

## Homestead in the Willows



Reserve Study  
Project No. 16039

Prepared for  
Homestead in the Willows Homeowners Association  
Centennial, CO

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## Introduction

Borne Consulting has been commissioned by Homestead in the Willows Homeowners Association to prepare a Reserve Study update. The purpose of this Reserve Study update is to evaluate the common-area components for major repair, maintenance and replacement that are the responsibility of the Association. This Study provides a limited-scope evaluation of the existing condition and remaining life of the common-area components. The Study also includes estimated costs for the major repair, maintenance and/or replacement of the items to enable the Association to establish an adequate level of reserve funds for the upkeep of the property. Major repair, maintenance and/or replacement items are defined as anything that costs over \$1,000.

## Community Description

Homestead in the Willows Homeowners Association consists of 898 single family homes and 13 acres of greenbelt space built in 1975. The Association maintenance responsibilities consist of three pool buildings, eight tennis courts, and greenbelt space. The Association maintains the exterior building envelopes, exterior lights (pool building and site), lifeguard break areas, one office area, pool mechanical rooms, pool restrooms, pools, spas, trellis areas, pool furniture, concrete walkways and stairs throughout the greenbelt areas and pool areas, site timber and block retaining walls, and two asphalt paved parking lots.

## Measure of Reserve Fund Strength

### **0% - 30% Funded**

Is considered to be "weak" financial fund strength. Associations that fall into this category may be subject to special assessments and deferred maintenance, which could lead to lower property values. If the association is in this position, actions should be taken to improve the financial strength of the reserve fund.

**31% - 69% Funded** is considered a "fair" financial strength. The majority of associations fall into this category. While this doesn't represent financial strength and stability, the likelihood of special assessments and deferred maintenance is diminished. Effort should be taken to continue strengthening the financial positions of associations in this category.

**70% - 100% Funded** is considered to be a "strong" financial reserve position. This indicates good financial strength and every attempt should be made to maintain this level.

For this study Homestead in the Willows is within the 70% -100% funded, and is considered to have a "strong" funded reserve account.

## Approach

To prepare this Reserve Study Projection, Borne Consulting has completed the necessary research, the component report, the cost estimates, the financial projections, and the projection interpretation. The projections were assembled using the cash flow method. This method develops a reserve funding plan where contributions to the reserve fund are designed to offset the variable annual expenditures from the reserve fund. Different reserve funding plans are tested against the anticipated schedule of reserve expenses until a desired funding program is achieved.

## Reference Material

The following references were provided to Borne Consulting for this Reserve Study by the client:

- 2016 financial information
- Interest rate earned on invested capital funds
- Historical expense and past capital project information

## Exclusions

Items not included in this Projection Update are:

- Non- common area components.
- Association components that have estimated costs below the reserve component threshold amount of \$1,000.
- Long lasting items with estimated economic lives exceeding 30 years, such as sanitary sewers or building structural components. However, these items are included if they are known to have a fairly predictable anticipated useful life that falls within the term of the Study.
- Normal operating items, i.e., taxes, insurance, snow plowing, utilities, cleaning and landscape maintenance, etc.

## Disclaimer

This Reserve Study was prepared specifically for The Homestead in the Willows Homeowners Association. The information contained within this document has been assembled in conjunction with the client and is intended to assist the client with its reserve planning and funding. Borne Consulting does not guarantee, either explicitly or implied, that all repair and replacement items have been identified, the accuracy of the probable costs or the component lives.

In providing the opinions of probable replacement costs, the client understands that Borne Consulting has no control over costs or the price of labor, equipment or materials, or over the contractor's method of pricing, and that the opinions of probable replacement costs provided herein are made on the basis of Borne Consulting's qualifications and experience. Borne Consulting makes no warranty, expressed or implied, as to the accuracy of such opinions as compared to actual bid or construction costs.

All comments made are based on conditions seen at the time of the site visit. We do not accept any responsibility for unknown or unknowable conditions within the existing site or structures.

## Homestead RA Detail Report by Category

### Regrade site as needed - 2022

		1 UT	@ \$5,000.00
Asset ID	A01.1	Asset Cost	\$5,000.00
Topography and Grading		Percent Replacement	100%
Site and Building Grading and Drainage		Future Cost	\$5,796.37
Placed in Service	August 2002		
Useful Life	8		
Adjustment	12		
Replacement Year	2022		
Remaining Life	5		



**Location:** Adjacent to the pool houses' foundation systems and greenbelt common areas.

**Description:** North and south pool buildings drainage utilizes gutters, downspouts, and surface slope to direct runoff away from the building foundation systems into the overall drainage system. West pool building drainage utilizes a grass swale, gutter, downspouts, and surface slope to direct runoff away from the building into the overall drainage system. The greenbelt space utilizes grass swales and surface slope to convey runoff to the overall drainage system.

**Condition:** Building grading and drainage is in good condition overall. Site grading and drainage was in good condition.

It was noted that 6 inlets were present at the East Costilla Avenue greenbelt entrance, 1 area inlet along the same greenbelt path, and 1 area inlet the South Olive Way greenbelt entrance. These inlets collect runoff water from the north pool area and the homes surrounding the greenbelt space.

**Action(s):**

- Cyclically regrade and maintain the earthen areas adjacent to the west pool building foundation (west wall of structure) system and greenbelt commons areas every 8 years, starting in 2022.
- Cyclically cleanout the debris within the culvert pipes under the concrete walkways annually. This cost is not included in the Study because normally associations perform this as a maintenance item and the cost associated is considered an operating expense.

## Homestead RA Detail Report by Category

### Crackfill and seal coat - 2019

		27,810 SF	@ \$0.25
Asset ID	B01.2	Asset Cost	\$6,952.50
	Paving	Percent Replacement	100%
	Driveways	Future Cost	\$7,375.91
Placed in Service	May 2013		
Useful Life	4		
Adjustment	2		
Replacement Year	2019		
Remaining Life	2		



**Description:** Asphalt pavement.

**Condition:** Good Condition

**Action(s):**

- Crack fill the lots every year as required as an annual operating maintenance item.
- Seal coat the lots every 4 years starting in 2019.

## Homestead RA Detail Report by Category

### Mill and overlay driveway - 2033

		27,810 SF	@ \$1.80
Asset ID	B01.1	Asset Cost	\$50,058.00
	Paving	Percent Replacement	100%
	Driveways	Future Cost	\$80,328.39
Placed in Service	May 2013		
Useful Life	20		
Replacement Year	2033		
Remaining Life	16		



**Description:** Asphalt pavement.

**Condition:** Good Condition

**Action(s):**

- Mill and overlay the lots every 20 years starting in 2033.

## Homestead RA Detail Report by Category

### Remove and replace damaged sections - 2020

		34,147 SF	@ \$6.50
Asset ID	C01.2	Asset Cost	\$6,658.66
	Flatwork	Percent Replacement	3%
	Walkways	Future Cost	\$7,276.10
Placed in Service	May 2002		
Useful Life	6		
Adjustment	12		
Replacement Year	2020		
Remaining Life	3		



**Description:** The walkways are presumed to be on-grade, non-reinforced slabs.

**Condition:** Good condition.

**Action(s):**

- Cyclically remove and replace damaged sections of the concrete walkways every 6 years, starting in 2020.
- Inspect the surface and repair any cracks or deteriorating concrete walkways every year. This cost is not included in the Study because normally Associations perform this as a maintenance item and the cost is considered an operating expense.



## Homestead RA Detail Report by Category

### Remove and replace damaged sections - 2024

		812 SF	@ \$12.00
Asset ID	C02.1	Asset Cost	\$1,948.80
	Flatwork	Percent Replacement	20%
	Concrete Stairs	Future Cost	\$2,396.78
Placed in Service	May 2002		
Useful Life	10		
Adjustment	12		
Replacement Year	2024		
Remaining Life	7		



**Description:** Presumed to be on grade, reinforced concrete stairs.

**Condition:** Good condition.

**Action(s):**

- Cyclically remove and replace damaged sections of the concrete stairs every 10 years, starting in 2024.
- Inspect the surface and repair any cracks or deteriorating concrete stairs every year. This cost is not included in the Study because normally Associations perform this as a maintenance item and the cost is considered an operating expense.

## Homestead RA Detail Report by Category

### Remove and replace damaged sections - 2024

		1 UT @ \$15,000.00	
Asset ID	C03.1	Asset Cost	\$15,000.00
	Flatwork	Percent Replacement	100%
	Pool Deck	Future Cost	\$18,448.11
Placed in Service	May 2002		
Useful Life	8		
Adjustment	14		
Replacement Year	2024		
Remaining Life	7		



**Description:** The pool deck is made of a cast-in-place, on-grade, and reinforced concrete slabs.

**Condition:** South pool deck concrete and tile surface were replaced in 2014. A section of the north pool deck was replaced in 2014. Additional section replacement of north pool deck done in 2016 as well as a section of west pool deck was replaced in 2016.

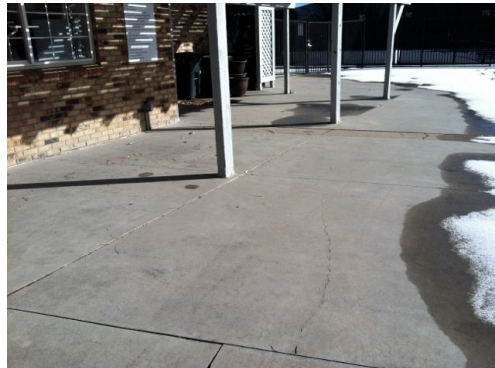
**Action(s):**

- Cyclically remove and replace damaged sections of the concrete pool deck every 8 years, starting in 2024
- Inspect the surface and repair any cracks or deteriorating concrete pool deck every year. This is not included in the Study because normally Associations perform this as a maintenance item and the cost is considered an operating expense.

## Homestead RA Detail Report by Category

### Replace 8,309 sf of pool deck - 2017

		1 UT @ \$14,500.00	
Asset ID	C03.2	Asset Cost	\$14,500.00
	Flatwork	Percent Replacement	100%
	Pool Deck	Future Cost	\$14,500.00
Placed in Service	May 2002		
Useful Life	8		
Adjustment	7		
Replacement Year	2017		
Remaining Life	0		



**Description:** The pool deck is made of a cast-in-place, on-grade, and reinforced concrete slabs.

**Condition:** South pool deck concrete and tile surface were replaced in 2014. A section of the north pool deck was replaced in 2014. Additional section replacement of north pool deck done in 2016 as well as a section of west pool deck was replaced in 2016.

**Action(s):**

- Replace 8,309 sf of pool deck in 2017.

## Homestead RA Detail Report by Category

### Remove, and replace pool building signage - 2020

		3 UT	@ \$500.00
Asset ID	D02.1	Asset Cost	\$1,500.00
Landscaping and Appurtenances	Entrance Monuments	Percent Replacement	100%
Placed in Service	May 2002	Future Cost	\$1,639.09
Useful Life	15		
Adjustment	3		
Replacement Year	2020		
Remaining Life	3		



**Description:** Custom metal pool signs, parking signs, and HOA wooden office sign.

**Condition:** Good to fair condition. It was noted that a few pool signs were fading from the direct sunlight and need to be replaced. It was also noted, the HOA office sign is made out of wood and is showing signs of the aging and could possibly require replacing.

**Action(s):**

- Inspect, remove, and replace pool building signage in 2020.
- Signs such as Fire Lane, Handicapped are replaced as needed and the cost for this action is not included in the Study because it falls below the minimum funding threshold.

## Homestead RA Detail Report by Category

### Replace the entrance monuments - 2035

		2 UT	@ \$8,000.00
Asset ID	D01.1	Asset Cost	\$16,000.00
Landscaping and Appurtenances	Entrance Monuments	Percent Replacement	100%
Placed in Service	May 2002	Future Cost	\$27,238.93
Useful Life	35		
Adjustment	-2		
Replacement Year	2035		
Remaining Life	18		



**Description:** 1 foot wide brick walls with varying height and length. Monuments have metal lettering attach to the brick walls (both sides) that say “homestead” and have metal section with a tree cut out from it. 4 brick monuments have no lettering but have a black metal section with a tree cut out from it. Each monument area is vegetated with grass and/or plants. Entrance monument on South Jersey Street has a partial rock wall veneer on the base of the monument island.

**Condition:** Good condition.

**Action(s):**

- Cyclically tuck-point the mortar joints and replace any damaged or deteriorated bricks every 10 years, starting in 2024. The cost is not included in the Study because it falls below the minimum fund threshold.
- Replace the entrance monuments in 2035 as required.

## Homestead RA Detail Report by Category

### Paint the North pool fence - 2017

		559 SF	@ \$6.00
Asset ID	D06.2	Asset Cost	\$3,354.00
Landscaping and Appurtenances	Metal Railings	Percent Replacement	100%
Placed in Service	May 2002	Future Cost	\$3,354.00
Useful Life	8		
Replacement Year	2017		
Remaining Life	0		



**Description:** Metal wrought iron fencing.

**Condition:** Good condition.

**Action(s):**

- Cyclically scrape, rust proof, and paint the North fence every 8 years, starting in 2017.

## Homestead RA Detail Report by Category

### Paint the South pool fence - 2024

		507 SF	@ \$6.00
Asset ID	D06.4	Asset Cost	\$3,042.00
Landscaping and Appurtenances		Percent Replacement	100%
	Metal Railings	Future Cost	\$3,741.28
Placed in Service	May 2016		
Useful Life	8		
Replacement Year	2024		
Remaining Life	7		



**Description:** Metal wrought iron fencing.

**Condition:** Good condition.

**Action(s):**

- Cyclically scrape, rust proof, and paint the South fence every 8 years, starting in 2024.

## Homestead RA Detail Report by Category

### Paint the West pool fence - 2024

		234 SF	@ \$6.00
Asset ID	D06.6	Asset Cost	\$1,404.00
Landscaping and Appurtenances	Metal Railings	Percent Replacement	100%
		Future Cost	\$1,726.74
Placed in Service	May 2016		
Useful Life	8		
Replacement Year	2024		
Remaining Life	7		



**Description:** Metal wrought iron fencing.

**Condition:** Good condition.

**Action(s):**

- Cyclically scrape, rust proof, and paint the West fence every 8 years, starting in 2024.



## Homestead RA Detail Report by Category

### Paint the metal railings - 2024

		185 LF	@ \$6.00
Asset ID	D05.1	Asset Cost	\$1,110.00
Landscaping and Appurtenances	Metal Railings	Percent Replacement	100%
		Future Cost	\$1,365.16
Placed in Service	May 2002		
Useful Life	6		
Adjustment	16		
Replacement Year	2024		
Remaining Life	7		



**Description:** Metal railings bolted onto concrete surfaces or timber rails. Includes additional 50 feet of metal railings.

**Condition:** Good condition; south and north pool railings were painted in 2016 as well as the stair railings.

**Action(s):**

- Cyclically scrape, rust proof and paint the metal railings every 6 years, starting in 2024.

## Homestead RA Detail Report by Category

### Replace the metal railings - 2034

		185 LF	@ \$40.00
Asset ID	D05.2	Asset Cost	\$7,400.00
Landscaping and Appurtenances	Metal Railings	Percent Replacement	100%
		Future Cost	\$12,231.07
Placed in Service	May 2009		
Useful Life	25		
Replacement Year	2034		
Remaining Life	17		



**Description:** Metal railings bolted onto concrete surfaces or timber rails. Includes additional 50 feet of metal railings.

**Condition:** Good condition; south and north pool railings were painted in 2016 as well as the stair railings.

**Action(s):**

- Replace the metal railings every 25 years starting in 2034.

## Homestead RA Detail Report by Category

### Paint fencing - 2024

		820 LF	@ \$5.00
Asset ID	D07.3	Asset Cost	\$4,100.00
Landscaping and Appurtenances	Chain Link Fence	Percent Replacement	100%
		Future Cost	\$5,042.48
Placed in Service	May 2005		
Useful Life	8		
Adjustment	11		
Replacement Year	2024		
Remaining Life	7		



**Description:** Vinyl coated chain link galvanized fence.

**Condition:** Good condition.

**Action(s):**

- Paint chain link fencing every 8 years, starting in 2024

## Homestead RA Detail Report by Category

### Paint fencing - 2024

		820 LF	@ \$5.00
Asset ID	D07.2	Asset Cost	\$4,100.00
Landscaping and Appurtenances	Chain Link Fence	Percent Replacement	100%
		Future Cost	\$5,042.48
Placed in Service	May 2002		
Useful Life	8		
Adjustment	14		
Replacement Year	2024		
Remaining Life	7		



**Description:** Vinyl coated chain link galvanized fence.

**Condition:** Fair condition.

**Action(s):**

- Paint chain link fencing every 8 years, starting in 2024.

## Homestead RA Detail Report by Category

### Paint fencing - 2028

		462 LF	@ \$5.00
Asset ID	D07.1	Asset Cost	\$2,310.00
Landscaping and Appurtenances	Chain Link Fence	Percent Replacement	100%
		Future Cost	\$3,197.58
Placed in Service	May 2013		
Useful Life	8		
Adjustment	7		
Replacement Year	2028		
Remaining Life	11		



**Description:** Vinyl coated chain link galvanized fence.

**Condition:** Good condition.

**Action(s):**

- Paint chain link fencing every 8 years, starting in 2028.

## Homestead RA Detail Report by Category

### Replace the fencing along Geddes Avenue - 2024

		584 LF	@ \$15.00
Asset ID	D08.1	Asset Cost	\$1,927.20
Landscaping and Appurtenances	Split Rail Fence	Percent Replacement	22%
		Future Cost	\$2,370.21
Placed in Service	May 2002		
Useful Life	20		
Adjustment	2		
Replacement Year	2024		
Remaining Life	7		



**Description:** 2 and 3 foot split rail wood fencing.

**Condition:** Good condition.

**Action(s):**

- Remove and replace the fencing along Geddes Avenue and north of south pool in 2024.
- Inspect and repair damaged rails and posts annually. This cost is not included in the Study because normally Associations perform this as a maintenance item and the cost is considered an operating expense and/or under the minimum threshold for this Study.

## Homestead RA Detail Report by Category

### Replace the remaining split rail fence - 2019

		584 LF	@ \$15.00
Asset ID	D08.2	Asset Cost	\$6,832.80
Landscaping and Appurtenances	Split Rail Fence	Percent Replacement	78%
		Future Cost	\$7,248.92
Placed in Service	May 2002		
Useful Life	20		
Adjustment	-3		
Replacement Year	2019		
Remaining Life	2		



**Description:** 2 and 3 foot split rail wood fencing.

**Condition:** Good condition.

**Action(s):**

- Remove and replace remaining split rail fencing in 2019.

## Homestead RA Detail Report by Category

### Replace deteriorated sections of fence - 2019

		1 UT	@ \$30,000.00
Asset ID	D09.1	Asset Cost	\$30,000.00
Landscaping and Appurtenances	Perimeter Wood Fence	Percent Replacement	100%
Placed in Service	May 2002	Future Cost	\$31,827.00
Useful Life	4		
Adjustment	13		
Replacement Year	2019		
Remaining Life	2		



**Description:** 6 foot cedar community perimeter fence.

**Condition:** Good condition.

**Action(s):**

- Cyclically replace deteriorated sections of the wood fencing every 4 years, starting in 2019.
- Inspect and repair damaged boards and posts annually. This cost is not included in the Study because normally Associations perform this as a maintenance item and the cost is considered an operating expense for this Study.



## Homestead RA Detail Report by Category

### Replace a portion of the bollard lights - 2020

		46 UT	@ \$500.00
Asset ID	D10.1	Asset Cost	\$4,600.00
Landscaping and Appurtenances	Bollard Lights	Percent Replacement	20%
Placed in Service	May 2015	Future Cost	\$5,026.54
Useful Life	5		
Replacement Year	2020		
Remaining Life	3		



**Description:**

- 30" tall square, 13 watt die cast aluminum bollards with concealed acrylic lens.
- 36" tall, 7" diameter, 60 watt die cast aluminum bollards with interior cone shape anodized aluminum reflector.
- 30" tall, 5" diameter, 75 watt die cast aluminum bollards that have clear lens with exterior cast louvers.

**Condition:** The site observation was performed during the day thus we can not verify that the observed lights are in good working condition. Aesthetically, they are in good condition.

**Action(s):**

- Replace a portion of the bollard lights every 5 years, starting in 2020.
- Inspect and repair damaged bollard lights annually. This cost is not included in the Study because normally Associations perform this as a maintenance item and the cost is considered an operating expense for this Study.

## Homestead RA Detail Report by Category

### Replace west and south cedar pergolas - 2023

		2 UT	@ \$6,500.00
Asset ID	D11.3	Asset Cost	\$13,000.00
Landscaping and Appurtenances	Cedar Pergolas	Percent Replacement	100%
Placed in Service	May 2002	Future Cost	\$15,522.68
Useful Life	20		
Adjustment	1		
Replacement Year	2023		
Remaining Life	6		



**Description:** Wood framed shade pergolas with cedar boards, posts, joists, and beams.

**Condition:** Good condition.

**Action(s):**

- Replace west and south cedar pergolas in 2023.

## Homestead RA Detail Report by Category

### Seal pergola structures - 2020

Asset ID	D11.1	Asset Cost	
Landscaping and Appurtenances	Cedar Pergolas	Percent Replacement Future Cost	100%
Placed in Service	May 2015		
Useful Life	5		
Replacement Year	2020		
Remaining Life	3		



**Description:** Wood framed shade pergolas with cedar boards, posts, joists, and beams.

**Condition:** Good condition. South and West pergolas were stained in 2015.

**Action(s):**

- Cyclically seal pergola structures every 5 years, starting 2020.
- Inspect and repair damaged cedar wood components annually. This cost is not included in the Study because normally Associations perform this as a maintenance item and the cost is considered an operating expense for this Study.

## Homestead RA Detail Report by Category

### Upgrade pergolas - 2020

		2 UT	@ \$3,700.00
Asset ID	D11.2	Asset Cost	\$7,400.00
Landscaping and Appurtenances		Percent Replacement	100%
	Cedar Pergolas	Future Cost	\$8,086.18
Placed in Service	May 2015		
Useful Life	5		
Replacement Year	2020		
Remaining Life	3		



**Description:** Wood framed shade pergolas with cedar boards, posts, joists, and beams.

**Condition:** Good condition. South and West pergolas were stained in 2015.

**Action(s):**

- Upgrade South and West pergolas with roofs in 2020.

## Homestead RA Detail Report by Category

### Replace damaged plastic tennis benches - 2017

		16 UT	@ \$550.00
Asset ID	D12.1	Asset Cost	\$4,400.00
Landscaping and Appurtenances	Site Furniture	Percent Replacement	50%
Placed in Service	May 2014	Future Cost	\$4,400.00
Useful Life	1		
Adjustment	2		
Replacement Year	2017		
Remaining Life	0		



**Description:** Various types of wood and plastic constructed benches.

**Condition:** Good condition. Benches were replaced in 2014.

**Action(s):**

- Remove and replace damaged plastic tennis benches annually.
- Cyclically seal wood benches every 5 years, starting 2019. This cost is not included in the Study because normally Associations perform this as a maintenance item and the cost is considered an operating expense for this Study.

## Homestead RA Detail Report by Category

### Replace the diseased or dead trees - 2017

Asset ID	D13.1	1 UT	@
Landscaping and Appurtenances	Vegetation	Asset Cost	
Placed in Service	May 2002	Percent Replacement	100%
Useful Life	1	Future Cost	
Adjustment	14		
Replacement Year	2017		
Remaining Life	0		



**Description:** Various species of evergreen, deciduous, and shade trees along with various plants.

**Condition:** Appeared to be in good condition.

**Action(s):**

- Replace the diseased or dead trees and/or plants every year, starting in 2017. Replacement is part of annual operating budget.

## Homestead RA Detail Report by Category

### Upgrade vegetation - 2017

		1 UT	@ \$13,600.00
Asset ID	D13.2	Asset Cost	\$13,600.00
Landscaping and Appurtenances	Vegetation	Percent Replacement	100%
Placed in Service	May 2002	Future Cost	\$13,600.00
Useful Life	1		
Adjustment	14		
Replacement Year	2017		
Remaining Life	0		



**Description:** Various species of evergreen, deciduous, and shade trees along with various plants.

**Condition:** Appeared to be in good condition.

**Action(s):**

- Upgrade vegetation in the following areas starting in 2017:
  1. Northside area.
  2. Area along East Geddes Ave.
  3. Beds at Geddes Place & H Pkway.

## Homestead RA Detail Report by Category

### Provide major irrigation renovation - 2017

		1 UT	@ \$25,000.00
Asset ID	D14.1	Asset Cost	\$25,000.00
Landscaping and Appurtenances	Irrigation System	Percent Replacement	100%
Placed in Service	May 2002	Future Cost	\$25,000.00
Useful Life	1		
Adjustment	14		
Replacement Year	2017		
Remaining Life	0		

**Description:** Irrigation system composed of drip lines and sprinklers.

**Condition:** We were informed that there are 10 taps, 13 sprinkler controllers, and 209 sprinkler zones. A major sprinkler repair was done in 2014.

**Action(s):**

- Provide major irrigation renovation in 2017.



## Homestead RA Detail Report by Category

### Tuck-point the mortar joints - 2024

		3,002 SF	@ \$7.00
Asset ID	E01.1	Asset Cost	\$3,152.10
	Façade	Percent Replacement	15%
	Brick Veneer	Future Cost	\$3,876.68
Placed in Service	May 2002		
Useful Life	10		
Adjustment	12		
Replacement Year	2024		
Remaining Life	7		



**Description:** Brick veneer with mortar joints.

**Condition:** Good condition.

**Action(s):**

- Cyclically tuck-point the mortar joints and replace any damaged or deteriorated bricks every 10 years, starting in 2024.

## Homestead RA Detail Report by Category

### Prep and paint the lap siding - 2020

		2,864 SF	@ \$1.80
Asset ID	E02.1	Asset Cost	\$5,155.20
	Façade	Percent Replacement	100%
	Hardboard Lap Siding and Trim	Future Cost	\$5,633.23
Placed in Service	May 2002		
Useful Life	6		
Adjustment	12		
Replacement Year	2020		
Remaining Life	3		



**Description:** Painted hardboard lap siding, typically installed over building paper or other water resistive membrane and attached to the wall framing. Hardboard trim material installed around windows, doors, and creating the soffit and fascia details for various roof eave pool house overhangs.

**Condition:** Good condition.

**Action(s):**

- Cyclically prep and paint the lap siding and trim and replace any damaged or deteriorated sections every 6 years, starting in 2020.

## Homestead RA Detail Report by Category

### Replace windows - 2020

		1 UT	@ \$6,000.00
Asset ID	E03.1	Asset Cost	\$6,000.00
	Façade	Percent Replacement	100%
	Windows	Future Cost	\$6,556.36
Placed in Service	May 2002		
Useful Life	40		
Adjustment	-22		
Replacement Year	2020		
Remaining Life	3		



**Description:** Vinyl framed windows.

**Condition:** Good condition.

**Action(s):**

- Remove and replace windows for the west and south pool buildings in 2020.

## Homestead RA Detail Report by Category

### Replace the pool houses exterior lights - 2027

		27 UT	@
Asset ID	E04.1	Asset Cost	
	Façade	Percent Replacement	100%
	Exterior Lighting Fixtures	Future Cost	
Placed in Service	May 2002		
Useful Life	25		
Replacement Year	2027		
Remaining Life	10		



**Description:** Exterior wall mounted fixtures.

**Condition:** Good to fair condition.

**Action(s):**

- Replacement of the pool houses exterior lights is considered an operating expense and is not included in this Study because the lights will be replaced as needed.

## Homestead RA Detail Report by Category

### Replace the pool houses exterior door - 2032

		24 UT	@
Asset ID	E05.1	Asset Cost	
	Façade	Percent Replacement	100%
	Entry Doors	Future Cost	
Placed in Service	May 2002		
Useful Life	30		
Replacement Year	2032		
Remaining Life	15		



**Description:** Wood and metal entrance doors.

**Condition:** Good condition.

**Action(s):**

- Replacement of the pool houses exterior door is considered an operating expense and is not included in this Study because the doors will be replaced as needed.

**Homestead  
RA Detail Report by Category**

**Replace south pool building roof - 2040**

		29 UT	@ \$350.00
Asset ID	F01.1	Asset Cost	\$5,075.00
	Roofing	Percent Replacement	50%
	Asphalt Shingles	Future Cost	\$10,015.95
Placed in Service	May 2015		
Useful Life	25		
Replacement Year	2040		
Remaining Life	23		

**Description:** Asphalt shingles.

**Condition:** Good condition.

**Action(s):**

- Replace south pool building roofs in 2040.

## Homestead RA Detail Report by Category

### Replace west pool building roof - 2040

		29 UT	@ \$350.00
Asset ID	F01.2	Asset Cost	\$10,150.00
	Roofing	Percent Replacement	100%
	Asphalt Shingles	Future Cost	\$20,031.90
Placed in Service	May 2015		
Useful Life	25		
Replacement Year	2040		
Remaining Life	23		



**Description:** Asphalt shingles.

**Condition:** Good condition. West roof was replaced in 2015.

**Action(s):**

- Replace west pool building roof in 2040.

## Homestead RA Detail Report by Category

### Replace the North pool building roof - 2027

		1 UT @ \$10,000.00	
Asset ID	F02.1	Asset Cost	\$10,000.00
	Roofing	Percent Replacement	100%
	Cement Tile Roofs	Future Cost	\$13,439.16
Placed in Service	May 2002		
Useful Life	25		
Replacement Year	2027		
Remaining Life	10		



**Description:** Cement tile roof.

**Condition:** Good condition.

**Action(s):**

- Replace the North pool building roof with asphalt shingles in 2027.



**Homestead  
RA Detail Report by Category**

**Replace gutters at the north pool house - 2027**

		190 LF	@ \$8.50
Asset ID	F03.3	Asset Cost	\$1,615.00
	Roofing	Percent Replacement	100%
Gutters, Downspouts, and Extensions		Future Cost	\$2,170.42
Placed in Service	May 2002		
Useful Life	25		
Replacement Year	2027		
Remaining Life	10		



**Description:** Aluminum gutters, downspouts, and extensions.

**Condition:** Good condition.

**Action(s):**

- Remove and replace gutters, downspouts, and extensions for the north pool house in 2027.

**Homestead  
RA Detail Report by Category**

**Replace gutters at the south pool house - 2040**

Asset ID	F03.2	115 LF	@ \$8.50
	Roofing	Asset Cost	\$977.50
Gutters, Downspouts, and Extensions		Percent Replacement	100%
Placed in Service	May 2015	Future Cost	\$1,929.18
Useful Life	25		
Replacement Year	2040		
Remaining Life	23		

**Description:** Aluminum gutters, downspouts, and extensions.

**Condition:** Good condition.

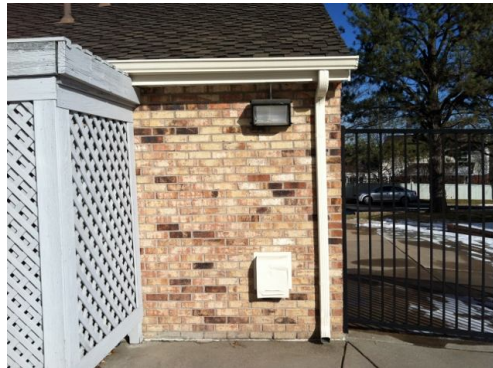
**Action(s):**

- Remove and replace gutters, downspouts, and extensions for the south pool house in 2040.

## Homestead RA Detail Report by Category

### Replace gutters at the west pool house - 2040

		135 LF	@ \$8.50
Asset ID	F03.1	Asset Cost	\$1,147.50
	Roofing	Percent Replacement	100%
Gutters, Downspouts, and Extensions		Future Cost	\$2,264.69
Placed in Service	May 2015		
Useful Life	25		
Replacement Year	2040		
Remaining Life	23		



**Description:** Aluminum gutters, downspouts, and extensions.

**Condition:** Good condition.

**Action(s):**

- Remove and replace gutters, downspouts, and extensions for the west pool house in 2040.

**Homestead  
RA Detail Report by Category**

**Replace a portion of the furniture - 2020**

		1 UT	@ \$2,000.00
Asset ID	G01.1	Asset Cost	\$2,000.00
Interior of Pool Houses	Furniture	Percent Replacement	100%
		Future Cost	\$2,185.45
Placed in Service	May 2002		
Useful Life	5		
Adjustment	13		
Replacement Year	2020		
Remaining Life	3		

**Description:** There are several pieces of furniture and art including couches, chairs, tables and miscellaneous pieces of wall art and plants. HOA office utilizes a RICOH FT 4222 over purpose printing system, a computer system, and filing cabinets.

**Condition:** Good to fair condition.

**Action(s):**

- Replace a portion of the furniture in the HOA office and the life guard rooms every 5 years, starting in 2020.

## Homestead RA Detail Report by Category

### Replace north pool furniture - 2017

		1 UT	@ \$12,000.00
Asset ID	G01.2	Asset Cost	\$12,000.00
Interior of Pool Houses	Furniture	Percent Replacement	100%
Placed in Service	May 2002	Future Cost	\$12,000.00
Useful Life	5		
Adjustment	10		
Replacement Year	2017		
Remaining Life	0		



**Description:** Pool chairs and tables.

**Condition:** Good to fair condition.

**Action(s):**

- Replace north pool furniture in 2017.

**Homestead  
RA Detail Report by Category**

**Paint the walls and ceilings - 2023**

		4,300 SF	@ \$1.50
Asset ID	G02.1	Asset Cost	\$6,450.00
	Interior of Pool Houses	Percent Replacement	100%
	Interior Walls	Future Cost	\$7,701.64
Placed in Service	May 2016		
Useful Life	7		
Replacement Year	2023		
Remaining Life	6		

**Description:** Painted drywall surfaces.

**Condition:** Good condition. All pool buildings' interiors were painted in 2016.

**Action(s):**

- Cyclically paint the walls and ceilings every 7 years, starting in 2023.

## Homestead RA Detail Report by Category

### Replace the carpeting - 2020

		415 SF	@ \$8.00
Asset ID	G03.1	Asset Cost	\$3,320.00
Interior of Pool Houses	Carpeting	Percent Replacement	100%
		Future Cost	\$3,627.85
Placed in Service	May 2008		
Useful Life	12		
Replacement Year	2020		
Remaining Life	3		

**Description:** The majority of the flooring for the interior common areas is finished with a commercial grade carpet.

**Condition:** Good condition.

**Action(s):**

- Cyclically replace the carpeting every 12 years, starting in 2020.

## Homestead RA Detail Report by Category

### Refurbish the restrooms - 2017

		6 UT	@ \$6,000.00
Asset ID	G04.1	Asset Cost	\$36,000.00
Interior of Pool Houses	Restrooms	Percent Replacement	100%
		Future Cost	\$36,000.00
Placed in Service	May 2002		
Useful Life	12		
Adjustment	3		
Replacement Year	2017		
Remaining Life	0		



**Description:** Pool restrooms consist of a total of 3 showers, 3 urinals, 9 toilets, concrete sealed floors, 6 mirrors, countertops, and 3,400 square feet of tile.

**Condition:** Fair condition. The bathroom floors were resurfaced in all the pool restrooms in 2008.

**Action(s):**

- Refurbish the restrooms every 12 years, starting in 2017.



## Homestead RA Detail Report by Category

### Replace the north pool cover - 2017

		1 UT	@ \$6,000.00
Asset ID	H01.4	Asset Cost	\$6,000.00
	Amenities	Percent Replacement	100%
	Swimming Pools	Future Cost	\$6,000.00
Placed in Service	May 2000		
Useful Life	13		
Adjustment	4		
Replacement Year	2017		
Remaining Life	0		



**Description:** The swimming pools are finished with a cementitious plaster basin.

**Condition:**

**Action(s):**

- Replace the pool covers every 13 years, starting in 2017

## Homestead RA Detail Report by Category

### Replace the south pool cover - 2018

		1 UT	@ \$6,000.00
Asset ID	H01.5	Asset Cost	\$6,000.00
	Amenities	Percent Replacement	100%
	Swimming Pools	Future Cost	\$6,180.00
Placed in Service	May 2000		
Useful Life	13		
Adjustment	5		
Replacement Year	2018		
Remaining Life	1		



**Description:** The swimming pools are finished with a cementitious plaster basin.

**Condition:**

**Action(s):**

- Replace the south pool covers every 13 years, starting in 2018.

## Homestead RA Detail Report by Category

### Replace the west pool cover - 2029

		1 UT	@ \$6,000.00
Asset ID	H01.6	Asset Cost	\$6,000.00
	Amenities	Percent Replacement	100%
	Swimming Pools	Future Cost	\$8,554.56
Placed in Service	May 2016		
Useful Life	13		
Replacement Year	2029		
Remaining Life	12		



**Description:** The swimming pools are finished with a cementitious plaster basin.

**Condition:** The west pool cover were replaced in 2016.

**Action(s):**

- Replace the west pool covers every 13 years, starting in 2029.

## Homestead RA Detail Report by Category

### Resurface the north swimming pool - 2025

		1 UT @ \$25,000.00	
Asset ID	H01.2	Asset Cost	\$25,000.00
	Amenities	Percent Replacement	100%
	Swimming Pools	Future Cost	\$31,669.25
Placed in Service	May 2015		
Useful Life	10		
Replacement Year	2025		
Remaining Life	8		



**Description:** The swimming pools are finished with a cementitious plaster basin.

**Condition:** Good Condition.

**Action(s):**

- Resurface the north swimming pool every 10 years, starting in 2025.

## Homestead RA Detail Report by Category

### Resurface the south swimming pool - 2018

		1 UT	@ \$20,000.00
Asset ID	H01.3	Asset Cost	\$20,000.00
	Amenities	Percent Replacement	100%
	Swimming Pools	Future Cost	\$20,600.00
Placed in Service	May 2000		
Useful Life	10		
Adjustment	8		
Replacement Year	2018		
Remaining Life	1		



**Description:** The swimming pools are finished with a cementitious plaster basin.

**Condition:** Fair condition.

**Action(s):**

- Resurface the south swimming pool every 10 years, starting in 2018.

## Homestead RA Detail Report by Category

### Resurface the west swimming pool - 2024

		1 UT @ \$40,000.00	
Asset ID	H01.1	Asset Cost	\$40,000.00
	Amenities	Percent Replacement	100%
	Swimming Pools	Future Cost	\$49,194.95
Placed in Service	May 2014		
Useful Life	10		
Replacement Year	2024		
Remaining Life	7		



**Description:** The swimming pools are finished with a cementitious plaster basin.

**Condition:** The west pool was resurfaced in 2014.

**Action(s):**

- Resurface the west swimming pool every 10 years, starting in 2024.

## Homestead RA Detail Report by Category

### Replace the kid pool covers - 2029

		3 UT	@ \$2,000.00
Asset ID	H02.2	Asset Cost	\$6,000.00
	Amenities	Percent Replacement	100%
	Kid Pools	Future Cost	\$8,554.56
Placed in Service	May 2016		
Useful Life	13		
Replacement Year	2029		
Remaining Life	12		



**Description:** The kid pools are finished with a cementitious plaster basin. We were informed that the kid pools were resurfaced in 2005.

**Condition:** Good condition. The north and west kid pool covers were replaced in 2016, while the south kid pool cover is approximately 10 years old.

**Action(s):**

- Replace kid pool covers every 13 years, starting in 2018 for the south pool and in 2029 for the west and north pool.

## Homestead RA Detail Report by Category

### Resurface the kid pool - 2024

		586 SF	@ \$8.00
Asset ID	H02.1	Asset Cost	\$4,688.00
	Amenities	Percent Replacement	100%
	Kid Pools	Future Cost	\$5,765.65
Placed in Service	May 2014		
Useful Life	10		
Replacement Year	2024		
Remaining Life	7		



**Description:** The kid pools are finished with a cementitious plaster basin.

**Condition:** Good condition. North pool was done in 2014; west pool done in 2014 and south pool done appoximatley in 2008.

**Action(s):**

- Resurface the north and west pools in 2024 and the south pool in 2018.



## Homestead RA Detail Report by Category

### Resurface north court slab - 2019

		2 EA	@ \$4,000.00
Asset ID	H03.3	Asset Cost	\$8,000.00
	Amenities	Percent Replacement	100%
	Tennis Courts	Future Cost	\$8,487.20
Placed in Service	May 2014		
Useful Life	7		
Adjustment	-2		
Replacement Year	2019		
Remaining Life	2		



**Description:** The tennis courts are post tensioned concrete slab.

**Condition:** The west courts were resurfaced in 2014. The north court is in good to fair condition with deterioration noted adjacent to timber retaining wall separating the courts. The south court was resurfaced in 2015. We were informed that the tennis courts are annually crack filled.

**Action(s):**

- Resurface the north court every 7 years starting in 2019.

## Homestead RA Detail Report by Category

### Resurface the south tennis courts - 2022

		2 EA	@ \$4,000.00
Asset ID	H03.2	Asset Cost	\$8,000.00
	Amenities	Percent Replacement	100%
	Tennis Courts	Future Cost	\$9,274.19
Placed in Service	May 2015		
Useful Life	7		
Replacement Year	2022		
Remaining Life	5		



**Description:** The tennis courts are post tensioned concrete slab.

**Condition:** The west courts were resurfaced in 2014. The north court is in good to fair condition with deterioration noted adjacent to timber retaining wall separating the courts. The south court was resurfaced in 2015. We were informed that the tennis courts are annually crack filled.

**Action(s):**

- Inspect, repair, and resurface the south tennis courts every 7 years, starting in 2022.

## Homestead RA Detail Report by Category

### Resurface the west tennis courts - 2021

		2 EA	@ \$4,000.00
Asset ID	H03.1	Asset Cost	\$8,000.00
	Amenities	Percent Replacement	100%
	Tennis Courts	Future Cost	\$9,004.07
Placed in Service	May 2014		
Useful Life	7		
Replacement Year	2021		
Remaining Life	4		



**Description:** The tennis courts are post tensioned concrete slab.

**Condition:** The west courts were resurfaced in 2014. The north court is in good to fair condition with deterioration noted adjacent to timber retaining wall separating the courts. The south court was resurfaced in 2015. We were informed that the tennis courts are annually crack filled.

**Action(s):**

- Inspect, repair, and resurface the west tennis courts every 7 years, starting in 2021.

## Homestead RA Detail Report by Category

### Replace pool furniture - 2017

		1 UT	@
Asset ID	H04.1	Asset Cost	
	Amenities	Percent Replacement	100%
	Pool Furniture	Future Cost	
Placed in Service	May 2002		
Useful Life	1		
Replacement Year	2017		
Remaining Life	0		



**Description:** White adjustable vinyl chaise lounge chairs, white vinyl nonadjustable chairs, tables, and umbrellas.

**Condition:** Good to fair condition.

**Action(s):**

- Replace any damaged or deteriorated pool furniture annually. This cost is not included in the Study because normally Associations perform this as a maintenance item and the cost is considered an operating expense.

## Homestead RA Detail Report by Category

### Replace any damaged grills - 2024

		12 UT	@
Asset ID	H05.1	Asset Cost	
	Amenities	Percent Replacement	100%
	Grills	Future Cost	
Placed in Service	May 2014		
Useful Life	10		
Replacement Year	2024		
Remaining Life	7		



**Description:** Various brands such as Char-Broil, Ducane, and Perfect Flame.

**Condition:** New gas grills were installed in 2014.

**Action(s):**

- Replace any damaged grills every 10 years starting in 2024. This cost is not included in the Study because grills are replaced as needed and the cost is not included in this Study since the grills fall below minimum threshold of this Study.

## Homestead RA Detail Report by Category

### Replace the north pool heater - 2045

			1 UT @ \$30,000.00
Asset ID	I01.1	Asset Cost	\$30,000.00
	Mechanical	Percent Replacement	100%
	Pool Heaters	Future Cost	\$68,637.83
Placed in Service	May 2014		
Useful Life	30		
Adjustment	1		
Replacement Year	2045		
Remaining Life	28		



**Description:** Pentair Heater.

**Condition:** North pool heater was replaced in 2014.

**Action(s):**

- Replace the north pool heater in 2045.

## Homestead RA Detail Report by Category

### Replace the south pool heater - 2021

		1 UT	@ \$30,000.00
Asset ID	I01.2	Asset Cost	\$30,000.00
	Mechanical	Percent Replacement	100%
	Pool Heaters	Future Cost	\$33,765.26
Placed in Service	May 2008		
Useful Life	30		
Adjustment	-17		
Replacement Year	2021		
Remaining Life	4		



**Description::** Pentair Heater.

**Condition:** Good Condition.

**Action(s):**

- Replace the south pool heater in 2021.

## Homestead RA Detail Report by Category

### Replace the south pool heater - 2033

		1 UT	@ \$25,000.00
Asset ID	I02.3	Asset Cost	\$25,000.00
	Mechanical	Percent Replacement	100%
	Pool Heaters	Future Cost	\$40,117.66
Placed in Service	May 2007		
Useful Life	25		
Adjustment	1		
Replacement Year	2033		
Remaining Life	16		



**Description:**

- South pool – Model C-R206A Raypak with input rating of 199,500 BTU/hr.

**Condition:** The south pool heater is in good condition.

**Action(s):**

- Replace the south pool heater in 2033.



## Homestead RA Detail Report by Category

### Replace the west pool heater - 2031

		1 UT	@ \$23,000.00
Asset ID	I02.2	Asset Cost	\$23,000.00
	Mechanical	Percent Replacement	100%
	Pool Heaters	Future Cost	\$34,789.56
Placed in Service	May 2005		
Useful Life	25		
Adjustment	1		
Replacement Year	2031		
Remaining Life	14		



**Description:**

- West pool - Model P-0824 Raypak with an output rating of 676,000 BTU/hr.

**Condition:** The west pool heater is in good condition.

**Action(s):**

- Replace the west pool heater in 2031.

## Homestead RA Detail Report by Category

### Rebuild the north pool 1 hp pump - 2024

		1 UT	@ \$500.00
Asset ID	I03.2	Asset Cost	\$500.00
	Mechanical	Percent Replacement	100%
	Circulation Pumps	Future Cost	\$614.94
Placed in Service	May 2013		
Useful Life	10		
Adjustment	1		
Replacement Year	2024		
Remaining Life	7		



**Description:**

- Century Centurion A.O. Smith with the capacity of 1 hp and 3450 rpm.

**Condition:** The north and south pool pumps were replaced in 2013.

**Action(s):**

- Cyclically rebuild north pool 1 hp pump every 10 years, starting in 2024.

## Homestead RA Detail Report by Category

### Rebuild the north pool motor 7.5 hp pump - 2024

		1 UT	@ \$2,000.00
Asset ID	I03.3	Asset Cost	\$2,000.00
	Mechanical	Percent Replacement	100%
	Circulation Pumps	Future Cost	\$2,459.75
Placed in Service	May 2013		
Useful Life	10		
Adjustment	1		
Replacement Year	2024		
Remaining Life	7		



**Description:**

- North pool pumps– Model CVC213 Marathon Electric 7.5 hp with 3470 rpm.

**Condition:** The north and south pool pumps were replaced in 2013.

**Action(s):**

- Rebuild the north pool motor 7.5 hp every 10 years, starting in 2024.

## Homestead RA Detail Report by Category

### Rebuild the south pool 7.5 hp motor - 2024

		1 UT	@ \$2,000.00
Asset ID	I03.5	Asset Cost	\$2,000.00
	Mechanical	Percent Replacement	100%
	Circulation Pumps	Future Cost	\$2,459.75
Placed in Service	May 2013		
Useful Life	10		
Adjustment	1		
Replacement Year	2024		
Remaining Life	7		



**Description:**

- South pool pumps– Baldor Industrial Pump motor 7.5 hp with 3450 rpm.

**Condition:** The north and south pool pumps were replaced in 2013.

**Action(s):**

- Rebuild the south pool 7.5 hp motor every 10 years, starting in 2024.

## Homestead RA Detail Report by Category

### Rebuild the west pool motor - 2023

		1 UT	@ \$1,500.00
Asset ID	I03.1	Asset Cost	\$1,500.00
	Mechanical	Percent Replacement	100%
	Circulation Pumps	Future Cost	\$1,791.08
Placed in Service	May 2013		
Useful Life	10		
Replacement Year	2023		
Remaining Life	6		



**Description:**

- West pool - Model 9L185 Marathon Electric 5 hp with 3510 rpm.

**Condition:** The north and south pool pumps were replaced in 2013.

**Action(s):**

- Rebuild the west pool motor every 10 years, starting in 2023.

## Homestead RA Detail Report by Category

### Replace south pool 1 hp pump - 2024

		1 UT	@ \$500.00
Asset ID	I03.4	Asset Cost	\$500.00
	Mechanical	Percent Replacement	100%
	Circulation Pumps	Future Cost	\$614.94
Placed in Service	May 2013		
Useful Life	10		
Adjustment	1		
Replacement Year	2024		
Remaining Life	7		

**Description:**

- Century Centurion A.O. Smith with the capacity of 1 hp and 3450 rpm attached to Model WFE-3 Whisper Flow unit with 3/4 hp.

**Condition:** The north and south pool pumps were replaced in 2013.

**Action(s):**

- Cyclically replace south pool 1 hp pump every 10 years, starting in 2024.

## Homestead RA Detail Report by Category

### Replace the domestic hot water storage tanks - 2018

		3 UT	@ \$2,000.00
Asset ID	I04.1	Asset Cost	\$6,000.00
	Mechanical	Percent Replacement	100%
Domestic Hot Water Storage Tanks		Future Cost	\$6,180.00
Placed in Service	May 2002		
Useful Life	10		
Adjustment	6		
Replacement Year	2018		
Remaining Life	1		



**Description:**

- West pool - Model 540NORT Reliance 501, 40 gallon capacity with an output rating of 32,000 BTU/hr hot water tank. 10 gallon capacity Model 81VP1OS Rheem Standards hot water tank.
- North pool – Model FSGT50 A.O. Smith Energy Saver with 100 gallon capacity at an input rating of 60,000 BTU/hr.
- South pool – Model ELJF6 A.O. Smith Energy Saver with 6 gallon capacity.

**Condition:** We were informed these storage tanks are in good condition.

**Action(s):**

- Replace the domestic hot water storage tanks in all the pool mechanical rooms, every 10 years, starting in 2018

## Homestead RA Detail Report by Category

### Replace the north pool Astral filter - 2019

		1 UT @ \$10,000.00	
Asset ID	I05.3	Asset Cost	\$10,000.00
	Mechanical	Percent Replacement	100%
	Pool Filters	Future Cost	\$10,609.00
Placed in Service	May 2002		
Useful Life	15		
Adjustment	2		
Replacement Year	2019		
Remaining Life	2		



**Description:**

- West pool – Two (2) Model TR140C Triton II Pentair Pool Products with filtration area of 7.06 square feet and 141 gpm/square feet filtration flow rate.
- North pool - Model 06684 Astral High rate sand filter at filtration area of 21.64 square feet and 432 gpm filtration flow rate. Model S8570 Sta-Rite Hi-Rate System3 filtration with filtration area of 3.4 square feet and 20 gpm/square feet filtration flow rate.
- South pool – Two (2) Model TR60 Triton Pentair Pool Products with filtration area of 3.14 square feet and 63 gpm filtration flow rate. Three (3) Model TR140 Triton II Pentair Pool Products with a filtration area of 7.06 square feet and 141 filtration flow rate.

**Condition:** We were informed that these units are in good working condition.

**Action(s):**

- Replace the north pool Astral filter in 2019



## Homestead RA Detail Report by Category

### Replace the north pool Sta-Rite filter - 2019

		1 UT	@ \$1,500.00
Asset ID	I05.2	Asset Cost	\$1,500.00
	Mechanical	Percent Replacement	100%
	Pool Filters	Future Cost	\$1,591.35
Placed in Service	May 2002		
Useful Life	15		
Adjustment	2		
Replacement Year	2019		
Remaining Life	2		



**Description:**

- West pool – Two (2) Model TR140C Triton II Pentair Pool Products with filtration area of 7.06 square feet and 141 gpm/square feet filtration flow rate.
- North pool - Model 06684 Astral High rate sand filter at filtration area of 21.64 square feet and 432 gpm filtration flow rate. Model S8570 Sta-Rite Hi-Rate System3 filtration with filtration area of 3.4 square feet and 20 gpm/square feet filtration flow rate.
- South pool – Two (2) Model TR60 Triton Pentair Pool Products with filtration area of 3.14 square feet and 63 gpm filtration flow rate. Three (3) Model TR140 Triton II Pentair Pool Products with a filtration area of 7.06 square feet and 141 filtration flow rate.

**Condition:** We were informed that these units are in good working condition.

**Action(s):**

- Replace the north pool Sta-Rite filter in 2019.

## Homestead RA Detail Report by Category

### Replace the south pool filters - 2022

		5 UT	@ \$1,500.00
Asset ID	I05.4	Asset Cost	\$7,500.00
	Mechanical	Percent Replacement	100%
	Pool Filters	Future Cost	\$8,694.56
Placed in Service	May 2002		
Useful Life	15		
Adjustment	5		
Replacement Year	2022		
Remaining Life	5		



**Description:**

- West pool – Two (2) Model TR140C Triton II Pentair Pool Products with filtration area of 7.06 square feet and 141 gpm/square feet filtration flow rate.
- North pool - Model 06684 Astral High rate sand filter at filtration area of 21.64 square feet and 432 gpm filtration flow rate. Model S8570 Sta-Rite Hi-Rate System3 filtration with filtration area of 3.4 square feet and 20 gpm/square feet filtration flow rate.
- South pool – Two (2) Model TR60 Triton Pentair Pool Products with filtration area of 3.14 square feet and 63 gpm filtration flow rate. Three (3) Model TR140 Triton II Pentair Pool Products with a filtration area of 7.06 square feet and 141 filtration flow rate.

**Condition:** We were informed that these units are in good working condition.

**Action(s):**

- Replace the south pool filters in 2022

## Homestead RA Detail Report by Category

### Replace the west pool filters - 2018

		2 UT	@ \$2,000.00
Asset ID	I05.1	Asset Cost	\$4,000.00
	Mechanical	Percent Replacement	100%
	Pool Filters	Future Cost	\$4,120.00
Placed in Service	May 2002		
Useful Life	15		
Adjustment	1		
Replacement Year	2018		
Remaining Life	1		



**Description:**

- West pool – Two (2) Model TR140C Triton II Pentair Pool Products with filtration area of 7.06 square feet and 141 gpm/square feet filtration flow rate.
- North pool - Model 06684 Astral High rate sand filter at filtration area of 21.64 square feet and 432 gpm filtration flow rate. Model S8570 Sta-Rite Hi-Rate System3 filtration with filtration area of 3.4 square feet and 20 gpm/square feet filtration flow rate.
- South pool – Two (2) Model TR60 Triton Pentair Pool Products with filtration area of 3.14 square feet and 63 gpm filtration flow rate. Three (3) Model TR140 Triton II Pentair Pool Products with a filtration area of 7.06 square feet and 141 filtration flow rate.

**Condition:** We were informed that these units are in good working condition.

**Action(s):**

- Replace the west pool filters in 2018

**Homestead  
RA Detail Report by Category**

**Replace the south pool chemical feeders - 2020**

		4 UT	@ \$5,000.00
Asset ID	I06.2	Asset Cost	\$5,000.00
	Mechanical	Percent Replacement	25%
	Pool Chemical Feeders	Future Cost	\$5,463.63
Placed in Service	May 2002		
Useful Life	10		
Adjustment	8		
Replacement Year	2020		
Remaining Life	3		

**Description:** Each mechanical room has a Model 300 Pentair Pool Products, Automatic Chlorine/Bromine off line-feeder. The north pool mechanical room has an extra chlorine feeder, Model HC-3330 Pentair Pool Products.

**Condition:** Assumed good working condition for each of the chlorine feeders.

**Action(s):**

- Replace the south pool chemical feeders every 10 years, starting in 2020.

**Homestead  
RA Detail Report by Category**

**Replace the west and north pool chemical feeders - 2017**

		4 UT	@ \$5,000.00
Asset ID	I06.1	Asset Cost	\$15,000.00
	Mechanical	Percent Replacement	75%
	Pool Chemical Feeders	Future Cost	\$15,000.00
Placed in Service	May 2002		
Useful Life	10		
Adjustment	5		
Replacement Year	2017		
Remaining Life	0		

**Description:** Each mechanical room has a Model 300 Pentair Pool Products, Automatic Chlorine/Bromine off line-feeder. The north pool mechanical room has an extra chlorine feeder, Model HC-3330 Pentair Pool Products.

**Condition:** Assumed good working condition for each of the chlorine feeders.

**Action(s):**

- Replace the west and north pool chemical feeders every 10 years, starting in 2017.

**Homestead  
RA Annual Expenditure Spread Sheet**

<b>Description</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>
<b>Site and Building Grading and Drainage</b>										
Regrade site as needed						5,796				
<b>Site and Building Grading and Drainage Total:</b>						<b>5,796</b>				
<b>Driveways</b>										
Crackfill and seal coat			7,376				8,302			
Mill and overlay driveway										
<b>Driveways Total:</b>			<b>7,376</b>				<b>8,302</b>			
<b>Walkways</b>										
Remove and replace damaged sections				7,276						8,688
<b>Walkways Total:</b>				<b>7,276</b>						<b>8,688</b>
<b>Concrete Stairs</b>										
Remove and replace damaged sections								2,397		
<b>Concrete Stairs Total:</b>								<b>2,397</b>		
<b>Pool Deck</b>										
Remove and replace damaged sections								18,448		
Replace 8,309 sf of pool deck	14,500									
<b>Pool Deck Total:</b>	<b>14,500</b>							<b>18,448</b>		
<b>Entrance Monuments</b>										
Remove, and replace pool building signage				1,639						
Replace the entrance monuments										
<b>Entrance Monuments Total:</b>				<b>1,639</b>						
<b>Metal Railings</b>										
Paint the North pool fence	3,354									4,249
Paint the South pool fence								3,741		
Paint the West pool fence								1,727		
Paint the metal railings								1,365		
Replace the metal railings										
<b>Metal Railings Total:</b>	<b>3,354</b>							<b>6,833</b>	<b>4,249</b>	

**Homestead  
RA Annual Expenditure Spread Sheet**

Description	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Chain Link Fence										
Paint fencing								5,042		
Paint fencing								5,042		
Paint fencing										
<b>Chain Link Fence Total:</b>								<b>10,085</b>		
Split Rail Fence										
Replace the fencing along Geddes Avenue								2,370		
Replace the remaining split rail fence			7,249							
<b>Split Rail Fence Total:</b>			<b>7,249</b>					<b>2,370</b>		
Perimeter Wood Fence										
Replace deteriorated sections of fence			31,827				35,822			
<b>Perimeter Wood Fence Total:</b>			<b>31,827</b>				<b>35,822</b>			
Bollard Lights										
Replace a portion of the bollard lights				5,027					5,827	
<b>Bollard Lights Total:</b>				<b>5,027</b>					<b>5,827</b>	
Cedar Pergolas										
Replace west and south cedar pergolas							15,523			
Seal pergola structures										
Upgrade pergolas				8,086					9,374	
<b>Cedar Pergolas Total:</b>				<b>8,086</b>			<b>15,523</b>		<b>9,374</b>	
Site Furniture										
Replace damaged plastic tennis benches	4,400	4,532	4,668	4,808	4,952	5,101	5,254	5,411	5,574	5,741
<b>Site Furniture Total:</b>	<b>4,400</b>	<b>4,532</b>	<b>4,668</b>	<b>4,808</b>	<b>4,952</b>	<b>5,101</b>	<b>5,254</b>	<b>5,411</b>	<b>5,574</b>	<b>5,741</b>
Vegetation										
Replace the diseased or dead trees										
Upgrade vegetation	13,600									
<b>Vegetation Total:</b>	<b>13,600</b>									

**Homestead  
RA Annual Expenditure Spread Sheet**

<b>Description</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>
<b>Irrigation System</b>										
Provide major irrigation renovation	25,000									
<b>Irrigation System Total:</b>	<b>25,000</b>									
<b>Brick Veneer</b>										
Tuck-point the mortar joints								3,877		
<b>Brick Veneer Total:</b>								<b>3,877</b>		
<b>Hardboard Lap Siding and Trim</b>										
Prep and paint the lap siding				5,633						6,726
<b>Hardboard Lap Siding and Trim Total:</b>				<b>5,633</b>						<b>6,726</b>
<b>Windows</b>										
Replace windows				6,556						
<b>Windows Total:</b>				<b>6,556</b>						
<b>Exterior Lighting Fixtures</b>										
Replace the pool houses exterior lights										
<b>Exterior Lighting Fixtures Total:</b>										
<b>Entry Doors</b>										
Replace the pool houses exterior door										
<b>Entry Doors Total:</b>										
<b>Asphalt Shingles</b>										
Replace south pool building roof										
Replace west pool building roof										
<b>Cement Tile Roofs</b>										
Replace the North pool building roof										
<b>Cement Tile Roofs Total:</b>										
<b>Gutters, Downspouts, and Extensions</b>										
Replace gutters at the north pool house										
Replace gutters at the south pool house										
Replace gutters at the west pool house										
<b>Gutters, Downspouts, and Extensions Total:</b>										



**Homestead  
RA Annual Expenditure Spread Sheet**

Description	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
<b>Furniture</b>										
Replace a portion of the furniture				2,185					2,534	
Replace north pool furniture	12,000									
<b>Furniture Total:</b>	<b>12,000</b>			<b>2,185</b>					<b>2,534</b>	
<b>Interior Walls</b>										
Paint the walls and ceilings							7,702			
<b>Interior Walls Total:</b>							<b>7,702</b>			
<b>Carpeting</b>										
Replace the carpeting				3,628						
<b>Carpeting Total:</b>				<b>3,628</b>						
<b>Restrooms</b>										
Refurbish the restrooms	36,000									
<b>Restrooms Total:</b>	<b>36,000</b>									
<b>Swimming Pools</b>										
Replace the north pool cover	6,000									
Replace the south pool cover		6,180								
Replace the west pool cover										
Resurface the north swimming pool									31,669	
Resurface the south swimming pool		20,600								
Resurface the west swimming pool								49,195		
<b>Swimming Pools Total:</b>	<b>6,000</b>	<b>26,780</b>						<b>49,195</b>	<b>31,669</b>	
<b>Kid Pools</b>										
Replace the kid pool covers										
Resurface the kid pool							5,766			
<b>Kid Pools Total:</b>							<b>5,766</b>			
<b>Tennis Courts</b>										
Resurface north court slab			8,487							10,438
Resurface the south tennis courts						9,274				
Resurface the west tennis courts					9,004					
<b>Tennis Courts Total:</b>			<b>8,487</b>		<b>9,004</b>	<b>9,274</b>				<b>10,438</b>

**Homestead  
RA Annual Expenditure Spread Sheet**

Description	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
<b>Pool Furniture</b>										
Replace pool furniture										
<b>Pool Furniture Total:</b>										
<b>Grills</b>										
Replace any damaged grills										
<b>Grills Total:</b>										
<b>Pool Heaters</b>										
Replace the north pool heater										
Replace the south pool heater					33,765					
Replace the south pool heater										
Replace the west pool heater										
<b>Pool Heaters Total:</b>					<b>33,765</b>					
<b>Circulation Pumps</b>										
Rebuild the north pool 1 hp pump								615		
Rebuild the north pool motor 7.5 hp pump								2,460		
Rebuild the south pool 7.5 hp motor								2,460		
Rebuild the west pool motor							1,791			
Replace south pool 1 hp pump								615		
<b>Circulation Pumps Total:</b>							<b>1,791</b>	<b>6,149</b>		
<b>Domestic Hot Water Storage Tanks</b>										
Replace the domestic hot water storage tanks		6,180								
<b>Domestic Hot Water Storage Tanks Total:</b>		<b>6,180</b>								
<b>Pool Filters</b>										
Replace the north pool Astral filter			10,609							
Replace the north pool Sta-Rite filter			1,591							
Replace the south pool filters						8,695				
Replace the west pool filters		4,120								
<b>Pool Filters Total:</b>		<b>4,120</b>	<b>12,200</b>			<b>8,695</b>				

**Homestead  
RA Annual Expenditure Spread Sheet**

<b>Description</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>
Pool Chemical Feeders										
Replace the south pool chemical feeders				5,464						
Replace the west and north pool chemical feeders	15,000									
<b>Pool Chemical Feeders Total:</b>	<b>15,000</b>			<b>5,464</b>						
<b>Year Total:</b>	<b>129,854</b>	<b>41,612</b>	<b>71,807</b>	<b>50,302</b>	<b>47,722</b>	<b>28,866</b>	<b>74,392</b>	<b>110,531</b>	<b>59,227</b>	<b>31,594</b>

**Homestead  
RA Annual Expenditure Spread Sheet**

Description	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
<b>Site and Building Grading and Drainage</b>										
Regrade site as needed				7,343						
<b>Site and Building Grading and Drainage Total:</b>				<b>7,343</b>						
<b>Driveways</b>										
Crackfill and seal coat	9,344				10,516				11,836	
Mill and overlay driveway							80,328			
<b>Driveways Total:</b>	<b>9,344</b>				<b>10,516</b>		<b>80,328</b>		<b>11,836</b>	
<b>Walkways</b>										
Remove and replace damaged sections						10,374				
<b>Walkways Total:</b>						<b>10,374</b>				
<b>Concrete Stairs</b>										
Remove and replace damaged sections								3,221		
<b>Concrete Stairs Total:</b>								<b>3,221</b>		
<b>Pool Deck</b>										
Remove and replace damaged sections						23,370				
Replace 8,309 sf of pool deck										
<b>Pool Deck Total:</b>						<b>23,370</b>				
<b>Entrance Monuments</b>										
Remove, and replace pool building signage									2,554	
Replace the entrance monuments									27,239	
<b>Entrance Monuments Total:</b>									<b>29,793</b>	
<b>Metal Railings</b>										
Paint the North pool fence							5,382			
Paint the South pool fence						4,739				
Paint the West pool fence						2,187				
Paint the metal railings				1,630						1,946
Replace the metal railings								12,231		
<b>Metal Railings Total:</b>				<b>1,630</b>		<b>6,927</b>	<b>5,382</b>	<b>12,231</b>		<b>1,946</b>

**Homestead  
RA Annual Expenditure Spread Sheet**

Description	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
<b>Chain Link Fence</b>										
Paint fencing						6,388				
Paint fencing						6,388				
Paint fencing		3,198								4,051
<b>Chain Link Fence Total:</b>		<b>3,198</b>				<b>12,775</b>				<b>4,051</b>
<b>Split Rail Fence</b>										
Replace the fencing along Geddes Avenue										
Replace the remaining split rail fence										
<b>Split Rail Fence Total:</b>										
<b>Perimeter Wood Fence</b>										
Replace deteriorated sections of fence	40,317				45,378			51,073		
<b>Perimeter Wood Fence Total:</b>	<b>40,317</b>				<b>45,378</b>			<b>51,073</b>		
<b>Bollard Lights</b>										
Replace a portion of the bollard lights				6,755				7,831		
<b>Bollard Lights Total:</b>				<b>6,755</b>				<b>7,831</b>		
<b>Cedar Pergolas</b>										
Replace west and south cedar pergolas										
Seal pergola structures										
Upgrade pergolas				10,867				12,598		
<b>Cedar Pergolas Total:</b>				<b>10,867</b>				<b>12,598</b>		
<b>Site Furniture</b>										
Replace damaged plastic tennis benches	5,913	6,091	6,273	6,462	6,655	6,855	7,061	7,273	7,491	7,715
<b>Site Furniture Total:</b>	<b>5,913</b>	<b>6,091</b>	<b>6,273</b>	<b>6,462</b>	<b>6,655</b>	<b>6,855</b>	<b>7,061</b>	<b>7,273</b>	<b>7,491</b>	<b>7,715</b>
<b>Vegetation</b>										
Replace the diseased or dead trees										
Upgrade vegetation										
<b>Vegetation Total:</b>										

**Homestead  
RA Annual Expenditure Spread Sheet**

Description	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
<b>Irrigation System</b>										
Provide major irrigation renovation										
<b>Irrigation System Total:</b>										
<b>Brick Veneer</b>										
Tuck-point the mortar joints								5,210		
<b>Brick Veneer Total:</b>								<b>5,210</b>		
<b>Hardboard Lap Siding and Trim</b>										
Prep and paint the lap siding						8,032				
<b>Hardboard Lap Siding and Trim Total:</b>						<b>8,032</b>				
<b>Windows</b>										
Replace windows										
<b>Windows Total:</b>										
<b>Exterior Lighting Fixtures</b>										
Replace the pool houses exterior lights										
<b>Exterior Lighting Fixtures Total:</b>										
<b>Entry Doors</b>										
Replace the pool houses exterior door										
<b>Entry Doors Total:</b>										
<b>Asphalt Shingles</b>										
Replace south pool building roof										
Replace west pool building roof										
<b>Cement Tile Roofs</b>										
Replace the North pool building roof				13,439						
<b>Cement Tile Roofs Total:</b>				<b>13,439</b>						
<b>Gutters, Downspouts, and Extensions</b>										
Replace gutters at the north pool house				2,170						
Replace gutters at the south pool house										
Replace gutters at the west pool house										
<b>Gutters, Downspouts, and Extensions Total: 2,170</b>				<b>2,170</b>						

**Homestead  
RA Annual Expenditure Spread Sheet**

Description	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
<b>Furniture</b>										
Replace a portion of the furniture				2,937					3,405	
Replace north pool furniture										
<b>Furniture Total:</b>				<b>2,937</b>					<b>3,405</b>	
<b>Interior Walls</b>										
Paint the walls and ceilings				9,472						
<b>Interior Walls Total:</b>				<b>9,472</b>						
<b>Carpeting</b>										
Replace the carpeting						5,172				
<b>Carpeting Total:</b>						<b>5,172</b>				
<b>Restrooms</b>										
Refurbish the restrooms			51,327							
<b>Restrooms Total:</b>			<b>51,327</b>							
<b>Swimming Pools</b>										
Replace the north pool cover				8,811						
Replace the south pool cover					9,076					
Replace the west pool cover			8,555							
Resurface the north swimming pool									42,561	
Resurface the south swimming pool		27,685								
Resurface the west swimming pool								66,114		
<b>Swimming Pools Total:</b>		<b>27,685</b>	<b>8,555</b>	<b>8,811</b>	<b>9,076</b>			<b>66,114</b>	<b>42,561</b>	
<b>Kid Pools</b>										
Replace the kid pool covers			8,555							
Resurface the kid pool								7,749		
<b>Kid Pools Total:</b>			<b>8,555</b>					<b>7,749</b>		
<b>Tennis Courts</b>										
Resurface north court slab							12,838			
Resurface the south tennis courts			11,406							14,028
Resurface the west tennis courts		11,074							13,619	
<b>Tennis Courts Total:</b>		<b>11,074</b>	<b>11,406</b>				<b>12,838</b>		<b>13,619</b>	<b>14,028</b>

**Homestead  
RA Annual Expenditure Spread Sheet**

Description	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
<b>Pool Furniture</b>										
Replace pool furniture										
<b>Pool Furniture Total:</b>										
<b>Grills</b>										
Replace any damaged grills										
<b>Grills Total:</b>										
<b>Pool Heaters</b>										
Replace the north pool heater										
Replace the south pool heater										
Replace the south pool heater							40,118			
Replace the west pool heater					34,790					
<b>Pool Heaters Total:</b>					<b>34,790</b>		<b>40,118</b>			
<b>Circulation Pumps</b>										
Rebuild the north pool 1 hp pump								826		
Rebuild the north pool motor 7.5 hp pump								3,306		
Rebuild the south pool 7.5 hp motor								3,306		
Rebuild the west pool motor							2,407			
Replace south pool 1 hp pump								826		
<b>Circulation Pumps Total:</b>							<b>2,407</b>	<b>8,264</b>		
<b>Domestic Hot Water Storage Tanks</b>										
Replace the domestic hot water storage tanks		8,305								
<b>Domestic Hot Water Storage Tanks Total:</b>		<b>8,305</b>								
<b>Pool Filters</b>										
Replace the north pool Astral filter								16,528		
Replace the north pool Sta-Rite filter								2,479		
Replace the south pool filters										
Replace the west pool filters							6,419			
<b>Pool Filters Total:</b>							<b>6,419</b>	<b>19,008</b>		



**Homestead  
RA Annual Expenditure Spread Sheet**

<b>Description</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>2032</b>	<b>2033</b>	<b>2034</b>	<b>2035</b>	<b>2036</b>
Pool Chemical Feeders										
Replace the south pool chemical feeders				7,343						
Replace the west and north pool chemical feeders	20,159									
<b>Pool Chemical Feeders Total:</b>	<b>20,159</b>			<b>7,343</b>						
<b>Year Total:</b>	<b>91,343</b>	<b>56,352</b>	<b>86,116</b>	<b>61,620</b>	<b>106,414</b>	<b>73,505</b>	<b>154,552</b>	<b>129,069</b>	<b>180,207</b>	<b>27,740</b>

**Homestead  
RA Annual Expenditure Detail**

Description	Expenditures
<b>Replacement Year 2017</b>	
<b>Pool Deck</b>	
Replace 8,309 sf of pool deck	14,500
<b>Metal Railings</b>	
Paint the North pool fence	3,354
<b>Site Furniture</b>	
Replace damaged plastic tennis benches	4,400
<b>Vegetation</b>	
Replace the diseased or dead trees	
Upgrade vegetation	13,600
<b>Irrigation System</b>	
Provide major irrigation renovation	25,000
<b>Furniture</b>	
Replace north pool furniture	12,000
<b>Restrooms</b>	
Refurbish the restrooms	36,000
<b>Swimming Pools</b>	
Replace the north pool cover	6,000
<b>Pool Furniture</b>	
Replace pool furniture	
<b>Pool Chemical Feeders</b>	
Replace the west and north pool chemical feeders	15,000
<b>Total for 2017</b>	<b>\$129,854</b>
<b>Replacement Year 2018</b>	
<b>Site Furniture</b>	
Replace damaged plastic tennis benches	4,532
<b>Vegetation</b>	
Replace the diseased or dead trees	
<b>Swimming Pools</b>	
Replace the south pool cover	6,180
Resurface the south swimming pool	20,600
<b>Pool Furniture</b>	
Replace pool furniture	
<b>Domestic Hot Water Storage Tanks</b>	
Replace the domestic hot water storage tanks	6,180

**Homestead  
RA Annual Expenditure Detail**

Description	Expenditures
<b><i>Replacement Year 2018 continued...</i></b>	
<b>Pool Filters</b>	
Replace the west pool filters	4,120
<b>Total for 2018</b>	<b><u>\$41,612</u></b>
 <b>Replacement Year 2019</b>	
<b>Driveways</b>	
Crackfill and seal coat	7,376
<b>Split Rail Fence</b>	
Replace the remaining split rail fence	7,249
<b>Perimeter Wood Fence</b>	
Replace deteriorated sections of fence	31,827
<b>Site Furniture</b>	
Replace damaged plastic tennis benches	4,668
<b>Vegetation</b>	
Replace the diseased or dead trees	
<b>Tennis Courts</b>	
Resurface north court slab	8,487
<b>Pool Furniture</b>	
Replace pool furniture	
<b>Pool Filters</b>	
Replace the north pool Astral filter	10,609
Replace the north pool Sta-Rite filter	1,591
<b>Total for 2019</b>	<b><u>\$71,807</u></b>
 <b>Replacement Year 2020</b>	
<b>Walkways</b>	
Remove and replace damaged sections	7,276
<b>Entrance Monuments</b>	
Remove, and replace pool building signage	1,639
<b>Bollard Lights</b>	
Replace a portion of the bollard lights	5,027
<b>Cedar Pergolas</b>	
Seal pergola structures	
Upgrade pergolas	8,086

**Homestead  
RA Annual Expenditure Detail**

Description	Expenditures
<b><i>Replacement Year 2020 continued...</i></b>	
<b>Site Furniture</b>	
Replace damaged plastic tennis benches	4,808
<b>Vegetation</b>	
Replace the diseased or dead trees	
<b>Hardboard Lap Siding and Trim</b>	
Prep and paint the lap siding	5,633
<b>Windows</b>	
Replace windows	6,556
<b>Furniture</b>	
Replace a portion of the furniture	2,185
<b>Carpeting</b>	
Replace the carpeting	3,628
<b>Pool Furniture</b>	
Replace pool furniture	
<b>Pool Chemical Feeders</b>	
Replace the south pool chemical feeders	5,464
<b>Total for 2020</b>	<b><u>\$50,302</u></b>
 <b>Replacement Year 2021</b>	
<b>Site Furniture</b>	
Replace damaged plastic tennis benches	4,952
<b>Vegetation</b>	
Replace the diseased or dead trees	
<b>Tennis Courts</b>	
Resurface the west tennis courts	9,004
<b>Pool Furniture</b>	
Replace pool furniture	
<b>Pool Heaters</b>	
Replace the south pool heater	33,765
<b>Total for 2021</b>	<b><u>\$47,722</u></b>
 <b>Replacement Year 2022</b>	
<b>Site and Building Grading and Drainage</b>	
Regrade site as needed	5,796

**Homestead  
RA Annual Expenditure Detail**

Description	Expenditures
<b><i>Replacement Year 2022 continued...</i></b>	
<b>Site Furniture</b>	
Replace damaged plastic tennis benches	5,101
<b>Vegetation</b>	
Replace the diseased or dead trees	
<b>Tennis Courts</b>	
Resurface the south tennis courts	9,274
<b>Pool Furniture</b>	
Replace pool furniture	
<b>Pool Filters</b>	
Replace the south pool filters	8,695
<b>Total for 2022</b>	<b><u>\$28,866</u></b>
 <b>Replacement Year 2023</b>	
<b>Driveways</b>	
Crackfill and seal coat	8,302
<b>Perimeter Wood Fence</b>	
Replace deteriorated sections of fence	35,822
<b>Cedar Pergolas</b>	
Replace west and south cedar pergolas	15,523
<b>Site Furniture</b>	
Replace damaged plastic tennis benches	5,254
<b>Vegetation</b>	
Replace the diseased or dead trees	
<b>Interior Walls</b>	
Paint the walls and ceilings	7,702
<b>Pool Furniture</b>	
Replace pool furniture	
<b>Circulation Pumps</b>	
Rebuild the west pool motor	1,791
<b>Total for 2023</b>	<b><u>\$74,392</u></b>
 <b>Replacement Year 2024</b>	
<b>Concrete Stairs</b>	
Remove and replace damaged sections	2,397

**Homestead  
RA Annual Expenditure Detail**

Description	Expenditures
<b><i>Replacement Year 2024 continued...</i></b>	
<b>Pool Deck</b>	
Remove and replace damaged sections	18,448
<b>Metal Railings</b>	
Paint the metal railings	1,365
Paint the South pool fence	3,741
Paint the West pool fence	1,727
<b>Chain Link Fence</b>	
Paint fencing	5,042
Paint fencing	5,042
<b>Split Rail Fence</b>	
Replace the fencing along Geddes Avenue	2,370
<b>Site Furniture</b>	
Replace damaged plastic tennis benches	5,411
<b>Vegetation</b>	
Replace the diseased or dead trees	
<b>Brick Veneer</b>	
Tuck-point the mortar joints	3,877
<b>Swimming Pools</b>	
Resurface the west swimming pool	49,195
<b>Kid Pools</b>	
Resurface the kid pool	5,766
<b>Pool Furniture</b>	
Replace pool furniture	
<b>Grills</b>	
Replace any damaged grills	
<b>Circulation Pumps</b>	
Rebuild the north pool 1 hp pump	615
Rebuild the north pool motor 7.5 hp pump	2,460
Rebuild the south pool 7.5 hp motor	2,460
Replace south pool 1 hp pump	615
<b>Total for 2024</b>	<b><u>\$110,531</u></b>
 <b>Replacement Year 2025</b>	
<b>Metal Railings</b>	
Paint the North pool fence	4,249

**Homestead  
RA Annual Expenditure Detail**

Description	Expenditures
<b><i>Replacement Year 2025 continued...</i></b>	
<b>Bollard Lights</b>	
Replace a portion of the bollard lights	5,827
<b>Cedar Pergolas</b>	
Seal pergola structures	
Upgrade pergolas	9,374
<b>Site Furniture</b>	
Replace damaged plastic tennis benches	5,574
<b>Vegetation</b>	
Replace the diseased or dead trees	
<b>Furniture</b>	
Replace a portion of the furniture	2,534
<b>Swimming Pools</b>	
Resurface the north swimming pool	31,669
<b>Pool Furniture</b>	
Replace pool furniture	
<b>Total for 2025</b>	<u><b>\$59,227</b></u>
 <b>Replacement Year 2026</b>	
<b>Walkways</b>	
Remove and replace damaged sections	8,688
<b>Site Furniture</b>	
Replace damaged plastic tennis benches	5,741
<b>Vegetation</b>	
Replace the diseased or dead trees	
<b>Hardboard Lap Siding and Trim</b>	
Prep and paint the lap siding	6,726
<b>Tennis Courts</b>	
Resurface north court slab	10,438
<b>Pool Furniture</b>	
Replace pool furniture	
<b>Total for 2026</b>	<u><b>\$31,594</b></u>
 <b>Replacement Year 2027</b>	
<b>Driveways</b>	
Crackfill and seal coat	9,344

**Homestead  
RA Annual Expenditure Detail**

Description	Expenditures
<b><i>Replacement Year 2027 continued...</i></b>	
<b>Perimeter Wood Fence</b>	
Replace deteriorated sections of fence	40,317
<b>Site Furniture</b>	
Replace damaged plastic tennis benches	5,913
<b>Vegetation</b>	
Replace the diseased or dead trees	
<b>Exterior Lighting Fixtures</b>	
Replace the pool houses exterior lights	
<b>Cement Tile Roofs</b>	
Replace the North pool building roof	13,439
<b>Gutters, Downspouts, and Extensions</b>	
Replace gutters at the north pool house	2,170
<b>Pool Furniture</b>	
Replace pool furniture	
<b>Pool Chemical Feeders</b>	
Replace the west and north pool chemical feeders	20,159
<b>Total for 2027</b>	<b>\$91,343</b>
<b>Replacement Year 2028</b>	
<b>Chain Link Fence</b>	
Paint fencing	3,198
<b>Site Furniture</b>	
Replace damaged plastic tennis benches	6,091
<b>Vegetation</b>	
Replace the diseased or dead trees	
<b>Swimming Pools</b>	
Resurface the south swimming pool	27,685
<b>Tennis Courts</b>	
Resurface the west tennis courts	11,074
<b>Pool Furniture</b>	
Replace pool furniture	
<b>Domestic Hot Water Storage Tanks</b>	
Replace the domestic hot water storage tanks	8,305
<b>Total for 2028</b>	<b>\$56,352</b>



**Homestead  
RA Annual Expenditure Detail**

Description	Expenditures
<b>Replacement Year 2029</b>	
<b>Site Furniture</b>	
Replace damaged plastic tennis benches	6,273
<b>Vegetation</b>	
Replace the diseased or dead trees	
<b>Restrooms</b>	
Refurbish the restrooms	51,327
<b>Swimming Pools</b>	
Replace the west pool cover	8,555
<b>Kid Pools</b>	
Replace the kid pool covers	8,555
<b>Tennis Courts</b>	
Resurface the south tennis courts	11,406
<b>Pool Furniture</b>	
Replace pool furniture	
<b>Total for 2029</b>	<b>\$86,116</b>
<b>Replacement Year 2030</b>	
<b>Site and Building Grading and Drainage</b>	
Regrade site as needed	7,343
<b>Metal Railings</b>	
Paint the metal railings	1,630
<b>Bollard Lights</b>	
Replace a portion of the bollard lights	6,755
<b>Cedar Pergolas</b>	
Seal pergola structures	
Upgrade pergolas	10,867
<b>Site Furniture</b>	
Replace damaged plastic tennis benches	6,462
<b>Vegetation</b>	
Replace the diseased or dead trees	
<b>Furniture</b>	
Replace a portion of the furniture	2,937
<b>Interior Walls</b>	
Paint the walls and ceilings	9,472

**Homestead  
RA Annual Expenditure Detail**

Description	Expenditures
<b><i>Replacement Year 2030 continued...</i></b>	
<b>Swimming Pools</b>	
Replace the north pool cover	8,811
<b>Pool Furniture</b>	
Replace pool furniture	
<b>Pool Chemical Feeders</b>	
Replace the south pool chemical feeders	7,343
<b>Total for 2030</b>	<u><b>\$61,620</b></u>
<b>Replacement Year 2031</b>	
<b>Driveways</b>	
Crackfill and seal coat	10,516
<b>Perimeter Wood Fence</b>	
Replace deteriorated sections of fence	45,378
<b>Site Furniture</b>	
Replace damaged plastic tennis benches	6,655
<b>Vegetation</b>	
Replace the diseased or dead trees	
<b>Swimming Pools</b>	
Replace the south pool cover	9,076
<b>Pool Furniture</b>	
Replace pool furniture	
<b>Pool Heaters</b>	
Replace the west pool heater	34,790
<b>Total for 2031</b>	<u><b>\$106,414</b></u>
<b>Replacement Year 2032</b>	
<b>Walkways</b>	
Remove and replace damaged sections	10,374
<b>Pool Deck</b>	
Remove and replace damaged sections	23,370
<b>Metal Railings</b>	
Paint the South pool fence	4,739
Paint the West pool fence	2,187
<b>Chain Link Fence</b>	
Paint fencing	6,388

**Homestead  
RA Annual Expenditure Detail**

Description	Expenditures
<b><i>Replacement Year 2032 continued...</i></b>	
Paint fencing	6,388
<b>Site Furniture</b>	
Replace damaged plastic tennis benches	6,855
<b>Vegetation</b>	
Replace the diseased or dead trees	
<b>Hardboard Lap Siding and Trim</b>	
Prep and paint the lap siding	8,032
<b>Entry Doors</b>	
Replace the pool houses exterior door	
<b>Carpeting</b>	
Replace the carpeting	5,172
<b>Pool Furniture</b>	
Replace pool furniture	
<b>Total for 2032</b>	<u><b>\$73,505</b></u>
 <b>Replacement Year 2033</b>	
<b>Driveways</b>	
Mill and overlay driveway	80,328
<b>Metal Railings</b>	
Paint the North pool fence	5,382
<b>Site Furniture</b>	
Replace damaged plastic tennis benches	7,061
<b>Vegetation</b>	
Replace the diseased or dead trees	
<b>Tennis Courts</b>	
Resurface north court slab	12,838
<b>Pool Furniture</b>	
Replace pool furniture	
<b>Pool Heaters</b>	
Replace the south pool heater	40,118
<b>Circulation Pumps</b>	
Rebuild the west pool motor	2,407
<b>Pool Filters</b>	
Replace the west pool filters	6,419
<b>Total for 2033</b>	<u><b>\$154,552</b></u>

**Homestead  
RA Annual Expenditure Detail**

Description	Expenditures
<b>Replacement Year 2034</b>	
<b>Concrete Stairs</b>	
Remove and replace damaged sections	3,221
<b>Metal Railings</b>	
Replace the metal railings	12,231
<b>Site Furniture</b>	
Replace damaged plastic tennis benches	7,273
<b>Vegetation</b>	
Replace the diseased or dead trees	
<b>Brick Veneer</b>	
Tuck-point the mortar joints	5,210
<b>Swimming Pools</b>	
Resurface the west swimming pool	66,114
<b>Kid Pools</b>	
Resurface the kid pool	7,749
<b>Pool Furniture</b>	
Replace pool furniture	
<b>Grills</b>	
Replace any damaged grills	
<b>Circulation Pumps</b>	
Rebuild the north pool 1 hp pump	826
Rebuild the north pool motor 7.5 hp pump	3,306
Rebuild the south pool 7.5 hp motor	3,306
Replace south pool 1 hp pump	826
<b>Pool Filters</b>	
Replace the north pool Astral filter	16,528
Replace the north pool Sta-Rite filter	2,479
<b>Total for 2034</b>	<b>\$129,069</b>
 <b>Replacement Year 2035</b>	
<b>Driveways</b>	
Crackfill and seal coat	11,836
<b>Entrance Monuments</b>	
Remove, and replace pool building signage	2,554
Replace the entrance monuments	27,239

**Homestead  
RA Annual Expenditure Detail**

Description	Expenditures
<b><i>Replacement Year 2035 continued...</i></b>	
<b>Perimeter Wood Fence</b>	
Replace deteriorated sections of fence	51,073
<b>Bollard Lights</b>	
Replace a portion of the bollard lights	7,831
<b>Cedar Pergolas</b>	
Seal pergola structures	
Upgrade pergolas	12,598
<b>Site Furniture</b>	
Replace damaged plastic tennis benches	7,491
<b>Vegetation</b>	
Replace the diseased or dead trees	
<b>Furniture</b>	
Replace a portion of the furniture	3,405
<b>Swimming Pools</b>	
Resurface the north swimming pool	42,561
<b>Tennis Courts</b>	
Resurface the west tennis courts	13,619
<b>Pool Furniture</b>	
Replace pool furniture	
<b>Total for 2035</b>	<b>\$180,207</b>
<b>Replacement Year 2036</b>	
<b>Metal Railings</b>	
Paint the metal railings	1,946
<b>Chain Link Fence</b>	
Paint fencing	4,051
<b>Site Furniture</b>	
Replace damaged plastic tennis benches	7,715
<b>Vegetation</b>	
Replace the diseased or dead trees	
<b>Tennis Courts</b>	
Resurface the south tennis courts	14,028
<b>Pool Furniture</b>	
Replace pool furniture	
<b>Total for 2036</b>	<b>\$27,740</b>

**Homestead  
RA Preliminary Reserve Study Summary**

Report Date	January 20, 2017
Budget Year Beginning	January 01, 2017
Budget Year Ending	December 31, 2017

<b><i>Report Parameters</i></b>	
Inflation	3.00%
Interest Rate on Reserve Deposit	0.25%
2017 Beginning Balance	\$326,076.00

***Preliminary Funding Model Summary of Calculations***

Required Monthly Contribution	\$11,490.92
Average Net Monthly Interest Earned	<u>    \$56.50</u>
Total Monthly Allocation to Reserves	\$11,547.42

**Homestead  
RA Preliminary Reserve Study Projection**

Beginning Balance: \$326,076

Year	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
2017	137,891	678	129,854	334,791	412,390	81%
2018	137,891	921	41,612	431,991	386,810	111%
2019	137,891	1,088	71,807	499,163	384,437	129%
2020	137,891	1,310	50,302	588,062	407,199	144%
2021	137,891	1,539	47,722	679,770	433,124	156%
2022	137,891	1,816	28,866	790,611	479,560	164%
2023	137,891	1,979	74,392	856,089	482,970	177%
2024	137,891	2,053	110,531	885,502	456,684	193%
2025	137,891	2,255	59,227	966,421	483,713	199%
2026	137,891	2,527	31,594	1,075,245	539,519	199%
2027	137,891	2,649	91,343	1,124,443	538,644	208%
2028	137,891	2,860	56,352	1,208,842	574,905	210%
2029	137,891	2,997	86,116	1,263,614	584,382	216%
2030	137,891	3,195	61,620	1,343,081	620,452	216%
2031	137,891	3,282	106,414	1,377,839	615,506	223%
2032	137,891	3,451	73,505	1,445,677	645,941	223%
2033	137,891	3,418	154,552	1,432,434	601,252	238%
2034	137,891	3,449	129,069	1,444,705	586,510	246%
2035	137,891	3,352	180,207	1,405,741	526,702	266%
2036	137,891	3,636	27,740	1,519,527	620,478	244%