ESTIMATED RESERVE REQUIREMENTS FOR THE GATES AT BOULDERCREST UNIT OWNERS' ASSOCIATION

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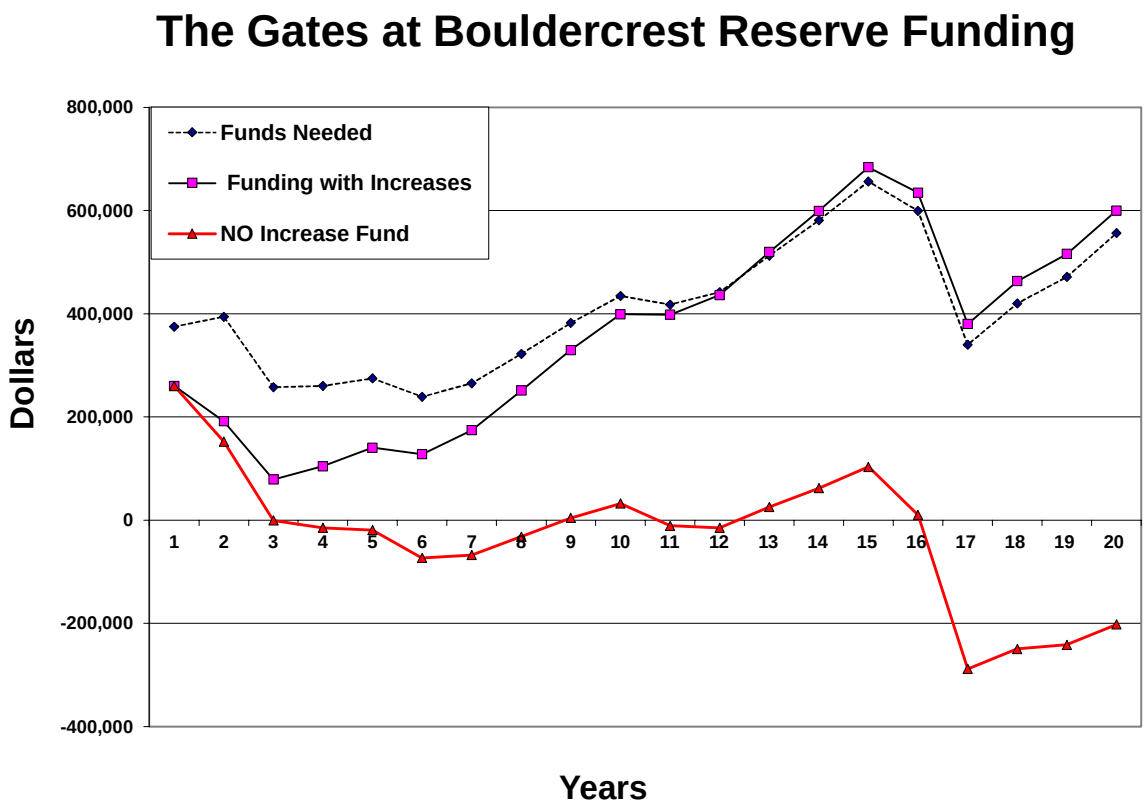
EXECUTIVE SUMMARY

This is a long document containing a lot of information that can be summarized as follows: **you are a little behind but the 2024 contribution is projected to eliminate the deficit by 2035. After that a minor reduction may be needed to avoid an unnecessary surplus.** The graph directly below illustrates (a) where you are now (year 1), (b) where you need to be (*Funds Needed*), (c) where you will be with the current contribution (*NO Increase Fund*) and (d) where you will be with the recommended decreases *(Funding with Increases*).



The only reason for the Reserve Fund is to protect the value of the investments (i.e., homes) of the owners by allowing essential maintenance to be done when needed.

The Gates at Bouldercrest is a very nice property that is now twenty-three years old. Even though the Association has no responsibilities for the homes, the Association has responsibility for most of the remaining portions of the property. Several items that were installed originally require substantial repairs or replacement. These include the wood fencing, the sidewalks and the crosstie retaining walls. The streets are also private and will need to be repaved during this twenty-year period. The purpose of this report is to help the ownership understand the funding needed so the Association is prepared for these expenses and what a realistic contribution to the Reserve looks like.

The information used to generate this graph can be found in Tables 2 and 3 at the end of this report.

INTRODUCTION

Your Association should have two Funds. The first is the Operating Fund, which is used to pay your normal, recurring monthly and annual expenses like landscaping maintenance, insurance, property taxes, electricity, etc. This report does not address the Operating Fund. The other is your **Capital Reserve Replacement Fund (i.e., “the Reserve”)**, which is used for the repair and replacement of the large items that are the Association's responsibility. Each owner who buys a home "uses up" a month's worth of the roads, the irrigation, the access control and all other common items each month and should contribute to the Reserve an amount equal to what is "used up".

In order to know how much this contribution should be, it is necessary to study the property and its long term needs. A properly funded Reserve Fund makes it possible for the Association to perform needed projects that preserve the property value of the Common Area, which has a direct effect on the property value of the homes in the community.

The Capital Reserve is not a fund to "make up" for deficits in the normal operating expenses of the Association. The Capital Reserve is also not a fund to construct new additional elements (fountains, a gazebo, etc.). Additional items may be good for the property and desired by the ownership, but the original construction should not be funded from the Reserve. After a new element is built, the eventual replacement cost would then be added to the Reserve plan.

Before looking at the information on the Reserve requirements, there are a few general comments to be made. First, when a property is newly built, there is a “honeymoon” period during the first ten years when everything is new and little maintenance is needed. The Gates at Bouldercrest is well past that honeymoon period, and there are various items needing attention, but you will have a “second honeymoon” when certain projects with long lives (like the wood fencing and the paving project) are accomplished.

Second, the Association is a business and should approach major projects in a business-like manner. When a project is upcoming, a specification should be written to give to the contractors submitting a bid. This helps ensure that all contractors are bidding on the same thing. Your property manager and/or other professionals can assist you with this.

Third, make sure that only qualified and properly insured contractors work on the property. This will cost more but it is well worth the money. Associations (unless they are very large) have no employees and, therefore, have no Worker’s Comp insurance. One claim from an injured, uninsured worked can cost an Association a large amount.

Fourth, this is a budget and every budget will evolve over time. In the included spreadsheets an expense may be shown for the year 2027. That expense may occur in that year or it may need to be moved up a year or back a year. Half of it may be spent in 2027 and the other half in another year. The expense may be a little more or a little less. But, as a whole, this report presents a plan for your Association to meet its expenses for the next 20 years.

Fifth, building the Reserve Fund requires a plan and discipline. The contribution to the Reserve is at least as important as paying any other obligation, only you are paying this amount to yourself for actual, unavoidable, important future expenses.

Sixth, in order for the ownership to understand more fully how the Reserve Fund works, a separate annual budget should be prepared for the Reserve Fund when the Operating budget is prepared each year. The Operating budget should have only one line for the Reserve showing the transfer from the Operating Fund to the Reserve Fund. On the Operating budget, the total income and total expenses should be equal each year. The Reserve budget is different. Each year you will have the income from the transfer from the Operating Fund. Some years you will have large expenses (often much larger than the income). Other years you may have no expenses. This is the normal fluctuation for a Reserve Fund, where you are trying to have the income and expenses equal over a long period of time. The goal of this report is to assist you in establishing a fully funded Reserve Fund.

Seventh, from 2008 (with the crash of the real estate market) to 2020 (with the advent of the pandemic), two of the underlying assumptions of this report were that the interest rate that you would earn on the Reserve Fund would be 1% and that the inflation factor for future projects would be 2%. These assumptions were fairly stable during that time period, but we recently experienced a period when inflationary pressures altered those assumptions. For the last two years, a 6% inflation rate was used, but the higher inflation rates seem to be coming down to a more reasonable rate. While it is hoped that inflation will eventually return to the Federal Reserve's 2% target, the inflation rate used for this report is 3%. When this report is reviewed in three to five years, those assumptions will be revisited.

Eighth, the Association has a master insurance policy that covers the entire property including the homes with the exception of the contents of the homes. Each resident should have a separate policy (an HO-6 policy) that covers the contents. The master policy is what covered the hail damage and paid for roofing and guttering after the hail damage. This does not change the fact that each owner is responsible for their roofing and gutters.

FINDINGS

As to the body of this Report, it is made up of four sections. The brief descriptions below of the various sections should help you understand the body of the report. It will probably be helpful for you to flip back to the section being described as you read the descriptions that follow.

Notes to The Gates at Bouldercrest Reserve for Year Ending 12/31/22

The first section on pages 6 to 33 shows a listing of the items for which the Association is responsible. There is a brief discussion of each item and quantification, if relevant. The quantification was done by measuring the item. For each item there is a best, worst and an average case for the cost. The costs are estimated by discussions with your present contractors and by referral to similar costs for other Associations in the Atlanta area.

Table 1 - Calculation of Reserve Requirements

The second section on pages 34 through 36, entitled "Calculation of Reserve Requirements", is

a spreadsheet that takes the information from the narrative and determines how your present condition compares to your needs for the best, worst and average cases. It gives you a “snapshot” of the Association’s Reserve Fund as of 12/31/22, the end of the last fiscal year. If you look at the first category, **Signage**, the first column is the **End of Year Balance**. This is the prorated share of the Reserve for this category. The **Normal Life**, **Remaining Life** and **Cost Now** are self-explanatory. The **Cost Then** is the cost of doing the work including inflation when it is done in the future. **Today's Balance Should Be** is the amount you should have saved toward doing this work. The **Excess(Deficit)** is whether you have saved enough money. In the case of **Signage** there is a deficit of $1438 for the best case and a deficit of $2557 for the worst case. The **Annual Requirement** is the amount that you should be saving each year, while **This Year's Budget Provision Including Interest** is the prorated share of the Reserve contributions made through your fees.

At the bottom of the spreadsheet are the totals. At the end of 2022 you had $226,374 in the Reserve Fund. In the average case at that time, you should have had $553,520, which gives a deficit of $327,146 ($1959 per home). In addition, you should be contributing $47,863 per year or $23.88 per home per month in the average case, but for 2023 you are contributing $41,340 or $20.63 per home per month to the Reserve Fund. That amount only includes the contribution to the Reserve from the Association monthly fee and does not include the $600 per home special assessment in 2023 that will be shown in the next Table. Therefore, there are deficits now in both the Reserve Fund and the contribution to the Reserve Fund.

The last two sections are two Tables that look at the Reserve Fund over the next twenty years from different angles. The Tables assume the average case.

Table 2 - Projected Reserve Funds Flow

The Table on pages 37 and 38, entitled "Projected Reserve Funds Flow", shows how the balance in your Reserve Account will fluctuate over the next 20 years. The top portion shows the Reserve expenditures. The bottom section shows how the balance fluctuates. Notice at the bottom that in the column under 2023 you begin with $226,374 (the balance as of the end of 2022), you subtract $108,597 (the expenses for 2023), you add $40,490 (the contribution out of fees for 2023), you add $1809 (the interest earned at 1% after taxes) and you add $100,200 (the $600 per home special assessment) to give a total of $260,276.

Notice that in the column for 2024 that the **Yearly Contribution** increases to $79,865. This is the baseline contribution for the remainder of this 20-year period. With this contribution you will have sufficient funds to cover average expenses in every year. The bottom red line at the bottom of the Table shows what would happen if you kept the $40,490 contribution where you would exhaust the Reserve Fund in 2025.

With the $79,865 contribution you will have a Reserve Fund of $600,109 at the end of 2042, but is that enough?

Table 3 - Prorated Reserve Requirements

The last spreadsheet on pages 39 and 40, entitled "Prorated Reserve Requirements", answers

that question. It is a little intimidating at first glance, but it is really fairly simple. It takes the lump sum expenses from the Table 2 spreadsheet and divides them evenly, adjusted for inflation, over the life of each category. If you look at the line for **Asphalt Pavement** (where the eventual expense will be $327,500), you will see that in 2023, as an Association, you need to contribute $13,446 to the Reserve for this category. In 2024 that amount increases by 3% to $13,849. Then in 2025 it increases by 3% to $14,265. By doing this, both the current owners and the future owners are contributing essentially the same amounts each year. You will also note that the contribution needed in many categories drops after the first few years (see **Access Control** from 2027 to 2028). This is because with the current deficit, you cannot amortize the next replacement cost over the full life of the category. Once that replacement is made, the following replacement can be amortized over the full life. Note- If the inflation rate increases or decreases, the annual contribution will need to be adjusted.

The two bottom lines (**Accumulated Requirements** and **Ending Reserve Balance**) are compared on the last line (Surplus(+)/Deficit(-)) so that you can see whether you are really saving enough to pay for everything as it is needed. With a consistent $79,865 contribution, the deficit is eliminated in 2035 and a small surplus begins to develop. A surplus is as inappropriate as a deficit, so, if this occurs, the contribution may need to be reduced.

RECOMMENDATIONS

1. Hold the 2024 contribution of $79,865 for the remainder of the 20-year period.
2. Re-evaluate the amount contributed to the Reserve every few years to see if the assumptions are still correct. This report is not a warranty or guarantee of the condition of the items included. All observations were visual and no testing was done.
3. Provide a copy or a summary of this report to the ownership.

NOTES TO THE GATES AT BOULDERCREST RESERVE
FOR YEAR ENDING 12/31/22

Category- Notes

	Quantity	Unit Cost	Extension
		Best Case	
		Worst Case	
		Average Case	

Signage - 20-year normal life. The main signage for The Gates at Bouldercrest is one large sign mounted to the steel fencing at the entrance to the property. This category funds the refurbishment and replacement of the entrance signage. The sign is made of sandblasted foamboard which has a long life if not subjected to physical abuse. It can and has been repainted since the original installation. The sign is still in good condition and could be painted again before replacement is needed.

There is also a small double-sided sign hanging from a post at Bouldercrest Road. This sign is also still in good condition and can be repainted.

It is understood that the Association is considering the installation of an entrance monument at the property frontage, which would include new signage. An attractive monument could enhance the entrance and increase the curb appeal of the property, but the construction of a new element is not considered a Reserve expense. The signage for the monument could be a Reserve expense covered by this category. After a monument is constructed (as on Operating expense), any necessary repairs would then be Reserve expenses covered by the **Masonry Rehab** category.

	36 SF of entrance signage	$100/SF	$3600	
		$125/SF	$4500	
	Repainting signage		$1000	
			$1500	
Total of Costs	Best case			$4600
	Worst case			$6000
	Average case			**$5300**

Access Control - 18-year normal life. This is a category to replace the electrical and mechanical parts of the gate system when the parts are no longer serviceable. The access system consists of a DoorKing model 1835 telephone access call box, four DoorKing model 6100 swing gate operators, and two DoorKing model 1601 barrier gate arms. According to Tim Pfeiffer of PTR Access, the contractor who has maintained the access equipment at The Gates at Bouldercrest since 2018, your system is in good condition.

The swing gate operators have battery backup but as the operators age, the batteries lose efficiency and may fail. In addition, the new DoorKing operators no longer have built-in battery backup so a separate unit, called an Inverter, must be added at a cost of about $2200. There are other manufacturers of swing gate operators that do have built-in battery backup.

There is a pedestrian gate beside the entrance lane that is secured with a push button lock. The

pedestrian gate system should have a longer life than the vehicular gates, but if significant repairs were needed, they would be funded from this category.

There are safety loops inside and outside of the gates so that the gates will not close on vehicles that stop in the swing-path of the gates. On the exit side, a safety loop activates the exit gate operators as a vehicle approaches the gate. When gate systems are installed during the initial construction of a property, safety loops are often installed under the topping layer of asphalt so they are not visible. If a safety loop goes bad, a replacement loop is installed by cutting a groove in the asphalt pavement surface into which a new loop is inserted. Then the groove is filled with a black sealant.

The vehicular gates and the pedestrian gates are substantial and appear to be well installed. These gates should have an indefinite life if not hit by a car. It was reported that there had previously been issues with the gates being hit by vehicles, but the installation of the barrier arms in 2009 has prevented further issues of this nature, although the barrier arms are occasionally damaged. There is a modest allowance below for work that may be needed on the gates. It is important to keep the gate hinges properly lubricated so that unnecessary strain does not cause the operators to wear out prematurely.

Normal maintenance is not included in this category. For most items we do not recommend a preventive maintenance contract, but you may wish to consider a contract for a preventive maintenance program to ensure that the system is checked on a regular basis. With gate systems, a small problem if undetected can cause significantly greater problems with the system and can also cause damage to an automobile entering or leaving the property. A maintenance agreement does not guarantee prevention of such problems, but it is a prudent step. Such a contract would be an Operating expense rather than a Reserve expense.

There is surveillance equipment at the property that PTR also works with. The system has a digital recording system rather than an analog system and is remotely accessible. According to PTR, the system is in fair condition.

The costs below do not include the gate access devices (i.e., remote controls, cruise cards, etc.). It is assumed that the cost of these devices would be charged to the owners.

DoorKing Telephone access			$ 3,750
			$ 4,250
4 DoorKing 6100 gate operators		$2750 each	$11,000
		$3250 each	$13,000
2 DoorKing 1601 gate arms		$3000 each	$ 6,000
		$3500 each	$ 7,000
Gates			$ 1,000
			$ 2,000
Wiring and miscellaneous			$ 2,000
			$ 3,000
Surveillance equipment			$ 3,000
			$ 5,000
Total of Costs	Best case		$26,750
	Worst case		$34,250
	Average case		**$30,500**

Asphalt Pavement - 28-year normal life. This category and the next provide funding for the asphalt streets at the property that are the responsibility of the Association. With a gated property, all of the streets at the property are owned by the Association, so the repair and repaving of those streets is the responsibility of the Association. This category covers the repaving of the asphalt pavement when it reaches the end of its life.

The typical construction of a street is compacted soil with four to six inches of well compacted base (i.e., crushed granite) and then asphalt layers totaling three to four inches. The durability of asphalt is determined at least as much by the strength and stability of the soil and base as it is by the quality of the asphalt pavement. The streets at The Gates at Bouldercrest are in good to

fair condition. They were probably built to same design as public streets and could have a longer than normal life.

The asphalt pavement is bounded by concrete curb-and-gutter. The vertical part that runs perpendicular to the pavement is the curb, and the gutter portion is the horizontal concrete that abuts the asphalt pavement. When the streets are re-paved, the technique used is generally to overlay the pavement with an additional layer of asphalt. There are four basic ways to do this. (1) Repair the problem areas and then apply a one-inch layer of topping asphalt up to the gutter. When public streets are repaved the first two or three times, this is the way the work is done. (2) Repair the problem areas and then pave up to the gutter by applying two one-inch layers of asphalt pavement with the bottom layer being a special asphalt mix called Perma-flex that bridges cracks followed by a layer of topping asphalt. (3) Pave in the same way as Option (2) but pave over the gutter up to the curb. (4) Mill (grind down) two inches of asphalt and then build it back up to the original level using the two-layer process discussed above.

Each of these approaches has pros and cons, and the cost is a major factor for the last option.

Option (1) is the least expensive and would look good for a few years, but then cracks in the original pavement would appear in the same locations in the new pavement. This is called reflective cracking.

Option (2) would work but would probably be cosmetically unacceptable. It would be 60% more than Option (1). In addition, there will be low locations where cosmetically undesirable ponds of water will be retained on the gutter.

Option (3) would work but could only be done once. A single layer would be higher than the driveway entrances and multiple layers would eliminate the curb.

Option (4) could be done and is the best option. It would add about 30% to the cost of options (2) or (3). It requires large bulky equipment and is a noisy, dusty process, but it allows the new asphalt to be placed at the same level as the existing asphalt pavement. The milling equipment would work well in the roadway but will have trouble maneuvering in the cul-de-sac. Small “mini-millers” that are more troublesome to operate would need to be used in those areas. The milling equipment is tall so tree limbs that overhang the street may also need to be pruned. The costs below assume that you will use Option (4).

If option any option other than Option (1) is used, the best technique for repaving is called a Perma-flex Overlay. This is a two-layer technique with each layer being one inch thick. The bottom layer is primarily asphalt-coated coarse gravel (called Perma-flex) that bridges the existing cracks and reduces the likelihood that the reflective cracking will reappear in the new asphalt. It is then topped with a layer of regular topping asphalt that has smaller gravel and a larger portion of sand in the mix so that the finished surface is smooth.

Asphalt is measured in square yards (SY).

10,252 SY of asphalt pavement

Best case	$18/SY	$184,536
Worst case	$22/SY	$225,544
Average case		**$205,040**

Asphalt Repairs/Seal-coating - 5-year normal life. As the asphalt pavement ages, repairs are necessary. The cost to have individual repairs made is very high on a per-square-yard basis. While certain repairs (e.g., after water or sewer lines are repaired in the street) must be made individually, it is more cost efficient to periodically have all needed repairs made at one time.

With normal asphalt deterioration as the large cracks intersect, problem areas develop. The problem areas can be seen because they are cracking in a pattern known as “alligatoring” because of the resemblance to the pattern on an alligator’s skin. There are several areas of alligatoring at The Gates at Bouldercrest streets, particularly at the cul-de-sac near 1201 (seen in the next photo). The cracking is undesirable and will result in problems over time. In addition, when pieces of the asphalt chip away along the cracks, it indicates that the asphalt pieces are flexing when vehicles drive over it and could indicate a problem with the base under the asphalt.

The typical method for making asphalt repairs is to saw cut and remove the damaged sections, check for and correct the underlying issue and then place new asphalt. It was noted that there are few repaired asphalt areas indicating that the pavement has performed well.

The asphalt pavement at The Gates at Bouldercrest has been seal-coated previously, so that cost is included in the costs below. Seal-coating is a black coating that is like paint for asphalt. Seal-coating is primarily aesthetic but it does tend to extend the life of the asphalt by shielding it from ultra-violet sunshine. The value of the additional life is probably worth what the seal-coating costs. That is, you should not expect to receive a cost benefit from sealing, but it can make the area more attractive. The average time between seal-coating applications is 5 years. Most properties receive the maximum life from seal-coating with two coats, the first squeeged to penetrate into cracks.

There are three basic types of seal-coating: petroleum-based, asphalt-based and coal-tar-based. Until about 15 years ago the seal-coating used was generally the coal-tar-based product. The asphalt–based seal-coating was developed as a more “environmentally friendly” product, but it is not as durable as the coal tar-based product and it costs about 10% more. Recently the

petroleum-based products have become more popular. They are about 10% more than the asphalt-based products but are as durable as the coal-tar seal-coating. If seal-coating was desired, there would be some logistical issues to consider, because the asphalt could not be driven over until it was completely dry. Drying time would depend on the weather and the amount of sunshine on the asphalt pavement. Spring and fall are the best times of the year for this project.

Crack filler was used at The Gates at Bouldercrest to fill in some of the cracks (see the next photo). Crack filler can be effective for cracks that are greater than ¼" wide but will not penetrate narrower cracks. Crack filler will not prevent further cracking. In addition, seal-coating does not properly adhere to crack filler, so the seal-coating wears off areas where crack filler was applied leaving a cosmetic issue.

The price below includes the cost to repair asphalt areas equal to the cost to repave 3% of the total asphalt areas as shown in the previous category and to do the stenciling. Also included is the cost to re-paint the curbing as necessary. It is understood that the Association is looking to add street parking. If this is done, the amount of curb painting will increase. As the asphalt nears the end of its life, the 3% repair cost will need to be increased to 10%.

10,252 SY of asphalt pavement

Best case	repairs+seal-coating	$21,088
Worst case	repairs+seal-coating	$24,869
Average case		**$22,979**

Irrigation - 15-year normal life. There is one irrigation controller at The Gates at Bouldercrest. It is located at the entrance to the property and controls four zones at the property frontage. Most of the pipes and wires for the irrigation system should have an indefinite life as long as they are not damaged by digging or struck by lightning. The parts that do require replacement are the sprinkler heads, the zone valves and the controller. The replacement of occasional heads and other minor repairs to the system are considered to be normal operating maintenance. The replacement of the controller, large-scale valve replacement, large-scale

head replacement and large-scale wiring and piping replacement are considered to be a Reserve expense.

Another aspect that would be covered by this category is reconfiguring the system. As the landscaping matures, shrubs grow and often block sprinkler heads. Trees grow, generating denser shade that causes turf to retreat. Most trees and shrubs require little or no irrigation after the first year or two. If not corrected, irrigation may become ineffective and wasteful.

Although it is not a Reserve expenditure, it is important that your irrigation contractor winterize the irrigation system to reduce the possibility of burst water lines due to freezing weather.

	Controllers	$ 500	
		$ 750	
	Wiring and piping	$1000	
		$1500	
	Reconfiguration	$2000	
		$2500	
Total of Costs	Best case		$3500
	Worst case		$4750
	Average case		**$4125**

Landscape Rehab - 5-year normal life. This category provides a fund for large landscape issues (i.e., landscape renovations and tree removal) throughout the property. The only exception is that plants within a fenced rear area are the owner's responsibility. The landscaping is one of the main features of the property. As the plant material grows and matures some of it will prosper and some of it will decline.

The junipers in the area behind some of the buildings on the north side of the property centered at 1328 were removed because they were planted too close to those homes and had grown too large.

The grass behind the units was being shaded out, and the branches were overhanging the patios and fences. This kind of long-term, large-scale work is a Reserve expense. The junipers on the other side of the property are performing well and not interfering with the grass or nearby homes.

One issue of particular relevance for The Gates at Bouldercrest is trees. Tree removal can be a large expense, particularly with large trees or trees in hard to access areas. It is unlikely that tree removal could be funded by the Operating Account, so it is funded by this category of the Reserve Fund. There is a large number of trees at The Gates at Bouldercrest. A significant amount of money has been spent on tree removal, and this will continue to be an issue. At the time of our site visit, the removal of several trees was scheduled. A dead tree behind 1350/1354 can be seen in the next photo.

The next photo shows the area behind 1504 where the shade from a nearby maple tree has caused the grass to retreat. Erosion issues develop where there is no groundcover.

The plant material at the property entrance contributes to the curb appeal of the property. The addition of seasonal color would be an Operating expense, but the replacement of the shrubs at the entrance would be a Reserve expense. The plant material currently at the entrance is well tended and in good condition, but you will want to update the plant material at some time in the future.

There is a difference between the work that would be covered by this category and the landscape categories in the Operating budget. Landscape improvements are generally funded by the Operating Fund and include the installation of new plant material, and this Reserve category for **Landscape Rehab** is meant to fund the replacement of plant material that was already there even though those plants may be replaced with a more appropriate variety.

The amounts below are not intended to fund a complete replacement of the common plant material but will allow necessary larger-scale work to be done. This amount may need to be adjusted to match a more conservative or more aggressive approach.

Best case	$30,000
Worst case	$40,000
Average case	**$35,000**

Drainage- 5-year life. This category funds repairs to the surface drainage and erosion issues in the common areas. These issues tend to develop problems over time as water flow is altered by nature (i.e., plant material declining or dying) or by people changing something that then directs water in a different path. It is often the case that drainage issues and landscape issues tend to overlap each other. Increased water flow through an area can harm landscaping material. Underperforming landscaping material can allow water flow to erode the ground. The sooner drainage issues are addressed, the less costly they will be. The Gates at Bouldercrest is a property with numerous sloped areas where drainage issues will be an ongoing issue of concern. It is understood that the Association has a prioritized list of drainage issues to address.

One of the largest drainage issues that is currently a concern is the issue in the middle island of the property. A large amount of water is coming from the homes near 1269 and is causing some erosion as seen in the next photo. It was reported that one of the homes in this area has a leak that is yet to be identified.

The large amount of water coming from this area washes through the dog park area. A significant portion of the wood mulch in the dog park has been washed away. There is a rock-lined swale (i.e., channel) in the dog park (see next photo). This was a good concept, but it was not constructed correctly. The swale starts just inside the chain-link fence so the leaves and debris that wash down become lodged in the fence and block the swale directing the water away from the swale. The swale needs to start several feet outside the fence and be deeper so that the water (and debris) flow under the fence. (It is understood that this may be an issue with dog retention but it may be possible to install a couple of vertical bars that will not obstruct the flow and also retain the dogs.)

There is a plan to collect the rainwater from the gutters and yard drains of the homes on the north side of the park and then carry the water down the hill in incrementally larger pipes. Proposals are currently being solicited for this work. Along the south side of the park there is a berm (i.e., hump) that collects the stormwater and directs it down to the lower area where a large stormwater inlet collects the water and then pipes it under the road and, eventually, into the detention pond. The berm prevents flooding in the rear areas of the homes below it so any problems with the berm should be quickly addressed.

The next photo shows the area just above the drainage area above the detention pond and near the back of 1504. Erosion is developing that should be addressed.

The area beside 1476 can be seen in the next photo. Note the bare area. Several similar areas were noted in locations where the two adjacent homes are on different elevations. Given the healthy condition of the rest of the turf in these areas, it should be possible to establish a satisfactory stand of grass or some other ground cover to prevent erosion.

One area of concern for a limited number of homes is sheet erosion (where water flows over soils as a sheet evenly eroding the soil) behind homes where there is intense shade. This issue is confined to the rears of homes on the south side of the street near the entrance, primarily 1371 to 1383 and, to a lesser degree, behind 1355 to 1367. The next photo shows the area behind 1371 to 1383.

There is essentially no ground cover and the soil over the (inadequately buried) cable wire has eroded away. There is a retaining wall on the far side of the chain-link fence. The fence acts as a guardrail but has been replaced because leaves lodge in the base of the fence that catch the eroded soil so that the soil builds up on the near side of the fence and cause the fence to lean. The Association is having an engineer examine the wall to ensure that it is still stable and then suggest a way to raise the height of the wall so that this back area can be brought to a suitable slope. Then shade-tolerant ground cover can be established.

This category funds periodic large-scale projects to correct drainage problems when they develop. The amounts shown below are for continued periodic work. A prioritized list of drainage issues like your Association has developed is a good way to ensure that issues are addressed as needed. Many smaller drainage projects can be performed at the same time to achieve an economy of scale. There is some deferred work so the initial project may be more expensive.

Best case	$ 7,500
Worst case	$12,500
Average case	**$10,000**

Masonry Rehab - 5-year normal life for repairs. This is a category for periodic repairs to the granite pillars and walls at the entrance, the sidewalks and walkways, the curbing, the storm drain curb inlet covers, and the concrete pad at the gazebo.

Uneven sections of concrete can create a trip hazard, such as the one seen in the next photo. This can be caused by settlement in the area, and it can also be caused by heaving from nearby

tree roots. Due to the proximity of trees to the section in the next photo, it is assumed that this was caused by heaving.

Sometimes this can be remedied by griding down the uneven edges to eliminate the trip hazard, but this would be a temporary fix unless the underlying cause for the problem is corrected. Whenever sections are replaced due to tree roots, the root should be pruned so that it is no longer under the section of concrete. If the tree is close to the sidewalk, as in the photo, there are options- remove the tree; relocate the sidewalk; put the sidewalk back without addressing the tree with the understanding that the sidewalk will soon be a problem again; or build an elevated (wood) bridge to span the area. Unless the tree is an important feature, removing the tree is the best approach.

Several sections of sidewalk are cracked (see the next photo). Minimal hairline cracking is often a minor cosmetic issue. The crack in the next photo is a wide crack down the entire section.

One section of sidewalk was cracking in such a way that appears to be crushing due to pressure from each end (indicated by the blue arrows). We see a tremendous number of sidewalks and have not seen an issue like this. It could be due to thermal expansion of the concrete. The strength of this section of concrete could be substandard, but it is not worth having it tested. The best approach is to replace the section and include an expansion joint between the new section and one of the two abutting concrete sections.

Replacement of damaged portions of curbing is covered by this category. Curbing repairs can be done with the rest of the **Masonry Rehab** repairs or can be done during repaving or asphalt repair projects. The portions of the curbing that are painted need to be repainted, and this is included in the **Asphalt Repairs/Seal-coating** category.

A large 2023 **Masonry Rehab** project where many walkways, sidewalks, and storm drain inlet covers are being repaired was underway at the time of this report. This was a large and comprehensive project that will cost approximately $97,500. It is not expected that a project of this size will be needed at each occurrence of this category, but it is recommended that every five years a project be undertaken to address the issues at that time.

Two of the retaining walls at The Gates of Bouldercrest (the two walls behind the homes at the entrance on the south side and the wall beside 1374) are gravity walls. This means that the weight of the stones is sufficient to retain the soil. The walls have mortar joints, but these are not like the mortar joints in a brick wall where the mortar glues the brick together. The mortar is mixed with relatively little water so that it is “dry” and is used to separate the stones. This dry mortar is very porous and will sometimes crumble and fall out. It was noted that the mortar in some of the joints is missing. The mortar joints should be tuckpointed (i.e., replaced), but the missing mortar does not affect the structural integrity of the wall. If the joints are filled, this same type of dry mortar should be used so that the appearance of the wall is not changed.

Part of the stone fence structure is leaning due to inadequate support. Funding is included in 2024 to correct this.

These items should only be repaired by qualified workers. An ugly masonry repair is ugly for a long time. This category assumes that you will accumulate various repairs to create a larger project to achieve an economy of scale.

Best case	$4000
Worst case	$6000
Average case	**$5000**

Infrastructure - 5-year normal cycle of repairs. There are large water supply, natural gas, electrical and communication systems on the property, parts of which are the responsibility of a utility and other parts are the responsibility of the owners and a small part is the responsibility of the Association.

The homes are individually metered for water. The utility is responsible for the water lines up to and including the meter. The pipe from the meter to the point where the water line enters the home (i.e., the vertical plane of the exterior wall) is the responsibility of the Association. The sanitary sewer is the same except that the Association is responsible for the sanitary sewer from the homes until it connects to the County's main sewer line.

The storm sewer system that collects the water from the private streets is the responsibility of the Association. The storm sewer piping is CMP (corrugated metal pipe) and has a life span of fifty to seventy-five years. Replacement of one of these CMP pipes previously involved digging the pipe up, but there are newer technologies where the pipes can either be lined or a slightly smaller pipe can be inserted into the pipe.

Prior to repaving the streets, it would be prudent to have any sewer lines that have been a problem checked with a camera to determine whether remedial work is needed.

The fire hydrants are part of the County's water system and should be the County's responsibility. They should be checked annually to ensure that they are working properly. If Dekalb County will not take responsibility, the Association must. The inspection would be an Operating expense. If problems are found, repairs to the fire hydrants would be a Reserve expense from this category.

There are several modular concrete block retaining walls at the property. These walls should have an indefinite life, but any necessary repairs would be covered by this category. The replacement of the wood retaining walls is covered by the **Wood Retaining Walls** category.

There are many drains in landscaped areas. The **Drainage** category covers issues with surface drainage, but repairs to the buried drain lines would be covered by this category. Infrastructure issues are relatively rare in the first fifteen to twenty years of a property but tend to be more common thereafter.

Best case	$4000
Worst case	$8000
Average case	**$6000**

Gazebo – 12-year normal life. This category provides a fund to repair and repaint the gazebo structure as well as to replace the architectural shingle roofing. The gazebo was painted in 2019 and the current roofing was installed in 2020. The deteriorating wood was replaced and touch up painting was done this year.

This category includes an allowance for the two plastic-coated picnic tables, the two plastic-coated benches, the wood picnic table, and the two charcoal grills at the gazebo. It was noted that one of the seats from one of the plastic-coated picnic tables was missing (see the next photo). The two benches at the dog park and the picnic table outside the dog park fencing are

also included. The amounts below will not allow for a complete replacement of all these items but will allow for certain items to be replaced at every occurrence of this category.

The roofing shingles, with a nominal life of 40 years, should last for 36 years, so the costs shown below are for one-third of the total cost. The costs for mailbox painting and fence and gate painting are for two occurrences (one with the gazebo and one mid-cycle).

	Carpentry repairs	$ 500	
		$ 1,000	
	Painting	$ 1,000	
		$ 1,800	
	Roofing	$ 1,000	
		$ 1,800	
	Allowance for tables, benches, grills	$ 800	
		$ 1,200	
	Mailbox painting (twice)	$ 8,350	
		$11,690	
	Entrance fence and gate painting (twice)	$ 3,000	
		$ 4,000	
Total of Costs	Best case		$14,650
	Worst case		$21,490
	Average case		**$18,070**

Metal Fencing - 30-year normal life. This category covers the replacement of the 104 linear feet (LF) of pre-finished steel fencing panels at the entrance and the 552 LF of chain link fencing at the retaining walls, the dog park, and at the detention pond areas.

The steel fencing at the entrance is still in good condition and could have a long life if protected from physical abuse. There are spots where the powder coating on the fence has been chipped, and the steel below is rusting (see the next photo). This fencing can be treated and painted to improve the appearance and prolong its life. If painting is desired, the painting and the cost

should be included with the painting at the gazebo. It may be necessary to paint every six years to obtain the best result.

The vinyl-coated chain-link fencing in various locations of the property is in good condition for the most part. There is chain-link fencing at the retaining wall behind the first four homes on the left when entering the property, on top of the retaining wall beside 1374, at the dog park, and at the detention pond and upper drainage area. The chain-link fencing that extends from the end of the vinyl fencing into the detention pond is barely visible due to the large amount of vegetation growing around and through it. A portion of the chain-link fencing on the south side of the detention pond is damaged (see the next photo).

120 LF of entrance fencing		$35/LF	$4200	
		$45/LF	$5400	
672 LF of chain-link fencing		$10/LF	$6720	
		$12/LF	$8064	
Total of Costs	Best case			$10,920
	Worst case			$13,464
	Average case			**$12,192**

Wood Fencing – 24-year normal life. There are approximately 4540 linear feet (LF) of wood fencing around the perimeter of the property. Most of the fencing around the rear of the homes is 6-foot dog-eared stockade fencing. There are also short sections of 8-foot double-sided wood fencing that extend from the ends of the metal fencing at the entrance to the front corners of the property where the 6-foot fencing begins. This category covers the replacement of the fencing when it reaches the end of its life.

In some places, the fencing still in fair condition, but it is generally in need of replacement. The 8-foot wood fencing on the north side of the entrance has failed but is still standing because it is leaning on a nearby tree. A large portion of the wood fencing on the south side of the entrance has fallen over, and the portion that has not yet fallen over is leaning. These sections of fencing are scheduled to be replaced this year.

The 6-foot fence is less top-heavy and is generally still standing but has deteriorated and also damaged by falling tree limbs (see next photo).

The fence follows the property line and cannot be seen due to the vegetation between the homes. The difficulty of the logistics to replace the fence with another wood fence are significant, so a different type of fencing should be considered for the replacement fence. Chain-link fencing would cost about half as much as a wood fence and would still be an effective barrier. The costs below are for a wood fence.

4540 LF of fencing

Best case	$30/LF	$136,200
Worst case	$34/LF	$154,360
Average case		**$145,280**

Mailboxes – 20-year normal life. The Association is responsible for the replacement of the mailboxes and the supporting posts. The structural part of a post is an aluminum pipe that has a cast aluminum decorative base and a cast aluminum decorative bracket supporting the mailbox.

The posts have a very long life if not hit by a vehicle. At the time of the original installation the Association opted to not have the mailbox posts mounted to the concrete bases, so the paint at the bottom of many of the posts have been damaged by string trimmers. Repainting of the posts and the mailboxes is included in the **Gazebo** category along with the metal fencing and entrance gates every six years.

A project to replace all the mailboxes has been ongoing. At the time of our visit, 60 of the mailboxes still needed to be replaced.

167 mailboxes

Best case	$80 each	$13,360
Worst case	$100 each	$16,700
Average case		**$15,030**

Vinyl Fencing – 35-year normal life. This category provides funds to replace the 728 LF of vinyl fencing at the detention pond area. The fencing runs in front of the detention pond area and then turns to run beside the upper drainage area. The fencing is in good condition, but there are some sections that have become misaligned due to soil movement or dingy due to the shade and plant material. The fencing can be washed with an environmentally friendly cleanser. The alignment can also be addressed but it may require digging up and re-setting some of the posts.

728 LF of fencing

Best case	$35/LF	$25,480
Worst case	$45/LF	$32,760
Average case		**$29,120**

Detention Pond - 5-year normal life. Retention ponds and detention ponds are county-required, engineer-designed structures to control the runoff of rainwater from the property. Rainwater should run off the The Gates at Bouldercrest property at the same rate and to the same location as it did prior to the development of the community. In a detention pond system,

the collected rainwater is detained and then drains out at a set rate through the outlet structure. In between rains a detention pond is dry. In a retention pond system, the same amount of rainwater is collected and it drains out at the same rate, but a large amount of water is retained. There is one detention pond at The Gates of Bouldercrest that receives the stormwater collected by the curb inlets along the streets. There is also a large low-lying area in the southwest corner (seen in the next photo) that collects surface run-off from the south side of the property and directs the water into the detention pond but it does not detain any water so it is not a detention pond.

There is no inlet structure or outlet structure in that area but there is a normal drain at the low end of this area (the location is indicated by the red arrows in the previous and next photos) that collects the stormwater and then pipes it into the detention pond. The next photo shows a closer view of that drain just outside of one of the gates into the detention pond.

The interior of the detention pond can be seen in the next photo. Each county or city is obligated

with inspecting detention ponds within their jurisdiction. Some governmental authorities are more aggressive in their approach and the standard to which Associations are held may vary from place to place. Proper maintenance of a detention pond includes regular removal of all trees in the bottom of the pond, up the sides to about 10 feet above the pond floor. Keeping the pond vegetation under control annually is an operating expense and should be done when it can be accomplished, typically by your landscaper, with the type of equipment they use. The detention pond is being properly maintained. The yellow arrow in the photo indicates the concrete wall at the low side of the pond that forms the dam that detains the stormwater.

One of the inlets for the detention pond can be seen in the next photo. Note the large stone that absorbs the force of the waterflow to prevent erosion. The floor of the pond at the outlet is low enough so that water from the storm sewer system flows out completely from the pipes after the rain stops. These pipes are CMP (corrugated metal pipe) that can have a life of 50 to 75 years if they are dry between rains, but the life is diminished if they retain water.

Many detention ponds have a large concrete box-shaped outlet structure. The stormwater in the detention pond enters the structure through one of two or three outlet openings and then is piped from the outlet structure to the normal path of the water, generally to a creek like the one below your property. The Gates at Bouldercrest detention pond does not have a concrete outlet structure. Instead, there is a horizontal notch in the concrete wall where water drains from the pond into a low area where the water meanders down to the creek below. The notch has a half-round perforated metal pipe placed in front of it (see the next photo) to let water out but act as a filter to keep trash and debris in the pond. The filtering is good for the environment but requires the debris to be removed on a regular basis so the system works as intended.

There was some debris inside the half pipe that should be removed, but the notch was not obstructed.

Routine inspection and maintenance should be performed on the detention ponds to ensure that the structures are functioning properly. Periodically, the governmental authority could require the Association to perform certain work so that the capacity of the ponds remains as it was when originally constructed. If that were required, some expensive dredging work could be needed, but the inspectors tend to be more “forgiving” of problems if they see that the Association is doing basic remedial work on the ponds (which you area).

It is recommended that the Association be prepared to spend approximately $3,000 every five years on this category. These amounts would not be sufficient if dredging was required. That cost would have to be funded in another manner.

Best case	$2000
Worst case	$4000
Average case	**$3000**

Wood Retaining Walls – 24-year life. This category covers the replacement of the wood retaining walls at the property. There are twenty-nine existing crosstie retaining walls that need to be replaced. Only two are over three feet tall. Most of the remaining walls are small, and replacement is not urgent. The walls could be replaced with new timber walls, but the Association has replaced similar walls with modular concrete block walls. The advantage of modular block walls is that they have an indefinite life and should only need minor periodic repair (covered by the **Infrastructure** category). If the walls are replaced with wood walls, those wood walls would need to be replaced again. If the walls are replaced with modular block walls, this category can be eliminated.

Wood walls resist soil pressure by inserting timbers perpendicular to the wall that extend back into the soil behind the wall. These timbers are called “dead-men”. One wall that will need to be replaced is seen in the next photo. The dead-man timber is almost completely rotted but the wall has not moved. This indicates that the soil behind the wall is stable.

If there was soil pressure behind the walls, reinforcement material (i.e., geogrid plastic mats) would be needed that would attach to the wall and extend back into the soil behind the wall. Where there is no such pressure (as seems to be the case in the vast majority of the walls), these walls can be built as gravity walls requiring only a heavier type of modular block.

The costs below assume that you will replace the wood walls with modular concrete block walls. In order to receive the best price for the replacement of the walls, a large group of walls would need to be accumulated into a project. In the attached Table 2, all the walls are scheduled to be replaced in one of three projects that occur in 2024, 2025 and 2026.

2765 SF of wood retaining walls

Best Case	$40/SF	$110,600
Worst Case	$50/SF	$138,250
Average Case		**$124,425**

	THE GATES AT BOULDERCREST UNIT OWNERS' ASSOCIATION, Est. 2001									
	Table 1 - Calculation of Reserve Requirements									
	For the Budget Year Ended: December 31, 2022									
										This Year's
		End of Yr	Normal	Remaining	Cost	Cost	Today's	Excess	Annual	Budget
		Balance	Life	Life	Now	Then	Balance	(Deficit)	Requirement	Provision
							Should be			with Interest
Signage	Best Case	1,343	22	13	4,600	6,800	2,782	-1,438	309	
Replacement of the signage	Average Case	1,343	20	11	5,300	7,300	3,285	-1,942	365	315
for the property	Worst Case	1,343	18	9	6,000	7,800	3,900	-2,557	433	
Access Control	Best Case	10,486	20	6	26,750	32,000	22,400	-11,914	1,600	
Replacement of the electrical	Average Case	10,486	18	5	30,500	35,500	25,639	-15,153	1,972	1,703
and mechanical parts of the	Worst Case	10,486	16	4	34,250	39,000	29,250	-18,764	2,438	
access control system										
Asphalt Pavement	Best Case	57,402	30	18	184,536	314,000	125,600	-68,198	10,467	
Repaving the existing 10,252 SY	Average Case	57,402	28	16	205,040	327,500	140,357	-82,955	11,696	10,102
of asphalt pavement that is the	Worst Case	57,402	26	14	225,544	341,000	157,385	-99,983	13,115	
Association's responsibility										
Asphalt Repairs/Seal-coating	Best Case	7,667	6	2	21,088	22,000	14,667	-6,999	3,667	
Repairs/stenciling to the 10,252	Average Case	7,667	5	1	22,979	23,435	18,748	-11,080	4,687	4,048
SY of asphalt at the property.	Worst Case	7,667	4	0	24,869	24,869	24,869	-17,202	6,217	
Also includes seal-coating										
Irrigation	Best Case	1,101	17	8	3,500	4,400	2,329	-1,228	259	
Major repairs and replacement of	Average Case	1,101	15	7	4,125	5,050	2,693	-1,592	337	291
controller, piping, wiring. Also	Worst Case	1,101	13	6	4,750	5,700	3,069	-1,968	438	
covers reconfiguration										
Landscape Rehab	Best Case	14,314	6	0	30,000	30,000	30,000	-15,686	5,000	
Replacement of inappropriate or	Average Case	14,314	5	0	35,000	35,000	35,000	-20,686	7,000	6,046
dead plant material. Also includes	Worst Case	14,314	4	0	40,000	40,000	40,000	-25,686	10,000	
tree removal										
Drainage	Best Case	4,090	6	0	7,500	7,500	7,500	-3,410	1,250	
Repairs to surface drainage	Average Case	4,090	5	0	10,000	10,000	10,000	-5,910	2,000	1,727
and erosion issues at the	Worst Case	4,090	4	0	12,500	12,500	12,500	-8,410	3,125	
property										

Page 2		End of Yr	Normal	Remaining	Cost	Cost	Today's	Excess		Annual	This Year's
		Balance	Life	Life	Now	Then	Balance	(Deficit)		Requirement	Budget
							Should be				Provision
											with Interest
Masonry Rehab	Best Case	2,045	6	0	4,000	4,000	4,000	-1,955		667	
Periodic repairs to the granite	Average Case	2,045	5	0	5,000	5,000	5,000	-2,955		1,000	864
pillars and walls, sidewalks and	Worst Case	2,045	4	0	6,000	6,000	6,000	-3,955		1,500	
walkways, curbing, concrete pad											
Infrastructure	Best Case	1,996	6	2	4,000	4,200	2,800	-804		700	
Periodic repairs to storm sewer	Average Case	1,996	5	1	6,000	6,100	4,880	-2,884		1,220	1,054
system, plumbing systems,	Worst Case	1,996	4	0	8,000	8,000	8,000	-6,004		2,000	
retainng walls											
Gazebo	Best Case	2,377	13	10	14,650	19,500	4,500	-2,123		1,500	
Carpentry repairs, painting, and	Average Case	2,377	12	9	18,070	23,250	5,813	-3,435		1,938	1,673
roofing of gazebo. Replacement	Worst Case	2,377	11	8	21,490	27,000	7,364	-4,986		2,455	
of gazebo furniture, fence painting											
Metal Fencing	Best Case	4,431	32	12	10,920	15,500	9,688	-5,257		484	
Replacement of the pre-finished	Average Case	4,431	30	10	12,192	16,250	10,833	-6,403		542	468
steel fencing at the entrance and	Worst Case	4,431	28	8	13,464	17,000	12,143	-7,712		607	
the chain-link fencing											
Wood Fencing	Best Case	57,733	26	3	136,200	149,000	131,808	-74,075		5,731	
Replacement of the 1610 LF of	Average Case	57,733	24	2	145,280	154,000	141,167	-83,434		6,417	5,542
6' and 8' wood fencing at the	Worst Case	57,733	22	1	154,360	159,000	151,773	-94,040		7,227	
perimeter of the property											
Mailboxes	Best Case	1,043	22	20	13,360	24,000	2,182	-1,139		1,091	
Replacement of the mailboxes	Average Case	1,043	20	18	15,030	25,500	2,550	-1,507		1,275	1,101
at the individual units	Worst Case	1,043	18	16	16,700	27,000	3,000	-1,957		1,500	
Vinyl Fencing	Best Case	10,516	37	17	25,480	42,000	22,703	-12,186		1,135	
Replacement of the 728 LF of	Average Case	10,516	35	15	29,120	45,000	25,714	-15,198		1,286	1,111
vinyl fencing at the detention	Worst Case	10,516	33	13	32,760	48,000	29,091	-18,575		1,455	
pond area											
Detention Pond	Best Case	532	6	4	2,000	2,300	767	-235		383	
Periodic work to the detention	Average Case	532	5	3	3,000	3,250	1,300	-768		650	561
pond area	Worst Case	532	4	2	4,000	4,200	2,100	-1,568		1,050	

Page 3		End of Yr	Normal	Remaining	Cost	Cost	Today's	Excess		Annual	This Year's
		Balance	Life	Life	Now	Then	Balance	(Deficit)		Requirement	Budget
							Should be				Provision
											with Interest
Wood Retaining Walls	Best Case	49,298	26	3	110,600	121,000	107,038	-57,740		4,654	
Replacement of the wood	Average Case	49,298	24	2	124,425	131,500	120,542	-71,244		5,479	4,732
retaining walls throughout the	Worst Case	49,298	22	1	138,250	142,000	135,545	-86,247		6,455	
property											
TOTALS	Best Case	226,374					490,763	-264,389		38,896	
	Average Case						553,520	-327,146		47,863	41,340
	Worst Case				13,360		625,988	-399,614		60,015	
Per UNIT for AVERAGE case		1356					3314	-1959		287	248
Per UNIT Per Month Contribution THIS YEAR										23.88	20.63

				THE GATES AT BOULDERCREST UNIT OWNERS' ASSOCIATION, Est. 2001									
					Table 2 - Projected Reserve Funds Flow								
					2023 through 2042 of Average Case								
									YEARS				
RESERVE	NORMAL	REMAINING	COST		2023	2024	2025	2026	2027	2028	2029	2030	2031
CATEGORIES	LIFE	LIFE	NOW										
Signage	20	11	5,300		1,300								
Access Control	18	5	30,500							35,500			
Asphalt Pavement	28	16	205,040										
Asphalt Repairs/Seal-coating	5	1	22,979			23,435					27,000		
Irrigation	15	7	4,125									5,050	
Landscape Rehab	5	0	35,000			22,750	12,250			41,000			
Drainage	5	0	10,000			39,979				11,500			
Masonry Rehab	5	0	5,000		97,500	34,000				5,800			
Infrastructure	5	1	6,000			6,100					7,100		
Gazebo	12	9	18,070					7,400					
Metal Fencing	30	10	12,192										
Wood Fencing	24	2	145,280		7,250		146,000						
Mailboxes	20	18	15,030			14,500							
Vinyl Fencing	35	15	29,120										
Detention Pond	5	3	3,000		2,547			3,250					3,800
Wood Retaining Walls	24	2	124,425			9,000	35,000	44,000	45,000				
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Yearly Expenditures					108,597	149,764	193,250	54,650	45,000	93,800	34,100	5,050	3,800
Prior Reserve Balance					226,374	260,276	191,709	78,872	104,815	140,657	127,609	174,587	251,147
Yearly Expenditures					108,597	149,764	193,250	54,650	45,000	93,800	34,100	5,050	3,800
Yearly Contribution					40,490	79,865	79,865	79,865	79,865	79,865	79,865	79,865	79,865
Interest Added					1,809	1,332	548	728	977	887	1,213	1,745	2,290
Increase- $600 assessments in 2023					100,200	0	0	0	0	0	0	0	0
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Ending Reserve Balance					**260,276**	**191,709**	**78,872**	**104,815**	**140,657**	**127,609**	**174,587**	**251,147**	**329,502**
Ending Reserve Balance with NO INCREASE					**260,276**	**152,334**	**-428**	**-14,690**	**-19,334**	**-73,152**	**-67,229**	**-32,011**	**4,711**

THE GATES AT BOULDERCREST UNIT OWNERS' ASSOCIATION, Est. 2001											
Table 2 - Projected Reserve Funds Flow				ASSUMPTIONS- Interest Rate=1%							
2023 through 2042 of Average Case					Tax Rate=30%						
Page 2					Inflation Rate=3%						
RESERVE	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
CATEGORIES											
Signage			5,600								
Access Control											
Asphalt Pavement								327,500			
Asphalt Repairs/Seal-coating			31,000					0			
Irrigation											
Landscape Rehab		47,000					55,000				
Drainage		13,500					15,500				
Masonry Rehab		6,700					7,800				
Infrastructure			8,200					9,500			
Gazebo	13,000						10,500				
Metal Fencing		16,250									
Wood Fencing											
Mailboxes										25,500	
Vinyl Fencing							45,000				
Detention Pond					4,400					5,100	
Wood Retaining Walls											
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Yearly Expenditures	13,000	83,450	44,800	0	4,400	0	133,800	337,000	0	30,600	0
Prior Reserve Balance	329,502	399,141	398,324	436,422	519,901	599,533	684,153	634,629	380,136	463,221	516,073
Yearly Expenditures	13,000	83,450	44,800	0	4,400	0	133,800	337,000	0	30,600	0
Yearly Contribution	79,865	79,865	79,865	79,865	79,865	79,865	79,865	79,865	79,865	79,865	79,865
Interest Added	2,774	2,768	3,033	3,614	4,167	4,755	4,411	2,642	3,220	3,587	4,171
Increase- $600 assessments in 2023	0	0	0	0	0	0	0	0	0	0	0
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Ending Reserve Balance	**399,141**	**398,324**	**436,422**	**519,901**	**599,533**	**684,153**	**634,629**	**380,136**	**463,221**	**516,073**	**600,109**
Ending Reserve Balance with NO INCR	**32,426**	**-10,607**	**-15,021**	**25,647**	**62,169**	**103,377**	**10,137**	**-288,377**	**-249,622**	**-241,410**	**-202,326**

							THE GATES AT BOULDERCREST UNIT OWNERS' ASSOCIATION, Est. 2001						
							Table 3 - Prorated Reserve Requirements						
							2023 through 2042 of Average Case						
** EXPENSES **										YEARS			
	NORMAL	REMAINING	COST	COST	TODAY'S	2023	2024	2025	2026	2027	2028	2029	2030
RESERVE CATEGORIES	LIFE	LIFE	NOW	THEN	BALANCE								
Signage	20	11	5,300	7,300	1,343	464	478	492	507	522	538	554	571
Access Control	18	5	30,500	35,500	10,486	4,638	4,777	4,920	5,068	5,220	2,732	2,814	2,899
Asphalt Pavement	28	16	205,040	327,500	57,402	13,446	13,849	14,265	14,693	15,133	15,587	16,055	16,537
Asphalt Repairs/Seal-coating	5	1	22,979	23,435	7,667	16,006	5,195	5,351	5,511	5,676	5,847	6,022	6,203
Irrigation	15	7	4,125	5,050	1,101	513	528	544	561	577	595	612	445
Landscape Rehab	5	0	35,000	35,000	14,314	28,514	8,063	8,305	8,554	8,810	9,075	9,347	9,627
Drainage	5	0	10,000	10,000	4,090	-1,875	2,281	2,349	2,420	2,492	2,567	2,644	2,724
Masonry Rehab	5	0	5,000	5,000	2,045	96,568	35,146	1,180	1,216	1,252	1,290	1,328	1,368
Infrastructure	5	1	6,000	6,100	1,996	4,176	1,360	1,400	1,442	1,486	1,530	1,576	1,623
Gazebo	12	9	18,070	23,250	2,377	2,092	2,155	2,220	2,286	2,355	2,426	2,498	2,573
Metal Fencing	30	10	12,192	16,250	4,431	1,008	1,039	1,070	1,102	1,135	1,169	1,204	1,240
Wood Fencing	24	2	145,280	154,000	57,733	47,332	48,752	10,021	10,322	10,631	10,950	11,279	11,617
Mailboxes	20	18	15,030	25,500	1,043	1,100	1,133	1,167	1,202	1,238	1,275	1,313	1,353
Vinyl Fencing	35	15	29,120	45,000	10,516	1,823	1,877	1,934	1,992	2,051	2,113	2,176	2,242
Detention Pond	5	3	3,000	3,250	532	890	917	945	726	748	770	793	817
Wood Retaining Walls	24	2	124,425	131,500	49,298	40,512	41,728	0	0	0	0	0	0
Yearly Requirement					226,374	257,207	169,277	56,163	57,601	59,329	58,464	60,218	61,839
Less Expenses Paid						108,597	149,764	193,250	54,650	45,000	93,800	34,100	5,050
Accumulated Requirement						**374,984**	**394,497**	**257,410**	**260,361**	**274,690**	**239,354**	**265,472**	**322,261**
** INCOME **													
Prior Reserve Balance					Beg. Bal.	226,374	260,276	191,709	78,872	104,815	140,657	127,609	174,587
Yearly Contribution						140,690	79,865	79,865	79,865	79,865	79,865	79,865	79,865
Yearly Expenditures						108,597	149,764	193,250	54,650	45,000	93,800	34,100	5,050
Interest Added						1,809	1,332	548	728	977	887	1,213	1,745
Ending Reserve Balance						**260,276**	**191,709**	**78,872**	**104,815**	**140,657**	**127,609**	**174,587**	**251,147**
Surplus(+)/Deficit(-)						**-114,708**	**-202,788**	**-178,538**	**-155,546**	**-134,033**	**-111,745**	**-90,885**	**-71,114**

THE GATES AT BOULDERCREST UNIT OWNERS' ASSOCIATION, Est. 2001												
Table 3 - Prorated Reserve Requirements												
2023 through 2042 of Average Case												
Page 2												
	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
RESERVE CATEGORIES												
Signage	588	606	624	523	538	555	571	588	606	624	643	662
Access Control	2,986	3,075	3,168	3,263	3,360	3,461	3,565	3,672	3,782	3,896	4,013	4,133
Asphalt Pavement	17,033	17,544	18,070	18,612	19,171	19,746	20,338	20,948	19,800	20,394	21,006	21,636
Asphalt Repairs/Seal-coating	6,389	6,581	6,778	6,981	7,191	7,406	7,629	7,858	8,093	8,336	8,586	8,844
Irrigation	458	472	486	500	515	531	547	563	580	598	615	634
Landscape Rehab	9,916	10,214	10,520	10,836	11,161	11,496	11,841	12,196	12,562	12,938	13,327	13,726
Drainage	2,805	2,889	2,976	3,065	3,157	3,252	3,350	3,450	3,554	3,660	3,770	3,883
Masonry Rehab	1,409	1,451	1,495	1,540	1,586	1,634	1,683	1,733	1,785	1,839	1,894	1,951
Infrastructure	1,672	1,722	1,774	1,827	1,882	1,938	1,997	2,057	2,118	2,182	2,247	2,315
Gazebo	2,651	2,414	2,486	2,561	2,638	2,717	2,799	2,883	2,969	3,058	3,150	3,244
Metal Fencing	1,277	1,316	948	977	1,006	1,036	1,067	1,100	1,133	1,166	1,201	1,238
Wood Fencing	11,966	12,325	12,694	13,075	13,467	13,871	14,288	14,716	15,158	15,612	16,081	16,563
Mailboxes	1,393	1,435	1,478	1,523	1,568	1,615	1,664	1,714	1,765	1,818	1,841	1,896
Vinyl Fencing	2,309	2,378	2,450	2,523	2,599	2,677	2,757	2,531	2,607	2,685	2,766	2,849
Detention Pond	842	867	893	920	947	976	1,005	1,035	1,066	1,098	1,131	1,165
Wood Retaining Walls	0	0	0	0	0	0	0	0	0	0	0	0
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Yearly Requirement	63,694	65,289	66,841	68,726	70,788	72,911	75,099	77,043	77,578	79,905	82,271	84,739
Less Expenses Paid	3,800	13,000	83,450	44,800	0	4,400	0	133,800	337,000	0	30,600	0
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Accumulated Requirement	**382,155**	**434,444**	**417,834**	**441,760**	**512,548**	**581,059**	**656,158**	**599,401**	**339,979**	**419,884**	**471,554**	**556,293**
** INCOME **												
Prior Reserve Balance	251,147	329,502	399,141	398,324	436,422	519,901	599,533	684,153	634,629	380,136	463,221	516,073
Yearly Contribution	79,865	79,865	79,865	79,865	79,865	79,865	79,865	79,865	79,865	79,865	79,865	79,865
Yearly Expenditures	3,800	13,000	83,450	44,800	0	4,400	0	133,800	337,000	0	30,600	0
Interest Added	2,290	2,774	2,768	3,033	3,614	4,167	4,755	4,411	2,642	3,220	3,587	4,171
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Ending Reserve Balance	**329,502**	**399,141**	**398,324**	**436,422**	**519,901**	**599,533**	**684,153**	**634,629**	**380,136**	**463,221**	**516,073**	**600,109**
Surplus(+)/Deficit(-)	**-52,653**	**-35,303**	**-19,510**	**-5,338**	**7,353**	**18,474**	**27,995**	**35,228**	**40,157**	**43,337**	**44,519**	**43,816**