

**RESERVE STUDY**  
Member Distribution Materials

**Tuscany Homeowners'  
Association, Inc.**

*Full Study*  
First Draft  
Published - November 18, 2014  
Prepared for the 2015 Fiscal Year

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*November 18, 2014*

This is a summary of the Reserve Study that has been performed for Tuscany Homeowners' Association, Inc., (the "Association"). This study was done in compliance with applicable professional standards and is being provided to you, as a member of the Association, as prescribed under these standards. A complete Reserve Study copy is available (through the Association) for review by members of the Association.

The intention of the Reserve Study is to forecast the Association's ability to repair or replace major components as they wear out in future years. This is done utilizing the "Cash Flow Method." This is a method of developing a reserve funding plan where the contributions to the reserve fund are designed to offset the variable annual expenditures from the reserve fund.

Browning Reserve Group prepared this Full Study for the January 1, 2015 - December 31, 2015 fiscal year.

Tuscany Homeowners' Association, Inc. is a Planned Development with a total of 1,086 Lots.

At the time this summary was prepared, the assumed long-term before-tax interest rate earned on reserve funds was Zero% per year, and the assumed long-term inflation rate to be applied to major component repair and replacement costs was 3.00% per year.

The Reserve Study is not an engineering report, and no destructive testing was performed. The costs outlined in the study are for budgetary and planning purposes only, and actual bid costs would depend upon the defined scope of work at the time repairs are made. Also, any latent defects are excluded from this report.

### **Funding Assessment**

Based on the 30 year cash flow projection, the Association's reserves appear adequately funded as the reserve fund ending balances remain positive throughout the replacement of all major components during the next 30 years.

Idaho statute imposes no reserve funding level requirements nor does it address funding level adequacy, and although one or more of the reserve fund percentages expressed in this report may be less than one hundred percent, those percentages do not necessarily indicate that the Association's reserves are inadequately funded.

Tuscany Homeowners' Association, Inc.  
 Idaho Member Summary  
 First Draft  
 Prepared for the 2015 Fiscal Year

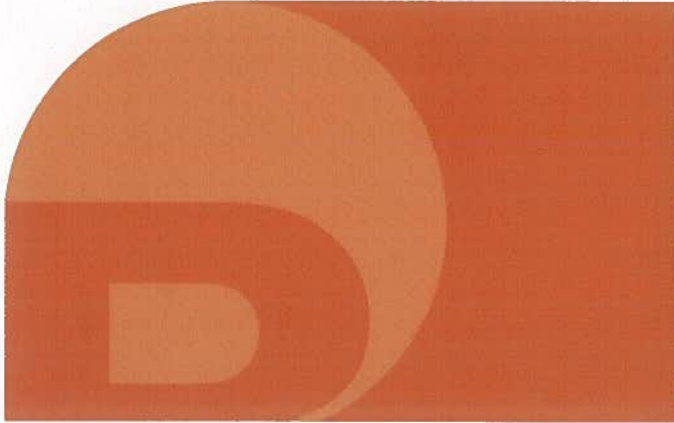
<i>Reserve Component</i>	<i>Current Replacement Cost</i>	<i>Useful Life</i>	<i>Remaining Life</i>	<i>2014 Fully Funded Balance</i>	<i>2015 Fully Funded Balance</i>	<i>2015 Line Item Contribution based on Cash Flow Method</i>
<b>01000 - Paving</b>	<b>391,741</b>	<b>4-30</b>	<b>0-20</b>	<b>142,594</b>	<b>154,198</b>	<b>33,678</b>
<b>02000 - Concrete</b>	<b>3,200</b>	<b>3-5</b>	<b>1-5</b>	<b>1,447</b>	<b>2,197</b>	<b>1,034</b>
<b>03000 - Painting: Exterior</b>	<b>85,037</b>	<b>10-15</b>	<b>0-7</b>	<b>52,030</b>	<b>55,776</b>	<b>10,834</b>
<b>03500 - Painting: Interior</b>	<b>3,000</b>	<b>10-10</b>	<b>3-3</b>	<b>2,100</b>	<b>2,472</b>	<b>388</b>
<b>04000 - Structural Repairs</b>	<b>10,100</b>	<b>5-5</b>	<b>2-15</b>	<b>1,922</b>	<b>2,451</b>	<b>2,029</b>
<b>05000 - Roofing</b>	<b>57,550</b>	<b>20-35</b>	<b>11-29</b>	<b>10,118</b>	<b>12,149</b>	<b>4,593</b>
<b>08000 - Rehab</b>	<b>6,500</b>	<b>25-25</b>	<b>15-15</b>	<b>2,600</b>	<b>2,946</b>	<b>479</b>
<b>12000 - Pool</b>	<b>172,653</b>	<b>1-12</b>	<b>0-10</b>	<b>106,978</b>	<b>93,906</b>	<b>22,853</b>
<b>18000 - Landscaping</b>	<b>90,930</b>	<b>1-1</b>	<b>0-1</b>	<b>56,465</b>	<b>70,998</b>	<b>41,979</b>
<b>18500 - Lakes / Ponds</b>	<b>90,432</b>	<b>1-10</b>	<b>0-4</b>	<b>33,408</b>	<b>42,665</b>	<b>31,290</b>
<b>19000 - Fencing</b>	<b>119,263</b>	<b>1-35</b>	<b>20-29</b>	<b>19,273</b>	<b>22,368</b>	<b>10,046</b>
<b>19500 - Retaining Wall</b>	<b>5,000</b>	<b>5-5</b>	<b>5-5</b>	<b>833</b>	<b>1,030</b>	<b>1,142</b>
<b>23000 - Mechanical Equipment</b>	<b>12,600</b>	<b>12-20</b>	<b>3-11</b>	<b>6,250</b>	<b>7,244</b>	<b>1,183</b>
<b>25000 - Flooring</b>	<b>600</b>	<b>5-5</b>	<b>10-10</b>	<b>55</b>	<b>62</b>	<b>87</b>
<b>26000 - Outdoor Equipment</b>	<b>40,000</b>	<b>10-25</b>	<b>5-17</b>	<b>13,940</b>	<b>16,068</b>	<b>3,132</b>
<b>27000 - Appliances</b>	<b>3,700</b>	<b>15-15</b>	<b>6-6</b>	<b>2,220</b>	<b>2,541</b>	<b>348</b>
<b>30000 - Miscellaneous</b>	<b>77,930</b>	<b>1-30</b>	<b>0-25</b>	<b>36,684</b>	<b>30,939</b>	<b>29,206</b>
<b>31000 - Reserve Study</b>	<b>5,000</b>	<b>5-5</b>	<b>0-0</b>	<b>5,000</b>	<b>1,030</b>	<b>1,183</b>
Totals	<b>\$1,175,236</b>			<b>\$493,917</b>	<b>\$521,041</b>	<b>\$195,480</b>
Estimated Ending Balance				<b>\$246,435</b>	<b>\$287,387</b>	<b>\$90.00</b>
Percent Funded				<b>49.9%</b>	<b>55.2%</b>	<b>/Lot/6 months @ 1,086</b>

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
<b>Beginning Balance</b>	330,317 <sup>1</sup>	246,435	287,387	293,038	320,029	375,407	456,782	550,696	641,799	742,683
<b>Inflated Expenditures @ 3.0%</b>	83,882	154,528	195,693	180,393	158,228	138,640	132,699	142,310	139,530	132,691
<b>Reserve Contribution</b>	0	195,480	201,344	207,384	213,606	220,014	226,614	233,412	240,414	247,626
<i>Lots/6 months @ 1,086</i>	0.00	90.00	92.70	95.48	98.35	101.30	104.33	107.46	110.69	114.01
<i>Percentage Increase</i>	0.0%	0.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
<b>Special Assessments / Other</b>	0	0	0	0	0	0	0	0	0	0
<b>Interest Pre Tax @ 0.00%</b>	0	0	0	0	0	0	0	0	0	0
<b>Ending Balance</b>	246,435	287,387	293,038	320,029	375,407	456,782	550,696	641,799	742,683	857,618

1) Beginning Balance provided by Brighton Corp.

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
<b>Beginning Balance</b>	857,618	901,262	948,954	1,059,020	1,162,792	1,249,005	1,153,139	1,207,041	1,294,347	1,386,539
<b>Inflated Expenditures @ 3.0%</b>	211,411	215,015	152,641	158,935	176,494	358,572	208,805	175,401	170,515	220,154
<b>Reserve Contribution</b>	255,055	262,707	262,707	262,707	262,707	262,707	262,707	262,707	262,707	262,707
<i>Lots/6 months @ 1,086</i>	117.43	120.95	120.95	120.95	120.95	120.95	120.95	120.95	120.95	120.95
<i>Percentage Increase</i>	3.0%	3.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Special Assessments / Other</b>	0	0	0	0	0	0	0	0	0	0
<b>Interest Pre Tax @ 0.00%</b>	0	0	0	0	0	0	0	0	0	0
<b>Ending Balance</b>	901,262	948,954	1,059,020	1,162,792	1,249,005	1,153,139	1,207,041	1,294,347	1,386,539	1,429,093

	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
<b>Beginning Balance</b>	1,429,093	858,988	814,846	809,907	767,017	693,310	547,399	510,002	436,189	405,853
<b>Inflated Expenditures @ 3.0%</b>	832,811	306,849	267,646	305,597	336,414	408,618	300,103	336,520	293,043	581,402
<b>Reserve Contribution</b>	262,707	262,707	262,707	262,707	262,707	262,707	262,707	262,707	262,707	262,707
<i>Lots/6 months @ 1,086</i>	120.95	120.95	120.95	120.95	120.95	120.95	120.95	120.95	120.95	120.95
<i>Percentage Increase</i>	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Special Assessments / Other</b>	0	0	0	0	0	0	0	0	0	0
<b>Interest Pre Tax @ 0.00%</b>	0	0	0	0	0	0	0	0	0	0
<b>Ending Balance</b>	858,988	814,846	809,907	767,017	693,310	547,399	510,002	436,189	405,853	87,158



## RESERVE STUDY

Full Study

### **Tuscany Homeowners' Association, Inc.**

First Draft

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Prepared for the 2015 Fiscal Year

#### **Browning Reserve Group**

/ Emmett, ID 83617

Office (208) 365-0977

Tony@BrowningRG.com / www.BrowningRG.com

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**Tuscany Homeowners'  
Association, Inc.**

First Draft

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**Tuscany Homeowners'  
Association, Inc.**

First Draft

**Homeowner Distribution Materials**

*The following Reserve Study sections should be provided to each Homeowner.*

*Section Report*

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*Idaho: Member Summary*

*Section III: 30 Year Reserve Funding Plan*

*Cash Flow Method {c}*

## Tuscany Homeowners' Association, Inc.

First Draft

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### Reserve Study Summary

A Reserve Study was conducted of Tuscany Homeowners' Association, Inc. (the "**Association**"). A **Full Study** includes an on-site review upon where the following tasks are performed:

- development of a reserve component inventory;
- condition assessment based upon on-site visual observation;
- life and valuation estimates;
- fund status;
- and a funding plan.

Tuscany Homeowners' Association, Inc. is a Planned Development with a total of 1,086 Lots.

### Physical Inspection

Browning Reserve Group ("**BRG**") conducted a physical inspection of the Association. The inspection encompassed those major components that the Association is required to maintain. For this study components are determined to be major components if:

1. As of the date of the study, they have a remaining useful life of less than 30 years, and a value greater than \$600.
2. Such additional components, if any, determined by the Board of Directors.

During the inspection, BRG utilized the services of our own construction cost estimator. In addition, independent contractors were retained to render opinions on selected components as indicated in Section VI, Included Component Listing.

Supplemental information to the physical inspection may have been obtained from the following sources:

1. Project plans where available.
2. Maintenance records of the reserve components where available.
3. Association board members, management and staff.

### Summary of Reserves

For the first year of the Reserve Study, the reserve contribution is based upon the existing budget unless otherwise noted in "Section III, Reserve Funding Plan." In addition BRG relied on the Association to provide an accurate Beginning Reserve Balance.



**The status of the Association's reserves, as reflected in the following Reserve Study, is as follows:**

1. **The Expenditure Forecast of the following Reserve Study identifies the major components which the Association is obligated to repair, replace, restore or maintain, as determined in accordance with the criteria specified above, and specifies for each such component:**
  - a. **Its current estimated replacement cost;**
  - b. **Its estimated useful life; and**
  - c. **Its estimated remaining useful life.**
2. **It is estimated that the total cash reserves necessary to repair, replace, restore or maintain such major components (in the aggregate) during and at the end of their first remaining useful life is \$521,041.**
  - **[For purposes of this calculation, "necessary" is defined as the Fully Funded Balance (FFB) (Component Current Cost X Effective Age / Useful Life, including a provision for interest and inflation in future years.)]**
3. **The current amount of accumulated cash reserves actually set aside to repair, replace, restore, or maintain such major components as of the fiscal year ending December 31, 2015 is estimated to be \$287,387, constituting 55.2% of the total expenditures anticipated for all such major components through their first end of useful life replacement.**
4. **Based upon the schedule of annual reserve contributions necessary to defray the cost of repairing, replacing, restoring or maintaining such major components in the years such expenditures are estimated to be required, it is estimated that annual reserve contributions in the initial amount of \$195,480 [*\$90.00 per Lot per 6 months (average)*] for the fiscal year ending December 31, 2015 (the first full fiscal year following first distribution of this report) will be necessary in order to meet all such reserve expenditures when they are projected to come due.**

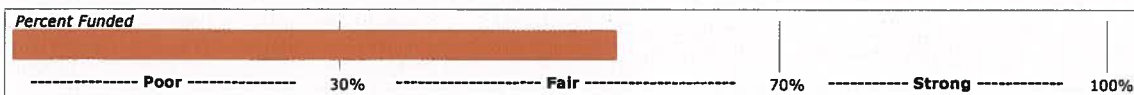
**Funding Assessment**

Based on the 30 year cash flow projection, the Association's reserves appear adequately funded as the reserve fund ending balances remain positive throughout the replacement of all major components during the next 30 years.

Idaho statute imposes no reserve funding level requirements nor does it address funding level adequacy, and although one or more of the reserve fund percentages expressed in this report may be less than one hundred percent, those percentages do not necessarily indicate that the Association's reserves are inadequately funded.

**Percent Funded Status**

Based on paragraphs 1 - 3 above, the Association is 55.2% funded. The following scale can be used as a measure to determine the Association's financial picture whereas the lower the percentage, the higher the likelihood of the Association requiring a special assessment, or other large increases to the reserve contribution in the future.



## **Methodology**

The above recommended reserve contribution for the next fiscal year (and future fiscal years as outlined in Section III, Reserve Fund Balance Forecast) was developed using the cash flow method. This is a method of developing a reserve funding plan where the 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 the desired funding goal is achieved.

## **Funding Goals**

The funding goal employed for Tuscany Homeowners' Association, Inc. is

**Threshold Funding:** Establishing a Reserve funding goal of keeping the Reserve balance above a specified dollar or Percent Funded amount. Depending on the threshold, this may be more or less conservative than "Fully Funding."

## **Limitations**

The intention of the Reserve Study is to forecast the Association's ability to repair or replace major components as they wear out in future years. The Reserve Study is not an engineering report, and no destructive testing was performed. The costs outlined in the study are for budgetary and planning purposes only, and actual bid costs would depend upon the defined scope of work at the time repairs are made. Also, any latent defects are excluded from this report.

## **Statutory Disclosures**

### **Compliance**

The Reserve Study complies with or exceeds all applicable statutes, if any.

## **Supplemental Disclosures**

### **General:**

BRG has no other involvement(s) with the Association which could result in actual or perceived conflicts of interest.

### **Personnel Credentials:**

N. Anthony Dann graduated from Cal State Northridge with Bachelors & Master of Science degrees in Business Administration, Management and Finance.

Diane M. Dann has a Certified Property Manager designation from the Institute of Real Estate Management.

### **Completeness:**

BRG has found no material issues which, if not disclosed, would cause a distortion of the Association's situation.

### **Reliance on Client Data:**

Information provided by the official representative of the Association regarding financial, physical, quantity, or historical issues will be deemed reliable by BRG.

**Scope:**

This Reserve Study is a reflection of information provided to BRG and assembled for the Association's use, not for the purpose of performing an audit, quality/forensic analysis, health and safety inspection, or background checks of historical records.

**Reserve Balance:**

The actual beginning reserve fund balance in this Reserve Study is based upon information provided and was not audited.

**Reserve Projects:**

Information provided about reserve projects will be considered reliable. Any on-site inspection should not be considered a project audit, quality inspection, or health and safety review.

*Browning Reserve Group*









Reserve Component	Current Life		Replacement Useful /																
	Cost Remaining	750	10	1	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
992 - Miscellaneous Tiber - Expansion Joints		750	10	1		773										1,038			
Total 12000 - Pool	38,750	17,351	1,700	9,124	1,093	3,011	1,075	3,490	34,853	2,284	4,420	4,046							
<b>19000 - Fencing</b>																			
232 - Wrought Iron: 6' 223 Lin. Ft. Tiber	6,690	35	25																
Total 19000 - Fencing	6,690																		
<b>23000 - Mechanical Equipment</b>																			
602 - Water Heater Tiber	1,200	12	7									1,476							
Total 23000 - Mechanical Equipment	1,200											1,476							
<b>30000 - Miscellaneous</b>																			
322 - Video System Tiber (50%)	875	5	3			956						1,108							1,285
542 - Access Control System Tiber (50%)	845	5	3			923						1,070							1,241
Total 30000 - Miscellaneous	1,720					1,879						2,179							2,526
Total [Pool - Tiber] Expenditures Inflated @ 3.00%	17,351	1,700	9,124	8,576	3,011	1,391	1,075	2,018	2,179	3,490	36,466	2,894	4,420	4,046					4,046
<b>00023 - Pool - Pistioa</b>																			23
<b>01000 - Paving</b>																			
107 - Asphalt: Sealing 3,246 Sq. Ft. Pistioa Parking Lot	714	4	3			780						878							989
314 - Overlay 3,246 Sq. Ft. Pistioa Parking Lot	5,356	25	15																
Total 01000 - Paving	6,070					780						878							989
<b>03000 - Painting: Exterior</b>																			
123 - Surface Restoration Pistioa	1,900	15	3			2,076													
403 - Wrought Iron 234 Lin. Ft. Pistioa	2,925	10	3			3,196													4,295
Total 03000 - Painting: Exterior	4,825					5,272													4,295
<b>04000 - Structural Repairs</b>																			
912 - Building Maintenance Pistioa	1,200	5	5						1,391			1,613							
Total 04000 - Structural Repairs	1,200								1,391			1,613							
<b>05000 - Roofing</b>																			
683 - Pitched: Metal 8 Squares- Pistioa	5,600	35	29																
Total 05000 - Roofing	5,600																		
<b>12000 - Pool</b>																			
113 - Resurface 162 Lin. Ft. Pistioa	12,960	10	9											16,910					
323 - Hand Rail / Ladder Pistioa	1,000	12	4											1,126					
608 - Deck: Concrete Pistioa	900	5	1							1,075									1,246



Current Life  
Replacement Useful /

Reserve Component	Cost Remaining	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
703 - Equipment: Replacement Plistoa (50%)	2,700	5	4							3,039						
717 - Sta-Rite Heater Plistoa	3,100	10	9							4,045						
753 - Pool Cover Plistoa	5,500	8	2	5,835							7,392					
903 - Furniture Plistoa (25%)	7,474	10	10							10,044						
907 - Furniture Plistoa - 2014 Expense (25%)(nr:1)	4,391	1	0	4,391												
993 - Miscellaneous Plistoa - Expansion Joints	750	10	1	773								1,038				
<b>Total 19000 - Pool</b>	<b>38,775</b>	<b>4,391</b>	<b>1,700</b>	<b>5,835</b>	<b>1,075</b>	<b>4,164</b>	<b>1,075</b>	<b>24,478</b>	<b>17,436</b>	<b>2,284</b>	<b>4,084</b>					
<b>19000 - Fencing</b>																
233 - Wrought Iron: 6' 234 Lin. Ft. Plistoa	7,020	35	25													
<b>Total 19000 - Fencing</b>	<b>7,020</b>															
<b>23000 - Mechanical Equipment</b>																
603 - Water Heater Plistoa	1,200	12	3		1,311											
<b>Total 23000 - Mechanical Equipment</b>	<b>1,200</b>				<b>1,311</b>											
<b>30000 - Miscellaneous</b>																
323 - Video System Plistoa (50%)	550	5	3	601					697						808	
543 - Access Control System Plistoa (50%)	770	5	3	841					975						1,131	
<b>Total 30000 - Miscellaneous</b>	<b>1,320</b>			<b>1,442</b>					<b>1,672</b>						<b>1,938</b>	
<b>Total [Pool - Plistoa] Expenditures Inflated @ 3.00%</b>	<b>4,391</b>	<b>1,700</b>	<b>5,835</b>	<b>8,806</b>	<b>4,164</b>	<b>1,391</b>	<b>1,075</b>	<b>24,478</b>	<b>19,049</b>	<b>3,272</b>	<b>6,234</b>	<b>4,084</b>				
<b>00025 - The Villas</b>																
<b>01000 - Paving</b>																
103 - Asphalt: Sealing 35,604 Sq. Ft. Ragusa & Decameron Lanes	7,833	4	3	8,559					9,633			10,843				
104 - Asphalt: Sealing 10,240 Sq. Ft. Burgo Lane	2,253	4	1	2,320				2,612			2,939				3,308	
201 - Asphalt: Repairs: On-going The Villas	1,000	4	3	1,093					1,230			1,384				
311 - Overlay 45,844 Sq. Ft. The Villas & Burgo Lane	75,643	25	15													
<b>Total 01000 - Paving</b>	<b>86,728</b>	<b>2,320</b>	<b>2,320</b>	<b>9,652</b>	<b>2,612</b>	<b>2,939</b>	<b>10,863</b>	<b>12,227</b>	<b>3,308</b>							
<b>02000 - Concrete</b>																
220 - Walkways The Villas	800	3	1	824	900				984			1,075			1,175	
<b>Total 02000 - Concrete</b>	<b>800</b>	<b>824</b>	<b>900</b>	<b>984</b>	<b>984</b>											
<b>03000 - Painting: Exterior</b>																
441 - Metal Fencing 1,760 Lin. Ft. Perimeter Fencing	22,000	10	4	24,761												33,277

Current Life  
 Replacement Useful /

2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025 2026 2027 2028

Reserve Component	1,200	10	7	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
510 - Mailboxes 6 Mailbox Klosks											1,476							
Total 03000 - Painting: Exterior	23,200						24,761				1,476							33,277
<b>04000 - Structural Repairs</b>																		
805 - Gazebo Repairs 6 Common Area	1,800	5	5					2,087						2,419				
970 - Mailboxes Mailbox Klosks	800	5	5					927						1,075				
Total 04000 - Structural Repairs	2,600						3,014							3,494				
<b>05000 - Roofing</b>																		
440 - Pitched: Dimensional Composition 6 Squares- Mailbox Klosks	1,500	25	20															
684 - Pitched: Metal 32 Squares- Gazebos	22,400	35	29															
Total 05000 - Roofing	23,900																	
<b>19000 - Fencing</b>																		
541 - Metal 1,760 Lin. Ft. Perimeter Fencing	52,800	35	29															
Total 19000 - Fencing	52,800																	
<b>30000 - Miscellaneous</b>																		
220 - Mailbox Clusters 10 Mailbox Klosks	12,000	30	25															
Total 30000 - Miscellaneous	12,000																	
Total [The Villas] Expenditures Inflated @ 3.00%				3,144		9,652	25,662	5,626		13,323	2,939	4,569	12,227	4,483				33,277
<b>00030 - Water Features</b>																		30
<b>18500 - Lakes / Ponds</b>																		
330 - Aeration Heads / Diffusers Common Area Ponds	3,529	10	0	3,529										4,743				
331 - Aeration Heads / Diffusers Common Area Ponds	3,629	10	1					3,738							5,023			
332 - Aeration Heads / Diffusers Common Area Ponds	3,274	10	1	3,372											4,532			
800 - Reconstruction Shoreline #8-#9[nr:1]	50,000	1	2			53,045												
801 - Reconstruction Shoreline #7[nr:1]	20,000	1	3			21,855												
802 - Reconstruction Shoreline #4, #5 & #6[nr:3]	10,000	2	4							11,941		12,668						
Total 18500 - Lakes / Ponds	90,432			3,529	7,110	53,045	21,855	11,255	11,941	11,941		12,668		4,743	9,555			
<b>30000 - Miscellaneous</b>																		
065 - Water Feature: Mechanical 7.5 HP Pumps	3,500	1	1		3,605	3,713	3,825	3,939	4,057	4,179	4,305	4,434	4,567	4,704	4,845	4,990	5,140	5,294
066 - Water Feature: Mechanical 1.5 HP Pumps	900	1	1		927	955	983	1,013	1,043	1,075	1,107	1,140	1,174	1,210	1,246	1,283	1,322	1,361
067 - Water Feature: Mechanical Miscellaneous Pumps (33%)	545	2	2			578		613		650		690		732		776		824
075 - Water Feature Liner 3 Stone Fountains[nr:1]	4,500	1	1		4,635													

Current Life  
 Replacement Useful /

Reserve Component	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028				
085 - Water Feature: Miscellaneous 2 Common Area Water Feature Upgrades[nr:6]	10,000	1	2	10,609	10,927	11,255	11,593	11,941	12,299										
086 - Water Feature: Miscellaneous Water Feature #3[nr:1]	10,000	1	1	10,300															
087 - Water Feature: Miscellaneous Water Feature #1[nr:1]	7,500	1	2	7,957															
088 - Water Feature: Miscellaneous Water Feature #12[nr:1]	6,500	1	1	6,695															
089 - Water Feature: Miscellaneous Power Wash	1,500	1	1	1,545	1,639	1,688	1,739	1,791	1,845	1,900	2,016	2,076	2,139	2,203	2,269				
090 - Water Feature: Miscellaneous 5 Concrete Painting	7,500	10	1	7,725											10,382				
091 - Water Feature: Miscellaneous Exterior Paint	5,950	5	0	5,950			6,898				7,996								
Total 30000 - Miscellaneous	58,395			5,950	35,432	25,403	17,374	18,508	25,330	19,636	19,555	8,164	7,698	16,657	18,549	9,188	8,664	9,748	
Total [Water Features] Expenditures Inflated @ 3.00%	9,479	42,542	78,448	39,229	29,764	25,330	31,576	19,555	20,831	7,698	21,400	28,104	9,188	8,664	9,748				
<b>00035 - Landscape &amp; General</b>																		35	
<b>01000 - Paving</b>																			
100 - Asphalt: Sealing 30,240 Sq. Ft. Common Area Pathways	4,536	8	7					5,579											
101 - Asphalt: Sealing 72,580 Sq. Ft. Common Area Pathways	10,887	8	0	10,887					13,791										
102 - Asphalt: Sealing 4,690 Sq. Ft. Palermo & Locust Grove Sidewalk	704	8	1	725						918									
200 - Asphalt: Repairs: On-going Common Area Pathways	5,000	4	4		5,628													7,129	
310 - Overlay 107,510 Sq. Ft. Common Area Pathways	268,775	30	20																
Total 01000 - Paving	289,902			10,887	725	5,628		5,579	20,125	918					7,129				
<b>02000 - Concrete</b>																			
200 - Sidewalks, Curbs & Gutters Common Area	1,000	5	5		1,159													1,344	
620 - Border Curbing Maintenance Planter Beds	800	3	2	849					1,013						1,107			1,210	
Total 02000 - Concrete	1,800			849	2,087				1,013						1,344			1,210	
<b>03000 - Painting: Exterior</b>																			
440 - Metal Fencing 15,118 Lin. Ft. Common Area (20%)[se:5]	37,795	10	3		8,260	8,508	8,763	9,026	9,297									11,101	11,434
Total 03000 - Painting: Exterior	37,795			8,260	8,508	8,763	9,026	9,297										11,101	11,434
<b>18000 - Landscaping</b>																			
104 - Irrigation: Controllers 3 Common Area Irrigation	1,650	1	1	1,700	1,750	1,803	1,857	1,913	1,970	2,029	2,090	2,153	2,217	2,284	2,353	2,423	2,496		
200 - Irrigation: Valves 12 Common Area Irrigation	2,280	1	1	2,348	2,419	2,491	2,566	2,643	2,722	2,804	2,888	2,975	3,064	3,156	3,251	3,348	3,449		
420 - General Repairs/Upgrades Common Area Landscaping	25,000	1	1	25,750	26,523	27,318	28,138	28,982	29,851	30,747	31,669	32,619	33,598	34,606	35,644	36,713	37,815		



Tuscany Homeowners' Association, Inc.  
 30 Year Expense Forecast - Detailed  
 First Draft

Prepared for the 2015 Fiscal Year

Reserve Component	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	10
<b>00010 - Clubhouse</b>																
<b>01000 - Paving</b>																
105 - Asphalt: Sealing 2,831 Sq. Ft. Clubhouse Parking Lot	970			1,092				1,229							1,383	
312 - Overlay 2,831 Sq. Ft. Clubhouse Parking Lot	7,277															
Total 01000 - Paving	8,248			1,092				1,229							1,383	
<b>02000 - Concrete</b>																
201 - Sidewalks, Curbs & Gutters Clubhouse		963					1,116					1,294				
Total 02000 - Concrete		963					1,116					1,294				
<b>03000 - Painting: Exterior</b>																
120 - Surface Restoration Clubhouse	9,335															
Total 03000 - Painting: Exterior	9,335															
<b>03500 - Painting: Interior</b>																
300 - Clubhouse Clubhouse									5,921							
Total 03500 - Painting: Interior									5,921							
<b>04000 - Structural Repairs</b>																
220 - Masonry Repairs Clubhouse			1,983					2,299							2,666	
912 - Doors Clubhouse	2,337					2,709									3,141	
930 - Windows Clubhouse	1,870					2,167									2,513	
Total 04000 - Structural Repairs	4,207		1,983			4,877		2,299							5,653	2,666
<b>05000 - Roofing</b>																
680 - Pitched: Metal 23 Squares- Clubhouse																37,941
700 - Gutters / Downspouts 150 Lin. Ft. Clubhouse																
Total 05000 - Roofing																37,941
<b>08000 - Rehab</b>																
240 - Clubhouse Clubhouse	10,127															
Total 08000 - Rehab	10,127															
<b>23000 - Mechanical Equipment</b>																
200 - HVAC Clubhouse																
600 - Water Heater Clubhouse	1,558														2,221	
Total 23000 - Mechanical Equipment	1,558														2,221	
<b>25000 - Flooring</b>																
400 - Tile Clubhouse	935					1,084									1,256	

Reserve Component	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
Total 25000 - Flooring	935					1,084					1,256					
<b>27000 - Appliances</b>																
200 - Refrigerator Clubhouse							2,232									
230 - Stove Clubhouse							1,860									
240 - Dishwasher Clubhouse							1,674									
740 - Microwave Oven Clubhouse							1,116									
Total 27000 - Appliances							6,883									
<b>30000 - Miscellaneous</b>																
320 - Video System Clubhouse (50%)				1,192					1,382						1,602	
540 - Access Control System Clubhouse (50%)				1,192	4,340				1,382	5,031					1,602	5,832
Total [Clubhouse] Expenditures Inflated @ 3.00%	34,409	963	1,983	1,192	5,432	5,960	7,999	2,299	8,531	5,031	6,909	1,294	6,270	1,602	43,773	
<b>00020 - Pool - Firenze</b>																20
<b>03000 - Painting: Exterior</b>																
400 - Wrought Iron 300 Lin. Ft. Firenze							7,185									
Total 03000 - Painting: Exterior							7,185									
<b>12000 - Pool</b>																
110 - Resurface 224 Lin. Ft. Firenze							46,671									
320 - Hand Rail / Ladder Firenze	779													1,111		
605 - Deck: Concrete Firenze		1,926					2,232				2,588					
700 - Equipment: Replacement Firenze (50%)				5,150					5,970							6,921
718 - Pentair Heater Firenze											6,491					
719 - Pentair Heater Firenze											6,685					
750 - Pool Cover Firenze					13,151										16,660	
900 - Furniture Firenze (25%)						13,499										
904 - Furniture Firenze - 2014 Expense (25%)[nr:1]							2,046									
990 - Miscellaneous Firenze - Expansion Joints																
Total 12000 - Pool	779	1,926		5,150	13,151	13,499	50,950	5,970	5,970	6,491	9,273	17,770		6,921		
<b>19000 - Fencing</b>																
230 - Wrought Iron: 6' 300 Lin. Ft. Firenze															18,844	
Total 19000 - Fencing															18,844	

Reserve Component

Total [Pool - Firenze] Expenditures Inflated @ 3.00%

2029 2030 2031 2032 2033 2034 2035 2036 2037 2038 2039 2040 2041 2042 2043 2044

779 1,926 5,150 13,151 13,499 50,950 7,185 5,970 25,335 9,273 17,770 6,921

21

**00021 - Pool - Zaldia**

**03000 - Painting: Exterior**

121 - Surface Restoration

Zaldia

401 - Wrought Iron

231 Lin. Ft. Zaldia

Total 03000 - Painting: Exterior

**04000 - Structural Repairs**

910 - Building Maintenance

Zaldia

Total 04000 - Structural Repairs

**05000 - Roofing**

681 - Pitched: Metal

8 Squares- Zaldia

Total 05000 - Roofing

**12000 - Pool**

111 - Resurface

162 Lin. Ft. Zaldia

321 - Hand Rail / Ladder

Zaldia

606 - Deck: Concrete

Zaldia

701 - Equipment: Replacement

Zaldia (50%)

720 - Pentair Heater

Zaldia

751 - Pool Cover

Zaldia

901 - Furniture

Zaldia (25%)

905 - Furniture

Zaldia - 2014 Expense (25%)[nr:1]

991 - Miscellaneous

Zaldia - Expansion Joints

Total 12000 - Pool

**19000 - Fencing**

231 - Wrought Iron: 6'

231 Lin. Ft. Zaldia

Total 19000 - Fencing

**23000 - Mechanical Equipment**

601 - Water Heater

Zaldia

Total 23000 - Mechanical Equipment

**30000 - Miscellaneous**

321 - Video System

Zaldia (50%)

21

5,699

5,699

2,513

2,513

13,197

13,197

24,833

1,605

1,444

4,256

4,256

9,644

13,499

1,395

4,934

5,940

14,510

14,510

2,104

2,104

936

1,085

1,258

**Reserve Component**

	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
541 - Access Control System			1,311						1,520						1,762
Zaldia (50%)															
<b>Total 30000 - Miscellaneous</b>			2,247					2,605							3,020
<b>Total [Pool - Zaldia] Expenditures Inflated @ 3.00%</b>	1,870	3,049	4,256	5,482	11,748	15,666	3,069	35,707	8,304	17,022	1,941	17,937	5,308	13,197	22
<b>00022 - Pool - Tiber</b>															
<b>01000 - Paving</b>															
106 - Asphalt: Sealing	687			773					870					979	
2,004 Sq. Ft. Tiber Parking Lot															
313 - Overlay	5,152														
2,004 Sq. Ft. Tiber Parking Lot															
<b>Total 01000 - Paving</b>	5,838			773					870					979	
<b>03000 - Painting: Exterior</b>															
122 - Surface Restoration			3,235												
Tiber															
402 - Wrought Iron									5,501						
223 Ln. Ft. Tiber															
<b>Total 03000 - Painting: Exterior</b>			3,235						5,501						
<b>04000 - Structural Repairs</b>															
911 - Building Maintenance	1,870			2,167					2,513						
Tiber															
<b>Total 04000 - Structural Repairs</b>	1,870			2,167					2,513						
<b>05000 - Roofing</b>															
682 - Pitched: Metal															13,197
8 Squares- Tiber															
<b>Total 05000 - Roofing</b>															13,197
<b>12000 - Pool</b>															
112 - Resurface						23,407									
162 Ln. Ft. Tiber															
322 - Hand Rail / Ladder	1,558													2,221	
Tiber															
607 - Deck: Concrete		1,444					1,674						1,941		
Tiber															
702 - Equipment: Replacement				4,691						5,438					6,304
Tiber (50%)															
716 - Sta-Rite Heater								5,940							
Tiber															
752 - Pool Cover			9,363											11,861	
Tiber															
902 - Furniture						13,499									
Tiber (25%)															
906 - Furniture															
Tiber - 2014 Expense (25%)(nr:1)							1,395								
992 - Miscellaneous															
Tiber - Expansion Joints															
<b>Total 12000 - Pool</b>	1,558	1,444	9,363	4,691	36,906	3,069	5,940	5,438	13,802	2,221				6,304	
<b>19000 - Fencing</b>															
232 - Wrought Iron: 6'															14,007
223 Ln. Ft. Tiber															



Reserve Component	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Total 19000 - Fencing											14,007				

**23000 - Mechanical Equipment**

602 - Water Heater Tiber				2,104											
Total 23000 - Mechanical Equipment				2,104											

**30000 - Miscellaneous**

322 - Video System Tiber (50%)			1,490					1,727						2,002	
542 - Access Control System Tiber (50%)			1,439					1,668						1,933	
Total 30000 - Miscellaneous			2,928					3,395						3,935	

Total [Pool - Tiber] Expenditures Inflated @ 3.00%	9,266	1,444	15,526	7,568	39,073	3,069	5,940	9,766	5,438	16,520	13,802	3,201	3,935	19,501	
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**00023 - Pool - Pistoria**

<b>01000 - Paving</b>															23
107 - Asphalt: Sealing 3,246 Sq. Ft. Pistoria Parking Lot	1,113		1,252					1,409						1,586	
314 - Overlay 3,246 Sq. Ft. Pistoria Parking Lot	8,344														
Total 01000 - Paving	9,457		1,252					1,409						1,586	

**03000 - Painting: Exterior**

123 - Surface Restoration Pistoria			3,235												
403 - Wrought Iron 234 Lin. Ft. Pistoria								5,773							
Total 03000 - Painting: Exterior			3,235					5,773							

**04000 - Structural Repairs**

912 - Building Maintenance Pistoria	1,870					2,167				2,513					
Total 04000 - Structural Repairs	1,870					2,167				2,513					

**05000 - Roofing**

683 - Pitched: Metal 8 Squares- Pistoria														13,197	
Total 05000 - Roofing														13,197	

**12000 - Pool**

113 - Resurface 162 Lin. Ft. Pistoria				22,725											30,541
323 - Hand Rail / Ladder Pistoria			1,605											2,288	
608 - Deck: Concrete Pistoria			1,444			1,674						1,941			
703 - Equipment: Replacement Pistoria (50%)			4,734						5,489					6,363	
717 - Sta-Rite Heater Pistoria			5,436											7,305	
753 - Pool Cover Pistoria			9,363											11,861	

	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
<b>Reserve Component</b>																
903 - Furniture Pistioia (25%)									13,499							
907 - Furniture Pistioia - 2014 Expense (25%)[nr:1]							1,395									
993 - Miscellaneous Pistioia - Expansion Joints																
<b>Total 12000 - Pool</b>	3,049	3,049	13,499	9,363	32,896	13,499	3,069			5,489	13,802		2,288	44,209		
<b>19000 - Fencing</b>																
233 - Wrought Iron: 6' 234 Lin. Ft. Pistioia											14,698					
<b>Total 19000 - Fencing</b>											14,698					
<b>23000 - Mechanical Equipment</b>																
603 - Water Heater Pistioia	1,870												2,666			
<b>Total 23000 - Mechanical Equipment</b>	1,870												2,666			
<b>30000 - Miscellaneous</b>																
323 - Video System Pistioia (50%)				936						1,085			1,258			
543 - Access Control System Pistioia (50%)				1,311						1,520			1,762			
<b>Total 30000 - Miscellaneous</b>				2,247						2,605			3,020			
<b>Total [Pool - Pistioia] Expenditures Inflated @ 3.00%</b>	13,196	3,049	14,845	34,148	15,666	3,069	9,787	5,489	17,211	13,802	4,252	5,308	57,406			25
<b>00025 - The Villas</b>																
<b>01000 - Paving</b>																
103 - Asphalt: Sealing 35,604 Sq. Ft. Ragusa & Decameron Lanes	12,203			13,735						15,459			17,399			
104 - Asphalt: Sealing 10,240 Sq. Ft. Burgo Lane			3,724							4,717						5,309
201 - Asphalt: Repairs: On-going The Villas	1,558			1,754						1,974			2,221			
311 - Overlay 45,844 Sq. Ft. The Villas & Burgo Lane	117,849															
<b>Total 01000 - Paving</b>	131,610	3,724	15,489	4,191	17,432	4,717	19,620	5,309								
<b>02000 - Concrete</b>																
220 - Walkways The Villas		1,284		1,403						1,675			1,830			
<b>Total 02000 - Concrete</b>		1,284		1,403						1,675			1,830			
<b>03000 - Painting: Exterior</b>																
441 - Metal Fencing 1,760 Lin. Ft. Perimeter Fencing										44,721						
510 - Mailboxes 6 Mailbox Kiosks			1,983										2,666			
<b>Total 03000 - Painting: Exterior</b>			1,983							44,721			2,666			
<b>04000 - Structural Repairs</b>																
805 - Gazebo Repairs 6 Common Area	2,804			3,251						3,769						

Reserve Component	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
970 - Mailboxes	1,246															
Mailbox Kiosks																
Total 04000 - Structural Repairs	4,051					1,445					1,675					
<b>05000 - Roofing</b>																
440 - Pitched: Dimensional Composition																
6 Squares- Mailbox Kiosks																
684 - Pitched: Metal																
32 Squares- Gazebos																
Total 05000 - Roofing						2,709										52,787
<b>19000 - Fencing</b>																
541 - Metal																
1,760 Lin. Ft. Perimeter Fencing																
Total 19000 - Fencing																124,427
<b>30000 - Miscellaneous</b>																
220 - Mailbox Clusters																
10 Mailbox Kiosks																
Total 30000 - Miscellaneous											25,125					
Total [The Villas] Expenditures Inflated @ 3.00%	135,861	1,284	5,707	16,891	16,891	7,405	4,191	1,533	17,432	44,721	36,961	22,286	1,830	1,830	182,523	
<b>00030 - Water Features</b>																30
<b>18500 - Lakes / Ponds</b>																
330 - Aeration Heads / Diffusers																
Common Area Ponds																
331 - Aeration Heads / Diffusers																
Common Area Ponds																
332 - Aeration Heads / Diffusers																
Common Area Ponds																
800 - Reconstruction																
Shoreline #8-#9[nr:1]																
801 - Reconstruction																
Shoreline #7[nr:1]																
802 - Reconstruction																
Shoreline #4, #5 & #6[nr:3]																
Total 18500 - Lakes / Ponds						6,374	12,842									
<b>30000 - Miscellaneous</b>																
065 - Water Feature: Mechanical																
7.5 HP Pumps	5,453	5,616	5,785	5,959	6,137	6,321	6,511	6,706	6,908	7,115	7,328	7,548	7,775	8,008	8,248	
066 - Water Feature: Mechanical																
1.5 HP Pumps	1,402	1,444	1,488	1,532	1,578	1,626	1,674	1,724	1,776	1,830	1,884	1,941	1,999	2,059	2,121	
067 - Water Feature: Mechanical																
Miscellaneous Pumps (33%)				927		983		1,043		1,107		1,174		1,246		
075 - Water Feature Liner																
3 Stone Fountains[nr:1]																
085 - Water Feature: Miscellaneous																
2 Common Area Water Feature																
Upgrades[nr:6]																
086 - Water Feature: Miscellaneous																
Water Feature #3[nr:1]																
087 - Water Feature: Miscellaneous																
Water Feature #1[nr:1]																

Reserve Component	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
088 - Water Feature: Miscellaneous Water Feature #12[nr:1]															
089 - Water Feature: Miscellaneous Power Wash	2,337	2,407	2,479	2,554	2,630	2,709	2,790	2,874	2,960	3,049	3,141	3,235	3,332	3,432	3,535
090 - Water Feature: Miscellaneous 5 Concrete Painting							13,952								
091 - Water Feature: Miscellaneous Exterior Paint	9,270					10,746					12,458				
Total 30000 - Miscellaneous	18,462	10,342	9,752	10,371	10,346	22,386	24,928	12,348	11,644	13,100	24,811	13,898	13,106	14,745	13,904
Total [Water Features] Expenditures Inflated @ 3.00%	18,462	10,342	9,752	10,371	10,346	28,760	37,770	12,348	11,644	13,100	24,811	13,898	13,106	14,745	13,904
<b>00035 - Landscape &amp; General</b>															35
<b>01000 - Paving</b>															
100 - Asphalt: Sealing 30,240 Sq. Ft. Common Area Pathways	7,067								8,952						
101 - Asphalt: Sealing 72,580 Sq. Ft. Common Area Pathways		17,470								22,131					
102 - Asphalt: Sealing 4,690 Sq. Ft. Palermo & Locust Grove Sidewalk			1,163								1,473				
200 - Asphalt: Repairs: On-going Common Area Pathways		8,024				9,031				10,164					11,440
310 - Overlay 107,510 Sq. Ft. Common Area Pathways						485,438									
Total 01000 - Paving	7,067	25,494	1,163			494,468			8,952	32,295	1,473				11,440
<b>02000 - Concrete</b>															
200 - Sidewalks, Curbs & Gutters Common Area Planter Beds	1,558					1,806					2,094				
620 - Border Curbing Maintenance Planter Beds			1,322			1,445			1,579		1,725				1,885
Total 02000 - Concrete	1,558		1,322			3,251			1,579		2,094				1,885
<b>03000 - Painting: Exterior</b>															
440 - Metal Fencing 15,118 Lin. Ft. Common Area (20%)[se:5]	11,777	12,130	12,494						14,918	15,366	15,827	16,302	16,791		
Total 03000 - Painting: Exterior	11,777	12,130	12,494						14,918	15,366	15,827	16,302	16,791		
<b>18000 - Landscaping</b>															
104 - Irrigation: Controllers 3 Common Area Irrigation	2,571	2,648	2,727	2,809	2,893	2,980	3,069	3,162	3,256	3,354	3,455	3,558	3,665	3,775	3,888
200 - Irrigation: Valves 12 Common Area Irrigation	3,552	3,659	3,768	3,882	3,998	4,118	4,241	4,369	4,500	4,635	4,774	4,917	5,065	5,216	5,373
420 - General Repairs/Upgrades Common Area Landscaping	38,949	40,118	41,321	42,561	43,838	45,153	46,507	47,903	49,340	50,820	52,344	53,915	55,532	57,198	58,914
421 - General Repairs/Upgrades Common Area Landscaping - 2014 Expense[nr:1]															
480 - Perma Bark Common Area Landscape	46,739	48,141	49,585	51,073	52,605	54,183	55,809	57,483	59,208	60,984	62,813	64,698	66,639	68,638	70,697
500 - Tree Maintenance Common Area Trees	15,580	16,047	16,528	17,024	17,535	18,061	18,603	19,161	19,736	20,328	20,938	21,566	22,213	22,879	23,566
Total 18000 - Landscaping	107,391	110,612	113,931	117,349	120,869	124,495	128,230	132,077	136,039	140,120	144,324	148,654	153,113	157,707	162,438

Tuscany Homeowners' Association, Inc.  
30 Year Expense Forecast - Detailed

First Draft

Prepared for the 2015 Fiscal Year

Reserve Component	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
<b>19000 - Fencing</b>																
390 - Vinyl 28,316 Lin. Ft. Common Area (3%)						46,028	47,408	48,831	50,296	51,805	53,359	54,959	56,608	58,306	60,056	
540 - Metal 15,118 Lin. Ft. Common Area (3%)						20,479	21,093	21,726	22,378	23,049	23,740	24,453	25,186	25,942	26,720	
Total 19000 - Fencing						66,506	68,501	70,556	72,673	74,853	77,099	79,412	81,794	84,248	86,776	
<b>19500 - Retaining Wall</b>																
990 - Miscellaneous Common Area Concrete Block Walls	7,790					9,031										10,469
Total 19500 - Retaining Wall	7,790					9,031										10,469
<b>26000 - Outdoor Equipment</b>																
100 - Tot Lot Clubhouse		24,071														
101 - Tot Lot Tuscany Lakes			24,793													
103 - Tot Lot Tuscany Village			14,442													
900 - Miscellaneous Clubhouse Putting Green	1,558										2,094					
Total 26000 - Outdoor Equipment	1,558	38,513	24,793								2,094					
<b>31000 - Reserve Study</b>																
120 - 5 Year Update with Site Visit Reserve Study	7,790					9,031										10,469
Total 31000 - Reserve Study	7,790					9,031										10,469
Total [Landscape & General] Expenditures Inflated @ 3.00%	144,930	186,749	153,702	117,349	120,869	706,782	196,732	202,633	234,162	262,635	263,848	246,093	251,698	253,395	251,099	
Total Expenditures Inflated @ 3.00%	358,572	208,805	175,401	170,515	220,154	832,811	306,849	267,646	305,597	336,414	408,618	300,103	336,520	293,043	581,402	

## 30 Year Reserve Funding Plan Cash Flow Method

First Draft  
Prepared for the 2015 Fiscal Year

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
<b>Beginning Balance</b>	330,317 <sup>1</sup>	246,435	287,387	293,038	320,029	375,407	456,782	550,696	641,799	742,683
<b>Inflated Expenditures @ 3.0%</b>	83,882	154,528	195,693	180,393	158,228	138,640	132,699	142,310	139,530	132,691
<b>Reserve Contribution</b>	0	195,480	201,344	207,384	213,606	220,014	226,614	233,412	240,414	247,626
<i>Lots/6 months @ 1,086</i>	0.00	90.00	92.70	95.48	98.35	101.30	104.33	107.46	110.69	114.01
<i>Percentage Increase</i>		0.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
<b>Special Assessments / Other</b>	0	0	0	0	0	0	0	0	0	0
<b>Interest Pre Tax @ 0.00%</b>	0	0	0	0	0	0	0	0	0	0
<b>Ending Balance</b>	246,435	287,387	293,038	320,029	375,407	456,782	550,696	641,799	742,683	857,618

1) Beginning Balance provided by Brighton Corp.

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
<b>Beginning Balance</b>	857,618	901,262	948,954	1,059,020	1,162,792	1,249,005	1,153,139	1,207,041	1,294,347	1,386,539
<b>Inflated Expenditures @ 3.0%</b>	211,411	215,015	152,641	158,935	176,494	358,572	208,805	175,401	170,515	220,154
<b>Reserve Contribution</b>	255,055	262,707	262,707	262,707	262,707	262,707	262,707	262,707	262,707	262,707
<i>Lots/6 months @ 1,086</i>	117.43	120.95	120.95	120.95	120.95	120.95	120.95	120.95	120.95	120.95
<i>Percentage Increase</i>	3.0%	3.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Special Assessments / Other</b>	0	0	0	0	0	0	0	0	0	0
<b>Interest Pre Tax @ 0.00%</b>	0	0	0	0	0	0	0	0	0	0
<b>Ending Balance</b>	901,262	948,954	1,059,020	1,162,792	1,249,005	1,153,139	1,207,041	1,294,347	1,386,539	1,429,093

	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
<b>Beginning Balance</b>	1,429,093	858,988	814,846	809,907	767,017	693,310	547,399	510,002	436,189	405,853
<b>Inflated Expenditures @ 3.0%</b>	832,811	306,849	267,646	305,597	336,414	408,618	300,103	336,520	293,043	581,402
<b>Reserve Contribution</b>	262,707	262,707	262,707	262,707	262,707	262,707	262,707	262,707	262,707	262,707
<i>Lots/6 months @ 1,086</i>	120.95	120.95	120.95	120.95	120.95	120.95	120.95	120.95	120.95	120.95
<i>Percentage Increase</i>	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Special Assessments / Other</b>	0	0	0	0	0	0	0	0	0	0
<b>Interest Pre Tax @ 0.00%</b>	0	0	0	0	0	0	0	0	0	0
<b>Ending Balance</b>	858,988	814,846	809,907	767,017	693,310	547,399	510,002	436,189	405,853	87,158



**Browning**  
RESERVE GROUP

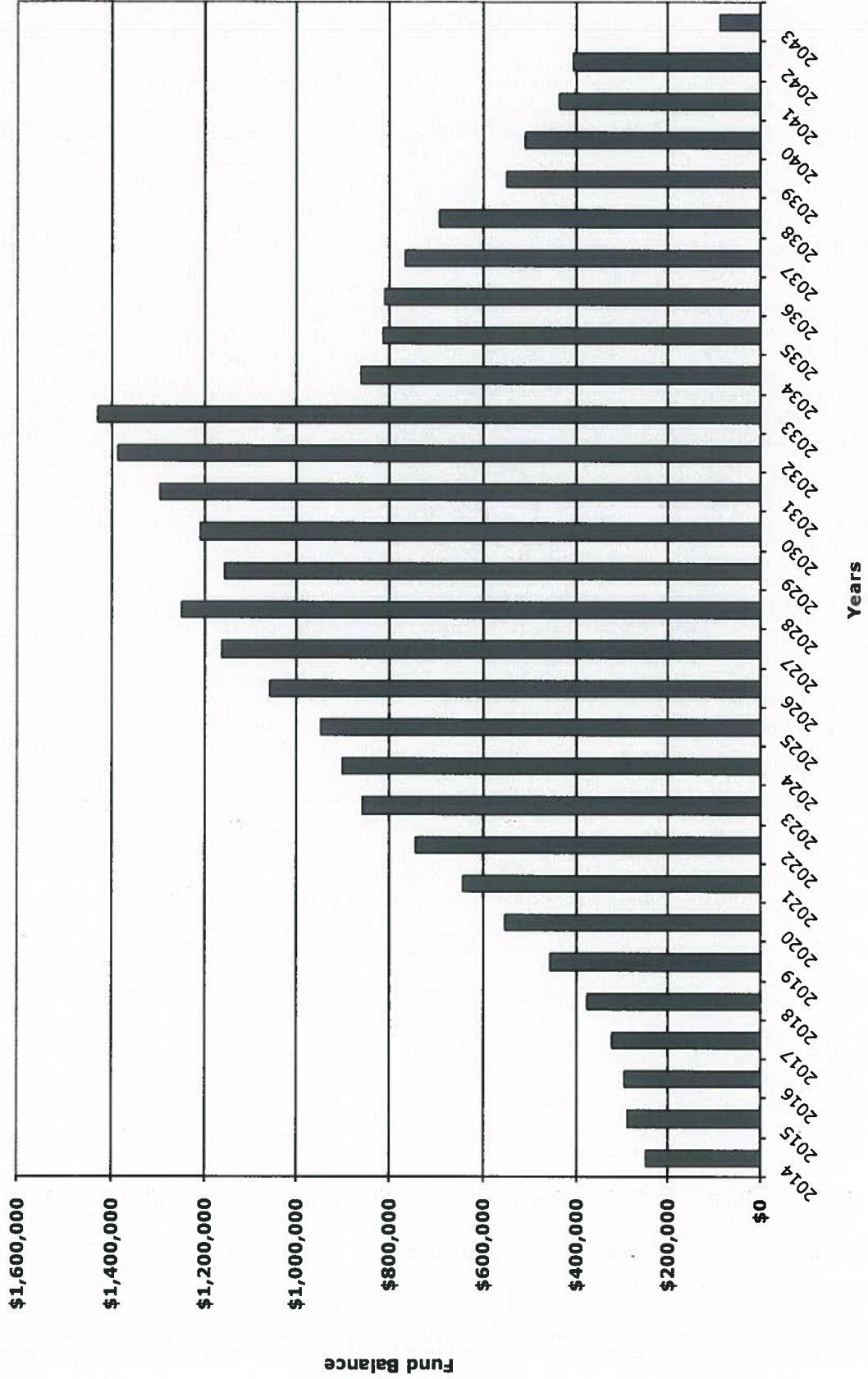
**Section III-a**

Tuscany Homeowners' Association, Inc.

**30 Year Reserve Funding Plan Cash Flow Method - Ending Balances**

First Draft

Prepared for the 2015 Fiscal Year





**30 Year Reserve Funding Plan Including Fully Funded Balance and % Funded**

First Draft

Prepared for the 2015 Fiscal Year

Year	Beginning Balance	Fully Funded Balance	Percent Funded	Inflated Expenditures @ 3.00%	Reserve Contribution	Special Assessments & Other Contributions	Interest	Ending Balance
2014	330,317	493,917	49.9%	83,882	0	0	0	246,435
2015	246,435	521,041	55.2%	154,528	195,480	0	0	287,387
2016	287,387	523,584	56.0%	195,693	201,344	0	0	293,038
2017	293,038	551,307	58.0%	180,393	207,384	0	0	320,029
2018	320,029	574,848	65.3%	158,228	213,606	0	0	375,407
2019	375,407	604,548	75.6%	138,640	220,014	0	0	456,782
2020	456,782	660,612	83.4%	132,699	226,614	0	0	550,696
2021	550,696	730,055	87.9%	142,310	233,412	0	0	641,799
2022	641,799	784,647	94.7%	139,530	240,414	0	0	742,683
2023	742,683	842,652	101.8%	132,691	247,626	0	0	857,618
2024	857,618	914,867	98.5%	211,411	255,055	0	0	901,262
2025	901,262	913,788	103.8%	215,015	262,707	0	0	948,954
2026	948,954	915,388	115.7%	152,641	262,707	0	0	1,059,020
2027	1,059,020	987,301	117.8%	158,935	262,707	0	0	1,162,792
2028	1,162,792	1,061,160	117.7%	176,494	262,707	0	0	1,249,005
2029	1,249,005	1,125,729	102.4%	358,572	262,707	0	0	1,153,139
2030	1,153,139	1,011,692	119.3%	208,805	262,707	0	0	1,207,041
2031	1,207,041	1,056,155	122.6%	175,401	262,707	0	0	1,294,347
2032	1,294,347	1,145,323	121.1%	170,515	262,707	0	0	1,386,539
2033	1,386,539	1,254,724	113.9%	220,154	262,707	0	0	1,429,093
2034	1,429,093	1,345,968	63.8%	832,811	262,707	0	0	858,988
2035	858,988	851,573	95.7%	306,849	262,707	0	0	814,846
2036	814,846	893,778	90.6%	267,646	262,707	0	0	809,907
2037	809,907	987,610	77.7%	305,597	262,707	0	0	767,017
2038	767,017	1,055,448	65.7%	336,414	262,707	0	0	693,310
2039	693,310	1,104,169	49.6%	408,618	262,707	0	0	547,399
2040	547,399	1,090,889	46.8%	300,103	262,707	0	0	510,002
2041	510,002	1,200,214	36.3%	336,520	262,707	0	0	436,189
2042	436,189	1,286,881	31.5%	293,043	262,707	0	0	405,853
2043	405,853	1,432,847	6.1%	581,402	262,707	0	0	87,158





**Reserve Fund Balance Forecast Component Method**

First Draft

Prepared for the 2015 Fiscal Year

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2014 Fully Funded Balance	2015 Fully Funded Balance	% Per Year Straight Line	2015
									Line Item Contribution based on Cash Flow Method
<b>00010 - Clubhouse</b>									
<b>01000 - Paving</b>									
105 - Asphalt: Sealing 2,831 Sq. Ft. Clubhouse Parking Lot	623	4	3	681	170	156	321	0.10%	201
312 - Overlay 2,831 Sq. Ft. Clubhouse Parking Lot	4,671	25	15	7,277	291	1,868	2,117	0.18%	344
Sub-total [01000 - Paving]	5,294			7,958	461	2,024	2,438	0.28%	545
<b>02000 - Concrete</b>									
201 - Sidewalks, Curbs & Gutters Clubhouse	600	5	1	618	124	480	618	0.07%	146
<b>03000 - Painting: Exterior</b>									
120 - Surface Restoration Clubhouse	5,992	15	0	5,992	399	5,992	411	0.24%	472
<b>03500 - Painting: Interior</b>									
300 - Clubhouse Clubhouse	3,000	10	3	3,278	328	2,100	2,472	0.20%	388
<b>04000 - Structural Repairs</b>									
220 - Masonry Repairs Clubhouse	1,200	5	2	1,273	255	720	989	0.15%	301
912 - Doors Clubhouse	1,500	5	15	2,337	146	94	103	0.09%	173
930 - Windows Clubhouse	1,200	5	15	1,870	117	75	82	0.07%	138
Sub-total [04000 - Structural Repairs]	3,900			5,480	518	889	1,174	0.31%	612
<b>05000 - Roofing</b>									
680 - Pitched: Metal 23 Squares- Clubhouse	16,100	35	29	37,941	1,084	2,760	3,317	0.66%	1,282
700 - Gutters / Downspouts 150 Lin. Ft. Clubhouse	750	20	11	1,038	52	338	386	0.03%	61
Sub-total [05000 - Roofing]	16,850			38,979	1,136	3,098	3,703	0.69%	1,343

Tuscany Homeowners' Association, Inc.  
 Reserve Fund Balance Forecast Component Method  
 First Draft  
 Prepared for the 2015 Fiscal Year

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2014 Fully Funded Balance	2015 Fully Funded Balance	% Per Year Straight Line	2015 Line Item Contribution based on Cash Flow Method
<b>00010 - Clubhouse</b>									
<b>08000 - Rehab</b>									
240 - Clubhouse Clubhouse	6,500	25	15	10,127	405	2,600	2,946	0.25%	479
<b>23000 - Mechanical Equipment</b>									
200 - HVAC Clubhouse	8,000	20	11	11,074	554	3,600	4,120	0.33%	655
600 - Water Heater Clubhouse	1,000	12	3	1,093	91	750	858	0.06%	108
Sub-total [23000 - Mechanical Equipment]	9,000			12,167	645	4,350	4,978	0.39%	762
<b>25000 - Flooring</b>									
400 - Tile Clubhouse	600	5	10	806	73	55	62	0.04%	87
<b>27000 - Appliances</b>									
200 - Refrigerator Clubhouse	1,200	15	6	1,433	96	720	824	0.06%	113
230 - Stove Clubhouse	1,000	15	6	1,194	80	600	687	0.05%	94
240 - Dishwasher Clubhouse	900	15	6	1,075	72	540	618	0.04%	85
740 - Microwave Oven Clubhouse	600	15	6	716	48	360	412	0.03%	56
Sub-total [27000 - Appliances]	3,700			4,418	295	2,220	2,541	0.18%	348
<b>30000 - Miscellaneous</b>									
320 - Video System Clubhouse (50%)	700	5	3	765	153	280	433	0.09%	181
540 - Access Control System Clubhouse (50%)	2,475	5	4	2,786	557	495	1,020	0.34%	659
Sub-total [30000 - Miscellaneous]	3,175			3,551	710	775	1,452	0.43%	840
Sub-total Clubhouse	58,611			93,373	5,093	24,582	22,795	3.08%	6,023
<b>00020 - Pool - Firenze</b>									
<b>03000 - Painting: Exterior</b>									
400 - Wrought Iron 300 Lin. Ft. Firenze	3,750	10	2	3,978	398	3,000	3,476	0.24%	470

Tuscany Homeowners' Association, Inc.  
 Reserve Fund Balance Forecast Component Method  
 First Draft  
 Prepared for the 2015 Fiscal Year

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2014 Fully Funded Balance	2015 Fully Funded Balance	% Per Year Straight Line	2015 Line Item Contribution based on Cash Flow Method
<b>00020 - Pool - Firenze</b>									
<b>12000 - Pool</b>									
110 - Resurface 224 Lin. Ft. Firenze	25,088	10	1	25,841	2,584	22,579	25,841	1.56%	3,056
320 - Hand Rail / Ladder Firenze	500	12	3	546	46	375	429	0.03%	54
605 - Deck: Concrete Firenze	1,200	5	1	1,236	247	960	1,236	0.15%	292
700 - Equipment: Replacement Firenze (50%)	3,025	5	3	3,305	661	1,210	1,869	0.40%	782
718 - Pentair Heater Firenze	3,100	12	1	3,193	266	2,842	3,193	0.16%	315
719 - Pentair Heater Firenze	3,100	12	2	3,289	274	2,583	2,927	0.17%	324
750 - Pool Cover Firenze	7,500	8	3	8,195	1,024	4,688	5,794	0.62%	1,211
900 - Furniture Firenze (25%)	7,474	10	10	10,044	913	679	770	0.55%	1,080
904 - Furniture Firenze - 2014 Expense (25%)[nr:1]	4,391	1	0	0	0	4,391	0	0.00%	0
990 - Miscellaneous Firenze - Expansion Joints	1,100	10	1	1,133	113	990	1,133	0.07%	134
Sub-total [12000 - Pool]	56,478			56,783	6,129	41,297	43,192	3.71%	7,248
<b>19000 - Fencing</b>									
230 - Wrought Iron: 6' 300 Lin. Ft. Firenze	9,000	35	25	18,844	538	2,571	2,913	0.33%	637
Sub-total Pool - Firenze	69,228			79,606	7,065	46,869	49,581	4.27%	8,355
<b>00021 - Pool - Zaldia</b>									
<b>03000 - Painting: Exterior</b>									
121 - Surface Restoration Zaldia	1,900	15	3	2,076	138	1,520	1,696	0.08%	164
401 - Wrought Iron 231 Lin. Ft. Zaldia	2,888	10	3	3,155	316	2,021	2,379	0.19%	373
Sub-total [03000 - Painting: Exterior]	4,788			5,231	454	3,541	4,075	0.27%	537
<b>04000 - Structural Repairs</b>									
910 - Building Maintenance Zaldia	1,200	5	5	1,391	232	200	247	0.14%	274
<b>05000 - Roofing</b>									
681 - Pitched: Metal 8 Squares- Zaldia	5,600	35	29	13,197	377	960	1,154	0.23%	446

Tuscany Homeowners' Association, Inc.  
 Reserve Fund Balance Forecast Component Method  
 First Draft  
 Prepared for the 2015 Fiscal Year

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2014 Fully Funded Balance	2015 Fully Funded Balance	% Per Year Straight Line	2015 Line Item Contribution based on Cash Flow Method
<b>00021 - Pool - Zaldia</b>									
<b>12000 - Pool</b>									
111 - Resurface 162 Lin. Ft. Zaldia	12,960	10	2	13,749	1,375	10,368	12,014	0.83%	1,626
321 - Hand Rail / Ladder Zaldia	1,000	12	4	1,126	94	667	773	0.06%	111
606 - Deck: Concrete Zaldia	900	5	1	927	185	720	927	0.11%	219
701 - Equipment: Replacement Zaldia (50%)	2,575	5	2	2,732	546	1,545	2,122	0.33%	646
720 - Pentair Heater Zaldia	3,100	10	2	3,289	329	2,480	2,874	0.20%	389
751 - Pool Cover Zaldia	5,500	8	3	6,010	751	3,438	4,249	0.45%	888
901 - Furniture Zaldia (25%)	7,474	10	10	10,044	913	679	770	0.55%	1,080
905 - Furniture Zaldia - 2014 Expense (25%)[nr:1]	4,391	1	0	0	0	4,391	0	0.00%	0
991 - Miscellaneous Zaldia - Expansion Joints	750	10	1	773	77	675	773	0.05%	91
Sub-total [12000 - Pool]	38,650			38,649	4,271	24,963	24,500	2.58%	5,051
<b>19000 - Fencing</b>									
231 - Wrought Iron: 6' 231 Lin. Ft. Zaldia	6,930	35	25	14,510	415	1,980	2,243	0.25%	490
<b>23000 - Mechanical Equipment</b>									
601 - Water Heater Zaldia	1,200	12	7	1,476	123	500	618	0.07%	145
<b>30000 - Miscellaneous</b>									
321 - Video System Zaldia (50%)	550	5	3	601	120	220	340	0.07%	142
541 - Access Control System Zaldia (50%)	770	5	3	841	168	308	476	0.10%	199
Sub-total [30000 - Miscellaneous]	1,320			1,442	288	528	816	0.17%	341
Sub-total Pool - Zaldia	59,688			75,897	6,160	32,672	33,653	3.73%	7,284

Tuscany Homeowners' Association, Inc.  
 Reserve Fund Balance Forecast Component Method  
 First Draft  
 Prepared for the 2015 Fiscal Year

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2014 Fully Funded Balance	2015 Fully Funded Balance	% Per Year Straight Line	2015 Line Item Contribution based on Cash Flow Method
<b>00022 - Pool - Tiber</b>									
<b>01000 - Paving</b>									
106 - Asphalt: Sealing 2,004 Sq. Ft. Tiber Parking Lot	441	4	3	482	120	110	227	0.07%	142
313 - Overlay 2,004 Sq. Ft. Tiber Parking Lot	3,307	25	15	5,152	206	1,323	1,499	0.12%	244
Sub-total [01000 - Paving]	3,747			5,633	327	1,433	1,726	0.20%	386
<b>03000 - Painting: Exterior</b>									
122 - Surface Restoration Tiber	1,900	15	3	2,076	138	1,520	1,696	0.08%	164
402 - Wrought Iron 223 Lin. Ft. Tiber	2,788	10	3	3,046	305	1,951	2,297	0.18%	360
Sub-total [03000 - Painting: Exterior]	4,688			5,122	443	3,471	3,993	0.27%	524
<b>04000 - Structural Repairs</b>									
911 - Building Maintenance Tiber	1,200	5	5	1,391	232	200	247	0.14%	274
<b>05000 - Roofing</b>									
682 - Pitched: Metal 8 Squares- Tiber	5,600	35	29	13,197	377	960	1,154	0.23%	446
<b>12000 - Pool</b>									
112 - Resurface 162 Lin. Ft. Tiber	12,960	10	0	12,960	1,296	12,960	1,335	0.78%	1,533
322 - Hand Rail / Ladder Tiber	1,000	12	3	1,093	91	750	858	0.06%	108
607 - Deck: Concrete Tiber	900	5	1	927	185	720	927	0.11%	219
702 - Equipment: Replacement Tiber (50%)	2,675	5	4	3,011	602	535	1,102	0.36%	712
716 - Sta-Rite Heater Tiber	3,100	10	2	3,289	329	2,480	2,874	0.20%	389
752 - Pool Cover Tiber	5,500	8	2	5,835	729	4,125	4,957	0.44%	863
902 - Furniture Tiber (25%)	7,474	10	10	10,044	913	679	770	0.55%	1,080
906 - Furniture Tiber - 2014 Expense (25%)[nr:1]	4,391	1	0	0	0	4,391	0	0.00%	0
992 - Miscellaneous Tiber - Expansion Joints	750	10	1	773	77	675	773	0.05%	91
Sub-total [12000 - Pool]	38,750			37,931	4,223	27,315	13,595	2.55%	4,994

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Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2014 Fully Funded Balance	2015 Fully Funded Balance	% Per Year Straight Line	2015 Line Item Contribution based on Cash Flow Method
<b>00022 - Pool - Tiber</b>									
<b>19000 - Fencing</b>									
232 - Wrought Iron: 6' 223 Lin. Ft. Tiber	6,690	35	25	14,007	400	1,911	2,166	0.24%	473
<b>23000 - Mechanical Equipment</b>									
602 - Water Heater Tiber	1,200	12	7	1,476	123	500	618	0.07%	145
<b>30000 - Miscellaneous</b>									
322 - Video System Tiber (50%)	875	5	3	956	191	350	541	0.12%	226
542 - Access Control System Tiber (50%)	845	5	3	923	185	338	522	0.11%	218
Sub-total [30000 - Miscellaneous]	1,720			1,879	376	688	1,063	0.23%	445
Sub-total Pool - Tiber	63,595			80,637	6,501	36,479	24,561	3.93%	7,687
<b>00023 - Pool - Pistioa</b>									
<b>01000 - Paving</b>									
107 - Asphalt: Sealing 3,246 Sq. Ft. Pistioa Parking Lot	714	4	3	780	195	179	368	0.12%	231
314 - Overlay 3,246 Sq. Ft. Pistioa Parking Lot	5,356	25	15	8,344	334	2,142	2,427	0.20%	395
Sub-total [01000 - Paving]	6,070			9,125	529	2,321	2,795	0.32%	625
<b>03000 - Painting: Exterior</b>									
123 - Surface Restoration Pistioa	1,900	15	3	2,076	138	1,520	1,696	0.08%	164
403 - Wrought Iron 234 Lin. Ft. Pistioa	2,925	10	3	3,196	320	2,048	2,410	0.19%	378
Sub-total [03000 - Painting: Exterior]	4,825			5,272	458	3,568	4,106	0.28%	542
<b>04000 - Structural Repairs</b>									
912 - Building Maintenance Pistioa	1,200	5	5	1,391	232	200	247	0.14%	274
<b>05000 - Roofing</b>									
683 - Pitched: Metal 8 Squares- Pistioa	5,600	35	29	13,197	377	960	1,154	0.23%	446

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<b>00023 - Pool - Pistioia</b>									
<b>12000 - Pool</b>									
113 - Resurface 162 Lin. Ft. Pistioia	12,960	10	9	16,910	1,691	1,296	2,670	1.02%	2,000
323 - Hand Rail / Ladder Pistioia	1,000	12	4	1,126	94	667	773	0.06%	111
608 - Deck: Concrete Pistioia	900	5	1	927	185	720	927	0.11%	219
703 - Equipment: Replacement Pistioia (50%)	2,700	5	4	3,039	608	540	1,112	0.37%	719
717 - Sta-Rite Heater Pistioia	3,100	10	9	4,045	404	310	639	0.24%	478
753 - Pool Cover Pistioia	5,500	8	2	5,835	729	4,125	4,957	0.44%	863
903 - Furniture Pistioia (25%)	7,474	10	10	10,044	913	679	770	0.55%	1,080
907 - Furniture Pistioia - 2014 Expense (25%)[nr:1]	4,391	1	0	0	0	4,391	0	0.00%	0
993 - Miscellaneous Pistioia - Expansion Joints	750	10	1	773	77	675	773	0.05%	91
Sub-total [12000 - Pool]	38,775			42,698	4,702	13,403	12,619	2.84%	5,560
<b>19000 - Fencing</b>									
233 - Wrought Iron: 6' 234 Lin. Ft. Pistioia	7,020	35	25	14,698	420	2,006	2,272	0.25%	497
<b>23000 - Mechanical Equipment</b>									
603 - Water Heater Pistioia	1,200	12	3	1,311	109	900	1,030	0.07%	129
<b>30000 - Miscellaneous</b>									
323 - Video System Pistioia (50%)	550	5	3	601	120	220	340	0.07%	142
543 - Access Control System Pistioia (50%)	770	5	3	841	168	308	476	0.10%	199
Sub-total [30000 - Miscellaneous]	1,320			1,442	288	528	816	0.17%	341
Sub-total Pool - Pistioia	66,010			89,135	7,116	23,885	25,040	4.30%	8,415

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									Line Item Contribution based on Cash Flow Method
<b>00025 - The Villas</b>									
<b>01000 - Paving</b>									
103 - Asphalt: Sealing 35,604 Sq. Ft. Ragusa & Decameron Lanes	7,833	4	3	8,559	2,140	1,958	4,034	1.29%	2,530
104 - Asphalt: Sealing 10,240 Sq. Ft. Burgo Lane	2,253	4	1	2,320	580	1,690	2,320	0.35%	686
201 - Asphalt: Repairs: On-going The Villas	1,000	4	3	1,093	273	250	515	0.17%	323
311 - Overlay 45,844 Sq. Ft. The Villas & Burgo Lane	75,643	25	15	117,849	4,714	30,257	34,281	2.85%	5,574
Sub-total [01000 - Paving]	86,728			129,821	7,707	34,155	41,151	4.66%	9,114
<b>02000 - Concrete</b>									
220 - Walkways The Villas	800	3	1	824	275	533	824	0.17%	325
<b>03000 - Painting: Exterior</b>									
441 - Metal Fencing 1,760 Lin. Ft. Perimeter Fencing	22,000	10	4	24,761	2,476	13,200	15,862	1.50%	2,928
510 - Mailboxes 6 Mailbox Kiosks	1,200	10	7	1,476	148	360	494	0.09%	175
Sub-total [03000 - Painting: Exterior]	23,200			26,237	2,624	13,560	16,356	1.59%	3,103
<b>04000 - Structural Repairs</b>									
805 - Gazebo Repairs 6 Common Area Mailbox Kiosks	1,800	5	5	2,087	348	300	371	0.21%	411
970 - Mailboxes Mailbox Kiosks	800	5	5	927	155	133	165	0.09%	183
Sub-total [04000 - Structural Repairs]	2,600			3,014	502	433	536	0.30%	594
<b>05000 - Roofing</b>									
440 - Pitched: Dimensional Composition 6 Squares- Mailbox Kiosks	1,500	25	20	2,709	108	300	371	0.07%	128
684 - Pitched: Metal 32 Squares- Gazebos	22,400	35	29	52,787	1,508	3,840	4,614	0.91%	1,783
Sub-total [05000 - Roofing]	23,900			55,496	1,617	4,140	4,985	0.98%	1,912
<b>19000 - Fencing</b>									
541 - Metal 1,760 Lin. Ft. Perimeter Fencing	52,800	35	29	124,427	3,555	9,051	10,877	2.15%	4,204
<b>30000 - Miscellaneous</b>									
220 - Mailbox Clusters 10 Mailbox Kiosks	12,000	30	25	25,125	838	2,000	2,472	0.51%	990



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<b>00025 - The Villas</b>									
Sub-total The Villas	202,028			364,944	17,117	63,873	77,201	10.35%	20,241
<b>00030 - Water Features</b>									
<b>18500 - Lakes / Ponds</b>									
330 - Aeration Heads / Diffusers Common Area Ponds	3,529	10	0	3,529	353	3,529	363	0.21%	417
331 - Aeration Heads / Diffusers Common Area Ponds	3,629	10	1	3,738	374	3,266	3,738	0.23%	442
332 - Aeration Heads / Diffusers Common Area Ponds	3,274	10	1	3,372	337	2,947	3,372	0.20%	399
800 - Reconstruction Shoreline #8-#9[nr:1]	50,000	1	2	53,045	17,682	16,667	25,750	10.70%	20,909
801 - Reconstruction Shoreline #7[nr:1]	20,000	1	3	21,855	5,464	5,000	6,867	3.31%	6,461
802 - Reconstruction Shoreline #4, #5 & #6[nr:3]	10,000	2	4	11,255	2,251	2,000	2,575	1.36%	2,662
Sub-total [18500 - Lakes / Ponds]	90,432			96,794	26,460	33,408	42,665	16.01%	31,290

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<b>00030 - Water Features</b>									
<b>30000 - Miscellaneous</b>									
065 - Water Feature: Mechanical 7.5 HP Pumps	3,500	1	1	3,605	1,803	1,750	3,605	1.09%	2,132
066 - Water Feature: Mechanical 1.5 HP Pumps	900	1	1	927	464	450	927	0.28%	548
067 - Water Feature: Mechanical Miscellaneous Pumps (33%)	545	2	2	578	193	182	280	0.12%	228
075 - Water Feature Liner 3 Stone Fountains[nr:1]	4,500	1	1	4,635	2,318	2,250	0	1.40%	2,741
085 - Water Feature: Miscellaneous 2 Common Area Water Feature Upgrades[nr:6]	10,000	1	2	10,609	3,536	3,333	5,150	2.14%	4,182
086 - Water Feature: Miscellaneous Water Feature #3[nr:1]	10,000	1	1	10,300	5,150	5,000	0	3.12%	6,090
087 - Water Feature: Miscellaneous Water Feature #1[nr:1]	7,500	1	2	7,957	2,652	2,500	3,863	1.60%	3,136
088 - Water Feature: Miscellaneous Water Feature #12[nr:1]	6,500	1	1	6,695	3,348	3,250	0	2.03%	3,959
089 - Water Feature: Miscellaneous Power Wash	1,500	1	1	1,545	773	750	1,545	0.47%	914
090 - Water Feature: Miscellaneous 5 Concrete Painting	7,500	10	1	7,725	773	6,750	7,725	0.47%	914
091 - Water Feature: Miscellaneous Exterior Paint	5,950	5	0	5,950	1,190	5,950	1,226	0.72%	1,407
Sub-total [30000 - Miscellaneous]	58,395			60,525	22,197	32,165	24,321	13.43%	26,249
Sub-total Water Features	148,827			157,319	48,657	65,573	66,986	29.43%	57,539
<b>00035 - Landscape &amp; General</b>									
<b>01000 - Paving</b>									
100 - Asphalt: Sealing 30,240 Sq. Ft. Common Area Pathways	4,536	8	7	5,579	697	567	1,168	0.42%	825
101 - Asphalt: Sealing 72,580 Sq. Ft. Common Area Pathways	10,887	8	0	10,887	1,361	10,887	1,402	0.82%	1,609
102 - Asphalt: Sealing 4,690 Sq. Ft. Palermo & Locust Grove Sidewalk	704	8	1	725	91	616	725	0.05%	107
200 - Asphalt: Repairs: On-going Common Area Pathways	5,000	4	4	5,628	1,126	1,000	1,288	0.68%	1,331
310 - Overlay 107,510 Sq. Ft. Common Area Pathways	268,775	30	20	485,438	16,181	89,592	101,507	9.79%	19,135
Sub-total [01000 - Paving]	289,902			508,255	19,456	102,661	106,089	11.77%	23,007

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Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2014 Fully Funded Balance	2015 Fully Funded Balance	% Per Year Straight Line	2015 Line Item Contribution based on Cash Flow Method
<b>00035 - Landscape &amp; General</b>									
<b>02000 - Concrete</b>									
200 - Sidewalks, Curbs & Gutters Common Area	1,000	5	5	1,159	193	167	206	0.12%	228
620 - Border Curbing Maintenance Planter Beds	800	3	2	849	283	267	549	0.17%	335
Sub-total [02000 - Concrete]	1,800			2,008	476	433	755	0.29%	563
<b>03000 - Painting: Exterior</b>									
440 - Metal Fencing 15,118 Lin. Ft. Common Area (20%)[se:5]	37,795	10	3	43,853	4,385	18,898	23,357	2.65%	5,186
<b>18000 - Landscaping</b>									
104 - Irrigation: Controllers 3 Common Area Irrigation	1,650	1	1	1,700	850	825	1,700	0.51%	1,005
200 - Irrigation: Valves 12 Common Area Irrigation	2,280	1	1	2,348	1,174	1,140	2,348	0.71%	1,389
420 - General Repairs/Upgrades Common Area Landscaping	25,000	1	1	25,750	12,875	12,500	25,750	7.79%	15,225
421 - General Repairs/Upgrades Common Area Landscaping - 2014 Expense[nr:1]	22,000	1	0	0	0	22,000	0	0.00%	0
480 - Perma Bark Common Area Landscape	30,000	1	1	30,900	15,450	15,000	30,900	9.35%	18,270
500 - Tree Maintenance Common Area Trees	10,000	1	1	10,300	5,150	5,000	10,300	3.12%	6,090
Sub-total [18000 - Landscaping]	90,930			70,998	35,499	56,465	70,998	21.47%	41,979
<b>19000 - Fencing</b>									
390 - Vinyl 28,316 Lin. Ft. Common Area (3%)	25,484	1	20	46,028	2,192	1,214	1,312	1.33%	2,592
540 - Metal 15,118 Lin. Ft. Common Area (3%)	11,339	1	20	20,479	975	540	584	0.59%	1,153
Sub-total [19000 - Fencing]	36,823			66,506	3,167	1,753	1,896	1.92%	3,745
<b>19500 - Retaining Wall</b>									
990 - Miscellaneous Common Area Concrete Block Walls	5,000	5	5	5,796	966	833	1,030	0.58%	1,142

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<b>00035 - Landscape &amp; General</b>									
<b>26000 - Outdoor Equipment</b>									
100 - Tot Lot Clubhouse	15,000	25	16	24,071	963	5,400	6,180	0.58%	1,139
101 - Tot Lot Tuscany Lakes	15,000	25	17	24,793	992	4,800	5,562	0.60%	1,173
103 - Tot Lot Tuscany Village	9,000	25	16	14,442	578	3,240	3,708	0.35%	683
900 - Miscellaneous Clubhouse Putting Green	1,000	10	5	1,159	116	500	618	0.07%	137
Sub-total [26000 - Outdoor Equipment]	40,000			64,465	2,648	13,940	16,068	1.60%	3,132
<b>31000 - Reserve Study</b>									
120 - 5 Year Update with Site Visit Reserve Study	5,000	5	0	5,000	1,000	5,000	1,030	0.60%	1,183
Sub-total Landscape & General	507,249			766,882	67,597	199,984	221,224	40.89%	79,936
<b>Totals</b>	<b>1,175,236</b>			<b>1,707,793</b>	<b>165,306</b>	<b>493,917</b>	<b>521,041</b>	<b>100.00%</b>	<b>195,480</b>
<b>Percent Funded</b>						<u>[A]</u>	<u>[B]</u>		
						<u>[EndBal]</u>	<u>[EndBal]</u>		
						<b>49.89%</b>	<b>55.16%</b>		



**Section VII**  
Tuscany Homeowners' Association, Inc.  
**Component Tabular Listing**

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*Included Components*

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
<b>00010 - Clubhouse</b>							
<b>01000 - Paving</b>							
105 - Asphalt: Sealing	\$623	4	3	2,831	\$ .22/SqFt		Clubhouse Parking Lot
312 - Overlay	\$4,671	25	15	2,831	\$1.65/SqFt		Clubhouse Parking Lot
<b>02000 - Concrete</b>							
201 - Sidewalks, Curbs & Gutters	\$600	5	1	1	\$600/LS		Clubhouse
<b>03000 - Painting: Exterior</b>							
120 - Surface Restoration	\$5,992	15	0	1	\$5,992/LS		Clubhouse
<b>03500 - Painting: Interior</b>							
300 - Clubhouse	\$3,000	10	3	1	\$3,000/LS		Clubhouse
<b>04000 - Structural Repairs</b>							
220 - Masonry Repairs	\$1,200	5	2	1	\$1,200/LS		Clubhouse
912 - Doors	\$1,500	5	15	1	\$1,500/LS		Clubhouse
930 - Windows	\$1,200	5	15	1	\$1,200/LS		Clubhouse
<b>05000 - Roofing</b>							
680 - Pitched: Metal	\$16,100	35	29	23	\$700/Sqrs		Clubhouse
700 - Gutters / Downspouts	\$750	20	11	150	\$5.00/l.f.		Clubhouse
<b>08000 - Rehab</b>							
240 - Clubhouse	\$6,500	25	15	1	\$6,500/LS		Clubhouse
<b>23000 - Mechanical Equipment</b>							
200 - HVAC	\$8,000	20	11	1	\$8,000/Itm		Clubhouse
600 - Water Heater	\$1,000	12	3	1	\$1,000/Itm		Clubhouse
<b>25000 - Flooring</b>							
400 - Tile	\$600	5	10	1	\$600/LS		Clubhouse
<b>27000 - Appliances</b>							
200 - Refrigerator	\$1,200	15	6	1	\$1,200/Itm		Clubhouse
230 - Stove	\$1,000	15	6	1	\$1,000/Itm		Clubhouse
240 - Dishwasher	\$900	15	6	1	\$900/Itm		Clubhouse

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
<b>00010 - Clubhouse</b>							
<b>27000 - Appliances</b>							
740 - Microwave Oven	\$600	15	6	1	\$600/Itm		Clubhouse
<b>30000 - Miscellaneous</b>							
320 - Video System	\$700	5	3	1	\$1,400/LS (50%)		Clubhouse
540 - Access Control System	\$2,475	5	4	1	\$4,950/LS (50%)		Clubhouse
<b>00020 - Pool - Firenze</b>							
<b>03000 - Painting: Exterior</b>							
400 - Wrought Iron	\$3,750	10	2	300	\$12.50/l.f.		Firenze
<b>12000 - Pool</b>							
110 - Resurface	\$25,088	10	1	224	\$112/l.f.		Firenze
320 - Hand Rail / Ladder	\$500	12	3	1	\$500/LS		Firenze
605 - Deck: Concrete	\$1,200	5	1	1	\$1,200/LS		Firenze
700 - Equipment: Replacement	\$3,025	5	3	1	\$6,050/LS (50%)		Firenze
718 - Pentair Heater	\$3,100	12	1	1	\$3,100/Itm		Firenze
719 - Pentair Heater	\$3,100	12	2	1	\$3,100/Itm		Firenze
750 - Pool Cover	\$7,500	8	3	1	\$7,500/Itm		Firenze
900 - Furniture	\$7,474	10	10	1	\$29,896/LS (25%)		Firenze
904 - Furniture	\$4,391	1	0	1	\$17,564/LS (25%) [nr:1]		Firenze - 2014 Expense
990 - Miscellaneous	\$1,100	10	1	1	\$1,100/LS		Firenze - Expansion Joints
<b>19000 - Fencing</b>							
230 - Wrought Iron: 6'	\$9,000	35	25	300	\$30.00/l.f.		Firenze
<b>00021 - Pool - Zaldia</b>							
<b>03000 - Painting: Exterior</b>							
121 - Surface Restoration	\$1,900	15	3	1	\$1,900/LS		Zaldia
401 - Wrought Iron	\$2,888	10	3	231	\$12.50/l.f.		Zaldia
<b>04000 - Structural Repairs</b>							
910 - Building Maintenance	\$1,200	5	5	1	\$1,200/LS		Zaldia
<b>05000 - Roofing</b>							
681 - Pitched: Metal	\$5,600	35	29	8	\$700/Sqrs		Zaldia
<b>12000 - Pool</b>							
111 - Resurface	\$12,960	10	2	162	\$80.00/l.f.		Zaldia
321 - Hand Rail / Ladder	\$1,000	12	4	1	\$1,000/LS		Zaldia
606 - Deck: Concrete	\$900	5	1	1	\$900/LS		Zaldia
701 - Equipment: Replacement	\$2,575	5	2	1	\$5,150/LS (50%)		Zaldia

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
<b>00021 - Pool - Zaldia</b>							
<b>12000 - Pool</b>							
720 - Pentair Heater	\$3,100	10	2	1	\$3,100/Itm		Zaldia
751 - Pool Cover	\$5,500	8	3	1	\$5,500/Itm		Zaldia
901 - Furniture	\$7,474	10	10	1	\$29,896/LS (25%)		Zaldia
905 - Furniture	\$4,391	1	0	1	\$17,564/LS (25%) [nr:1]		Zaldia - 2014 Expense
991 - Miscellaneous	\$750	10	1	1	\$750/LS		Zaldia - Expansion Joints
<b>19000 - Fencing</b>							
231 - Wrought Iron: 6'	\$6,930	35	25	231	\$30.00/l.f.		Zaldia
<b>23000 - Mechanical Equipment</b>							
601 - Water Heater	\$1,200	12	7	1	\$1,200/Itm		Zaldia
<b>30000 - Miscellaneous</b>							
321 - Video System	\$550	5	3	1	\$1,100/LS (50%)		Zaldia
541 - Access Control System	\$770	5	3	1	\$1,540/LS (50%)		Zaldia
<b>00022 - Pool - Tiber</b>							
<b>01000 - Paving</b>							
106 - Asphalt: Sealing	\$441	4	3	2,004	\$ .22/SqFt		Tiber Parking Lot
313 - Overlay	\$3,307	25	15	2,004	\$1.65/SqFt		Tiber Parking Lot
<b>03000 - Painting: Exterior</b>							
122 - Surface Restoration	\$1,900	15	3	1	\$1,900/LS		Tiber
402 - Wrought Iron	\$2,788	10	3	223	\$12.50/l.f.		Tiber
<b>04000 - Structural Repairs</b>							
911 - Building Maintenance	\$1,200	5	5	1	\$1,200/LS		Tiber
<b>05000 - Roofing</b>							
682 - Pitched: Metal	\$5,600	35	29	8	\$700/Sqrs		Tiber
<b>12000 - Pool</b>							
112 - Resurface	\$12,960	10	0	162	\$80.00/l.f.		Tiber
322 - Hand Rail / Ladder	\$1,000	12	3	1	\$1,000/LS		Tiber
607 - Deck: Concrete	\$900	5	1	1	\$900/LS		Tiber
702 - Equipment: Replacement	\$2,675	5	4	1	\$5,350/LS (50%)		Tiber
716 - Sta-Rite Heater	\$3,100	10	2	1	\$3,100/Itm		Tiber
752 - Pool Cover	\$5,500	8	2	1	\$5,500/Itm		Tiber
902 - Furniture	\$7,474	10	10	1	\$29,896/LS (25%)		Tiber
906 - Furniture	\$4,391	1	0	1	\$17,564/LS (25%) [nr:1]		Tiber - 2014 Expense
992 - Miscellaneous	\$750	10	1	1	\$750/LS		Tiber - Expansion Joints

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
<b>00022 - Pool - Tiber</b>							
<b>12000 - Pool</b>							
<b>19000 - Fencing</b>							
232 - Wrought Iron: 6'	\$6,690	35	25	223	\$30.00/l.f.		Tiber
<b>23000 - Mechanical Equipment</b>							
602 - Water Heater	\$1,200	12	7	1	\$1,200/ltm		Tiber
<b>30000 - Miscellaneous</b>							
322 - Video System	\$875	5	3	1	\$1,750/LS (50%)		Tiber
542 - Access Control System	\$845	5	3	1	\$1,690/LS (50%)		Tiber
<b>00023 - Pool - Pistioa</b>							
<b>01000 - Paving</b>							
107 - Asphalt: Sealing	\$714	4	3	3,246	\$ .22/SqFt		Pistioa Parking Lot
314 - Overlay	\$5,356	25	15	3,246	\$1.65/SqFt		Pistioa Parking Lot
<b>03000 - Painting: Exterior</b>							
123 - Surface Restoration	\$1,900	15	3	1	\$1,900/LS		Pistioa
403 - Wrought Iron	\$2,925	10	3	234	\$12.50/l.f.		Pistioa
<b>04000 - Structural Repairs</b>							
912 - Building Maintenance	\$1,200	5	5	1	\$1,200/LS		Pistioa
<b>05000 - Roofing</b>							
683 - Pitched: Metal	\$5,600	35	29	8	\$700/Sqrs		Pistioa
<b>12000 - Pool</b>							
113 - Resurface	\$12,960	10	9	162	\$80.00/l.f.		Pistioa
323 - Hand Rail / Ladder	\$1,000	12	4	1	\$1,000/LS		Pistioa
608 - Deck: Concrete	\$900	5	1	1	\$900/LS		Pistioa
703 - Equipment: Replacement	\$2,700	5	4	1	\$5,400/LS (50%)		Pistioa
717 - Sta-Rite Heater	\$3,100	10	9	1	\$3,100/ltm		Pistioa
753 - Pool Cover	\$5,500	8	2	1	\$5,500/ltm		Pistioa
903 - Furniture	\$7,474	10	10	1	\$29,896/LS (25%)		Pistioa
907 - Furniture	\$4,391	1	0	1	\$17,564/LS (25%) [nr:1]		Pistioa - 2014 Expense
993 - Miscellaneous	\$750	10	1	1	\$750/LS		Pistioa - Expansion Joints
<b>19000 - Fencing</b>							
233 - Wrought Iron: 6'	\$7,020	35	25	234	\$30.00/l.f.		Pistioa
<b>23000 - Mechanical Equipment</b>							
603 - Water Heater	\$1,200	12	3	1	\$1,200/ltm		Pistioa



Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
<b>00023 - Pool - Pistioa</b>							
<b>30000 - Miscellaneous</b>							
323 - Video System	\$550	5	3	1	\$1,100/LS (50%)		Pistioa
543 - Access Control System	\$770	5	3	1	\$1,540/LS (50%)		Pistioa
<b>00025 - The Villas</b>							
<b>01000 - Paving</b>							
103 - Asphalt: Sealing	\$7,833	4	3	35,604	\$.22/SqFt		Ragusa & Decameron Lanes
104 - Asphalt: Sealing	\$2,253	4	1	10,240	\$.22/SqFt		Burgo Lane
201 - Asphalt: Repairs: On-going	\$1,000	4	3	1	\$1,000/LS		The Villas
311 - Overlay	\$75,643	25	15	45,844	\$1.65/SqFt		The Villas & Burgo Lane
<b>02000 - Concrete</b>							
220 - Walkways	\$800	3	1	1	\$800/LS		The Villas
<b>03000 - Painting: Exterior</b>							
441 - Metal Fencing	\$22,000	10	4	1,760	\$12.50/l.f.		Perimeter Fencing
510 - Mailboxes	\$1,200	10	7	6	\$200/LS		Mailbox Kiosks
<b>04000 - Structural Repairs</b>							
805 - Gazebo Repairs	\$1,800	5	5	6	\$300/LS		Common Area
970 - Mailboxes	\$800	5	5	1	\$800/LS		Mailbox Kiosks
<b>05000 - Roofing</b>							
440 - Pitched: Dimensional Composition	\$1,500	25	20	6	\$250/Sqrs		Mailbox Kiosks
684 - Pitched: Metal	\$22,400	35	29	32	\$700/Sqrs		Gazebos
<b>19000 - Fencing</b>							
541 - Metal	\$52,800	35	29	1,760	\$30.00/l.f.		Perimeter Fencing
<b>30000 - Miscellaneous</b>							
220 - Mailbox Clusters	\$12,000	30	25	10	\$1,200/ltm		Mailbox Kiosks
<b>00030 - Water Features</b>							
<b>18500 - Lakes / Ponds</b>							
330 - Aeration Heads / Diffusers	\$3,529	10	0	1	\$3,529/ltm		Common Area Ponds
331 - Aeration Heads / Diffusers	\$3,629	10	1	1	\$3,629/ltm		Common Area Ponds
332 - Aeration Heads / Diffusers	\$3,274	10	1	1	\$3,274/ltm		Common Area Ponds
800 - Reconstruction	\$50,000	1	2	1	\$50,000/LS [nr:1]		Shoreline #8-#9
801 - Reconstruction	\$20,000	1	3	1	\$20,000/LS [nr:1]		Shoreline #7
802 - Reconstruction	\$10,000	2	4	1	\$10,000/LS [nr:3]		Shoreline #4, #5 & #6

Component	Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
<b>00030 - Water Features</b>							
<b>30000 - Miscellaneous</b>							
065 - Water Feature: Mechanical	\$3,500	1	1	1	\$3,500/itm		7.5 HP Pumps
066 - Water Feature: Mechanical	\$900	1	1	1	\$900/itm		1.5 HP Pumps
067 - Water Feature: Mechanical	\$545	2	2	1	\$1,650/LS (33%)		Miscellaneous Pumps
075 - Water Feature Liner	\$4,500	1	1	3	\$1,500/itm [nr:1]		Stone Fountains
085 - Water Feature: Miscellaneous	\$10,000	1	2	2	\$5,000/LS [nr:6]		Common Area Water Feature Upgrades
086 - Water Feature: Miscellaneous	\$10,000	1	1	1	\$10,000/LS [nr:1]		Water Feature #3
087 - Water Feature: Miscellaneous	\$7,500	1	2	1	\$7,500/LS [nr:1]		Water Feature #1
088 - Water Feature: Miscellaneous	\$6,500	1	1	1	\$6,500/LS [nr:1]		Water Feature #12
089 - Water Feature: Miscellaneous	\$1,500	1	1	1	\$1,500/LS		Power Wash
090 - Water Feature: Miscellaneous	\$7,500	10	1	5	\$1,500/LS		Concrete Painting
091 - Water Feature: Miscellaneous	\$5,950	5	0	1	\$5,950/LS		Exterior Paint
<b>00035 - Landscape &amp; General</b>							
<b>01000 - Paving</b>							
100 - Asphalt: Sealing	\$4,536	8	7	30,240	\$.15/SqFt		Common Area Pathways
101 - Asphalt: Sealing	\$10,887	8	0	72,580	\$.15/SqFt		Common Area Pathways
102 - Asphalt: Sealing	\$704	8	1	4,690	\$.15/SqFt		Palermo & Locust Grove Sidewalk
200 - Asphalt: Repairs: On-going	\$5,000	4	4	1	\$5,000/LS		Common Area Pathways
310 - Overlay	\$268,775	30	20	107,510	\$2.50/SqFt		Common Area Pathways
<b>02000 - Concrete</b>							
200 - Sidewalks, Curbs & Gutters	\$1,000	5	5	1	\$1,000/LS		Common Area
620 - Border Curbing Maintenance	\$800	3	2	1	\$800/LS		Planter Beds
<b>03000 - Painting: Exterior</b>							
440 - Metal Fencing	\$37,795	10	3	15,118	\$12.50/l.f. (20%) [se:5]		Common Area
<b>18000 - Landscaping</b>							
104 - Irrigation: Controllers	\$1,650	1	1	3	\$550/itm		Common Area Irrigation
200 - Irrigation: Valves	\$2,280	1	1	12	\$190/itm		Common Area Irrigation
420 - General Repairs/Upgrades	\$25,000	1	1	1	\$25,000/LS		Common Area Landscaping
421 - General Repairs/Upgrades	\$22,000	1	0	1	\$22,000/LS [nr:1]		Common Area Landscaping - 2014 Expense
480 - Perma Bark	\$30,000	1	1	1	\$30,000/LS		Common Area Landscape
500 - Tree Maintenance	\$10,000	1	1	1	\$10,000/LS		Common Area Trees
<b>19000 - Fencing</b>							
390 - Vinyl	\$25,484	1	20	28,316	\$30,000/l.f. (3%)		Common Area
540 - Metal	\$11,339	1	20	15,118	\$30,000/l.f. (3%)		Common Area

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
<b>00035 - Landscape &amp; General</b>							
<b>19500 - Retaining Wall</b>							
990 - Miscellaneous	\$5,000	5	5	1	\$5,000/LS		Common Area Concrete Block Walls
<b>26000 - Outdoor Equipment</b>							
100 - Tot Lot	\$15,000	25	16	1	\$15,000/LS		Clubhouse
101 - Tot Lot	\$15,000	25	17	1	\$15,000/LS		Tuscany Lakes
103 - Tot Lot	\$9,000	25	16	1	\$9,000/LS		Tuscany Village
900 - Miscellaneous	\$1,000	10	5	1	\$1,000/LS		Clubhouse Putting Green
<b>31000 - Reserve Study</b>							
120 - 5 Year Update with Site Visit	\$5,000	5	0	1	\$5,000/LS		Reserve Study

<i>Reserve Component</i>	<i>Life Useful</i>	<i>Current Replacement Cost</i>	<i>Forecast Inflated Cost @ 3.00%</i>
<b>2014</b>			
<b>00010 - Clubhouse</b>			
<b>03000 - Painting: Exterior</b>			
120 - Surface Restoration Clubhouse	15	5,992	
	Total Clubhouse:	5,992	5,992
<b>00020 - Pool - Firenze</b>			
<b>12000 - Pool</b>			
904 - Furniture Firenze - 2014 Expense (25%)[nr:1]	1	4,391	
	Total Pool - Firenze:	4,391	4,391
<b>00021 - Pool - Zaldia</b>			
<b>12000 - Pool</b>			
905 - Furniture Zaldia - 2014 Expense (25%)[nr:1]	1	4,391	
	Total Pool - Zaldia:	4,391	4,391
<b>00022 - Pool - Tiber</b>			
<b>12000 - Pool</b>			
112 - Resurface 162 Lin. Ft. Tiber	10	12,960	
906 - Furniture Tiber - 2014 Expense (25%)[nr:1]	1	4,391	
	Total 12000 - Pool:	17,351	17,351
	Total Pool - Tiber:	17,351	17,351
<b>00023 - Pool - Pistioia</b>			
<b>12000 - Pool</b>			
907 - Furniture Pistioia - 2014 Expense (25%)[nr:1]	1	4,391	
	Total Pool - Pistioia:	4,391	4,391
<b>00030 - Water Features</b>			
<b>18500 - Lakes / Ponds</b>			
330 - Aeration Heads / Diffusers Common Area Ponds	10	3,529	
<b>30000 - Miscellaneous</b>			
091 - Water Feature: Miscellaneous Exterior Paint	5	5,950	
	Total Water Features:	9,479	9,479
<b>00035 - Landscape &amp; General</b>			
<b>01000 - Paving</b>			
101 - Asphalt: Sealing 72,580 Sq. Ft. Common Area Pathways	8	10,887	
<b>18000 - Landscaping</b>			
421 - General Repairs/Upgrades Common Area Landscaping - 2014 Expense[nr:1]	1	22,000	

Tuscany Homeowners' Association, Inc.  
Expenditures by Year- Next 3 Years  
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<i>Reserve Component</i>	<i>Life Useful</i>	<i>Current Replacement Cost</i>	<i>Forecast Inflated Cost @ 3.00%</i>
<b>2014</b>			
<b>00035 - Landscape &amp; General</b>			
<b>31000 - Reserve Study</b>			
120 - 5 Year Update with Site Visit Reserve Study	5	5,000	
Total Landscape & General:		37,887	37,887
Total 2014:		83,882	
<b>2015</b>			
<b>00010 - Clubhouse</b>			
<b>02000 - Concrete</b>			
201 - Sidewalks, Curbs & Gutters Clubhouse	5	600	618
Total Clubhouse:		600	618
<b>00020 - Pool - Firenze</b>			
<b>12000 - Pool</b>			
110 - Resurface 224 Lin. Ft. Firenze	10	25,088	25,841
605 - Deck: Concrete Firenze	5	1,200	1,236
718 - Pentair Heater Firenze	12	3,100	3,193
990 - Miscellaneous Firenze - Expansion Joints	10	1,100	1,133
Total 12000 - Pool:		30,488	31,403
Total Pool - Firenze:		30,488	31,403
<b>00021 - Pool - Zaldia</b>			
<b>12000 - Pool</b>			
606 - Deck: Concrete Zaldia	5	900	927
991 - Miscellaneous Zaldia - Expansion Joints	10	750	772
Total 12000 - Pool:		1,650	1,699
Total Pool - Zaldia:		1,650	1,699
<b>00022 - Pool - Tiber</b>			
<b>12000 - Pool</b>			
607 - Deck: Concrete Tiber	5	900	927
992 - Miscellaneous Tiber - Expansion Joints	10	750	772
Total 12000 - Pool:		1,650	1,699
Total Pool - Tiber:		1,650	1,699
<b>00023 - Pool - Pistioa</b>			
<b>12000 - Pool</b>			
608 - Deck: Concrete Pistioa	5	900	927
993 - Miscellaneous Pistioa - Expansion Joints	10	750	772
Total 12000 - Pool:		1,650	1,699

<i>Reserve Component</i>	<i>Life Useful</i>	<i>Current Replacement Cost</i>	<i>Forecast Inflated Cost @ 3.00%</i>
<b>2015</b>			
<b>00023 - Pool - Pistioa</b>			
Total Pool - Pistioa:		1,650	1,699
<b>00025 - The Villas</b>			
<b>01000 - Paving</b>			
104 - Asphalt: Sealing 10,240 Sq. Ft. Burgo Lane	4	2,253	2,320
<b>02000 - Concrete</b>			
220 - Walkways The Villas	3	800	824
Total The Villas:		3,053	3,144
<b>00030 - Water Features</b>			
<b>18500 - Lakes / Ponds</b>			
331 - Aeration Heads / Diffusers Common Area Ponds	10	3,629	3,738
332 - Aeration Heads / Diffusers Common Area Ponds	10	3,274	3,372
Total 18500 - Lakes / Ponds:		6,903	7,110
<b>30000 - Miscellaneous</b>			
065 - Water Feature: Mechanical 7.5 HP Pumps	1	3,500	3,605
066 - Water Feature: Mechanical 1.5 HP Pumps	1	900	927
075 - Water Feature Liner 3 Stone Fountains[nr:1]	1	4,500	4,635
086 - Water Feature: Miscellaneous Water Feature #3[nr:1]	1	10,000	10,300
088 - Water Feature: Miscellaneous Water Feature #12[nr:1]	1	6,500	6,695
089 - Water Feature: Miscellaneous Power Wash	1	1,500	1,545
090 - Water Feature: Miscellaneous 5 Concrete Painting	10	7,500	7,725
Total 30000 - Miscellaneous:		34,400	35,432
Total Water Features:		41,303	42,542
<b>00035 - Landscape &amp; General</b>			
<b>01000 - Paving</b>			
102 - Asphalt: Sealing 4,690 Sq. Ft. Palermo & Locust Grove Sidewalk	8	704	725
<b>18000 - Landscaping</b>			
104 - Irrigation: Controllors 3 Common Area Irrigation	1	1,650	1,700
200 - Irrigation: Valves 12 Common Area Irrigation	1	2,280	2,348
420 - General Repairs/Upgrades Common Area Landscaping	1	25,000	25,750
480 - Perma Bark Common Area Landscape	1	30,000	30,900
500 - Tree Maintenance Common Area Trees	1	10,000	10,300
Total 18000 - Landscaping:		68,930	70,998

<i>Reserve Component</i>	<i>Life Useful</i>	<i>Current Replacement Cost</i>	<i>Forecast Inflated Cost @ 3.00%</i>
<b>2015</b>			
<b>00035 - Landscape &amp; General</b>			
Total Landscape & General:		69,634	71,723
Total 2015:		150,028	154,527
<b>2016</b>			
<b>00010 - Clubhouse</b>			
<b>04000 - Structural Repairs</b>			
220 - Masonry Repairs Clubhouse	5	1,200	1,273
Total Clubhouse:		1,200	1,273
<b>00020 - Pool - Firenze</b>			
<b>03000 - Painting: Exterior</b>			
400 - Wrought Iron 300 Lin. Ft. Firenze	10	3,750	3,978
<b>12000 - Pool</b>			
719 - Pentair Heater Firenze	12	3,100	3,289
Total Pool - Firenze:		6,850	7,267
<b>00021 - Pool - Zaldia</b>			
<b>12000 - Pool</b>			
111 - Resurface 162 Lin. Ft. Zaldia	10	12,960	13,749
701 - Equipment: Replacement Zaldia (50%)	5	2,575	2,732
720 - Pentair Heater Zaldia	10	3,100	3,289
Total 12000 - Pool:		18,635	19,770
Total Pool - Zaldia:		18,635	19,770
<b>00022 - Pool - Tiber</b>			
<b>12000 - Pool</b>			
716 - Sta-Rite Heater Tiber	10	3,100	3,289
752 - Pool Cover Tiber	8	5,500	5,835
Total 12000 - Pool:		8,600	9,124
Total Pool - Tiber:		8,600	9,124
<b>00023 - Pool - Pistioa</b>			
<b>12000 - Pool</b>			
753 - Pool Cover Pistioa	8	5,500	5,835
Total Pool - Pistioa:		5,500	5,835
<b>00030 - Water Features</b>			
<b>18500 - Lakes / Ponds</b>			
800 - Reconstruction Shoreline #8-#9[nr:1]	1	50,000	53,045
<b>30000 - Miscellaneous</b>			
065 - Water Feature: Mechanical 7.5 HP Pumps	1	3,500	3,713

Tuscany Homeowners' Association, Inc.  
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<i>Reserve Component</i>	<i>Life Useful</i>	<i>Current Replacement Cost</i>	<i>Forecast Inflated Cost @ 3.00%</i>
<b>2016</b>			
<b>00030 - Water Features</b>			
<b>30000 - Miscellaneous</b>			
066 - Water Feature: Mechanical 1.5 HP Pumps	1	900	955
067 - Water Feature: Mechanical Miscellaneous Pumps (33%)	2	545	578
085 - Water Feature: Miscellaneous 2 Common Area Water Feature Upgrades[nr:6]	1	10,000	10,609
087 - Water Feature: Miscellaneous Water Feature #1[nr:1]	1	7,500	7,957
089 - Water Feature: Miscellaneous Power Wash	1	1,500	1,591
Total 30000 - Miscellaneous:		23,945	25,403
		Total Water Features:	78,448
<b>00035 - Landscape &amp; General</b>			
<b>02000 - Concrete</b>			
620 - Border Curbing Maintenance Planter Beds	3	800	849
<b>18000 - Landscaping</b>			
104 - Irrigation: Controllers 3 Common Area Irrigation	1	1,650	1,750
200 - Irrigation: Valves 12 Common Area Irrigation	1	2,280	2,419
420 - General Repairs/Upgrades Common Area Landscaping	1	25,000	26,522
480 - Perma Bark Common Area Landscape	1	30,000	31,827
500 - Tree Maintenance Common Area Trees	1	10,000	10,609
Total 18000 - Landscaping:		68,930	73,127
		Total Landscape & General:	73,976
		Total 2016:	184,460
			195,693





**00010 - Clubhouse**

**Asphalt Systems Co., LLC**

Steve Johnson  
BOISE, ID 83719

*Phone:* (208) 362-6525

*License #:*

**01000 - Paving**

105 - Asphalt: Sealing

Clubhouse Parking Lot

312 - Overlay

Clubhouse Parking Lot

**Final Coat Painting**

Paul Askew  
4857 S. Skyridge Way  
Boise, ID 83709

*Phone:* (208) 941-0993

*License #:*

**03000 - Painting: Exterior**

120 - Surface Restoration

Clubhouse

**03500 - Painting: Interior**

300 - Clubhouse

Clubhouse

**Global Surveillance LLC**

Todd Justesen  
625 N. Five Mile Rd.  
Boise, ID 83704

*Phone:* (208) 546-8388

*License #:*

**30000 - Miscellaneous**

320 - Video System

Clubhouse

540 - Access Control System

Clubhouse

**YMC Heating & Air**

Brian Rainey  
2975 E. Lanark St.  
Meridian, ID 83642

*Phone:* (208) 888-1727

*License #:*

**23000 - Mechanical Equipment**

200 - HVAC

Clubhouse

600 - Water Heater

Clubhouse

**00020 - Pool - Firenze**

**Bottom View Pool Service**

Scott Poor  
1478 Oriole Way  
Boise, ID 83709

*Phone:* (208) 949-7152

*License #:*

**12000 - Pool**

110 - Resurface

Firenze

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**00020 - Pool - Firenze**

**12000 - Pool**

320 - Hand Rail / Ladder	Firenze
700 - Equipment: Replacement	Firenze
718 - Pentair Heater	Firenze
719 - Pentair Heater	Firenze
750 - Pool Cover	Firenze
990 - Miscellaneous	Firenze - Expansion Joints

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**Final Coat Painting**

Paul Askew  
4857 S. Skyridge Way  
Boise, ID 83709

*Phone:* (208) 941-0993

*License #:*

**03000 - Painting: Exterior**

400 - Wrought Iron	Firenze
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**00021 - Pool - Zaldia**

**Bottom View Pool Service**

Scott Poor  
1478 Oriole Way  
Boise, ID 83709

*Phone:* (208) 949-7152

*License #:*

**12000 - Pool**

111 - Resurface	Zaldia
321 - Hand Rail / Ladder	Zaldia
701 - Equipment: Replacement	Zaldia
720 - Pentair Heater	Zaldia
751 - Pool Cover	Zaldia
991 - Miscellaneous	Zaldia - Expansion Joints

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**Final Coat Painting**

Paul Askew  
4857 S. Skyridge Way  
Boise, ID 83709

*Phone:* (208) 941-0993

*License #:*

**03000 - Painting: Exterior**

121 - Surface Restoration	Zaldia
401 - Wrought Iron	Zaldia

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**Global Surveillance LLC**

Todd Justesen  
625 N. Five Mile Rd.  
Boise, ID 83704

*Phone:* (208) 546-8388

*License #:*

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**00021 - Pool - Zaldia**

**30000 - Miscellaneous**

321 - Video System	Zaldia
541 - Access Control System	Zaldia

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**YMC Heating & Air**

Brian Rainey  
2975 E. Lanark St.  
Meridian, ID 83642

*Phone:* (208) 888-1727

*License #:*

**23000 - Mechanical Equipment**

601 - Water Heater	Zaldia
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**00022 - Pool - Tiber**

**Asphalt Systems Co., LLC**

Steve Johnson  
BOISE, ID 83719

*Phone:* (208) 362-6525

*License #:*

**01000 - Paving**

106 - Asphalt: Sealing	Tiber Parking Lot
313 - Overlay	Tiber Parking Lot

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**Bottom View Pool Service**

Scott Poor  
1478 Oriole Way  
Boise, ID 83709

*Phone:* (208) 949-7152

*License #:*

**12000 - Pool**

112 - Resurface	Tiber
322 - Hand Rail / Ladder	Tiber
702 - Equipment: Replacement	Tiber
716 - Sta-Rite Heater	Tiber
752 - Pool Cover	Tiber
992 - Miscellaneous	Tiber - Expansion Joints

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**Final Coat Painting**

Paul Askew  
4857 S. Skyridge Way  
Boise, ID 83709

*Phone:* (208) 941-0993

*License #:*

**03000 - Painting: Exterior**

122 - Surface Restoration	Tiber
402 - Wrought Iron	Tiber

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**00022 - Pool - Tiber**

**Global Surveillance LLC**

Todd Justesen  
625 N. Five Mile Rd.  
Boise, ID 83704

*Phone:* (208) 546-8388

*License #:*

**30000 - Miscellaneous**

322 - Video System Tiber  
542 - Access Control System Tiber

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**YMC Heating & Air**

Brian Rainey  
2975 E. Lanark St.  
Meridian, ID 83642

*Phone:* (208) 888-1727

*License #:*

**23000 - Mechanical Equipment**

602 - Water Heater Tiber

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**00023 - Pool - Pistioa**

**Asphalt Systems Co., LLC**

Steve Johnson  
BOISE, ID 83719

*Phone:* (208) 362-6525

*License #:*

**01000 - Paving**

107 - Asphalt: Sealing Pistioa Parking Lot  
314 - Overlay Pistioa Parking Lot

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**Bottom View Pool Service**

Scott Poor  
1478 Oriole Way  
Boise, ID 83709

*Phone:* (208) 949-7152

*License #:*

**12000 - Pool**

113 - Resurface Pistioa  
323 - Hand Rail / Ladder Pistioa  
703 - Equipment: Replacement Pistioa  
717 - Sta-Rite Heater Pistioa  
753 - Pool Cover Pistioa  
993 - Miscellaneous Pistioa - Expansion Joints

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**Final Coat Painting**

Paul Askew  
4857 S. Skyridge Way  
Boise, ID 83709

*Phone:* (208) 941-0993

*License #:*

**03000 - Painting: Exterior**

123 - Surface Restoration Pistioa  
403 - Wrought Iron Pistioa

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**00023 - Pool - Pistioa**

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**Global Surveillance LLC**

Todd Justesen  
625 N. Five Mile Rd.  
Boise, ID 83704

*Phone:* (208) 546-8388

*License #:*

**30000 - Miscellaneous**

323 - Video System Pistioa

543 - Access Control System Pistioa

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**YMC Heating & Air**

Brian Rainey  
2975 E. Lanark St.  
Meridian, ID 83642

*Phone:* (208) 888-1727

*License #:*

**23000 - Mechanical Equipment**

603 - Water Heater Pistioa

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**00025 - The Villas**

**Asphalt Systems Co., LLC**

Steve Johnson  
BOISE, ID 83719

*Phone:* (208) 362-6525

*License #:*

**01000 - Paving**

103 - Asphalt: Sealing Ragusa & Decameron Lanes

104 - Asphalt: Sealing Burgo Lane

311 - Overlay The Villas & Burgo Lane

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**Final Coat Painting**

Paul Askew  
4857 S. Skyridge Way  
Boise, ID 83709

*Phone:* (208) 941-0993

*License #:*

**03000 - Painting: Exterior**

441 - Metal Fencing Perimeter Fencing

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**00030 - Water Features**

**Intermountain Property Services**

Scott Martin  
5510 S. Cortez  
Boise, ID 83709

*Phone:* (208) 336-8599

*License #:*

**30000 - Miscellaneous**

091 - Water Feature: Miscellaneous Exterior Paint

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**Pond Pro**

Victor Roberts  
5310 W. State Street  
Boise, ID 83703

*Phone:* (208) 888-6191

*License #:*

### 00030 - Water Features

#### 18500 - Lakes / Ponds

330 - Aeration Heads / Diffusers	Common Area Ponds
331 - Aeration Heads / Diffusers	Common Area Ponds
332 - Aeration Heads / Diffusers	Common Area Ponds
800 - Reconstruction	Shoreline #8-#9
801 - Reconstruction	Shoreline #7
802 - Reconstruction	Shoreline #4, #5 & #6

#### 30000 - Miscellaneous

065 - Water Feature: Mechanical	7.5 HP Pumps
066 - Water Feature: Mechanical	1.5 HP Pumps
067 - Water Feature: Mechanical	Miscellaneous Pumps
075 - Water Feature Liner	Stone Fountains
085 - Water Feature: Miscellaneous	Common Area Water Feature Upgrades
086 - Water Feature: Miscellaneous	Water Feature #3
087 - Water Feature: Miscellaneous	Water Feature #1
088 - Water Feature: Miscellaneous	Water Feature #12
089 - Water Feature: Miscellaneous	Power Wash
090 - Water Feature: Miscellaneous	Concrete Painting

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### 00035 - Landscape & General

#### Asphalt Systems Co., LLC

Steve Johnson  
BOISE, ID 83719

Phone: (208) 362-6525

License #:

#### 01000 - Paving

100 - Asphalt: Sealing	Common Area Pathways
101 - Asphalt: Sealing	Common Area Pathways
102 - Asphalt: Sealing	Palermo & Locust Grove Sidewalk
310 - Overlay	Common Area Pathways

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#### BRG Northwest, LLC

P. O. Box 633  
EMMETT, ID 83617

Phone: (208) 365-0977

License #:

#### 31000 - Reserve Study

120 - 5 Year Update with Site Visit	Reserve Study
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**00035 - Landscape & General**

**Final Coat Painting**

Paul Askew  
4857 S. Skyridge Way  
Boise, ID 83709

*Phone:* (208) 941-0993

*License #:*

**03000 - Painting: Exterior**

440 - Metal Fencing

Common Area

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**Lawn Co.**

Stephanie Hale  
2581 N. Wildwood  
Boise, ID 83713

*Phone:* (208) 323-0234

*License #:*

**18000 - Landscaping**

104 - Irrigation: Controllers

Common Area Irrigation

200 - Irrigation: Valves

Common Area Irrigation

480 - Perma Bark

Common Area Landscape

500 - Tree Maintenance

Common Area Trees

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This report is intended to assist the auditor while preparing the audit, review or compilation of Tuscany Homeowners' Association, Inc.'s (the "Association") financial documents.

Browning Reserve Group ("BRG") prepared a reserve study for the Association during the 2014 fiscal year. This was done to help determine the Association's reserve contribution for the next fiscal year (2015) and future fiscal years. In addition, BRG prepared the proper statutory disclosures for distribution to the Association members.

This Reserve Study is a Full Study. A **Full Study** includes an on-site review upon where the following tasks are performed:

- development of a reserve component inventory;
- condition assessment based upon on-site visual observation;
- life and valuation estimates;
- fund status;
- and a funding plan. Please note, in order to complete these study tasks, one or more visits were conducted by BRG to Tuscany Homeowners' Association, Inc..

For BRG reserve studies, the year in which the study is being conducted, is the first year of the study. For example, this study is being prepared during 2014 and is the Association's first year in the study. This enables BRG to use a starting point which ties to the last audited financial statement, December 31, 2013. You will notice in Section III, Reserve Fund Balance Forecast, a Beginning Reserve Balance of \$330,317 is being used which ties to the last completed audit or review of the Association's financial statements. BRG then re-builds the first year of the study, in this case 2014, and estimates an ending reserve fund balance. Again, see Section III and the 2014 ending reserve balance estimate of \$246,435.

"Re-building" the first year of the study as mentioned above simply means using the 2014 adopted budget for the 2014 reserve contribution. Finally, the 2014 reserve expenses both actual and projected are estimated.

We find by using the above method a more accurate reserve study is possible because the beginning reserve fund balance ties directly to the Association's audited financial statement or, in the absence of an audit or review, the year end balance sheet. There is no need to rely on others for determining mid year reserve balances or estimating current year ending reserve balances. This approach forces all involved, to look at the current year's reserve fund activities so a more accurate ending reserve fund balance can be estimated.



With respect to the reserve component Percent Funded values on the next page(s), here are the calculations:

$$\begin{aligned} \text{FFB} &= \text{Year Cost} \times \text{Year Effective Age} / \text{Useful Life} \\ \% \text{ Funded} &= \text{Year Estimated Ending Reserve Balance} / \text{Year FFB} \end{aligned}$$

Please see Section V - Reserve Fund Balance Forecast.

*Browning Reserve Group*



Tuscany Homeowners' Association, Inc.  
 Schedule of Supplementary Information for Auditor  
 Component Method

First Draft  
 Prepared for the 2015 Fiscal Year

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2014 Fully Funded Balance	2015 Fully Funded Balance	2015 Line Item Contribution based on Cash Flow Method
<b>00010 - Clubhouse</b>						
<b>01000 - Paving</b>						
105 - Asphalt: Sealing 2,831 Sq. Ft. Clubhouse Parking Lot	623	4	3	156	321	201
312 - Overlay 2,831 Sq. Ft. Clubhouse Parking Lot	4,671	25	15	1,868	2,117	344
<b>02000 - Concrete</b>						
201 - Sidewalks, Curbs & Gutters Clubhouse	600	5	1	480	618	146
<b>03000 - Painting: Exterior</b>						
120 - Surface Restoration Clubhouse	5,992	15	0	5,992	411	472
<b>03500 - Painting: Interior</b>						
300 - Clubhouse Clubhouse	3,000	10	3	2,100	2,472	388
<b>04000 - Structural Repairs</b>						
220 - Masonry Repairs Clubhouse	1,200	5	2	720	989	301
912 - Doors Clubhouse	1,500	5	15	94	103	173
930 - Windows Clubhouse	1,200	5	15	75	82	138
<b>05000 - Roofing</b>						
680 - Pitched: Metal 23 Squares- Clubhouse	16,100	35	29	2,760	3,317	1,282
700 - Gutters / Downspouts 150 Lin. Ft. Clubhouse	750	20	11	338	386	61
<b>08000 - Rehab</b>						
240 - Clubhouse Clubhouse	6,500	25	15	2,600	2,946	479
<b>23000 - Mechanical Equipment</b>						
200 - HVAC Clubhouse	8,000	20	11	3,600	4,120	655
600 - Water Heater Clubhouse	1,000	12	3	750	858	108
<b>25000 - Flooring</b>						
400 - Tile Clubhouse	600	5	10	55	62	87
<b>27000 - Appliances</b>						
200 - Refrigerator Clubhouse	1,200	15	6	720	824	113
230 - Stove Clubhouse	1,000	15	6	600	687	94
240 - Dishwasher Clubhouse	900	15	6	540	618	85
740 - Microwave Oven Clubhouse	600	15	6	360	412	56
<b>30000 - Miscellaneous</b>						
320 - Video System Clubhouse (50%)	700	5	3	280	433	181
540 - Access Control System Clubhouse (50%)	2,475	5	4	495	1,020	659
Sub-total Clubhouse	58,611			24,582	22,795	6,023

Tuscany Homeowners' Association, Inc.  
 Schedule of Supplementary Information for Auditor Component Method  
 First Draft  
 Prepared for the 2015 Fiscal Year

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2014 Fully Funded Balance	2015 Fully Funded Balance	2015 Line Item Contribution based on Cash Flow Method
<b>00020 - Pool - Firenze</b>						
<b>03000 - Painting: Exterior</b>						
400 - Wrought Iron 300 Lin. Ft. Firenze	3,750	10	2	3,000	3,476	470
<b>12000 - Pool</b>						
110 - Resurface 224 Lin. Ft. Firenze	25,088	10	1	22,579	25,841	3,056
320 - Hand Rail / Ladder Firenze	500	12	3	375	429	54
605 - Deck: Concrete Firenze	1,200	5	1	960	1,236	292
700 - Equipment: Replacement Firenze (50%)	3,025	5	3	1,210	1,869	782
718 - Pentair Heater Firenze	3,100	12	1	2,842	3,193	315
719 - Pentair Heater Firenze	3,100	12	2	2,583	2,927	324
750 - Pool Cover Firenze	7,500	8	3	4,688	5,794	1,211
900 - Furniture Firenze (25%)	7,474	10	10	679	770	1,080
904 - Furniture Firenze - 2014 Expense (25%)[nr:1]	4,391	1	0	4,391	0	0
990 - Miscellaneous Firenze - Expansion Joints	1,100	10	1	990	1,133	134
<b>19000 - Fencing</b>						
230 - Wrought Iron: 6' 300 Lin. Ft. Firenze	9,000	35	25	2,571	2,913	637
Sub-total Pool - Firenze	69,228			46,869	49,581	8,355
<b>00021 - Pool - Zaldia</b>						
<b>03000 - Painting: Exterior</b>						
121 - Surface Restoration Zaldia	1,900	15	3	1,520	1,696	164
401 - Wrought Iron 231 Lin. Ft. Zaldia	2,888	10	3	2,021	2,379	373
<b>04000 - Structural Repairs</b>						
910 - Building Maintenance Zaldia	1,200	5	5	200	247	274
<b>05000 - Roofing</b>						
681 - Pitched: Metal 8 Squares- Zaldia	5,600	35	29	960	1,154	446
<b>12000 - Pool</b>						
111 - Resurface 162 Lin. Ft. Zaldia	12,960	10	2	10,368	12,014	1,626
321 - Hand Rail / Ladder Zaldia	1,000	12	4	667	773	111
606 - Deck: Concrete Zaldia	900	5	1	720	927	219
701 - Equipment: Replacement Zaldia (50%)	2,575	5	2	1,545	2,122	646
720 - Pentair Heater Zaldia	3,100	10	2	2,480	2,874	389
751 - Pool Cover Zaldia	5,500	8	3	3,438	4,249	888
901 - Furniture Zaldia (25%)	7,474	10	10	679	770	1,080
905 - Furniture Zaldia - 2014 Expense (25%)[nr:1]	4,391	1	0	4,391	0	0
991 - Miscellaneous Zaldia - Expansion Joints	750	10	1	675	773	91

Tuscany Homeowners' Association, Inc.  
 Schedule of Supplementary Information for AuditorComponent Method  
 First Draft  
 Prepared for the 2015 Fiscal Year

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2014 Fully Funded Balance	2015 Fully Funded Balance	2015 Line Item Contribution based on Cash Flow Method
<b>00021 - Pool - Zaldia</b>						
<b>19000 - Fencing</b>						
231 - Wrought Iron: 6' 231 Lin. Ft. Zaldia	6,930	35	25	1,980	2,243	490
<b>23000 - Mechanical Equipment</b>						
601 - Water Heater Zaldia	1,200	12	7	500	618	145
<b>30000 - Miscellaneous</b>						
321 - Video System Zaldia (50%)	550	5	3	220	340	142
541 - Access Control System Zaldia (50%)	770	5	3	308	476	199
Sub-total Pool - Zaldia	59,688			32,672	33,653	7,284
<b>00022 - Pool - Tiber</b>						
<b>01000 - Paving</b>						
106 - Asphalt: Sealing 2,004 Sq. Ft. Tiber Parking Lot	441	4	3	110	227	142
313 - Overlay 2,004 Sq. Ft. Tiber Parking Lot	3,307	25	15	1,323	1,499	244
<b>03000 - Painting: Exterior</b>						
122 - Surface Restoration Tiber	1,900	15	3	1,520	1,696	164
402 - Wrought Iron 223 Lin. Ft. Tiber	2,788	10	3	1,951	2,297	360
<b>04000 - Structural Repairs</b>						
911 - Building Maintenance Tiber	1,200	5	5	200	247	274
<b>05000 - Roofing</b>						
682 - Pitched: Metal 8 Squares- Tiber	5,600	35	29	960	1,154	446
<b>12000 - Pool</b>						
112 - Resurface 162 Lin. Ft. Tiber	12,960	10	0	12,960	1,335	1,533
322 - Hand Rail / Ladder Tiber	1,000	12	3	750	858	108
607 - Deck: Concrete Tiber	900	5	1	720	927	219
702 - Equipment: Replacement Tiber (50%)	2,675	5	4	535	1,102	712
716 - Sta-Rite Heater Tiber	3,100	10	2	2,480	2,874	389
752 - Pool Cover Tiber	5,500	8	2	4,125	4,957	863
902 - Furniture Tiber (25%)	7,474	10	10	679	770	1,080
906 - Furniture Tiber - 2014 Expense (25%)[nr:1]	4,391	1	0	4,391	0	0
992 - Miscellaneous Tiber - Expansion Joints	750	10	1	675	773	91
<b>19000 - Fencing</b>						
232 - Wrought Iron; 6' 223 Lin. Ft. Tiber	6,690	35	25	1,911	2,166	473
<b>23000 - Mechanical Equipment</b>						
602 - Water Heater Tiber	1,200	12	7	500	618	145
<b>30000 - Miscellaneous</b>						
322 - Video System Tiber (50%)	875	5	3	350	541	226
542 - Access Control System Tiber (50%)	845	5	3	338	522	218
Sub-total Pool - Tiber	63,595			36,479	24,561	7,687

Tuscany Homeowners' Association, Inc.  
Schedule of Supplementary Information for Auditor Component Method  
First Draft  
Prepared for the 2015 Fiscal Year

<i>Reserve Component</i>	<i>Current Repl. Cost</i>	<i>Useful Life</i>	<i>Remaining Life</i>	<i>2014 Fully Funded Balance</i>	<i>2015 Fully Funded Balance</i>	<i>2015 Line Item Contribution based on Cash Flow Method</i>
<b>00023 - Pool - Pistioa</b>						
<b>01000 - Paving</b>						
107 - Asphalt: Sealing 3,246 Sq. Ft. Pistioa Parking Lot	714	4	3	179	368	231
314 - Overlay 3,246 Sq. Ft. Pistioa Parking Lot	5,356	25	15	2,142	2,427	395
<b>03000 - Painting: Exterior</b>						
123 - Surface Restoration Pistioa	1,900	15	3	1,520	1,696	164
403 - Wrought Iron 234 Lin. Ft. Pistioa	2,925	10	3	2,048	2,410	378
<b>04000 - Structural Repairs</b>						
912 - Bullding Maintenance Pistioa	1,200	5	5	200	247	274
<b>05000 - Roofing</b>						
683 - Pitched: Metal 8 Squares- Pistioa	5,600	35	29	960	1,154	446
<b>12000 - Pool</b>						
113 - Resurface 162 Lin. Ft. Pistioa	12,960	10	9	1,296	2,670	2,000
323 - Hand Rail / Ladder Pistioa	1,000	12	4	667	773	111
608 - Deck: Concrete Pistioa	900	5	1	720	927	219
703 - Equipment: Replacement Pistioa (50%)	2,700	5	4	540	1,112	719
717 - Sta-Rite Heater Pistioa	3,100	10	9	310	639	478
753 - Pool Cover Pistioa	5,500	8	2	4,125	4,957	863
903 - Furniture Pistioa (25%)	7,474	10	10	679	770	1,080
907 - Furniture Pistioa - 2014 Expense (25%)[nr:1]	4,391	1	0	4,391	0	0
993 - Miscellaneous Pistioa - Expansion Joints	750	10	1	675	773	91
<b>19000 - Fencing</b>						
233 - Wrought Iron: 6' 234 Lin. Ft. Pistioa	7,020	35	25	2,006	2,272	497
<b>23000 - Mechanical Equipment</b>						
603 - Water Heater Pistioa	1,200	12	3	900	1,030	129
<b>30000 - Miscellaneous</b>						
323 - Video System Pistioa (50%)	550	5	3	220	340	142
543 - Access Control System Pistioa (50%)	770	5	3	308	476	199
Sub-total Pool - Pistioa	66,010			23,885	25,040	8,415
<b>00025 - The Villas</b>						
<b>01000 - Paving</b>						
103 - Asphalt: Sealing 35,604 Sq. Ft. Ragusa & Decameron Lanes	7,833	4	3	1,958	4,034	2,530
104 - Asphalt: Sealing 10,240 Sq. Ft. Burgo Lane	2,253	4	1	1,690	2,320	686
201 - Asphalt: Repairs: On-going The Villas	1,000	4	3	250	515	323
311 - Overlay 45,844 Sq. Ft. The Villas & Burgo Lane	75,643	25	15	30,257	34,281	5,574
<b>02000 - Concrete</b>						
220 - Walkways The Villas	800	3	1	533	824	325

Tuscany Homeowners' Association, Inc.  
Schedule of Supplementary Information for Auditor Component Method  
First Draft  
Prepared for the 2015 Fiscal Year

<i>Reserve Component</i>	<i>Current Repl. Cost</i>	<i>Useful Life</i>	<i>Remaining Life</i>	<i>2014 Fully Funded Balance</i>	<i>2015 Fully Funded Balance</i>	<i>2015 Line Item Contribution based on Cash Flow Method</i>
<b>00025 - The Villas</b>						
<b>03000 - Painting: Exterior</b>						
441 - Metal Fencing 1,760 Lin. Ft. Perimeter Fencing	22,000	10	4	13,200	15,862	2,928
510 - Mailboxes 6 Mailbox Kiosks	1,200	10	7	360	494	175
<b>04000 - Structural Repairs</b>						
805 - Gazebo Repairs 6 Common Area	1,800	5	5	300	371	411
970 - Mailboxes Mailbox Kiosks	800	5	5	133	165	183
<b>05000 - Roofing</b>						
440 - Pitched: Dimensional Composition 6 Squares- Mailbox Kiosks	1,500	25	20	300	371	128
684 - Pitched: Metal 32 Squares- Gazebos	22,400	35	29	3,840	4,614	1,783
<b>19000 - Fencing</b>						
541 - Metal 1,760 Lin. Ft. Perimeter Fencing	52,800	35	29	9,051	10,877	4,204
<b>30000 - Miscellaneous</b>						
220 - Mailbox Clusters 10 Mailbox Kiosks	12,000	30	25	2,000	2,472	990
Sub-total The Villas	202,028			63,873	77,201	20,241
<b>00030 - Water Features</b>						
<b>18500 - Lakes / Ponds</b>						
330 - Aeration Heads / Diffusers Common Area Ponds	3,529	10	0	3,529	363	417
331 - Aeration Heads / Diffusers Common Area Ponds	3,629	10	1	3,266	3,738	442
332 - Aeration Heads / Diffusers Common Area Ponds	3,274	10	1	2,947	3,372	399
800 - Reconstruction Shoreline #8-#9[nr:1]	50,000	1	2	16,667	25,750	20,909
801 - Reconstruction Shoreline #7[nr:1]	20,000	1	3	5,000	6,867	6,461
802 - Reconstruction Shoreline #4, #5 & #6[nr:3]	10,000	2	4	2,000	2,575	2,662
<b>30000 - Miscellaneous</b>						
065 - Water Feature: Mechanical 7.5 HP Pumps	3,500	1	1	1,750	3,605	2,132
066 - Water Feature: Mechanical 1.5 HP Pumps	900	1	1	450	927	548
067 - Water Feature: Mechanical Miscellaneous Pumps (33%)	545	2	2	182	280	228
075 - Water Feature: Liner 3 Stone Fountains[nr:1]	4,500	1	1	2,250	0	2,741
085 - Water Feature: Miscellaneous 2 Common Area Water Feature Upgrades[nr:6]	10,000	1	2	3,333	5,150	4,182
086 - Water Feature: Miscellaneous Water Feature #3[nr:1]	10,000	1	1	5,000	0	6,090
087 - Water Feature: Miscellaneous Water Feature #1[nr:1]	7,500	1	2	2,500	3,863	3,136
088 - Water Feature: Miscellaneous Water Feature #12[nr:1]	6,500	1	1	3,250	0	3,959
089 - Water Feature: Miscellaneous Power Wash	1,500	1	1	750	1,545	914
090 - Water Feature: Miscellaneous 5 Concrete Painting	7,500	10	1	6,750	7,725	914
091 - Water Feature: Miscellaneous Exterior Paint	5,950	5	0	5,950	1,226	1,407
Sub-total Water Features	148,827			65,573	66,986	57,539

Tuscany Homeowners' Association, Inc.  
Schedule of Supplementary Information for Auditor Component Method  
First Draft  
Prepared for the 2015 Fiscal Year

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2014 Fully Funded Balance	2015 Fully Funded Balance	2015 Line Item Contribution based on Cash Flow Method
<b>00035 - Landscape &amp; General</b>						
<b>01000 - Paving</b>						
100 - Asphalt: Sealing 30,240 Sq. Ft. Common Area Pathways	4,536	8	7	567	1,168	825
101 - Asphalt: Sealing 72,580 Sq. Ft. Common Area Pathways	10,887	8	0	10,887	1,402	1,609
102 - Asphalt: Sealing 4,690 Sq. Ft. Palermo & Locust Grove Sidewalk	704	8	1	616	725	107
200 - Asphalt: Repairs: On-going Common Area Pathways	5,000	4	4	1,000	1,288	1,331
310 - Overlay 107,510 Sq. Ft. Common Area Pathways	268,775	30	20	89,592	101,507	19,135
<b>02000 - Concrete</b>						
200 - Sidewalks, Curbs & Gutters Common Area	1,000	5	5	167	206	228
620 - Border Curbing Maintenance Planter Beds	800	3	2	267	549	335
<b>03000 - Painting: Exterior</b>						
440 - Metal Fencing 15,118 Lin. Ft. Common Area (20%)[se:5]	7,559	10	3	5,291	6,229	1,037
440 - Metal Fencing 15,118 Lin. Ft. Common Area (20%)[se:5]	7,559	10	4	4,535	5,450	1,037
440 - Metal Fencing 15,118 Lin. Ft. Common Area (20%)[se:5]	7,559	10	5	3,780	4,671	1,037
440 - Metal Fencing 15,118 Lin. Ft. Common Area (20%)[se:5]	7,559	10	6	3,024	3,893	1,037
440 - Metal Fencing 15,118 Lin. Ft. Common Area (20%)[se:5]	7,559	10	7	2,268	3,114	1,037
<b>18000 - Landscaping</b>						
104 - Irrigation: Controllers 3 Common Area Irrigation	1,650	1	1	825	1,700	1,005
200 - Irrigation: Valves 12 Common Area Irrigation	2,280	1	1	1,140	2,348	1,389
420 - General Repairs/Upgrades Common Area Landscaping	25,000	1	1	12,500	25,750	15,225
421 - General Repairs/Upgrades Common Area Landscaping - 2014 Expense[nr:1]	22,000	1	0	22,000	0	0
480 - Perma Bark Common Area Landscape	30,000	1	1	15,000	30,900	18,270
500 - Tree Maintenance Common Area Trees	10,000	1	1	5,000	10,300	6,090
<b>19000 - Fencing</b>						
390 - Vinyl 28,316 Lin. Ft. Common Area (3%)	25,484	1	20	1,214	1,312	2,592
540 - Metal 15,118 Lin. Ft. Common Area (3%)	11,339	1	20	540	584	1,153
<b>19500 - Retaining Wall</b>						
990 - Miscellaneous Common Area Concrete Block Walls	5,000	5	5	833	1,030	1,142
<b>26000 - Outdoor Equipment</b>						
100 - Tot Lot Clubhouse	15,000	25	16	5,400	6,180	1,139
101 - Tot Lot Tuscany Lakes	15,000	25	17	4,800	5,562	1,173
103 - Tot Lot Tuscany Village	9,000	25	16	3,240	3,708	683
900 - Miscellaneous Clubhouse Putting Green	1,000	10	5	500	618	137
<b>31000 - Reserve Study</b>						
120 - 5 Year Update with Site Visit Reserve Study	5,000	5	0	5,000	1,030	1,183
Sub-total Landscape & General	507,249			199,984	221,224	79,936

Tuscany Homeowners' Association, Inc.  
 Schedule of Supplementary Information for Auditor Component Method  
 First Draft  
 Prepared for the 2015 Fiscal Year

<i>Reserve Component</i>	<i>Current Repl. Cost</i>	<i>Useful Life</i>	<i>Remaining Life</i>	<i>2014 Fully Funded Balance</i>	<i>2015 Fully Funded Balance</i>	<i>2015 Line Item Contribution based on Cash Flow Method</i>
				[A]	[B]	
<b>Totals</b>	<b>1,175,236</b>			<b>493,917</b>	<b>521,041</b>	<b>195,480</b>
				[EndBal]	[EndBal]	
				[A]	[B]	
<b>Percent Funded</b>				<b>49.89%</b>	<b>55.16%</b>	



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## **Terms & Definitions CAI**

**CASH FLOW METHOD:** A method of developing 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 the desired Funding Goal is achieved.

**COMPONENT INVENTORY:** The task of selecting and quantifying Reserve Components. This task can be accomplished through on-site visual observations, review of association design and organizational documents, a review of established association precedents, and discussion with appropriate representative(s) of the association or cooperative.

**COMPONENT METHOD:** A method of developing a Reserve Funding Plan where the total contribution is based on the sum of contributions for individual components. See "Cash Flow Method."

**COMPONENT:** The individual line items in the Reserve Study, developed or updated in the Physical Analysis. These elements form the building blocks for the Reserve Study. Components typically are: 1) Association responsibility, 2) with limited Useful Life expectancies, 3) predictable Remaining Useful Life expectancies, 4) above a minimum threshold cost, and 5) as required by local codes.

**CONDITION ASSESSMENT:** The task of evaluating the current condition of the component based on observed or reported characteristics.

**CURRENT REPLACEMENT COST:** See "Replacement Cost."

**DEFICIT:** An actual (or projected) Reserve Balance less than the Fully Funded Balance. The opposite would be a Surplus.

**EFFECTIVE AGE:** The difference between Useful Life and Remaining Useful Life. Not always equivalent to chronological age, since some components age irregularly. Used primarily in computations.

**FINANCIAL ANALYSIS:** The portion of a Reserve Study where current status of the Reserves (measured as cash or Percent Funded) and a recommended Reserve contribution rate (Reserve Funding Plan) are derived, and the projected Reserve income and expense over time is presented. The Financial Analysis is one of the two parts of a Reserve Study.

**FULLY FUNDED BALANCE (FFB):** Total Accrued Depreciation. An indicator against which Actual (or projected) Reserve balance can be compared. The Reserve balance that is in direct proportion to the fraction of life "used up" of the current Repair or Replacement cost. This number is calculated for each component, then summed together for an association total. Two formulae can be utilized, depending on the provider's sensitivity to interest and inflation effects. Note: Both yield identical results when interest and inflation are equivalent.

$$\text{FFB} = \text{Current Cost} \times \text{Effective Age} / \text{Useful Life}$$

or

$$\text{FFB} = (\text{Current Cost} \times \text{Effective Age} / \text{Useful Life}) + \\ [(\text{Current Cost} \times \text{Effective Age} / \text{Useful Life}) / (1 + \text{Interest Rate}) ^ \text{Remaining Life}] - \\ [(\text{Current Cost} \times \text{Effective Age} / \text{Useful Life}) / (1 + \text{Inflation Rate}) ^ \text{Remaining Life}]$$

**FULLY FUNDED:** 100% Funded. When the actual (or projected) Reserve balance is equal to the Fully Funded Balance.

**FUND STATUS:** The status of the reserve fund as compared to an established benchmark such as percent funding.

**FUNDING GOALS:** Independent of methodology utilized, the following represent the basic categories of Funding Plan goals:

**Baseline Funding:** Establishing a Reserve funding goal of keeping the Reserve cash balance above zero.

**Full Funding:** Setting a Reserve funding goal of attaining and maintaining Reserves at or near 100% funded.

**Statutory Funding:** Establishing a Reserve funding goal of setting aside the specific minimum amount of Reserves required by local statutes.

**Threshold Funding:** Establishing a Reserve funding goal of keeping the Reserve balance above a specified dollar or Percent Funded amount. Depending on the threshold, this may be more or less conservative than "Fully Funding."

**FUNDING PLAN:** An association's plan to provide income to a Reserve fund to offset anticipated expenditures from that fund.

**FUNDING PRINCIPLES:**

- Sufficient Funds When Required
- Stable Contribution Rate over the Years
- Evenly Distributed Contributions over the Years
- Fiscally Responsible

**LIFE AND VALUATION ESTIMATES:** The task of estimating Useful Life, Remaining Useful Life, and Repair or Replacement Costs for the Reserve components.

**PERCENT FUNDED:** The ratio, at a particular point of time (typically the beginning of the Fiscal Year), of the *actual (or projected)* Reserve Balance to the *Fully Funded Balance*, expressed as a percentage.

**PHYSICAL ANALYSIS:** The portion of the Reserve Study where the Component Inventory, Condition Assessment, and Life and Valuation Estimate tasks are performed. This represents one of the two parts of the Reserve Study.

**REMAINING USEFUL LIFE (RUL):** Also referred to as "Remaining Life" (RL). The estimated time, in years, that a reserve component can be expected to continue to serve its intended function. Projects anticipated to occur in the initial year have "zero" Remaining Useful Life.

**REPLACEMENT COST:** The cost of replacing, repairing, or restoring a Reserve Component to its original functional condition. The Current Replacement Cost would be the cost to replace, repair, or restore the component during that particular year.

**RESERVE BALANCE:** Actual or projected funds as of a particular point in time that the association has identified for use to defray the future repair or replacement of those major components which the association is obligated to maintain. Also known as Reserves, Reserve Accounts and Cash Reserves. Based upon information provided and not audited.

**RESERVE PROVIDER:** An individual that prepares Reserve Studies.

**RESERVE STUDY:** A budget planning tool which identifies the current status of the Reserve fund and a stable and equitable Funding Plan to offset the anticipated future major common area expenditures. The Reserve Study consists of two parts: the Physical Analysis and the Financial Analysis.

**RESPONSIBLE CHARGE:** A reserve specialist in responsible charge of a reserve study shall render regular and effective supervision to those individuals performing services which directly and materially affect the quality and competence rendered by the reserve specialist. A reserve specialist shall maintain such records as are reasonably necessary to establish that the reserve specialist exercised regular and effective supervision of a reserve study of which he was in responsible charge. A reserve specialist engaged in any of the following acts or practices shall be deemed not to have rendered the regular and effective supervision required herein:

1. The regular and continuous absence from principal office premises from which professional services are rendered; except for performance of field work or presence in a field office maintained exclusively for a specific project;
2. The failure to personally inspect or review the work of subordinates where necessary and appropriate;
3. The rendering of a limited, cursory or perfunctory review of plans or projects in lieu of an appropriate detailed review;
4. The failure to personally be available on a reasonable basis or with adequate advance notice for consultation and inspection where circumstances require personal availability.

**SPECIAL ASSESSMENT:** An assessment levied on the members of an association in addition to regular assessments. Special Assessments are often regulated by governing documents or local statutes.

**SURPLUS:** An actual (or projected) Reserve Balance greater than the Fully Funded Balance. See "Deficit."

**USEFUL LIFE (UL):** Total Useful Life or Depreciable Life. The estimated time, in years, that a reserve component can be expected to serve its intended function if properly constructed in its present application or installation.

*The above terms and definitions are from the Community Associations Institute (CAI) national standards.*

## Terms & Definitions BRG

Browning Reserve Group reserve studies use several terms that are unique to our reports. Our specialized systems have been developed to offer flexibility in many areas of our reporting. Please see below for definitions of abbreviations and symbols used in many of our reserve studies.

**NR-1 (LIMITED RECURRENCE, 1 TIME):** This signifies a major reserve component recurs for only a fixed number of cycles. Most often used to display a cost in a specific year only, NR-1 signifies the component only occurs one time. An NR-2 means the component will display for two cycles and so on. This makes it easy to enter one-time costs that pop up from time to time, or to display a cost that may be unique at one replacement date only.

**SE-2 (SPREAD EVENLY OVER 2 YEARS):** This signifies the major component, when replaced is spread evenly over 2 or more years. For example if a component will be replaced in year 8 of the study, and there is a SE-2, then the component will be replaced over 2 years, year 8 and year 9. Although the component is split over 2 or more years, each subsequent year will increase by the study's inflation factor. An SE-3 signifies the component is split over three years and so on.

**NSE-2 (SPREAD NON-EVENLY OVER 2 YEARS):** Similar to above, but the spread is not equal in each year. The spread is entered at a different amount for each year in the spread. The total of the spread will always equal 100% of the total replacement cost, excluding inflation.

**% (PERCENT TO INCLUDE):** This signifies that the component is being replaced at less than 100 percent of its replacement cost or quantity. Perhaps a component is replaced partially at each replacement year. Another example would be to do a small portion of the work at each replacement year. Oftentimes wood fencing is replaced over several cycles, and the study will display a percentage of the fence at each replacement cycle.

**DELAYED START (REMAINING LIFE GREATER THAN USEFUL):** In many instances a component's replacement cycle may not begin immediately, so the replacement cycle start is delayed. Delay is accomplished by setting the remaining life greater than the useful life.

**ZERO REMAINING LIFE:** Zero remaining life signifies that the component is replaced in the year which the study is prepared. All replacements are reflected in their replacement year, and the year in which the study is prepared is no different than any other year.