

**BARRERA AND COMPANY, INC. • RESERVE ANALYSIS**

**RESERVE STUDY  
FINANCIAL REPORT FOR THE  
WILLOW POINTE  
HOMEOWNERS ASSOCIATION  
FEBRUARY – 2006**

(Report Start Date: January 1<sup>st</sup>, 2006)

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## Introduction

In accordance with the Texas state law §82.112, this reserve study is designed to help the association determine future common area expenses the association will incur, and how those expenses should be distributed among the individual homeowners. Specifically, this report will include the following elements:

- Current estimated replacement cost, estimated remaining life, and estimated useful life of each major component.
- The current estimate of cash reserves necessary to repair, replace, or maintain the major components.
- The current amount of cash reserves actually set aside to repair, replace or maintain the major components.
- The percentage to which the association is fully funded.

The following Reserve Study financial Report begins with a summary of the financial projection tables and a data summary sheet, which presents the required data, listed above in a concise, easy to read format. The summary describes the procedures and methods used for calculating and establishing the reserve projections, presents a brief discussion of the results and implications of the three different funding methods which have been calculated, and is followed by definitions of calculated values. Tables presenting the detailed numerical analyses, a thirty-year projection of reserve disbursements, and three funding plans projected in thirty-year cash flow tables are included as supporting detail for the summary and for the information of the Association.

The contents of this financial report are based on estimates of the most probable reserve component replacement costs and remaining useful lives as described in the Reserve Component Worksheet and accompanying narrative. Accordingly, the funding plans reflect consultant judgments based on circumstances at the time of inspection of the most likely costs, maintenance, conditions, and remaining lives. The Association may elect to implement any of the three funding plans presented, or may implement some variation developed from this information. A 3% annual increase has been assumed in the three funding plans provided (for future projections).

Because the compilation of the reserve funding plans and related projections is limited as described above, no conclusion or any other form of assurance on the funding options or projections is provided. No responsibility to update this report for events and circumstances occurring after the date of this report is assumed.

## Percentage Funded

Based on the estimated current replacement costs of **\$185,720** and estimated useful lives and remaining useful lives for the individual reserve components, the annual (day 1) reserve funding for Willow Pointe Homeowners Association is **\$13,662** and the Fully Funded Reserve as of 12/31/05 is **\$99,409**. As of this date the Association has reported **\$100,000** in savings available for reserves. This is a **deficit** of **\$0.00** under the Fully Funded Reserve. Based on these numbers, the Willow Pointe HOA is **100% funded** as of 12/31/05.

This percent funded value presented in the data summary sheet is calculated by dividing the current (or projected) cash reserve savings by the Fully Funded reserve amount. The maximum reported percentage is 100%, and indicates an association is currently fully funded.

Funding and disbursement projections presented have been computed with a Time Value of Money approach. An annual 3.00% inflation rate and 3.00% average interest rate were assumed. Inflation was applied to the projected disbursements, and interest to the ending cash balance values. A straight-line method of calculation was employed for both time value rates.

Respectfully Submitted,

Barrera and Company, Inc.

**Description of Funding Plans  
Willow Pointe Homeowners Association**

**Funding Plan #1: Current Funding (Sample Funding Included)**

This option projects the **Reserve Fund** over the next 30 years based on a funding level equal to the Association's current assessments for reserve assets (to be determined). A sample funding level of **\$13,662** or **\$1.94** per unit per month has been included for draft purposes. Based on the reported cash reserves of **\$100,000** available as of 12/31/05, it appears that this method will meet all projected reserve disbursement requirements as they occur and is projected to maintain the fully funded (100%) level. If continued, this option should be reviewed annually and adjusted accordingly to ensure all future funding requirements will be met.

**Funding Plan #2: 100% Funding (Day 1)**

This plan projects the Annual Funding for the Fully Funded Reserve, and is a method for funding the current annual requirement (Day 1) while allocating any existing deficit over the remaining lives of each of the individual components. As the association is currently fully funded (100%) it is generally recommended that the Day 1 funding level of **\$13,662** or **\$1.94** dollars per unit per month be incorporated over the first year (maintain for years 2-4). This funding plan is considered the ideal by providing the full replacement cost of each component at the end of its projected useful life while maintaining the fully funded level.

**Funding Plan #3: Threshold Funding**

This plan projects the lowest annual funding feasible over the next 30 years which will meet all reserve requirements as they occur. The allocation of **\$9,647** (**\$1.37** monthly per unit) is required for the first year of implementation. This funding requirement is calculated in which a minimum annual contribution is sought with the constraint that the ending reserve balance for each year (1 through 30) must be greater than or equal to five percent (5%) of the current replacement cost (approximate), \$10,000 (note year 16). The calculation takes into consideration only the immediate total annual requirements, as opposed to projected requirements by component computed in Plan #2. Due to this fact, annual allocations may fluctuate widely from year to year. This plan provides a **minimal** contingency for unanticipated emergency expenditures. If implemented, funding and required disbursements should be reviewed on an annual basis and adjusted as required to ensure current and future-funding requirements will be met.

Note: A 3% annual increase in funding has been assumed for each of the three funding plans shown.

*See Definitions, Page A-4.*

## Definition of Terms

(For page A-5)

**Column A - Useful Life:** Normal time period the association reserve component can be expected to remain in functional or useful condition.

**Column B - Remaining Life (B):** An estimate of years remaining before repair, replacement or refurbishment will be necessary.

**Column C - Calculated Years in Service (C):** A calculation derived by subtracting Remaining Life from Useful Life. (Note: Years in service is a calculated value, not necessarily the actual age of the component.) Calculation:  $(A) - (B) = (C)$ .

**Column D - Current Replacement Cost (D):** The current cost of repairing, replacing or refurbishing a component.

**Column E - Current Actual Reserve Funds (E):** Current amount of reserve funds available for each component. This is calculated by:  $(\text{individual component Fully Funded Reserve}) / (\text{the total Fully Funded Reserve for all components}) \times (\text{the Total Current Actual Reserve Balance for all reserve components})$  Calculation  $G / G (\text{Total}) \times E (\text{Total}) = (E)$  Individual Component Current Actual Reserve Balance.

**Column F - Day 1 Reserve Funding (Annual) (F):** The annual amount of reserve funding required as of the Fiscal Year End which, when Fully Funded from the first year of service for all components will achieve full funding. This annualized value is calculated by dividing Current Replacement Cost by the Useful Life. This funding level makes no adjustment to eliminate any current reserve deficits. Calculation:  $(D) / (A) = (F)$ .

**Column G - Fully Funded Reserve (G):** This value is calculated by multiplying the Calculated Years in Service by the Day 1 Reserve Funding Amount. If an association is 100% funded, this number will be equal or less than the Current Allocated Reserve Fund Balance for each component. Calculation:  $(C) \times (F) = (G)$ .

**Column H - Deficit Below Fully Funded Reserve (H):** The shortage of reserve funding with respect to the Fully Funded Reserve as of the reported Current Actual Reserve Balance (E). The deficit is calculated by subtracting the Current Actual Reserve Balance from the Fully Funded Reserve:  $(G) - (E) = (H)$ .

**Column I - 100% Funding Annual (I):** The annual allocation of reserve funding needed to eliminate the deficit by spreading it over the remaining years of service of the individual component. Dividing the Deficit by the Remaining Life and adding the Annual Day 1 Funding amount. Calculation:  $(H) / (B) + (F) = (I)$ .

**Willow Pointe HOA**  
Financial Projections

**588 Units**

**Percent Funded: → 100%**

	Usfl Life	Rmng Life	Calc. Yrs in Srcv	Current Rplcmnt Cost	Projected Reserve Balance 12/31/05	Day 1 Reserve Funding (Annual)	Projected Fully Funded Reserve 12/31/05	Deficit below Fully Funded Reserve	100% Funding (Annual)
(Column)	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)
<b>ROOFING</b>									
Pool Building Metal Roofing	30	20	10	9,000	3,018	300	3,000	0	300
<b>PAINTING</b>									
Metal Pool Fence	5	5	0	2,400	0	480	0	0	480
Wall Metal Fence	5	5	0	4,500	0	900	0	0	900
Pool Wood Trellis/Entry Structure	5	5	0	1,500	0	300	0	0	300
<b>FENCING &amp; GATES</b>									
Metal Pool Fence	25	15	10	14,400	5,794	576	5,760	0	576
Wall Metal Fence	25	15	10	27,000	10,864	1,080	10,800	0	1,080
Brick Wall Repairs	20	10	10	10,000	5,030	500	5,000	0	500
<b>POOL &amp; SPA</b>									
Pool Resurface	12	2	10	25,000	20,957	2,083	20,833	0	2,083
Pool Filter	10	1	9	3,600	3,259	360	3,240	0	341
Pool Pump/Motor	5	1	4	1,100	885	220	880	0	215
Pool Chlorinator	5	1	4	400	322	80	320	0	78
Kiddie Pool Resurface	7	0	7	4,000	4,024	571	4,000	0	571
Spa Filter	10	1	9	1,250	1,132	125	1,125	0	118
Spa Pumps/Motors	5	1	4	550	443	110	440	0	107
Spa Chlorinator	5	1	4	400	322	80	320	0	78
Chaise Lounges Metal	12	5	7	1,500	880	125	875	0	125
Chairs Metal	12	5	7	1,500	880	125	875	0	125
Chairs Vinyl	5	3	2	540	217	108	216	0	108
Tables Metal	12	5	7	1,050	616	88	613	0	88
Awnings	6	2	4	1,800	1,207	300	1,200	0	300
Restrooms - Refurbish	20	10	10	3,000	1,509	150	1,500	0	150
Wood Trellis/Entry Structure	20	10	10	10,000	5,030	500	5,000	0	500
<b>LANDSCAPING</b>									
Timer Clocks	12	2	10	6,250	5,239	521	5,208	0	521
Backflow Valves	10	1	9	8,500	7,696	850	7,650	0	804
Tree Maintenance	5	5	0	5,000	0	1,000	0	0	1,000
<b>LIGHTING</b>									
Pool Post Fixtures	20	10	10	3,300	1,660	165	1,650	0	165
Pool Building Misc. Fixtures	20	10	10	1,500	754	75	750	0	75
Entry Monument Flood	15	5	10	680	456	45	453	0	45
<b>MISCELLANEOUS</b>									
Tot Lot	20	10	10	15,000	7,545	750	7,500	0	750
Tot Lot Wood Chips	8	0	8	3,000	3,018	375	3,000	0	375
Entry Monuments - Refurbish	25	15	10	18,000	7,243	720	7,200	0	720
<hr/>									
Totals				185,720	100,000	13,662	99,409	0	13,662

**Willow Pointe HOA**

Financial Projections

Projected Annual Reserve Disbursements - Years 1-5

(Column)	Usfl Life (A)	Rmng Life (B)	Calc. Yrs in Svc (C)	Current Rplcmnt Cost (D)	<u>2006</u>	<u>2007</u>	<u>2008</u>	<u>2009</u>	<u>2010</u>
					1	2	3	4	5
<b><u>ROOFING</u></b>									
Pool Building Metal Roofing	30	20	10	9,000	0	0	0	0	0
<b><u>PAINTING</u></b>									
Metal Pool Fence	5	5	0	2,400	0	0	0	0	0
Wall Metal Fence	5	5	0	4,500	0	0	0	0	0
Pool Wood Trellis/Entry Structure	5	5	0	1,500	0	0	0	0	0
<b><u>FENCING &amp; GATES</u></b>									
Metal Pool Fence	25	15	10	14,400	0	0	0	0	0
Wall Metal Fence	25	15	10	27,000	0	0	0	0	0
Brick Wall Repairs	20	10	10	10,000	0	0	0	0	0
<b><u>POOL &amp; SPA</u></b>									
Pool Resurface	12	2	10	25,000	0	0	26,523	0	0
Pool Filter	10	1	9	3,600	0	3,708	0	0	0
Pool Pump/Motor	5	1	4	1,100	0	1,133	0	0	0
Pool Chlorinator	5	1	4	400	0	412	0	0	0
Kiddie Pool Resurface	7	0	7	4,000	4,000	0	0	0	0
Spa Filter	10	1	9	1,250	0	1,288	0	0	0
Spa Pumps/Motors	5	1	4	550	0	567	0	0	0
Spa Chlorinator	5	1	4	400	0	412	0	0	0
Chaise Lounges Metal	12	5	7	1,500	0	0	0	0	0
Chairs Metal	12	5	7	1,500	0	0	0	0	0
Chairs Vinyl	5	3	2	540	0	0	0	590	0
Tables Metal	12	5	7	1,050	0	0	0	0	0
Awnings	6	2	4	1,800	0	0	1,910	0	0
Restrooms - Refurbish	20	10	10	3,000	0	0	0	0	0
Wood Trellis/Entry Structure	20	10	10	10,000	0	0	0	0	0
<b><u>LANDSCAPING</u></b>									
Timer Clocks	12	2	10	6,250	0	0	6,631	0	0
Backflow Valves	10	1	9	8,500	0	8,755	0	0	0
Tree Maintenance	5	5	0	5,000	0	0	0	0	0
<b><u>LIGHTING</u></b>									
Pool Post Fixtures	20	10	10	3,300	0	0	0	0	0
Pool Building Misc. Fixtures	20	10	10	1,500	0	0	0	0	0
Entry Monument Flood	15	5	10	680	0	0	0	0	0
<b><u>MISCELLANEOUS</u></b>									
Tot Lot	20	10	10	15,000	0	0	0	0	0
Tot Lot Wood Chips	8	0	8	3,000	3,000	0	0	0	0
Entry Monuments - Refurbish	25	15	10	18,000	0	0	0	0	0
<b>Totals</b>				185,720	7,000	16,274	35,063	590	0

**Willow Pointe HOA**

Financial Projections

Projected Annual Reserve Disbursements - Years 6-10

	Usfl	Rmng	Calc.	Current					
	Life	Life	Yrs	Rplcmnt					
(Column)	(A)	(B)	in	Cost	2011	2012	2013	2014	2015
			Svc		6	7	8	9	10
<b><u>ROOFING</u></b>									
Pool Building Metal Roofing	30	20	10	9,000	0	0	0	0	0
<b><u>PAINTING</u></b>									
Metal Pool Fence	5	5	0	2,400	2,782	0	0	0	0
Wall Metal Fence	5	5	0	4,500	5,217	0	0	0	0
Pool Wood Trellis/Entry Structure	5	5	0	1,500	1,739	0	0	0	0
<b><u>FENCING &amp; GATES</u></b>									
Metal Pool Fence	25	15	10	14,400	0	0	0	0	0
Wall Metal Fence	25	15	10	27,000	0	0	0	0	0
Brick Wall Repairs	20	10	10	10,000	0	0	0	0	0
<b><u>POOL &amp; SPA</u></b>									
Pool Resurface	12	2	10	25,000	0	0	0	0	0
Pool Filter	10	1	9	3,600	0	0	0	0	0
Pool Pump/Motor	5	1	4	1,100	0	0	1,353	0	0
Pool Chlorinator	5	1	4	400	0	0	492	0	0
Kiddie Pool Resurface	7	0	7	4,000	0	0	0	5,067	0
Spa Filter	10	1	9	1,250	0	0	0	0	0
Spa Pumps/Motors	5	1	4	550	0	0	676	0	0
Spa Chlorinator	5	1	4	400	0	0	492	0	0
Chaise Lounges Metal	12	5	7	1,500	1,739	0	0	0	0
Chairs Metal	12	5	7	1,500	1,739	0	0	0	0
Chairs Vinyl	5	3	2	540	0	0	0	0	705
Tables Metal	12	5	7	1,050	1,217	0	0	0	0
Awnings	6	2	4	1,800	0	0	0	0	2,349
Restrooms - Refurbish	20	10	10	3,000	0	0	0	0	0
Wood Trellis/Entry Structure	20	10	10	10,000	0	0	0	0	0
<b><u>LANDSCAPING</u></b>									
Timer Clocks	12	2	10	6,250	0	0	0	0	0
Backflow Valves	10	1	9	8,500	0	0	0	0	0
Tree Maintenance	5	5	0	5,000	5,796	0	0	0	0
<b><u>LIGHTING</u></b>									
Pool Post Fixtures	20	10	10	3,300	0	0	0	0	0
Pool Building Misc. Fixtures	20	10	10	1,500	0	0	0	0	0
Entry Monument Flood	15	5	10	680	788	0	0	0	0
<b><u>MISCELLANEOUS</u></b>									
Tot Lot	20	10	10	15,000	0	0	0	0	0
Tot Lot Wood Chips	8	0	8	3,000	0	0	0	0	3,914
Entry Monuments - Refurbish	25	15	10	18,000	0	0	0	0	0
<b>Totals</b>				185,720	21,018	0	3,013	5,067	6,967

**Willow Pointe HOA**

Financial Projections

Projected Annual Reserve Disbursements - Years 11-15

	Usfl	Rmng	Calc.	Current					
	Life	Life	Yrs	Rplcmnt					
(Column)	(A)	(B)	in	Cost	2016	2017	2018	2019	2020
			Svc		11	12	13	14	15
<b><u>ROOFING</u></b>									
Pool Building Metal Roofing	30	20	10	9,000	0	0	0	0	0
<b><u>PAINTING</u></b>									
Metal Pool Fence	5	5	0	2,400	0	3,322	0	0	0
Wall Metal Fence	5	5	0	4,500	0	6,229	0	0	0
Pool Wood Trellis/Entry Structure	5	5	0	1,500	0	2,076	0	0	0
<b><u>FENCING &amp; GATES</u></b>									
Metal Pool Fence	25	15	10	14,400	0	0	0	0	0
Wall Metal Fence	25	15	10	27,000	0	0	0	0	0
Brick Wall Repairs	20	10	10	10,000	13,439	0	0	0	0
<b><u>POOL &amp; SPA</u></b>									
Pool Resurface	12	2	10	25,000	0	0	0	0	0
Pool Filter	10	1	9	3,600	0	0	5,133	0	0
Pool Pump/Motor	5	1	4	1,100	0	0	0	1,615	0
Pool Chlorinator	5	1	4	400	0	0	0	587	0
Kiddie Pool Resurface	7	0	7	4,000	0	0	0	0	0
Spa Filter	10	1	9	1,250	0	0	1,782	0	0
Spa Pumps/Motors	5	1	4	550	0	0	0	808	0
Spa Chlorinator	5	1	4	400	0	0	0	587	0
Chaise Lounges Metal	12	5	7	1,500	0	0	0	0	0
Chairs Metal	12	5	7	1,500	0	0	0	0	0
Chairs Vinyl	5	3	2	540	0	0	0	0	0
Tables Metal	12	5	7	1,050	0	0	0	0	0
Awnings	6	2	4	1,800	0	0	0	0	0
Restrooms - Refurbish	20	10	10	3,000	4,032	0	0	0	0
Wood Trellis/Entry Structure	20	10	10	10,000	13,439	0	0	0	0
<b><u>LANDSCAPING</u></b>									
Timer Clocks	12	2	10	6,250	0	0	0	0	0
Backflow Valves	10	1	9	8,500	0	0	12,119	0	0
Tree Maintenance	5	5	0	5,000	0	6,921	0	0	0
<b><u>LIGHTING</u></b>									
Pool Post Fixtures	20	10	10	3,300	4,435	0	0	0	0
Pool Building Misc. Fixtures	20	10	10	1,500	2,016	0	0	0	0
Entry Monument Flood	15	5	10	680	0	0	0	0	0
<b><u>MISCELLANEOUS</u></b>									
Tot Lot	20	10	10	15,000	20,159	0	0	0	0
Tot Lot Wood Chips	8	0	8	3,000	0	0	0	0	0
Entry Monuments - Refurbish	25	15	10	18,000	0	0	0	0	0
<b>Totals</b>				185,720	57,520	18,549	19,034	3,598	0

**Willow Pointe HOA**

Financial Projections

Projected Annual Reserve Disbursements - Years 16-20

	Usfl	Rmng	Calc.	Current						
	Life	Life	Yrs	Rplcmnt		2021	2022	2023	2024	2025
(Column)	(A)	(B)	in	Cost	Svc	16	17	18	19	20
<b><u>ROOFING</u></b>										
Pool Building Metal Roofing	30	20	10	9,000		0	0	0	0	0
<b><u>PAINTING</u></b>										
Metal Pool Fence	5	5	0	2,400		0	0	3,967	0	0
Wall Metal Fence	5	5	0	4,500		0	0	7,438	0	0
Pool Wood Trellis/Entry Structure	5	5	0	1,500		0	0	2,479	0	0
<b><u>FENCING &amp; GATES</u></b>										
Metal Pool Fence	25	15	10	14,400		22,435	0	0	0	0
Wall Metal Fence	25	15	10	27,000		42,065	0	0	0	0
Brick Wall Repairs	20	10	10	10,000		0	0	0	0	0
<b><u>POOL &amp; SPA</u></b>										
Pool Resurface	12	2	10	25,000		38,949	0	0	0	0
Pool Filter	10	1	9	3,600		0	0	0	0	0
Pool Pump/Motor	5	1	4	1,100		0	0	0	0	1,929
Pool Chlorinator	5	1	4	400		0	0	0	0	701
Kiddie Pool Resurface	7	0	7	4,000		0	6,419	0	0	0
Spa Filter	10	1	9	1,250		0	0	0	0	0
Spa Pumps/Motors	5	1	4	550		0	0	0	0	964
Spa Chlorinator	5	1	4	400		0	0	0	0	701
Chaise Lounges Metal	12	5	7	1,500		0	0	0	2,554	0
Chairs Metal	12	5	7	1,500		0	0	0	2,554	0
Chairs Vinyl	5	3	2	540		841	0	0	0	0
Tables Metal	12	5	7	1,050		0	0	0	1,788	0
Awnings	6	2	4	1,800		0	2,888	0	0	0
Restrooms - Refurbish	20	10	10	3,000		0	0	0	0	0
Wood Trellis/Entry Structure	20	10	10	10,000		0	0	0	0	0
<b><u>LANDSCAPING</u></b>										
Timer Clocks	12	2	10	6,250		9,737	0	0	0	0
Backflow Valves	10	1	9	8,500		0	0	0	0	0
Tree Maintenance	5	5	0	5,000		0	0	8,264	0	0
<b><u>LIGHTING</u></b>										
Pool Post Fixtures	20	10	10	3,300		0	0	0	0	0
Pool Building Misc. Fixtures	20	10	10	1,500		0	0	0	0	0
Entry Monument Flood	15	5	10	680		0	0	0	0	0
<b><u>MISCELLANEOUS</u></b>										
Tot Lot	20	10	10	15,000		0	0	0	0	0
Tot Lot Wood Chips	8	0	8	3,000		0	0	0	5,107	0
Entry Monuments - Refurbish	25	15	10	18,000		28,043	0	0	0	0
<b>Totals</b>				185,720		142,071	9,307	22,148	12,002	4,296

**Willow Pointe HOA**

Financial Projections

Projected Annual Reserve Disbursements - Years 21-25

	Usfl	Rmng	Calc.	Current						
	Life	Life	Yrs	Rplcmnt		2026	2027	2028	2029	
(Column)	(A)	(B)	in	Cost	(D)	21	22	23	24	
			Svc							
<b><u>ROOFING</u></b>										
Pool Building Metal Roofing	30	20	10	9,000		16,255	0	0	0	0
<b><u>PAINTING</u></b>										
Metal Pool Fence	5	5	0	2,400		0	0	0	4,737	0
Wall Metal Fence	5	5	0	4,500		0	0	0	8,881	0
Pool Wood Trellis/Entry Structure	5	5	0	1,500		0	0	0	2,960	0
<b><u>FENCING &amp; GATES</u></b>										
Metal Pool Fence	25	15	10	14,400		0	0	0	0	0
Wall Metal Fence	25	15	10	27,000		0	0	0	0	0
Brick Wall Repairs	20	10	10	10,000		0	0	0	0	0
<b><u>POOL &amp; SPA</u></b>										
Pool Resurface	12	2	10	25,000		0	0	0	0	0
Pool Filter	10	1	9	3,600		0	0	0	7,105	0
Pool Pump/Motor	5	1	4	1,100		0	0	0	0	0
Pool Chlorinator	5	1	4	400		0	0	0	0	0
Kiddie Pool Resurface	7	0	7	4,000		0	0	0	0	8,131
Spa Filter	10	1	9	1,250		0	0	0	2,467	0
Spa Pumps/Motors	5	1	4	550		0	0	0	0	0
Spa Chlorinator	5	1	4	400		0	0	0	0	0
Chaise Lounges Metal	12	5	7	1,500		0	0	0	0	0
Chairs Metal	12	5	7	1,500		0	0	0	0	0
Chairs Vinyl	5	3	2	540		0	1,005	0	0	0
Tables Metal	12	5	7	1,050		0	0	0	0	0
Awnings	6	2	4	1,800		0	0	0	3,552	0
Restrooms - Refurbish	20	10	10	3,000		0	0	0	0	0
Wood Trellis/Entry Structure	20	10	10	10,000		0	0	0	0	0
<b><u>LANDSCAPING</u></b>										
Timer Clocks	12	2	10	6,250		0	0	0	0	0
Backflow Valves	10	1	9	8,500		0	0	0	16,775	0
Tree Maintenance	5	5	0	5,000		0	0	0	9,868	0
<b><u>LIGHTING</u></b>										
Pool Post Fixtures	20	10	10	3,300		0	0	0	0	0
Pool Building Misc. Fixtures	20	10	10	1,500		0	0	0	0	0
Entry Monument Flood	15	5	10	680		0	1,265	0	0	0
<b><u>MISCELLANEOUS</u></b>										
Tot Lot	20	10	10	15,000		0	0	0	0	0
Tot Lot Wood Chips	8	0	8	3,000		0	0	0	0	0
Entry Monuments - Refurbish	25	15	10	18,000		0	0	0	0	0
<hr/>										
Totals				185,720		16,255	2,270	0	56,346	8,131

**Willow Pointe HOA**

Financial Projections

Projected Annual Reserve Disbursements - Years 26-30

	Usfl	Rmng	Calc.	Current						
	Life	Life	Yrs	Rplcmnt		<u>2031</u>	<u>2032</u>	<u>2033</u>	<u>2034</u>	<u>2035</u>
(Column)	(A)	(B)	in	Cost	Svc	26	27	28	29	30
<b><u>ROOFING</u></b>										
Pool Building Metal Roofing	30	20	10	9,000		0	0	0	0	0
<b><u>PAINTING</u></b>										
Metal Pool Fence	5	5	0	2,400		0	0	0	0	5,656
Wall Metal Fence	5	5	0	4,500		0	0	0	0	10,605
Pool Wood Trellis/Entry Structure	5	5	0	1,500		0	0	0	0	3,535
<b><u>FENCING &amp; GATES</u></b>										
Metal Pool Fence	25	15	10	14,400		0	0	0	0	0
Wall Metal Fence	25	15	10	27,000		0	0	0	0	0
Brick Wall Repairs	20	10	10	10,000		0	0	0	0	0
<b><u>POOL &amp; SPA</u></b>										
Pool Resurface	12	2	10	25,000		0	0	0	57,198	0
Pool Filter	10	1	9	3,600		0	0	0	0	0
Pool Pump/Motor	5	1	4	1,100		2,303	0	0	0	0
Pool Chlorinator	5	1	4	400		838	0	0	0	0
Kiddie Pool Resurface	7	0	7	4,000		0	0	0	0	0
Spa Filter	10	1	9	1,250		0	0	0	0	0
Spa Pumps/Motors	5	1	4	550		1,152	0	0	0	0
Spa Chlorinator	5	1	4	400		838	0	0	0	0
Chaise Lounges Metal	12	5	7	1,500		0	0	0	0	0
Chairs Metal	12	5	7	1,500		0	0	0	0	0
Chairs Vinyl	5	3	2	540		0	0	1,199	0	0
Tables Metal	12	5	7	1,050		0	0	0	0	0
Awnings	6	2	4	1,800		0	0	0	0	0
Restrooms - Refurbish	20	10	10	3,000		0	0	0	0	0
Wood Trellis/Entry Structure	20	10	10	10,000		0	0	0	0	0
<b><u>LANDSCAPING</u></b>										
Timer Clocks	12	2	10	6,250		0	0	0	14,300	0
Backflow Valves	10	1	9	8,500		0	0	0	0	0
Tree Maintenance	5	5	0	5,000		0	0	0	0	11,783
<b><u>LIGHTING</u></b>										
Pool Post Fixtures	20	10	10	3,300		0	0	0	0	0
Pool Building Misc. Fixtures	20	10	10	1,500		0	0	0	0	0
Entry Monument Flood	15	5	10	680		0	0	0	0	0
<b><u>MISCELLANEOUS</u></b>										
Tot Lot	20	10	10	15,000		0	0	0	0	0
Tot Lot Wood Chips	8	0	8	3,000		0	0	6,664	0	0
Entry Monuments - Refurbish	25	15	10	18,000		0	0	0	0	0
<b>Totals</b>				<b>185,720</b>		<b>5,130</b>	<b>0</b>	<b>7,863</b>	<b>71,498</b>	<b>31,578</b>

**Willow Pointe HOA**

Cash Flow Funding Plan Tables

Report Beginning January →

	<u>2006</u>	<u>2007</u>	<u>2008</u>	<u>2009</u>	<u>2010</u>
Year Number	1	2	3	4	5
<b>Cash Flow-Funding Plan #1</b>	Sample Number (To Be Determined)				
Average Monthly Fee per Unit	<b>1.94</b>	1.99	2.05	2.12	2.18
<b>Current Funding (Sample)</b>	<b>13,662</b>	14,072	14,494	14,929	15,377
Beginning Cash	100,000	109,762	110,821	93,268	110,621
Special Assessment / Loan (BOD)	0	0	0	0	0
Annual Interest	3,100	3,260	3,016	3,013	3,549
Reserve Funds	116,762	127,095	128,331	111,211	129,547
Disbursements	7,000	16,274	35,063	590	0
End Balance	109,762	110,821	93,268	110,621	129,547
Projected % Funded (Y/E)	101%	103%	108%	107%	106%

	<u>2006</u>	<u>2007</u>	<u>2008</u>	<u>2009</u>	<u>2010</u>
Year Number	1	2	3	4	5
<b>Cash Flow-Funding Plan #2</b>	Sample Number (To Be Determined)				
Average Monthly Fee per Unit	<b>1.94</b>	1.94	1.94	1.94	1.99
<b>100% Funding (Day 1)</b>	<b>13,662</b>	13,662	13,662	13,662	14,072
Beginning Cash	100,000	109,762	110,404	91,994	108,022
Special Assessment / Loan (BOD)	0	0	0	0	0
Annual Interest	3,100	3,254	2,991	2,956	3,452
Reserve Funds	116,762	126,678	127,057	108,612	125,545
Disbursements	7,000	16,274	35,063	590	0
End Balance	109,762	110,404	91,994	108,022	125,545
Projected % Funded (Y/E)	101%	103%	107%	104%	103%

	<u>2006</u>	<u>2007</u>	<u>2008</u>	<u>2009</u>	<u>2010</u>
Year Number	1	2	3	4	5
<b>Cash Flow-Funding Plan #3</b>	Sample Number (To Be Determined)				
Average Monthly Fee per Unit	<b>1.37</b>	1.41	1.45	1.49	1.54
<b>"Threshold" Funding</b>	<b>9,647</b>	9,936	10,235	10,542	10,858
Beginning Cash	100,000	105,687	102,425	80,297	92,806
Special Assessment / Loan (BOD)	0	0	0	0	0
Annual Interest	3,040	3,076	2,700	2,558	2,947
Reserve Funds	112,687	118,699	115,359	93,396	106,611
Disbursements	7,000	16,274	35,063	590	0
End Balance (Minimum \$10,000)	105,687	102,425	80,297	92,806	106,611
Projected % Funded (Y/E)	98%	95%	93%	90%	87%

**Willow Pointe HOA**

Cash Flow Funding Plan Tables

Report Beginning January →	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>
Year Number	6	7	8	9	10
<b>Cash Flow-Funding Plan #1</b>					
Average Monthly Fee per Unit	2.24	2.31	2.38	2.45	2.53
<b>Current Funding (Sample)</b>	15,838	16,314	16,803	17,307	17,826
Beginning Cash	129,547	128,177	148,580	167,035	184,469
Special Assessment / Loan (BOD)	0	0	0	0	0
Annual Interest	3,809	4,090	4,664	5,195	5,697
Reserve Funds	149,194	148,580	170,048	189,536	207,993
Disbursements	21,018	0	3,013	5,067	6,967
End Balance	128,177	148,580	167,035	184,469	201,025
Projected % Funded (Y/E)	110%	108%	108%	108%	108%
Year Number	6	7	8	9	10
<b>Cash Flow-Funding Plan #2</b>					
Average Monthly Fee per Unit	2.05	2.12	2.18	2.24	2.31
<b>100% Funding (Day 1)</b>	14,494	14,929	15,377	15,838	16,313
Beginning Cash	125,545	122,690	141,524	158,318	174,000
Special Assessment / Loan (BOD)	0	0	0	0	0
Annual Interest	3,669	3,905	4,431	4,911	5,360
Reserve Funds	143,708	141,524	161,332	179,068	195,674
Disbursements	21,018	0	3,013	5,067	6,967
End Balance	122,690	141,524	158,318	174,000	188,706
Projected % Funded (Y/E)	105%	103%	102%	101%	101%
Year Number	6	7	8	9	10
<b>Cash Flow-Funding Plan #3</b>					
Average Monthly Fee per Unit	1.58	1.63	1.68	1.73	1.78
<b>"Threshold" Funding</b>	11,184	11,519	11,865	12,221	12,587
Beginning Cash	106,611	99,828	114,515	126,934	138,003
Special Assessment / Loan (BOD)	0	0	0	0	0
Annual Interest	3,051	3,168	3,568	3,915	4,224
Reserve Funds	120,846	114,515	129,947	143,070	154,814
Disbursements	21,018	0	3,013	5,067	6,967
End Balance (Minimum \$10,000)	99,828	114,515	126,934	138,003	147,847
Projected % Funded (Y/E)	85%	83%	82%	80%	79%

**Willow Pointe HOA**

Cash Flow Funding Plan Tables

Report Beginning January →	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>
Year Number	11	12	13	14	15
<b>Cash Flow-Funding Plan #1</b>					
Average Monthly Fee per Unit	2.60	2.68	2.76	2.84	2.93
<b>Current Funding (Sample)</b>	18,361	18,912	19,479	20,064	20,666
Beginning Cash	201,025	167,310	172,698	178,331	200,394
Special Assessment / Loan (BOD)	0	0	0	0	0
Annual Interest	5,443	5,025	5,188	5,597	6,322
Reserve Funds	224,830	191,247	197,365	203,992	227,381
Disbursements	57,520	18,549	19,034	3,598	0
End Balance	167,310	172,698	178,331	200,394	227,381
Projected % Funded (Y/E)	112%	115%	116%	115%	113%
Year Number	11	12	13	14	15
<b>Cash Flow-Funding Plan #2</b>					
Average Monthly Fee per Unit	2.38	2.45	2.53	2.60	2.68
<b>100% Funding (Day 1)</b>	16,803	17,307	17,826	18,361	18,911
Beginning Cash	188,706	153,040	156,370	159,835	179,614
Special Assessment / Loan (BOD)	0	0	0	0	0
Annual Interest	5,050	4,573	4,673	5,016	5,672
Reserve Funds	210,559	174,919	178,869	183,212	204,198
Disbursements	57,520	18,549	19,034	3,598	0
End Balance	153,040	156,370	159,835	179,614	204,198
Projected % Funded (Y/E)	103%	104%	104%	103%	102%
Year Number	11	12	13	14	15
<b>Cash Flow-Funding Plan #3</b>					
Average Monthly Fee per Unit	1.84	1.89	1.95	2.01	2.07
<b>"Threshold" Funding</b>	12,965	13,354	13,754	14,167	14,592
Beginning Cash	147,847	107,059	104,998	102,789	116,600
Special Assessment / Loan (BOD)	0	0	0	0	0
Annual Interest	3,767	3,134	3,071	3,242	3,717
Reserve Funds	164,579	123,547	121,823	120,198	134,909
Disbursements	57,520	18,549	19,034	3,598	0
End Balance (Minimum \$10,000)	107,059	104,998	102,789	116,600	134,909
Projected % Funded (Y/E)	72%	70%	67%	67%	67%

**Willow Pointe HOA**

Cash Flow Funding Plan Tables

Report Beginning January →	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>
Year Number	16	17	18	19	20
<b>Cash Flow-Funding Plan #1</b>					
Average Monthly Fee per Unit	3.02	3.11	3.20	3.30	3.40
<b><u>Current Funding (Sample)</u></b>	21,286	21,924	22,582	23,259	23,957
Beginning Cash	227,381	111,606	127,760	132,033	147,420
Special Assessment / Loan (BOD)	0	0	0	0	0
Annual Interest	5,010	3,537	3,839	4,130	4,718
Reserve Funds	253,677	137,067	154,181	159,422	176,095
Disbursements	142,071	9,307	22,148	12,002	4,296
End Balance	111,606	127,760	132,033	147,420	171,799
Projected % Funded (Y/E)	151%	146%	153%	149%	141%
Year Number	16	17	18	19	20
<b>Cash Flow-Funding Plan #2</b>					
Average Monthly Fee per Unit	2.76	2.84	2.93	3.02	3.11
<b><u>100% Funding (Day 1)</u></b>	19,479	20,063	20,665	21,285	21,923
Beginning Cash	204,198	85,892	99,386	100,862	113,310
Special Assessment / Loan (BOD)	0	0	0	0	0
Annual Interest	4,287	2,738	2,959	3,165	3,664
Reserve Funds	227,963	108,694	123,011	125,313	138,898
Disbursements	142,071	9,307	22,148	12,002	4,296
End Balance	85,892	99,386	100,862	113,310	134,602
Projected % Funded (Y/E)	116%	113%	117%	114%	111%
Year Number	16	17	18	19	20
<b>Cash Flow-Funding Plan #3</b>					
Average Monthly Fee per Unit	2.13	2.19	2.26	2.33	2.40
<b><u>"Threshold" Funding</u></b>	15,030	15,481	15,945	16,423	16,916
Beginning Cash	134,909	10,010	16,576	10,777	15,588
Special Assessment / Loan (BOD)	0	0	0	0	0
Annual Interest	2,142	393	404	390	657
Reserve Funds	152,081	25,883	32,925	27,590	33,161
Disbursements	142,071	9,307	22,148	12,002	4,296
End Balance (Minimum \$10,000)	<b>10,010</b>	16,576	10,777	15,588	28,865
Projected % Funded (Y/E)	14%	19%	12%	16%	24%

**Willow Pointe HOA**

Cash Flow Funding Plan Tables

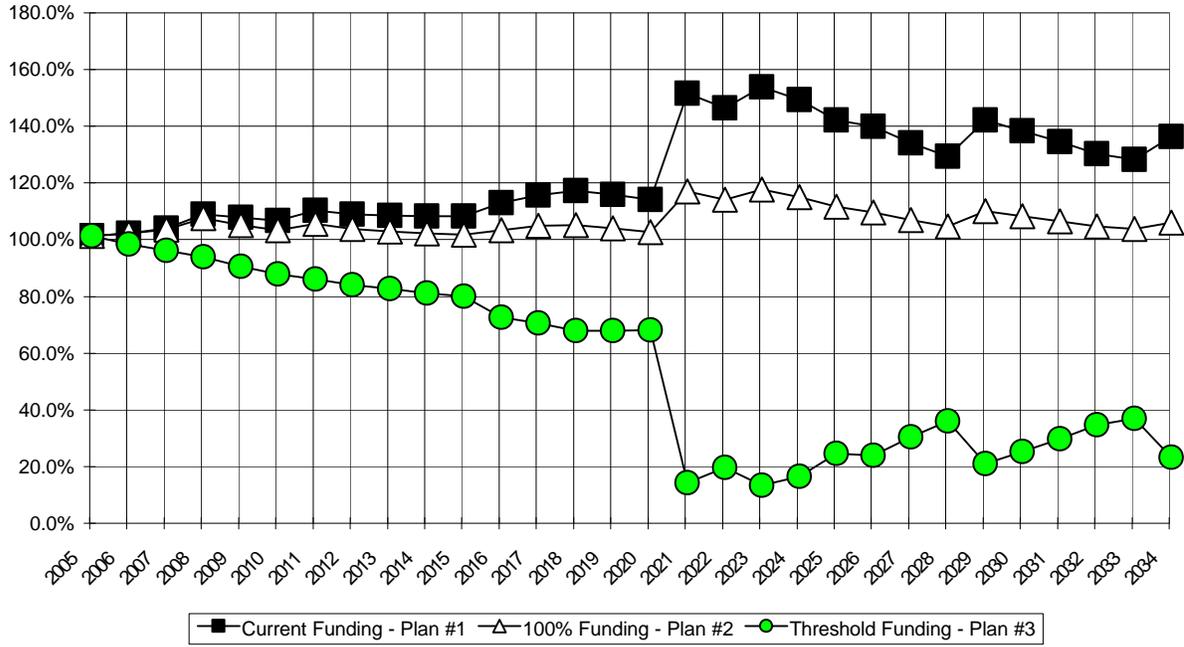
Report Beginning January →	<u>2026</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>	<u>2030</u>
Year Number	21	22	23	24	25
<b>Cash Flow-Funding Plan #1</b>					
Average Monthly Fee per Unit	3.50	3.60	3.71	3.82	3.94
<b><u>Current Funding (Sample)</u></b>	24,676	25,416	26,179	26,964	27,773
Beginning Cash	171,799	185,500	214,558	247,566	225,171
Special Assessment / Loan (BOD)	0	0	0	0	0
Annual Interest	5,280	5,912	6,829	6,986	7,050
Reserve Funds	201,755	216,828	247,566	281,517	259,994
Disbursements	16,255	2,270	0	56,346	8,131
End Balance	185,500	214,558	247,566	225,171	251,862
Projected % Funded (Y/E)	139%	133%	129%	141%	138%
Year Number	21	22	23	24	25
<b>Cash Flow-Funding Plan #2</b>					
Average Monthly Fee per Unit	3.20	3.30	3.40	3.50	3.60
<b><u>100% Funding (Day 1)</u></b>	22,581	23,259	23,956	24,675	25,415
Beginning Cash	134,602	145,061	170,716	200,154	174,012
Special Assessment / Loan (BOD)	0	0	0	0	0
Annual Interest	4,133	4,667	5,481	5,530	5,480
Reserve Funds	161,316	172,986	200,154	230,358	204,907
Disbursements	16,255	2,270	0	56,346	8,131
End Balance	145,061	170,716	200,154	174,012	196,776
Projected % Funded (Y/E)	109%	106%	104%	109%	107%
Year Number	21	22	23	24	25
<b>Cash Flow-Funding Plan #3</b>					
Average Monthly Fee per Unit	2.47	2.54	2.62	2.70	2.78
<b><u>"Threshold" Funding</u></b>	17,424	17,946	18,485	19,039	19,610
Beginning Cash	28,865	30,917	47,756	67,951	32,123
Special Assessment / Loan (BOD)	0	0	0	0	0
Annual Interest	883	1,163	1,710	1,479	1,136
Reserve Funds	47,172	50,026	67,951	88,469	52,869
Disbursements	16,255	2,270	0	56,346	8,131
End Balance (Minimum \$10,000)	30,917	47,756	67,951	32,123	44,738
Projected % Funded (Y/E)	23%	30%	35%	20%	24%

**Willow Pointe HOA**

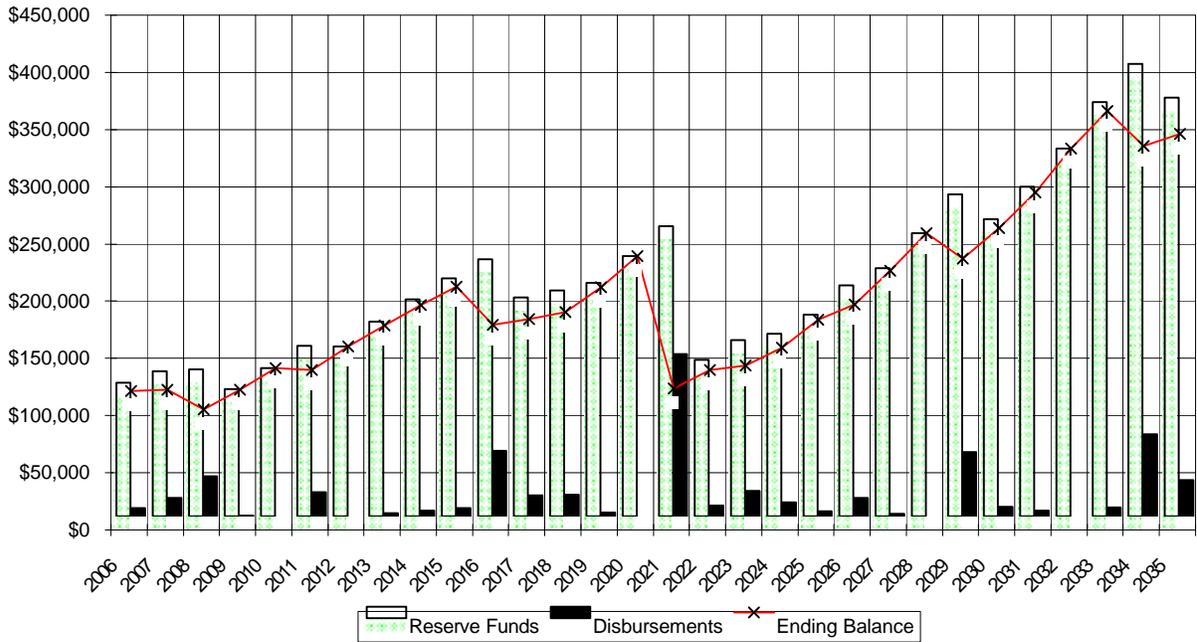
Cash Flow Funding Plan Tables

Report Beginning January →	<u>2031</u>	<u>2032</u>	<u>2033</u>	<u>2034</u>	<u>2035</u>
Year Number	26	27	28	29	30
<b>Cash Flow-Funding Plan #1</b>					
Average Monthly Fee per Unit	4.05	4.18	4.30	4.43	4.56
<b><u>Current Funding (Sample)</u></b>	28,606	29,464	30,348	31,259	32,196
Beginning Cash	251,862	283,247	321,650	354,122	323,903
Special Assessment / Loan (BOD)	0	0	0	0	0
Annual Interest	7,908	8,939	9,987	10,020	9,726
Reserve Funds	288,376	321,650	361,985	395,401	365,826
Disbursements	5,130	0	7,863	71,498	31,578
End Balance	283,247	321,650	354,122	323,903	334,248
Projected % Funded (Y/E)	134%	129%	127%	136%	139%
Year Number	26	27	28	29	30
<b>Cash Flow-Funding Plan #2</b>					
Average Monthly Fee per Unit	3.71	3.82	3.94	4.05	4.18
<b><u>100% Funding (Day 1)</u></b>	26,178	26,963	27,772	28,605	29,463
Beginning Cash	196,776	224,043	258,132	286,083	251,130
Special Assessment / Loan (BOD)	0	0	0	0	0
Annual Interest	6,219	7,126	8,043	7,939	7,502
Reserve Funds	229,173	258,132	293,947	322,628	288,095
Disbursements	5,130	0	7,863	71,498	31,578
End Balance	224,043	258,132	286,083	251,130	256,518
Projected % Funded (Y/E)	106%	104%	103%	105%	107%
Year Number	26	27	28	29	30
<b>Cash Flow-Funding Plan #3</b>					
Average Monthly Fee per Unit	2.86	2.95	3.04	3.13	3.22
<b><u>"Threshold" Funding</u></b>	20,199	20,805	21,429	22,072	22,734
Beginning Cash	44,738	61,375	84,333	100,632	53,483
Special Assessment / Loan (BOD)	0	0	0	0	0
Annual Interest	1,568	2,153	2,733	2,278	1,472
Reserve Funds	66,505	84,333	108,495	124,981	77,689
Disbursements	5,130	0	7,863	71,498	31,578
End Balance (Minimum \$10,000)	61,375	84,333	100,632	53,483	46,111
Projected % Funded (Y/E)	29%	34%	36%	22%	19%

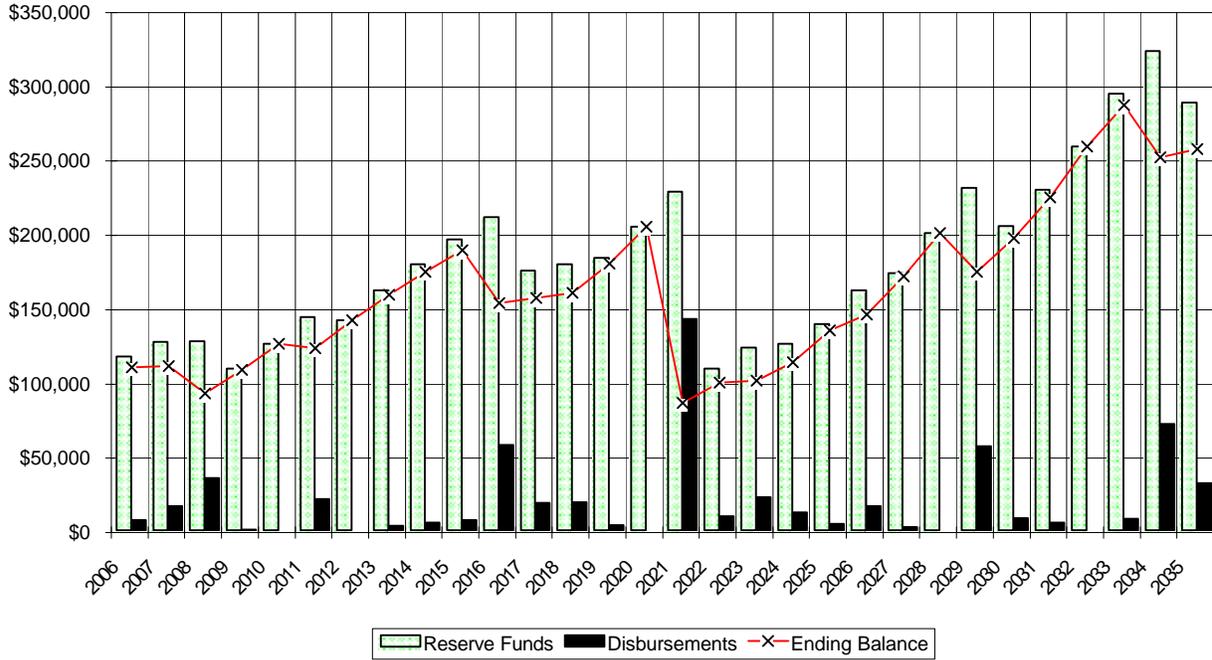
**Annual Percentage Funded: Plans 1, 2 & 3**



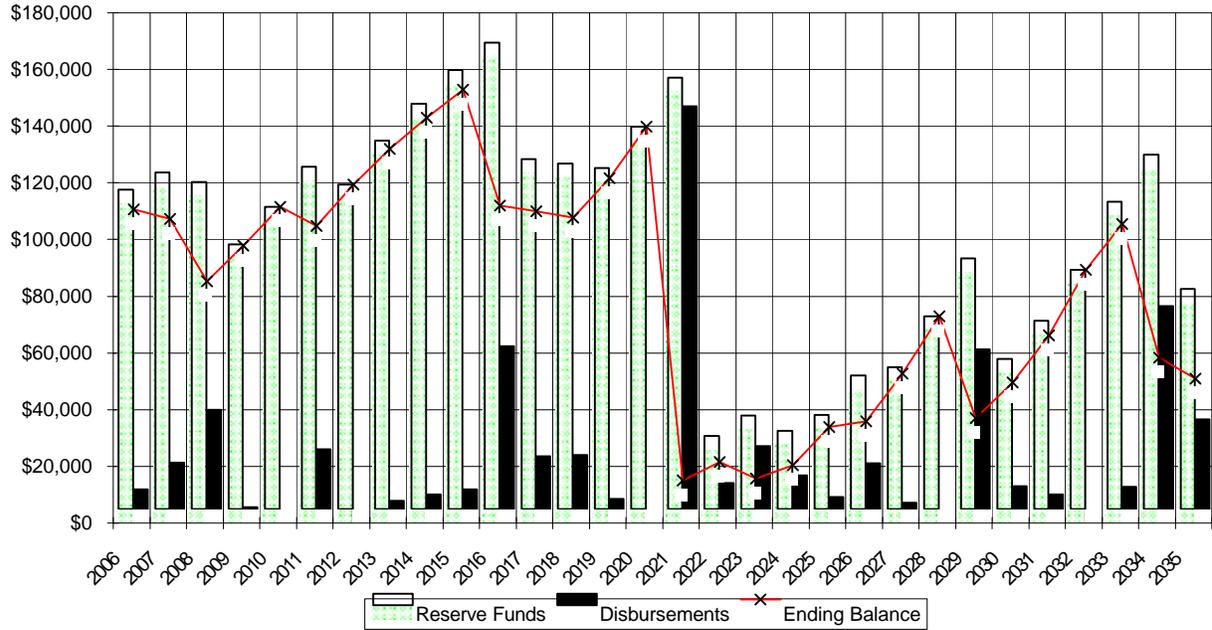
**30 Year Cash Flow Diagram: Current Funding - Plan #1**



**30 Year Cash Flow Diagram: Full (100%) Funding - Plan #2**



**30 Year Cash Flow Diagram: Threshold Funding - Plan #3**



# Barrera and Company, Inc. - Reserve Analysis

## Willow Pointe HOA

### Reserve Analysis - Summary

February - 2006

(For Homeowner Distribution)

(Include component worksheets with Summary Page)

Number of Units:	588
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Budget Yr. Report	Start:	January 1, 2006
	End:	December 31, 2006

Location:	Houston, TX
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Reserve Fund Balance: As of: 12/31/05	\$100,000
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Fully Funded Reserve: As of: 12/31/05	\$99,409
--	----------

Deficit Below Fully Funded Reserve:	\$0
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<b>Percentage Funded:</b> As of: 12/31/05	<b>100%</b>
--	-------------

Current Replacement Cost:	\$185,720
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### Funding Plans - Summary

(Report Pages A1-A19)

Year 1

\* Recommended Funding

**Plan #1:** (Current Funding - Sample)

Year 1 Funding Amount: \$13,662

Per Unit Per Month: \$1.94

**Plan #2:** (100% Funding)

Year 1 Funding Amount: \$13,662

Per Unit Per Month: \$1.94

\*

**Plan #3:** (Threshold Funding)

Year 1 Funding Amount: \$9,647

Per Unit Per Month: \$1.37

Note: Each cash flow funding plan provided assumes an annual 3% increase in funding.

# Barrera and Company, Inc. - Reserve Analysis

## RESERVE COMPONENT WORKSHEET DEFINITIONS:

<b>Component:</b>	Component: Identifies the item to be included for reserve funding.
<b>Normal Life:</b>	The estimated total life of a reserve component using published information and professional experience. For components in which the useful life should equal that of the project, no life expectancy has been projected (i.e. plumbing, framing, etc...)
<b>Estimated Remaining Life:</b>	An estimate of expected remaining longevity of that component based on information provided, maintenance, visual inspection, and assumptions of probability. Projects anticipated to occur in the initial year have "zero" remaining useful life.
<b>Cost Per Unit:</b>	The approximate amount of money it will take to replace the reserve component, per the measurement it is defined by (i.e. sf = Square Foot).
<b>Approximate Quantity:</b>	The approximate total amount of the reserve component as it has been defined under Cost Per Unit.
<b>Current Replacement Cost:</b>	This indicates the approximate cost of replacing the reserve component at the present time.
<b>Future Cost:</b>	This indicates the estimated expenditure by the Association when the component is in need of repair or replacement. The future cost has been calculated on a 3.00% yearly inflation factor. It is assumed that any repairs or replacement of any reserve component below \$1,000 in any given year will be replaced from the operating account
<b>Source Code:</b>	The means by which the information for the reserve component has been obtained. The Source Code is as follows: 1 - National Construction Estimator & On-file Data. 2 - Vendor Data. 3 - Actual Costs & Bids. 4 - Management and/or Board Data. 5 - Previous Reserve Study

### Percentage Funded & Parameters

Percentage Funded: This percent funded value presented in the data summary sheet is calculated by dividing the current (or projected) cash reserve savings by the Fully Funded reserve amount. The maximum reported percentage is 100%, and indicates an association is currently fully funded.

Inflation/Interest: Funding and disbursement projections presented have been computed with a Time Value of Money approach. An annual 3.00% inflation rate and 3.00% average interest rate were assumed. Inflation was applied to the projected disbursements, and average interest to the ending cash balance values.

# Willow Pointe HOA

588 Units

Houston, TX

## Reserve Component Worksheet

February - 2006

(Report Start Date: 01/01/06)

COMPONENT	Avg Life	Rem Life	Cost Per Unit	Approx Quantity	Current Repl. Cost	Future Cost	Source Code
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### ROOFING

Pool Building Metal Roofing	30	20	600.00 /sq	15	9,000	16,255	1
<b>TOTAL REPLACEMENT COST</b>					<b>\$9,000</b>	<b>\$16,255</b>	

### PAINTING

Metal Pool Fence	5	5	6.00 /lf	400	2,400	2,782	4
Wall Metal Fence	5	5	6.00 /lf	750	4,500	5,217	4
Pool Wood Trellis/Entry Structure	5	5	Lump Sum	Total	1,500	1,739	4
<b>TOTAL REPLACEMENT COST</b>					<b>\$8,400</b>	<b>\$9,738</b>	

### FENCING & GATES

Metal Pool Fence	25	15	36.00 /lf	400	14,400	22,435	1
Wall Metal Fence	25	15	36.00 /lf	750	27,000	42,065	1
Brick Wall Repairs	20	10	Lump Sum	Total	10,000	13,439	1
<b>TOTAL REPLACEMENT COST</b>					<b>\$51,400</b>	<b>\$77,939</b>	

### POOL & SPA

Pool Resurface	12	2	25,000.00 /ea	1	25,000	26,523	1
Pool Filter	10	1	1,800.00 /ea	2	3,600	3,708	1
Pool Pump/Motor	5	1	550.00 /ea	2	1,100	1,133	1
Pool Chlorinator	5	1	400.00 /ea	1	400	412	1
Kiddie Pool Resurface	7	0	4,000.00 /ea	1	4,000	4,000	1
Spa Filter	10	1	1,250.00 /ea	1	1,250	1,288	1
Spa Pumps/Motors	5	1	550.00 /ea	1	550	567	1
Spa Chlorinator	5	1	400.00 /ea	1	400	412	1
Chaise Lounges Metal	12	5	300.00 /ea	5	1,500	1,739	1
Chairs Metal	12	5	125.00 /ea	12	1,500	1,739	1
Chairs Vinyl	5	3	45.00 /ea	12	540	590	1
Tables Metal	12	5	350.00 /ea	3	1,050	1,217	1
Awnings	6	2	600.00 /ea	3	1,800	1,910	1
Restrooms - Refurbish	20	10	1,500.00 /ea	2	3,000	4,032	1
Wood Trellis/Entry Structure	20	10	Lump Sum	Total	10,000	13,439	1
<b>TOTAL REPLACEMENT COST</b>					<b>\$55,690</b>	<b>\$62,707</b>	

### LANDSCAPING

Timer Clocks	12	2	1,250.00 /ea	5	6,250	6,631	4
Backflow Valves	10	1	850.00 /ea	10	8,500	8,755	4
Tree Maintenance	5	5	Lump Sum	Total	5,000	5,796	4
Sprinkler Heads & Upgrades			"As Needed" Maintenance / Operating Budget				4
<b>TOTAL REPLACEMENT COST</b>					<b>\$19,750</b>	<b>\$21,182</b>	

### LIGHTING

Pool Post Fixtures	20	10	550.00 /ea	6	3,300	4,435	1
Pool Building Misc. Fixtures	20	10	Lump Sum	Total	1,500	2,016	1
Entry Monument Flood	15	5	85.00 /ea	8	680	788	1
<b>TOTAL REPLACEMENT COST</b>					<b>\$5,480</b>	<b>\$7,239</b>	

# Willow Pointe HOA

Houston, TX

## Reserve Component Worksheet

588 Units

February - 2006

(Report Start Date: 01/01/06)

COMPONENT	Avg Life	Rem Life	Cost Per Unit	Approx Quantity	Current Repl. Cost	Future Cost	Source Code
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### MISCELLANEOUS

Tot Lot	20	10	Lump Sum	Total	15,000	20,159	1
Tot Lot Wood Chips	8	0	Lump Sum	Total	3,000	3,000	1
Entry Monuments - Refurbish	25	15	3,000.00 /ea	6	18,000	28,043	1
<b>TOTAL REPLACEMENT COST</b>					<b>\$36,000</b>	<b>\$51,202</b>	



Total Current Replacement Cost: \$185,720

<b>CONTINGENCY</b>	<b>Recommended 3%-5% of Total Annual Budget</b>
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Source Code: 1-National Construction Estimator and On-File Data  
 2-Vendor Data  
 3-Actual Costs and Bids  
 4-Board Data  
 5-Management Data  
 6-Previous Reserve Study/DRE

**PARAMETER:**  
**Future Cost (Inflation) 3.00%**  
Unit Measurements  
 lf=Linear Foot                      sy=Square Yard  
 sf=Square Foot                      ea=Each  
 sq=Square (100sf)                      ls=Lump Sum