We discussed moving part of the prior year owner's equity surplus to reserve funds, as has been done in prior years. Most likely we will wait until the auditors have finished their year end adjustment before recommending BOD action.

b. Cameron Station Committee Spending & Committed Funds

The committees continue to stay within their budgets-

Activities & Events, no recorded spending YTD.

Comm Comm is in good shape.

Cameron Club is also in good shape.

Common Area Committee, funds have not been committed for flower rotation.

c. Reserve Fund Investment

Fred Blum discussed CD maturing money that will be moved in March, when several CDs mature. Over \$949,000 will mature this calendar year. Fred also noted that the current inverted yield curve works to our advantage, given our cash needs this year to cover various reserve projects.

The Chair noted that Forbright is doing a good job on interest rates at 3.75%, but we will still move money to Morgan Stanley for ease of operation. We will take full advantage of Morgan Stanley having chartered two banks, so we shall take full advantage of the FDIC \$250,000 limits for each chartered bank.

Bill Boos discussed the CAMP arrangements with PAC West bank and the two added layers of protection that are in place-

CAMP's \$45,000,000 surety bond with Nationwide Mutual Insurance for amounts above FDIC insured account limits, used by many of their clients with accounts at that bank.

PacWest Insured Sweep Account, similar to the insured cash sweep (ICS) account we currently have at Forbright. This is for accounts that exceed the FDIC \$250,000 limit. The sweep moves funds into a consortium of banks.

d. Review of the CIRA accounting database. We only looked at the ACH assessment payment percentage, all else looks good.

VI. Old Business

- a. Review of 2023 Reserve Project Spreadsheet

We discussed access cards for swimming instructors.

We will also collect charges for lost cards and residents must turn in old cards.

Bill Blumberg and Steve Philbin discussed possible reserve fund expenses for running the irrigation rough-in when Cameron Station Blvd is repaved by the City.

VII. New Business

Pacific Western Bank transfer accounts protection

This was discussed above as part of our lengthy reserve fund discussion of amounts over the \$250,000 FDIC limit Surety bond. They (Pac West) will start a sweep account to move amounts over \$250,000 into a consortium of banks.

VIII. Meeting Adjournment

The meeting was adjourned at 7:50 pm.

DRAFT

**CAMERON STATION COMMUNITY ASSOCIATION, INC.
ARCHITECTURAL REVIEW COMMITTEE
Tuesday April 4th, 2023**

The regularly scheduled monthly meeting of the Architectural Review Committee (ARC) was held on Tuesday April 4th, 2023. The meeting was called to order at 7:03 p.m. by ARC Chair Stephen Pearson with a quorum present. The meeting was conducted via Zoom in accordance with Administrative Resolution No. 2022-15 (Amended): ARC Charter.

ARC MEMBERS IN ATTENDANCE VIA ZOOM

Stephen Pearson – ARC Chair
Sharon Wilkinson – ARC Member
Tom Linton – ARC Member
Trena Raines – ARC Member
Mara Francis – ARC Member

MEMBERS ABSENT

Paula Caro – ARC Vice Chair
Brian Sundin – ARC Member

CHANGE OF ATTENDANCE

None

OTHERS IN ATTENDANCE VIA ZOOM

Cameron Station Residents
Brandon Throckmorton, On-Site Covenants Administrator
Chris Alex, Board liaison

APPROVE AGENDA

MOVE TO: “Approve the agenda as written with the addition of 5201 Brawner Place (Tree Replacement).”

Moved By: Sharon Wilkinson

Seconded By: Tom Linton

For: All

Against: None

Absent: Paula Caro, Brian Sundin

MOTION PASSED

HOMEOWNERS OPEN FORUM

DRAFT

This portion of the meeting is set aside for any Cameron Station residents that would like to make a statement to the committee but have not submitted exterior modification applications for review this month. No comments were made at this forum.

REVIEW OF EXTERIOR MODIFICATION APPLICATIONS

| Address | Proposed Modification | ARC Action / Vote |
|--------------------------|-----------------------|---|
| 131 Cameron Station Blvd | Roof Replacement | Approved with the stipulation that the shingle color is GAF Timberline Slate. Moved By: Trena Raines Seconded By: Mara Francis For: All Against: None Absent: Paula Caro, Brian Sundin Abstain: None MOTION PASSED |
| 145 Cameron Station Blvd | Roof Replacement | Disapproved as submitted. [<i>Shape of proposed downspouts does not conform to existing downspouts</i>] Moved By: Tom Linton Seconded By: Mara Francis For: All Against: None Absent: Paula Caro, Brian Sundin Abstain: None MOTION PASSED |
| 383 Cameron Station Blvd | Roof Replacement | Return for more information. Moved By: Mara Francis Seconded By: Tom Linton For: All Against: Stephen Pearson, Sharon Wilkinson, Trena Raines Absent: Paula Caro, Brian Sundin Abstain: None MOTION DOES NOT PASS |
| 383 Cameron Station Blvd | Roof Replacement | Disapproved as submitted. Moved By: Mara Francis Seconded By: Sharon Wilkinson For: All Against: None Absent: Paula Caro, Brian Sundin Abstain: None MOTION PASSED |
| 4911 John Ticer Drive | Roof Replacement | Approved as submitted. Moved By: Mara Francis Seconded By: Trena Raines For: All |

DRAFT

| | | |
|-----------------------------------|------------------|--|
| | | Against: None Absent: Paula Caro, Brian Sundin Abstain: None MOTION PASSED |
| 5005 Donovan Dr | Deck Replacement | Approved with the stipulation that the deck size, design, and color match the existing deck and that the house numbers will be reinstalled after the project is complete as required by the DMS. Moved By: Tom Linton Seconded By: Sharon Wilkinson For: All Against: None Absent: Paula Caro, Brian Sundin Abstain: None MOTION PASSED |
| Condominiums at Cameron Boulevard | Roof Replacement | Retroactively approve Phase 1 and approve phases 2 and 3 with the stipulation that sufficient cleanup is completed per HOA requirements and that GAF Timberline Charcoal color shingles are used for all phases. Moved By: Mara Francis Seconded By: Tom Linton For: All Against: None Absent: Paula Caro, Brian Sundin Abstain: None MOTION PASSED |
| 5201 Brawner Place | Tree Replacement | Approved with the stipulation that the tree be 6' tall when planted. Moved By: Sharon Wilkinson Seconded By: Tom Linton For: All Against: None Absent: Paula Caro, Brian Sundin Abstain: None MOTION PASSED |

APPROVAL OF ARC MEETING MINUTES

Note: There wasn't a quorum of 4 members present at both the March and April meetings so the March minutes could not be approved. Only 3 members from the March meeting were present on April 4th. The ARC will attempt to pass the March minutes again at our May meeting.

BOARD MEETING REPORT

DRAFT

The monthly Board of Directors meeting was held on March 28th. ARC member Sharon Wilkinson represented the ARC at the meeting and presented an overview of recent ARC activities. Board member and ARC Liaison Chris Alex reported that the Board had issued guidance to Management to get more aggressive with parking enforcement.

COVENANTS REPORT

- **Annual Comprehensive Inspection Update:** The On-Site Covenants Administrator has begun the 2023 comprehensive inspections. This year's inspections began with Cameron Station Blvd and Tull place. Management has initially focused on landscaping and weed removal from front garden beds as well as AC units located to the rear of homes. Management has also noted many decks requiring staining and repair. Finally, Management noted that an area of focus in 2023 is window and dormer window rot.
- **Completed Resale Inspections:** Management completed 4 resale inspections during the month of March.
- **Parking Enforcement and Towing Report:** There were 5 vehicles towed during the month of March. Management is beginning to see repeat offenders and is maintaining a tracking spreadsheet to monitor these repeat offenders. Management has flagged 15 repeat offender vehicles for immediate towing. Management expects to meet with B&B Security sometime in early April to discuss enforcement procedures. Specifically, Management will reinforce that it is looking for a picture of the car in a parking violation as well as a picture of the violation notice on the car in its violation state. Finally, Management also expects the On-Site Covenants Administrator to walk around the neighborhood one evening in April to conduct quality control of B&B Security.
- **Violations Issued and Abatements:** In March, Management issued 155 violations, most as a result of the renewed inspections.

MOVE TO: "Adjourn the Meeting at 8:19 p.m."

Moved By: Sharon Wilkinson

Seconded By: Mara Francis

For: All

Against: None

Absent: Paula Caro, Brian Sundin

MOTION PASSED

Minutes prepared by Stephen Pearson, ARC Chair.

MINUTES
CAMERON STATION COMMUNITY ASSOCIATION
ACTIVITIES AND EVENTS MEETING
April 5, 2023

This meeting was held by hybrid electronic communication means of virtual video conference and in the Cameron Station clubhouse Henderson Room.

COMMITTEE MEMBERS PRESENT:

Andrew Yang - Chair
Christina Damhuis – Committee Member
Pam Opiela – Committee Member
Jen Hurst – Committee Member
Sarah Turkaly – Committee Member

COMMITTEE MEMBERS ABSENT:

Joy Burwell – Committee Member

ALSO PRESENT: Monica Stachowski – new member

I. CALL TO ORDER

Motion: The meeting is called to order at 7:40 p.m.

II. APPROVAL OF MINUTES

Motion: Andy_____ **MOVED** and Christina___ **SECONDED** to approve the 3/1 meeting minutes as submitted {/or with the following changes}: month/date

III. ITEMS FOR RECOMMENDATION:

{The Committee reviewed the information and raised the following questions:}

1. Approved Monica Stachowski
2. Trivia Night (Friday, March 17)
 - a. About 50 people attended, event went smoothly
 - b. Perhaps keep for tradition next year or run twice a year

IV. NEW BUSINESS

1. Egg Hunt (Saturday, April 8, 10-11 am)
 - a. Decided to skip balloons and Peeps this year
 - b. Christina prepared grand prize eggs, use gold eggs for grand prizes
 - c. Andy will confirm the pool chair, inquire about reserving a parking space
 - d. Jen will order Dunkin' coffee, hot chocolate, donut holes (\$300)
 - e. Set up time will begin at 8:30 am at Donovan Dr/Kilburn St pocket park
2. Spring Yard Sale (Saturday, April 29, 8 am – 1 pm)
 - a. Jen will post on facebook, Andy will post on nextdoor, patch, craigslist
3. Wine Tour (May)
 - a. Andy will confirm trip time for shuttle service
4. Food Truck
 - a. Andy will check with Cousins Maine Food Truck
5. Cinco de Mayo
 - a. Monica will check with Margherita making class

MINUTES
CAMERON STATION COMMUNITY ASSOCIATION
ACTIVITIES AND EVENTS MEETING
April 5, 2023

44

45

46 **V. ADJOURNMENT**

47

48 **Motion:** Andy _____ **MOVED** and Christina _____ **SECONDED** to adjourn the
49 meeting at 8:13 pm. The motion passed unanimously and the meeting was adjourned.

50 Respectfully Submitted,

51

52 Andrew Yang, Committee Chair

MINUTES
CAMERON STATION COMMUNITY ASSOCIATION
COMMUNICATIONS COMMITTEE MEETING
April 11, 2023

Deleted: 1

COMMITTEE MEMBERS PRESENT:

Tricia Hemel – Chair
Susan Klejst
Gwen Toops
Lenore Marema

COMMITTEE MEMBERS ABSENT:

Gen Harrison-Doss
Linda Taousakis

ALSO PRESENT:

Megan Christensen – Board Liaison
Juana Michel – CAMP
Pat Sugrue – Newsletter Subcommittee
Emma Watson

CALL TO ORDER

Tricia Hemel called the meeting to order at 7:01pm. A quorum was present.

I. APPROVAL OF AGENDA

On a Motion, Moved and Seconded, the agenda was approved.

II. APPROVAL OF MINUTES

On a Motion, Moved and Seconded, the minutes from the Committee's March 1, 2023, meeting were approved.

III. RESIDENT OPEN FORUM

No residents attended the meeting.

IV. ITEMS FOR RECOMMENDATION/APPROVAL

On a Motion, Moved, and Seconded, Emma Watson was approved to be recommended to the Board to become a member of the Communications Committee.

On a Motion, Moved, and Seconded, the Committee's preferences for the branding colors for Cameron Station was option #3, and secondly #2. These recommendations will be presented to the Board at their next meeting.

MATTERS FOR COMMITTEE INFORMATION

Management Report: Juana Michel reported that the staff was working on the new access procedures. All residents must refile information on their cars by May 20. Juana will be on leave in May. Tricia Hemel will manage the E-Blast in her absence.

Board Update: Megan Christensen reported that the pool officially opens on Memorial Day and the extended season was approved by the board. The Board will discuss a policy regarding who can give swimming lessons in the pool. Phase II of paving the streets will start in June.

MINUTES
CAMERON STATION COMMUNITY ASSOCIATION
COMMUNICATIONS COMMITTEE MEETING
April 11, 2023

Deleted: 1

Committee Business

Newsletter Subcommittee: Tricia Hemel reported that the first edition of *The Compass* is out electronically. Paper copies will follow. The next issue of the Compass will be May/June and there will be no issue in July/August.

E-blast: The Committee requested that the dates of the Spring Garage Sale be in the EBlast until the event is over.

Welcome Subcommittee: Susan Klejst reported that there were 27 new residents last month and assignments will be made to contact them.

Social Media: Tricia Hemel reported that our Instagram account should be converted to a business account.

Website: Gwen Toops reported that one of the relators in Cameron Station will share community floor plans for our website.

Photography Subcommittee: Tricia Hemel reported that the committee got pictures from Easter egg roll. Pictures will be taken of the yard sale.

Marketing & Public Relations Subcommittee: Lenore Marema reported that she prepared the article on Food Trends, but we would not send it to outside sources before it was printed in *The Compass*.

Bulletins & Signage: Nothing to report.

Budget: Tricia Hemel reported that the 2023 Committee budget was on track.

OLD BUSINESS

The Committee has a goal to complete the SOP manual in 2023.

NEW BUSINESS

Next Board Meeting: April 25, 2023. Lenore Marema will attend.

Next Committee Meeting: May 10, 2023.

V. ADJOURNMENT

Tricia Hemel adjourned the meeting at 7:58 pm

Respectfully Submitted,
Lenore Marema

DRAFT MEETING MINUTES
CAMERON CLUB FACILITIES COMMITTEE (CCFC) MEETING
Thursday, April 13, 2023

The following individuals attended the meeting:

Ray Celeste, CCFC Chair
Dan Ogg, CCFC Vice Chair
Tim Regan, CCFC Member (via Zoom)
Dan McPhillips, CCFC Member (via Zoom)
Brendan Hanlon, CCFC Board Liaison (via Zoom)
Rich Mandley, President ProFIT
Steve Philbin, Community Manager, CAMP (via Zoom)
Marty Menez, Resident (via Zoom)

The following CCFC member was absent:
Tim Conduis, CCFC Secretary

I. Call to Order/Establish Quorum

The Cameron Club Facilities Committee (CCFC) meeting was called to order by Ray Celeste at 7:05 p.m.

II. Approval of Agenda

Dan Ogg made a motion to approve the agenda as written the motion was seconded by Dan McPhillips and it passed unanimously.

III. Approval of Minutes

Tim Regan made a motion to approve the March 9, 2023, minutes as written. The motion was seconded by Tim Regan and it passed unanimously.

Dan Ogg made a motion to approve the special meeting minutes as written, The motion was seconded by Dan McPhillips and it passed unanimously.

IV. Homeowners' Open Forum

Marty Menez spoke and voiced his preference for certain paint colors and thanked the CCFC for taking into consideration his preference for one wall to be a vibrant color.

V. Board Update

Brendan Hanlon presented an update from the Board. Dan McPhillips represented the CCFC in the last board meeting and was commended for a job well done. The paint contract and timing was approved. Swim lessons were discussed, and the Board is ready to act upon the final recommendation from the CCFC on the issue.

VI. ProFIT Representative Report

A. ProFIT March 2023 Report: Rich Mandley presented the March 2023 report on behalf of ProFIT.

- Usage is still increasing, but trailing 2019 levels.
- There has been good feedback on the new Matrix bike.
- ProFIT has found a good company that supplies Peloton parts, which can be installed by our maintenance company.
- The CCFC discussed the Power Systems Plyo Box that was included in the meeting packed.

Dan Ogg moved to approve the Power Systems quote in the amount of \$326.45 to purchase a 3-in-1 Foam Plyo Box to be expensed from the Operating Budget. The motion was seconded by Tim Regan and passed unanimously.

VII. Matters for Committee Decision

A. Plyo Box proposal: The CCFC discussed and approved the proposal for the purchase of a new plyo box for the fitness center.

B. Recommended Hours for Swim Lessons: The CCFC discussed the proposed hours that were discussed at the Board meeting (Monday – Thursday 10:30a – 8:30p; Friday 10:30a – 5:00p) as well as the issue of scheduling and what AquaMobile should be expected to fulfill.

Tim Regan moved to approve the recommended hours to be available for swim lessons as Monday through Thursday 10:30 am to 8:30 pm; Friday 10:30 am to 5:00 pm; with no lessons on weekends or holidays, and all lessons scheduled through AquaMobile as the sole source, pending insurance and community-specific requirements; there shall be no more than 4 students and 2 instructors in the pool each hour. The motion was seconded by Dan Ogg and passed unanimously.

VIII. Matters for Committee Discussion

A. Pool Opening Items/Issues: Steve Philbin informed the CCFC the pools have been cleaned, the furniture has been brought back out the deck, and power washing has begun.

Ecotec will clean the building, pool deck and pool furniture the week of April 17. Everything is on schedule.

Ray Celeste raised a number of items for CAMPs attention which will be taken care of by opening day.

B. Estimate of Equipment Replacement Costs: Dan Ogg presented an estimate he prepared on how much the community should be prepared to spend to replace fitness center equipment at the end of its lifecycle. This estimate can be used to adjust the Reserve Study funding levels for fitness center equipment replacement.

IX. Management Report

A. Access System – Update: Steve Philbin gave an update on the access system:

- A new printer was required to be purchased, the purchase was approved by the Board and completed.
- 2 entry cameras still need to be installed.
- 1 camera was placed incorrectly and will be moved.
- A lock will be installed on the door to the clubhouse allowing management to unlock it remotely.
- CAMP and Force Security have been progressing through their punch list.
- After discussion among the CCFC, CAMP has agreed to have the system live by mid-June. This will allow ample time for residents to switch to the new cards and get used to having the new system without interfering with a busy start to the pool season.
- CCFC suggested signage in the clubhouse to inform residents about the policy, the June “go-live” date, and usage of the new cards.

B. Action Item List/Pending Tasks: CertaPro painters will begin painting on April 24, completing the job by May 12. They will use air purifiers throughout the facility to mitigate the risk of any fumes.

C. Financial Committed Funds: The CCFC reviewed the funds spent in the 1st quarter of 2023.

X. New Business

Next CCFC meeting on May 11, 2023 at 7:00 pm.

XI. Adjourn

Dan Ogg moved to adjourn. The motion was seconded by Dan McPhillips and passed unanimously. The Committee adjourned at 8:35pm.



Cameron Club Monthly Report

March 2023

Attendance and Usage

March – 4,230

Average usage per day- 136

February – 3,938

- Average use per day- 140

Facility & Operations

Group Exercise Class Program

- The most attended class for this month was Total Body Weights. We had an increase in attendance, 6 out of 10 classes.

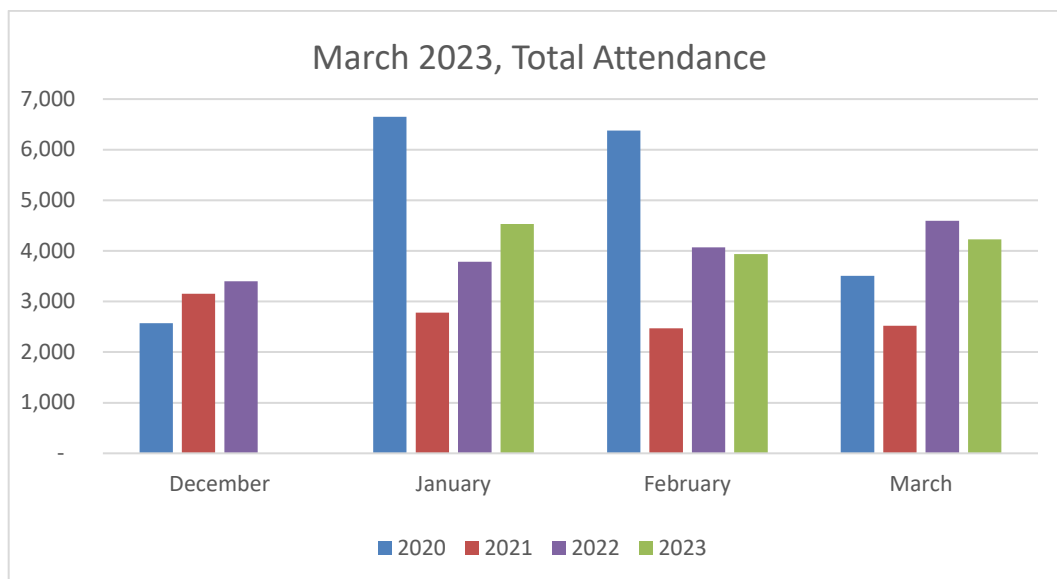
Exercise and Facilities Equipment

We have gotten good feedback on the Matrix Virtual Trainer and we have managed to keep one Peloton active on the fitness floor. We aren't sure how much longer that bike will last but we will do our best to keep in going.

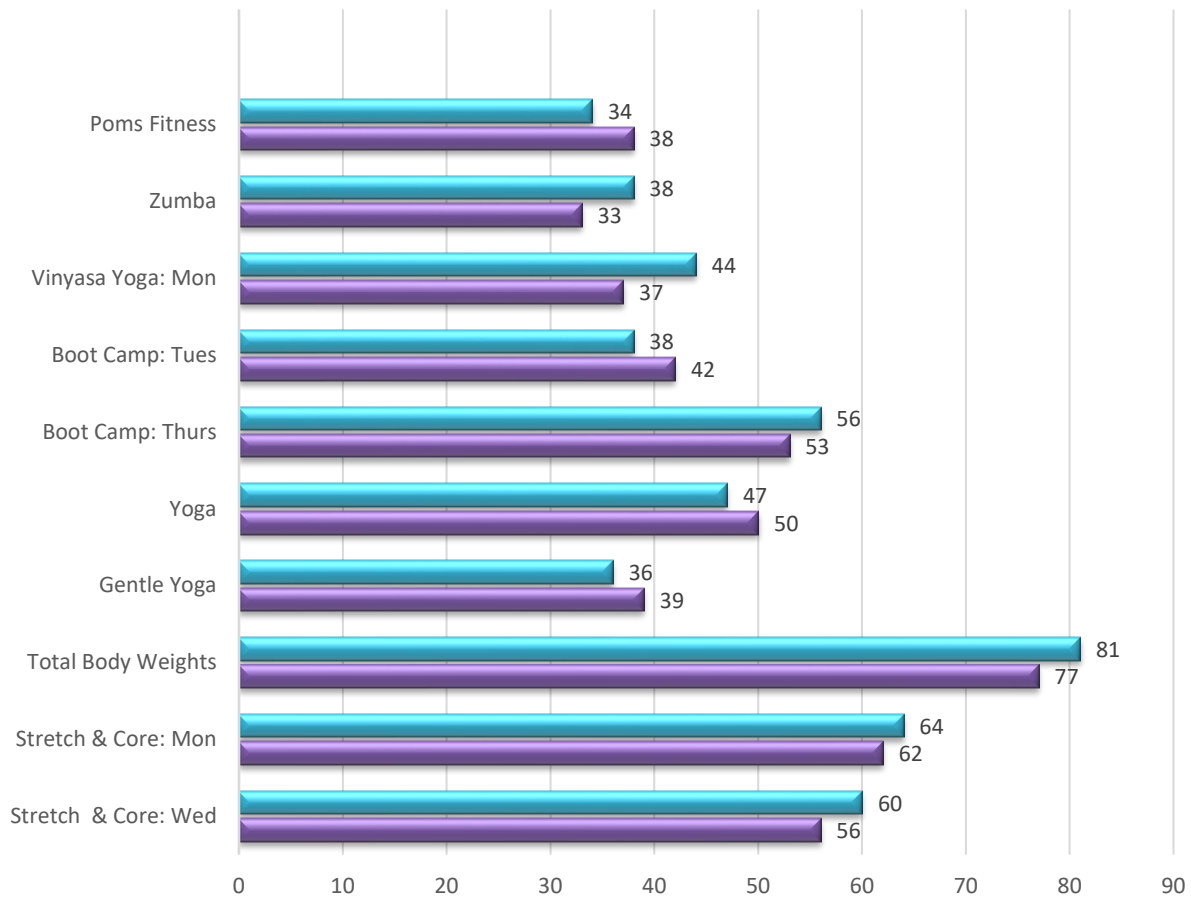
Programming

- We have worked out a Mother's Day deal with Body Frame. Cameron Residents are able to get 1 hour pain management session using microcurrent or infrared, or an 8 point facelift for the price of \$85 dollars.

Graphs



Class Attendance February 2023/March 2023



| | Stretch & Core: Wed | Stretch & Core: Mon | Total Body Weights | Gentle Yoga | Yoga | Boot Camp: Thurs | Boot Camp: Tues | Vinyasa Yoga: Mon | Zumba | Poms Fitness | |
|----------|---------------------------|---------------------------|--------------------------|----------------|------|------------------------|-----------------------|-------------------------|-------|-----------------|--|
| March | 60 | 64 | 81 | 36 | 47 | 56 | 38 | 44 | 38 | 34 | |
| February | 56 | 62 | 77 | 39 | 50 | 53 | 42 | 37 | 33 | 38 | |

March February

MEETING MINUTES
CAMERON STATION COMMUNITY ASSOCIATION, INC.
COMMON AREA COMMITTEE (CAC)

Monday, April 10, 2023

The meeting was called to order at 7:15 p.m. by Kathy McCollom, CAC Chair, with all attendees participating through Zoom.

Members present: Jeff Gathers, Justin Newsome and Martha Romans

Members not present: Sarah Markel, Patrick Kairouz and Don Williams

Others in Attendance: Mindy Lyle, CSCA Board, Angel Robles, CAMP, and Adrienne Zaleski, Lancaster Landscapes

Motion to Approve the Agenda

Moved by Romans, seconded by Gathers

For: All

Against: None

Motion passed.

Motion to Approve the Minutes from February 13, 2023

Moved by Gathers, seconded by Romans

For: All

Against: None

Motion passed.

HOMEOWNERS FORUM

No homeowners requested to speak.

BOARD UPDATE

Lyle reported that the Board approved the appointment of Justin Newsome to the CAC and the proposals submitted by the CAC at their March meeting.

LANCASTER REPORT

Zaleski reported that mowing will begin the week of April 13. Mulching will be completed by April 24. Irrigation will be turned on the week of April 17; major seeding projects will begin at that time. Crape Myrtles will be installed this month and flowers at the entrance, gazebo and Cameron Club the 1st week of May, pending board approval.

MATTERS FOR COMMITTEE RECOMMENDATION

Motion to approve the Lancaster Landscape proposal # 31706 for \$750 to extend the downspout from the backyard fence of 5233 Bessley and 5233 Tancreti to direct water away to the drain to be expensed from Operating Funds, Resolution 2023-0401.

The Cameron Station Design and Maintenance Standards effective 9/16/21 under the heading Landscaping and Gardens state that:

“Any landscape or garden must not alter the drainage pattern to cause water to flow into the neighbor's yard or cause water ponding in the common area. In no instance shall drain lines extend into the common area.”

In view of this, the committee took no action on the proposal.

Lyle recommended that management develop a list of recommended pop-up drains that homeowners can easily have installed to disperse water from their downspouts in a way that does not cause erosion or pooling in the common areas.

Motion to approve the Lancaster Landscape proposal # 31711 for \$5,580.00 to remove the existing fieldstone swale, regrade the swale, and re-install the existing fieldstone along fence of #264-266 Medlock Lane to be expensed from Operating Funds.”

Zaleski stated that the proposal has been revised and she requested that it be tabled and said an updated proposal will be submitted next month.

Motion to approve the Lancaster Landscape proposal # proposal # 31729 for \$7,063.50 to install summer flowers in the following locations: Community Entrance at Duke St, Cameron Station Circle, and Cameron Station Clubhouse to be expensed from Operating Funds.

Moved by Romans, seconded by Gathers

For: All

Against: None

Motion passed.

MATTERS FOR COMMITTEE DISCUSSION

The Chair asked for input on the date and time for walk throughs of the community.

Historically these have been done on the third Thursday of the month. The first walk through will be on May 18. Further details will be made available to the committee.

The Chair requested that a committee member take the lead on the Pride of Ownership Awards, which recognize homeowners for excellence in maintaining their landscapes. Nominations are solicited in the spring. Interested committee members should contact her directly.

MANAGEMENT REPORT

Robles reviewed the Action Item List of tasks pending and the report on committed funds. He also reported that about 30 people have signed up to participate in a Potomac Watershed Cleanup Day in Ben Brenman Park on April 29.

NEW BUSINESS

Lyle requested that management and Lancaster Landscapes address the Tancreti/Bessley common area. She said the bricks and furniture need to be power washed and the ground needs to be reseeded or mulched.

McCollom requested that a proposal for upgrading the trees and adding shrubs to the Donovan pocket park be presented next month.

The next meeting date is Monday, May 8, 2023. It was agreed that the committee will resume in person meetings, with a zoom option available for those who need it.

The meeting adjourned at 8:18 p.m.

Respectfully submitted,

Martha Romans



**Cameron Station Community Association, Inc.
Board Decision Request
April 25, 2023**

**TOPIC: ComCom New Member Application
Motion 2023-0401**

Motion:

"I move to **APPROVE** the appointment of Emma Watson to the ComCom Committee."

Motion: _____

2nd: _____

Summary:

The ComCom members at their April meeting unanimously approved to recommend the new member/s to the Board for approval. Member opening had been announced on the Weekly Email Blast – on March 3, 2023, as follows. Attached is Emma Watson's application.

Communications Committee: Member Opening!

The Communications Committee (ComCom) has one (1) opening for a volunteer with an interest in marketing, advertising, graphics, and public relations. Our committee leads communications projects that relay information to our neighborhood and community. If working on projects such as writing articles for The Compass newsletter, updating the community website, or welcoming new neighbors to Cameron Station interests you, please consider joining ComCom! Please [click here](#) for the committee charter and [click here](#) for the committee member registration form. If you are interested in joining, please email communications@cameronstation.org.

CAMP Recommendation:

Management recommends approval for the record purpose of the meeting minutes.



CAMERON STATION COMMUNITY ASSOCIATION, INC.
Committee Member Registration Form

Please submit the completed form to the Cameron Station Management office for review by the individual Committee Chairs and the Board of Directors:

Name: _____

Home Address: _____

Email Address: _____

Telephone Number: _____ (Cell) _____ (Home)

Condominium Owners please check the appropriate box:

- ☐ Carlton Place Condominium
- ☐ Condominiums at Cameron Station Blvd.
- ☐ Main Street Condominium
- ☐ Oakland Hall Condominium
- ☐ Residences at Cameron Station
- ☐ Woodland Hall Condominium

1) Check the name of the Committee you would like to join (please include a 2nd choice as well):

- ☐ Architectural Review Committee
- ☐ Activities & Events Planning Committee
- ☐ Cameron Club Facilities Committee
- ☐ Common Area Committee
- ☐ Communications Committee
- ☐ Financial Advisory Committee

2) Provide a brief statement describing your qualifications (you may attach any pertinent information):

3) State your reasons why you would like to join this committee:

Thank you for your time and interest.



Cameron Station Community Association, Inc.
Board Decision Request
April 25, 2023

TOPIC: Summer Flower Installation Proposal # 31729
Motion 2023-0402

Motion:

"I move to **APPROVE** the Lancaster Landscape proposal # 31729 for **\$7,063.50** to install summer flowers in the following locations: Community Entrance at Duke St, Cameron Station Circle, and Cameron Station Clubhouse to be expensed from Operating Funds."

Motion: _____

2nd: _____

Summary:

At their April meeting, the CAC members unanimously approved recommending the proposal to the Board for their review and approval. Attached is proposal # 31729 for **\$7,063.50** to install summer flowers in the following locations: Community Entrance at Duke St, Cameron Station Circle, and Cameron Station Clubhouse.

CAMP Recommendation:

There is \$42,000 in Flower Rotation & Pocket Park Enhancements for the year. Management has no issues with the presented proposal and defers it to the Board for their review and consideration.

Budget Considerations:

To be expensed from Operating Funds under Flower Rotation & Pocket Park Enhancements.



March 27, 2023

CUSTOMER # 229

Steve Philbin/Angel Robles
Cameron Station Community Association
200 Cameron Station Blvd.
Alexandria, VA 22304

Dear Steve and Angel,

Thank you for giving Lancaster Landscapes an opportunity to bid on your current job at the **Cameron Station**. Lancaster Landscapes, Inc. offers to perform the following services:

SUMMER FLOWER INSTALLATION

COMMUNITY ENTRANCE AT DUKE STREET:

INSTALL:

- (30) COLEUS RUBY SLIPPERS 6" POT \$12.75 EACH\$433.50
- (45) VINCA TITANS ROSE 4 1/2"POT \$9.25 EACH\$416.25
- (45) VINCA TITANS RED 4 1/2"POT \$9.25 EACH\$416.25

AT CAMERON STATION CIRCLE:

INSTALL:

- (60) IRESINE "BLAZING LIME" 6" POT \$12.75 EACH\$765.00
- (120) SUNPATIENS "TROPICAL ORANGE" 4 1/2"POT \$9.25 EACH\$1,110.00
- (150) SUNPATIENS "TROPICAL ROSE" 4 1/2"POT \$9.25 EACH\$1,387.50

AT CAMERON STATION CLUBHOUSE:

INSTALL:

- (75) SUNPATIENS "TROPICAL ORANGE" 4 1/2"POT \$9.25 EACH\$693.75
- (75) SUNPATIENS "TROPICAL ROSE" 4 1/2"POT \$9.25 EACH\$693.75
- (90) IRESINE "BLAZIN LIME" 6" POT \$12.75 EACH\$1,147.50

PROPOSAL TOTAL \$ 7,063.50

Payment terms: All payments are due within 30 days of invoice date unless otherwise specified. A 1.5% per month late charge will be applied to payments not made within 30 days of their due date. In the event that this contract is placed in the hands of an attorney, whether or not suit is instituted, the client agrees to pay all reasonable attorneys fees involved in such collection efforts.

Lancaster Landscapes, Inc. offers a one year warranty on all newly installed plant materials and trees, excluding annuals and sod. The warranty period commences upon date of installation through and until one year from that date. Warranty is not valid if plants have (1) not been properly maintained (watered) (2) are damaged due to incidents not precipitated by contractor or its forces such as weather conditions, pedestrian traffic, animal damage, etc., (3) if invoice for services rendered has not been paid in full within the 30 day time allowance. Properties requiring re-installations will be inspected. Plant materials meeting warranty requirements will be listed and replaced, in mass, at the end of the warranty period, unless agreed to otherwise by contractor and client. This will ensure that all plants requiring replacements are installed under the best possible conditions and in compliance with current industry standards. Subsurface obstructions are not covered by proposal.

Disclaimer: Trees inherently pose a certain degree of hazard and risk from breakage, failure or other causes and conditions. Recommendations that are made by Lancaster Landscapes are intended to minimize or reduce hazardous conditions that may be associated with trees. However, there is and there can be no guarantee or certainty that efforts to correct unsafe conditions will prevent breakage or failure of the tree. Our recommendations should reduce the risk of tree failure but they cannot eliminate such risk, especially in the event of a storm or any act of God. Some hazardous conditions in landscapes are apparent while others require detailed inspection and evaluation. There can be no guarantee or certainty that all hazardous conditions will be detected.

All material is guaranteed to be as specified. All work is to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Workers Compensation Insurance.

Authorized Signature: Carlos Rios
This proposal may be withdrawn by us if not accepted within 30 Days.

ACCEPTANCE OF PROPOSAL:

The above prices, specifications, and conditions are satisfactory and hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

DATE OF ACCEPTANCE: _____

SIGNATURE: _____



Cameron Station Community Association, Inc.
Board Decision Request
April 25, 2023

TOPIC: Summer Flower Installation Proposal # 31699
Motion 2023-0403

Motion:

"I move to **APPROVE** the **Lancaster Landscape** proposal #31699 for **\$7,320.00** to mulch the areas in front of Woodland Hall (401-491 Cameron Station Blvd) to be expensed from Operating Funds."

Motion: _____

2nd: _____

Summary:

The CAC members unanimously voted via email to approve recommending the proposal to the Board for their review and approval. Attached is proposal # 31699 for **\$7,320.00** to mulch the areas in front of Woodland Hall (401-491 Cameron Station Blvd).

CAMP Recommendation:

There is \$42,000 in Flower Rotation & Pocket Park Enhancements for the year. Management has no issues with the presented proposal and defers it to the Board for their review and consideration.

Budget Considerations:

To be expensed from Operating Funds under Flower Rotation & Pocket Park Enhancements.

LANCASTER LANDSCAPES, INC.
5019-B Backlick Rd ♦ Annandale, VA 22003
Phone: 703-846-0944 ♦ Fax: 703-846-0952



PROPOSAL NO.
31699

March 7, 2023

CUSTOMER # 229

Steve Phillbin
Cameron Station Community Association
200 Cameron Station Blvd.
Alexandria, VA 22304

Dear Steve,

Thank you for giving Lancaster Landscapes an opportunity to bid on your current job at the Cameron Station. Lancaster Landscapes, Inc. offers to perform the following services:

MULCH INSTALLATION

WOODLAND HALL CURB STRIP (FROM IN FRONT OF UNIT 401-491 CAMERON STATION BLVD):
REMOVE THIN TURF, REGRADE AREA AND INSTALL HARDWOOD MULCH.

LABOR AND MATERIALS:

- LABOR.....\$3,120.00
- (40) YDS. OF HARDWOOD MULCH @ \$105/PER YD.\$4,200.00

TOTAL PROPOSAL: \$7320.00

Payment terms: All payments are due within 30 days of invoice date unless otherwise specified. A 1.5% per month late charge will be applied to payments not made within 30 days of their due date. In the event that this contract is placed in the hands of an attorney, whether or not suit is instituted, the client agrees to pay all reasonable attorneys fees involved in such collection efforts.

Lancaster Landscapes, Inc. offers a one year warranty on all newly installed plant materials and trees, excluding annuals and sod. The warranty period commences upon date of installation through and until one year from that date. Warranty is not valid if plants have (1) not been properly maintained (watered) (2) are damaged due to incidents not precipitated by contractor or its forces such as weather conditions, pedestrian traffic, animal damage, etc. (3) if invoice for services rendered has not been paid in full within the 30 day time allowance. Properties requiring re-installations will be inspected. Plant materials meeting warranty requirements will be listed and replaced, in mass, at the end of the warranty period, unless agreed to otherwise by contractor and client. This will ensure that all plants requiring replacements are installed under the best possible conditions and in compliance with current industry standards. Subsurface obstructions are not covered by proposal.

Disclaimer. Trees inherently pose a certain degree of hazard and risk from breakage, failure or other causes and conditions. Recommendations that are made by Lancaster Landscapes are intended to minimize or reduce hazardous conditions that may be associated with trees. However, there is and there can be no guarantee or certainty that efforts to correct unsafe conditions will prevent breakage or failure of the tree. Our recommendations should reduce the risk of tree failure but they cannot eliminate such risk, especially in the event of a storm or any act of God. Some hazardous conditions in landscapes are apparent while others require detailed inspection and evaluation. There can be no guarantee or certainty that all hazardous conditions will be detected.

All material is guaranteed to be as specified. All work is to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Workers Compensation Insurance.

Authorized Signature: Carlos Rios
This proposal may be withdrawn by us if not accepted within 30 Days.

ACCEPTANCE OF PROPOSAL:
The above prices, specifications, and conditions are satisfactory and hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

DATE OF ACCEPTANCE: _____

SIGNATURE: _____



Cameron Station Community Association, Inc.
Board Decision Request
April 25, 2023

TOPIC: PSE Quote #2016035
Motion 2023-0404

Motion:

"I move to **APPROVE** the **Power Systems Electric** quote #2016035 for **\$5,375.00** to remove 5ft of brick pavers to access an underground splice/box to locate wires for the poles circuit located at the corner of Waple Ln and Tull Pl to be expensed from Reserve Funds."

Motion: _____

2nd: _____

Summary:

These light poles have been out for approx. eight months. The vendor company has had difficulty finding the source of the problem.

CAMP Recommendation:

Management recommends approval of the quote to moving forward with the repairs of these poles.

Budget Considerations:

To be expensed from Reserve Funds.



From | **Power Systems Electric Corp**
4709 Eisenhower Avenue
Alexandria VA 22304
7037782626

Quote No. | **2016035**
Type | Survey
Prepared By | A04 Dept
Created On | 04/03/2023

Quote For | **Cameron Station Community Association - c/o CAMP - Community Association Management Professionals**
Cameron Station Community Association - ENTIRE
Cameron Station Blvd,
Murtha St, Medlock Ln,
Donovan Dr, Martin Ln . et al.
Alexandria VA 22304
703-567-4881

Description of Work

Furnish necessary labor and material to perform the following electrical work

- Remove 5' x 6' section of pavers and concrete located to the right of address 131 Tull Place.
- Once pavers and concrete are removed PSE to locate in-ground splice, test (Meg) wiring and install new 11" x 9" quizite box for future wiring accessibility.
- Re-install pole and fixture head with new LED lamp.
- Make final terminations, test for proper operation restoring power to (2) poles located on Waple Drive.

" Concrete and paver work to be completed by others pricing not included in this scope of work."

Price: \$5,375.00

Notes & Exclusions:

1. Our price does not include electrical permits and inspections or utility company charges of any kind.
2. Our price does not include repairs, additions or modifications (if any) to the existing circuit wiring.
3. Our price is based on having access to the properties as needed to maintain job progress.

Terms: 1/3 Deposit Required & Progressive Billing at the Discretion of PSEC, Net Due Upon Receipt of Invoice.

I/we accept the above quotation including terms and conditions on back of quotation. A late payment charge of 2% per month (24% per year) will be charged on all invoices over 30 days.

Thank you for the opportunity to be of service!

Tony Reynolds - Project Manager

Services to be completed

[Pole Light] Location - Building

Come back to side and remove a section of 5ft by 6ft area of brick pavers and break into a concrete sidewalk underneath the pavers in order to access an underground splice/box underneath the concrete slab. Work to be performed is located at the corner of Waple Ln & Tull Pl, it sits on the right hand side of address 131 Tull Pl where two orange safety cones sit.

Once wires are found the pole circuit will be megged for any further deficiencies. - repair

Terms and Conditions

TERMS AND CONDITIONS

1. Power Systems Electric Corporation (**PSEC**) is not responsible for any charges that could be made by the Utility Company in connection with this work. Customer will pay such charges, if any, directly to the appropriate Utility Company. Any special arrangements for appointments should be made directly between the **Customer** and the Utility Company. Therefore, payment of our invoice (s) shall not be delayed due to unfinished work related to Utility Company. Our contract shall be considered complete and final payment (s) and/or outstanding balances are due upon final electrical inspection of work. Final payment (s) shall not be withheld pending the Power Company scheduling of new service or connections.

2. **PSEC** is not responsible for restoration of any plaster, decorations, landscaping, grass area, blacktop, concrete or other materials, if any, damaged by us because of this installation or work.

3. Underground cable work and excavations if applicable and indicated in scope of work text; price includes necessary trench, back fill and grass seed with straw cover. However, final restoration of disturbed areas, if any, is not included in this scope of work.

4. Underground excavations; scope of work does not include excavation or removal of rock, if any. Additional charges will apply for work that involves excavation or removal of rock and customer agrees to any such additional charges.

5. In the event the party (**PSEC**) entitled to payments due under this agreement does not receive such payments when due, the party (**PSEC**) entitled to payment may terminate this agreement upon 10 days written notice. Such termination shall cause all amounts due or to become due under this Agreement to be immediately payable without further demand or notice, and the party (**PSEC**) entitled to payment may reduce such debt to judgment. Additionally, **Customer** understands and agrees to pay any reasonable costs incurred by **PSEC** in connection with enforcement of its rights and remedies, including, but not limited to reasonable attorneys fees, other collection costs plus interest on overdue amounts at the highest rate allowed by law.

6. This contract is based on **PSEC** installing the scope of work without changes. If **Customer** makes changes, we reserve the right to invoice the **Customer** for the entire installation on a time and materials basis and **Customer** agrees to pay such invoice.

7. The scope of work and contract is based on **PSEC** making the installation during normal **PSEC** working hours (Monday through Friday, 7:30 AM 4:00 PM), if **Customer** selects or desires work to be done at other times, it is understood and agreed by **Customer** that additional overtime charges may apply.

8. **Customer** understands and agrees that the scope of work is based on **PSEC** making the installation without waiting, should the **Customer** hold up mechanics in their work or cause them to lose time by waiting, the **Customer** is to pay for such time lost.

9. This contract is made directly between **PSEC** and the **Customer**. We therefore look directly to the **Customer** for prompt payment; hence, payment of our invoice (s) shall not be delayed pending payments to **Customer** by third parties, insurance company, etc.

10. Materials supplied by **PSEC** and delivered to and/or stored on the job site become the responsibility of the **Customer** or **Owner(s)** of that property, and/or the managing agent/company.

11. Materials and equipment, unless indicated otherwise on the front of this contract and approved by **PSEC** in writing, may become the property of **PSEC** in the event of **Customer** default in payment to **PSEC**.

12. Attention to the terms and conditions are printed on the front of this contract/quotation and it is **Customers** responsibility to read and understand same before signing contract, failure of **Customer**, or person signing contract in behalf of **Customer**, to read same will not release them from full compliance with all the terms and conditions.

13. **PSEC** IS NOT AN INSURER: DISCLAIMER OF WARRANTIES LIMITED LIABILITY

13a. **Customer** agrees and understands; that **PSEC** shall maintain general liability, vehicle and workmans compensation insurance in force for **PSEC** employees and work as preformed by **PSEC**; that **PSEC** is not an insurer and that insurance, if any, covering customers property, personal injury, including death, and real or personal property loss or damage in, about or to the premises shall be obtained by the **Customer**; that **PSEC MAKES NO GUARANTEE, REPRESENTATION OR WARRANTY, INCLUDING ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE**; that the equipment or services are designed as improvements, but not to eliminate certain risks or loss and that the dollar amounts charged by **PSEC** are not sufficient to warrant or guarantee that no loss or damage will occur; that **PSEC** is not liable for any loss or damage which may occur even if due to the active or passive, joint or several negligence of **PSEC**, its agents, servants, employees, suppliers or sub-contractors. Any claim brought in product or strict liability and/or breach of warranty express or implied, and/or breach of contract express or implied, notwithstanding the above provisions, should there arise any liability on the part of **PSEC**. Such liability shall be limited to the maximum sum of \$2000.00, regardless of whether any loss or damage was caused by or contributed to by any conduct, act, or omission of **PSE**, its agents, servants, or employees, and this liability shall be exclusive. Some states do not allow the limitation or exclusion of incidental or consequential damages or limitation or exclusion of implied warranties; therefore, the above limitations or exclusions may not apply.

13b. **LEGAL LIABILITY LIMITATIONS:** It is expressly understood and agreed between the client and PSE that in the event of any allegation(s) by the client of any breach of contract, breach of duty, error or omission against PSE, its officers, directors, employees, agents and/or contractors, the assertion of a claim arising from said allegation(s) shall be against PSE. Under no circumstances shall the client assert any allegation against an individual officer, director, employee, agent and/or contractor in any individual capacity. The remedy for any and all claims is expressly limited to PSE in its corporate capacity.

14. **PSEC** shall perform this scope of work in accordance to National Electric Code Requirements, in a quality and workman like manner.
15. **THIS Agreement** shall be deemed to have been in Rockville, Maryland and shall be governed by the laws of the State of Maryland. Any action commenced against **PSEC** arising out of this Agreement or any of their services shall be commenced in Montgomery County, MD. The parties expressly waive jury-by-jury trial. No suit or action shall be brought against **PSEC** more than one (1) year after the accrual of the cause of action therefore.
16. **THIS Agreement** and quotation contains the full understanding of the parties and can be modified only in writing and signed by the parties.
17. **Power Systems Electric Corporation**, for purposes of this contract shall be known as and referred to as **PSEC**.
18. **AUTHORITY:** The person signing this contract warrants that they have the authority to sign as, or on behalf of, the client for whom or for whose benefit the PSE services are rendered.

3/01, 7/01, 12/03,9/05, 05/06

By my signature below, I authorize work to begin and agree to pay the Grand Total according to the terms and conditions of this agreement.

Name: _____ Date: _____

Signature: _____

Photos





**Cameron Station Community Association, Inc.
Board Decision Request
April 25, 2023**

**TOPIC: PM+ Reserve Study – Level III Update
Motion 2023-0405**

Motion:

"I move to **APPROVE** the **PM+** Reserve Study Level III Update for **\$2,950.00** to complete a financial update of the Cameron Station reserve study to be expensed from Operating Funds."

Motion: _____

2nd: _____

Summary:

Both the Virginia Property Owners' Association Act and Virginia Condominium Act require associations to conduct a reserve study once every five years and to review the results of the study annually to determine if reserves are sufficient and make any adjustments the board deems necessary to maintain reserves. The last reserve study was completed on September 22, 2021. This is an update to the current study that is in place.

CAMP Recommendation:

There is \$2,950 under Reserve Studies. Management recommends approving the Level III Update of the reserve study. Management has been working with CAC and CCFC for recommendations on updates for the Board to approve.

Budget Considerations:

To be expensed from Operating Funds under Reserve Studies.



Veteran Owned Business

SPECIALIZING IN RESERVE STUDIES SINCE 1990



Level III Reserve Study Proposal for Cameron Station CA

8/11/2022

C/o Ms. Heather Graham, CMCA, PCAM
Executive Vice President/Principal
CAMP, LLC
4114 Legato Road, Suite 200
Fairfax, VA 22033

Dear Ms. Graham:

Thank you for asking PM+ to do a Level III Update Reserve Study for the Cameron Station CA. Level III studies are financial updates performed without a site visit and are based solely on information provided by management or others. They take into consideration work done since the last study, any planned work the association is considering, and the current financial condition of the association. Our fee for a Level III update study that meets criteria prescribed by Virginia statute, State of Maryland, the Community Association Institute (CAI) and the Association of Professional Reserve Analysts (APRA) is \$2,950. Our fee also includes a comparison of your reserve status to other properties we have studied. If the comparison is desired mark on the acceptance, page 2.

PM+ studies are Cash Flow method studies as it is the preferred method for funding reserves. However, if component method calculations are also desired there is no additional charge. If both methods are desired also mark on proposal acceptance page.

If this is acceptable please complete the attached proposal acceptance form and return a copy for our files. We will have the update to you NLT 30-days after we receive proposal acceptance. If you need it sooner, please tell us your need by date.

Sincerely,

Mario B. "Ben" Ginnetti, PRA, RS, P.E.
President

4388 Poplar Tree Court, Chantilly, VA 20151 ♦♦♦ 703.803.8436

Email - Engineer@pmplusreserves.com ♦♦♦ www.pmplusreserves.com

Proposal Acceptance**Complete as much as possible and Email to Engineer@pmplusreserves.com**

Proposal is accepted for: _____ Level III Update Study - \$2,950.

Signature_____
Title_____
Date_____
Phone # (Contact Person)

E-mail study to: _____.

Please provide the following:

Units _____? Do study for FY _____ (e.g., 22), that starts _____ (e.g., Jan 1, 2022)?

What is estimated cash reserve start of FY \$ _____? Last year's reserve contribution was \$ _____, or if the association is already in the current fiscal year what is the board approved contribution _____?

Is interest earned on reserve savings applied to the reserves ☐ Yes, ☐ No? We use 1.88% for inflation and 2.04% for Interest. If other factors are preferred what should we apply for inflation _____%, interest _____%?Is there a minimum dollar amount the Association would always want to preserve in the reserve account _____? If no amount is indicated **PM+** will recommend an amount.Do you want the comparison of your current reserve status to other properties we have studied ☐ Yes, ☐ No?Do you want both the "Cash Flow" and Component Method" calculations ☐ Yes, ☐ No?Please identify any **work done and what it cost** since the last study was completed.

Are there Board priorities for reserve items? Identify item, year to be done and estimated cost?

Are there any facility or equipment problems that we should be aware of?

We do not include painting in the reserves unless asked. Painting is considered maintenance by the IRS, appropriately funded from the operating account. Do you want painting in the reserves _____ Yes _____ No? If yes, when was the last painting and what did it cost: **Interior** _____ Year _____ Cost? **Exterior** _____ Year _____ Cost?



**Cameron Station Community Association, Inc.
Board Decision Request
April 25, 2023**

**TOPIC: Pool Swimming Lesson hours
Motion 2023-0406**

Motion:

"I move to **APPROVE** the swimming lessons hours of Monday through Thursday 10:30 AM – 8:30 PM and Friday from 10:30 AM – 5:00 PM (no weekends, no holidays) as recommended by the Cameron Club Facilities Committee Members."

Motion: _____

2nd: _____

Summary:

The committee has been working with residents and management to recommend hours for swimming lessons at the Cameron Club pool. There is no additional expense to the Community Association.

CAMP Recommendation:

Budget Considerations:

N/A



**Cameron Station Community Association, Inc.
Board Decision Request
April 25, 2023**

**TOPIC: ComCom Color Palette Proposal
Motion 2023-0407**

Motion:

"I move to **APPROVE** the branding colors for Cameron Station **option 1 and option 2** as recommended by the Communications Committee Members."

Motion: _____

2nd: _____

Summary:

The committee has been working with LMK Web Design to make changes to the color palette for branding website purposes.

CAMP Recommendation:

Management supports the proposal as presented and defers it to the Board for their review and consideration.

Budget Considerations:

N/A

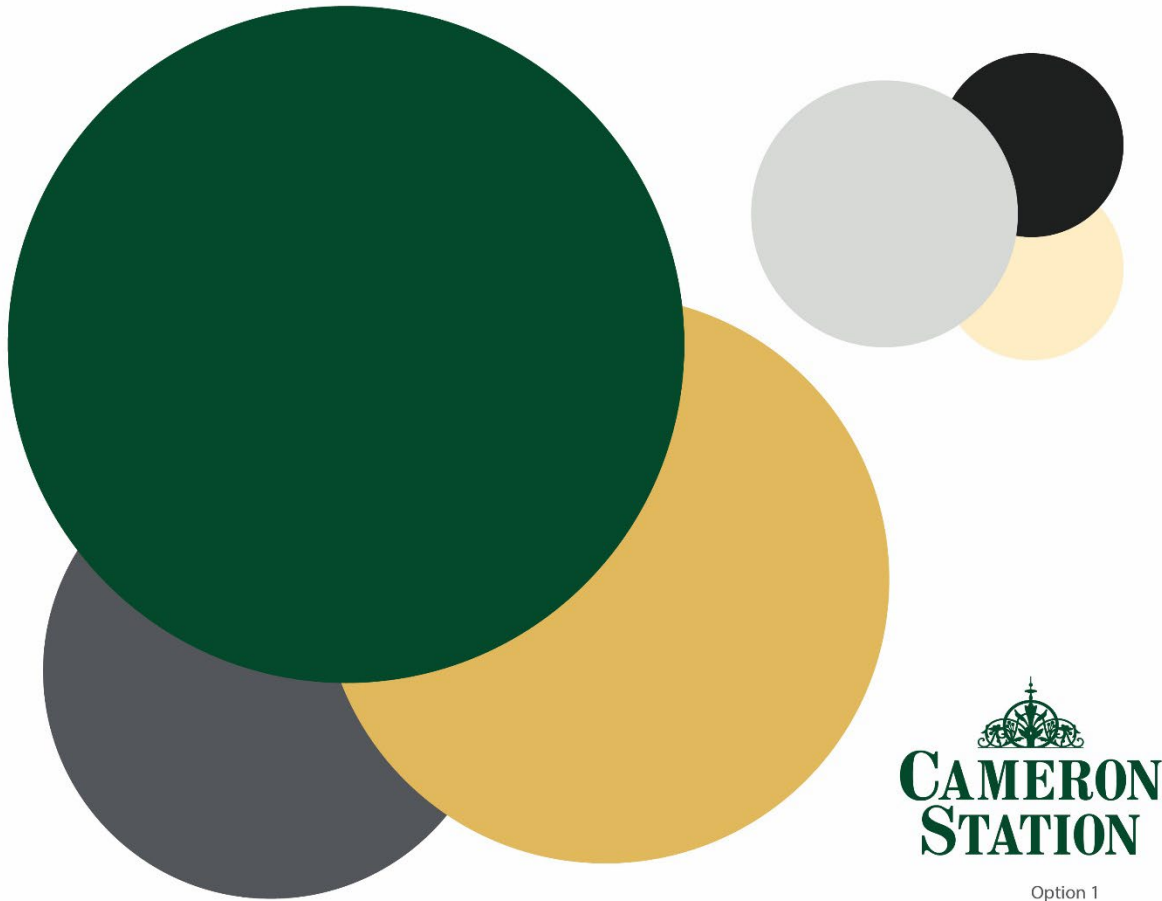
Andrea Maniaci-Hart

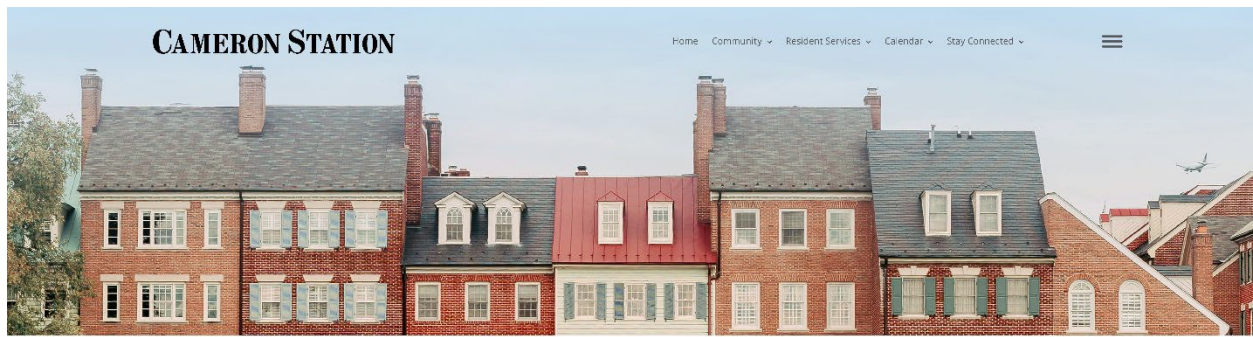
Posted Thursday at 12:31pm

In each post I'm including the color palette, the website mockup, and some simple social media graphics to showcase the colors and how they would look together for each palette. The website mockup is from a bit ago and there are some variations on the actual development site.

Option 1

(previously option 2) This has the colors recommended by Juana, with the more buttery cream color in the secondary palette.





CAMERON STATION

Home Community Resident Services Calendar Stay Connected



Cameron Station is a community of award-winning single family homes, townhouses and condominiums built according to the architectural styles of the 18th and 19th centuries.

Our Neighborhood

Learn more about the area and what makes us unique

Resource Center

Find information and forms for our community

DEFINING SMART, OLD TOWN CHARM

Repeat winner of the City of Alexandria's Beautification Award, the community of Cameron Station provides just the right mix of homes, townhomes, and condos, enjoyed by a community-minded neighborhood. Experience the "old town" charm, beautiful landscaping, and abundant amenities of Cameron Station.

[Read more](#)



Enter email here..

Subscribe to our newsletter to get the latest news on our neighborhood.



FIND US

Cameron Station Community Association
200 Cameron Station Boulevard
Alexandria, VA 22304

CONTACT

Email
managers@cameronstation.org

Phone
(703) 567-4881

West End Farmers Market

Sunday through November 19, 2023, from 8:30 am to 1:00 pm, in the southern parking lot of Ben Brenman Park



“Dwell on the beauty of life. Watch the stars, and see yourself running with them.”

Marcus Aurelius



Spring Lawn Care Application - Next Week!

TruGreen will perform the spring lawn care application for Cameron Station on Tuesday, April 18, 2023

“Try to be a rainbow in someone’s cloud.”

Maya Angelou

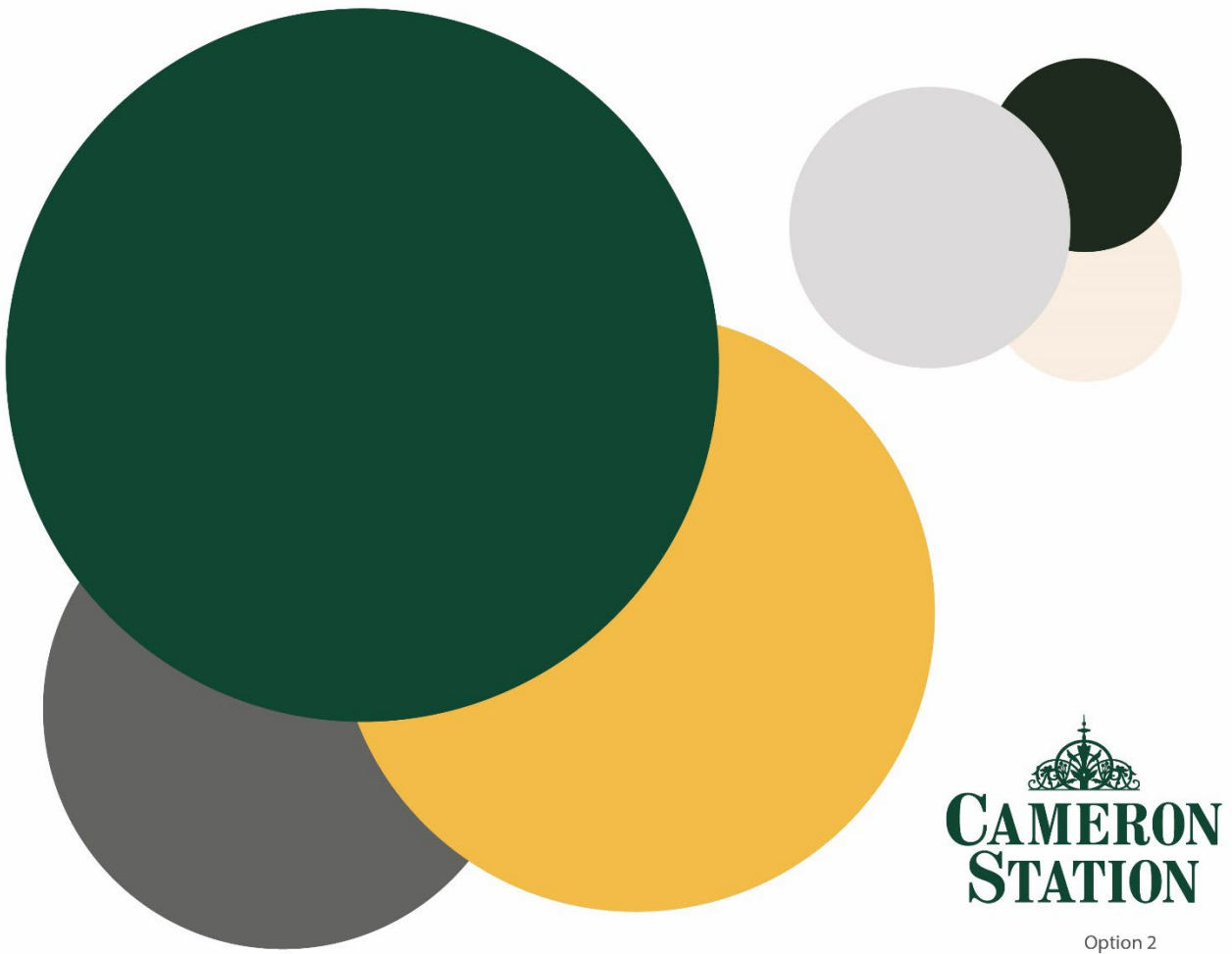


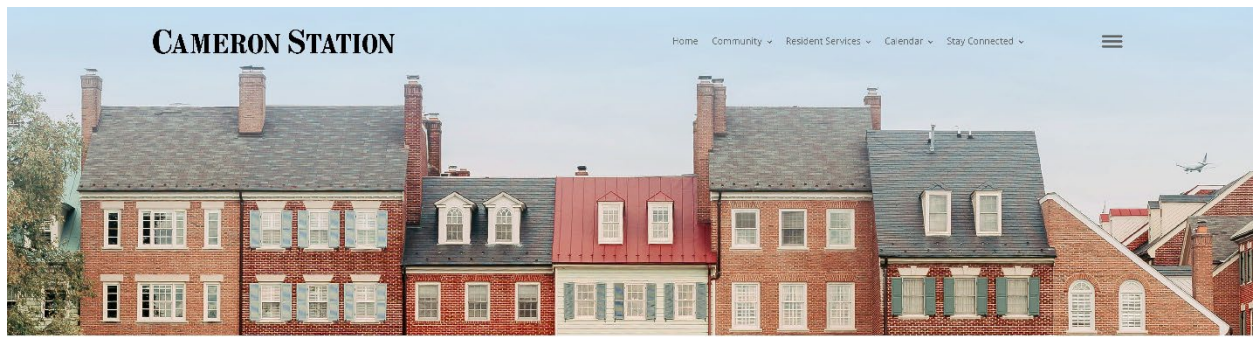
Nearby

4 miles away from Alexandria

Option 2

(formerly option 3) This palette has the slightly brighter gold and green to compliment it, plus brighter versions of the s econdary colors to compliment the main colors





Cameron Station is a community of award-winning single family homes, townhouses and condominiums built according to the architectural styles of the 18th and 19th centuries.

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Maya Angelou



Nearby

4 miles away from Alexandria

We do have a list of updates/additions to the Reserve Study:

Summary of 2022:

2022 -- **Fitness Equipment in 2022** –budgeted \$35,100; **spent \$8,215**; so, we need to move the balance of the fitness equipment budget amount to a future year. ** CCFC requesting to add yearly amount to the Reserve Study. **

2022 -- **Fitness Center Rubber flooring** – **budget is \$33,010 in 2024**; **spent approx. \$30,000**

2022 -- **Common Area fence** - \$160,000 was budgeted to replace the fence. Seal coating 3 mos. after installation – 2022 **Spent \$177,676 for fence + \$16,860 for seal coating (over budget)**

2022 – **Engineering Fees (Common Area Fence)** budgeted \$7,000; **spent \$6,076** Does it fall under the common area fence?

2022 – **Asphalt Replacement** -- Summer 2022 completed 25% of the asphalt in the community – next two summers will complete the project – budgeted \$468,280; **spent \$423,000.**

2022 – **Engineering Fees (Asphalt Work)** budgeted \$29,000 but **spent \$31,000 (over budget)** **Does it fall under asphalt work?**

2022 -- **Swimming pool -- white coating** (both adult pool \$20,600 and small wading pool \$3,170) in 2022 should be **pushed to 2024**. American pool indicated it will not be needed until 2024.

2022 – **Swimming Pool – deck / Coping** tiles \$3,790 was not used, **push to 2024.**

2022 – **Preventive Maintenance – Asphalt and Concrete Repair** – budgeted \$64,000; **spent only \$18,000** in 2022. We completed potholes in December. 2022.

2022 – **Battery Backup light/ fixtures** \$9,000 budgeted – **not spent in 2022**

2022 – **Sidewalks/brick pavers** \$45,000 budgeted; **spent \$7,250.00**

2022 – **Locker rooms renovated in May 2022** – budgeted \$180,000 --- **spent \$139,000**

2022 – Access System replacement – budgeted \$45,260 (2022) and \$15,260 (In 2023) --- total spent in 2022 - \$55,124 (used both 2022 and part of 2023)
2022 – Diseased/Dead Tree Replacement - \$25,000 budgeted; spent \$29,705 (over budget)

2022 – LED Conversions – budgeted \$40,000 but actually spent \$52,271 for the entire year (over budget). All used for community streetlights.

2022 – Irrigation System Upkeep – budgeted \$3,000; spent \$6,667.00 (over budget)

2022 – Sprinkler System Valve Replacements – budget \$5,618.58; spent \$0.00

2022 – Irrigation System Upgrades – budget \$300,000 – spent only \$10,700 during the asphalt replacement (conduits under the road for irrigation upgrade).

2022 – Entrance Feature Walls / Signage – budget \$1,500; spent \$0.00
Side note: Drunk driver hit and demolished our entire community sign. (brick pillars, metal fence, and sign) . will be completed by February 1st – paid for under driver's insurance – sign was replaced in 2021. Do we need to move the future sign replacement cost back a couple of years?

2022 – Stormwater run-off – budgeted \$30,000; spent \$0.00

2022 – Site Items – budgeted \$2,500; spent \$0.00.

2022 – We spent \$716.03 for a television replacement in the Henderson room... Budget Furnishings/TVs in 2027 \$38,130.

2022 – Logo Entry Mats - \$2000 spent in 2022; budgeted amount is \$13,230 in 2028

Discussion Items – Potentially Add to Reserve Study:

2023 – We learned from the City of Alexandria last week that we are responsible for the **Replacement of fire hydrants** at a cost of \$6,700 - **\$8,700**. Budget **2 per year**?

2023: **Painting of Fire Hydrants** -- \$105/hydrant x 75 community fire hydrants totaling **\$7,875**; we also requesting to add the 70 city fire hydrants x \$105 = **\$7,350**.

2023 – **Community Street infrastructure** --- sewer lines. 60' PVC = 50,000

2022 --(Paid out of operating) -- Added **4 NEW automatic (HC/ADA) mechanical doors on the clubhouse** – spent \$16,062.62 out of operating. Could this have been expenses in reserves?

2022 --(Paid out of operating) Added a **management office entry door**... spent **\$4,800** for mgt office door - door (multiple) replacement in the clubhouse. **Door replacement in the Cameron Club?**

2023 -- **Donovan Drive Park** (Fountain Area) Landscape Enhancement -- **\$27,000** proposal for this year, Replacing all trees/landscaping / refurbishing the park. Other park enhancements?

2022 - **Bench Slats to replace existing benches** --- spent \$5,031 in 2022 + \$5,000 labor to install. Add to reserve study... **\$18,000 per year for 5 years in the future**. We have mapped out the benches now for a total in the community. They currently do have a **50-year warranty** on the slats.

Golf Cart Replacement. **\$12,000** – Estimate to be needed in about 7-10 years.

CCFC Request:

| <u>Current Reserve Study:</u> | | <u>Requesting:</u> |
|-------------------------------|----------|---------------------------------------|
| 2022 | \$35,100 | (spent -- \$8,215) Balance = \$26,885 |
| 2023 | \$0 | \$30,225 |
| 2024 | \$32,290 | \$31,434 - \$32,038 |
| 2025 | \$0 | \$32,691 - \$33,961 |
| 2026 | \$37,590 | \$33,999 - \$35,998 |
| 2027 | \$0 | \$35,359 |
| 2028 | \$34,580 | |
| 2029 | \$0 | |
| 2030 | \$40,260 | |

CAC:

There are three (3) **Pergola Features** (2) on Donovan Drive and (1) on Bessley Place; Estimates – include \$15,000 on Bessley (5-7 years from now). \$40,000 for the two (2) Pergola Features on Donovan Dr. (5-7 years from now).

Park Renovations – Replacement of Mature Trees and Overall Enhance of the Areas;

Donovan Park, Martin Lane Park, Bessley Pl Park, Cameron Station Blvd Pocket Parks (2) --- currently, it is parks with gazebos.



Veteran Owned Business

SPECIALIZING IN RESERVE STUDIES SINCE 1990



Cameron Station Community Association-FY22

Alexandria, VA

Level I Full Reserve Study

September 22, 2021

C/o Ms. Heather Graham, CMCA, PCAM
Executive Vice President
Community Association Management Professionals
4114 Legato Rd, Suite 200
Fairfax, VA 22033

Dear Ms. Graham:

Enclosed please find the revised Level I Full Reserve Study for Cameron Station Community Association. This revision includes the changes requested in email dated September 20, 2021.

This is the "Final Report, if there are questions or concerns please let us know. Also please let us know if the accumulative cash on hand at the start of the fiscal year changes, we will issue a no cost change if it does.

This study has two appendices; Appendix "A" is for existing components, "B" is for capital improvements to irrigation and improving community center security with an FOB system.

Virginia statute information to be made available to owners prior to the commencement of the fiscal year are shown in the study summary of the executive summary (page 1).

For boards who need assistance in determining annual owner contribution for years between Level I and II studies, **PM+** is offering lower cost Level III reserve studies (financial reviews). Proposal provided upon request.

We thank the Board of Directors and CAMP Management for selecting **PM+** for this study and hope you call upon us for your next study.

Sincerely,

Stacey L. O'Bryan, BS, MBA
Reserve Analyst

Mario B. "Ben" Ginnetti, PRA, RS, P.E.
President

Enclosure: Study - PDF File

4388 Poplar Tree Court, Chantilly, VA 20151 ♦♦♦ 703.803.8436

Email - Engineer@pmplusreserves.com ♦♦♦ Web Site - www.pmplusreserves.com

Cameron Station Community Association-FY22

Alexandria, VA

Level I Full Reserve Study

September 22, 2021



Prepared for:

Board of Directors



Ronald P. "Ron" Kirby, RS



Mario B. "Ben" Ginnett, PRA, RS, P.E.

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4388 Poplar Tree Court, Chantilly, VA 20151 ♦♦♦ 703.803.8436

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| READING AND UNDERSTANDING TABLES/CHARTS | 7 |
| PHOTOGRAPHS | P1 |
| APPENDIX A | |
| Documentation that supports the existing reserve contribution and other findings shown in the Executive Summary (page 1) begin on | A1 |
| APPENDIX B | |
| Documentation that supports capital improvements begin on | B1 |
| EXCEL SPREADSHEET VALUES..... | No page # |

VIRGINIA REQUIREMENTS FOR RESERVE STUDIES

§ 55.1- 1965 (Condo's) & 55.1-1826 (POA's), Annual budget; reserves for capital components (enacted October 1, 2019)

- A. Except to the extent provided in the condominium instruments, the executive board shall, prior to the commencement of the fiscal year, make available to unit owners either (i) the annual budget of the unit owners' association or (ii) a summary of such annual budget.
- B. Except to the extent otherwise provided in the condominium instruments, the executive board shall:
 - 1. Conduct a study at least once every five years to determine the necessity and amount of reserves required to repair, replace, and restore the capital components as defined in § 55.1-1900;
 - 2. Review the results of that study at least annually to determine if reserves are sufficient; and
 - 3. Make any adjustments the executive board deems necessary to maintain reserves, as appropriate.
- C. To the extent that the reserve study conducted in accordance with this section indicates a need to budget for reserves, the unit owners' association budget shall include:
 - 1. The current estimated replacement cost, estimated remaining life, and estimated useful life of the capital components as defined in § 55.1-1900;
 - 2. As of the beginning of the fiscal year for which the budget is prepared, the current amount of accumulated cash reserves set aside to repair, replace, or restore the capital components and the amount of the expected contribution to the reserve fund for that fiscal year;
 - 3. A statement describing the procedures used for estimation and accumulation of cash reserves pursuant to this section; and
 - 4. A statement of the amount of reserves recommended in the study and the amount of current cash for replacement reserves.

EXECUTIVE SUMMARY

KEY TO UNDERSTANDING STUDY RESULTS – Purpose of a reserve study is to establish a financial plan for keeping the property's common and limited common elements in good repair. The plan is developed by identifying the component, assessing its condition, and estimating both the time when work will be needed and cost of work. In a **PM+** study these entries can be found beginning on page A1, columns (1), (4) and (5). Those entries combined with reserve savings, current reserve contribution, interest, and inflation rates and how much of a contingency should be preserved to fund unforeseen events are the factors that determine the reserve contribution.

RELEVANT DATA

| | |
|------------------------------|-----------------------------|
| 1st Study Year FY22 | \$382,488 Contribution FY21 |
| FY Begins 1-Jan-22 | 1.73% Inflation |
| Inspection Date(s) 13-Aug-21 | 0.00% Interest |
| # Units 1,769 | |

Accumulated Cash at Start of FY (COH) and **Current Year Contribution** were provided to **PM+** and were best estimates available when provided, they are not audited amounts.

INTEREST AND INFLATION¹ best project future needs of the property. Inflation is based on the last 10-year Consumer Price Index (CPI) average; interest on savings is not applied to the reserves at this property. Even at relatively low levels, inflation is a primary driver for the reserve calculation and has a large impact over the period of the study. If inflation increases at a materially higher rate than indicated, the study should be updated more frequently to maintain adequate reserves and avoid large assessment increases in the future.

STUDY SUMMARY

| | Existing Components | With Capital Improvements |
|--|--------------------------------|--------------------------------------|
| Reserve Contribution Recommended for FY22 | \$383,880 | \$388,290 |
| Accumulated Cash on Hand (COH) Start of FY22 | 2,363,960 | 2,363,960 |
| Current Estimated Replacement Cost | 3,859,690 | 4,184,690 |
| Average Useful Life Years (All Components) ² | 18.3 | 20 |
| Average Remaining Life Years (All Components) ² | 7.4 | 7 |
| Additional Study Values | | |
| Average Yearly Owner Contribution | 217 | 219 |
| 30 Year Income | 14,931,440 | 15,102,990 |
| 30 Year Income From Interest | 0 | 0 |
| 30 Year Income From Assessments | 14,931,440 | 15,102,990 |
| Years 1-30 Minimum Threshold \$ ³ | 900,260 | 685,710 |
| % | 23.3% | 16.4% |
| Years 31-50 Minimum Threshold \$ ³ | 103,290 | 114,440 |
| % | 2.7% | 2.7% |

OUR ANALYSIS indicates the association will need to contribute the highlighted amounts in FY22 to meet the reserve needs of the property using the cash flow method. For contributions the association will need to make over the life of this study see page A7 and B7, column (14); for year end balances the contributions should provide see column (15).

1. Although factors used may not prove to be precise they should be reasonable predictors of future costs and return on savings.
2. See columns (3) & (4) starting on Page A1 for average and remaining useful life of each component.
3. Minimum Threshold - 30 and 50 years shown. If 50-year is high at this time, it will adjust with future updates.

Factors considered in determining the annual contribution are: 1) funds should always be available to pay for needed work, 2) a minimum balance must be preserved for contingencies, and 3) when studies are updated there should not be a substantial increase in the contribution. To avoid substantial increases **PM+** studies consider the first thirty-years and an additional twenty-years, making the "look at" period a total of 50-years. This projection assures the recommended contribution is based on a sound long range analysis of the property's reserve needs.

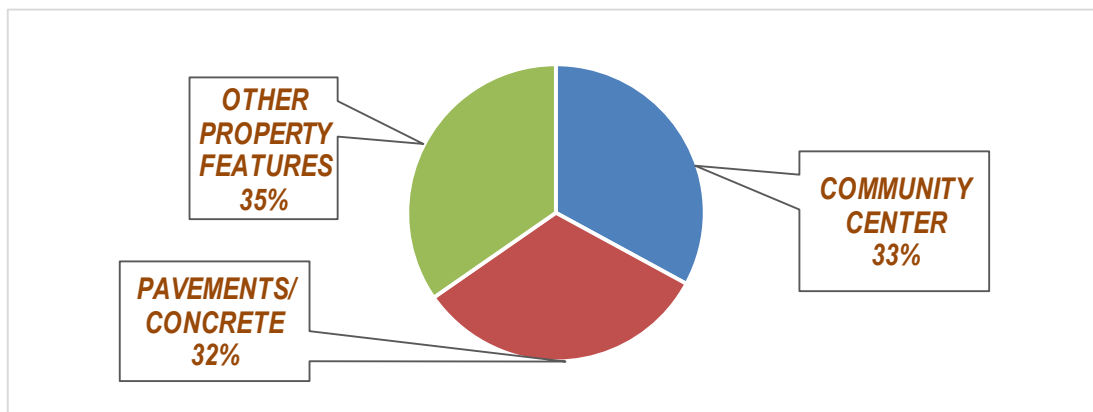
Note - dollars in future studies will vary with accrued savings, useful lives, inflation, interest, and cost for work.

FOR VIRGINIA PROPERTIES – Information the executive board is to make available to unit owners, prior to commencement of the fiscal year, are listed in Study Summary. For statements required PM suggest: "The association expected contribution to the reserves in FY ____ will be \$____. Procedures the association uses for estimation and accumulation of cash reserves is provided by an independent professional specializing in reserve study requirements."

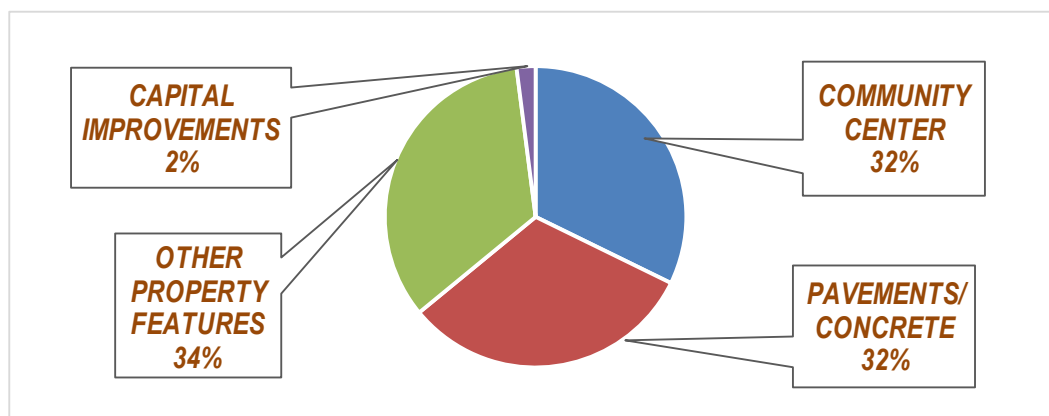
RECOMMENDATION:

Fund the reserves to the recommended amount using the cash flow method. If the component method is used to fund the reserves see columns (17) and (18), same page as above for yearly contributions and year end balances.

WHERE CONTRIBUTIONS TO THE RESERVES GO OVER 30-YEARS WITHOUT CAPITAL IMPROVEMENTS:



WHERE CONTRIBUTIONS TO THE RESERVES GO OVER 30-YEARS WITH CAPITAL IMPROVEMENTS:



STUDY INFORMATION

THIS STUDY was performed with an on-site visit and is the initial engagement for the property by **PM+**. **PM+** has neither collaborated with nor provided consulting advice to others about property issues. Interested parties should refer to earlier studies for previous assumptions and comments.

STUDY WAS DONE by Mario B. “Ben” Ginnetti, **PRA, RS, P.E.**, Ronald P. Kirby, Jr., **RS.**, and Stacey L. O'Bryan.

RESERVE STUDY criteria are defined by the Community Association Institute (CAI) and the Association of Professional Reserve Analysts (APRA). In complying with the criteria this study compares the “Associations” current funding plan to the two recommended methods for preparing reserve studies, “Cash Flow (AKA Pooling)” and “Component.” This is a reserve study only - no other use is intended.

Reserves are akin to a savings account that individuals may have for future purchases. The reserve provides funds to make purchases with cash to avoid credit or loan charges. Although the association may not know precisely when they must make the purchase, the least cost option would be to pay with cash.

COMPILED in accordance with generally accepted standards and represents our professional opinion on the components, timing and costs needed for repair and replacement. Study information was obtained from field measurements, visual observations, and management (information provided by management is reliable). Also, taken into consideration are construction features, current conditions, and component age. Testing was not performed, nor was demolition done or panels removed to determine conditions that are not obvious. Based on our observations and the information gained during the visit this study contains, to the best of our ability, all material issues required to determine the funding needed to meet the property's reserve requirement.

AGE, UNITS, STYLE, AND AMENITIES

Constructed in the early 2000s.

1,769 homes; single family housing, townhomes and multi-floor buildings.

Amenities – community center, bathhouse, swimming pools and parks.

CASH FLOW AND COMPONENT STUDIES (component method may not be included in this study) – Note: Most professional reserve providers, accountants and managers agree cash flow is the preferred method for funding reserves.

CASH FLOW METHOD - Develops the funding plan by having the annual contributions offset the variable annual expenses. All expenses are averaged over the life of the study to calculate the annual contribution needed to support the reserve requirement. Yearly contribution increases are mostly attributed to inflation. Cash flow plans are usually good for 3-5 years before needing updates.

COMPONENT METHOD - Develops the funding plan by dividing the remaining useful life into the balance needed to fund the component for only the next cycle of work. Yearly contributions can vary significantly from year to year depending on where the components are in their life cycle. Contributions needed to pay expenses equal the cash flow method over the life of the study. If this method is chosen studies should be updated annually.

FUNDING GOAL

This study complies with the “Threshold Funding Plan” established by the CAI) for reserve studies. Funding goal objective is to keep the reserve balance above a specified dollar or percent funded amount.

COMPONENT CLASSIFICATION**PREDICTABLE LIFE CYCLE**

Components have a predictable life cycle (average useful life). Total replacement needed at end of life.

ANNUAL ALLOWANCES

Components that are “life of the property” or long-lasting that can be kept in good condition with spot repairs.

FOLLOWING CONSIDERATIONS should be taken into account to properly manage the reserves: 1) properly funded reserves avoids “special assessments”, 2) each owner should pay their fair share for the time they use the component, 3) when reserve funds are available the Association is more inclined not to defer work; deferral results in additional deterioration and “catch-up” costs to restore the component to a good condition, 4) government mortgage guarantees agencies, i.e. FHA, require a current reserve study to be available before backing a loan, and 5) some state laws require them. In addition to these considerations, a new factor has recently become apparent. Years ago, owners were poorly informed on the importance of the reserves and paid very little attention to whether a property had an adequate plan for funding the reserves. With the inclusion of reserve tables in resale packages and other publicity, many potential buyers are now verifying the reserve status before they buy.

ALTHOUGH we use generally accepted techniques and best information available it is possible actual costs and useful lives can vary significantly from our estimates. We recognize that and attempt with our methodology to minimize the adverse effects of a special assessment or loan if one is needed.

FOR THE RESERVES to be an effective budget management tool it will need periodic updates. Because reserves on hand, current costs, quality of maintenance, acts of God, vandalism, and useful life can vary from year to year, a periodic review will assure it remains an effective management tool. We recommend studies be updated every 3 years.

UNLESS OTHERWISE NOTED this study does not take into consideration any work the association may need to correct hazardous or defective conditions, such as issues with asbestos, radon, lead, mold, FRT, etc., nor will it fund major projects to repair/replace facades, building tension cables, utilities, and other essential systems. Projects of this nature require the services of engineers or other consultants to determine scope, timing, and projects costs. If requested, once costs and project timing are known, we will provide a revised study at no additional cost.

FOR ANY RESERVE PROJECTS in progress on the date(s) of our visit our observation of the work should not be considered a project audit or quality control inspection. We leave that to others to determine.

IF WE DESCRIBE PREVENTIVE MAINTENANCE recommendations in this study they are intended to be general in nature and the most common tasks needed to extend useful life. They are not all inclusive; we do not imply that is all that is necessary for good maintenance. Manufacturers’ brochures, service specialty companies, and other qualified sources should be consulted to establish the full array of actions needed for proper preventive maintenance.

FUNDING FROM RESERVE VERSUS OPERATING ACCOUNT - There could be components in this study the association is funding from the operating account. When there are, we recommend they be funded from the reserves. When components are worked on it usually extends their useful life - a proper reserve expense. Reserve funds are intended to keep property components in good repair and to replace those that need replacing; operating funds are intended for maintenance and reoccurring operating expenses.

MAINTENANCE/REPAIR/REPLACEMENT TIPS & RESERVE CONSIDERATIONS

THERE ARE THREE LEVELS of care needed to maximize the useful life of equipment and property components: 1) Maintenance, 2) Repair and 3) Replacement.

MAINTENANCE is taking care of a component by doing such tasks as sealing pavement cracks to prevent water from undermining the base, painting to prevent metal corrosion or wood rot, lubricating moving parts on mechanical equipment, fan belt adjustments, etc. An example of maintenance - an asphalt parking lot of 1000 square yards develops a 10-foot-long crack in the surface. The crack can be sealed for about a dollar a linear foot. By doing so, water will not seep through the asphalt causing damage to the base course. That simple maintenance action extended the useful life of the pavement at minimum cost. Assume the crack was not sealed and it grew to a 12' by 12' base damaged area. Cost of repairs would be approximately 60 times as much as fixing the crack. If the damaged area was not repaired and eventually the entire lot had to be replaced it would cost considerably more. Therefore, the prudent thing to do is good maintenance. It is the least costly of the three levels of work. It involves the least expenditure of funds and is the best way to maximize useful life.

PRIOR TO TOTALLY REPLACING a component, e.g., a roof, a fence, an air conditioner, etc., all measures should be taken to extend the useful life of the component with repairs. If the roof is leaking do not automatically think the entire roof needs to be replaced. Most leaks occur around penetrations and flashed areas and they can be repaired for less than replacing the entire roof. Fence posts almost always rot out at ground level before the rest of the fence. Posts can be replaced without purchasing a complete new fence. The same applies to most mechanical/electrical equipment. Tube leaks frequently occur in boilers; compressor failures occur in air conditioners and circuit breakers wear out in electric panels. These kinds of failures are repairable without replacing the entire component. The reserve table should be used as an aid in establishing budgets - not as a work plan. When used as a budget management tool its effectiveness will be recognized when funds are readily available to do work - when it must be done. Do not use the remaining useful life data as a work plan. It should be treated as a "window of probable expectancy", based on statistical information, historical trends, conditions at time of survey and experience of when repair or replacement is most likely to be needed. Actual work should not be done until needed. For example, if paving is estimated to need replacement in five years but it is not a problem at that time, put it off until it is a problem. Conversely, if repairs are necessary sooner, do them sooner.

WHEN CONTRACTING for services, seek competitive bids, purchase only what is necessary to restore the component to its "like original" condition. Include state-of-the-art improvements but avoid over buying or substantially enhancing a component beyond its original condition. Such improvements are not included in the cost estimates.

CATASTROPHIC FAILURES to such components as footers, foundations, floors, exterior walls and total replacement of utility systems, etc., are not included in the table. They are not included because they are not predictable and it is rare that these components must be replaced in total. We do recommend a reasonable annual amount be set aside for some repairs and reflect that in the reserve table.

FUNDING FOR RESERVES SHOULD BE FAIR TO ALL OWNERS; past, present, and future. The worst-case scenario for a property is to have no money set aside to pay for repairs/replacements forcing the current owners to pay the total cost. Additionally, having insufficient reserves also presents some injustices as illustrated by the following example:

Mr. and Mrs. "X" owned a unit at the property for the first ten years of its existence when reserve funding was suppressed and insufficient to take care of future problems. Mr. and Mrs. "X" sell their unit and leave. Five

years after they leave the pavement and sidewalks need to be repaired. Mr. & Mrs. "Y" now own the unit and receive notice they are to be "specially assessed" to pay for the repair costs.

For demonstration purposes let us say the pavement and sidewalk repairs costs \$150,000 and the association has \$50,000 in the reserve account. Let us also assume there are 100 units at this property.

Over the last fifteen years, past and present owners set aside \$50,000 to take care of the \$150,000 expenditure. Expressed in \$/year that equates to \$3,333/yr. or \$33.33 per owner per year.

Mr. & Mrs. "X" had the benefit of good paving and sidewalks for 10 years at a total cost to them of \$333.30. Unfortunately for Mr. & Mrs. "Y", they only used the components for five years, but it will cost them \$1166.50 for their share of the repairs.

Calculations for the above are as follows:

$$5 \text{ years they lived there} \times \$33.33/\text{yr.} = \$166.50$$

The difference between amount in reserves and repair costs divided by number of unit owners:

$$\begin{array}{rcl} (\$150,000 - \$50,000) / 100 & = & \$1000.00 \\ \text{Total cost to Mr. \& Mrs. "Y"} & = & \$1166.50 \end{array}$$

Or said another way:

Mr. and Mrs. "X" used the components for 66% of their useful life but only paid 22% of the repair cost.

Mr. and Mrs. "Y" used the components for 34% of their useful life but had to pay 78% of the cost.

For funding to be fair all owners should contribute their share of the costs for the period they use the component.

READING and UNDERSTANDING TABLES/CHARTS

(Some information may not appear in this study).

RELEVANT DATA

Study fiscal year, inspection date(s), units, association's financial data, and interest/inflation rates.

SUMMARY OF THE ASSOCIATION'S RESERVE FINANCIAL PLAN

Financial summary of study results.

TABLE OF REPAIR & REPLACEMENT RESERVES

The Repair and Replacement Table shows the common or limited common element, average and remaining useful life, and estimated cost for work. This information, for the most part, is self-explanatory; however, when we believe more information is needed, we provide comments or use photographs.

Column

- (1) The property components the association should include in the reserves. Where a 15%, 30%, etc., is shown it means total replacement of the item is not anticipated. If we have omitted or added components that are not common or limited common area responsibility, please inform us so we can provide a revised table. It also applies if the association accomplishes the work from their annual operating expense and a reserve set-aside is not needed. If components are included that are operating expenses, we leave it to others to determine the correct tax consequence of the component.

- (2) Approximate quantity and unit of measure. The following abbreviations are used; however, they may not all appear in this study:

| | | |
|------------------------|-----------------------|-------------------|
| AC – Acres | LF - Linear Feet | SY - Square Yards |
| AnAvg - Annual Average | LS - Lump Sum | TN - Tons |
| BLD - Building | HP - Horsepower | UN - Units |
| EA - Each | RC - Replacement Cost | > - Greater Than |
| CY - Cubic Yards | SF - Square Feet | < - Less Than |

- (3) The components' average useful life (Avg). Leading publications on useful life data, our own experiences and historical trends are used to determine average useful life.
- (4) Our best estimate of the remaining useful life (RUL). Some components in the table may not fail precisely as shown. We use the remaining useful life in conjunction with the estimated cost to calculate the annual contribution needed to fund the component. Actual remaining useful life can be significantly different.
- (5) Estimated costs are in current dollars; actual cost can be significantly different. Estimates are based on similar work in the greater Washington area, association experience, industry publications, such as R.S. Means and HomeTech, contractors and other reliable sources. It assumes the association will competitively seek bids and obtain a fair price in today's market. Some work, such as balconies, roofing, garages, façade, boiler, and chiller replacements, etc. may need the services of an engineer or architect to determine scope and oversee repairs. Those estimates take precedence over those shown in the table. Some costs can be more predictable than others, i.e., when roofs and pavements are replaced the entire component will most likely be replaced so a total replacement costs can be estimated. Other components, i.e., closed loop piping, plumbing, electrical and fire protection systems may not need total replacement and will continue to perform with sub-system repairs. For these components, we reserve a reasonable amount for this work.
- (6) Distribution of the funds the association had (is projected to have) at the start of their fiscal year or the amount we were requested to use. The program distributes a prorated amount to each component.

- (7) The amount needed to fund the balance of the requirement.
- (8) The contribution needed to fund the 1st year applying the cash flow method. Contributions from year to year are mainly adjustments for inflation.
- (9) The contribution needed to fund the 1st year applying the component method. Contributions from year to year can vary significantly.

30-Year Comparison of Financial Plans

Column

- (10) - Fiscal Year.
- (11) - Projected annual expenses.
- (12) - Cumulative expenses over 30-years.
- (13) and (16) - Interest earned per funding plan based on previous year-end balance.
- (14) and (17) - Contribution per funding plan, inflation applied.
- (15) and (18) - Projected year-end balance per funding plan.

GRAPHS

Graphs depict the projected contributions and year end balances for each plan. The contribution objective should be to have a consistent contribution, year after year, that can be maintained with inflation adjustments. Avoid fluctuating contributions as they can impose financial hardships on owners. The plot objective for the reserve balance is to have the year end balances always above the "X" axis. If it falls below, it indicates a special assessment or loan will be needed to support the reserves.

SUMMARY

- 30-Year Income - projected from interest and owners.
- 30 & 50-Year minimum thresholds - includes contingency for unforeseen events.

PROPERTY COMPARISON

The "Property Comparison" chart compares the property's current funding to the last 100 properties we have studied. The comparison shows the maximums, minimums, property averages and medians compared to your property. Property features differ from one property to another so consider these as averages only and not a true comparison on your property to another similar property. Three comparisons are made:

- % Funded - Ratio of the current to the ideal Reserve Balance for each component in the Reserve Table. The ratio is a product of the "used-up" life, useful life, and component cost.
- Reserve Depletion Factor - Number of years amount-on-hand will fund (It is the same as the "go broke" date if no more money is added to the reserves).
- Accumulated cash at start of fiscal year – dedicated reserve funds the association had or is estimated to have when their fiscal year begins.
- Average annual contribution per owner – Average contribution per owner needed to meet the reserve requirement. Dollar amounts will vary from property to property based on construction features, common/limited common elements, past contributions to the reserves and other factors that may not result in a true comparison.



Cameron Station Community Association is a 1,769 home community located in Alexandria, VA. The community is comprised of single family,.....



....townhomes, and.....



.....multi-story buildings. Photographs are typical of the housing style. Exterior components of single family and townhomes are unit owner responsibility.



Community Center has a fitness center, basketball court, kitchen, meeting rooms, bathhouse and swimming pool. Association management office is also located in the building.



Roofing is shingles with a flat platform for HVAC equipment. There is also a minor amount of standing seam metal roofing.



Fitness center is equipped with 45 machines. Reserve budgets for approximately one-fifth of the machines to be repaired or replaced every other year.



Kitchen is in good repair. Reserve provides for periodic renovations.



Basketball court floor was recently replaced. Reserve provides for the next time replacement may be needed. Basketball standard and lighting are also included in the reserves.



Management office, furniture, computers and peripherals are in good condition. Component repair or replacement is provided for in the reserves.



It is reported the building underwent modernization in 2012. Subsequent modernizations are included in the reserves.



Roof-top mechanical platform. Two older 8 and 3 ton units are scheduled to be replaced. Units are being replaced as needed to maintain building temperature.



Electrical, plumbing and fire protection systems can be expected to fail. When failures occur timely repairs will be needed to keep this systems operable.



Other life safety equipment, i.e., battery operated standby lighting and exit signs need repair when they fail to operate properly



Men's and ladies' shower rooms and bathroom are in good condition. Renovations should be done when needed.



Pools need whitecoating about every five years. Although we allow for this work to occur on that schedule, decision to whitecoat should be evaluated when pools are drained.



Reserve provides for pool filters, water supply/return piping, chemical treatment equipment and other system components.



Asphalt pavements have reached the end of their life, they are scheduled to be milled and overlaid over the next 3-years. See our recommendations in comments section to maximize pavement useful life.



Funding to maintain and repair the brick paver walkways are a reserve component. Settling, heaving, cracks and other defects need to be repaired to maintain a level walking surface.



Entry for street lights considers poles, wiring, fixtures and controls will be repaired as needed. No assumption all units need replacing at the same time. Conversion to LED included in reserves.



In-ground irrigation system can be kept in good condition with spot repairs to sprinkler heads, pipe, valves and controls, when needed.



Arbors, gazebos and fountains are provided for in the reserves.



Board fence on the property line between the community and commercial area is scheduled to be replaced this year or early next year.



A reasonable amount to replace dead or diseased shrubbery and trees. Does not include normal landscaping upkeep which is funded from the operating account nor large scale improvements.



Park benches, doggie stations, signs, sign posts, circle clock, flag poles and other miscellaneous items are also included in the reserves. Well maintained items enhance property appearance.

APPENDIX A

TABLE OF REPAIR/REPLACEMENT RESERVES and YEARS 1-10 EXPENSES

| COMPONENT | APPROX'MT | | USEFUL LIFE | | ESTIMATED | DISTR'BTN | BALANCE | FY22 | | | | | | | | | | | |
|--|-----------|-----|-------------|-----|-----------|-----------|---------|--------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| | QUANTITY | | AVG REM | | COST IN | OF COH | NEEDED | CONTRIBUTION | | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 |
| (1) | (2) | | (3) | (4) | (5) | (6) | (7) | (8) | (9) | | | | | | | | | | |
| COMMUNITY CENTER | | | | | | | | | | | | | | | | | | | |
| EXTERIOR | | | | | | | | | | | | | | | | | | | |
| ROOFING-SHINGLES | 7,869 | SF | 20 | 4 | 37,770 | 23,130 | 14,640 | 2,620 | 3,660 | 0 | 0 | 0 | 39,760 | 0 | 0 | 0 | 0 | 0 | 0 |
| ROOFING-METAL | 92 | SF | 40 | 24 | 3,680 | 2,250 | 1,430 | 40 | 60 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| ROOFING FLAT | 1,800 | SF | 20 | 5 | 39,590 | 24,250 | 15,340 | 2,200 | 3,070 | 0 | 0 | 0 | 0 | 42,400 | 0 | 0 | 0 | 0 | 0 |
| GUTTERS/DOWNSPOUTS | 875 | LF | 30 | 8 | 11,380 | 6,970 | 4,410 | 390 | 550 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 12,830 | 0 | 0 |
| FAÇADE | | | | | | | | | | | | | | | | | | | |
| FACADE/CAULK/WATERPROOFING | | LS | 5 | 3 | 5,360 | 3,280 | 2,080 | 500 | 690 | 0 | 0 | 5,550 | 0 | 0 | 0 | 0 | 6,040 | 0 | 0 |
| EXTERIOR PAINTING | | | | | | | | | | | | | | | | | | | |
| PAINT/DETERIORATED WOOD REPLACEMENT | | LS | 6 | 3 | 12,000 | 7,350 | 4,650 | 1,110 | 1,550 | 0 | 0 | 12,420 | 0 | 0 | 0 | 0 | 0 | 13,760 | 0 |
| WINDOWS/DOORS/HARDWARE | | | | | | | | | | | | | | | | | | | |
| BUILDING EXTERIOR DOORS | 9 | EA | 25 | 5 | 34,200 | 20,950 | 13,250 | 1,900 | 2,650 | 0 | 0 | 0 | 0 | 36,630 | 0 | 0 | 0 | 0 | 0 |
| WINDOWS | 69 | EA | 40 | 20 | 65,550 | 40,150 | 25,400 | 910 | 1,270 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| INTERIOR DECORATION AND FEATURES | | | | | | | | | | | | | | | | | | | |
| FLOORING-CARPET (INCLUDES STAIRWAYS) | 598 | SY | 8 | 3 | 35,300 | 21,620 | 13,680 | 3,260 | 4,560 | 0 | 0 | 36,530 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| STAIRWAY (RUBBER TILE) | 380 | SF | 20 | 11 | 13,300 | 8,150 | 5,150 | 340 | 470 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| CEILING TILE-FOYER CLOSET | 39 | SF | 30 | 2 | 310 | 190 | 120 | 40 | 60 | 0 | 320 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| FURNISHINGS/TV'S | | LS | 15 | 6 | 35,000 | 21,440 | 13,560 | 1,620 | 2,260 | 0 | 0 | 0 | 0 | 0 | 38,130 | 0 | 0 | 0 | 0 |
| CEILING LIGHTING FIXTURES | | LS | 30 | 10 | 18,500 | 11,330 | 7,170 | 510 | 720 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 21,590 |
| PAINT COMMON AREAS | | LS | 7 | 2 | 25,000 | 15,310 | 9,690 | 3,470 | 4,850 | 0 | 25,430 | 0 | 0 | 0 | 0 | 0 | 0 | 28,680 | 0 |
| INTERIOR DOOR REPLACEMENTS | | LS | 5 | 3 | 2,800 | 1,710 | 1,090 | 260 | 360 | 0 | 0 | 2,900 | 0 | 0 | 0 | 0 | 3,160 | 0 | 0 |
| MANAGEMENT OFFICE EQUIPMENT | | | | | | | | | | | | | | | | | | | |
| DESK & CHAIR | 8 | LS | 15 | 6 | 10,000 | 6,120 | 3,880 | 460 | 650 | 0 | 0 | 0 | 0 | 0 | 10,900 | 0 | 0 | 0 | 0 |
| COMPUTERS & PERIPHERALS | 8 | LS | 5 | 3 | 20,000 | 12,250 | 7,750 | 1,850 | 2,580 | 0 | 0 | 20,700 | 0 | 0 | 0 | 0 | 22,550 | 0 | 0 |
| TABLES/CHAIRS/TELEPHONE/MISCELLANEOUS | 20 | LS | 20 | 11 | 12,000 | 7,350 | 4,650 | 300 | 420 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| BATHROOM | | LS | 15 | 8 | 8,000 | 4,900 | 3,100 | 280 | 390 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9,020 | 0 | 0 |
| CONCIERGE | | | | | | | | | | | | | | | | | | | |
| DESK/EQUIPMENT | | LS | 15 | 6 | 4,000 | 2,450 | 1,550 | 180 | 260 | 0 | 0 | 0 | 0 | 0 | 4,360 | 0 | 0 | 0 | 0 |
| KITCHEN | | | | | | | | | | | | | | | | | | | |
| RENOVATION | | LS | 15 | 8 | 18,000 | 11,020 | 6,980 | 620 | 870 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 20,300 | 0 | 0 |
| FITNESS ROOM | | | | | | | | | | | | | | | | | | | |
| PELTON | 2 | EA | 4 | 2 | 5,800 | 3,550 | 2,250 | 810 | 1,130 | 0 | 5,900 | 0 | 0 | 0 | 6,320 | 0 | 0 | 0 | 6,770 |
| EXERCISE EQUIPMENT-1/5 | 9 | EA | 9 | 1 | 35,100 | 21,500 | 13,600 | 9,730 | 13,600 | 35,100 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 40,960 |
| EXERCISE EQUIPMENT-1/5 | 8 | EA | 9 | 3 | 31,200 | 19,110 | 12,090 | 2,880 | 4,030 | 0 | 0 | 32,290 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| EXERCISE EQUIPMENT-1/5 | 9 | EA | 9 | 5 | 35,100 | 21,500 | 13,600 | 1,950 | 2,720 | 0 | 0 | 0 | 0 | 37,590 | 0 | 0 | 0 | 0 | 0 |
| EXERCISE EQUIPMENT-1/5 | 8 | EA | 9 | 7 | 31,200 | 19,110 | 12,090 | 1,240 | 1,730 | 0 | 0 | 0 | 0 | 0 | 0 | 34,580 | 0 | 0 | 0 |
| EXERCISE EQUIPMENT-1/5 | 9 | EA | 9 | 9 | 35,100 | 21,500 | 13,600 | 1,080 | 1,510 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 40,260 | 0 |
| RUBBER FLOOR TILES | 2,900 | SF | 8 | 3 | 31,900 | 19,540 | 12,360 | 2,950 | 4,120 | 0 | 0 | 33,010 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| BASKETBALL COURT | | | | | | | | | | | | | | | | | | | |
| REPLACE FLOOR | | LS | 40 | 20 | 43,600 | 26,700 | 16,900 | 600 | 850 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| LIGHTING | 4 | EA | 30 | 15 | 4,000 | 2,450 | 1,550 | 70 | 100 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| BASKETBALL STANDARD | 1 | EA | 30 | 20 | 4,000 | 2,450 | 1,550 | 60 | 80 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| MECHANICAL/PLUMBING/ELECTRICAL SYSTEMS | | | | | | | | | | | | | | | | | | | |
| MECHANICAL | | | | | | | | | | | | | | | | | | | |
| BOILER-DOMESTIC HOT WATER | 1,260 | MBU | 20 | 4 | 33,000 | 20,210 | 12,790 | 2,290 | 3,200 | 0 | 0 | 0 | 34,740 | 0 | 0 | 0 | 0 | 0 | 0 |
| HOT WATER STORAGE TANK | 1 | EA | 30 | 30 | 5,000 | 3,060 | 1,940 | 50 | 60 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| HVAC | 20 | TN | 15 | 3 | 64,000 | 39,200 | 24,800 | 5,920 | 8,270 | 0 | 0 | 66,230 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| HVAC | 20 | TN | 15 | 7 | 64,000 | 39,200 | 24,800 | 2,540 | 3,540 | 0 | 0 | 0 | 0 | 0 | 0 | 70,940 | 0 | 0 | 0 |
| HVAC | 30 | TN | 15 | 15 | 96,000 | 58,800 | 37,200 | 1,780 | 2,480 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| EXHAUST FANS | 5 | EA | 15 | 5 | 4,000 | 2,450 | 1,550 | 220 | 310 | 0 | 0 | 0 | 0 | 4,280 | 0 | 0 | 0 | 0 | 0 |
| PLUMBING | | | | | | | | | | | | | | | | | | | |
| PLUMBING/SANITARY/CONDENSATE PIPE | | LS | 50 | 30 | 40,000 | 24,500 | 15,500 | 370 | 520 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| ELECTRICAL | | | | | | | | | | | | | | | | | | | |
| ELECTRICAL SYSTEMS | | LS | 40 | 20 | 38,000 | 23,270 | 14,730 | 530 | 740 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| CARRIAGE LIGHTS AT DOORS | 11 | EA | 30 | 10 | 3,410 | 2,090 | 1,320 | 90 | 130 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3,980 |

TABLE OF REPAIR/REPLACEMENT RESERVES and YEARS 1-10 EXPENSES

| COMPONENT | APPROX'MT QUANTITY | USEFUL LIFE AVG REM (YRS) | ESTIMATED COST IN CURRENT \$ | DISTR'BTN OF COH AS OF 1-Jan-22 (6) | BALANCE NEEDED TO FUND RESERVE (7) | FY22 CONTRIBUTION | | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 |
|--|-----------------------|---------------------------------|------------------------------------|---|--|----------------------|----------------------|---------|---------|---------|---------|---------|---------|---------|--------|--------|--------|
| | | | | | | CASH FLOW | COMPONENT METHODS | | | | | | | | | | |
| (1) | (2) | (3) | (4) | (5) | (6) | (7) | (8) | (9) | | | | | | | | | |
| BATTERY BACKUP/EXIT LIGHT FIXTURES | 40 | EA | 15 | 1 | 9,000 | 5,510 | 3,490 | 2,500 | 3,490 | 9,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| FIRE PROTECTION/SECURITY | | | | | | | | | | | | | | | | | |
| FIRE ALARM SYSTEM REPAIRS | LS | 40 | 20 | 64,600 | 39,570 | 25,030 | 900 | 1,250 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| FIRE SPRINKLER SYSTEM REPAIRS | LS | 50 | 30 | 76,000 | 46,550 | 29,450 | 700 | 980 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| ACCESS SECURITY SYSTEM | LS | 15 | 2 | 15,000 | 9,190 | 5,810 | 2,080 | 2,910 | 0 | 15,260 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| MISC. MECHANICAL/PLUMBING/ELECTRICAL/FIRE | LS | 3 | 2 | 5,250 | 3,220 | 2,030 | 730 | 1,020 | 0 | 5,340 | 0 | 0 | 5,620 | 0 | 0 | 5,920 | 0 |
| ELEVATOR | | | | | | | | | | | | | | | | | |
| ELEVATOR/CAB-HYDRAULIC | 1 | EA | 25 | 5 | 175,000 | 107,180 | 67,820 | 9,710 | 13,560 | 0 | 0 | 0 | 0 | 187,430 | 0 | 0 | 0 |
| BATHHOUSE | | | | | | | | | | | | | | | | | |
| RENOVATION | 2 | EA | 15 | 7 | 90,000 | 55,120 | 34,880 | 3,570 | 4,980 | 0 | 0 | 0 | 0 | 99,760 | 0 | 0 | 0 |
| LOCKERS | 84 | EA | 15 | 7 | 10,080 | 6,170 | 3,910 | 400 | 560 | 0 | 0 | 0 | 0 | 11,170 | 0 | 0 | 0 |
| FLOOR MATS | 1,194 | SF | 15 | 7 | 11,940 | 7,310 | 4,630 | 470 | 660 | 0 | 0 | 0 | 0 | 13,230 | 0 | 0 | 0 |
| POOL(S) | | | | | | | | | | | | | | | | | |
| WHITECOAT-ADULT POOL | 2,747 | SF | 5 | 1 | 20,600 | 12,620 | 7,980 | 5,710 | 7,980 | 20,600 | 0 | 0 | 0 | 22,440 | 0 | 0 | 0 |
| WHITECOAT-WADING POOL | 288 | SF | 5 | 1 | 3,170 | 1,940 | 1,230 | 880 | 1,230 | 3,170 | 0 | 0 | 0 | 3,450 | 0 | 0 | 0 |
| FILTER/PUMPS/PIPING/CHEMICAL EQUIPMENT | LS | 10 | 5 | 15,000 | 9,190 | 5,810 | 830 | 1,160 | 0 | 0 | 0 | 0 | 16,070 | 0 | 0 | 0 | 0 |
| COPING/TILES/WALLS & GENERAL REPAIRS | LS | 10 | 7 | 33,390 | 20,450 | 12,940 | 1,320 | 1,850 | 0 | 0 | 0 | 0 | 0 | 37,010 | 0 | 0 | 0 |
| POOL DECK/COPING & TILE-PRIOR TO POOL OPEN | LS | 1 | 1 | 3,790 | 2,320 | 1,470 | 1,050 | 1,470 | 3,790 | 3,860 | 3,920 | 3,990 | 4,060 | 4,130 | 4,200 | 4,270 | 4,350 |
| POOL FURNITURE | LS | 8 | 4 | 54,630 | 33,460 | 21,170 | 3,790 | 5,290 | 0 | 0 | 0 | 57,510 | 0 | 0 | 0 | 0 | 0 |
| UMBRELLAS | LS | 8 | 6 | 2,400 | 1,470 | 930 | 110 | 160 | 0 | 0 | 0 | 0 | 2,610 | 160 | 0 | 0 | 0 |
| SHADE AWNING | LS | 10 | 8 | 3,000 | 1,840 | 1,160 | 100 | 150 | 0 | 0 | 0 | 0 | 0 | 0 | 3,380 | 0 | 0 |
| REPLACE CONCRETE DECK | 6,865 | SF | 50 | 30 | 109,840 | 67,270 | 42,570 | 1,020 | 1,420 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 6' METAL FENCE | 295 | LF | 30 | 10 | 30,980 | 18,970 | 12,010 | 860 | 1,200 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 36,150 |
| 3' METAL FENCE | 80 | LF | 30 | 10 | 6,400 | 3,920 | 2,480 | 180 | 250 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7,470 |
| ADULT POOL COVER | 2,747 | SF | 10 | 10 | 7,900 | 4,840 | 3,060 | 220 | 310 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9,220 |
| WADING POOL COVER | 288 | SF | 10 | 2 | 2,740 | 1,680 | 1,060 | 380 | 530 | 0 | 2,790 | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL BUILDING(S) | | | | | 1,766,860 | 1,082,150 | 684,710 | 95,530 | 133,480 | | | | | | | | |
| PAVEMENTS/CONCRETE | | | | | | | | | | | | | | | | | |
| PAVEMENTS | | | | | | | | | | | | | | | | | |
| PREVENTIVE MAINTENANCE | 28,000 | SY | 4 | 1 | 64,400 | 39,440 | 24,960 | 17,870 | 24,960 | 0 | 0 | 0 | 0 | 70,170 | 0 | 0 | 75,150 |
| PAVEMENT OVERLAY | 28,000 | SY | 15 | 2 | 406,000 | 248,670 | 157,330 | 56,310 | 78,670 | 0 | 413,020 | 0 | 0 | 0 | 0 | 0 | 0 |
| BASE/SUB-BASE/REPAIRS | 1,400 | SY | 15 | 2 | 39,200 | 24,010 | 15,190 | 5,440 | 7,600 | 0 | 39,880 | 0 | 0 | 0 | 0 | 0 | 0 |
| PREVENTIVE MAINTENANCE | 28,000 | SY | 4 | 1 | 64,400 | 39,440 | 24,960 | 17,870 | 24,960 | 0 | 0 | 0 | 0 | 0 | 71,380 | 0 | 0 |
| PAVEMENT OVERLAY | 28,000 | SY | 15 | 3 | 406,000 | 248,670 | 157,330 | 37,540 | 52,440 | 0 | 0 | 420,170 | 0 | 0 | 0 | 0 | 0 |
| BASE/SUB-BASE/REPAIRS | 1,400 | SY | 15 | 3 | 39,200 | 24,010 | 15,190 | 3,620 | 5,060 | 0 | 0 | 40,570 | 0 | 0 | 0 | 0 | 0 |
| PREVENTIVE MAINTENANCE | 28,000 | SY | 4 | 1 | 64,400 | 39,440 | 24,960 | 17,870 | 24,960 | 64,400 | 0 | 0 | 0 | 0 | 0 | 72,620 | 0 |
| PAVEMENT OVERLAY | 28,000 | SY | 15 | 4 | 406,000 | 248,670 | 157,330 | 28,150 | 39,330 | 0 | 0 | 0 | 427,440 | 0 | 0 | 0 | 0 |
| BASE/SUB-BASE/REPAIRS | 1,400 | SY | 15 | 4 | 39,200 | 24,010 | 15,190 | 2,720 | 3,800 | 0 | 0 | 0 | 41,270 | 0 | 0 | 0 | 0 |
| CONCRETE/PAVERS | | | | | | | | | | | | | | | | | |
| SIDEWALKS-BRICK PAVERS | LS | 1 | 1 | 45,000 | 27,560 | 17,440 | 12,480 | 17,440 | 45,000 | 45,780 | 46,570 | 47,380 | 48,200 | 49,030 | 49,880 | 50,740 | 51,620 |
| CURBS/GUTTERS OTHER CONCRETE | LS | 4 | 2 | 15,120 | 9,260 | 5,860 | 2,100 | 2,930 | 0 | 15,380 | 0 | 0 | 16,470 | 0 | 0 | 0 | 17,640 |
| TOTAL PAVEMENTS/CONCRETE | | | | | 1,588,920 | 973,180 | 615,740 | 201,970 | 282,150 | | | | | | | | |
| OTHER PROPERTY FEATURES | | | | | | | | | | | | | | | | | |
| ENTRANCE FEATURE WALLS/SIGNAGE | LS | 5 | 1 | 1,500 | 920 | 580 | 420 | 580 | 1,500 | 0 | 0 | 0 | 1,630 | 0 | 0 | 0 | 0 |
| TREES/SHRUBBERY-DISEASED/DEAD | LS | 1 | 1 | 25,000 | 15,310 | 9,690 | 6,940 | 9,690 | 25,000 | 25,430 | 25,870 | 26,320 | 26,780 | 27,240 | 27,710 | 28,190 | 28,680 |
| PROPERTY LINE FENCE BETWEEN COMERCIAL STORES | 2,866 | LF | 20 | 1 | 160,000 | 98,000 | 62,000 | 44,380 | 62,000 | 160,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| DUKE STREET COLUMNS/FENCE REPAIRS PAINT | 100 | LF | 6 | 3 | 3,000 | 1,840 | 1,160 | 280 | 390 | 0 | 0 | 3,100 | 0 | 0 | 0 | 3,440 | 0 |
| GAZEBO(S)/ARBORS | | | | | | | | | | | | | | | | | |
| CAMERON STATION BOULEVARD GAZEBO | | | | | | | | | | | | | | | | | |
| ROOFING | 1,200 | SF | 38 | 18 | 24,000 | 14,700 | 9,300 | 370 | 520 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| RAILING | 100 | SF | 30 | 10 | 5,000 | 3,060 | 1,940 | 140 | 190 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5,830 |

TABLE OF REPAIR/REPLACEMENT RESERVES and YEARS 1-10 EXPENSES

| COMPONENT | APPROX'MT QUANTITY | USEFUL LIFE | | ESTIMATED COST IN CURRENT \$ | DISTR'BTN OF COH AS OF 1-Jan-22 | BALANCE NEEDED TO FUND RESERVE | FY22 CONTRIBUTION | | | | | | | | | | | | |
|--|-----------------------|------------------|-----|------------------------------------|--|---|----------------------|----------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| | | AVG REM (YRS) | | | | | CASH FLOW | COMPONENT METHODS | | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 |
| (1) | (2) | (3) | (4) | (5) | (6) | (7) | (8) | (9) | | | | | | | | | | | |
| PAINT/STAINING/STRUCTURAL REPAIRS | LS | 6 | 3 | 3,700 | 2,270 | 1,430 | 340 | 480 | 0 | 0 | 3,830 | 0 | 0 | 0 | 0 | 0 | 0 | 4,240 | 0 |
| JOHN TIGER DRIVE GABEZO | | | | | | | | | | | | | | | | | | | |
| ROOFING | 166 SF | 38 | 18 | 4,980 | 3,050 | 1,930 | 80 | 110 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| PAINT/STAINING/STRUCTURAL REPAIRS | LS | 6 | 3 | 2,500 | 1,530 | 970 | 230 | 320 | 0 | 0 | 2,590 | 0 | 0 | 0 | 0 | 0 | 0 | 2,870 | 0 |
| DONOVAN DRIVE ARBOR | | | | | | | | | | | | | | | | | | | |
| STRUCTURE REPAIRS | 1,000 SF | 40 | 20 | 35,000 | 21,440 | 13,560 | 490 | 680 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| DONOVAN DRIVE FOUNTAIN | | | | | | | | | | | | | | | | | | | |
| WATERPROOF BASIN | LS | 8 | 4 | 2,500 | 1,530 | 970 | 170 | 240 | 0 | 0 | 0 | 2,630 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| PUMP/PIPINGGENERAL REPAIRS | LS | 10 | 5 | 1,000 | 610 | 390 | 60 | 80 | 0 | 0 | 0 | 0 | 1,070 | 0 | 0 | 0 | 0 | 0 | 0 |
| SITE LIGHTING | | | | | | | | | | | | | | | | | | | |
| LED CONVERSION-1/2 | LS | NA | 1 | 40,000 | 24,500 | 15,500 | 11,090 | 15,500 | 40,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| LED CONVERSION-1/2 | LS | NA | 2 | 40,000 | 24,500 | 15,500 | 5,550 | 7,750 | 0 | 40,690 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| STREET LIGHT REPAIRS | LS | 1 | 3 | 19,330 | 11,840 | 7,490 | 1,790 | 2,500 | 0 | 0 | 20,000 | 20,350 | 20,700 | 21,060 | 21,430 | 21,800 | 22,170 | 22,560 | |
| TABLES/BENCHES/GRILLS/TRASH/DOGGIE POSTS | | | | | | | | | | | | | | | | | | | |
| BEASLEY POCKET PARK FURNITURE | LS | 20 | 20 | 3,500 | 2,140 | 1,360 | 50 | 70 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| PARK BENCHES TO BE REPAIRED | 27 EA | 20 | 3 | 24,300 | 14,880 | 9,420 | 2,250 | 3,140 | 0 | 0 | 25,150 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| PARK BENCHES REPAIRED | 48 EA | 20 | 18 | 43,200 | 26,460 | 16,740 | 670 | 930 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| METAL TRASH CONTAINER | 40 EA | 15 | 8 | 20,000 | 12,250 | 7,750 | 690 | 970 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 22,550 | 0 | 0 | 0 |
| DOGGIE STATIONS | 22 EA | 10 | 5 | 9,900 | 6,060 | 3,840 | 550 | 770 | 0 | 0 | 0 | 0 | 10,600 | 0 | 0 | 0 | 0 | 0 | 0 |
| STORM WATER FACILITIES | | | | | | | | | | | | | | | | | | | |
| STORM WATER RUN OFF | LS | 1 | 1 | 30,000 | 18,370 | 11,630 | 8,320 | 11,630 | 30,000 | 30,520 | 31,050 | 31,580 | 32,130 | 32,690 | 33,250 | 33,830 | 34,410 | 35,010 | |
| OTHER SITE FEATURES | | | | | | | | | | | | | | | | | | | |
| IRRIGATION SYSTEM UPKEEP | LS | 1 | 1 | 3,000 | 1,840 | 1,160 | 830 | 1,160 | 3,000 | 3,050 | 3,100 | 3,160 | 3,210 | 3,270 | 3,330 | 3,380 | 3,440 | 3,500 | |
| SITE ITEMS | LS | 1 | 1 | 2,500 | 1,530 | 970 | 690 | 970 | 2,500 | 2,540 | 2,590 | 2,630 | 2,680 | 2,720 | 2,770 | 2,820 | 2,870 | 2,920 | |
| TOTAL OTHER PROPERTY FEATURES | | | | | 503,910 | 308,630 | 195,280 | 86,380 | 120,670 | | | | | | | | | | |
| TOTAL RESERVES | | | | | \$3,859,690 | \$2,363,960 | \$1,495,730 | \$383,880 | \$536,300 | \$443,060 | \$675,190 | \$838,140 | \$738,760 | \$479,450 | \$316,620 | \$480,640 | \$323,400 | \$240,790 | \$374,850 |

Notes:
All dollars rounded to nearest \$10. Totals may not add due to rounding.
One year remaining useful life indicates component useful life is used up.

YEARS 11-30 EXPENSES

Cameron Station Community Association-FY22-Appendix A Revision 2

Reserve Study

| COMPONENT | USEFUL LIFE | | ESTIMATED COST IN CURRENT \$ | | | | | | | | | | | | | | | | | | | | |
|--|-------------|-----|------------------------------------|--------|--------|--------|--------|---------|--------|--------|--------|--------|--------|--------|-------|--------|--------|--------|-------|--------|--------|------|---------|
| | AVG | REM | | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 | 2045 | 2046 | 2047 | 2048 | 2049 | 2050 | 2051 |
| (1) | (3) | (4) | (5) | | | | | | | | | | | | | | | | | | | | |
| COMMUNITY CENTER | | | | | | | | | | | | | | | | | | | | | | | |
| EXTERIOR | | | | | | | | | | | | | | | | | | | | | | | |
| ROOFING-SHINGLES | 20 | 4 | 37,770 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 56,040 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| ROOFING-METAL | 40 | 24 | 3,680 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5,460 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| ROOFING FLAT | 20 | 5 | 39,590 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 59,750 | 0 | 0 | 0 | 0 | 0 | 0 |
| GUTTERS/DOWNSPOUTS | 30 | 8 | 11,380 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| FAÇADE | | | | | | | | | | | | | | | | | | | | | | | |
| FACADE/CAULK/WATERPROOFING | 5 | 3 | 5,360 | 0 | 0 | 6,580 | 0 | 0 | 0 | 0 | 7,170 | 0 | 0 | 0 | 0 | 7,820 | 0 | 0 | 0 | 0 | 8,520 | 0 | 0 |
| EXTERIOR PAINTING | | | | | | | | | | | | | | | | | | | | | | | |
| PAINT/DETERIORATED WOOD REPLACEMENT | 6 | 3 | 12,000 | 0 | 0 | 0 | 0 | 15,260 | 0 | 0 | 0 | 0 | 16,910 | 0 | 0 | 0 | 0 | 0 | 0 | 18,740 | 0 | 0 | 0 |
| WINDOWS/DOORS/HARDWARE | | | | | | | | | | | | | | | | | | | | | | | |
| BUILDING EXTERIOR DOORS | 25 | 5 | 34,200 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 56,240 |
| WINDOWS | 40 | 20 | 65,550 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 90,800 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| INTERIOR DECORATION AND FEATURES | | | | | | | | | | | | | | | | | | | | | | | |
| FLOORING-CARPET (INCLUDES STAIRWAYS) | 8 | 3 | 35,300 | 41,900 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 48,070 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 55,140 | 0 | 0 | 0 |
| STAIRWAY (RUBBER TILE) | 20 | 11 | 13,300 | 15,790 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| CEILING TILE-FOYER CLOSET | 30 | 2 | 310 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| FURNISHINGS/TV'S | 15 | 6 | 35,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 49,320 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| CEILING LIGHTING FIXTURES | 30 | 10 | 18,500 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| PAINT COMMON AREAS | 7 | 2 | 25,000 | 0 | 0 | 0 | 0 | 0 | 32,340 | 0 | 0 | 0 | 0 | 0 | 0 | 36,460 | 0 | 0 | 0 | 0 | 0 | 0 | 41,110 |
| INTERIOR DOOR REPLACEMENTS | 5 | 3 | 2,800 | 0 | 0 | 3,440 | 0 | 0 | 0 | 0 | 3,750 | 0 | 0 | 0 | 0 | 4,080 | 0 | 0 | 0 | 0 | 4,450 | 0 | 0 |
| MANAGEMENT OFFICE EQUIPMENT | | | | | | | | | | | | | | | | | | | | | | | |
| DESK & CHAIR | 15 | 6 | 10,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 14,090 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| COMPUTERS & PERIPHERALS | 5 | 3 | 20,000 | 0 | 0 | 24,570 | 0 | 0 | 0 | 0 | 26,770 | 0 | 0 | 0 | 0 | 29,170 | 0 | 0 | 0 | 0 | 31,780 | 0 | 0 |
| TABLES/CHAIRS/TELEPHONE/MISCELLANEOUS | 20 | 11 | 12,000 | 14,250 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| BATHROOM | 15 | 8 | 8,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 11,670 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| CONCIERGE | | | | | | | | | | | | | | | | | | | | | | | |
| DESK/EQUIPMENT | 15 | 6 | 4,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5,640 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| KITCHEN | | | | | | | | | | | | | | | | | | | | | | | |
| RENOVATION | 15 | 8 | 18,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 26,250 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| FITNESS ROOM | | | | | | | | | | | | | | | | | | | | | | | |
| PELOTON | 4 | 2 | 5,800 | 0 | 0 | 0 | 7,250 | 0 | 0 | 0 | 7,760 | 0 | 0 | 0 | 8,310 | 0 | 0 | 0 | 8,910 | 0 | 0 | 0 | 9,540 |
| EXERCISE EQUIPMENT-1/5 | 9 | 1 | 35,100 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 47,800 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 55,770 | 0 | 0 |
| EXERCISE EQUIPMENT-1/5 | 9 | 3 | 31,200 | 0 | 37,680 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 43,970 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 51,310 |
| EXERCISE EQUIPMENT-1/5 | 9 | 5 | 35,100 | 0 | 0 | 0 | 43,870 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 51,190 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| EXERCISE EQUIPMENT-1/5 | 9 | 7 | 31,200 | 0 | 0 | 0 | 0 | 40,350 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 47,090 | 0 | 0 | 0 | 0 | 0 |
| EXERCISE EQUIPMENT-1/5 | 9 | 9 | 35,100 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 46,980 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 54,830 | 0 | 0 | 0 |
| RUBBER FLOOR TILES | 8 | 3 | 31,900 | 37,870 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 43,440 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 49,830 | 0 | 0 | 0 |
| BASKETBALL COURT | | | | | | | | | | | | | | | | | | | | | | | |
| REPLACE FLOOR | 40 | 20 | 43,600 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 60,400 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| LIGHTING | 30 | 15 | 4,000 | 0 | 0 | 0 | 0 | 5,090 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| BASKETBALL STANDARD | 30 | 20 | 4,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5,540 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| MECHANICAL/PLUMBING/ELECTRICAL SYSTEMS | | | | | | | | | | | | | | | | | | | | | | | |
| MECHANICAL | | | | | | | | | | | | | | | | | | | | | | | |
| BOILER-DOMESTIC HOT WATER | 20 | 4 | 33,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 48,960 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| HOT WATER STORAGE TANK | 30 | 30 | 5,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 8,220 |
| HVAC | 15 | 3 | 64,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 85,670 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| HVAC | 15 | 7 | 64,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 91,750 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| HVAC | 15 | 15 | 96,000 | 0 | 0 | 0 | 0 | 122,060 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 157,870 |
| EXHAUST FANS | 15 | 5 | 4,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5,540 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| PLUMBING | | | | | | | | | | | | | | | | | | | | | | | |
| PLUMBING/SANITARY/CONDENSATE PIPE | 50 | 30 | 40,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 65,780 |
| ELECTRICAL | | | | | | | | | | | | | | | | | | | | | | | |
| ELECTRICAL SYSTEMS | 40 | 20 | 38,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 52,640 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| CARRIAGE LIGHTS AT DOORS | 30 | 10 | 3,410 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| BATTERY BACKUP/EXIT LIGHT FIXTURES | 15 | 1 | 9,000 | 0 | 0 | 0 | 0 | 0 | 11,640 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| FIRE PROTECTION/SECURITY | | | | | | | | | | | | | | | | | | | | | | | |
| FIRE ALARM SYSTEM REPAIRS | 40 | 20 | 64,600 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 89,490 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| FIRE SPRINKLER SYSTEM REPAIRS | 50 | 30 | 76,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 124,980 |
| ACCESS SECURITY SYSTEM | 15 | 2 | 15,000 | 0 | 0 | 0 | 0 | 0 | 0 | 19,740 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

YEARS 11-30 EXPENSES

Cameron Station Community Association-FY22-Appendix A Revision 2

Reserve Study

| COMPONENT | USEFUL LIFE | | ESTIMATED COST IN CURRENT \$ | | | | | | | | | | | | | | | | | | | | |
|--|-------------|-----|------------------------------------|--------|--------|--------|--------|--------|--------|---------|---------|---------|--------|---------|---------|--------|--------|--------|--------|---------|--------|---------|---------|
| | AVG | REM | | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 | 2045 | 2046 | 2047 | 2048 | 2049 | 2050 | 2051 |
| (1) | (3) | (4) | (5) | | | | | | | | | | | | | | | | | | | | |
| MISC. MECHANICAL/PLUMBING/ELECTRICAL/FIRE | 3 | 2 | 5,250 | 6,230 | 0 | 0 | 6,560 | 0 | 0 | 6,910 | 0 | 0 | 7,270 | 0 | 0 | 7,660 | 0 | 0 | 8,060 | 0 | 0 | 8,490 | 0 |
| ELEVATOR | | | | | | | | | | | | | | | | | | | | | | | |
| ELEVATOR/CAB-HYDRAULIC | 25 | 5 | 175,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 287,780 |
| BATHHOUSE | | | | | | | | | | | | | | | | | | | | | | | |
| RENOVATION | 15 | 7 | 90,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 129,020 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| LOCKERS | 15 | 7 | 10,080 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 14,450 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| FLOOR MATS | 15 | 7 | 11,940 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 17,120 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| POOL(S) | | | | | | | | | | | | | | | | | | | | | | | |
| WHITECOAT-ADULT POOL | 5 | 1 | 20,600 | 24,450 | 0 | 0 | 0 | 0 | 26,640 | 0 | 0 | 0 | 0 | 29,030 | 0 | 0 | 0 | 0 | 31,630 | 0 | 0 | 0 | 0 |
| WHITECOAT-WADING POOL | 5 | 1 | 3,170 | 3,760 | 0 | 0 | 0 | 0 | 4,100 | 0 | 0 | 0 | 0 | 4,470 | 0 | 0 | 0 | 0 | 4,870 | 0 | 0 | 0 | 0 |
| FILTER/PUMPS/PIPING/CHEMICAL EQUIPMENT | 10 | 5 | 15,000 | 0 | 0 | 0 | 0 | 19,070 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 22,640 | 0 | 0 | 0 | 0 | 0 |
| COPING/TILES/WALLS & GENERAL REPAIRS | 10 | 7 | 33,390 | 0 | 0 | 0 | 0 | 0 | 0 | 43,930 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 52,150 | 0 | 0 | 0 |
| POOL DECK/COPING & TILE-PRIOR TO POOL OPEN | 1 | 1 | 3,790 | 4,500 | 4,580 | 4,660 | 4,740 | 4,820 | 4,900 | 4,990 | 5,070 | 5,160 | 5,250 | 5,340 | 5,430 | 5,530 | 5,620 | 5,720 | 5,820 | 5,920 | 6,020 | 6,130 | 6,230 |
| POOL FURNITURE | 8 | 4 | 54,630 | 0 | 65,970 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 75,680 | 0 | 0 | 0 | 0 | 0 | 86,810 | 0 | 0 | 0 |
| UMBRELLAS | 8 | 6 | 2,400 | 0 | 0 | 0 | 3,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3,440 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3,950 |
| SHADE AWNING | 10 | 8 | 3,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4,020 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4,770 | 0 | 0 |
| REPLACE CONCRETE DECK | 50 | 30 | 109,840 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 180,630 |
| 6' METAL FENCE | 30 | 10 | 30,980 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 3' METAL FENCE | 30 | 10 | 6,400 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| ADULT POOL COVER | 10 | 10 | 7,900 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 10,940 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 12,990 |
| WADING POOL COVER | 10 | 2 | 2,740 | 0 | 3,310 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3,930 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL BUILDING(S) | | | 1,766,860 | | | | | | | | | | | | | | | | | | | | |
| PAVEMENTS/CONCRETE | | | | | | | | | | | | | | | | | | | | | | | |
| PAVEMENTS | | | | | | | | | | | | | | | | | | | | | | | |
| PREVENTIVE MAINTENANCE | 4 | 1 | 64,400 | 0 | 0 | 0 | 80,490 | 0 | 0 | 0 | 0 | 0 | 0 | 90,750 | 0 | 0 | 0 | 97,200 | 0 | 0 | 0 | 104,100 | 0 |
| PAVEMENT OVERLAY | 15 | 2 | 406,000 | 0 | 0 | 0 | 0 | 0 | 0 | 534,210 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| BASE/SUB-BASE/REPAIRS | 15 | 2 | 39,200 | 0 | 0 | 0 | 0 | 0 | 0 | 51,580 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| PREVENTIVE MAINTENANCE | 4 | 1 | 64,400 | 76,450 | 0 | 0 | 0 | 81,880 | 0 | 0 | 0 | 0 | 0 | 0 | 92,320 | 0 | 0 | 0 | 98,880 | 0 | 0 | 0 | 105,900 |
| PAVEMENT OVERLAY | 15 | 3 | 406,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 543,450 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| BASE/SUB-BASE/REPAIRS | 15 | 3 | 39,200 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 52,470 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| PREVENTIVE MAINTENANCE | 4 | 1 | 64,400 | 0 | 77,770 | 0 | 0 | 0 | 83,300 | 0 | 0 | 0 | 0 | 0 | 0 | 93,920 | 0 | 0 | 0 | 100,590 | 0 | 0 | 0 |
| PAVEMENT OVERLAY | 15 | 4 | 406,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 552,850 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| BASE/SUB-BASE/REPAIRS | 15 | 4 | 39,200 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 53,380 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| CONCRETE/PAVERS | | | | | | | | | | | | | | | | | | | | | | | |
| SIDEWALKS-BRICK PAVERS | 1 | 1 | 45,000 | 53,420 | 54,340 | 55,280 | 56,240 | 57,210 | 58,200 | 59,210 | 60,230 | 61,280 | 62,340 | 63,420 | 64,510 | 65,630 | 66,760 | 67,920 | 69,090 | 70,290 | 71,510 | 72,740 | 74,000 |
| CURBS/GUTTERS OTHER CONCRETE | 4 | 2 | 15,120 | 0 | 0 | 0 | 18,900 | 0 | 0 | 19,890 | 0 | 0 | 0 | 21,310 | 0 | 0 | 0 | 22,820 | 0 | 0 | 0 | 24,440 | 0 |
| TOTAL PAVEMENTS/CONCRETE | | | 1,588,920 | | | | | | | | | | | | | | | | | | | | |
| OTHER PROPERTY FEATURES | | | | | | | | | | | | | | | | | | | | | | | |
| ENTRANCE FEATURE WALLS/SIGNAGE | 5 | 1 | 1,500 | 1,780 | 0 | 0 | 0 | 0 | 1,940 | 0 | 0 | 0 | 0 | 2,110 | 0 | 0 | 0 | 0 | 2,300 | 0 | 0 | 0 | 0 |
| TREES/SHRUBBERY-DISEASED/DEAD | 1 | 1 | 25,000 | 29,680 | 30,190 | 30,710 | 31,240 | 31,790 | 32,340 | 32,890 | 33,460 | 34,040 | 34,630 | 35,230 | 35,840 | 36,460 | 37,090 | 37,730 | 38,390 | 39,050 | 39,730 | 40,410 | 41,110 |
| PROPERTY LINE FENCE BETWEEN COMERCIAL STORES | 20 | 1 | 160,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 225,480 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| DUKE STREET COLUMNS/FENCE REPAIRS PAINT | 6 | 3 | 3,000 | 0 | 0 | 0 | 0 | 3,810 | 0 | 0 | 0 | 0 | 0 | 4,230 | 0 | 0 | 0 | 0 | 4,690 | 0 | 0 | 0 | 0 |
| GAZEBO/ARBORS | | | | | | | | | | | | | | | | | | | | | | | |
| CAMERON STATION BOULEVARD GAZEBO | | | | | | | | | | | | | | | | | | | | | | | |
| ROOFING | 38 | 18 | 24,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 32,130 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| RAILING | 30 | 10 | 5,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| PAINT/STAINING/STRUCTURAL REPAIRS | 6 | 3 | 3,700 | 0 | 0 | 0 | 0 | 4,700 | 0 | 0 | 0 | 0 | 0 | 5,210 | 0 | 0 | 0 | 0 | 5,780 | 0 | 0 | 0 | 0 |
| JOHN TIGER DRIVE GAZEBO | | | | | | | | | | | | | | | | | | | | | | | |
| ROOFING | 38 | 18 | 4,980 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6,670 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| PAINT/STAINING/STRUCTURAL REPAIRS | 6 | 3 | 2,500 | 0 | 0 | 0 | 0 | 3,180 | 0 | 0 | 0 | 0 | 0 | 3,520 | 0 | 0 | 0 | 0 | 3,900 | 0 | 0 | 0 | 0 |
| DONOVAN DRIVE ARBOR | | | | | | | | | | | | | | | | | | | | | | | |
| STRUCTURE REPAIRS | 40 | 20 | 35,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 48,480 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| DONOVAN DRIVE FOUNTAIN | | | | | | | | | | | | | | | | | | | | | | | |
| WATERPROOF BASIN | 8 | 4 | 2,500 | 0 | 3,020 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3,460 | 0 | 0 | 0 | 0 | 0 | 0 | 3,970 | 0 | 0 | 0 |
| PUMP/PIPINGGENERAL REPAIRS | 10 | 5 | 1,000 | 0 | 0 | 0 | 0 | 1,270 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,510 | 0 | 0 | 0 | 0 | 0 |
| SITE LIGHTING | | | | | | | | | | | | | | | | | | | | | | | |

YEARS 11-30 EXPENSES

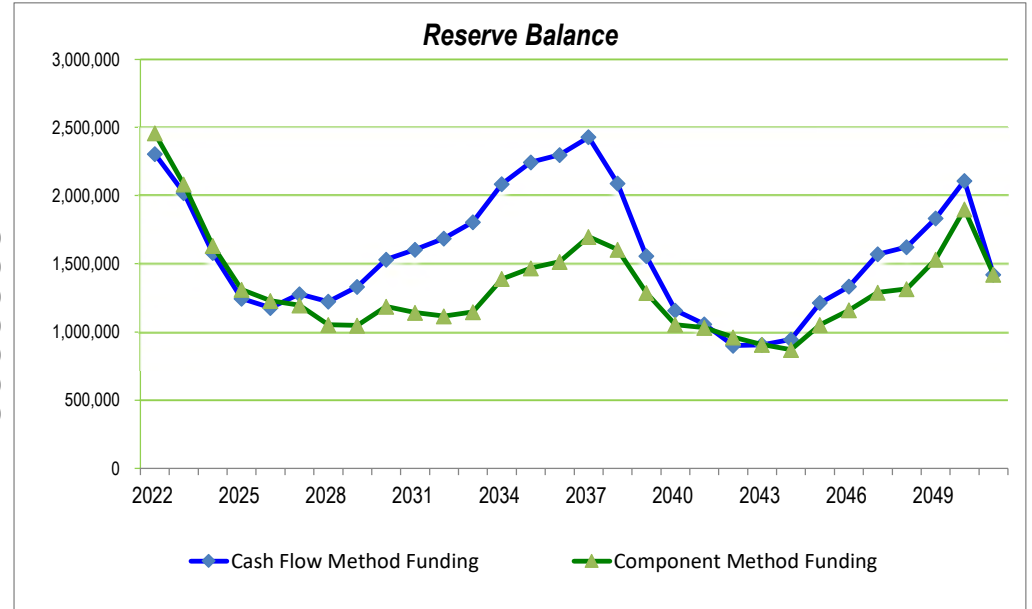
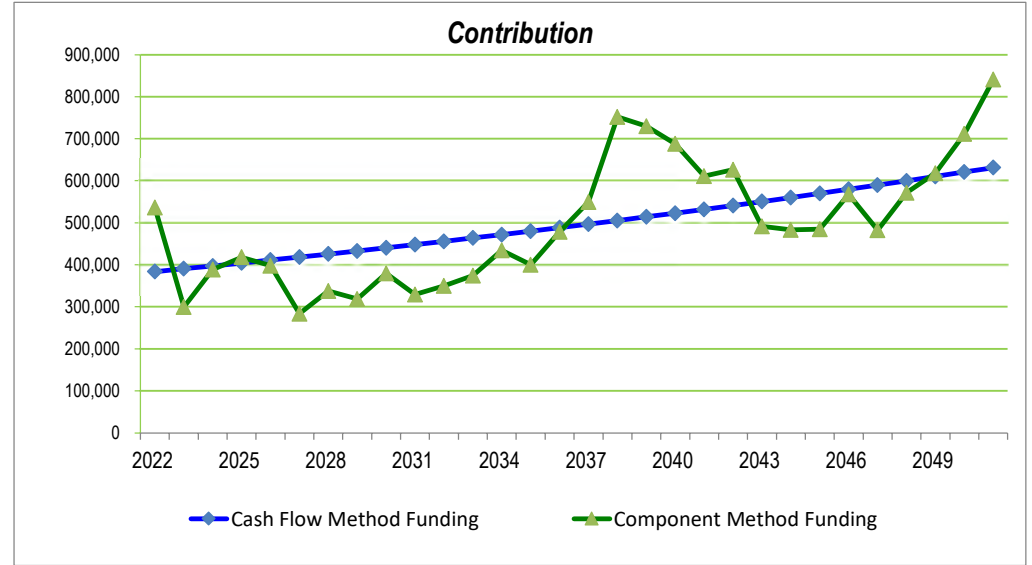
Cameron Station Community Association-FY22-Appendix A Revision 2

Reserve Study

| COMPONENT | USEFUL LIFE | | ESTIMATED COST IN CURRENT \$ | | | | | | | | | | | | | | | | | | | | |
|--|-------------|-----|------------------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-------------|
| | AVG | REM | | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 | 2045 | 2046 | 2047 | 2048 | 2049 | 2050 | 2051 |
| (1) | (3) | (4) | (5) | | | | | | | | | | | | | | | | | | | | |
| LED CONVERSION-1/2 | NA | 1 | 40,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| LED CONVERSION-1/2 | NA | 2 | 40,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| STREET LIGHT REPAIRS | 1 | 3 | 19,330 | 22,950 | 23,340 | 23,750 | 24,160 | 24,580 | 25,000 | 25,430 | 25,870 | 26,320 | 26,780 | 27,240 | 27,710 | 28,190 | 28,680 | 29,170 | 29,680 | 30,190 | 30,720 | 31,250 | 31,790 |
| TABLES/BENCHES/GRILLS//TRASH/DOGGIE POSTS | | | | | | | | | | | | | | | | | | | | | | | |
| BEASLEY POCKET PARK FURNITURE | 20 | 20 | 3,500 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4,850 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| PARK BENCHES TO BE REPAIRED | 20 | 3 | 24,300 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 35,440 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| PARK BENCHES REPAIRED | 20 | 18 | 43,200 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 57,830 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| METAL TRASH CONTAINER | 15 | 8 | 20,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 29,170 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| DOGGIE STATIONS | 10 | 5 | 9,900 | 0 | 0 | 0 | 0 | 12,590 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 14,940 | 0 | 0 | 0 | 0 | 0 |
| STORM WATER FACILITIES | | | | | | | | | | | | | | | | | | | | | | | |
| STORM WATER RUN OFF | 1 | 1 | 30,000 | 35,610 | 36,230 | 36,860 | 37,490 | 38,140 | 38,800 | 39,470 | 40,160 | 40,850 | 41,560 | 42,280 | 43,010 | 43,750 | 44,510 | 45,280 | 46,060 | 46,860 | 47,670 | 48,490 | 49,330 |
| OTHER SITE FEATURES | | | | | | | | | | | | | | | | | | | | | | | |
| IRRIGATION SYSTEM UPKEEP | 1 | 1 | 3,000 | 3,560 | 3,620 | 3,690 | 3,750 | 3,810 | 3,880 | 3,950 | 4,020 | 4,090 | 4,160 | 4,230 | 4,300 | 4,380 | 4,450 | 4,530 | 4,610 | 4,690 | 4,770 | 4,850 | 4,930 |
| SITE ITEMS | 1 | 1 | 2,500 | 2,970 | 3,020 | 3,070 | 3,120 | 3,180 | 3,230 | 3,290 | 3,350 | 3,400 | 3,460 | 3,520 | 3,580 | 3,650 | 3,710 | 3,770 | 3,840 | 3,900 | 3,970 | 4,040 | 4,110 |
| TOTAL OTHER PROPERTY FEATURES | | | 503,910 | | | | | | | | | | | | | | | | | | | | |
| TOTAL RESERVES | | | \$3,859,690 | \$375,170 | \$343,070 | \$192,610 | \$320,810 | \$432,440 | \$366,660 | \$845,490 | \$1,046,830 | \$920,680 | \$633,270 | \$697,300 | \$544,720 | \$520,420 | \$301,280 | \$460,070 | \$352,140 | \$546,550 | \$400,460 | \$344,940 | \$1,317,800 |
| | | | ===== | ===== | ===== | ===== | ===== | ===== | ===== | ===== | ===== | ===== | ===== | ===== | ===== | ===== | ===== | ===== | ===== | ===== | ===== | ===== | ===== |

30 YEAR FINANCIAL PLAN(S)

| FY (10) | Expenses | | Cash Flow Method Funding | | | Component Method Funding | | |
|-------------------------------|------------------|--------------------|--------------------------|--------------------|--------------------|--------------------------|--------------------|--------------------|
| | Annual * (11) | Cumulative (12) | Interest (13) | Contr'b'tn (14) | Balance (15) | Interest (16) | Contr'b'tn (17) | Balance (18) |
| COH | | | | | \$2,363,960 | | | \$2,363,960 |
| 2022 | 443,060 | 443,060 | 0 | 383,880 | 2,304,780 | 0 | 536,300 | 2,457,200 |
| 2023 | 675,190 | 1,118,250 | 0 | 390,520 | 2,020,110 | 0 | 299,540 | 2,081,550 |
| 2024 | 838,140 | 1,956,390 | 0 | 397,280 | 1,579,250 | 0 | 388,220 | 1,631,630 |
| 2025 | 738,760 | 2,695,150 | 0 | 404,150 | 1,244,640 | 0 | 417,880 | 1,310,750 |
| 2026 | 479,450 | 3,174,600 | 0 | 411,140 | 1,176,330 | 0 | 397,940 | 1,229,240 |
| 2027 | 316,620 | 3,491,220 | 0 | 418,250 | 1,277,960 | 0 | 283,810 | 1,196,430 |
| 2028 | 480,640 | 3,971,860 | 0 | 425,490 | 1,222,810 | 0 | 337,190 | 1,052,980 |
| 2029 | 323,400 | 4,295,260 | 0 | 432,850 | 1,332,260 | 0 | 318,390 | 1,047,970 |
| 2030 | 240,790 | 4,536,050 | 0 | 440,340 | 1,531,810 | 0 | 379,660 | 1,186,840 |
| 2031 | 374,850 | 4,910,900 | 0 | 447,960 | 1,604,920 | 0 | 329,430 | 1,141,420 |
| 2032 | 375,170 | 5,286,070 | 0 | 455,710 | 1,685,460 | 0 | 349,700 | 1,115,950 |
| 2033 | 343,070 | 5,629,140 | 0 | 463,590 | 1,805,980 | 0 | 374,370 | 1,147,250 |
| 2034 | 192,610 | 5,821,750 | 0 | 471,610 | 2,084,980 | 0 | 434,540 | 1,389,180 |
| 2035 | 320,810 | 6,142,560 | 0 | 479,770 | 2,243,940 | 0 | 400,260 | 1,468,630 |
| 2036 | 432,440 | 6,575,000 | 0 | 488,070 | 2,299,570 | 0 | 478,730 | 1,514,920 |
| 2037 | 366,660 | 6,941,660 | 0 | 496,510 | 2,429,420 | 0 | 549,170 | 1,697,430 |
| 2038 | 845,490 | 7,787,150 | 0 | 505,100 | 2,089,030 | 0 | 752,070 | 1,604,010 |
| 2039 | 1,046,830 | 8,833,980 | 0 | 513,840 | 1,556,040 | 0 | 729,520 | 1,286,700 |
| 2040 | 920,680 | 9,754,660 | 0 | 522,730 | 1,158,090 | 0 | 687,910 | 1,053,930 |
| 2041 | 633,270 | 10,387,930 | 0 | 531,770 | 1,056,590 | 0 | 611,130 | 1,031,790 |
| 2042 | 697,300 | 11,085,230 | 0 | 540,970 | 900,260 | 0 | 626,200 | 960,690 |
| 2043 | 544,720 | 11,629,950 | 0 | 550,330 | 905,870 | 0 | 491,070 | 907,040 |
| 2044 | 520,420 | 12,150,370 | 0 | 559,850 | 945,300 | 0 | 482,840 | 869,460 |
| 2045 | 301,280 | 12,451,650 | 0 | 569,540 | 1,213,560 | 0 | 484,370 | 1,052,550 |
| 2046 | 460,070 | 12,911,720 | 0 | 579,390 | 1,332,880 | 0 | 567,120 | 1,159,600 |
| 2047 | 352,140 | 13,263,860 | 0 | 589,410 | 1,570,150 | 0 | 482,250 | 1,289,710 |
| 2048 | 546,550 | 13,810,410 | 0 | 599,610 | 1,623,210 | 0 | 571,630 | 1,314,790 |
| 2049 | 400,460 | 14,210,870 | 0 | 609,980 | 1,832,730 | 0 | 617,860 | 1,532,190 |
| 2050 | 344,940 | 14,555,810 | 0 | 620,530 | 2,108,320 | 0 | 711,570 | 1,898,820 |
| 2051 | 1,317,800 | 15,873,610 | 0 | 631,270 | 1,421,790 | 0 | 840,760 | 1,421,780 |
| SUMMARY | | | | | | | | |
| 30-Year Income | | | 0 | 14,931,440 | | 0 | 14,931,430 | |
| Years 1-30 Minimum Threshold | | | | | 900,260 | | | 869,460 |
| Years 1-30 Maximum Threshold | | | | | 2,429,420 | | | 2,457,200 |
| Years 31-50 Minimum Threshold | | | | | 103,290 | | | 1,047,440 |
| Years 31-50 Maximum Threshold | | | | | 1,813,740 | | | 2,308,030 |



Notes:

* An annual average cost. Expenditures can change from year-to-year depending on when actual work is done.

Contribution and projections are based on the study fiscal year and will change if estimated cost, useful life, amount-on-hand, contribution and contingency to be preserved change.

Data should be considered a more accurate projection for years 1 - 5 than the out-years.

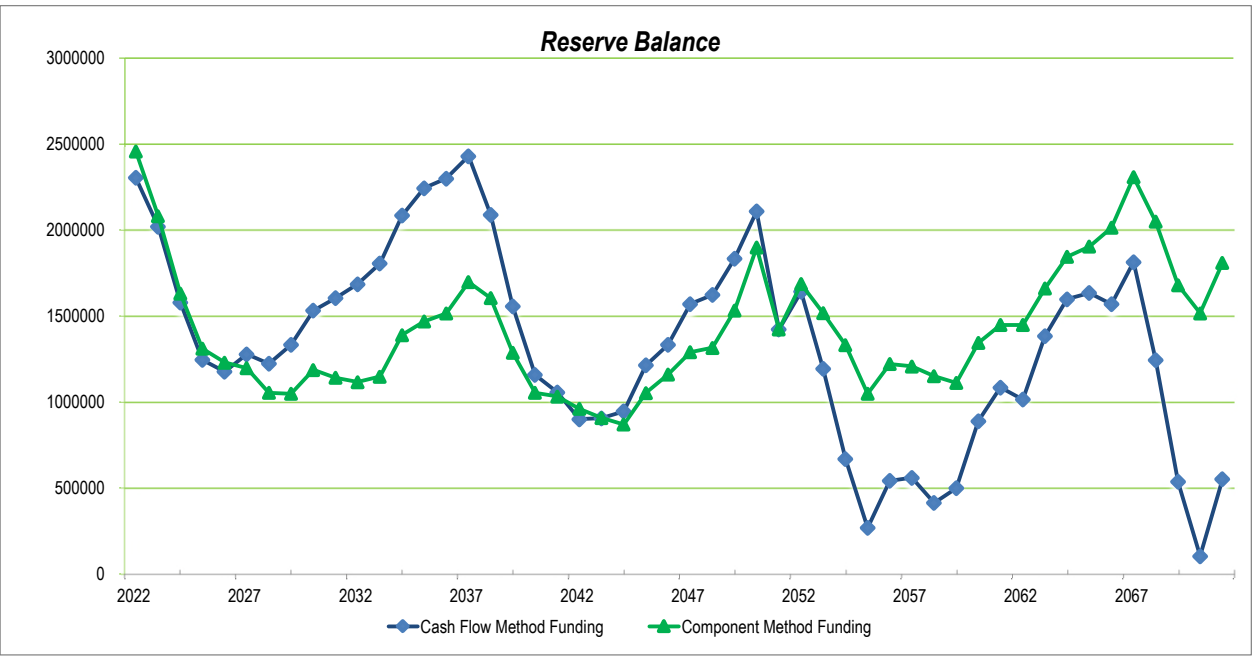
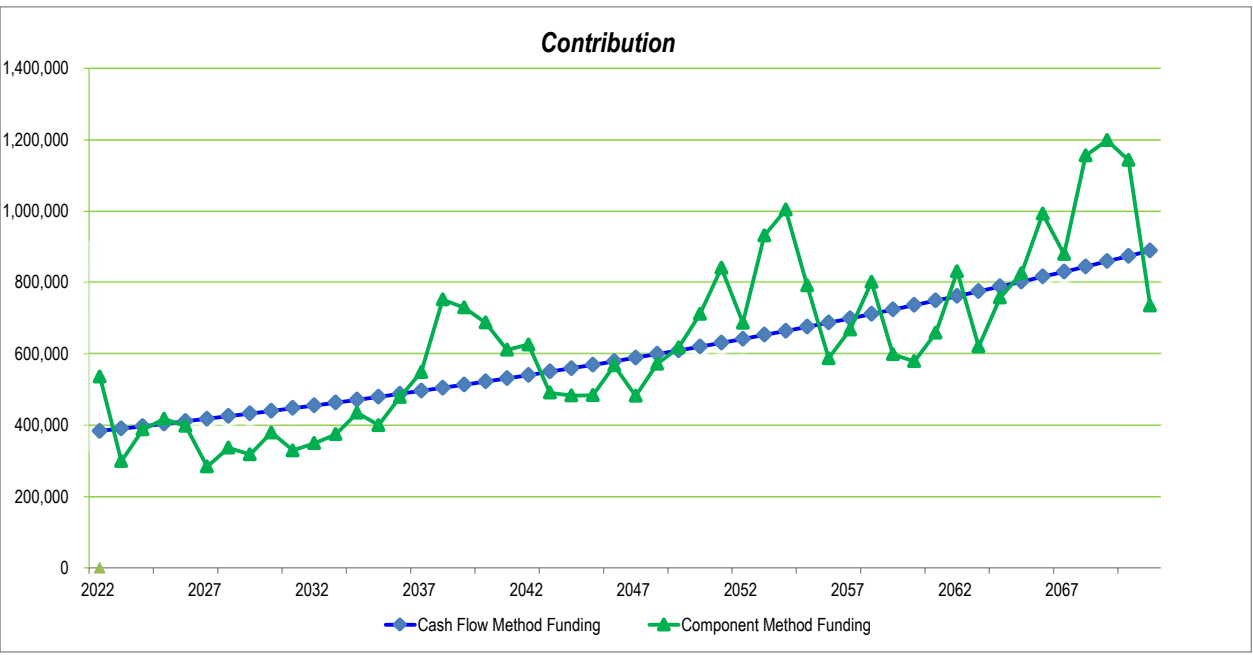
Minimum balance does not include the first year.

If component method calculations are included note how column (17) contributions vary from one year to the next.

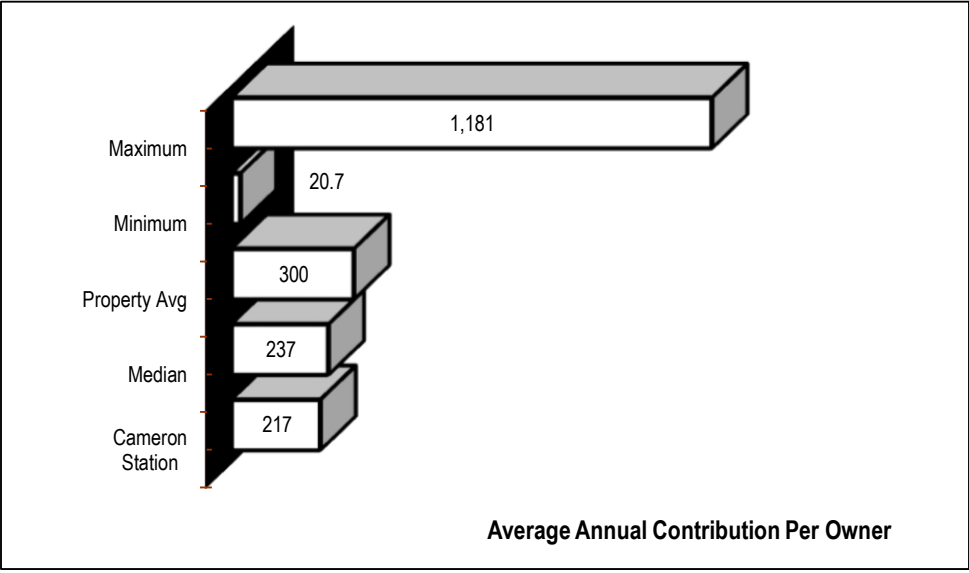
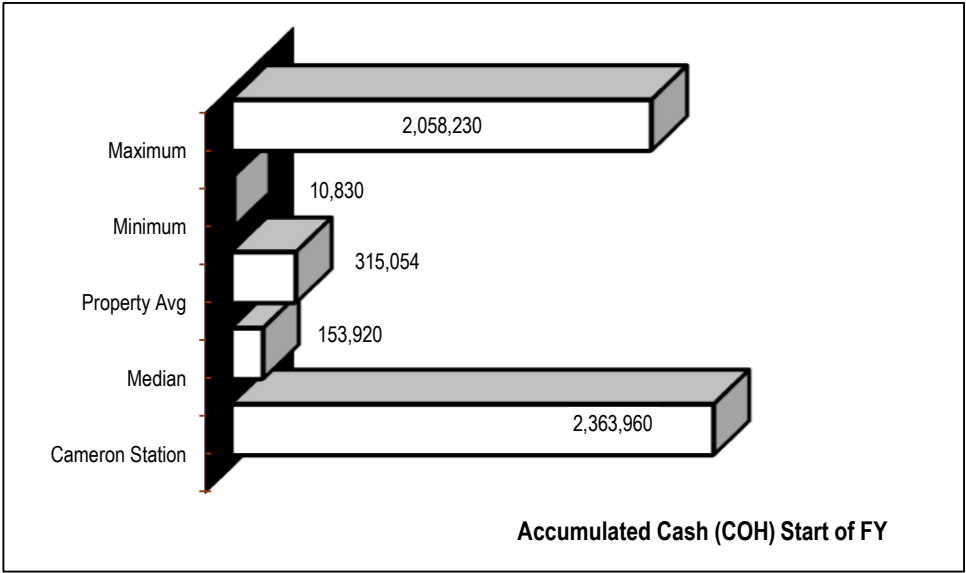
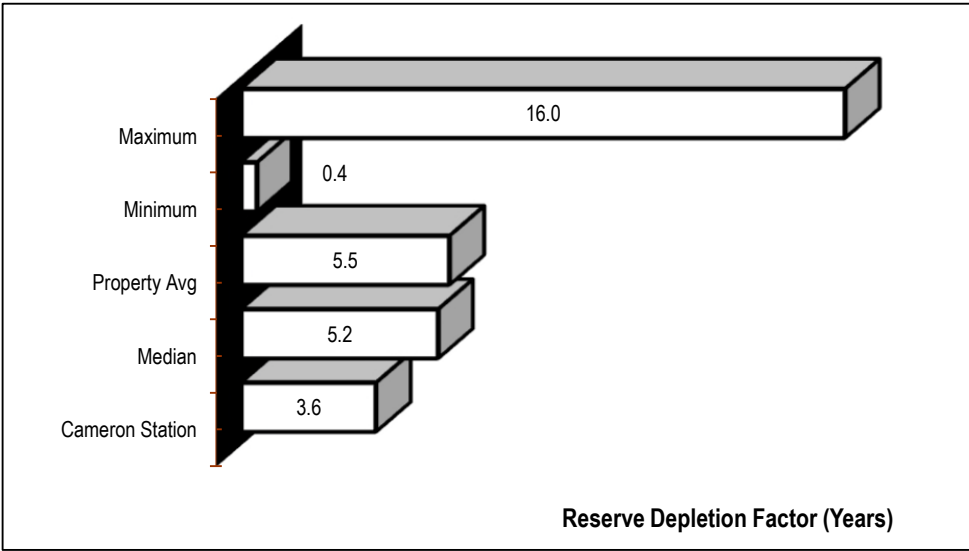
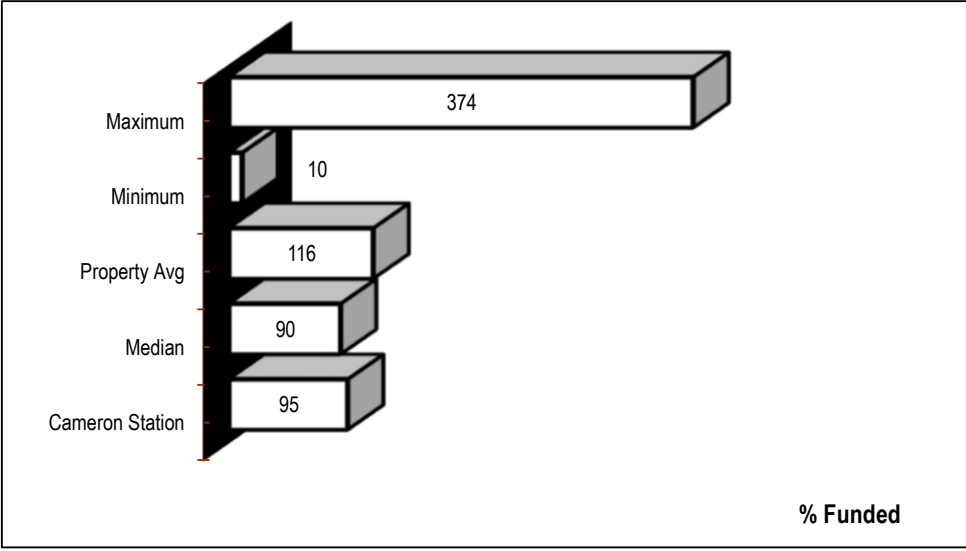
A highlighted cell in column (14) indicates future contributions from that year on will vary from past contributions, either due to inflation or work accomplished.

50 YEAR FINANCIAL PLAN(S)

| FY (10) | Expenses | | Cash Flow Method Funding | | | Component Method Funding | | |
|------------|------------------|--------------------|--------------------------|--------------------|-----------------|--------------------------|--------------------|-----------------|
| | Annual * (11) | Cumulative (12) | Interest (13) | Contr'b'tn (14) | Balance (15) | Interest (16) | Contr'b'tn (17) | Balance (18) |
| COH | | | | | \$2,363,960 | | | \$2,363,960 |
| 2022 | 443,060 | 443,060 | 0 | 383,880 | 2,304,780 | 0 | 536,300 | 2,457,200 |
| 2023 | 675,190 | 1,118,250 | 0 | 390,520 | 2,020,110 | 0 | 299,540 | 2,081,550 |
| 2024 | 838,140 | 1,956,390 | 0 | 397,280 | 1,579,250 | 0 | 388,220 | 1,631,630 |
| 2025 | 738,760 | 2,695,150 | 0 | 404,150 | 1,244,640 | 0 | 417,880 | 1,310,750 |
| 2026 | 479,450 | 3,174,600 | 0 | 411,140 | 1,176,330 | 0 | 397,940 | 1,229,240 |
| 2027 | 316,620 | 3,491,220 | 0 | 418,250 | 1,277,960 | 0 | 283,810 | 1,196,430 |
| 2028 | 480,640 | 3,971,860 | 0 | 425,490 | 1,222,810 | 0 | 337,190 | 1,052,980 |
| 2029 | 323,400 | 4,295,260 | 0 | 432,850 | 1,332,260 | 0 | 318,390 | 1,047,970 |
| 2030 | 240,790 | 4,536,050 | 0 | 440,340 | 1,531,810 | 0 | 379,660 | 1,186,840 |
| 2031 | 374,850 | 4,910,900 | 0 | 447,960 | 1,604,920 | 0 | 329,430 | 1,141,420 |
| 2032 | 375,170 | 5,286,070 | 0 | 455,710 | 1,685,460 | 0 | 349,700 | 1,115,950 |
| 2033 | 343,070 | 5,629,140 | 0 | 463,590 | 1,805,980 | 0 | 374,370 | 1,147,250 |
| 2034 | 192,610 | 5,821,750 | 0 | 471,610 | 2,084,980 | 0 | 434,540 | 1,389,180 |
| 2035 | 320,810 | 6,142,560 | 0 | 479,770 | 2,243,940 | 0 | 400,260 | 1,468,630 |
| 2036 | 432,440 | 6,575,000 | 0 | 488,070 | 2,299,570 | 0 | 478,730 | 1,514,920 |
| 2037 | 366,660 | 6,941,660 | 0 | 496,510 | 2,429,420 | 0 | 549,170 | 1,697,430 |
| 2038 | 845,490 | 7,787,150 | 0 | 505,100 | 2,089,030 | 0 | 752,070 | 1,604,010 |
| 2039 | 1,046,830 | 8,833,980 | 0 | 513,840 | 1,556,040 | 0 | 729,520 | 1,286,700 |
| 2040 | 920,680 | 9,754,660 | 0 | 522,730 | 1,158,090 | 0 | 687,910 | 1,053,930 |
| 2041 | 633,270 | 10,387,930 | 0 | 531,770 | 1,056,590 | 0 | 611,130 | 1,031,790 |
| 2042 | 697,300 | 11,085,230 | 0 | 540,970 | 900,260 | 0 | 626,200 | 960,690 |
| 2043 | 544,720 | 11,629,950 | 0 | 550,330 | 905,870 | 0 | 491,070 | 907,040 |
| 2044 | 520,420 | 12,150,370 | 0 | 559,850 | 945,300 | 0 | 482,840 | 869,460 |
| 2045 | 301,280 | 12,451,650 | 0 | 569,540 | 1,213,560 | 0 | 484,370 | 1,052,550 |
| 2046 | 460,070 | 12,911,720 | 0 | 579,390 | 1,332,880 | 0 | 567,120 | 1,159,600 |
| 2047 | 352,140 | 13,263,860 | 0 | 589,410 | 1,570,150 | 0 | 482,250 | 1,289,710 |
| 2048 | 546,550 | 13,810,410 | 0 | 599,610 | 1,623,210 | 0 | 571,630 | 1,314,790 |
| 2049 | 400,460 | 14,210,870 | 0 | 609,980 | 1,832,730 | 0 | 617,860 | 1,532,190 |
| 2050 | 344,940 | 14,555,810 | 0 | 620,530 | 2,108,320 | 0 | 711,570 | 1,898,820 |
| 2051 | 1,317,800 | 15,873,610 | 0 | 631,270 | 1,421,790 | 0 | 840,760 | 1,421,780 |
| 2052 | 422,560 | 16,296,170 | 0 | 642,190 | 1,641,420 | 0 | 687,240 | 1,686,460 |
| 2053 | 1,101,670 | 17,397,840 | 0 | 653,300 | 1,193,050 | 0 | 931,800 | 1,516,590 |
| 2054 | 1,189,720 | 18,587,560 | 0 | 664,600 | 667,930 | 0 | 1,004,370 | 1,331,240 |
| 2055 | 1,075,800 | 19,663,360 | 0 | 676,100 | 268,230 | 0 | 792,000 | 1,047,440 |
| 2056 | 413,850 | 20,077,210 | 0 | 687,800 | 542,180 | 0 | 587,710 | 1,221,300 |
| 2057 | 682,860 | 20,760,070 | 0 | 699,700 | 559,020 | 0 | 668,280 | 1,206,720 |
| 2058 | 857,640 | 21,617,710 | 0 | 711,800 | 413,180 | 0 | 801,600 | 1,150,680 |
| 2059 | 637,980 | 22,255,690 | 0 | 724,110 | 499,310 | 0 | 598,620 | 1,111,320 |
| 2060 | 347,370 | 22,603,060 | 0 | 736,640 | 888,580 | 0 | 579,520 | 1,343,470 |
| 2061 | 554,080 | 23,157,140 | 0 | 749,380 | 1,083,880 | 0 | 658,770 | 1,448,160 |
| 2062 | 831,410 | 23,988,550 | 0 | 762,340 | 1,014,810 | 0 | 830,870 | 1,447,620 |
| 2063 | 407,220 | 24,395,770 | 0 | 775,530 | 1,383,120 | 0 | 620,140 | 1,660,540 |
| 2064 | 574,400 | 24,970,170 | 0 | 788,950 | 1,597,670 | 0 | 757,820 | 1,843,960 |
| 2065 | 765,840 | 25,736,010 | 0 | 802,600 | 1,634,430 | 0 | 826,170 | 1,904,290 |
| 2066 | 882,290 | 26,618,300 | 0 | 816,480 | 1,568,620 | 0 | 992,300 | 2,014,300 |
| 2067 | 585,490 | 27,203,790 | 0 | 830,610 | 1,813,740 | 0 | 879,220 | 2,308,030 |
| 2068 | 1,414,440 | 28,618,230 | 0 | 844,980 | 1,244,280 | 0 | 1,155,590 | 2,049,180 |
| 2069 | 1,567,900 | 30,186,130 | 0 | 859,600 | 535,980 | 0 | 1,198,530 | 1,679,810 |
| 2070 | 1,307,160 | 31,493,290 | 0 | 874,470 | 103,290 | 0 | 1,143,150 | 1,515,800 |
| 2071 | 441,860 | 31,935,150 | 0 | 889,600 | 551,030 | 0 | 735,420 | 1,809,360 |



COMPARISON TO OTHER PROPERTIES
Sample Size = 100 HOA's/POA'S



Legend:
This comparison only compares the first study year to other properties.
% Funded -- Used-up life divided by Useful Life times Current Cost.
Reserve Depletion Factor -- Number of years the amount-on-hand will fund if no more is contributed to the reserves.
AOH - Reserve funds available at start of fiscal year.
Cost Per Owner - The average cost per owner to meet the reserve requirement compared to other properties.

Attention is directed to columns (1) COMPONENT, (3) AVG and (4) REM USEFUL LIFE, and (5) ESTIMATED COST IN CURRENT DOLLARS on Page A1. These entries, along with reserve savings at the start of the fiscal year and contingency built into the funding plan determine the annual contribution needed to support the reserves. The remaining useful life approximates the time period when funding should be available for repair/replacement work. Good maintenance and repair practices prior to replacement can extend component useful life; conversely, poor or no maintenance/repair will shorten life and result in more cost to the association. Following comments are provided for components that may need further explanation.

COMMUNITY CENTER

EXTERIOR

ROOFING-SHINGLES

GUTTERS/DOWNSPOUTS

FACADE/CAULK/WATERPROOFING

EXTERIOR PAINTING

WINDOWS/DOORS/HARDWARE

INTERIOR DECORATION AND FEATURES

MECHANICAL

ELEVATOR/CAB-HYDRAULIC

Useful life can be extended by repairing minor defects as they occur, but total replacement will eventually be needed. Securing loose nails/clamps, reconnecting or replacing separated or missing sections, sealing leaks, and removing leaves and debris to prevent water and ice damage is needed to achieve maximum gutter and downspout life. Minor repairs to facade, masonry, siding, sealing windows, doors, walls, expansion joints and other openings to keep buildings weather tight.

Reserve budgets average cost for painting, power washing, sealing wood and replacement of deteriorated wood and other surfaces. Cost will vary depending on extent of deterioration, surface preparation, primer and number of finished coats applied. When deteriorated wood is replaced use synthetic materials - they have a longer useful life and require far less maintenance and repair.

Need to be replaced when they no longer perform properly or become damaged. Also includes door hardware. Average costs used, actual costs will vary depending on material quality and features desired.

Useful life of equipment is highly dependent on proper servicing at established frequencies. Spot repairs can extend equipment useful life; however, most equipment will eventually need total or partial replacement for proper performance.

Elevator lift equipment and doors usually need upgrading about every 25-years; cabs may need it sooner depending on interior wear and tear. Code in existence when modernization is done will most likely require building modifications. If the elevator needs a Jack to raise and lower the car its replacement costs is not

PAVEMENTS/CONCRETE

PAVEMENTS

After the roads are rebuilt the following recommendations should be implemented to extend pavement useful life:

- 1) Have a preventive maintenance program that consist of sealing open cracks (equal to or greater than 1/8"), repair failed surface/base/sub-base areas (distinguished by "alligator" or "chicken wire" cracking), apply a seal coat to the entire surface and repaint traffic markings. An additional benefit of sealcoating and traffic markings is the pavement will look uniform and that enhances property appearance. Although we allow for preventive maintenance to be done every four years, if cracks open or asphalt failures occur sooner they should be repaired as needed as the contingency built into this study should cover the cost.
- 2) Be prepared to mill and overlay around the time period shown in the table.

Notes: a) cost of asphalt varies with the price of a barrel of oil, b) one-half pavement area is used if road is shared with adjacent property, and c) although we allow for 100% of the asphalt to be repaved experience supports a smaller percentage of the base/sub-base will need repairs prior to overlaying.

POOL(S)

COPING/TILES/WALLS & GENERAL REPAIRS

POOL DECK/COPING & TILE-PRIOR TO POOL OPEN

POOL FURNITURE

REPLACE CONCRETE DECK

An average budget amount every other whitecoating cycle to correct problems usually found in the pool shell. Major catastrophic repairs caused by high water table flotation or major wall/floor failures are not budgeted for in the reserves because this work is not predictable. If failures do occur they are sometimes covered by insurance, if not, repairs may need to be funded from other sources at that time.

As needed repairs.

Some pool chairs, tables and other furnishings will need servicing or replacement to keep them in good condition. Also allows for upkeep of lifeguard stands and diving boards, if installed.

Assumes the pool deck will eventually need to be replaced.

OTHER PROPERTY FEATURES

ENTRANCE FEATURE WALLS/SIGNAGE

SITE LIGHTING

TABLES/BENCHES/GRILLS//TRASH/DOGGIE POSTS

STORM WATER RUN OFF

SITE ITEMS

Provides for masonry repairs/repointing, name restoration, cleaning and other work needed to keep entrance features in good condition.

No assumption all units will need to be replaced at the same time. Lighting fixtures, wiring, controls, ballasts/transformers, photo cells, poles and mounts can be repaired as needed.

As needed replacement.

Repairs to surface areas where standing water or flowing water need to be controlled. Also includes in-ground drainage piping.

Repairs/replacements to signs, sign posts, flood lights, low height wood retaining walls, flag poles, clocks and other miscellaneous items not reserved for elsewhere.

CAPITAL IMPROVEMENTS

IRRIGATION-REPLACE EXISTING AND ADD ZONES
SECURITY SYSTEM ENHANCEMENTS-FOB

Placeholder entry unit cost is known. Association is considering upgrading existing zones and adding new
Placeholder entry unit cost is known. Funding to incorporate Fobs into the building security system.

EXCLUSIONS

MAILBOXES

US Post Office Responsibility

CATASTROPHES

Are not predictable events - no reserve allowance. If one occurs funding from other sources may be needed if the contingency built into the reserves is insufficient to cover expenses.

RETAINING WALLS

Only walls included in this study are those that appear to be on common ground. If the wall is not shown it is considered to be unit owner responsibility. If this assumption is incorrect please advise so the study can be revised.

BUILDING TENSION CABLES

If installed, we make no allowance for tension cable repair as this work is not predictable. If repairs are needed, funding from other sources will be necessary if the contingency built into this study is insufficient to pay for

APPENDIX B

TABLE OF REPAIR/REPLACEMENT RESERVES and YEARS 1-10 EXPENSES

| COMPONENT | APPROX'MT | | USEFUL LIFE | | ESTIMATED | DISTR'BTN | BALANCE | FY22 | | | | | | | | | | | |
|--|-----------|-----|-------------|-----|-----------|-----------|---------|--------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| | QUANTITY | | AVG | REM | COST IN | OF COH | NEEDED | CONTRIBUTION | | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 |
| (1) | (2) | | (3) | (4) | (5) | (6) | (7) | (8) | (9) | | | | | | | | | | |
| COMMUNITY CENTER | | | | | | | | | | | | | | | | | | | |
| EXTERIOR | | | | | | | | | | | | | | | | | | | |
| ROOFING-SHINGLES | 7,869 | SF | 20 | 4 | 37,770 | 21,340 | 16,430 | 2,150 | 4,110 | 0 | 0 | 0 | 39,760 | 0 | 0 | 0 | 0 | 0 | 0 |
| ROOFING-METAL | 92 | SF | 40 | 24 | 3,680 | 2,080 | 1,600 | 30 | 70 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| ROOFING FLAT | 1,800 | SF | 20 | 5 | 39,590 | 22,360 | 17,230 | 1,800 | 3,450 | 0 | 0 | 0 | 0 | 42,400 | 0 | 0 | 0 | 0 | 0 |
| GUTTERS/DOWNSPOUTS | 875 | LF | 30 | 8 | 11,380 | 6,430 | 4,950 | 320 | 620 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 12,830 | 0 | 0 |
| FAÇADE | | | | | | | | | | | | | | | | | | | |
| FACADE/CAULK/WATERPROOFING | | LS | 5 | 3 | 5,360 | 3,030 | 2,330 | 410 | 780 | 0 | 0 | 5,550 | 0 | 0 | 0 | 0 | 6,040 | 0 | 0 |
| EXTERIOR PAINTING | | | | | | | | | | | | | | | | | | | |
| PAINT/DETERIORATED WOOD REPLACEMENT | | LS | 6 | 3 | 12,000 | 6,780 | 5,220 | 910 | 1,740 | 0 | 0 | 12,420 | 0 | 0 | 0 | 0 | 0 | 13,760 | 0 |
| WINDOWS/DOORS/HARDWARE | | | | | | | | | | | | | | | | | | | |
| BUILDING EXTERIOR DOORS | 9 | EA | 25 | 5 | 34,200 | 19,320 | 14,880 | 1,550 | 2,980 | 0 | 0 | 0 | 0 | 36,630 | 0 | 0 | 0 | 0 | 0 |
| WINDOWS | 69 | EA | 40 | 20 | 65,550 | 37,030 | 28,520 | 740 | 1,430 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| INTERIOR DECORATION AND FEATURES | | | | | | | | | | | | | | | | | | | |
| FLOORING-CARPET (INCLUDES STAIRWAYS) | 598 | SY | 8 | 3 | 35,300 | 19,940 | 15,360 | 2,670 | 5,120 | 0 | 0 | 36,530 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| STAIRWAY (RUBBER TILE) | 380 | SF | 20 | 11 | 13,300 | 7,510 | 5,790 | 270 | 530 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| CEILING TILE-FOYER CLOSET | 39 | SF | 30 | 2 | 310 | 180 | 130 | 30 | 70 | 0 | 320 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| FURNISHINGS/TV'S | | LS | 15 | 6 | 35,000 | 19,770 | 15,230 | 1,330 | 2,540 | 0 | 0 | 0 | 0 | 0 | 38,130 | 0 | 0 | 0 | 0 |
| CEILING LIGHTING FIXTURES | | LS | 30 | 10 | 18,500 | 10,450 | 8,050 | 420 | 810 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 21,590 | 0 |
| PAINT COMMON AREAS | | LS | 7 | 2 | 25,000 | 14,120 | 10,880 | 2,840 | 5,440 | 0 | 25,430 | 0 | 0 | 0 | 0 | 0 | 0 | 28,680 | 0 |
| INTERIOR DOOR REPLACEMENTS | | LS | 5 | 3 | 2,800 | 1,580 | 1,220 | 210 | 410 | 0 | 0 | 2,900 | 0 | 0 | 0 | 0 | 3,160 | 0 | 0 |
| MANAGEMENT OFFICE EQUIPMENT | | | | | | | | | | | | | | | | | | | |
| DESK & CHAIR | 8 | LS | 15 | 6 | 10,000 | 5,650 | 4,350 | 380 | 730 | 0 | 0 | 0 | 0 | 0 | 10,900 | 0 | 0 | 0 | 0 |
| COMPUTERS & PERIPHERALS | 8 | LS | 5 | 3 | 20,000 | 11,300 | 8,700 | 1,510 | 2,900 | 0 | 0 | 20,700 | 0 | 0 | 0 | 0 | 22,550 | 0 | 0 |
| TABLES/CHAIRS/TELEPHONE/MISCELLANEOUS | 20 | LS | 20 | 11 | 12,000 | 6,780 | 5,220 | 250 | 470 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| BATHROOM | | LS | 15 | 8 | 8,000 | 4,520 | 3,480 | 230 | 440 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9,020 | 0 | 0 |
| CONCIERGE | | | | | | | | | | | | | | | | | | | |
| DESK/EQUIPMENT | | LS | 15 | 6 | 4,000 | 2,260 | 1,740 | 150 | 290 | 0 | 0 | 0 | 0 | 0 | 4,360 | 0 | 0 | 0 | 0 |
| KITCHEN | | | | | | | | | | | | | | | | | | | |
| RENOVATION | | LS | 15 | 8 | 18,000 | 10,170 | 7,830 | 510 | 980 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 20,300 | 0 | 0 |
| FITNESS ROOM | | | | | | | | | | | | | | | | | | | |
| PELTON | 2 | EA | 4 | 2 | 5,800 | 3,280 | 2,520 | 660 | 1,260 | 0 | 5,900 | 0 | 0 | 0 | 6,320 | 0 | 0 | 0 | 6,770 |
| EXERCISE EQUIPMENT-1/5 | 9 | EA | 9 | 1 | 35,100 | 19,830 | 15,270 | 7,980 | 15,270 | 35,100 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 40,960 |
| EXERCISE EQUIPMENT-1/5 | 8 | EA | 9 | 3 | 31,200 | 17,630 | 13,570 | 2,360 | 4,520 | 0 | 0 | 32,290 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| EXERCISE EQUIPMENT-1/5 | 9 | EA | 9 | 5 | 35,100 | 19,830 | 15,270 | 1,600 | 3,050 | 0 | 0 | 0 | 0 | 37,590 | 0 | 0 | 0 | 0 | 0 |
| EXERCISE EQUIPMENT-1/5 | 8 | EA | 9 | 7 | 31,200 | 17,630 | 13,570 | 1,010 | 1,940 | 0 | 0 | 0 | 0 | 0 | 0 | 34,580 | 0 | 0 | 0 |
| EXERCISE EQUIPMENT-1/5 | 9 | EA | 9 | 9 | 35,100 | 19,830 | 15,270 | 890 | 1,700 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 40,260 | 0 |
| RUBBER FLOOR TILES | 2,900 | SF | 8 | 3 | 31,900 | 18,020 | 13,880 | 2,420 | 4,630 | 0 | 0 | 33,010 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| BASKETBALL COURT | | | | | | | | | | | | | | | | | | | |
| REPLACE FLOOR | | LS | 40 | 20 | 43,600 | 24,630 | 18,970 | 500 | 950 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| LIGHTING | 4 | EA | 30 | 15 | 4,000 | 2,260 | 1,740 | 60 | 120 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| BASKETBALL STANDARD | 1 | EA | 30 | 20 | 4,000 | 2,260 | 1,740 | 50 | 90 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| MECHANICAL/PLUMBING/ELECTRICAL SYSTEMS | | | | | | | | | | | | | | | | | | | |
| MECHANICAL | | | | | | | | | | | | | | | | | | | |
| BOILER-DOMESTIC HOT WATER | 1,260 | MBU | 20 | 4 | 33,000 | 18,640 | 14,360 | 1,870 | 3,590 | 0 | 0 | 0 | 34,740 | 0 | 0 | 0 | 0 | 0 | 0 |
| HOT WATER STORAGE TANK | 1 | EA | 30 | 30 | 5,000 | 2,820 | 2,180 | 40 | 70 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| HVAC | 20 | TN | 15 | 3 | 64,000 | 36,150 | 27,850 | 4,850 | 9,280 | 0 | 0 | 66,230 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| HVAC | 20 | TN | 15 | 7 | 64,000 | 36,150 | 27,850 | 2,080 | 3,980 | 0 | 0 | 0 | 0 | 0 | 0 | 70,940 | 0 | 0 | 0 |
| HVAC | 30 | TN | 15 | 15 | 96,000 | 54,230 | 41,770 | 1,450 | 2,780 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| EXHAUST FANS | 5 | EA | 15 | 5 | 4,000 | 2,260 | 1,740 | 180 | 350 | 0 | 0 | 0 | 0 | 4,280 | 0 | 0 | 0 | 0 | 0 |
| PLUMBING | | | | | | | | | | | | | | | | | | | |
| PLUMBING/SANITARY/CONDENSATE PIPE | | LS | 50 | 30 | 40,000 | 22,600 | 17,400 | 300 | 580 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| ELECTRICAL | | | | | | | | | | | | | | | | | | | |

TABLE OF REPAIR/REPLACEMENT RESERVES and YEARS 1-10 EXPENSES

| COMPONENT | APPROX'MT | | USEFUL LIFE | | ESTIMATED | DISTR'BTN | BALANCE | FY22 | | | | | | | | | | | |
|--|-----------|----|-------------|-----|-----------|-----------|---------|-----------|--------------|---------|---------|---------|---------|---------|--------|--------|--------|--------|--------|
| | QUANTITY | | AVG | REM | COST IN | OF COH | NEEDED | CASH FLOW | CONTRIBUTION | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 |
| (1) | (2) | | (3) | (4) | (5) | (6) | (7) | (8) | (9) | | | | | | | | | | |
| ELECTRICAL SYSTEMS | | LS | 40 | 20 | 38,000 | 21,470 | 16,530 | 430 | 830 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| CARRIAGE LIGHTS AT DOORS | 11 | EA | 30 | 10 | 3,410 | 1,930 | 1,480 | 80 | 150 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3,980 |
| BATTERY BACKUP/EXIT LIGHT FIXTURES | 40 | EA | 15 | 1 | 9,000 | 5,080 | 3,920 | 2,050 | 3,920 | 9,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| FIRE PROTECTION/SECURITY | | | | | | | | | | | | | | | | | | | |
| FIRE ALARM SYSTEM REPAIRS | | LS | 40 | 20 | 64,600 | 36,490 | 28,110 | 730 | 1,410 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| FIRE SPRINKLER SYSTEM REPAIRS | | LS | 50 | 30 | 76,000 | 42,930 | 33,070 | 580 | 1,100 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| ACCESS SECURITY SYSTEM | | LS | 15 | 2 | 15,000 | 8,470 | 6,530 | 1,710 | 3,270 | 0 | 15,260 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| MISC. MECHANICAL/PLUMBING/ELECTRICAL/FIRE | | LS | 3 | 2 | 5,250 | 2,970 | 2,280 | 600 | 1,140 | 0 | 5,340 | 0 | 0 | 5,620 | 0 | 0 | 5,920 | 0 | 0 |
| ELEVATOR | | | | | | | | | | | | | | | | | | | |
| ELEVATOR/CAB-HYDRAULIC | 1 | EA | 25 | 5 | 175,000 | 98,860 | 76,140 | 7,950 | 15,230 | 0 | 0 | 0 | 0 | 187,430 | 0 | 0 | 0 | 0 | 0 |
| BATHHOUSE | | | | | | | | | | | | | | | | | | | |
| RENOVATION | 2 | EA | 15 | 7 | 90,000 | 50,840 | 39,160 | 2,920 | 5,590 | 0 | 0 | 0 | 0 | 0 | 0 | 99,760 | 0 | 0 | 0 |
| LOCKERS | 84 | EA | 15 | 7 | 10,080 | 5,690 | 4,390 | 330 | 630 | 0 | 0 | 0 | 0 | 0 | 0 | 11,170 | 0 | 0 | 0 |
| FLOOR MATS | 1,194 | SF | 15 | 7 | 11,940 | 6,750 | 5,190 | 390 | 740 | 0 | 0 | 0 | 0 | 0 | 0 | 13,230 | 0 | 0 | 0 |
| POOL(S) | | | | | | | | | | | | | | | | | | | |
| WHITECOAT-ADULT POOL | 2,747 | SF | 5 | 1 | 20,600 | 11,640 | 8,960 | 4,680 | 8,960 | 20,600 | 0 | 0 | 0 | 0 | 22,440 | 0 | 0 | 0 | 0 |
| WHITECOAT-WADING POOL | 288 | SF | 5 | 1 | 3,170 | 1,790 | 1,380 | 720 | 1,380 | 3,170 | 0 | 0 | 0 | 0 | 3,450 | 0 | 0 | 0 | 0 |
| FILTER/PUMPS/PIPING/CHEMICAL EQUIPMENT | | LS | 10 | 5 | 15,000 | 8,470 | 6,530 | 680 | 1,310 | 0 | 0 | 0 | 0 | 16,070 | 0 | 0 | 0 | 0 | 0 |
| COPING/TILES/WALLS & GENERAL REPAIRS | | LS | 10 | 7 | 33,390 | 18,860 | 14,530 | 1,080 | 2,080 | 0 | 0 | 0 | 0 | 0 | 0 | 37,010 | 0 | 0 | 0 |
| POOL DECK/COPING & TILE-PRIOR TO POOL OPEN | | LS | 1 | 1 | 3,790 | 2,140 | 1,650 | 860 | 1,650 | 3,790 | 3,860 | 3,920 | 3,990 | 4,060 | 4,130 | 4,200 | 4,270 | 4,350 | 4,420 |
| POOL FURNITURE | | LS | 8 | 4 | 54,630 | 30,860 | 23,770 | 3,100 | 5,940 | 0 | 0 | 0 | 57,510 | 0 | 0 | 0 | 0 | 0 | 0 |
| UMBRELLAS | | LS | 8 | 6 | 2,400 | 1,360 | 1,040 | 90 | 170 | 0 | 0 | 0 | 0 | 0 | 2,610 | 0 | 0 | 0 | 0 |
| SHADE AWNING | | LS | 10 | 8 | 3,000 | 1,690 | 1,310 | 90 | 160 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3,380 | 0 | 0 |
| REPLACE CONCRETE DECK | 6,865 | SF | 50 | 30 | 109,840 | 62,050 | 47,790 | 830 | 1,590 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 6' METAL FENCE | 295 | LF | 30 | 10 | 30,980 | 17,500 | 13,480 | 700 | 1,350 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 36,150 |
| 3' METAL FENCE | 80 | LF | 30 | 10 | 6,400 | 3,620 | 2,780 | 150 | 280 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7,470 |
| ADULT POOL COVER | 2,747 | SF | 10 | 10 | 7,900 | 4,460 | 3,440 | 180 | 340 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9,220 |
| WADING POOL COVER | 288 | SF | 10 | 2 | 2,740 | 1,550 | 1,190 | 310 | 600 | 0 | 2,790 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL BUILDING(S) | | | | | | | | | | | | | | | | | | | |
| | | | | | 1,766,860 | 998,120 | 768,740 | 78,250 | 149,890 | | | | | | | | | | |
| PAVEMENTS/CONCRETE | | | | | | | | | | | | | | | | | | | |
| PAVEMENTS | | | | | | | | | | | | | | | | | | | |
| PREVENTIVE MAINTENANCE | 28,000 | SY | 4 | 1 | 64,400 | 36,380 | 28,020 | 14,630 | 28,020 | 0 | 0 | 0 | 0 | 0 | 70,170 | 0 | 0 | 0 | 75,150 |
| PAVEMENT OVERLAY | 28,000 | SY | 15 | 2 | 406,000 | 229,360 | 176,640 | 46,130 | 88,320 | 0 | 413,020 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| BASE/SUB-BASE/REPAIRS | 1,400 | SY | 15 | 2 | 39,200 | 22,140 | 17,060 | 4,460 | 8,530 | 0 | 39,880 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| PREVENTIVE MAINTENANCE | 28,000 | SY | 4 | 1 | 64,400 | 36,380 | 28,020 | 14,630 | 28,020 | 0 | 0 | 0 | 0 | 0 | 0 | 71,380 | 0 | 0 | 0 |
| PAVEMENT OVERLAY | 28,000 | SY | 15 | 3 | 406,000 | 229,360 | 176,640 | 30,750 | 58,880 | 0 | 0 | 420,170 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| BASE/SUB-BASE/REPAIRS | 1,400 | SY | 15 | 3 | 39,200 | 22,140 | 17,060 | 2,970 | 5,690 | 0 | 0 | 40,570 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| PREVENTIVE MAINTENANCE | 28,000 | SY | 4 | 1 | 64,400 | 36,380 | 28,020 | 14,630 | 28,020 | 64,400 | 0 | 0 | 0 | 0 | 0 | 0 | 72,620 | 0 | 0 |
| PAVEMENT OVERLAY | 28,000 | SY | 15 | 4 | 406,000 | 229,360 | 176,640 | 23,060 | 44,160 | 0 | 0 | 0 | 427,440 | 0 | 0 | 0 | 0 | 0 | 0 |
| BASE/SUB-BASE/REPAIRS | 1,400 | SY | 15 | 4 | 39,200 | 22,140 | 17,060 | 2,230 | 4,270 | 0 | 0 | 0 | 41,270 | 0 | 0 | 0 | 0 | 0 | 0 |
| CONCRETE/PAVERS | | | | | | | | | | | | | | | | | | | |
| SIDEWALKS-BRICK PAVERS | | LS | 1 | 1 | 45,000 | 25,420 | 19,580 | 10,230 | 19,580 | 45,000 | 45,780 | 46,570 | 47,380 | 48,200 | 49,030 | 49,880 | 50,740 | 51,620 | 52,510 |
| CURBS/GUTTERS OTHER CONCRETE | | LS | 4 | 2 | 15,120 | 8,540 | 6,580 | 1,720 | 3,290 | 0 | 15,380 | 0 | 0 | 0 | 16,470 | 0 | 0 | 0 | 17,640 |
| TOTAL PAVEMENTS/CONCRETE | | | | | 1,588,920 | 897,600 | 691,320 | 165,440 | 316,780 | | | | | | | | | | |
| OTHER PROPERTY FEATURES | | | | | | | | | | | | | | | | | | | |
| ENTRANCE FEATURE WALLS/SIGNAGE | | LS | 5 | 1 | 1,500 | 850 | 650 | 340 | 650 | 1,500 | 0 | 0 | 0 | 0 | 1,630 | 0 | 0 | 0 | 0 |
| TREES/SHRUBBERY-DISEASED/DEAD | | LS | 1 | 1 | 25,000 | 14,120 | 10,880 | 5,680 | 10,880 | 25,000 | 25,430 | 25,870 | 26,320 | 26,780 | 27,240 | 27,710 | 28,190 | 28,680 | 29,170 |
| PROPERTY LINE FENCE BETWEEN COMERCIAL STORES | 2,866 | LF | 20 | 1 | 160,000 | 90,390 | 69,610 | 36,360 | 69,610 | 160,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| DUKE STREET COLUMNS/FENCE REPAIRS PAINT | 100 | LF | 6 | 3 | 3,000 | 1,690 | 1,310 | 230 | 440 | 0 | 0 | 3,100 | 0 | 0 | 0 | 0 | 0 | 3,440 | 0 |

TABLE OF REPAIR/REPLACEMENT RESERVES and YEARS 1-10 EXPENSES

| COMPONENT | APPROX'MT QUANTITY | | USEFUL LIFE ESTIMATED | | DISTR'BTN OF COH AS OF 1-Jan-22 | BALANCE NEEDED TO FUND RESERVE | FY22 CONTRIBUTION | | | | | | | | | | | | | |
|---|-----------------------|-----|-----------------------|-----------------------|--|---|----------------------|----------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|--|
| | | | AVG REM (YRS) | COST IN CURRENT \$ | | | CASH FLOW | COMPONENT METHODS | | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | |
| (1) | (2) | (3) | (4) | | (5) | (6) | (7) | (8) | (9) | | | | | | | | | | | |
| GAZEBOS/ARBORS | | | | | | | | | | | | | | | | | | | | |
| CAMERON STATION BOULEVARD GAZEBO | | | | | | | | | | | | | | | | | | | | |
| ROOFING | 1,200 | SF | 38 | 18 | 24,000 | 13,560 | 10,440 | 300 | 580 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| RAILING | 100 | SF | 30 | 10 | 5,000 | 2,820 | 2,180 | 110 | 220 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5,830 | |
| PAINT/STAINING/STRUCTURAL REPAIRS | | LS | 6 | 3 | 3,700 | 2,090 | 1,610 | 280 | 540 | 0 | 0 | 3,830 | 0 | 0 | 0 | 0 | 0 | 4,240 | 0 | |
| JOHN TIGER DRIVE GAZEBO | | | | | | | | | | | | | | | | | | | | |
| ROOFING | 166 | SF | 38 | 18 | 4,980 | 2,810 | 2,170 | 60 | 120 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| PAINT/STAINING/STRUCTURAL REPAIRS | | LS | 6 | 3 | 2,500 | 1,410 | 1,090 | 190 | 360 | 0 | 0 | 2,590 | 0 | 0 | 0 | 0 | 0 | 2,870 | 0 | |
| DONOVAN DRIVE ARBOR | | | | | | | | | | | | | | | | | | | | |
| STRUCTURE REPAIRS | 1,000 | SF | 40 | 20 | 35,000 | 19,770 | 15,230 | 400 | 760 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| DONOVAN DRIVE FOUNTAIN | | | | | | | | | | | | | | | | | | | | |
| WATERPROOF BASIN | | LS | 8 | 4 | 2,500 | 1,410 | 1,090 | 140 | 270 | 0 | 0 | 0 | 2,630 | 0 | 0 | 0 | 0 | 0 | 0 | |
| PUMP/PIPINGGENERAL REPAIRS | | LS | 10 | 5 | 1,000 | 560 | 440 | 50 | 90 | 0 | 0 | 0 | 0 | 1,070 | 0 | 0 | 0 | 0 | 0 | |
| SITE LIGHTING | | | | | | | | | | | | | | | | | | | | |
| LED CONVERSION-1/2 | 1 | LS | 99 | 1 | 40,000 | 22,600 | 17,400 | 9,090 | 17,400 | 40,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| LED CONVERSION-1/2 | 1 | LS | 99 | 2 | 40,000 | 22,600 | 17,400 | 4,540 | 8,700 | 0 | 40,690 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| STREET LIGHT REPAIRS | 560 | LS | 1 | 3 | 19,330 | 10,920 | 8,410 | 1,460 | 2,800 | 0 | 0 | 20,000 | 20,350 | 20,700 | 21,060 | 21,430 | 21,800 | 22,170 | 22,560 | |
| TABLES/BENCHES/GRILLS/TRASH/DOGGIE POSTS | | | | | | | | | | | | | | | | | | | | |
| BEASLEY POCKET PARK FURNITURE | | LS | 20 | 20 | 3,500 | 1,980 | 1,520 | 40 | 80 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| PARK BENCHES TO BE REPAIRED | 27 | EA | 20 | 3 | 24,300 | 13,730 | 10,570 | 1,840 | 3,520 | 0 | 0 | 25,150 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| PARK BENCHES REPAIRED | 48 | EA | 20 | 18 | 43,200 | 24,400 | 18,800 | 550 | 1,040 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| METAL TRASH CONTAINER | 40 | EA | 15 | 8 | 20,000 | 11,300 | 8,700 | 570 | 1,090 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 22,550 | 0 | 0 | |
| DOGGIE STATIONS | 22 | EA | 10 | 5 | 9,900 | 5,590 | 4,310 | 450 | 860 | 0 | 0 | 0 | 0 | 10,600 | 0 | 0 | 0 | 0 | 0 | |
| STORM WATER FACILITIES | | | | | | | | | | | | | | | | | | | | |
| STORM WATER RUN OFF | | LS | 1 | 1 | 30,000 | 16,950 | 13,050 | 6,820 | 13,050 | 30,000 | 30,520 | 31,050 | 31,580 | 32,130 | 32,690 | 33,250 | 33,830 | 34,410 | 35,010 | |
| OTHER SITE FEATURES | | | | | | | | | | | | | | | | | | | | |
| IRRIGATION SYSTEM UPKEEP | | LS | 1 | 1 | 3,000 | 1,690 | 1,310 | 680 | 1,310 | 3,000 | 3,050 | 3,100 | 3,160 | 3,210 | 3,270 | 3,330 | 3,380 | 3,440 | 3,500 | |
| SITE ITEMS | | LS | 1 | 1 | 2,500 | 1,410 | 1,090 | 570 | 1,090 | 2,500 | 2,540 | 2,590 | 2,630 | 2,680 | 2,720 | 2,770 | 2,820 | 2,870 | 2,920 | |
| TOTAL OTHER PROPERTY FEATURES | | | | | 503,910 | 284,650 | 219,260 | 70,750 | 135,460 | | | | | | | | | | | |
| CAPITAL IMPROVEMENTS | | | | | | | | | | | | | | | | | | | | |
| IRRIGATION-UPGRADE EXISTING AND ADD ZONES | | LS | NA | 1 | 300,000 | 169,470 | 130,530 | 68,170 | 130,530 | 300,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| SECURITY SYSTEM ENHANCEMENTS-FOB | | LS | NA | 1 | 25,000 | 14,120 | 10,880 | 5,680 | 10,880 | 25,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| TOTAL CAPITAL IMPROVEMENTS | | | | | 325,000 | 183,590 | 141,410 | 73,850 | 141,410 | | | | | | | | | | | |
| TOTAL RESERVES | | | | | \$4,184,690 | \$2,363,960 | \$1,820,730 | \$388,290 | \$743,540 | \$768,060 | \$675,190 | \$838,140 | \$738,760 | \$479,450 | \$316,620 | \$480,640 | \$323,400 | \$240,790 | \$374,850 | |

Notes:
All dollars rounded to nearest \$10. Totals may not add due to rounding.
One year remaining useful life indicates component useful life is used up.

9/22/2021

YEARS 11-30 EXPENSES

Cameron Station Community Association-FY22-Appendix B Revision 2

Reserve Study

| COMPONENT | USEFUL LIFE | | ESTIMATED COST IN CURRENT \$ | | | | | | | | | | | | | | | | | | | | |
|--|-------------|-----|------------------------------------|--------|--------|--------|--------|--------|--------|---------|---------|---------|--------|---------|---------|--------|--------|--------|--------|---------|--------|---------|---------|
| | AVG | REM | | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 | 2045 | 2046 | 2047 | 2048 | 2049 | 2050 | 2051 |
| (1) | (3) | (4) | (5) | | | | | | | | | | | | | | | | | | | | |
| MISC. MECHANICAL/PLUMBING/ELECTRICAL/FIRE | 3 | 2 | 5,250 | 6,230 | 0 | 0 | 6,560 | 0 | 0 | 6,910 | 0 | 0 | 7,270 | 0 | 0 | 7,660 | 0 | 0 | 8,060 | 0 | 0 | 8,490 | 0 |
| ELEVATOR | | | | | | | | | | | | | | | | | | | | | | | |
| ELEVATOR/CAB-HYDRAULIC | 25 | 5 | 175,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 287,780 |
| BATHHOUSE | | | | | | | | | | | | | | | | | | | | | | | |
| RENOVATION | 15 | 7 | 90,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 129,020 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| LOCKERS | 15 | 7 | 10,080 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 14,450 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| FLOOR MATS | 15 | 7 | 11,940 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 17,120 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| POOL(S) | | | | | | | | | | | | | | | | | | | | | | | |
| WHITECOAT-ADULT POOL | 5 | 1 | 20,600 | 24,450 | 0 | 0 | 0 | 0 | 26,640 | 0 | 0 | 0 | 0 | 29,030 | 0 | 0 | 0 | 0 | 31,630 | 0 | 0 | 0 | 0 |
| WHITECOAT-WADING POOL | 5 | 1 | 3,170 | 3,760 | 0 | 0 | 0 | 0 | 4,100 | 0 | 0 | 0 | 0 | 4,470 | 0 | 0 | 0 | 0 | 4,870 | 0 | 0 | 0 | 0 |
| FILTER/PUMPS/PIPING/CHEMICAL EQUIPMENT | 10 | 5 | 15,000 | 0 | 0 | 0 | 0 | 19,070 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 22,640 | 0 | 0 | 0 | 0 | 0 |
| COPING/TILES/WALLS & GENERAL REPAIRS | 10 | 7 | 33,390 | 0 | 0 | 0 | 0 | 0 | 0 | 43,930 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 52,150 | 0 | 0 | 0 |
| POOL DECK/COPING & TILE-PRIOR TO POOL OPEN | 1 | 1 | 3,790 | 4,500 | 4,580 | 4,660 | 4,740 | 4,820 | 4,900 | 4,990 | 5,070 | 5,160 | 5,250 | 5,340 | 5,430 | 5,530 | 5,620 | 5,720 | 5,820 | 5,920 | 6,020 | 6,130 | 6,230 |
| POOL FURNITURE | 8 | 4 | 54,630 | 0 | 65,970 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 75,680 | 0 | 0 | 0 | 0 | 0 | 86,810 | 0 | 0 | 0 |
| UMBRELLAS | 8 | 6 | 2,400 | 0 | 0 | 0 | 3,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3,440 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3,950 |
| SHADE AWNING | 10 | 8 | 3,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4,020 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4,770 | 0 | 0 |
| REPLACE CONCRETE DECK | 50 | 30 | 109,840 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 180,630 |
| 6' METAL FENCE | 30 | 10 | 30,980 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 3' METAL FENCE | 30 | 10 | 6,400 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| ADULT POOL COVER | 10 | 10 | 7,900 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 10,940 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 12,990 |
| WADING POOL COVER | 10 | 2 | 2,740 | 0 | 3,310 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3,930 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL BUILDING(S) | | | 1,766,860 | | | | | | | | | | | | | | | | | | | | |
| PAVEMENTS/CONCRETE | | | | | | | | | | | | | | | | | | | | | | | |
| PAVEMENTS | | | | | | | | | | | | | | | | | | | | | | | |
| PREVENTIVE MAINTENANCE | 4 | 1 | 64,400 | 0 | 0 | 0 | 80,490 | 0 | 0 | 0 | 0 | 0 | 0 | 90,750 | 0 | 0 | 0 | 97,200 | 0 | 0 | 0 | 104,100 | 0 |
| PAVEMENT OVERLAY | 15 | 2 | 406,000 | 0 | 0 | 0 | 0 | 0 | 0 | 534,210 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| BASE/SUB-BASE/REPAIRS | 15 | 2 | 39,200 | 0 | 0 | 0 | 0 | 0 | 0 | 51,580 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| PREVENTIVE MAINTENANCE | 4 | 1 | 64,400 | 76,450 | 0 | 0 | 0 | 81,880 | 0 | 0 | 0 | 0 | 0 | 0 | 92,320 | 0 | 0 | 0 | 98,880 | 0 | 0 | 0 | 105,900 |
| PAVEMENT OVERLAY | 15 | 3 | 406,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 543,450 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| BASE/SUB-BASE/REPAIRS | 15 | 3 | 39,200 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 52,470 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| PREVENTIVE MAINTENANCE | 4 | 1 | 64,400 | 0 | 77,770 | 0 | 0 | 0 | 83,300 | 0 | 0 | 0 | 0 | 0 | 0 | 93,920 | 0 | 0 | 0 | 100,590 | 0 | 0 | 0 |
| PAVEMENT OVERLAY | 15 | 4 | 406,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 552,850 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| BASE/SUB-BASE/REPAIRS | 15 | 4 | 39,200 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 53,380 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| CONCRETE/PAVERS | | | | | | | | | | | | | | | | | | | | | | | |
| SIDEWALKS-BRICK PAVERS | 1 | 1 | 45,000 | 53,420 | 54,340 | 55,280 | 56,240 | 57,210 | 58,200 | 59,210 | 60,230 | 61,280 | 62,340 | 63,420 | 64,510 | 65,630 | 66,760 | 67,920 | 69,090 | 70,290 | 71,510 | 72,740 | 74,000 |
| CURBS/GUTTERS OTHER CONCRETE | 4 | 2 | 15,120 | 0 | 0 | 0 | 18,900 | 0 | 0 | 19,890 | 0 | 0 | 0 | 21,310 | 0 | 0 | 0 | 22,820 | 0 | 0 | 0 | 24,440 | 0 |
| TOTAL PAVEMENTS/CONCRETE | | | 1,588,920 | | | | | | | | | | | | | | | | | | | | |
| OTHER PROPERTY FEATURES | | | | | | | | | | | | | | | | | | | | | | | |
| ENTRANCE FEATURE WALLS/SIGNAGE | 5 | 1 | 1,500 | 1,780 | 0 | 0 | 0 | 0 | 1,940 | 0 | 0 | 0 | 0 | 2,110 | 0 | 0 | 0 | 0 | 2,300 | 0 | 0 | 0 | 0 |
| TREES/SHRUBBERY-DISEASED/DEAD | 1 | 1 | 25,000 | 29,680 | 30,190 | 30,710 | 31,240 | 31,790 | 32,340 | 32,890 | 33,460 | 34,040 | 34,630 | 35,230 | 35,840 | 36,460 | 37,090 | 37,730 | 38,390 | 39,050 | 39,730 | 40,410 | 41,110 |
| PROPERTY LINE FENCE BETWEEN COMERCIAL STORES | 20 | 1 | 160,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 225,480 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| DUKE STREET COLUMNS/FENCE REPAIRS PAINT | 6 | 3 | 3,000 | 0 | 0 | 0 | 0 | 3,810 | 0 | 0 | 0 | 0 | 0 | 4,230 | 0 | 0 | 0 | 0 | 4,690 | 0 | 0 | 0 | 0 |
| GAZEBO/ARBORS | | | | | | | | | | | | | | | | | | | | | | | |
| CAMERON STATION BOULEVARD GAZEBO | | | | | | | | | | | | | | | | | | | | | | | |
| ROOFING | 38 | 18 | 24,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 32,130 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| RAILING | 30 | 10 | 5,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| PAINT/STAINING/STRUCTURAL REPAIRS | 6 | 3 | 3,700 | 0 | 0 | 0 | 0 | 4,700 | 0 | 0 | 0 | 0 | 0 | 5,210 | 0 | 0 | 0 | 0 | 5,780 | 0 | 0 | 0 | 0 |
| JOHN TIGER DRIVE GAZEBO | | | | | | | | | | | | | | | | | | | | | | | |
| ROOFING | 38 | 18 | 4,980 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6,670 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| PAINT/STAINING/STRUCTURAL REPAIRS | 6 | 3 | 2,500 | 0 | 0 | 0 | 0 | 3,180 | 0 | 0 | 0 | 0 | 0 | 3,520 | 0 | 0 | 0 | 0 | 3,900 | 0 | 0 | 0 | 0 |
| DONOVAN DRIVE ARBOR | | | | | | | | | | | | | | | | | | | | | | | |
| STRUCTURE REPAIRS | 40 | 20 | 35,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 48,480 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| DONOVAN DRIVE FOUNTAIN | | | | | | | | | | | | | | | | | | | | | | | |
| WATERPROOF BASIN | 8 | 4 | 2,500 | 0 | 3,020 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3,460 | 0 | 0 | 0 | 0 | 0 | 0 | 3,970 | 0 | 0 | 0 |
| PUMP/PIPINGGENERAL REPAIRS | 10 | 5 | 1,000 | 0 | 0 | 0 | 0 | 1,270 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,510 | 0 | 0 | 0 | 0 | 0 |
| SITE LIGHTING | | | | | | | | | | | | | | | | | | | | | | | |

YEARS 11-30 EXPENSES

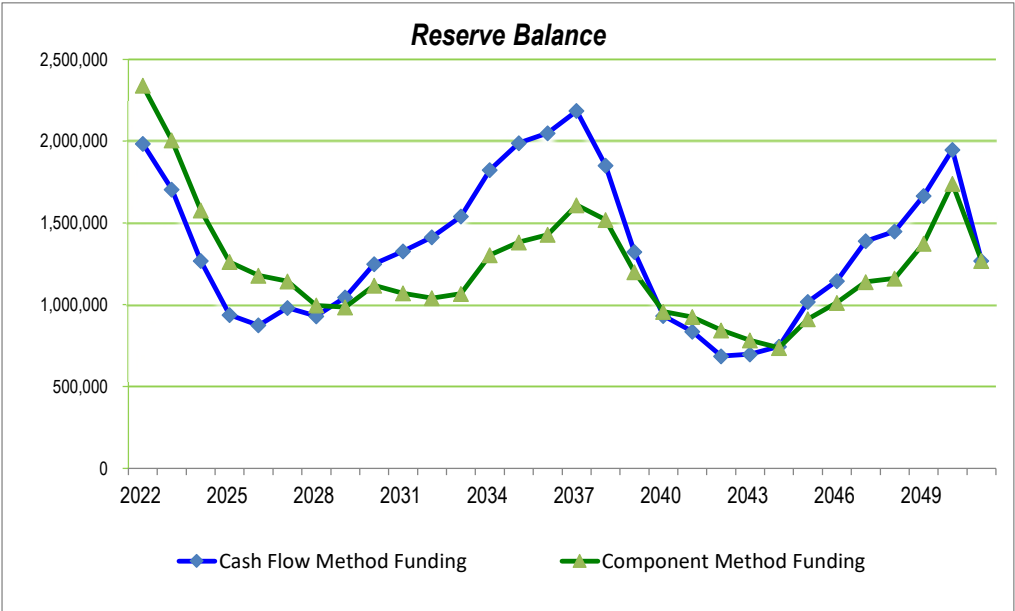
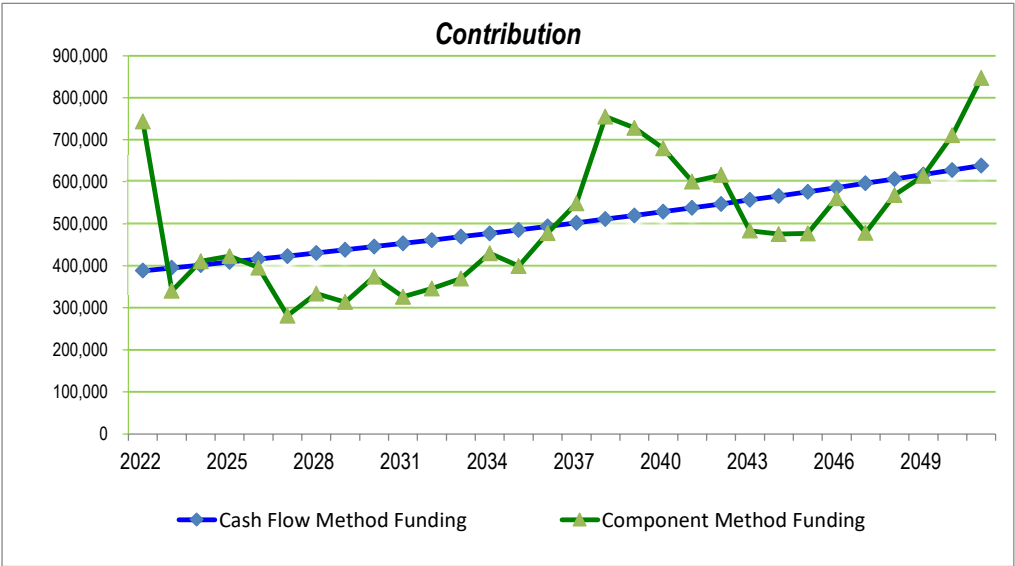
Cameron Station Community Association-FY22-Appendix B Revision 2

Reserve Study

| COMPONENT | USEFUL LIFE | | ESTIMATED COST IN CURRENT \$ | | | | | | | | | | | | | | | | | | | | |
|--|-------------|-----|------------------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-------------|
| | AVG | REM | | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 | 2045 | 2046 | 2047 | 2048 | 2049 | 2050 | 2051 |
| (1) | (3) | (4) | (5) | | | | | | | | | | | | | | | | | | | | |
| LED CONVERSION-1/2 | 99 | 1 | 40,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| LED CONVERSION-1/2 | 99 | 2 | 40,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| STREET LIGHT REPAIRS | 1 | 3 | 19,330 | 22,950 | 23,340 | 23,750 | 24,160 | 24,580 | 25,000 | 25,430 | 25,870 | 26,320 | 26,780 | 27,240 | 27,710 | 28,190 | 28,680 | 29,170 | 29,680 | 30,190 | 30,720 | 31,250 | 31,790 |
| TABLES/BENCHES/GRILLS//TRASH/DOGGIE POSTS | | | | | | | | | | | | | | | | | | | | | | | |
| BEASLEY POCKET PARK FURNITURE | 20 | 20 | 3,500 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4,850 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| PARK BENCHES TO BE REPAIRED | 20 | 3 | 24,300 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 35,440 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| PARK BENCHES REPAIRED | 20 | 18 | 43,200 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 57,830 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| METAL TRASH CONTAINER | 15 | 8 | 20,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 29,170 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| DOGGIE STATIONS | 10 | 5 | 9,900 | 0 | 0 | 0 | 0 | 12,590 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 14,940 | 0 | 0 | 0 | 0 | 0 |
| STORM WATER FACILITIES | | | | | | | | | | | | | | | | | | | | | | | |
| STORM WATER RUN OFF | 1 | 1 | 30,000 | 35,610 | 36,230 | 36,860 | 37,490 | 38,140 | 38,800 | 39,470 | 40,160 | 40,850 | 41,560 | 42,280 | 43,010 | 43,750 | 44,510 | 45,280 | 46,060 | 46,860 | 47,670 | 48,490 | 49,330 |
| OTHER SITE FEATURES | | | | | | | | | | | | | | | | | | | | | | | |
| IRRIGATION SYSTEM UPKEEP | 1 | 1 | 3,000 | 3,560 | 3,620 | 3,690 | 3,750 | 3,810 | 3,880 | 3,950 | 4,020 | 4,090 | 4,160 | 4,230 | 4,300 | 4,380 | 4,450 | 4,530 | 4,610 | 4,690 | 4,770 | 4,850 | 4,930 |
| SITE ITEMS | 1 | 1 | 2,500 | 2,970 | 3,020 | 3,070 | 3,120 | 3,180 | 3,230 | 3,290 | 3,350 | 3,400 | 3,460 | 3,520 | 3,580 | 3,650 | 3,710 | 3,770 | 3,840 | 3,900 | 3,970 | 4,040 | 4,110 |
| TOTAL OTHER PROPERTY FEATURES | | | 503,910 | | | | | | | | | | | | | | | | | | | | |
| CAPITAL IMPROVEMENTS | | | | | | | | | | | | | | | | | | | | | | | |
| IRRIGATION-UPGRADE EXISTING AND ADD ZONES | NA | 1 | 300,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| SECURITY SYSTEM ENHANCEMENTS-FOB | NA | 1 | 25,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL CAPITAL IMPROVEMENTS | | | 325,000 | | | | | | | | | | | | | | | | | | | | |
| TOTAL RESERVES | | | \$4,184,690 | \$375,170 | \$343,070 | \$192,610 | \$320,810 | \$432,440 | \$366,660 | \$845,490 | \$1,046,830 | \$920,680 | \$633,270 | \$697,300 | \$544,720 | \$520,420 | \$301,280 | \$460,070 | \$352,140 | \$546,550 | \$400,460 | \$344,940 | \$1,317,800 |
| | | | ===== | ===== | ===== | ===== | ===== | ===== | ===== | ===== | ===== | ===== | ===== | ===== | ===== | ===== | ===== | ===== | ===== | ===== | ===== | ===== | ===== |

30 YEAR FINANCIAL PLAN(S)

| FY (10) | Expenses | | Cash Flow Method Funding | | | Component Method Funding | | |
|-------------------------------|------------------|--------------------|--------------------------|-------------------|-----------------|--------------------------|-------------------|-----------------|
| | Annual * (11) | Cumulative (12) | Interest (13) | Contr'btn (14) | Balance (15) | Interest (16) | Contr'btn (17) | Balance (18) |
| COH | | | | | \$2,363,960 | | | \$2,363,960 |
| 2022 | 768,060 | 768,060 | 0 | 388,290 | 1,984,190 | 0 | 743,540 | 2,339,440 |
| 2023 | 675,190 | 1,443,250 | 0 | 395,010 | 1,704,010 | 0 | 340,220 | 2,004,470 |
| 2024 | 838,140 | 2,281,390 | 0 | 401,840 | 1,267,710 | 0 | 410,880 | 1,577,210 |
| 2025 | 738,760 | 3,020,150 | 0 | 408,790 | 937,740 | 0 | 423,120 | 1,261,570 |
| 2026 | 479,450 | 3,499,600 | 0 | 415,860 | 874,150 | 0 | 395,480 | 1,177,600 |
| 2027 | 316,620 | 3,816,220 | 0 | 423,050 | 980,580 | 0 | 281,430 | 1,142,410 |
| 2028 | 480,640 | 4,296,860 | 0 | 430,370 | 930,310 | 0 | 333,560 | 995,330 |
| 2029 | 323,400 | 4,620,260 | 0 | 437,820 | 1,044,730 | 0 | 313,560 | 985,490 |
| 2030 | 240,790 | 4,861,050 | 0 | 445,390 | 1,249,330 | 0 | 373,740 | 1,118,440 |
| 2031 | 374,850 | 5,235,900 | 0 | 453,100 | 1,327,580 | 0 | 326,300 | 1,069,890 |
| 2032 | 375,170 | 5,611,070 | 0 | 460,940 | 1,413,350 | 0 | 345,700 | 1,040,420 |
| 2033 | 343,070 | 5,954,140 | 0 | 468,910 | 1,539,190 | 0 | 369,720 | 1,067,070 |
| 2034 | 192,610 | 6,146,750 | 0 | 477,020 | 1,823,600 | 0 | 429,410 | 1,303,870 |
| 2035 | 320,810 | 6,467,560 | 0 | 485,270 | 1,988,060 | 0 | 399,080 | 1,382,140 |
| 2036 | 432,440 | 6,900,000 | 0 | 493,670 | 2,049,290 | 0 | 477,880 | 1,427,580 |
| 2037 | 366,660 | 7,266,660 | 0 | 502,210 | 2,184,840 | 0 | 548,280 | 1,609,200 |
| 2038 | 845,490 | 8,112,150 | 0 | 510,900 | 1,850,250 | 0 | 754,460 | 1,518,170 |
| 2039 | 1,046,830 | 9,158,980 | 0 | 519,740 | 1,323,160 | 0 | 727,990 | 1,199,330 |
| 2040 | 920,680 | 10,079,660 | 0 | 528,730 | 931,210 | 0 | 679,180 | 957,830 |
| 2041 | 633,270 | 10,712,930 | 0 | 537,880 | 835,820 | 0 | 600,500 | 925,060 |
| 2042 | 697,300 | 11,410,230 | 0 | 547,190 | 685,710 | 0 | 615,820 | 843,580 |
| 2043 | 544,720 | 11,954,950 | 0 | 556,660 | 697,650 | 0 | 483,350 | 782,210 |
| 2044 | 520,420 | 12,475,370 | 0 | 566,290 | 743,520 | 0 | 475,100 | 736,890 |
| 2045 | 301,280 | 12,776,650 | 0 | 576,090 | 1,018,330 | 0 | 476,630 | 912,240 |
| 2046 | 460,070 | 13,236,720 | 0 | 586,060 | 1,144,320 | 0 | 560,270 | 1,012,440 |
| 2047 | 352,140 | 13,588,860 | 0 | 596,200 | 1,388,380 | 0 | 478,300 | 1,138,600 |
| 2048 | 546,550 | 14,135,410 | 0 | 606,510 | 1,448,340 | 0 | 568,180 | 1,160,230 |
| 2049 | 400,460 | 14,535,870 | 0 | 617,000 | 1,664,880 | 0 | 614,130 | 1,373,900 |
| 2050 | 344,940 | 14,880,810 | 0 | 627,670 | 1,947,610 | 0 | 710,500 | 1,739,460 |
| 2051 | 1,317,800 | 16,198,610 | 0 | 638,530 | 1,268,340 | 0 | 846,690 | 1,268,350 |
| SUMMARY | | | | | | | | |
| 30-Year Income | | | 0 | 15,102,990 | | 0 | 15,103,000 | |
| Years 1-30 Minimum Threshold | | | | | 685,710 | | | 736,890 |
| Years 1-30 Maximum Threshold | | | | | 2,184,840 | | | 2,339,440 |
| Years 31-50 Minimum Threshold | | | | | 114,440 | | | 873,020 |
| Years 31-50 Maximum Threshold | | | | | 1,795,220 | | | 2,085,520 |

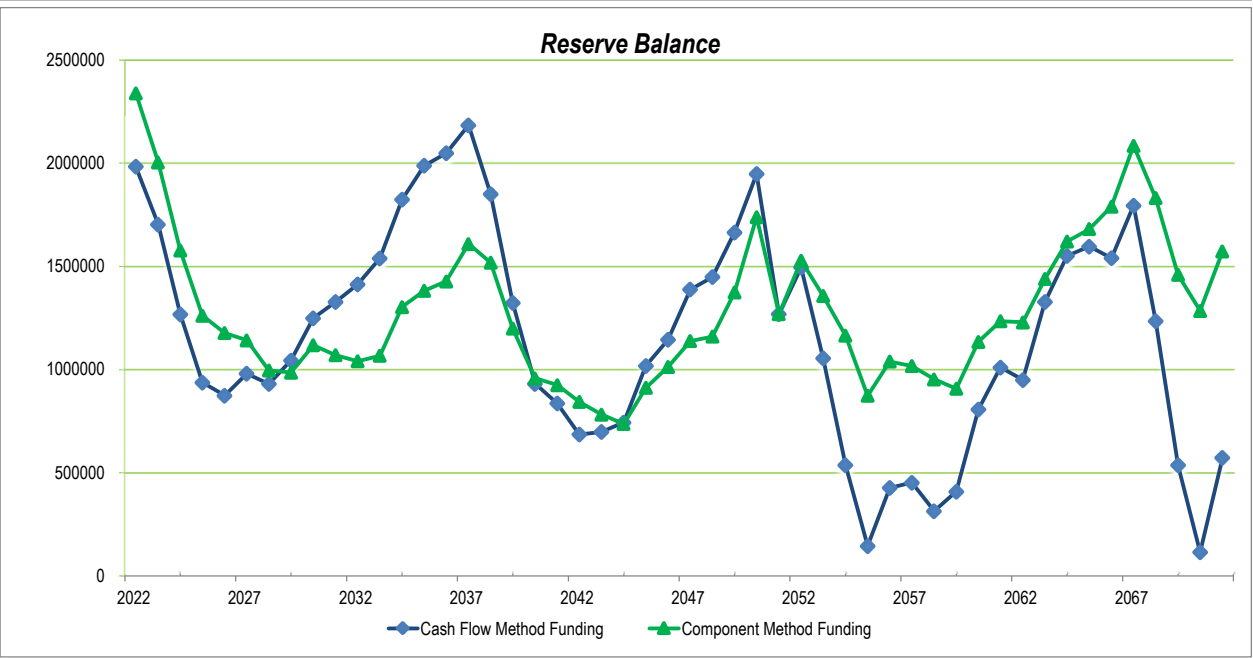
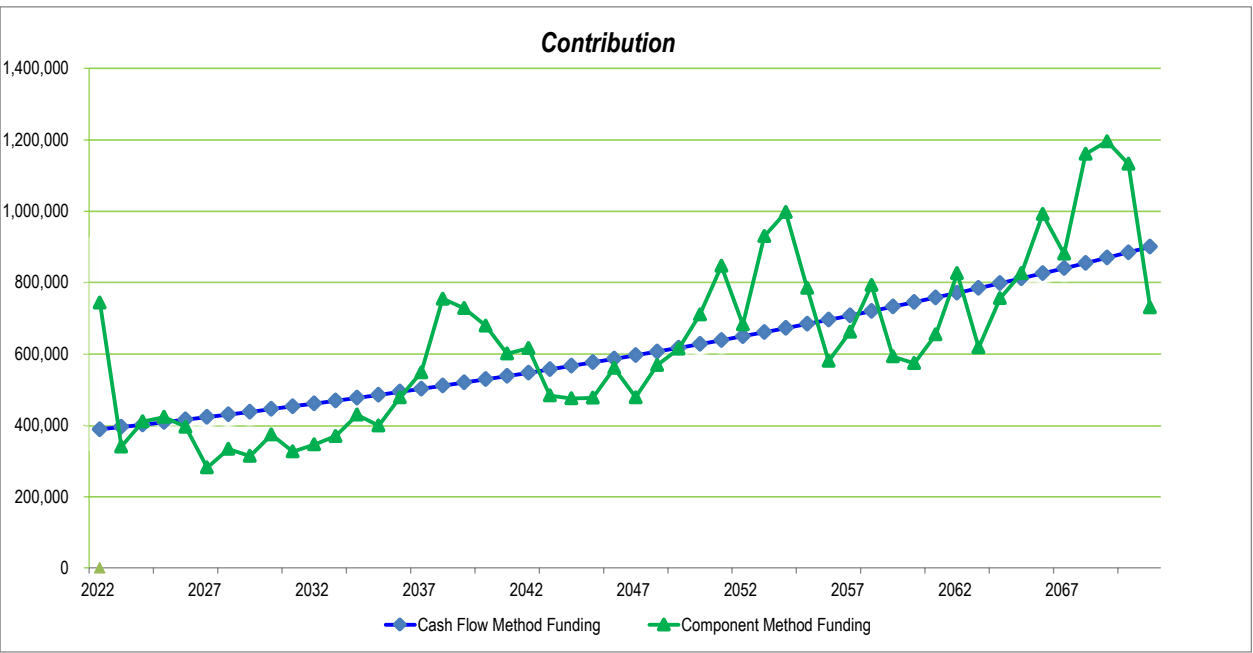


Notes:

- * An annual average cost. Expenditures can change from year-to-year depending on when actual work is done.
- Contribution and projections are based on the study fiscal year and will change if estimated cost, useful life, amount-on-hand, contribution and contingency to be preserved change.
- Data should be considered a more accurate projection for years 1 - 5 than the out-years.
- Minimum balance does not include the first year.
- If component method calculations are included note how column (17) contributions vary from one year to the next.
- A highlighted cell in column (14) indicates future contributions from that year on will vary from past contributions, either due to inflation or work accomplished.

50 YEAR FINANCIAL PLAN(S)

| FY (10) | Expenses | | Cash Flow Method Funding | | | Component Method Funding | | |
|------------|------------------|--------------------|--------------------------|--------------------|-----------------|--------------------------|--------------------|-----------------|
| | Annual * (11) | Cumulative (12) | Interest (13) | Contr'b'tn (14) | Balance (15) | Interest (16) | Contr'b'tn (17) | Balance (18) |
| COH | | | | | \$2,363,960 | | | \$2,363,960 |
| 2022 | 768,060 | 768,060 | 0 | 388,290 | 1,984,190 | 0 | 743,540 | 2,339,440 |
| 2023 | 675,190 | 1,443,250 | 0 | 395,010 | 1,704,010 | 0 | 340,220 | 2,004,470 |
| 2024 | 838,140 | 2,281,390 | 0 | 401,840 | 1,267,710 | 0 | 410,880 | 1,577,210 |
| 2025 | 738,760 | 3,020,150 | 0 | 408,790 | 937,740 | 0 | 423,120 | 1,261,570 |
| 2026 | 479,450 | 3,499,600 | 0 | 415,860 | 874,150 | 0 | 395,480 | 1,177,600 |
| 2027 | 316,620 | 3,816,220 | 0 | 423,050 | 980,580 | 0 | 281,430 | 1,142,410 |
| 2028 | 480,640 | 4,296,860 | 0 | 430,370 | 930,310 | 0 | 333,560 | 995,330 |
| 2029 | 323,400 | 4,620,260 | 0 | 437,820 | 1,044,730 | 0 | 313,560 | 985,490 |
| 2030 | 240,790 | 4,861,050 | 0 | 445,390 | 1,249,330 | 0 | 373,740 | 1,118,440 |
| 2031 | 374,850 | 5,235,900 | 0 | 453,100 | 1,327,580 | 0 | 326,300 | 1,069,890 |
| 2032 | 375,170 | 5,611,070 | 0 | 460,940 | 1,413,350 | 0 | 345,700 | 1,040,420 |
| 2033 | 343,070 | 5,954,140 | 0 | 468,910 | 1,539,190 | 0 | 369,720 | 1,067,070 |
| 2034 | 192,610 | 6,146,750 | 0 | 477,020 | 1,823,600 | 0 | 429,410 | 1,303,870 |
| 2035 | 320,810 | 6,467,560 | 0 | 485,270 | 1,988,060 | 0 | 399,080 | 1,382,140 |
| 2036 | 432,440 | 6,900,000 | 0 | 493,670 | 2,049,290 | 0 | 477,880 | 1,427,580 |
| 2037 | 366,660 | 7,266,660 | 0 | 502,210 | 2,184,840 | 0 | 548,280 | 1,609,200 |
| 2038 | 845,490 | 8,112,150 | 0 | 510,900 | 1,850,250 | 0 | 754,460 | 1,518,170 |
| 2039 | 1,046,830 | 9,158,980 | 0 | 519,740 | 1,323,160 | 0 | 727,990 | 1,199,330 |
| 2040 | 920,680 | 10,079,660 | 0 | 528,730 | 931,210 | 0 | 679,180 | 957,830 |
| 2041 | 633,270 | 10,712,930 | 0 | 537,880 | 835,820 | 0 | 600,500 | 925,060 |
| 2042 | 697,300 | 11,410,230 | 0 | 547,190 | 685,710 | 0 | 615,820 | 843,580 |
| 2043 | 544,720 | 11,954,950 | 0 | 556,660 | 697,650 | 0 | 483,350 | 782,210 |
| 2044 | 520,420 | 12,475,370 | 0 | 566,290 | 743,520 | 0 | 475,100 | 736,890 |
| 2045 | 301,280 | 12,776,650 | 0 | 576,090 | 1,018,330 | 0 | 476,630 | 912,240 |
| 2046 | 460,070 | 13,236,720 | 0 | 586,060 | 1,144,320 | 0 | 560,270 | 1,012,440 |
| 2047 | 352,140 | 13,588,860 | 0 | 596,200 | 1,388,380 | 0 | 478,300 | 1,138,600 |
| 2048 | 546,550 | 14,135,410 | 0 | 606,510 | 1,448,340 | 0 | 568,180 | 1,160,230 |
| 2049 | 400,460 | 14,535,870 | 0 | 617,000 | 1,664,880 | 0 | 614,130 | 1,373,900 |
| 2050 | 344,940 | 14,880,810 | 0 | 627,670 | 1,947,610 | 0 | 710,500 | 1,739,460 |
| 2051 | 1,317,800 | 16,198,610 | 0 | 638,530 | 1,268,340 | 0 | 846,690 | 1,268,350 |
| 2052 | 422,560 | 16,621,170 | 0 | 649,580 | 1,495,360 | 0 | 682,560 | 1,528,350 |
| 2053 | 1,101,670 | 17,722,840 | 0 | 660,820 | 1,054,510 | 0 | 930,130 | 1,356,810 |
| 2054 | 1,189,720 | 18,912,560 | 0 | 672,250 | 537,040 | 0 | 997,410 | 1,164,500 |
| 2055 | 1,075,800 | 19,988,360 | 0 | 683,880 | 145,120 | 0 | 784,320 | 873,020 |
| 2056 | 413,850 | 20,402,210 | 0 | 695,710 | 426,980 | 0 | 580,060 | 1,039,230 |
| 2057 | 682,860 | 21,085,070 | 0 | 707,750 | 451,870 | 0 | 661,560 | 1,017,930 |
| 2058 | 857,640 | 21,942,710 | 0 | 719,990 | 314,220 | 0 | 792,710 | 953,000 |
| 2059 | 637,980 | 22,580,690 | 0 | 732,450 | 408,690 | 0 | 592,820 | 907,840 |
| 2060 | 347,370 | 22,928,060 | 0 | 745,120 | 806,440 | 0 | 573,860 | 1,134,330 |
| 2061 | 554,080 | 23,482,140 | 0 | 758,010 | 1,010,370 | 0 | 654,450 | 1,234,700 |
| 2062 | 831,410 | 24,313,550 | 0 | 771,120 | 950,080 | 0 | 825,730 | 1,229,020 |
| 2063 | 407,220 | 24,720,770 | 0 | 784,460 | 1,327,320 | 0 | 617,510 | 1,439,310 |
| 2064 | 574,400 | 25,295,170 | 0 | 798,030 | 1,550,950 | 0 | 756,150 | 1,621,060 |
| 2065 | 765,840 | 26,061,010 | 0 | 811,840 | 1,596,950 | 0 | 826,230 | 1,681,450 |
| 2066 | 882,290 | 26,943,300 | 0 | 825,880 | 1,540,540 | 0 | 991,540 | 1,790,700 |
| 2067 | 585,490 | 27,528,790 | 0 | 840,170 | 1,795,220 | 0 | 880,310 | 2,085,520 |
| 2068 | 1,414,440 | 28,943,230 | 0 | 854,700 | 1,235,480 | 0 | 1,160,610 | 1,831,690 |
| 2069 | 1,567,900 | 30,511,130 | 0 | 869,490 | 537,070 | 0 | 1,195,420 | 1,459,210 |
| 2070 | 1,307,160 | 31,818,290 | 0 | 884,530 | 114,440 | 0 | 1,132,780 | 1,284,830 |
| 2071 | 441,860 | 32,260,150 | 0 | 899,830 | 572,410 | 0 | 729,630 | 1,572,600 |



Cardio equipment replacement (24 pieces)

| | # replaced each year | avg # replaced/yr pre-COVID |
|------|-------------------------|--------------------------------|
| 2010 | 5 | |
| 2011 | 3 | |
| 2012 | 2 | |
| 2013 | 2 | |
| 2014 | 0 | |
| 2015 | 0 | |
| 2016 | 6 | |
| 2017 | 2 | |
| 2018 | 5 | |
| 2019 | 6 | 3.1 |
| 2020 | 0 | |
| 2021 | 0 | |
| 2022 | 1 | |
| 2023 | 1 | |

Strength equipment replacement (28 pieces)

| | # replaced each year | avg # replaced/yr pre-COVID |
|------|-------------------------|--------------------------------|
| 2009 | 1 | |
| 2010 | 0 | |
| 2011 | 0 | |
| 2012 | 0 | |
| 2013 | 0 | |
| 2014 | 8 | |
| 2015 | 15 | |
| 2016 | 0 | |
| 2017 | 6 | |
| 2018 | 0 | |
| 2019 | 1 | 2.8 |
| 2020 | 1 | |
| 2021 | 1 | |
| 2022 | 1 | |
| 2023 | 1 | |

2023 cost to replace all cardio \$161,000.00 every 8 years
\$20,125.00 per year

| | | |
|-----------------------|------|-------------|
| Assuming 4% inflation | 2023 | \$20,125.00 |
| | 2024 | \$20,930.00 |
| | 2025 | \$21,767.20 |
| | 2026 | \$22,637.89 |
| | 2027 | \$23,543.40 |

strength \$101,000.00 every 10 years
\$10,100.00 per year

| |
|-------------|
| \$10,100.00 |
| \$10,504.00 |
| \$10,924.16 |
| \$11,361.13 |
| \$11,815.57 |

| | | |
|------------------------|------|-------------|
| Assuming 6 % inflation | 2023 | \$20,125.00 |
| | 2024 | \$21,332.50 |
| | 2025 | \$22,612.45 |
| | 2026 | \$23,969.20 |
| | 2027 | \$25,407.35 |

| |
|-------------|
| \$10,100.00 |
| \$10,706.00 |
| \$11,348.36 |
| \$12,029.26 |
| \$12,751.02 |

| Grand Total Cost: Cardio + Strength | | | | |
|-------------------------------------|------|-------------|-------------|--------------|
| Total | 2023 | \$30,225.00 | | |
| | 2024 | \$31,434.00 | | |
| | 2025 | \$32,691.36 | | |
| | 2026 | \$33,999.01 | | |
| | 2027 | \$35,358.97 | | |
| | | | 10-yr total | \$327,416.70 |
| | | | | |
| Total | 2023 | \$30,225.00 | | |
| | 2024 | \$32,038.50 | | |
| | 2025 | \$33,960.81 | | |
| | 2026 | \$35,998.46 | | |
| | 2027 | \$38,158.37 | | |
| | | | 10-yr total | \$340,762.27 |

Estimate of Cameron Station fitness center equipment replacement costs

Please see the attached spreadsheet documenting an estimate of the replacement costs for the fitness center cardio equipment and strength equipment for the next 10 years – and a recommendation for adjusting the Reserve Study cost estimates, as requested by CAMP.

Equipment replacement frequency.

The top two sets of data in the spreadsheet show the actual replacement years for cardio equipment and strength equipment from 2009 through 2023 (to date). This information was obtained from past inventories of the fitness center equipment. The normal (or expected) replacement frequency is calculated based on actual equipment replacements from 2009 to 2019 (pre-COVID). On average, cardio equipment was replaced at the rate of three pieces per year and the strength equipment was replaced at the rate of 2.8 pieces per year.

Note that, during COVID, fitness center access was halted for many months in 2020, and access was limited through much of 2021. Usage has still not returned to 2019 levels. Therefore, the equipment saw less usage compared to pre-COVID, and subsequently, there has been less frequent replacement during the past three years. However, usage is steadily increasing, is nearing pre-COVID levels again, so it is reasonable to assume future replacement frequency will return the same levels as those in pre-COVID years.

Cost estimates.

Equipment cost estimates were obtained by accessing the websites of reputable suppliers of fitness center equipment and finding the cost of new (not refurbished) replacements for the existing cardio equipment and strength equipment. Where the same make/model is still available, that cost was used. Where the same make/model is no longer available, similar, mid-range quality replacements were identified, with the current cost.

Based on replacing approximately 3 pieces of cardio equipment per year and 2.8 pieces of strength equipment per year, the following 10-yr costs are calculated:

2023 prices, with 4% annual inflation; 10-yr cost: \$327,400

2023 prices, with 6% annual inflation; 10-yr cost: \$340,800

Previous Reserve Study Estimates.

Reserve Studies at Cameron Station were conducted in late 2016/early 2017, in 2019, and in 2021. The 10-year costs for fitness center equipment replacement published in those reserve studies are as follows:

2017 study - 10-yr cost: \$288,000

2019 study - 10-yr cost: \$335,000

2021 study - 10-yr cost: \$210,770 (it is unclear why this estimate is significantly lower...)

Recommendation.

Based on this analysis, it is recommended that we account for an average of 6% inflation and that we set the 10-year cost estimate for fitness center equipment replacement at \$340,000, to be allotted as follows:

2023: \$29,500

2024: \$30,500

2025: \$31,500

2026: \$32,500

2027: \$33,500

2028: \$34,500

2029: \$35,500

2030: \$36,500

2031: \$37,500

2032: \$38,500

Total: \$340,000

2023 Action Item List

| Date | Committee or mgmt | Item | Assigned To | Status | Comments |
|---------|-------------------|---|-------------|---|--|
| 1.1.23 | CAC | Waple/Tull/John Ticer | mgmt | proposal approved 1/31/23 | 2022 concern and due to budget constraints it has been pushed over to this year 2023. The concern was brought to the CAC members at their September meeting and unanimously voted to revisit this item the following year. Erosion control project to direct water into the drain behind unit 5007 John Ticer Dr, Tull, and Waple. 2.2.23 - Next steps are to reach out to the Owners nearby to work on a plan to address their run off. |
| 1.1.23 | CCFC | Replace weight balls | mgmt | completed | CCFC is requesting the replacement of the weight balls |
| 1.1.23 | CCFC | Replace cushion seat of stationary cycle machine | mgmt | completed | CCFC is requesting the replacement of the worn-out stationary cycle machine seat. 1.4.23 ProFIT ordered the seat and is waiting for the parts to arrive. |
| 1.4.23 | CCFC | Rogue AB-3 | mgmt | done | Rogue AB-3 machine ordered and in transit. This was approved by the CCFC at their 2022 December meeting. |
| 1.4.23 | CCFC | Digital clocks | mgmt | done | (4) Digital clocks ordred and in transit. This was approved by the CCFC at their 2022 December meeting. |
| 1.10.23 | CAC | Martin Ln Park | AGM | approved | The Martin Ln Pocket Park is currently facing heavy foot traffic causing areas to lose their green turning into mud. On 2.13.23 Landscape Lancaster proposal #31654 was presented to CAC members for their review and approval. The members hold off from approving the proposal but first survey the residents close to the park living in Martin and Barrett. Management is working with CAC members on collecting the data in order to move to approve the proposal. 3/14 - during the 3.13.23 CAC meeting, proposal 31703 was recommended for approval to the Board to restore the turf in 1/3 of the pocket park. |
| 1.10.23 | CAC | Condos at CSB (6 trees vandalized) | mgmt | completed | Follow up with Gita (Condos at Cameron Station Blvd 200-300) 6 trees vandalized |
| 1.10.23 | CAC | Erosion Issue | mgmt | to be revisited closer to Spring and walkthroughs | 168 CSB erosion issue in the common area brought by Adrienne Zaleski. 2/3/23 - Lancaster recommends we wait to start walkthroughs around May to inspect the area and come up with a definitive solution. A temporary solution will be to seed the area during spring at no cost. |
| 1.19.23 | CCFC | Hand grip for biceps | mgmt | delivered | CCFC is requesting the replacement of the hand grip for the biceps. A set of (3) three grips was ordered and is currently in transit for delivery. |
| 1.19.23 | CCFC | wall mount broken | Maintenance | completed | Side of the weight ball rack is broken and requires reinforcement. Mark used super glue to reinforce and will install a pipe clamp to secure to the wall. |
| 1.20.23 | CCFC | Install frames with locker instructions | Maintenance | completed | new frames installed in both men's and women's locker rooms with locker instructions |
| 2.1.23 | CCFC | Install mirrors | Maintenance | completed | new full body mirrors to be installed in the women's locker rooms |
| 2.17.23 | mgmt | follow up with City DTOP when Cameron Station Blvd is scheduled to be paved and the other 3 city streets. | mgmt | Follow Up | 2/17/23 - Update from the City - Staff inspected Cameron Station Boulevard and performed a pothole operation today. Next, Crews will shift over to Ben Brenman Park Drive next week to perform additional patching. We are proposing to mill and resurface Cameron Station Boulevard in the city's fiscal year 2024 plan (July 1, 2023 – June 30, 2024), which will be published in July. We appreciate your patience and support concerning this matter. As we plan, we will continue to keep our constituents updated through the city's webpage below. 3/3 - I located Mayor Wilson's newsletter indicating all of the City of Alexandria streets that are scheduled to be paved through FY2026. Cameron Station Blvd is on the list for FY2024. The remaining three City streets are not on the lists through FY2026. I am working with the Dept of Transportation (Mary Winston) to try to add Somervelle Street and Brenman Park Dr because these streets are utilized by Brenman Park fields and the farmers' market traffic is in rough condition. |
| 2.17.23 | mgmt | Pool Contract vs. Swimming Lessons | mgmt | completed | American Pool informed us that their contract does not require them to provide swimming lessons. Todd confirmed that it does not. High Sierra has offered us swimming lessons even if American Pool is the pool management company. Todd indicated that we could use High Sierra for swimming lessons and there is no conflict of interest. There is nothing in the contract that addresses this matter and American Pool does not offer swimming lesson services. |

| | | | | | |
|---------|------|--|------|--|---|
| 2.17.23 | CCFC | Swimming Lesson Backup Plan | mgmt | completed | CCFC is assessing the swimming lessons backup plan (Temporary Swimming Lesson Agreement – August 2022) that includes the application for a private swimming instructor. |
| 2.17.23 | CCFC | Revision of the P.R. Operating Rules and Procedures language on the times relating to swimming lessons | mgmt | Board approved | CCFC will assess the swimming lesson permitted times in their March meeting. 2/28 - Board approved language on swimming lessons. |
| 2.17.23 | mgmt | Shuttle Bus Survey | mgmt | closed | Survey sent out regarding the current shuttle bus schedule & customer service – requested a response by Sunday, February 26 th . 2/28 - there have been 85 responses for the shuttle bus survey. |
| 2.17.23 | mgmt | Access System rules and regulations policy | mgmt | approved and adopted | Sent Cameron Club Operating Rules and Procedures and the Access to Rec Facilities to Board to review redlined recommendations before the February Board meeting. 2/28 policy resolution approved and adopted at the February Board meeting. |
| 2.17.23 | mgmt | Trash along fence line | mgmt | monitoring event every Friday | City of Alexandria inspected the West End Village as did management on Friday, February 10 th . Management sent multiple pictures of trash along the common area fence behind Woodland Hall and the side of Home Depot. The City spoke to Home Depot and Home Depot indicated they would assess the trash along the property line daily. The City also indicated that they would initiate fines for future trash issues. We will closely monitor this to keep the property line clear of the trash. 2/28 Inspected the CSCA property fence line for trash today. Home Depot area is clean but areas behind business address 378-386 continue to have trash along the fence line. |
| 2.17.23 | mgmt | Ad Hoc Paving Committee meeting | mgmt | scheduled | Ad Hoc Paving Committee meeting with Gardener Engineering – the first meeting is scheduled for Thursday, March 2 nd at 6:30 pm. |
| 2.17.23 | mgmt | Trash Fuel Surcharge | mgmt | as of 3/17 waiting on Bates response | While we did receive some suggested “floor to ceiling” language for the trash cost increase, we are now setting up communications with Bates Trucking. Our preference, as we have with Fleet Transportation, is a flat amount until the price of gas goes below \$4.00/gallon. In assessing the current amount on the Bates invoices, management believes that the recommended amount of increased costs should be at least half of what they are currently charging. We are not attempting to commit the Association to anything but to determine a reasonable amount to protect the Association from future increases. 3/24 Bates Trucking. Heather spoke to Bruce Bates regarding fuel surcharges and increase trash costs above the 3% permitted in year #3 of the contract. Bruce informed her that he would respond in writing with his thoughts. We are waiting on a response. Currently, when I receive each invoice, I back out the fuel surcharge and anything over the approved 3% increase permitted for year #3 of the trash contract. The fuel surcharge balance (April 2022 – March 2023 = \$24,787.76) and the trash hauling increase amount January – March above the approved 3% = \$388.35 (Total = \$25,176.11) |
| 2.17.23 | mgmt | Sub Association Agreement | mgmt | Woodland Hall refusal to sign sub-assoc. agreement | Received Main Street Condominium signature page this week. We are only waiting on the Woodland Hall Condominium signature page at this time. Steve Richter, the management representative for Woodland Hall Condominium, is unavailable to speak until next Tuesday. 3/24 Sub-association Agreement. Woodland Hall refused to sign the sub-association agreement. Response letter being approved by legal. Letter sent to Woodland Hall & Richter Management on 3-17-23. No response was received this week. |
| 2.22.23 | mgmt | Access System Training | mgmt | on-going | Mgmt met with Force to start training the staff on the new access system (access card / mobile credential registration). Future training sessions to occur. Working on punch list items. |
| 2.27.23 | CCFC | Order bike seat | mgmt | delivered and installed | Delivery date March 2nd. Order #982744. |
| 2.27.23 | CCFC | Peloton bike inquiry | mgmt | pending | follow up with CCFC regarding the Peloton bike. We have a resident (jmencow@gmail.com) interested in the Peloton bike. 3/10 - the CCFC members will hold for a period of 30 days until they make a recommendation on getting rid of the Peloton bike. |

| | | | | | |
|---------|--------------------------|--|-----------|-----------------|--|
| 2.28.23 | ARC | Weekly summary (2/20-24) | Covenants | Summary | 1.Violations issued this week: 1 ARC. 2.Violations issued 2023 YTD (ARC): 10 (per document archive in CIRA) 3.ARC applications processed this week: 5. 4.Follow-up inspections completed this week: B&B reports – 16 vehicles ticketed (within the week) for management to follow up. 5.Comprehensive inspections this week: n/a 6.Comprehensives next week: n/a 7.Brandon ticketed 8 cars this week with CSCA resident decals parked in visitor spaces this week. |
| 2.28.23 | Ad HoC Committee Asphalt | Engineer Assessment Section #2 / Summer Paving Project | mgmt | Follow up | During Section #2 paving assessment, Engineer located a sinkhole on Donovan Drive (by the fountain) in the middle of the street. Reached out to the City of Alexandria for assistance to see if they will assess the underground pipe with a camera. This needs to be resolved before we pave in June. 3/3 - Section #2 Paving issues: We are working with the City of Alexandria on a sinking pipe on Donovan Dr (by the fountain). We also reported three (3) small water shut-off leaks (2 on Donovan Drive near the fountain and 1 on Yarrow Lane) to Virginia American Water. The Yarrow Lane leak was reported last fall and when they assessed it, determined it was not an emergency. We stressed the need to fix these leaks based on the upcoming paving project. The engineer is coming out next Tuesday to finalize the curb and gutter, the necessary aprons to be replaced, and the ponding areas. The RFP will then be sent out to a minimum of four (4) companies. He does NOT believe the project will be completed by June 30, 2023. 3/10 mgmt reviewed all areas of section #2 with the engineer to determine all ponding, curb and gutter, and aprons to be replaced. RFP forthcoming. 4/14 Pre-bid meeting help with four contractors, engineer, management, and one member from the Ad Hoc Paving Committee. Bids due April 26th. Ad Hoc will review early May and make recommendations to the Board for the May meeting. Not sure yet, but it looks like the paving project might not start until July 5th. Will know as the bids come in but we will not be scheduled with any company until the contract is awarded. Last year, the 2022 paving contract was awarded in the fall of 2021. |
| 2.28.23 | mgmt | Map of fire hydrants, park benches, and mailboxes | mgmt | completed | Mapped fire hydrants, park benches, and mailboxes for the entire community. |
| 2.28.23 | CCFC | Bidding painting of the clubhouse | mgmt | approved | Bidding out the painting of Cameron Club which is part of the reserve project for 2023. We would like the complete the project by May (the start of pool season). This will go to CCFC for review and contractor recommendation in March. 3/9 - at the CCFC March meeting the committee members unanimously voted CertaPro as their recommendation to the Board. Final approval will take place during the March Board meeting. 3/29 - at the BoD March meeting the members unanimously voted to approve CertaPro's proposal. |
| 2.28.23 | CCFC | Elevator certificate inspection renewal | mgmt | pending | Inspection is scheduled for 3/1/23 at 10 AM. 3/1 - first half of the inspection completed, waiting on second half. |
| 3.6.23 | CAC | Common Area behind 5233 Tancreti | mgmt | proposal tabled | Concern brought by Mindy to CAC, Lancaster, and mgmt. 3/8 Management received Lancaster proposal 31706 to extend the downspout from the rear side of 5233 Bessley and Tancreti. 3/13 during the March CAC meeting the committee tabled on the proposal. |
| 3.6.23 | CCFC | Pool swimming lessons update | mgmt | in progress | Received info from a pool mgmt company with potential swimming lesson options for CSCA. Calling condos and apartments locally to determine their swimming lesson hours. 3/17 the CCFC members will hold a special meeting on 3/22 to further discuss the swimming lessons schedule. CCFC will make their recommendation to the Board at their April meeting. 3/24 Based on CCFC request, management working with two pool companies regarding swim lesson hours. CCFC requests the following hours: Monday - Thursday: 10:30 am – 8:30 pm and Friday: 10:30 am – 5:00 pm . 4/14 Management is following up with Aqua Mobile next week on hours and expectations. Pool setup is moving forward and on schedule for the soft opening on Saturday, May 20th. |
| 3.6.23 | ARC | Weekly summary (2/27-3/3) | Covenants | Summary | 1.Violations issued this week: 0 ARC. 2.Violations issued 2023 YTD (ARC): 10 (per document archive in CIRA) 3.ARC applications processed this week: 2. 4.Follow-up inspections completed this week: B&B reports – 7 vehicles ticketed (within the week) for management to follow up. 5.Comprehensive inspections this week: n/a 6.Comprehensives next week: n/a 7.Brandon ticketed 8 cars this week with CSCA resident decals parked in visitor spaces this week. NOTE: Two (2) cars were towed this week; B&B and Henry's Wrecker have a list of nine (9) vehicles to tow if found to be located in the visitor parking on CSCA community streets. These cars all have a minimum of three (3) parking violations. |

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| 3.6.23 | CAC | Fire Hydrant Update | mgmt | completed | Met with Inspector Welch from the Alexandria Fire Department. There are 75 CSCA community fire hydrants (not including City fire hydrants) that require a flow test every five years. The last time the test was done was back in 2016. The City previously brought equipment to inspect our community hydrants, at no cost, with the Cameron Station Maintenance Technician. They no longer have the staffing to do this so it is a requirement for CSCA to complete the inspections with a sprinkler inspection company. He did say we could complete 25 per year (not complete all 75 at one time) as long as we fill out the proper inspection forms and send them to his office. The only mistake to date is the community fire hydrants we painted (Qty: 26 should have a yellow top. The City fire hydrants must have a white top. |
| 3.9.23 | CAC | Storm drain at 239 Somerville St reported to 311 | mgmt | ticket submitted | Storm drain in front of 239 Somerville St needs to be reset. Mgmt submitted a ticket through the 311 City of Alexandria #23-00006138. |
| 3.10.23 | CCFC | Surveillance signs | mgmt | in progress | Have signs made for each of the locker room doors that lead onto the pool deck stating something like: "Security Cameras in Operation On Pool Deck". 3/17 Management is in communication with Signs by Tomorrow to order (6) signs. 3/17 sample sign under CCFC review. 3/21 Signs By Tomorrow quote A46289 signed; order placed. 4/6 - surveillance signs in progress to be put up within the clubhouse building. |
| 3.16.23 | CAC | Received quote from Eastern Supply #9020116 | mgmt | proposal received | Quote #9020116 to add galvanized inlet protection grate to add through the community received and saved on the srver under Projects folder. 3/16 pending on E&G Services to provide a proposal to supply materials and install grates over storm drains. |
| 3.16.23 | CAC | Fire Hydrants maintenance service | mgmt | proposal received | E&G to provide proposal to maintenance fire hydrants |
| 3.17.23 | CCFC | Cameron Club street clock repair | mgmt | completed | Proposal received from Lumichron Commercial Clocks to restore the Victorian Street Clock (Cameron Club street clock). Proposal saved on the server under Projects folder. |
| 3.17.23 | CAC | Monument Sign Damage | mgmt | completed | The \$25K check from Liberty Mutual arrived and has been deposited. |
| 3.17.23 | CCFC | Access System | mgmt | Follow Up | Setting up a meeting with Force Security to discuss the punch list. 3/24 Reviewed punch list with Force security. Determined that with special software on the printer, access cards will work on the shuttle bus. 4/14 Temporary help (Gussie Webb) starts 4-17-23 to process access system registration and cover Juana's leave. CCFC requested management to push back the "go live" date for the access system until June 15th so that the pool opening is smooth. |
| 3.24.23 | CAC | 4 new grates to be installed | mgmt | pending | working on installing 4 drainage grates |
| 3.24.23 | ARC | Weekly Summary (3/6-24) | Covenants | Summary | 1.Violations issued this week: 149 ARC. 2.Violations issued 2023 YTD (ARC): 159 (per document archive in CIRA). 3.ARC applications processed this week: 2. 4.Follow-up inspections completed this week: B&B reports – 10 vehicles ticketed (within the last three shifts) for management to follow up. 5.Comprehensive inspections this week: Cameron Station and Tull Place 6.Comprehensives next week: Cameron Station Blvd, Tull Place, Minda Court, and Comay Terrace 7.Brandon ticketed 0 cars with CSCA resident decals parked in visitor spaces this week. 0 vehicles were ticketed that were not displaying resident decals. These vehicles were noted as residing in the community longer than 30 days or parking in visitor spaces for longer than 24 hours without displaying a visitor's pass. 8.NOTE: B&B towed 3 cars this week on Brawner Place. |
| 3.24.23 | CAC | Linear Park credit | mgmt | letter received | City of Alexandria for the Linear Park – Adopt-A-Park Credits/Money owed to Cameron Station CA. --- The City has set up a meeting for Wednesday, March 29, 2023. 4.5.23 letter received from Lucresha. |

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| 3.24.23 | ARC | HVAC Inventory | mgmt | completed | In the January meeting, management was requested to assess the HVACs that were moved within the community. Brandon located 7 units. Of these 7 units, 2 – As built, 3 - Applications approved, and 1- No application on file (and has not been able to reach via phone and email. 1 – Hearing from 311 Lannon Ct that was denied. |
| 3.28.23 | CAC | 311 ticket | mgmt | completed | ticket submitted to City of Alexandria to put back in place the tilted streetlamp head. Ticket #23-00007455 |
| 3.28.23 | CAC | Brick Repair RFP | mgmt | pending | Mgmt emailed Lancaster an RFP for brick repair; waiting on proposal. |
| 3.28.23 | CAC | Update on proposals | mgmt | ongoing | Update on proposal 31685 and 31686 - both brick repairs are ongoing and should be completed by early next week (April 3-4) |
| 3.29.23 | CAC | Irrigation system | mgmt | pending | Irrigation system will be turned on within the next two weeks by Lancaster. |
| 3.29.23 | CCFC | Elevator Alarm ticket | mgmt | closed | Elevator alarm ticket #17806 created to help on track the issue of the alarm going off on 3.28.23 at 8:26 PM. |
| 4.4.23 | CAC | Fallen tree (Donovan Pocket Park) | mgmt | completed | Fallen tree at Donovan Pocket Park. Lancaster removed the tree. |
| 4.4.23 | CAC | Question about the Meadow off of Somerville | mgmt | completed | Resident at 4904 Waple Ln inquired about the Meadow off of Somerville since it was recently mowed. Mgmt submitted a 311 ticket per City Staff instructions .#23-00008607. 4.6.23 - City staff replied via email and a follow-up email was sent to the resident. |
| 4.6.23 | CAC | Donovan Drive - Robotic Camera Activity Summary 4-6-23 | mgmt | pending | We requested the City of Alexandria to assess the sewer lines on Donovan Dr (south side of Donovan Dr Pocket Park) close to Murtha Street. The road, scheduled to be paved in June or July, has sunk and our engineer thought there might be a problem. The City responded that Donovan Dr is a community street and it was our responsibility. GPRS, a video pipe inspection company, used a VPI robotic crawler camera today on Donovan and located a breach in the PVC pipe 8 feet underground. There could be up to 60' of PVC pipe that will need to be replaced. While this is not an emergency now, it will need to be replaced prior to the paving project. This project will impact the water/sewer usage in 3 homes on Donovan Drive during the replacement. We are waiting on a report and video to use for the RFP. This could cost CSCA approx. \$10,000 - \$20,000 to replace the PVC pipe. We will obtain 3 bids to complete the work. |
| 4.6.23 | mgmt | Feedback and discussion meeting for ideas for an “ideal” schedule. | mgmt | pending to be scheduled | Meet with shuttle bus riders for feedback and discussion ideas for an “ideal” schedule. |
| 4.14.23 | mgmt | Landacaping | mgmt | completed | Mowing throughout the community started this week. TruGreen will apply the pre-emergent and fertilizer next week (info in weekly email blast). Mulch will be spread next week as well. |
| 4.14.23 | mgmt | Power washing | mgmt | Follow up | Power washing starts next week to include the Cameron Club building, pool deck, and furniture, Gazebo on CSB circle, Duke Street brick pillars and black metal pickets, Bessley Place Pergola and cement pad, and the Donovan Dr Pergola and cement pad. |
| 4.14.23 | mgmt | Clubhouse painting | mgmt | Follow up | Interior Painting Project will begin Monday, April 24 th with the tentative completion date of Friday, May 12 th . (a) Fitness Center will close for 2-3 days (info in weekly email blast). (b) Basketball court will be closed for 1-2 days (info in weekly email blast). (c) Great Room rentals – no reservations have been turned away; painting crew working around the schedule. (d) Painting crew may work on Saturdays. (e) Management Office will not be painted while the office is open (nighttime or weekend). (f) Air filtering equipment will be used to reduce or eliminate any potential complaints about the Volatile Organic Compounds (VOCs); Contractor indicated that there would not be an issue even without the air filter equipment but would make sure the equipment is in place because of the concern brought forth by management. |
| 4.14.23 | mgmt | EV Charger Meeting | mgmt | Follow Up | EV Charger meeting next Friday at 10:00 am starting in the Henderson Room. |

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| 4.14.23 | mgmt | Sewer Line repair ar Donovan Dr (4900 block) | mgmt | Follow Up | Bid process to repair the sewer line between two manhole covers (60' of pipe) on Donovan Dr (4900 block -- next to the pocket park with the fountain) |
| 4.18.23 | CAC | lock in 5122 Knapp Pl | mgmt | pending | meter with a lock at 5122 Knapp Pl. |
| 4.18.23 | mgmt | Parking registration/verification | mgmt | ongoing | Received approx. 150-200 vehicle registrations within the last two weeks. |
| 4.18.23 | mgmt | Reserve Study | mgmt | ongoing | Reserve Study – Level III – update. Management has been working with CCFC, CAC, and FAC regarding recommendations for updating the Reserve Study. A summary of the information will be prepared by management and should be ready next week. Committees have been notified that they will present their recommendations to FAC and the Board at the end of the month. This information will be forwarded to PM+ Reserves after being reviewed by the Board. |
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