

Executive Landing HOA Reserve Study - Level I as of January 1, 2015



% Best Management
Anywhere, Georgia 30127

c/o Best Management
Contact: Christine

FCSatlanta

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Anywhere, GA 30127

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August 5, 2014

Executive Landing HOA
% Best Management
Anywhere, Georgia 30127

c/o Christine
Best Management

Regarding: January 1, 2015 - Level I Reserve Study

Dear Board of Directors,

We are pleased to submit this Level I Reserve Study for Executive Landing HOA.

We recommend that your study be updated annually. Updates, provided that the original study is less than three years old, can be performed for a fraction of the cost of the original study. Many lenders and States now require that reserve studies be less than 12 months old for any community for which they are processing a loan application for a prospective borrower for a purchase in that community. This regulation is in place

- to reduce the risk of special assessments from under funding capital reserve accounts;
- to insure long range planning for the maintenance and replacement of capital common property assets;
- to reflect performance by the Board of Directors of the association in complying with fiduciary responsibilities as directed by State Statues.

Please contact us with any questions about your Reserve Study, its data or its conclusions and implementation at (770) 975-8186. We look forward to working with you in the future.

Thank you,

Christine Fortenberry

Christine Fortenberry, Principal
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Site Photos

Executive Landing HOA
Inspected: June 9, 2014



Site Photos

Executive Landing HOA
Inspected: June 9, 2014



Site Photos

Executive Landing HOA
Inspected: June 9, 2014



Executive Landing HOA

Analysis Date - January 1, 2015

Property - Definition

Property Information

Property	Executive Landing HOA	Initial Inspection Date	June 9, 2014
Address	% Best Management	Analysis Date	January 1, 2015
City	Anywhere	Number of Phases	0
State	Georgia	Number of Homes	244
Zip	30127	Number of Models	N/A

Item Parameters

Common Area	72
Unit Parameters	0
Unit Expanded	0

Financial Parameters

Rate of Inflation	3.00 %	Loan/Special Assessment	No
Rate of Investment	0.00 %	Deferred Expenditures	No
Contribution Factor	0.00000000 %	Tax Rate	N/A
Adjustment Factor	0.00000000 %		
Contingency Factor	0.00 %		
Contingency Time	0:00 YY:MM		
Contingency Amount	\$ 0.00		

Property Criteria

Inflation Compounded	Monthly
Ownership Format	Wholly Owned
Minimum Life	1:00 YY:MM
Minimum Cost	\$500
Analysis Format	Analysis
Cash Flow Schedule	30 Years
Allocation Format	Proportional
Contribution Method	Future Cost
Measurement Basis	N/A

Reserve Study Summary

Executive Landing HOA

Initial Inspect Date: August 5, 2014

The following Level I reserve study (analysis with site visit) was performed for Executive Landing HOA ("property") located off Red Road, Heard County, Anywhere, Georgia, 30127 beginning on June 9, 2014. The property has 244 homes. The reserve study is for the fiscal year starting January 1, 2015 and ending December 31, 2044.

The reserve plan, based on all the assumptions, assures that funds for major repairs and replacement will be available when needed and that this method is equitable for charging current rather than future owners with the cost of current use.

There are four funding objectives:

1. **Full Funding:** This funding method has the objective to calculate a contribution schedule which will yield at some point in time reserves on hand equal to the value of the deterioration of each reserve component. For example, a pool resurfacing reserve component of \$10,000 with a useful life of 10 years after two years has deteriorated 2/10ths of \$10,000 which equals \$2,000. For this item to be fully funded, funds in the amount of \$2,000 would be on hand in the reserve account for the depletion of this component. If this is the case, we say that that item has a Percent Funding of 100%. This calculation is a measurement of the strength of the Reserve Fund.

A guide for the various degrees of Full Funding are:

0-30%	poorly funded
30%-70%	fairly funded
70-100%	well-funded
100+ %	very well-funded

2. **Baseline Funding:** This method has an objective to have reserves on hand so as never to run out of money.
3. **Threshold Funding:** This method describes an objective chosen by the Board other than Full Funding or Baseline Funding or may be a blend of the two methods to accomplish a specific objective.
4. **Statutory Funding:** This describes a funding objective as described or required by local law, state law or Federal lending regulations. Fannie Mae, FHA and 25 states currently require Reserve Studies with prescribed frequency with directed funded methods.

There is no single "right answer" but rather the solution is an achievable and reasonable funding scheme which takes into consideration both the condition of the assets and the objectives outlined in the funding method described above.

Because of the method of these calculations, the funding scheme will be affected by the cost of a component, the estimated useful life of that component, the estimated remaining life based on conditions observed and the scheduled "Replace Date". The reader should be careful to be ever mindful that projections are based on the expected behavior of the components listed with consideration given to historical, industry or manufacturer guidelines.

The calculations, projections and reports in this reserve study were generated using the PRA System (PRA). PRA has received a Quality Assurance Evaluation from a Certified Public Accounting firm verifying the system for accuracy and compliance with the AICPA's Audit and Accounting Guide for Common Interest Realty Associations, cash flow projections, and tax calculations consistent with IRS guidelines for 1120c and 1120h corporations. PRA provides for complete, flexible reserve study assumptions while allowing for either current cost or future cost projections while calculating interest and projecting cash flows on a monthly and annual basis.

As of January 1, 2015, the estimated reserve fund balance is \$105,000. The estimated current replacement cost of the reserve items is \$369,259, and with an annual compounded inflation rate of 3.00% the future replacement cost is \$497,046.

Both the **Cash Flow** method and the **Percent Funded** method were utilized in preparing the reserve plan with the objective that reserves funds would be available as needed. The following describes how the cash flow was produced:

- Reserve Fund Balance – projected from the date of the reserve study to the beginning of the fiscal year above;
- Reserve Item Data - for each reserve item the following was determined: description, category, basis cost, cost, quantity, estimated useful life and estimated remaining life;
- Expenditures - the reserve item data above was used to project when the initial and recurring expenditures will be incurred over the next 30 years (includes taxes on interest earned);
- Interest – calculated on the available funds;
- Contribution – determined based on the following: annual contribution increases, interest earned with related taxes and inflation on reserve items.

No items have been reserved for which have an estimated useful life of less than one year or a total cost less than \$500.00.

This report is based upon the following financial assumptions:

- Annual Reserve Contribution - \$48,000 in year 2015-2019
- Annual Contribution Decrease - \$10,000 in year 2020 to \$38,000 yearly contribution
- Annual Contribution Increase - \$1,000 per year beginning in year 2021

- Interest Earned - 0.00%
- Taxes on Interest Earned - 0.00%
- Inflation on Reserve Items - 3.00%
- Contingency - 0.00%
- Contingency Time - 0:00 Yr:Mo

No Contingency dollars have been included in the study due to the relatively low risk of incidences of exposure not covered by insurance, due to the infrastructure maintained by the county, and due to the overall condition of the property which substantially improved in 2014. In the event that a non-insured event occurs, then the Reserve Fund will need to be reevaluated during the recommended annual review to address any replenishment of funds that might be required.

The annual contribution for the initial year of this reserve study is \$48,000, \$4,000 on a monthly basis and on an average of \$16 per unit decreasing to 38,000 in year 2020 then increasing \$1,000 per year beginning in year 2021.

The average interest rate earned before and after taxes for the initial of this reserve study are 0.00%, and 0.00%, respectively.

Based upon Percent Funding, as of January 1, 2015, with an estimated reserve fund balance of \$105,000, 100% Funded being \$224,864, the percent funded amount is 46.69%. If the cash flow funding plan is adhered to by the board of directors, sufficient funds should be available as needed.

This study includes an Amenity Building addition beginning in late 2014 and continuing into 2015. The budget for this expenditure is \$90,000. For purposes of this report the entire expenditure is reflected in the year 2015 expenditures. Care must be exercised in monitoring the ending reserve account level at the end of year 2015 into year 2016 until it recovers to acceptable levels in year 2019.

This study includes noteworthy items which will need attention in the near future. Those items are identified by photographs at the end of this study/report. A \$10,000 expenditure has been allocated in this study to fund the identified repair items. None of these items are urgent but should be completed by early 2016.

The study comments on one item of special concern which is the condition of the lower tennis courts. There are multiple cracks of substantial width which need to be filled immediately to prevent water entry. During the site inspection we used a 36" fiberglass probing rod to measure the compactness of the soil in that area. We found the soil to be of substantial bearing therefore our conclusion is that the excessive wide cracks of the lower courts is a result of inadequate attention to court maintenance in the years past. Cracks in tennis courts are common however when left unattended, water will enter the cracks causing the cracks to worsen, widen and accelerate in severity. This study reflects that the courts will not be resurfaced until the year 2019 per the instructions of the Board. In the interim, the cracks must be addressed in some manner to keep this situation from worsening.

Developer records, plats, association records provided and industry cost data services and life expectancies of assets and their components were used for determining the current repair or replacement cost of reserve items. The financial representations set forth in this summary is based on the best estimates of the preparer at the time of this report and is subject to change as market or property conditions dictate. For the reason, this study should be updated on an annual basis to factor in market cost changes and changes in the remaining life calculations of the assets and their components.

Respectfully Submitted

Christine Fortenberry

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Assumptions and Comments

Executive Landing HOA

Item	Comment (s)
1	The activities to create this reserve study includes a visual observation of common elements or elements whose maintenance and replacement is the responsibility of the Owner's association. This visual observation is limited to that which is required to establish the long term maintenance and/or replacement budget of the elements referenced herein and their expected useful lives. This report is not a compliance inspection of past or current codes or regulations of any kind. Any references to codes or regulations in this report is to assist in discussions or clarifications of problems.
2	Treated landscape timbers typically have a lifetime warranty.
3	Cedar products above ground typically have a lifetime warranty provided they are maintained and sealed.
4	Treated products above ground typically have a lifetime warranty provided they are maintained and sealed.
5	Composite decking above ground typically has a lifetime warranty provided it is maintained and penetrations sealed.
6	Annual termite inspections should be a routine occurrence inclusive of a termite bond.
7	Pool bulbs, swings, play set maintenance should be included in the annual maintenance budget. The area under any swings or at the end of any slide should have a rubber pad or deeper mulch for safety and typically requires more frequent maintenance than other areas of the play area.
8	If applicable, the security system should be active at all times and should include smoke detectors all of which should be monitored.
9	Repair or replacement of irrigation system components should be included in the annual budget. 24 station or larger timers are included in the reserve study.
10	Small accent landscaping light fixtures are excluded from this report for reasons of cost each and the repair and replacement of same should be included in the annual maintenance budget.
11	The battery in the emergency lighting and the lighted exit signs should be checked annually. If a failure occurs, the battery or the

	fixture should be replaced.
12	Pool umbrellas and umbrella bases are not included in the study as this annual maintenance item.
13	The uniform community street lights are not community property and are maintained by the utility company.
14	Tennis court windscreens are not included in this report as they are typically included in the annual operating budget
15	Chlorinators are not included in the study as they are typically replaced as needed and the cost is below the study threshold of \$500 or they are furnished by the pool contractor.
16	Some foot bridges in the nature area are not currently stained. These structures should be cleaned yearly to remove mold, fungus and slippery coatings.
17	The drain lines, water lines and irrigation lines underground could not be visually inspected and are not addressed in this report.
18	The paint useful lives have been adjusted on a building by building basis for exposure to direct sunlight or shading. Buildings which have a shaded exposure have longer useful lives for painting. This should be monitored and adjusted as warranted.
19	Pressure washing of sidewalks or the pool deck is not included in this study. If the pool deck or sidewalks are pressure washed, care should be taken to use lower pressures and gentle detergents. Any pressure washing event will remove a small amount of concrete surface material and will over time expose the aggregate prematurely.
20	If the component replacement cost is less than \$500, the expected life is less than one year or because there is a manufacturer warranty greater than the scope of this report then the cost of repair or replacement of these items should be included in the annual operations budget.

Infrastructure Comments

Executive Landing HOA

Applicable	Comment (s)
X	Asphalt pavement is supported by the integrity of the soils and gravel base structure underneath. A minimum of a yearly inspection should be performed for all asphalt surfaces to discover and repair any cracks or open areas which would allow water to enter the supporting base structure.
X	Erosion behind or under concrete curbing will permit movement of the curbing. This movement will create water entry points leading to asphalt damage and accelerated curbing movement and settling. A minimum of a yearly inspection should be performed for cracks, erosion and settlement in the curbing and deficiencies should be corrected.
X	Cracks or erosion behind or under concrete sidewalks will allow water entry to the supporting base material supporting the sidewalk. This movement will create water entry points leading to heaving, settling, separation and changes in pitch. A minimum of a yearly inspection should be performed for cracks, erosion, vertical displacement and settlement and deficiencies should be corrected.
X	Pressure washing of concrete surfaces may need to be performed from time to time but care should be exercised in the frequency of the pressure washing, solvents or chemicals used and the pressure of the stream of water. Each pressure washing event will remove a thin layer of the cement surface. Unless care is exercised, the concrete aggregate will be exposed prematurely.
X	Catch basin and drop inlet structures should be checked yearly and cleaned as required to minimize accumulation of silt and trash in the structures or connecting underground pipes. Blowing leaves, grass clippings, or other landscaping debris into these structures should be prohibited and strictly enforced.
X	Landscaping grass, straw or other stabilization plantings should be maintained in such a manner that erosion does not occur and underground cabling is not exposed.
X	Shrubbery adjacent to drop inlets should not be permitted as these plantings will reduce the intake capacities. Shrubbery adjacent to

	buildings should be pruned to maintain a 24" clearance.
X	Most municipalities no longer allow for dedicated water meters for sprinkler systems therefore rain gauges or other mechanical or electronic devices should be utilized to minimize water usage. Station cutoff valves and system gate valves should be located and identified for quick access in the event of an emergency or water line break.
X	Treated lumber has a long life expectancy however water on treated lumber flat surfaces or treated lumber in shaded areas may have a shortened life expectancy if these surfaces are not cleaned and protected on a regular basis with water repelling coatings such as stains and sealers. The tops of fence posts require a permanent cover to prevent water from entering any cross-grain wood cuts.
X	Tot lots and other exposed wood structures, decks or Gazebos, docks, benches, etc. should be inspected yearly. Splintered or cracking wood should be repaired or replaced.
X	Gutters and downspouts are critical to direct water away from buildings. These gutters should be checked and cleaned twice yearly. Water exiting downspouts should be piped or otherwise directed five feet from the building before entering the soil itself. Additionally, water should be directed or piped away from patios, fences and retaining walls.
X	While painting will occur at required intervals, in the interim, siding butt joints and caulk joints between exterior components must be monitored and filled as required. Those areas exposed to intense sunlight will require more frequent attention. Siding or wood components touching masonry or roof surfaces should be monitored continuously and repaired or replaced as needed maintaining clearance from masonry or roof surfaces if possible.
X	Railings and handrails should be continuously monitored and repaired as required to maintain structural integrity.
	Pool equipment rooms should be mechanically ventilated and heated or winterized. Bathrooms, kitchen areas or other areas containing water fixtures should be located in heated areas or winterized to prevent freeze damage.
X	HVAC equipment should be covered by annual maintenance and inspection contacts. Water Heaters should be checked annually by a qualified plumbing contractor and should be located in a heated area to prevent freeze damage.

Executive Landing HOA

Analysis Date - January 1, 2015

Percent Funded - Annual

Beginning Date	100 %		Beginning Balance	Percent Funded	Contribution	Interest	Expenditure Future Cost
	Funded Current Cost						
01/01/2015	\$	224,864	\$ 105,000	46.69 %	\$ 48,000	\$	0 \$ 123,822
01/01/2016		224,364	29,177	13.00	48,000	0	23,481
01/01/2017		225,770	53,695	23.78	48,000	0	13,205
01/01/2018		237,921	88,489	37.19	48,000	0	24,975
01/01/2019		240,011	111,514	46.46	48,000	0	37,416
01/01/2020		232,493	122,097	52.52	38,000	0	40,957
01/01/2021		223,334	119,140	53.35	39,000	0	20,802
01/01/2022		231,834	137,338	59.24	39,999	0	18,888
01/01/2023		243,105	158,449	65.18	40,999	0	3,969
01/01/2024		266,729	195,480	73.29	41,999	0	37,108
01/01/2025		263,130	200,372	76.15	42,999	0	116,777
01/01/2026		206,217	126,594	61.39	43,999	0	26,053
01/01/2027		213,935	144,540	67.56	44,999	0	11,227
01/01/2028		234,779	178,312	75.95	45,999	0	104,097
01/01/2029		193,424	120,215	62.15	46,999	0	36,770
01/01/2030		195,052	130,443	66.88	47,999	0	76,804
01/01/2031		179,754	101,639	56.54	48,999	0	30,706
01/01/2032		188,800	119,932	63.52	49,999	0	24,974
01/01/2033		205,452	144,957	70.56	50,999	0	7,947
01/01/2034		235,259	188,008	79.92	51,999	0	51,397
01/01/2035		229,659	188,610	82.13	52,999	0	111,577
01/01/2036		203,801	130,032	63.80	53,999	0	39,692
01/01/2037		210,898	144,339	68.44	54,999	0	36,076
01/01/2038		227,483	163,262	71.77	55,999	0	50,391
01/01/2039		231,534	168,870	72.94	56,999	0	54,854
01/01/2040		230,226	171,015	74.28	57,999	0	34,556
01/01/2041		254,667	194,458	76.36	58,999	0	41,718
01/01/2042		264,810	211,738	79.96	59,999	0	18,665
01/01/2043		296,009	253,071	85.49	60,999	0	8,342
01/01/2044		335,741	305,728	91.06	61,999	0	63,340

Executive Landing HOA

Analysis Date - January 1, 2015

Percent Funded - Cash Flow - % Change

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
100% Funded	224,864	224,364	225,770	237,921	240,011	232,493	223,334	231,834	243,105	266,729
Percent Funded	46.69%	13.00%	23.78%	37.19%	46.46%	52.52%	53.35%	59.24%	65.18%	73.29%
Begin Balance	105,000	29,177	53,695	88,489	111,514	122,097	119,140	137,338	158,449	195,480
Contribution	48,000	48,000	48,000	48,000	48,000	38,000	39,000	39,999	40,999	41,999
Average Per Unit	196	196	196	196	196	155	159	163	168	172
Percent Change	0.00%	0.00%	0.00%	0.00%	0.00%	-20.83%	2.63%	2.56%	2.50%	2.44%
Special Assessment	0	0	0	0	0	0	0	0	0	0
Interest	0	0	0	0	0	0	0	0	0	0
Less Tax on Interest	0	0	0	0	0	0	0	0	0	0
Net Interest	0	0	0	0	0	0	0	0	0	0
Less Expenditures	123,822	23,481	13,205	24,975	37,416	40,957	20,802	18,888	3,969	37,108
Less Deferred...	0	0	0	0	0	0	0	0	0	0
Ending Balance	29,177	53,695	88,489	111,514	122,097	119,140	137,338	158,449	195,480	200,372

	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
100% Funded	263,130	206,217	213,935	234,779	193,424	195,052	179,754	188,800	205,452	235,259
Percent Funded	76.15%	61.39%	67.56%	75.95%	62.15%	66.88%	56.54%	63.52%	70.56%	79.92%
Begin Balance	200,372	126,594	144,540	178,312	120,215	130,443	101,639	119,932	144,957	188,008
Contribution	42,999	43,999	44,999	45,999	46,999	47,999	48,999	49,999	50,999	51,999
Average Per Unit	176	180	184	188	192	196	200	204	209	213
Percent Change	2.38%	2.33%	2.27%	2.22%	2.17%	2.13%	2.08%	2.04%	2.00%	1.96%
Special Assessment	0	0	0	0	0	0	0	0	0	0
Interest	0	0	0	0	0	0	0	0	0	0
Less Tax on Interest	0	0	0	0	0	0	0	0	0	0
Net Interest	0	0	0	0	0	0	0	0	0	0
Less Expenditures	116,777	26,053	11,227	104,097	36,770	76,804	30,706	24,974	7,947	51,397
Less Deferred...	0	0	0	0	0	0	0	0	0	0
Ending Balance	126,594	144,540	178,312	120,215	130,443	101,639	119,932	144,957	188,008	188,610

	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
100% Funded	229,659	203,801	210,898	227,483	231,534	230,226	254,667	264,810	296,009	335,741
Percent Funded	82.13%	63.80%	68.44%	71.77%	72.94%	74.28%	76.36%	79.96%	85.49%	91.06%
Begin Balance	188,610	130,032	144,339	163,262	168,870	171,015	194,458	211,738	253,071	305,728
Contribution	52,999	53,999	54,999	55,999	56,999	57,999	58,999	59,999	60,999	61,999
Average Per Unit	217	221	225	229	233	237	241	245	249	254
Percent Change	1.92%	1.89%	1.85%	1.82%	1.79%	1.75%	1.72%	1.69%	1.67%	1.64%
Special Assessment	0	0	0	0	0	0	0	0	0	0
Interest	0	0	0	0	0	0	0	0	0	0
Less Tax on Interest	0	0	0	0	0	0	0	0	0	0
Net Interest	0	0	0	0	0	0	0	0	0	0
Less Expenditures	111,577	39,692	36,076	50,391	54,854	34,556	41,718	18,665	8,342	63,340
Less Deferred...	0	0	0	0	0	0	0	0	0	0
Ending Balance	130,032	144,339	163,262	168,870	171,015	194,458	211,738	253,071	305,728	304,387

Executive Landing HOA

Analysis Date - January 1, 2015

Cash Flow - Annual

Period	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
01/15 - 12/15	\$ 105,000.00	\$ 48,000.00	\$ 0.00	\$ 123,822.49	\$ 29,177.51
01/16 - 12/16	29,177.51	48,000.00	0.00	23,481.73	53,695.78
01/17 - 12/17	53,695.78	48,000.00	0.00	13,205.81	88,489.97
01/18 - 12/18	88,489.97	48,000.00	0.00	24,975.29	111,514.68
01/19 - 12/19	111,514.68	48,000.00	0.00	37,416.90	122,097.78
01/20 - 12/20	122,097.78	38,000.04	0.00	40,957.12	119,140.70
01/21 - 12/21	119,140.70	39,000.00	0.00	20,802.60	137,338.10
01/22 - 12/22	137,338.10	39,999.96	0.00	18,888.10	158,449.96
01/23 - 12/23	158,449.96	40,999.92	0.00	3,969.31	195,480.57
01/24 - 12/24	195,480.57	41,999.88	0.00	37,108.33	200,372.12
	\$ 105,000.00	\$ 439,999.80	\$ 0.00	\$ 344,627.68	\$ 200,372.12

Period	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
01/25 - 12/25	200,372.12	42,999.84	0.00	116,777.47	126,594.49
01/26 - 12/26	126,594.49	43,999.80	0.00	26,053.64	144,540.65
01/27 - 12/27	144,540.65	44,999.76	0.00	11,227.77	178,312.64
01/28 - 12/28	178,312.64	45,999.72	0.00	104,097.34	120,215.02
01/29 - 12/29	120,215.02	46,999.68	0.00	36,770.93	130,443.77
01/30 - 12/30	130,443.77	47,999.64	0.00	76,804.28	101,639.13
01/31 - 12/31	101,639.13	48,999.60	0.00	30,706.32	119,932.41
01/32 - 12/32	119,932.41	49,999.56	0.00	24,974.89	144,957.08
01/33 - 12/33	144,957.08	50,999.52	0.00	7,947.63	188,008.97
01/34 - 12/34	188,008.97	51,999.48	0.00	51,397.90	188,610.55
	\$ 200,372.12	\$ 474,996.60	\$ 0.00	\$ 486,758.17	\$ 188,610.55

Period	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
01/35 - 12/35	188,610.55	52,999.44	0.00	111,577.67	130,032.32
01/36 - 12/36	130,032.32	53,999.40	0.00	39,692.14	144,339.58
01/37 - 12/37	144,339.58	54,999.36	0.00	36,076.38	163,262.56
01/38 - 12/38	163,262.56	55,999.32	0.00	50,391.19	168,870.69
01/39 - 12/39	168,870.69	56,999.28	0.00	54,854.27	171,015.70
01/40 - 12/40	171,015.70	57,999.24	0.00	34,556.80	194,458.14
01/41 - 12/41	194,458.14	58,999.20	0.00	41,718.98	211,738.36
01/42 - 12/42	211,738.36	59,999.16	0.00	18,665.80	253,071.72
01/43 - 12/43	253,071.72	60,999.12	0.00	8,342.42	305,728.42
01/44 - 12/44	305,728.42	61,999.08	0.00	63,340.19	304,387.31
	\$ 188,610.55	\$ 574,992.60	\$ 0.00	\$ 459,215.84	\$ 304,387.31

Executive Landing HOA

Analysis Date - January 1, 2015

Cash Flow - Avg/Unit - % Chng

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Begin Balance	105,000	29,177	53,695	88,489	111,514	122,097	119,140	137,338	158,449	195,480
Contribution	48,000	48,000	48,000	48,000	48,000	38,000	39,000	39,999	40,999	41,999
Average Per Unit	196	196	196	196	196	155	159	163	168	172
Percent Change	0.00%	0.00%	0.00%	0.00%	0.00%	-20.83%	2.63%	2.56%	2.50%	2.44%
Interest	0	0	0	0	0	0	0	0	0	0
Less Expenditures	123,822	23,481	13,205	24,975	37,416	40,957	20,802	18,888	3,969	37,108
Ending Balance	29,177	53,695	88,489	111,514	122,097	119,140	137,338	158,449	195,480	200,372

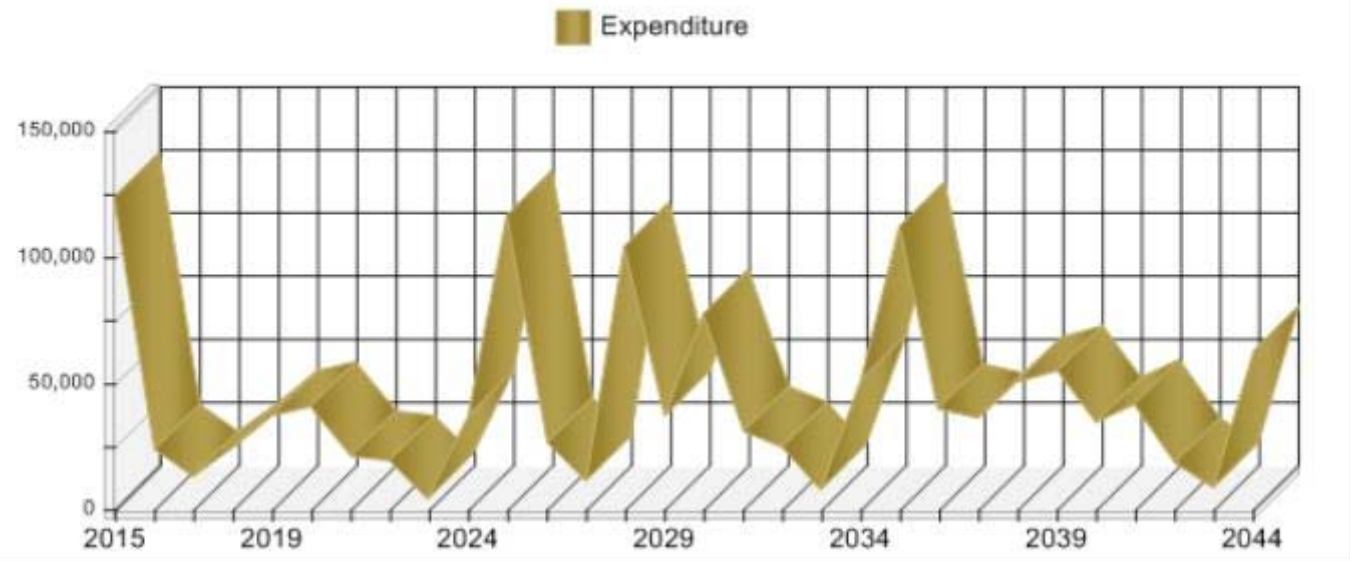
	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Begin Balance	200,372	126,594	144,540	178,312	120,215	130,443	101,639	119,932	144,957	188,008
Contribution	42,999	43,999	44,999	45,999	46,999	47,999	48,999	49,999	50,999	51,999
Average Per Unit	176	180	184	188	192	196	200	204	209	213
Percent Change	2.38%	2.33%	2.27%	2.22%	2.17%	2.13%	2.08%	2.04%	2.00%	1.96%
Interest	0	0	0	0	0	0	0	0	0	0
Less Expenditures	116,777	26,053	11,227	104,097	36,770	76,804	30,706	24,974	7,947	51,397
Ending Balance	126,594	144,540	178,312	120,215	130,443	101,639	119,932	144,957	188,008	188,610

	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
Begin Balance	188,610	130,032	144,339	163,262	168,870	171,015	194,458	211,738	253,071	305,728
Contribution	52,999	53,999	54,999	55,999	56,999	57,999	58,999	59,999	60,999	61,999
Average Per Unit	217	221	225	229	233	237	241	245	249	254
Percent Change	1.92%	1.89%	1.85%	1.82%	1.79%	1.75%	1.72%	1.69%	1.67%	1.64%
Interest	0	0	0	0	0	0	0	0	0	0
Less Expenditures	111,577	39,692	36,076	50,391	54,854	34,556	41,718	18,665	8,342	63,340
Ending Balance	130,032	144,339	163,262	168,870	171,015	194,458	211,738	253,071	305,728	304,387

Executive Landing HOA

Analysis Date - January 1, 2015

Cash Flow - Chart



Executive Landing HOA

Analysis Date - January 1, 2015

Expenditures - Description

Description	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Armor Crack Repair (Typical Use)		8,564			9,370		9,949			10,884
Asphalt Parking: Sealcoat, Restripe, R	3,499									
Asphalt Shingle 25YR R&R										
Asphalt: Mill & Overlay 1.5"										
Ballast Lift Fee			213		227			248		263
Ballust 175W R&R						596				
Ballust 400W R&R			3,369		3,066			3,914		3,562
Basketball Court: Overlay										
Basketball Court: Resurface						2,048				
Basketball Goals R&R						3,218				
Bath Mirrors										
Bath Sink & Faucet ADA R&R										
Bench: Composite 5/6 ' R&R								3,355		
Bench: PVC 4/5' R&R			1,069					1,242		
Cabinet: 36" Base R&R										
Cabinet: Laminate Top R&R										
Cabinet: Wall Units R&R										
Community Room	90,000									
Fence: Chain Link 10' Color R&R Fabri										
Fence: Privacy Treated Fence R&R										
Fence: Split Rail Cedar R&R						913				
Fence: Treated Ranch Rail R&R										
Fence:Steel/Alum 5/8" Picket/2" Post										
Fiberglass ADA Shower Unit R&R										
Fiberglass Shower Unit R&R										
Grill: Built-In 4 Burner Exterior R&R						1,755				
HVAC 3.5-4T R&R								5,591		
Kitchen Sink R&R										
Light Fixtures						1,087				2,320
Light Relays R&R			427		454			497		527
Motor 2-3.5 HP R&R			855	881	908			994	1,024	1,055
Paint: Architectural Metal Repaint	11,089									
Paint: Covered Porches								1,437		

Executive Landing HOA

Analysis Date - January 1, 2015

Expenditures - Description

Description	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Paint: Covered Porches (Concrete Flo	604	1,323								
Paint: Decorative Light Poles	1,360	1,401								
Paint: Decorative Street Posts					1,476					
Paint: Exterior Cornice Only								247		
Paint: Exterior Walls Only								1,359		
Paint: Interior Ceilings Only										
Paint: Interior Walls & Trim										3,462
Picnic Table & Benches Coated R&R										
Picnic Table & Benches Fiberglass R&										
Playground (Composit Frame) Replac										
Playground: Playsafe Mulch Add 4"		1,090				1,228				1,385
Pool Cover Replace					8,259					
Pool Furniture: Restrap					1,499					1,741
Pool Light Fixture R&R	1,209		1,283		1,362					
Pool Replaster				21,558						
Pool Tile R&R	4,252									
Pool: Chairs R&R						7,373				
Pool: Chaise Lounge Chair R&R						8,777				
Pool: Table Fiberglass R&R						1,843				
Range R&R										
Refrigerator Single R&R										
Repairs to Walk Path										
Sand Filter TR 100: Change Sand				551					640	
Sand Filter TR 140: Change Sand				1,984					2,304	
Sand Filter TR100: Change Filter						2,340				
Sand Filter TR140: Change Filter						8,777				
Site Repairs	10,000									
Stain: Covered Wood Structures	1,630	1,043	5,375							
Stain: Deck Floor					543					
Stain: Exterior Wood Deck & Railing	176	638	609							
Stain: Privacy Fence		76								
Tennis Court: Resurface (Typical Use)		9,343			10,247		10,853			11,904
Tennis Courts: Overlay										

Executive Landing HOA

Analysis Date - January 1, 2015

Expenditures - Description

Description	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Toilet ADA R&R										
Toilet Compartments: Doors R&R										
Urinal R&R										
Video Recorder: 8 Station R&R										
Water Cooler: Wall Mount R&R										
Water Heater: Electric 40/50 Gal R&R						994				
	123,822	23,481	13,205	24,975	37,416	40,957	20,802	18,888	3,969	37,108

Executive Landing HOA

Analysis Date - January 1, 2015

Expenditures - Description

Description	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Armor Crack Repair (Typical Use)		11,557			12,643		13,424			14,687
Asphalt Parking: Sealcoat, Restripe, R	4,722									
Asphalt Shingle 25YR R&R						3,979				
Asphalt: Mill & Overlay 1.5"						42,632				
Ballast Lift Fee			288		306			335		356
Ballust 175W R&R						805				
Ballust 400W R&R			4,546		4,138			5,281		4,806
Basketball Court: Overlay	9,516									
Basketball Court: Resurface			2,526							3,115
Basketball Goals R&R										
Bath Mirrors						476				
Bath Sink & Faucet ADA R&R						1,745				
Bench: Composite 5/6 ' R&R								4,527		
Bench: PVC 4/5' R&R			1,443					1,676		
Cabinet: 36" Base R&R										
Cabinet: Laminate Top R&R						386				
Cabinet: Wall Units R&R										
Community Room										
Fence: Chain Link 10' Color R&R Fabri	11,256			12,315						
Fence: Privacy Treated Fence R&R	318									
Fence: Split Rail Cedar R&R										
Fence: Treated Ranch Rail R&R	9,525									
Fence:Steel/Alum 5/8" Picket/2" Post										
Fiberglass ADA Shower Unit R&R						6,348				
Fiberglass Shower Unit R&R						4,761				
Grill: Built-In 4 Burner Exterior R&R										
HVAC 3.5-4T R&R										
Kitchen Sink R&R										801
Light Fixtures										
Light Relays R&R			577		613			670		712
Motor 2-3.5 HP R&R			1,154	1,189	1,226			1,341	1,382	1,424
Paint: Architectural Metal Repaint										
Paint: Covered Porches						1,826				

Executive Landing HOA

Analysis Date - January 1, 2015

Expenditures - Description

Description	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Paint: Covered Porches (Concrete Flo	815	1,786								
Paint: Decorative Light Poles										
Paint: Decorative Street Posts					1,992					
Paint: Exterior Cornice Only						314				
Paint: Exterior Walls Only						1,727				
Paint: Interior Ceilings Only	1,334									
Paint: Interior Walls & Trim										4,672
Picnic Table & Benches Coated R&R										
Picnic Table & Benches Fiberglass R&	1,495									
Playground (Composit Frame) Replac	20,392									
Playground: Playsafe Mulch Add 4"				1,561				1,760		
Pool Cover Replace										
Pool Furniture: Restrap					2,023					2,349
Pool Light Fixture R&R										
Pool Replaster				29,089						
Pool Tile R&R	5,738									
Pool: Chairs R&R										
Pool: Chaise Lounge Chair R&R										
Pool: Table Fiberglass R&R										
Range R&R										981
Refrigerator Single R&R										1,427
Repairs to Walk Path										
Sand Filter TR 100: Change Sand				743					863	
Sand Filter TR 140: Change Sand				2,677					3,109	
Sand Filter TR100: Change Filter										
Sand Filter TR140: Change Filter										
Site Repairs										
Stain: Covered Wood Structures						2,555	1,635	8,425		
Stain: Deck Floor			690							
Stain: Exterior Wood Deck & Railing						276	1,000	955		
Stain: Privacy Fence		102								
Tennis Court: Resurface (Typical Use)		12,607			13,827		14,645			16,062
Tennis Courts: Overlay	51,660			56,519						

Executive Landing HOA

Analysis Date - January 1, 2015

Expenditures - Description

Description	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Toilet ADA R&R						2,380				
Toilet Compartments: Doors R&R						2,221				
Urinal R&R						1,349				
Video Recorder: 8 Station R&R									2,591	
Water Cooler: Wall Mount R&R						3,015				
Water Heater: Electric 40/50 Gal R&R										
	116,777	26,053	11,227	104,097	36,770	76,804	30,706	24,974	7,947	51,397

Executive Landing HOA

Analysis Date - January 1, 2015

Expenditures - Description

Description	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
Armor Crack Repair (Typical Use)		15,594			17,061		18,114			19,818
Asphalt Parking: Sealcoat, Restripe, R	6,372									
Asphalt Shingle 25YR R&R										
Asphalt: Mill & Overlay 1.5"	44,807									
Ballast Lift Fee			389		413			452		480
Ballust 175W R&R						1,086				
Ballust 400W R&R			6,135		5,583			7,126		6,486
Basketball Court: Overlay										
Basketball Court: Resurface							3,842			
Basketball Goals R&R	5,044									
Bath Mirrors										
Bath Sink & Faucet ADA R&R										
Bench: Composite 5/6 ' R&R								6,108		
Bench: PVC 4/5' R&R			1,947					2,262		
Cabinet: 36" Base R&R					2,755					
Cabinet: Laminate Top R&R										
Cabinet: Wall Units R&R										
Community Room										
Fence: Chain Link 10' Color R&R Fabri										
Fence: Privacy Treated Fence R&R										
Fence: Split Rail Cedar R&R										
Fence: Treated Ranch Rail R&R										
Fence:Steel/Alum 5/8" Picket/2" Post	17,643									
Fiberglass ADA Shower Unit R&R										
Fiberglass Shower Unit R&R										
Grill: Built-In 4 Burner Exterior R&R						3,196				
HVAC 3.5-4T R&R			8,764							
Kitchen Sink R&R										
Light Fixtures										
Light Relays R&R			779		827			905		960
Motor 2-3.5 HP R&R			1,558	1,605	1,654			1,810	1,865	1,921
Paint: Architectural Metal Repaint	20,191									
Paint: Covered Porches				2,321						

Executive Landing HOA

Analysis Date - January 1, 2015

Expenditures - Description

Description	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
Paint: Covered Porches (Concrete Flo	1,100	2,410								
Paint: Decorative Light Poles	2,476	2,551								
Paint: Decorative Street Posts					2,688					
Paint: Exterior Cornice Only				399						
Paint: Exterior Walls Only				2,195						
Paint: Interior Ceilings Only						2,092				
Paint: Interior Walls & Trim										6,304
Picnic Table & Benches Coated R&R	1,559									
Picnic Table & Benches Fiberglass R&						2,344				
Playground (Composit Frame) Replac										
Playground: Playsafe Mulch Add 4"		1,984				2,237				2,522
Pool Cover Replace			14,164							
Pool Furniture: Restrap					2,729					3,170
Pool Light Fixture R&R	2,201		2,337		2,481					
Pool Replaster				39,252						
Pool Tile R&R	7,743									
Pool: Chairs R&R										
Pool: Chaise Lounge Chair R&R										
Pool: Table Fiberglass R&R						3,356				
Range R&R										
Refrigerator Single R&R										
Repairs to Walk Path										
Sand Filter TR 100: Change Sand				1,003					1,165	
Sand Filter TR 140: Change Sand				3,612					4,196	
Sand Filter TR100: Change Filter						4,261				
Sand Filter TR140: Change Filter						15,981				
Site Repairs										
Stain: Covered Wood Structures										
Stain: Deck Floor	877								1,115	
Stain: Exterior Wood Deck & Railing										
Stain: Privacy Fence		138								
Tennis Court: Resurface (Typical Use)		17,012			18,658		19,761			21,674
Tennis Courts: Overlay										

Executive Landing HOA

Analysis Date - January 1, 2015

Expenditures - Description

Description	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
Toilet ADA R&R										
Toilet Compartments: Doors R&R										
Urinal R&R										
Video Recorder: 8 Station R&R										
Water Cooler: Wall Mount R&R										
Water Heater: Electric 40/50 Gal R&R	1,559									
	111,577	39,692	36,076	50,391	54,854	34,556	41,718	18,665	8,342	63,340

Executive Landing HOA

Analysis Date - January 1, 2015

Expenditures - Item Number

Date	Description	Code	Service Date	Est Life	Future Cost	Salvage Value	Net Expenditure
Year --2015							
04/01/2015	Asphalt Parking: Sealcoat,...	920-001-0096	04/01/2005	10:00	\$ 2,441.97	\$ 0.00	\$ 2,441.97
04/01/2015	Asphalt Parking: Sealcoat,...	920-002-0096	04/01/2005	10:00	1,057.89	0.00	1,057.89
04/01/2015	Paint: Architectural Metal...	920-001-0103	04/01/1995	20:00	6,415.38	0.00	6,415.38
04/01/2015	Paint: Architectural Metal...	920-002-0103	04/01/1995	20:00	2,899.39	0.00	2,899.39
04/01/2015	Paint: Architectural Metal...	920-003-0103	04/01/1995	20:00	1,094.92	0.00	1,094.92
04/01/2015	Paint: Architectural Metal...	920-004-0103	04/01/1995	20:00	680.08	0.00	680.08
04/01/2015	Paint: Covered Porches...	920-002-0122	04/01/2005	10:00	604.51	0.00	604.51
04/01/2015	Paint: Decorative Light Poles	920-001-0137	04/01/1995	20:00	1,360.15	0.00	1,360.15
04/01/2015	Pool Light Fixture R&R	920-001-0118	04/01/1995	20:00	1,209.02	0.00	1,209.02
05/01/2015	Community Room	910-000-0132	05/01/2014	1:00	90,000.00	0.00	90,000.00
06/01/2015	Pool Tile R&R	920-001-0119	06/01/2005	10:00	3,766.73	0.00	3,766.73
06/01/2015	Pool Tile R&R	920-002-0119	06/01/2005	10:00	486.03	0.00	486.03
06/01/2015	Site Repairs	910-000-0133	06/01/2014	1:00	10,000.00	0.00	10,000.00
06/01/2015	Stain: Covered Wood Structures	920-001-0124	06/01/1995	20:00	1,630.23	0.00	1,630.23
06/01/2015	Stain: Exterior Wood Deck &...	920-001-0123	06/01/1995	20:00	176.19	0.00	176.19
					\$ 123,822.49	\$ 0.00	\$ 123,822.49
Year --2016							
04/01/2016	Armor Crack Repair (Typical Use)	920-001-0069	04/01/2009	7:00	8,564.85	0.00	8,564.85
04/01/2016	Paint: Covered Porches...	920-001-0122	04/01/2005	11:00	1,323.66	0.00	1,323.66
04/01/2016	Paint: Decorative Light Poles	920-002-0137	04/01/1995	21:00	1,401.52	0.00	1,401.52
04/01/2016	Playground: Playsafe Mulch Add...	910-000-0077	04/01/2012	4:00	1,090.07	0.00	1,090.07
04/01/2016	Tennis Court: Resurface (Typical...	920-001-0068	04/01/2009	7:00	9,343.47	0.00	9,343.47
06/01/2016	Stain: Covered Wood Structures	920-002-0124	06/01/1995	21:00	1,043.36	0.00	1,043.36
06/01/2016	Stain: Exterior Wood Deck &...	920-002-0123	06/01/1995	21:00	638.54	0.00	638.54
12/31/2016	Stain: Privacy Fence	910-000-0136	12/31/2006	10:00	76.26	0.00	76.26
					\$ 23,481.73	\$ 0.00	\$ 23,481.73
Year --2017							
04/01/2017	Ballast Lift Fee	920-002-0066	04/01/2012	5:00	213.95	0.00	213.95
04/01/2017	Ballast 400W R&R	920-002-0065	04/01/2012	5:00	3,369.68	0.00	3,369.68
04/01/2017	Bench: PVC 4/5' R&R	910-000-0134	04/01/2012	5:00	1,069.74	0.00	1,069.74
04/01/2017	Light Relays R&R	920-002-0067	04/01/2012	5:00	427.90	0.00	427.90
04/01/2017	Motor 2-3.5 HP R&R	920-002-0110	04/01/2012	5:00	855.79	0.00	855.79
04/01/2017	Pool Light Fixture R&R	920-002-0118	04/01/1995	22:00	1,283.69	0.00	1,283.69
06/01/2017	Stain: Covered Wood Structures	920-003-0124	06/01/1995	22:00	5,375.48	0.00	5,375.48
06/01/2017	Stain: Exterior Wood Deck &...	920-003-0123	06/01/1995	22:00	609.58	0.00	609.58
					\$ 13,205.81	\$ 0.00	\$ 13,205.81
Year --2018							
04/01/2018	Motor 2-3.5 HP R&R	920-003-0110	04/01/2013	5:00	881.82	0.00	881.82
04/01/2018	Pool Replaster	920-001-0120	04/01/2008	10:00	20,984.16	0.00	20,984.16
04/01/2018	Pool Replaster	920-002-0120	04/01/2008	10:00	574.07	0.00	574.07
04/01/2018	Sand Filter TR 100: Change Sand	910-000-0116	04/01/2013	5:00	551.14	0.00	551.14
04/01/2018	Sand Filter TR 140: Change Sand	910-000-0115	04/01/2013	5:00	1,984.10	0.00	1,984.10

Executive Landing HOA

Analysis Date - January 1, 2015

Expenditures - Item Number

Date	Description	Code	Service Date	Est Life	Future Cost	Salvage Value	Net Expenditure
					\$ 24,975.29	\$ 0.00	\$ 24,975.29
Year --2019							
04/01/2019	Armor Crack Repair (Typical Use)	920-002-0069	04/01/2014	5:00	\$ 9,370.38	\$ 0.00	\$ 9,370.38
04/01/2019	Ballast Lift Fee	920-001-0066	04/01/2014	5:00	227.16	0.00	227.16
04/01/2019	Ballust 400W R&R	920-001-0065	04/01/2014	5:00	3,066.67	0.00	3,066.67
04/01/2019	Light Relays R&R	920-001-0067	04/01/2014	5:00	454.32	0.00	454.32
04/01/2019	Motor 2-3.5 HP R&R	920-001-0110	04/01/2014	5:00	908.64	0.00	908.64
04/01/2019	Paint: Decorative Street Posts	910-000-0071	04/01/2009	10:00	1,476.55	0.00	1,476.55
04/01/2019	Pool Furniture: Restrap	910-000-0106	04/01/2014	5:00	1,499.26	0.00	1,499.26
04/01/2019	Pool Light Fixture R&R	920-003-0118	04/01/1995	24:00	1,362.96	0.00	1,362.96
05/01/2019	Tennis Court: Resurface (Typical...)	920-002-0068	05/01/2014	5:00	10,247.79	0.00	10,247.79
06/01/2019	Stain: Deck Floor	910-000-0117	06/01/2011	8:00	543.35	0.00	543.35
09/01/2019	Pool Cover Replace	910-000-0121	09/01/2001	18:00	8,259.82	0.00	8,259.82
					\$ 37,416.90	\$ 0.00	\$ 37,416.90
Year --2020							
04/01/2020	Basketball Court: Resurface	910-000-0075	04/01/2013	7:00	2,048.11	0.00	2,048.11
04/01/2020	Basketball Goals R&R	910-000-0076	04/01/2005	15:00	3,218.46	0.00	3,218.46
04/01/2020	Grill: Built-In 4 Burner Exterior...	910-000-0128	04/01/2000	20:00	1,755.53	0.00	1,755.53
04/01/2020	Playground: Playsafe Mulch Add...	910-000-0077	04/01/2016	4:00	1,228.87	0.00	1,228.87
04/01/2020	Pool: Chairs R&R	910-000-0109	04/01/1995	25:00	7,373.21	0.00	7,373.21
04/01/2020	Pool: Chaise Lounge Chair R&R	910-000-0108	04/01/1995	25:00	8,777.63	0.00	8,777.63
04/01/2020	Pool: Table Fiberglass R&R	910-000-0107	04/01/2000	20:00	1,843.30	0.00	1,843.30
04/01/2020	Sand Filter TR100: Change Filter	910-000-0112	04/01/1995	25:00	2,340.70	0.00	2,340.70
04/01/2020	Sand Filter TR140: Change Filter	910-000-0111	04/01/1995	25:00	8,777.63	0.00	8,777.63
04/01/2020	Water Heater: Electric 40/50...	910-000-0079	04/01/2005	15:00	994.80	0.00	994.80
06/01/2020	Fence: Split Rail Cedar R&R	910-000-0061	06/01/1995	25:00	913.91	0.00	913.91
06/01/2020	Light Fixtures	920-001-0125	06/01/1995	25:00	735.13	0.00	735.13
06/01/2020	Light Fixtures	920-003-0125	06/01/1995	25:00	235.24	0.00	235.24
06/01/2020	Light Fixtures	920-004-0125	06/01/1995	25:00	117.62	0.00	117.62
12/31/2020	Ballust 175W R&R	910-000-0138	12/31/2010	10:00	596.98	0.00	596.98
					\$ 40,957.12	\$ 0.00	\$ 40,957.12
Year --2021							
04/01/2021	Armor Crack Repair (Typical Use)	920-001-0069	04/01/2016	5:00	9,949.07	0.00	9,949.07
04/01/2021	Tennis Court: Resurface (Typical...)	920-001-0068	04/01/2016	5:00	10,853.53	0.00	10,853.53
					\$ 20,802.60	\$ 0.00	\$ 20,802.60
Year --2022							
04/01/2022	Ballast Lift Fee	920-002-0066	04/01/2017	5:00	248.53	0.00	248.53
04/01/2022	Ballust 400W R&R	920-002-0065	04/01/2017	5:00	3,914.28	0.00	3,914.28
04/01/2022	Bench: Composite 5/6 ' R&R	920-001-0072	04/01/2012	10:00	1,118.37	0.00	1,118.37
04/01/2022	Bench: Composite 5/6 ' R&R	920-002-0072	04/01/2012	10:00	1,491.15	0.00	1,491.15
04/01/2022	Bench: Composite 5/6 ' R&R	920-003-0072	04/01/2012	10:00	745.58	0.00	745.58
04/01/2022	Bench: PVC 4/5' R&R	910-000-0134	04/01/2017	5:00	1,242.63	0.00	1,242.63
04/01/2022	HVAC 3.5-4T R&R	910-000-0126	04/01/2007	15:00	5,591.83	0.00	5,591.83

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04/01/2022	Light Relays R&R	920-002-0067	04/01/2017	5:00	\$ 497.05	\$ 0.00	\$ 497.05
04/01/2022	Motor 2-3.5 HP R&R	920-002-0110	04/01/2017	5:00	994.10	0.00	994.10
05/01/2022	Paint: Covered Porches	910-000-0102	05/01/2014	8:00	1,437.58	0.00	1,437.58
05/01/2022	Paint: Exterior Cornice Only	910-000-0104	05/01/2014	8:00	247.59	0.00	247.59
05/01/2022	Paint: Exterior Walls Only	910-000-0101	05/01/2014	8:00	1,359.41	0.00	1,359.41
					\$ 18,888.10	\$ 0.00	\$ 18,888.10
Year --2023							
04/01/2023	Motor 2-3.5 HP R&R	920-003-0110	04/01/2018	5:00	1,024.34	0.00	1,024.34
04/01/2023	Sand Filter TR 100: Change Sand	910-000-0116	04/01/2018	5:00	640.21	0.00	640.21
04/01/2023	Sand Filter TR 140: Change Sand	910-000-0115	04/01/2018	5:00	2,304.76	0.00	2,304.76
					\$ 3,969.31	\$ 0.00	\$ 3,969.31
Year --2024							
04/01/2024	Armor Crack Repair (Typical Use)	920-002-0069	04/01/2019	5:00	10,884.80	0.00	10,884.80
04/01/2024	Ballast Lift Fee	920-001-0066	04/01/2019	5:00	263.87	0.00	263.87
04/01/2024	Ballust 400W R&R	920-001-0065	04/01/2019	5:00	3,562.30	0.00	3,562.30
04/01/2024	Light Relays R&R	920-001-0067	04/01/2019	5:00	527.75	0.00	527.75
04/01/2024	Motor 2-3.5 HP R&R	920-001-0110	04/01/2019	5:00	1,055.50	0.00	1,055.50
04/01/2024	Playground: Playsafe Mulch Add...	910-000-0077	04/01/2020	4:00	1,385.34	0.00	1,385.34
04/01/2024	Pool Furniture: Restrap	910-000-0106	04/01/2019	5:00	1,741.57	0.00	1,741.57
05/01/2024	Paint: Interior Walls & Trim	910-000-0099	05/01/2014	10:00	3,462.74	0.00	3,462.74
05/01/2024	Tennis Court: Resurface (Typical...	920-002-0068	05/01/2019	5:00	11,904.01	0.00	11,904.01
06/01/2024	Light Fixtures	920-002-0125	06/01/1995	29:00	2,320.45	0.00	2,320.45
					\$ 37,108.33	\$ 0.00	\$ 37,108.33
Year --2025							
04/01/2025	Asphalt Parking: Sealcoat,...	920-001-0096	04/01/2015	10:00	3,295.09	0.00	3,295.09
04/01/2025	Asphalt Parking: Sealcoat,...	920-002-0096	04/01/2015	10:00	1,427.47	0.00	1,427.47
04/01/2025	Basketball Court: Overlay	910-000-0074	04/01/1995	30:00	9,516.49	0.00	9,516.49
04/01/2025	Fence: Chain Link 10' Color R&R...	920-001-0064	04/01/1995	30:00	11,256.65	0.00	11,256.65
04/01/2025	Fence: Privacy Treated Fence R&R	910-000-0131	04/01/1995	30:00	318.12	0.00	318.12
04/01/2025	Paint: Covered Porches...	920-002-0122	04/01/2015	10:00	815.70	0.00	815.70
04/01/2025	Paint: Interior Ceilings Only	910-000-0100	04/01/2010	15:00	1,334.69	0.00	1,334.69
04/01/2025	Picnic Table & Benches...	910-000-0073	04/01/2010	15:00	1,495.45	0.00	1,495.45
04/01/2025	Playground (Composit Frame)...	910-000-0078	04/01/1995	30:00	20,392.49	0.00	20,392.49
04/01/2025	Tennis Courts: Overlay	920-001-0070	04/01/1995	30:00	51,660.96	0.00	51,660.96
06/01/2025	Fence: Treated Ranch Rail R&R	910-000-0063	06/01/1995	30:00	9,525.88	0.00	9,525.88
06/01/2025	Pool Tile R&R	920-001-0119	06/01/2015	10:00	5,082.65	0.00	5,082.65
06/01/2025	Pool Tile R&R	920-002-0119	06/01/2015	10:00	655.83	0.00	655.83
					\$ 116,777.47	\$ 0.00	\$ 116,777.47
Year --2026							
04/01/2026	Armor Crack Repair (Typical Use)	920-001-0069	04/01/2021	5:00	11,557.01	0.00	11,557.01
04/01/2026	Paint: Covered Porches...	920-001-0122	04/01/2016	10:00	1,786.08	0.00	1,786.08
04/01/2026	Tennis Court: Resurface (Typical...	920-001-0068	04/01/2021	5:00	12,607.65	0.00	12,607.65
12/31/2026	Stain: Privacy Fence	910-000-0136	12/31/2016	10:00	102.90	0.00	102.90

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					\$	26,053.64	\$	0.00	\$	26,053.64
Year --2027										
04/01/2027	Ballast Lift Fee	920-002-0066	04/01/2022	5:00	\$ 288.69	\$ 0.00	\$	288.69		
04/01/2027	Ballust 400W R&R	920-002-0065	04/01/2022	5:00	4,546.89	0.00		4,546.89		
04/01/2027	Basketball Court: Resurface	910-000-0075	04/01/2020	7:00	2,526.05	0.00		2,526.05		
04/01/2027	Bench: PVC 4/5' R&R	910-000-0134	04/01/2022	5:00	1,443.46	0.00		1,443.46		
04/01/2027	Light Relays R&R	920-002-0067	04/01/2022	5:00	577.38	0.00		577.38		
04/01/2027	Motor 2-3.5 HP R&R	920-002-0110	04/01/2022	5:00	1,154.77	0.00		1,154.77		
06/01/2027	Stain: Deck Floor	910-000-0117	06/01/2019	8:00	690.53	0.00		690.53		
					\$	11,227.77	\$	0.00	\$	11,227.77
Year --2028										
04/01/2028	Fence: Chain Link 10' Color R&R...	920-002-0064	04/01/1995	33:00	12,315.36	0.00		12,315.36		
04/01/2028	Motor 2-3.5 HP R&R	920-003-0110	04/01/2023	5:00	1,189.89	0.00		1,189.89		
04/01/2028	Playground: Playsafe Mulch Add...	910-000-0077	04/01/2024	4:00	1,561.73	0.00		1,561.73		
04/01/2028	Pool Replaster	920-001-0120	04/01/2018	10:00	28,315.06	0.00		28,315.06		
04/01/2028	Pool Replaster	920-002-0120	04/01/2018	10:00	774.62	0.00		774.62		
04/01/2028	Sand Filter TR 100: Change Sand	910-000-0116	04/01/2023	5:00	743.68	0.00		743.68		
04/01/2028	Sand Filter TR 140: Change Sand	910-000-0115	04/01/2023	5:00	2,677.25	0.00		2,677.25		
04/01/2028	Tennis Courts: Overlay	920-002-0070	04/01/1995	33:00	56,519.75	0.00		56,519.75		
					\$	104,097.34	\$	0.00	\$	104,097.34
Year --2029										
04/01/2029	Armor Crack Repair (Typical Use)	920-002-0069	04/01/2024	5:00	12,643.96	0.00		12,643.96		
04/01/2029	Ballast Lift Fee	920-001-0066	04/01/2024	5:00	306.52	0.00		306.52		
04/01/2029	Ballust 400W R&R	920-001-0065	04/01/2024	5:00	4,138.02	0.00		4,138.02		
04/01/2029	Light Relays R&R	920-001-0067	04/01/2024	5:00	613.04	0.00		613.04		
04/01/2029	Motor 2-3.5 HP R&R	920-001-0110	04/01/2024	5:00	1,226.08	0.00		1,226.08		
04/01/2029	Paint: Decorative Street Posts	910-000-0071	04/01/2019	10:00	1,992.38	0.00		1,992.38		
04/01/2029	Pool Furniture: Restrap	910-000-0106	04/01/2024	5:00	2,023.03	0.00		2,023.03		
05/01/2029	Tennis Court: Resurface (Typical...	920-002-0068	05/01/2024	5:00	13,827.90	0.00		13,827.90		
					\$	36,770.93	\$	0.00	\$	36,770.93
Year --2030										
04/01/2030	Asphalt Shingle 25YR R&R	920-001-0130	04/01/2005	25:00	2,653.08	0.00		2,653.08		
04/01/2030	Asphalt Shingle 25YR R&R	920-002-0130	04/01/2005	25:00	1,326.54	0.00		1,326.54		
04/01/2030	Asphalt: Mill & Overlay 1.5"	920-001-0097	04/01/1995	35:00	29,746.13	0.00		29,746.13		
04/01/2030	Asphalt: Mill & Overlay 1.5"	920-003-0097	04/01/1995	35:00	12,886.41	0.00		12,886.41		
04/01/2030	Cabinet: Laminate Top R&R	920-002-0092	04/01/1995	35:00	386.83	0.00		386.83		
05/01/2030	Paint: Covered Porches	910-000-0102	05/01/2022	8:00	1,826.97	0.00		1,826.97		
05/01/2030	Paint: Exterior Cornice Only	910-000-0104	05/01/2022	8:00	314.65	0.00		314.65		
05/01/2030	Paint: Exterior Walls Only	910-000-0101	05/01/2022	8:00	1,727.63	0.00		1,727.63		
06/01/2030	Bath Mirrors	910-000-0093	06/01/1995	35:00	476.14	0.00		476.14		
06/01/2030	Bath Sink & Faucet ADA R&R	910-000-0082	06/01/1995	35:00	1,745.84	0.00		1,745.84		
06/01/2030	Fiberglass ADA Shower Unit R&R	910-000-0089	06/01/1995	35:00	6,348.49	0.00		6,348.49		
06/01/2030	Fiberglass Shower Unit R&R	910-000-0088	06/01/1995	35:00	4,761.37	0.00		4,761.37		

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06/01/2030	Stain: Covered Wood Structures	920-001-0124	06/01/2015	15:00	\$ 2,555.27	\$ 0.00	\$ 2,555.27
06/01/2030	Stain: Exterior Wood Deck &...	920-001-0123	06/01/2015	15:00	276.16	0.00	276.16
06/01/2030	Toilet ADA R&R	910-000-0081	06/01/1995	35:00	2,380.68	0.00	2,380.68
06/01/2030	Toilet Compartments: Doors R&R	910-000-0080	06/01/1995	35:00	2,221.97	0.00	2,221.97
06/01/2030	Urinal R&R	910-000-0084	06/01/1995	35:00	1,349.05	0.00	1,349.05
06/01/2030	Water Cooler: Wall Mount R&R	910-000-0085	06/01/1995	35:00	3,015.53	0.00	3,015.53
12/31/2030	Ballust 175W R&R	910-000-0138	12/31/2020	10:00	805.54	0.00	805.54
					\$ 76,804.28	\$ 0.00	\$ 76,804.28
Year --2031							
04/01/2031	Armor Crack Repair (Typical Use)	920-001-0069	04/01/2026	5:00	13,424.81	0.00	13,424.81
04/01/2031	Tennis Court: Resurface (Typical...	920-001-0068	04/01/2026	5:00	14,645.25	0.00	14,645.25
06/01/2031	Stain: Covered Wood Structures	920-002-0124	06/01/2016	15:00	1,635.40	0.00	1,635.40
06/01/2031	Stain: Exterior Wood Deck &...	920-002-0123	06/01/2016	15:00	1,000.86	0.00	1,000.86
					\$ 30,706.32	\$ 0.00	\$ 30,706.32
Year --2032							
04/01/2032	Ballast Lift Fee	920-002-0066	04/01/2027	5:00	335.35	0.00	335.35
04/01/2032	Ballust 400W R&R	920-002-0065	04/01/2027	5:00	5,281.75	0.00	5,281.75
04/01/2032	Bench: Composite 5/6 ' R&R	920-001-0072	04/01/2022	10:00	1,509.07	0.00	1,509.07
04/01/2032	Bench: Composite 5/6 ' R&R	920-002-0072	04/01/2022	10:00	2,012.09	0.00	2,012.09
04/01/2032	Bench: Composite 5/6 ' R&R	920-003-0072	04/01/2022	10:00	1,006.05	0.00	1,006.05
04/01/2032	Bench: PVC 4/5' R&R	910-000-0134	04/01/2027	5:00	1,676.74	0.00	1,676.74
04/01/2032	Light Relays R&R	920-002-0067	04/01/2027	5:00	670.70	0.00	670.70
04/01/2032	Motor 2-3.5 HP R&R	920-002-0110	04/01/2027	5:00	1,341.40	0.00	1,341.40
04/01/2032	Playground: Playsafe Mulch Add...	910-000-0077	04/01/2028	4:00	1,760.58	0.00	1,760.58
06/01/2032	Stain: Covered Wood Structures	920-003-0124	06/01/2017	15:00	8,425.69	0.00	8,425.69
06/01/2032	Stain: Exterior Wood Deck &...	920-003-0123	06/01/2017	15:00	955.47	0.00	955.47
					\$ 24,974.89	\$ 0.00	\$ 24,974.89
Year --2033							
04/01/2033	Motor 2-3.5 HP R&R	920-003-0110	04/01/2028	5:00	1,382.20	0.00	1,382.20
04/01/2033	Sand Filter TR 100: Change Sand	910-000-0116	04/01/2028	5:00	863.87	0.00	863.87
04/01/2033	Sand Filter TR 140: Change Sand	910-000-0115	04/01/2028	5:00	3,109.94	0.00	3,109.94
04/01/2033	Video Recorder: 8 Station R&R	910-000-0129	04/01/2013	20:00	2,591.62	0.00	2,591.62
					\$ 7,947.63	\$ 0.00	\$ 7,947.63
Year --2034							
04/01/2034	Armor Crack Repair (Typical Use)	920-002-0069	04/01/2029	5:00	14,687.44	0.00	14,687.44
04/01/2034	Ballast Lift Fee	920-001-0066	04/01/2029	5:00	356.06	0.00	356.06
04/01/2034	Ballust 400W R&R	920-001-0065	04/01/2029	5:00	4,806.80	0.00	4,806.80
04/01/2034	Basketball Court: Resurface	910-000-0075	04/01/2027	7:00	3,115.52	0.00	3,115.52
04/01/2034	Kitchen Sink R&R	910-000-0083	04/01/2014	20:00	801.13	0.00	801.13
04/01/2034	Light Relays R&R	920-001-0067	04/01/2029	5:00	712.12	0.00	712.12
04/01/2034	Motor 2-3.5 HP R&R	920-001-0110	04/01/2029	5:00	1,424.24	0.00	1,424.24
04/01/2034	Pool Furniture: Restrap	910-000-0106	04/01/2029	5:00	2,349.99	0.00	2,349.99
05/01/2034	Paint: Interior Walls & Trim	910-000-0099	05/01/2024	10:00	4,672.47	0.00	4,672.47

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05/01/2034	Range R&R	910-000-0094	05/01/2014	20:00	\$ 981.61	\$ 0.00	\$ 981.61
05/01/2034	Refrigerator Single R&R	910-000-0095	05/01/2014	20:00	1,427.80	0.00	1,427.80
05/01/2034	Tennis Court: Resurface (Typical...	920-002-0068	05/01/2029	5:00	16,062.72	0.00	16,062.72
					\$ 51,397.90	\$ 0.00	\$ 51,397.90
Year --2035							
04/01/2035	Asphalt Parking: Sealcoat,...	920-001-0096	04/01/2025	10:00	4,446.24	0.00	4,446.24
04/01/2035	Asphalt Parking: Sealcoat,...	920-002-0096	04/01/2025	10:00	1,926.17	0.00	1,926.17
04/01/2035	Asphalt: Mill & Overlay 1.5"	920-002-0097	04/01/1995	40:00	44,807.42	0.00	44,807.42
04/01/2035	Basketball Goals R&R	910-000-0076	04/01/2020	15:00	5,044.72	0.00	5,044.72
04/01/2035	Paint: Architectural Metal...	920-001-0103	04/01/2015	20:00	11,680.83	0.00	11,680.83
04/01/2035	Paint: Architectural Metal...	920-002-0103	04/01/2015	20:00	5,279.07	0.00	5,279.07
04/01/2035	Paint: Architectural Metal...	920-003-0103	04/01/2015	20:00	1,993.58	0.00	1,993.58
04/01/2035	Paint: Architectural Metal...	920-004-0103	04/01/2015	20:00	1,238.25	0.00	1,238.25
04/01/2035	Paint: Covered Porches...	920-002-0122	04/01/2025	10:00	1,100.67	0.00	1,100.67
04/01/2035	Paint: Decorative Light Poles	920-001-0137	04/01/2015	20:00	2,476.50	0.00	2,476.50
04/01/2035	Picnic Table & Benches Coated...	910-000-0135	04/01/2010	25:00	1,559.28	0.00	1,559.28
04/01/2035	Pool Light Fixture R&R	920-001-0118	04/01/2015	20:00	2,201.33	0.00	2,201.33
04/01/2035	Water Heater: Electric 40/50...	910-000-0079	04/01/2020	15:00	1,559.28	0.00	1,559.28
06/01/2035	Fence:Steel/Alum 5/8" Picket/2"...	910-000-0062	06/01/1995	40:00	17,643.52	0.00	17,643.52
06/01/2035	Pool Tile R&R	920-001-0119	06/01/2025	10:00	6,858.30	0.00	6,858.30
06/01/2035	Pool Tile R&R	920-002-0119	06/01/2025	10:00	884.94	0.00	884.94
06/01/2035	Stain: Deck Floor	910-000-0117	06/01/2027	8:00	877.57	0.00	877.57
					\$ 111,577.67	\$ 0.00	\$ 111,577.67
Year --2036							
04/01/2036	Armor Crack Repair (Typical Use)	920-001-0069	04/01/2031	5:00	15,594.49	0.00	15,594.49
04/01/2036	Paint: Covered Porches...	920-001-0122	04/01/2026	10:00	2,410.06	0.00	2,410.06
04/01/2036	Paint: Decorative Light Poles	920-002-0137	04/01/2016	20:00	2,551.83	0.00	2,551.83
04/01/2036	Playground: Playsafe Mulch Add...	910-000-0077	04/01/2032	4:00	1,984.75	0.00	1,984.75
04/01/2036	Tennis Court: Resurface (Typical...	920-001-0068	04/01/2031	5:00	17,012.17	0.00	17,012.17
12/31/2036	Stain: Privacy Fence	910-000-0136	12/31/2026	10:00	138.84	0.00	138.84
					\$ 39,692.14	\$ 0.00	\$ 39,692.14
Year --2037							
04/01/2037	Ballast Lift Fee	920-002-0066	04/01/2032	5:00	389.55	0.00	389.55
04/01/2037	Ballust 400W R&R	920-002-0065	04/01/2032	5:00	6,135.36	0.00	6,135.36
04/01/2037	Bench: PVC 4/5' R&R	910-000-0134	04/01/2032	5:00	1,947.73	0.00	1,947.73
04/01/2037	HVAC 3.5-4T R&R	910-000-0126	04/01/2022	15:00	8,764.81	0.00	8,764.81
04/01/2037	Light Relays R&R	920-002-0067	04/01/2032	5:00	779.09	0.00	779.09
04/01/2037	Motor 2-3.5 HP R&R	920-002-0110	04/01/2032	5:00	1,558.19	0.00	1,558.19
04/01/2037	Pool Light Fixture R&R	920-002-0118	04/01/2017	20:00	2,337.28	0.00	2,337.28
09/01/2037	Pool Cover Replace	910-000-0121	09/01/2019	18:00	14,164.37	0.00	14,164.37
					\$ 36,076.38	\$ 0.00	\$ 36,076.38
Year --2038							
04/01/2038	Motor 2-3.5 HP R&R	920-003-0110	04/01/2033	5:00	1,605.58	0.00	1,605.58

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Date	Description	Code	Service Date	Est Life	Future Cost	Salvage Value	Net Expenditure
04/01/2038	Pool Replaster	920-001-0120	04/01/2028	10:00	\$ 38,207.02	\$ 0.00	\$ 38,207.02
04/01/2038	Pool Replaster	920-002-0120	04/01/2028	10:00	1,045.23	0.00	1,045.23
04/01/2038	Sand Filter TR 100: Change Sand	910-000-0116	04/01/2033	5:00	1,003.49	0.00	1,003.49
04/01/2038	Sand Filter TR 140: Change Sand	910-000-0115	04/01/2033	5:00	3,612.56	0.00	3,612.56
05/01/2038	Paint: Covered Porches	910-000-0102	05/01/2030	8:00	2,321.84	0.00	2,321.84
05/01/2038	Paint: Exterior Cornice Only	910-000-0104	05/01/2030	8:00	399.88	0.00	399.88
05/01/2038	Paint: Exterior Walls Only	910-000-0101	05/01/2030	8:00	2,195.59	0.00	2,195.59
					\$ 50,391.19	\$ 0.00	\$ 50,391.19
Year --2039							
04/01/2039	Armor Crack Repair (Typical Use)	920-002-0069	04/01/2034	5:00	17,061.17	0.00	17,061.17
04/01/2039	Ballast Lift Fee	920-001-0066	04/01/2034	5:00	413.60	0.00	413.60
04/01/2039	Ballust 400W R&R	920-001-0065	04/01/2034	5:00	5,583.66	0.00	5,583.66
04/01/2039	Cabinet: 36" Base R&R	910-000-0091	04/01/2014	25:00	2,755.64	0.00	2,755.64
04/01/2039	Light Relays R&R	920-001-0067	04/01/2034	5:00	827.21	0.00	827.21
04/01/2039	Motor 2-3.5 HP R&R	920-001-0110	04/01/2034	5:00	1,654.42	0.00	1,654.42
04/01/2039	Paint: Decorative Street Posts	910-000-0071	04/01/2029	10:00	2,688.43	0.00	2,688.43
04/01/2039	Pool Furniture: Restrap	910-000-0106	04/01/2034	5:00	2,729.79	0.00	2,729.79
04/01/2039	Pool Light Fixture R&R	920-003-0118	04/01/2019	20:00	2,481.63	0.00	2,481.63
05/01/2039	Tennis Court: Resurface (Typical...)	920-002-0068	05/01/2034	5:00	18,658.72	0.00	18,658.72
					\$ 54,854.27	\$ 0.00	\$ 54,854.27
Year --2040							
04/01/2040	Grill: Built-In 4 Burner Exterior...	910-000-0128	04/01/2020	20:00	3,196.38	0.00	3,196.38
04/01/2040	Paint: Interior Ceilings Only	910-000-0100	04/01/2025	15:00	2,092.03	0.00	2,092.03
04/01/2040	Picnic Table & Benches...	910-000-0073	04/01/2025	15:00	2,344.01	0.00	2,344.01
04/01/2040	Playground: Playsafe Mulch Add...	910-000-0077	04/01/2036	4:00	2,237.47	0.00	2,237.47
04/01/2040	Pool: Table Fiberglass R&R	910-000-0107	04/01/2020	20:00	3,356.20	0.00	3,356.20
04/01/2040	Sand Filter TR100: Change Filter	910-000-0112	04/01/2020	20:00	4,261.84	0.00	4,261.84
04/01/2040	Sand Filter TR140: Change Filter	910-000-0111	04/01/2020	20:00	15,981.91	0.00	15,981.91
12/31/2040	Ballust 175W R&R	910-000-0138	12/31/2030	10:00	1,086.96	0.00	1,086.96
					\$ 34,556.80	\$ 0.00	\$ 34,556.80
Year --2041							
04/01/2041	Armor Crack Repair (Typical Use)	920-001-0069	04/01/2036	5:00	18,114.82	0.00	18,114.82
04/01/2041	Basketball Court: Resurface	910-000-0075	04/01/2034	7:00	3,842.54	0.00	3,842.54
04/01/2041	Tennis Court: Resurface (Typical...)	920-001-0068	04/01/2036	5:00	19,761.62	0.00	19,761.62
					\$ 41,718.98	\$ 0.00	\$ 41,718.98
Year --2042							
04/01/2042	Ballast Lift Fee	920-002-0066	04/01/2037	5:00	452.50	0.00	452.50
04/01/2042	Ballust 400W R&R	920-002-0065	04/01/2037	5:00	7,126.94	0.00	7,126.94
04/01/2042	Bench: Composite 5/6 ' R&R	920-001-0072	04/01/2032	10:00	2,036.27	0.00	2,036.27
04/01/2042	Bench: Composite 5/6 ' R&R	920-002-0072	04/01/2032	10:00	2,715.03	0.00	2,715.03
04/01/2042	Bench: Composite 5/6 ' R&R	920-003-0072	04/01/2032	10:00	1,357.51	0.00	1,357.51
04/01/2042	Bench: PVC 4/5' R&R	910-000-0134	04/01/2037	5:00	2,262.52	0.00	2,262.52
04/01/2042	Light Relays R&R	920-002-0067	04/01/2037	5:00	905.01	0.00	905.01

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04/01/2042	Motor 2-3.5 HP R&R	920-002-0110	04/01/2037	5:00	\$ 1,810.02	\$ 0.00	\$ 1,810.02
					\$ 18,665.80	\$ 0.00	\$ 18,665.80
Year --2043							
04/01/2043	Motor 2-3.5 HP R&R	920-003-0110	04/01/2038	5:00	1,865.07	0.00	1,865.07
04/01/2043	Sand Filter TR 100: Change Sand	910-000-0116	04/01/2038	5:00	1,165.67	0.00	1,165.67
04/01/2043	Sand Filter TR 140: Change Sand	910-000-0115	04/01/2038	5:00	4,196.41	0.00	4,196.41
06/01/2043	Stain: Deck Floor	910-000-0117	06/01/2035	8:00	1,115.27	0.00	1,115.27
					\$ 8,342.42	\$ 0.00	\$ 8,342.42
Year --2044							
04/01/2044	Armor Crack Repair (Typical Use)	920-002-0069	04/01/2039	5:00	19,818.55	0.00	19,818.55
04/01/2044	Ballast Lift Fee	920-001-0066	04/01/2039	5:00	480.45	0.00	480.45
04/01/2044	Ballust 400W R&R	920-001-0065	04/01/2039	5:00	6,486.07	0.00	6,486.07
04/01/2044	Light Relays R&R	920-001-0067	04/01/2039	5:00	960.90	0.00	960.90
04/01/2044	Motor 2-3.5 HP R&R	920-001-0110	04/01/2039	5:00	1,921.80	0.00	1,921.80
04/01/2044	Playground: Playsafe Mulch Add...	910-000-0077	04/01/2040	4:00	2,522.36	0.00	2,522.36
04/01/2044	Pool Furniture: Restrap	910-000-0106	04/01/2039	5:00	3,170.97	0.00	3,170.97
05/01/2044	Paint: Interior Walls & Trim	910-000-0099	05/01/2034	10:00	6,304.81	0.00	6,304.81
05/01/2044	Tennis Court: Resurface (Typical...	920-002-0068	05/01/2039	5:00	21,674.28	0.00	21,674.28
					\$ 63,340.19	\$ 0.00	\$ 63,340.19

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05/01/2015	Community Room	910-000-0132	05/01/2014	1:00	\$ 90,000.00	\$ 0.00	\$ 90,000.00
04/01/2019	Paint: Decorative Street Posts	910-000-0071	04/01/2009	10:00	1,476.55	0.00	1,476.55
04/01/2029	Paint: Decorative Street Posts	910-000-0071	04/01/2019	10:00	1,992.38	0.00	1,992.38
04/01/2039	Paint: Decorative Street Posts	910-000-0071	04/01/2029	10:00	2,688.43	0.00	2,688.43
06/01/2015	Site Repairs	910-000-0133	06/01/2014	1:00	10,000.00	0.00	10,000.00
					\$ 106,157.36	\$ 0.00	\$ 106,157.36
Basketball Ct							
04/01/2025	Basketball Court: Overlay	910-000-0074	04/01/1995	30:00	9,516.49	0.00	9,516.49
04/01/2020	Basketball Court: Resurface	910-000-0075	04/01/2013	7:00	2,048.11	0.00	2,048.11
04/01/2027	Basketball Court: Resurface	910-000-0075	04/01/2020	7:00	2,526.05	0.00	2,526.05
04/01/2034	Basketball Court: Resurface	910-000-0075	04/01/2027	7:00	3,115.52	0.00	3,115.52
04/01/2041	Basketball Court: Resurface	910-000-0075	04/01/2034	7:00	3,842.54	0.00	3,842.54
04/01/2020	Basketball Goals R&R	910-000-0076	04/01/2005	15:00	3,218.46	0.00	3,218.46
04/01/2035	Basketball Goals R&R	910-000-0076	04/01/2020	15:00	5,044.72	0.00	5,044.72
					\$ 29,311.89	\$ 0.00	\$ 29,311.89
Bath							
06/01/2030	Bath Mirrors	910-000-0093	06/01/1995	35:00	476.14	0.00	476.14
06/01/2030	Bath Sink & Faucet ADA R&R	910-000-0082	06/01/1995	35:00	1,745.84	0.00	1,745.84
04/01/2030	Cabinet: Laminate Top R&R	920-002-0092	04/01/1995	35:00	386.83	0.00	386.83
06/01/2030	Fiberglass ADA Shower Unit...	910-000-0089	06/01/1995	35:00	6,348.49	0.00	6,348.49
06/01/2030	Fiberglass Shower Unit R&R	910-000-0088	06/01/1995	35:00	4,761.37	0.00	4,761.37
06/01/2030	Toilet Compartments: Doors...	910-000-0080	06/01/1995	35:00	2,221.97	0.00	2,221.97
06/01/2030	Urinal R&R	910-000-0084	06/01/1995	35:00	1,349.05	0.00	1,349.05
					\$ 17,289.69	\$ 0.00	\$ 17,289.69
Bridge							
06/01/2020	Light Fixtures	920-003-0125	06/01/1995	25:00	235.24	0.00	235.24
06/01/2020	Light Fixtures	920-004-0125	06/01/1995	25:00	117.62	0.00	117.62
04/01/2015	Paint: Architectural Metal...	920-003-0103	04/01/1995	20:00	1,094.92	0.00	1,094.92
04/01/2035	Paint: Architectural Metal...	920-003-0103	04/01/2015	20:00	1,993.58	0.00	1,993.58
04/01/2015	Paint: Architectural Metal...	920-004-0103	04/01/1995	20:00	680.08	0.00	680.08
04/01/2035	Paint: Architectural Metal...	920-004-0103	04/01/2015	20:00	1,238.25	0.00	1,238.25
06/01/2015	Stain: Covered Wood Structures	920-001-0124	06/01/1995	20:00	1,630.23	0.00	1,630.23
06/01/2030	Stain: Covered Wood Structures	920-001-0124	06/01/2015	15:00	2,555.27	0.00	2,555.27
06/01/2016	Stain: Covered Wood Structures	920-002-0124	06/01/1995	21:00	1,043.36	0.00	1,043.36
06/01/2031	Stain: Covered Wood Structures	920-002-0124	06/01/2016	15:00	1,635.40	0.00	1,635.40
06/01/2015	Stain: Exterior Wood Deck &...	920-001-0123	06/01/1995	20:00	176.19	0.00	176.19
06/01/2030	Stain: Exterior Wood Deck &...	920-001-0123	06/01/2015	15:00	276.16	0.00	276.16
06/01/2016	Stain: Exterior Wood Deck &...	920-002-0123	06/01/1995	21:00	638.54	0.00	638.54
06/01/2031	Stain: Exterior Wood Deck &...	920-002-0123	06/01/2016	15:00	1,000.86	0.00	1,000.86
06/01/2017	Stain: Exterior Wood Deck &...	920-003-0123	06/01/1995	22:00	609.58	0.00	609.58
06/01/2032	Stain: Exterior Wood Deck &...	920-003-0123	06/01/2017	15:00	955.47	0.00	955.47
					\$ 15,880.75	\$ 0.00	\$ 15,880.75
Dock							
06/01/2019	Stain: Deck Floor	910-000-0117	06/01/2011	8:00	543.35	0.00	543.35
06/01/2027	Stain: Deck Floor	910-000-0117	06/01/2019	8:00	690.53	0.00	690.53
06/01/2035	Stain: Deck Floor	910-000-0117	06/01/2027	8:00	877.57	0.00	877.57
06/01/2043	Stain: Deck Floor	910-000-0117	06/01/2035	8:00	1,115.27	0.00	1,115.27
					\$ 3,226.72	\$ 0.00	\$ 3,226.72

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Date	Description	Code	Service Date	Estimated Life	Future Cost	Salvage Value	Net Expenditure
Lake Parking							
04/01/2015	Asphalt Parking: Sealcoat,...	920-002-0096	04/01/2005	10:00	\$ 1,057.89	\$ 0.00	\$ 1,057.89
04/01/2025	Asphalt Parking: Sealcoat,...	920-002-0096	04/01/2015	10:00	1,427.47	0.00	1,427.47
04/01/2035	Asphalt Parking: Sealcoat,...	920-002-0096	04/01/2025	10:00	1,926.17	0.00	1,926.17
04/01/2030	Asphalt: Mill & Overlay 1.5"	920-003-0097	04/01/1995	35:00	12,886.41	0.00	12,886.41
					\$ 17,297.94	\$ 0.00	\$ 17,297.94
Lower Tennis Ct							
04/01/2016	Armor Crack Repair (Typical...	920-001-0069	04/01/2009	7:00	8,564.85	0.00	8,564.85
04/01/2021	Armor Crack Repair (Typical...	920-001-0069	04/01/2016	5:00	9,949.07	0.00	9,949.07
04/01/2026	Armor Crack Repair (Typical...	920-001-0069	04/01/2021	5:00	11,557.01	0.00	11,557.01
04/01/2031	Armor Crack Repair (Typical...	920-001-0069	04/01/2026	5:00	13,424.81	0.00	13,424.81
04/01/2036	Armor Crack Repair (Typical...	920-001-0069	04/01/2031	5:00	15,594.49	0.00	15,594.49
04/01/2041	Armor Crack Repair (Typical...	920-001-0069	04/01/2036	5:00	18,114.82	0.00	18,114.82
04/01/2030	Asphalt Shingle 25YR R&R	920-002-0130	04/01/2005	25:00	1,326.54	0.00	1,326.54
04/01/2019	Ballast Lift Fee	920-001-0066	04/01/2014	5:00	227.16	0.00	227.16
04/01/2024	Ballast Lift Fee	920-001-0066	04/01/2019	5:00	263.87	0.00	263.87
04/01/2029	Ballast Lift Fee	920-001-0066	04/01/2024	5:00	306.52	0.00	306.52
04/01/2034	Ballast Lift Fee	920-001-0066	04/01/2029	5:00	356.06	0.00	356.06
04/01/2039	Ballast Lift Fee	920-001-0066	04/01/2034	5:00	413.60	0.00	413.60
04/01/2044	Ballast Lift Fee	920-001-0066	04/01/2039	5:00	480.45	0.00	480.45
04/01/2019	Ballust 400W R&R	920-001-0065	04/01/2014	5:00	3,066.67	0.00	3,066.67
04/01/2024	Ballust 400W R&R	920-001-0065	04/01/2019	5:00	3,562.30	0.00	3,562.30
04/01/2029	Ballust 400W R&R	920-001-0065	04/01/2024	5:00	4,138.02	0.00	4,138.02
04/01/2034	Ballust 400W R&R	920-001-0065	04/01/2029	5:00	4,806.80	0.00	4,806.80
04/01/2039	Ballust 400W R&R	920-001-0065	04/01/2034	5:00	5,583.66	0.00	5,583.66
04/01/2044	Ballust 400W R&R	920-001-0065	04/01/2039	5:00	6,486.07	0.00	6,486.07
04/01/2017	Bench: PVC 4/5' R&R	910-000-0134	04/01/2012	5:00	1,069.74	0.00	1,069.74
04/01/2022	Bench: PVC 4/5' R&R	910-000-0134	04/01/2017	5:00	1,242.63	0.00	1,242.63
04/01/2027	Bench: PVC 4/5' R&R	910-000-0134	04/01/2022	5:00	1,443.46	0.00	1,443.46
04/01/2032	Bench: PVC 4/5' R&R	910-000-0134	04/01/2027	5:00	1,676.74	0.00	1,676.74
04/01/2037	Bench: PVC 4/5' R&R	910-000-0134	04/01/2032	5:00	1,947.73	0.00	1,947.73
04/01/2042	Bench: PVC 4/5' R&R	910-000-0134	04/01/2037	5:00	2,262.52	0.00	2,262.52
04/01/2025	Fence: Chain Link 10' Color...	920-001-0064	04/01/1995	30:00	11,256.65	0.00	11,256.65
04/01/2019	Light Relays R&R	920-001-0067	04/01/2014	5:00	454.32	0.00	454.32
04/01/2024	Light Relays R&R	920-001-0067	04/01/2019	5:00	527.75	0.00	527.75
04/01/2029	Light Relays R&R	920-001-0067	04/01/2024	5:00	613.04	0.00	613.04
04/01/2034	Light Relays R&R	920-001-0067	04/01/2029	5:00	712.12	0.00	712.12
04/01/2039	Light Relays R&R	920-001-0067	04/01/2034	5:00	827.21	0.00	827.21
04/01/2044	Light Relays R&R	920-001-0067	04/01/2039	5:00	960.90	0.00	960.90
04/01/2016	Paint: Decorative Light Poles	920-002-0137	04/01/1995	21:00	1,401.52	0.00	1,401.52
04/01/2036	Paint: Decorative Light Poles	920-002-0137	04/01/2016	20:00	2,551.83	0.00	2,551.83
04/01/2016	Tennis Court: Resurface...	920-001-0068	04/01/2009	7:00	9,343.47	0.00	9,343.47
04/01/2021	Tennis Court: Resurface...	920-001-0068	04/01/2016	5:00	10,853.53	0.00	10,853.53
04/01/2026	Tennis Court: Resurface...	920-001-0068	04/01/2021	5:00	12,607.65	0.00	12,607.65
04/01/2031	Tennis Court: Resurface...	920-001-0068	04/01/2026	5:00	14,645.25	0.00	14,645.25
04/01/2036	Tennis Court: Resurface...	920-001-0068	04/01/2031	5:00	17,012.17	0.00	17,012.17
04/01/2041	Tennis Court: Resurface...	920-001-0068	04/01/2036	5:00	19,761.62	0.00	19,761.62
04/01/2025	Tennis Courts: Overlay	920-001-0070	04/01/1995	30:00	51,660.96	0.00	51,660.96
					\$ 273,055.58	\$ 0.00	\$ 273,055.58

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Parking Lot-Pool							
04/01/2015	Asphalt Parking: Sealcoat,...	920-001-0096	04/01/2005	10:00	\$ 2,441.97	\$ 0.00	\$ 2,441.97
04/01/2025	Asphalt Parking: Sealcoat,...	920-001-0096	04/01/2015	10:00	3,295.09	0.00	3,295.09
04/01/2035	Asphalt Parking: Sealcoat,...	920-001-0096	04/01/2025	10:00	4,446.24	0.00	4,446.24
04/01/2030	Asphalt: Mill & Overlay 1.5"	920-001-0097	04/01/1995	35:00	29,746.13	0.00	29,746.13
					\$ 39,929.43	\$ 0.00	\$ 39,929.43
Pavilion							
06/01/2020	Light Fixtures	920-001-0125	06/01/1995	25:00	735.13	0.00	735.13
04/01/2015	Paint: Architectural Metal...	920-002-0103	04/01/1995	20:00	2,899.39	0.00	2,899.39
04/01/2035	Paint: Architectural Metal...	920-002-0103	04/01/2015	20:00	5,279.07	0.00	5,279.07
06/01/2017	Stain: Covered Wood Structures	920-003-0124	06/01/1995	22:00	5,375.48	0.00	5,375.48
06/01/2032	Stain: Covered Wood Structures	920-003-0124	06/01/2017	15:00	8,425.69	0.00	8,425.69
					\$ 22,714.76	\$ 0.00	\$ 22,714.76
Pavilion-Tennis Uppr							
04/01/2022	Bench: Composite 5/6 ' R&R	920-001-0072	04/01/2012	10:00	1,118.37	0.00	1,118.37
04/01/2032	Bench: Composite 5/6 ' R&R	920-001-0072	04/01/2022	10:00	1,509.07	0.00	1,509.07
04/01/2042	Bench: Composite 5/6 ' R&R	920-001-0072	04/01/2032	10:00	2,036.27	0.00	2,036.27
04/01/2016	Paint: Covered Porches...	920-001-0122	04/01/2005	11:00	1,323.66	0.00	1,323.66
04/01/2026	Paint: Covered Porches...	920-001-0122	04/01/2016	10:00	1,786.08	0.00	1,786.08
04/01/2036	Paint: Covered Porches...	920-001-0122	04/01/2026	10:00	2,410.06	0.00	2,410.06
04/01/2035	Picnic Table & Benches Coated...	910-000-0135	04/01/2010	25:00	1,559.28	0.00	1,559.28
					\$ 11,742.79	\$ 0.00	\$ 11,742.79
Pavillion-Tennis Low							
04/01/2022	Bench: Composite 5/6 ' R&R	920-003-0072	04/01/2012	10:00	745.58	0.00	745.58
04/01/2032	Bench: Composite 5/6 ' R&R	920-003-0072	04/01/2022	10:00	1,006.05	0.00	1,006.05
04/01/2042	Bench: Composite 5/6 ' R&R	920-003-0072	04/01/2032	10:00	1,357.51	0.00	1,357.51
04/01/2015	Paint: Covered Porches...	920-002-0122	04/01/2005	10:00	604.51	0.00	604.51
04/01/2025	Paint: Covered Porches...	920-002-0122	04/01/2015	10:00	815.70	0.00	815.70
04/01/2035	Paint: Covered Porches...	920-002-0122	04/01/2025	10:00	1,100.67	0.00	1,100.67
					\$ 5,630.02	\$ 0.00	\$ 5,630.02
Playground							
04/01/2025	Playground (Composit Frame)...	910-000-0078	04/01/1995	30:00	20,392.49	0.00	20,392.49
04/01/2016	Playground: Playsafe Mulch...	910-000-0077	04/01/2012	4:00	1,090.07	0.00	1,090.07
04/01/2020	Playground: Playsafe Mulch...	910-000-0077	04/01/2016	4:00	1,228.87	0.00	1,228.87
04/01/2024	Playground: Playsafe Mulch...	910-000-0077	04/01/2020	4:00	1,385.34	0.00	1,385.34
04/01/2028	Playground: Playsafe Mulch...	910-000-0077	04/01/2024	4:00	1,561.73	0.00	1,561.73
04/01/2032	Playground: Playsafe Mulch...	910-000-0077	04/01/2028	4:00	1,760.58	0.00	1,760.58
04/01/2036	Playground: Playsafe Mulch...	910-000-0077	04/01/2032	4:00	1,984.75	0.00	1,984.75
04/01/2040	Playground: Playsafe Mulch...	910-000-0077	04/01/2036	4:00	2,237.47	0.00	2,237.47
04/01/2044	Playground: Playsafe Mulch...	910-000-0077	04/01/2040	4:00	2,522.36	0.00	2,522.36
					\$ 34,163.66	\$ 0.00	\$ 34,163.66
Pool							
12/31/2020	Ballust 175W R&R	910-000-0138	12/31/2010	10:00	596.98	0.00	596.98
12/31/2030	Ballust 175W R&R	910-000-0138	12/31/2020	10:00	805.54	0.00	805.54
12/31/2040	Ballust 175W R&R	910-000-0138	12/31/2030	10:00	1,086.96	0.00	1,086.96
06/01/2035	Fence:Steel/Alum 5/8"...	910-000-0062	06/01/1995	40:00	17,643.52	0.00	17,643.52
04/01/2019	Motor 2-3.5 HP R&R	920-001-0110	04/01/2014	5:00	908.64	0.00	908.64
04/01/2024	Motor 2-3.5 HP R&R	920-001-0110	04/01/2019	5:00	1,055.50	0.00	1,055.50
04/01/2029	Motor 2-3.5 HP R&R	920-001-0110	04/01/2024	5:00	1,226.08	0.00	1,226.08

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Expenditures - Description

Date	Description	Code	Service Date	Estimated Life	Future Cost	Salvage Value	Net Expenditure
Pool							
04/01/2034	Motor 2-3.5 HP R&R	920-001-0110	04/01/2029	5:00	\$ 1,424.24	\$ 0.00	\$ 1,424.24
04/01/2039	Motor 2-3.5 HP R&R	920-001-0110	04/01/2034	5:00	1,654.42	0.00	1,654.42
04/01/2044	Motor 2-3.5 HP R&R	920-001-0110	04/01/2039	5:00	1,921.80	0.00	1,921.80
04/01/2017	Motor 2-3.5 HP R&R	920-002-0110	04/01/2012	5:00	855.79	0.00	855.79
04/01/2022	Motor 2-3.5 HP R&R	920-002-0110	04/01/2017	5:00	994.10	0.00	994.10
04/01/2027	Motor 2-3.5 HP R&R	920-002-0110	04/01/2022	5:00	1,154.77	0.00	1,154.77
04/01/2032	Motor 2-3.5 HP R&R	920-002-0110	04/01/2027	5:00	1,341.40	0.00	1,341.40
04/01/2037	Motor 2-3.5 HP R&R	920-002-0110	04/01/2032	5:00	1,558.19	0.00	1,558.19
04/01/2042	Motor 2-3.5 HP R&R	920-002-0110	04/01/2037	5:00	1,810.02	0.00	1,810.02
04/01/2018	Motor 2-3.5 HP R&R	920-003-0110	04/01/2013	5:00	881.82	0.00	881.82
04/01/2023	Motor 2-3.5 HP R&R	920-003-0110	04/01/2018	5:00	1,024.34	0.00	1,024.34
04/01/2028	Motor 2-3.5 HP R&R	920-003-0110	04/01/2023	5:00	1,189.89	0.00	1,189.89
04/01/2033	Motor 2-3.5 HP R&R	920-003-0110	04/01/2028	5:00	1,382.20	0.00	1,382.20
04/01/2038	Motor 2-3.5 HP R&R	920-003-0110	04/01/2033	5:00	1,605.58	0.00	1,605.58
04/01/2043	Motor 2-3.5 HP R&R	920-003-0110	04/01/2038	5:00	1,865.07	0.00	1,865.07
04/01/2025	Picnic Table & Benches...	910-000-0073	04/01/2010	15:00	1,495.45	0.00	1,495.45
04/01/2040	Picnic Table & Benches...	910-000-0073	04/01/2025	15:00	2,344.01	0.00	2,344.01
09/01/2019	Pool Cover Replace	910-000-0121	09/01/2001	18:00	8,259.82	0.00	8,259.82
09/01/2037	Pool Cover Replace	910-000-0121	09/01/2019	18:00	14,164.37	0.00	14,164.37
04/01/2019	Pool Furniture: Restrap	910-000-0106	04/01/2014	5:00	1,499.26	0.00	1,499.26
04/01/2024	Pool Furniture: Restrap	910-000-0106	04/01/2019	5:00	1,741.57	0.00	1,741.57
04/01/2029	Pool Furniture: Restrap	910-000-0106	04/01/2024	5:00	2,023.03	0.00	2,023.03
04/01/2034	Pool Furniture: Restrap	910-000-0106	04/01/2029	5:00	2,349.99	0.00	2,349.99
04/01/2039	Pool Furniture: Restrap	910-000-0106	04/01/2034	5:00	2,729.79	0.00	2,729.79
04/01/2044	Pool Furniture: Restrap	910-000-0106	04/01/2039	5:00	3,170.97	0.00	3,170.97
04/01/2015	Pool Light Fixture R&R	920-001-0118	04/01/1995	20:00	1,209.02	0.00	1,209.02
04/01/2035	Pool Light Fixture R&R	920-001-0118	04/01/2015	20:00	2,201.33	0.00	2,201.33
04/01/2017	Pool Light Fixture R&R	920-002-0118	04/01/1995	22:00	1,283.69	0.00	1,283.69
04/01/2037	Pool Light Fixture R&R	920-002-0118	04/01/2017	20:00	2,337.28	0.00	2,337.28
04/01/2019	Pool Light Fixture R&R	920-003-0118	04/01/1995	24:00	1,362.96	0.00	1,362.96
04/01/2039	Pool Light Fixture R&R	920-003-0118	04/01/2019	20:00	2,481.63	0.00	2,481.63
04/01/2018	Pool Replaster	920-001-0120	04/01/2008	10:00	20,984.16	0.00	20,984.16
04/01/2028	Pool Replaster	920-001-0120	04/01/2018	10:00	28,315.06	0.00	28,315.06
04/01/2038	Pool Replaster	920-001-0120	04/01/2028	10:00	38,207.02	0.00	38,207.02
06/01/2015	Pool Tile R&R	920-001-0119	06/01/2005	10:00	3,766.73	0.00	3,766.73
06/01/2025	Pool Tile R&R	920-001-0119	06/01/2015	10:00	5,082.65	0.00	5,082.65
06/01/2035	Pool Tile R&R	920-001-0119	06/01/2025	10:00	6,858.30	0.00	6,858.30
04/01/2020	Pool: Chairs R&R	910-000-0109	04/01/1995	25:00	7,373.21	0.00	7,373.21
04/01/2020	Pool: Chaise Lounge Chair R&R	910-000-0108	04/01/1995	25:00	8,777.63	0.00	8,777.63
04/01/2020	Pool: Table Fiberglass R&R	910-000-0107	04/01/2000	20:00	1,843.30	0.00	1,843.30
04/01/2040	Pool: Table Fiberglass R&R	910-000-0107	04/01/2020	20:00	3,356.20	0.00	3,356.20
04/01/2018	Sand Filter TR 100: Change...	910-000-0116	04/01/2013	5:00	551.14	0.00	551.14
04/01/2023	Sand Filter TR 100: Change...	910-000-0116	04/01/2018	5:00	640.21	0.00	640.21
04/01/2028	Sand Filter TR 100: Change...	910-000-0116	04/01/2023	5:00	743.68	0.00	743.68
04/01/2033	Sand Filter TR 100: Change...	910-000-0116	04/01/2028	5:00	863.87	0.00	863.87
04/01/2038	Sand Filter TR 100: Change...	910-000-0116	04/01/2033	5:00	1,003.49	0.00	1,003.49
04/01/2043	Sand Filter TR 100: Change...	910-000-0116	04/01/2038	5:00	1,165.67	0.00	1,165.67
04/01/2018	Sand Filter TR 140: Change...	910-000-0115	04/01/2013	5:00	1,984.10	0.00	1,984.10
04/01/2023	Sand Filter TR 140: Change...	910-000-0115	04/01/2018	5:00	2,304.76	0.00	2,304.76

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Expenditures - Description

Date	Description	Code	Service Date	Estimated Life	Future Cost	Salvage Value	Net Expenditure
Pool							
04/01/2028	Sand Filter TR 140: Change...	910-000-0115	04/01/2023	5:00	\$ 2,677.25	\$ 0.00	\$ 2,677.25
04/01/2033	Sand Filter TR 140: Change...	910-000-0115	04/01/2028	5:00	3,109.94	0.00	3,109.94
04/01/2038	Sand Filter TR 140: Change...	910-000-0115	04/01/2033	5:00	3,612.56	0.00	3,612.56
04/01/2043	Sand Filter TR 140: Change...	910-000-0115	04/01/2038	5:00	4,196.41	0.00	4,196.41
04/01/2020	Sand Filter TR100: Change Filter	910-000-0112	04/01/1995	25:00	2,340.70	0.00	2,340.70
04/01/2040	Sand Filter TR100: Change Filter	910-000-0112	04/01/2020	20:00	4,261.84	0.00	4,261.84
04/01/2020	Sand Filter TR140: Change Filter	910-000-0111	04/01/1995	25:00	8,777.63	0.00	8,777.63
04/01/2040	Sand Filter TR140: Change Filter	910-000-0111	04/01/2020	20:00	15,981.91	0.00	15,981.91
					\$ 273,420.44	\$ 0.00	\$ 273,420.44
Pool House							
04/01/2039	Cabinet: 36" Base R&R	910-000-0091	04/01/2014	25:00	2,755.64	0.00	2,755.64
04/01/2020	Grill: Built-In 4 Burner Exterior...	910-000-0128	04/01/2000	20:00	1,755.53	0.00	1,755.53
04/01/2040	Grill: Built-In 4 Burner Exterior...	910-000-0128	04/01/2020	20:00	3,196.38	0.00	3,196.38
04/01/2022	HVAC 3.5-4T R&R	910-000-0126	04/01/2007	15:00	5,591.83	0.00	5,591.83
04/01/2037	HVAC 3.5-4T R&R	910-000-0126	04/01/2022	15:00	8,764.81	0.00	8,764.81
04/01/2034	Kitchen Sink R&R	910-000-0083	04/01/2014	20:00	801.13	0.00	801.13
06/01/2024	Light Fixtures	920-002-0125	06/01/1995	29:00	2,320.45	0.00	2,320.45
04/01/2015	Paint: Architectural Metal...	920-001-0103	04/01/1995	20:00	6,415.38	0.00	6,415.38
04/01/2035	Paint: Architectural Metal...	920-001-0103	04/01/2015	20:00	11,680.83	0.00	11,680.83
05/01/2022	Paint: Covered Porches	910-000-0102	05/01/2014	8:00	1,437.58	0.00	1,437.58
05/01/2030	Paint: Covered Porches	910-000-0102	05/01/2022	8:00	1,826.97	0.00	1,826.97
05/01/2038	Paint: Covered Porches	910-000-0102	05/01/2030	8:00	2,321.84	0.00	2,321.84
05/01/2022	Paint: Exterior Cornice Only	910-000-0104	05/01/2014	8:00	247.59	0.00	247.59
05/01/2030	Paint: Exterior Cornice Only	910-000-0104	05/01/2022	8:00	314.65	0.00	314.65
05/01/2038	Paint: Exterior Cornice Only	910-000-0104	05/01/2030	8:00	399.88	0.00	399.88
05/01/2022	Paint: Exterior Walls Only	910-000-0101	05/01/2014	8:00	1,359.41	0.00	1,359.41
05/01/2030	Paint: Exterior Walls Only	910-000-0101	05/01/2022	8:00	1,727.63	0.00	1,727.63
05/01/2038	Paint: Exterior Walls Only	910-000-0101	05/01/2030	8:00	2,195.59	0.00	2,195.59
04/01/2025	Paint: Interior Ceilings Only	910-000-0100	04/01/2010	15:00	1,334.69	0.00	1,334.69
04/01/2040	Paint: Interior Ceilings Only	910-000-0100	04/01/2025	15:00	2,092.03	0.00	2,092.03
05/01/2024	Paint: Interior Walls & Trim	910-000-0099	05/01/2014	10:00	3,462.74	0.00	3,462.74
05/01/2034	Paint: Interior Walls & Trim	910-000-0099	05/01/2024	10:00	4,672.47	0.00	4,672.47
05/01/2044	Paint: Interior Walls & Trim	910-000-0099	05/01/2034	10:00	6,304.81	0.00	6,304.81
05/01/2034	Range R&R	910-000-0094	05/01/2014	20:00	981.61	0.00	981.61
05/01/2034	Refrigerator Single R&R	910-000-0095	05/01/2014	20:00	1,427.80	0.00	1,427.80
06/01/2030	Toilet ADA R&R	910-000-0081	06/01/1995	35:00	2,380.68	0.00	2,380.68
04/01/2033	Video Recorder: 8 Station R&R	910-000-0129	04/01/2013	20:00	2,591.62	0.00	2,591.62
06/01/2030	Water Cooler: Wall Mount R&R	910-000-0085	06/01/1995	35:00	3,015.53	0.00	3,015.53
04/01/2020	Water Heater: Electric 40/50...	910-000-0079	04/01/2005	15:00	994.80	0.00	994.80
04/01/2035	Water Heater: Electric 40/50...	910-000-0079	04/01/2020	15:00	1,559.28	0.00	1,559.28
					\$ 85,931.18	\$ 0.00	\$ 85,931.18
Pool-Kiddie							
04/01/2018	Pool Replaster	920-002-0120	04/01/2008	10:00	574.07	0.00	574.07
04/01/2028	Pool Replaster	920-002-0120	04/01/2018	10:00	774.62	0.00	774.62
04/01/2038	Pool Replaster	920-002-0120	04/01/2028	10:00	1,045.23	0.00	1,045.23
06/01/2015	Pool Tile R&R	920-002-0119	06/01/2005	10:00	486.03	0.00	486.03
06/01/2025	Pool Tile R&R	920-002-0119	06/01/2015	10:00	655.83	0.00	655.83
06/01/2035	Pool Tile R&R	920-002-0119	06/01/2025	10:00	884.94	0.00	884.94

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Expenditures - Description

Date	Description	Code	Service Date	Estimated Life	Future Cost	Salavage Value	Net Expenditure
Refuse Area					\$ 4,420.72	\$ 0.00	\$ 4,420.72
04/01/2025	Fence: Privacy Treated Fence...	910-000-0131	04/01/1995	30:00	\$ 318.12	\$ 0.00	\$ 318.12
12/31/2016	Stain: Privacy Fence	910-000-0136	12/31/2006	10:00	76.26	0.00	76.26
12/31/2026	Stain: Privacy Fence	910-000-0136	12/31/2016	10:00	102.90	0.00	102.90
12/31/2036	Stain: Privacy Fence	910-000-0136	12/31/2026	10:00	138.84	0.00	138.84
					\$ 636.12	\$ 0.00	\$ 636.12
Soccer Field					\$ 9,525.88	\$ 0.00	\$ 9,525.88
06/01/2025	Fence: Treated Ranch Rail R&R	910-000-0063	06/01/1995	30:00	9,525.88	0.00	9,525.88
					\$ 9,525.88	\$ 0.00	\$ 9,525.88
Trail					\$ 44,807.42	\$ 0.00	\$ 44,807.42
04/01/2035	Asphalt: Mill & Overlay 1.5"	920-002-0097	04/01/1995	40:00	44,807.42	0.00	44,807.42
					\$ 44,807.42	\$ 0.00	\$ 44,807.42
Trails					\$ 913.91	\$ 0.00	\$ 913.91
06/01/2020	Fence: Split Rail Cedar R&R	910-000-0061	06/01/1995	25:00	913.91	0.00	913.91
					\$ 913.91	\$ 0.00	\$ 913.91
Upper Tennis Ct					9,370.38	0.00	9,370.38
04/01/2019	Armor Crack Repair (Typical...	920-002-0069	04/01/2014	5:00	9,370.38	0.00	9,370.38
04/01/2024	Armor Crack Repair (Typical...	920-002-0069	04/01/2019	5:00	10,884.80	0.00	10,884.80
04/01/2029	Armor Crack Repair (Typical...	920-002-0069	04/01/2024	5:00	12,643.96	0.00	12,643.96
04/01/2034	Armor Crack Repair (Typical...	920-002-0069	04/01/2029	5:00	14,687.44	0.00	14,687.44
04/01/2039	Armor Crack Repair (Typical...	920-002-0069	04/01/2034	5:00	17,061.17	0.00	17,061.17
04/01/2044	Armor Crack Repair (Typical...	920-002-0069	04/01/2039	5:00	19,818.55	0.00	19,818.55
04/01/2030	Asphalt Shingle 25YR R&R	920-001-0130	04/01/2005	25:00	2,653.08	0.00	2,653.08
04/01/2017	Ballast Lift Fee	920-002-0066	04/01/2012	5:00	213.95	0.00	213.95
04/01/2022	Ballast Lift Fee	920-002-0066	04/01/2017	5:00	248.53	0.00	248.53
04/01/2027	Ballast Lift Fee	920-002-0066	04/01/2022	5:00	288.69	0.00	288.69
04/01/2032	Ballast Lift Fee	920-002-0066	04/01/2027	5:00	335.35	0.00	335.35
04/01/2037	Ballast Lift Fee	920-002-0066	04/01/2032	5:00	389.55	0.00	389.55
04/01/2042	Ballast Lift Fee	920-002-0066	04/01/2037	5:00	452.50	0.00	452.50
04/01/2017	Ballust 400W R&R	920-002-0065	04/01/2012	5:00	3,369.68	0.00	3,369.68
04/01/2022	Ballust 400W R&R	920-002-0065	04/01/2017	5:00	3,914.28	0.00	3,914.28
04/01/2027	Ballust 400W R&R	920-002-0065	04/01/2022	5:00	4,546.89	0.00	4,546.89
04/01/2032	Ballust 400W R&R	920-002-0065	04/01/2027	5:00	5,281.75	0.00	5,281.75
04/01/2037	Ballust 400W R&R	920-002-0065	04/01/2032	5:00	6,135.36	0.00	6,135.36
04/01/2042	Ballust 400W R&R	920-002-0065	04/01/2037	5:00	7,126.94	0.00	7,126.94
04/01/2022	Bench: Composite 5/6 ' R&R	920-002-0072	04/01/2012	10:00	1,491.15	0.00	1,491.15
04/01/2032	Bench: Composite 5/6 ' R&R	920-002-0072	04/01/2022	10:00	2,012.09	0.00	2,012.09
04/01/2042	Bench: Composite 5/6 ' R&R	920-002-0072	04/01/2032	10:00	2,715.03	0.00	2,715.03
04/01/2028	Fence: Chain Link 10' Color...	920-002-0064	04/01/1995	33:00	12,315.36	0.00	12,315.36
04/01/2017	Light Relays R&R	920-002-0067	04/01/2012	5:00	427.90	0.00	427.90
04/01/2022	Light Relays R&R	920-002-0067	04/01/2017	5:00	497.05	0.00	497.05
04/01/2027	Light Relays R&R	920-002-0067	04/01/2022	5:00	577.38	0.00	577.38
04/01/2032	Light Relays R&R	920-002-0067	04/01/2027	5:00	670.70	0.00	670.70
04/01/2037	Light Relays R&R	920-002-0067	04/01/2032	5:00	779.09	0.00	779.09
04/01/2042	Light Relays R&R	920-002-0067	04/01/2037	5:00	905.01	0.00	905.01
04/01/2015	Paint: Decorative Light Poles	920-001-0137	04/01/1995	20:00	1,360.15	0.00	1,360.15
04/01/2035	Paint: Decorative Light Poles	920-001-0137	04/01/2015	20:00	2,476.50	0.00	2,476.50

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Expenditures - Description

Date	Description	Code	Service Date	Estimated Life	Future Cost	Salavage Value	Net Expenditure
Upper Tennis Ct							
05/01/2019	Tennis Court: Resurface...	920-002-0068	05/01/2014	5:00	\$ 10,247.79	\$ 0.00	\$ 10,247.79
05/01/2024	Tennis Court: Resurface...	920-002-0068	05/01/2019	5:00	11,904.01	0.00	11,904.01
05/01/2029	Tennis Court: Resurface...	920-002-0068	05/01/2024	5:00	13,827.90	0.00	13,827.90
05/01/2034	Tennis Court: Resurface...	920-002-0068	05/01/2029	5:00	16,062.72	0.00	16,062.72
05/01/2039	Tennis Court: Resurface...	920-002-0068	05/01/2034	5:00	18,658.72	0.00	18,658.72
05/01/2044	Tennis Court: Resurface...	920-002-0068	05/01/2039	5:00	21,674.28	0.00	21,674.28
04/01/2028	Tennis Courts: Overlay	920-002-0070	04/01/1995	33:00	56,519.75	0.00	56,519.75
					\$ 294,545.43	\$ 0.00	\$ 294,545.43

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Item Parameters - Detail

Code	Location	Condition	Description	Replace Date	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
Armor Crack Repair (Typical Use)		LF @ 15.00								
920-001-0069	Lower Tennis Ct	Poor		04/01/2009	550.00	\$ 8,250.00	5:00	7:00	1:03	\$ 8,564.85
920-002-0069	Upper Tennis Ct			04/01/2014	550.00	8,250.00	5:00	5:00	4:03	9,370.38
			1100.00	\$	16,500.00			\$ 17,935.23		
Asphalt Parking: Sealcoat, Restripe, Rep		SY @ 1.75								
920-001-0096	Parking Lot-Pool			04/01/2005	1385.00	\$ 2,423.75	10:00	10:00	0:03	\$ 2,441.97
920-002-0096	Lake Parking			04/01/2005	600.00	1,050.00	10:00	10:00	0:03	1,057.89
			1985.00	\$	3,473.75			\$ 3,499.86		
Asphalt Shingle 25YR R&R		SF @ 2.10								
920-001-0130	Upper Tennis Ct			04/01/2005	800.00	\$ 1,680.00	25:00	25:00	15:03	\$ 2,653.08
920-002-0130	Lower Tennis Ct			04/01/2005	400.00	840.00	25:00	25:00	15:03	1,326.54
			1200.00	\$	2,520.00			\$ 3,979.62		
Asphalt: Mill & Overlay 1.5"		SY @ 13.60								
920-001-0097	Parking Lot-Pool			04/01/1995	1385.00	\$ 18,836.00	35:00	35:00	15:03	\$ 29,746.13
920-002-0097	Trail			04/01/1995	1796.00	24,425.60	35:00	40:00	20:03	44,807.42
920-003-0097	Lake Parking			04/01/1995	600.00	8,160.00	35:00	35:00	15:03	12,886.41
			3781.00	\$	51,421.60			\$ 87,439.96		
Ballast Lift Fee		EA @ 200.00								
920-001-0066	Lower Tennis Ct			04/01/2014	1.00	\$ 200.00	5:00	5:00	4:03	\$ 227.16
920-002-0066	Upper Tennis Ct			04/01/2012	1.00	200.00	5:00	5:00	2:03	213.95
			2.00	\$	400.00			\$ 441.11		
Ballust 175W R&R		EA @ 100.00								
910-000-0138	Pool			12/31/2010	5.00	\$ 500.00	10:00	10:00	5:11	\$ 596.98
			5.00	\$	500.00			\$ 596.98		
Ballust 400W R&R		EA @ 225.00								
920-001-0065	Lower Tennis Ct			04/01/2014	12.00	\$ 2,700.00	5:00	5:00	4:03	\$ 3,066.67
920-002-0065	Upper Tennis Ct			04/01/2012	14.00	3,150.00	5:00	5:00	2:03	3,369.68
			26.00	\$	5,850.00			\$ 6,436.35		

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Item Parameters - Detail

Code	Location	Condition	Description	Replace Date	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
Basketball Court: Overlay EA @ 14 ,000.00										
910-000-0074	Basketball Ct			04/01/1995	0.50	\$ 7,000.00	30:00	30:00	10:03	\$ 9,516.49
			0.50	\$ 7,000.00			\$ 9,516.49			
Basketball Court: Resurface EA @ 3 ,500.00										
910-000-0075	Basketball Ct			04/01/2013	0.50	\$ 1,750.00	7:00	7:00	5:03	\$ 2,048.11
			0.50	\$ 1,750.00			\$ 2,048.11			
Basketball Goals R&R EA @ 2 ,750.00										
910-000-0076	Basketball Ct			04/01/2005	1.00	\$ 2,750.00	15:00	15:00	5:03	\$ 3,218.46
			1.00	\$ 2,750.00			\$ 3,218.46			
Bath Mirrors EA @ 75.00										
910-000-0093	Bath			06/01/1995	4.00	\$ 300.00	35:00	35:00	15:05	\$ 476.14
			4.00	\$ 300.00			\$ 476.14			
Bath Sink & Faucet ADA R&R EA @ 275.00										
910-000-0082	Bath			06/01/1995	4.00	\$ 1,100.00	35:00	35:00	15:05	\$ 1,745.84
			4.00	\$ 1,100.00			\$ 1,745.84			
Bench: Composite 5/6 ' R&R EA @ 300.00										
920-001-0072	Pavilion-Tennis Up		green	04/01/2012	3.00	\$ 900.00	10:00	10:00	7:03	\$ 1,118.37
920-002-0072	Upper Tennis Ct		green	04/01/2012	4.00	1,200.00	10:00	10:00	7:03	1,491.15
920-003-0072	Pavillion-Tennis Lo			04/01/2012	2.00	600.00	10:00	10:00	7:03	745.58
			9.00	\$ 2,700.00			\$ 3,355.10			
Bench: PVC 4/5' R&R EA @ 250.00										
910-000-0134	Lower Tennis Ct		White	04/01/2012	4.00	\$ 1,000.00	5:00	5:00	2:03	\$ 1,069.74
			4.00	\$ 1,000.00			\$ 1,069.74			
Cabinet: 36" Base R&R LF @ 130.00										
910-000-0091	Pool House			04/01/2014	10.25	\$ 1,332.50	25:00	25:00	24:03	\$ 2,755.64
			10.25	\$ 1,332.50			\$ 2,755.64			

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Item Parameters - Detail

Code	Location	Condition	Description	Replace Date	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
Cabinet: Laminate Top R&R SF @ 15.00										
920-001-0092	Pool House			04/01/2014	10.50	\$ 157.50	35:00	35:00	34:03	\$ 439.50
920-002-0092	Bath			04/01/1995	16.33	244.95	35:00	35:00	15:03	386.83
			26.83	\$ 402.45				\$ 826.33		
Cabinet: Wall Units R&R LF @ 100.00										
910-000-0090	Pool House			04/01/2015	15.75	\$ 1,575.00	25:00	25:00	25:03	\$ 3,356.20
			15.75	\$ 1,575.00				\$ 3,356.20		
Community Room LS @ 90 ,000.00										
910-000-0132				05/01/2014	1.00	\$ 90,000.00	1:00	1:00	0:04	\$ 90,000.00
			1.00	\$ 90,000.00				\$ 90,000.00		
Fence: Chain Link 10' Color R&R Fabric LF @ 18.00										
920-001-0064	Lower Tennis Ct			04/01/1995	460.00	\$ 8,280.00	25:00	30:00	10:03	\$ 11,256.65
920-002-0064	Upper Tennis Ct			04/01/1995	460.00	8,280.00	25:00	33:00	13:03	12,315.36
			920.00	\$ 16,560.00				\$ 23,572.01		
Fence: Privacy Treated Fence R&R LF @ 13.00										
910-000-0131	Refuse Area			04/01/1995	18.00	\$ 234.00	30:00	30:00	10:03	\$ 318.12
			18.00	\$ 234.00				\$ 318.12		
Fence: Split Rail Cedar R&R LF @ 10.50										
910-000-0061	Trails			06/01/1995	74.00	\$ 777.00	25:00	25:00	5:05	\$ 913.91
			74.00	\$ 777.00				\$ 913.91		
Fence: Treated Ranch Rail R&R LF @ 10.50										
910-000-0063	Soccer Field			06/01/1995	664.00	\$ 6,972.00	30:00	30:00	10:05	\$ 9,525.88
			664.00	\$ 6,972.00				\$ 9,525.88		
Fence:Steel/Alum 5/8" Picket/2" Post 6' LF @ 30.00										
910-000-0062	Pool			06/01/1995	319.00	\$ 9,570.00	40:00	40:00	20:05	\$ 17,643.52
			319.00	\$ 9,570.00				\$ 17,643.52		

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Item Parameters - Detail

Code	Location	Condition	Description	Replace Date	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
Fiberglass ADA Shower Unit R&R EA @ 2 ,000.00										
910-000-0089	Bath			06/01/1995	2.00	\$ 4,000.00	35:00	35:00	15:05	\$ 6,348.49
					2.00	\$ 4,000.00				\$ 6,348.49
Fiberglass Shower Unit R&R EA @ 1 ,500.00										
910-000-0088	Bath			06/01/1995	2.00	\$ 3,000.00	35:00	35:00	15:05	\$ 4,761.37
					2.00	\$ 3,000.00				\$ 4,761.37
Grill: Built-In 4 Burner Exterior R&R EA @ 1 ,500.00										
910-000-0128	Pool House			04/01/2000	1.00	\$ 1,500.00	20:00	20:00	5:03	\$ 1,755.53
					1.00	\$ 1,500.00				\$ 1,755.53
HVAC 3.5-4T R&R EA @ 4 ,500.00										
910-000-0126	Pool House			04/01/2007	1.00	\$ 4,500.00	15:00	15:00	7:03	\$ 5,591.83
					1.00	\$ 4,500.00				\$ 5,591.83
Kitchen Sink R&R EA @ 450.00										
910-000-0083	Pool House			04/01/2014	1.00	\$ 450.00	20:00	20:00	19:03	\$ 801.13
					1.00	\$ 450.00				\$ 801.13
Light Fixtures LS @ 1.00										
920-001-0125	Pavilion			06/01/1995	625.00	\$ 625.00	25:00	25:00	5:05	\$ 735.13
920-002-0125	Pool House			06/01/1995	1750.00	1,750.00	25:00	29:00	9:05	2,320.45
920-003-0125	Bridge			06/01/1995	200.00	200.00	25:00	25:00	5:05	235.24
920-004-0125	Bridge			06/01/1995	100.00	100.00	25:00	25:00	5:05	117.62
					2675.00	\$ 2,675.00				\$ 3,408.44
Light Relays R&R EA @ 400.00										
920-001-0067	Lower Tennis Ct			04/01/2014	1.00	\$ 400.00	5:00	5:00	4:03	\$ 454.32
920-002-0067	Upper Tennis Ct			04/01/2012	1.00	400.00	5:00	5:00	2:03	427.90
					2.00	\$ 800.00				\$ 882.22
Motor 2-3.5 HP R&R EA @ 800.00										
920-001-0110	Pool			04/01/2014	1.00	\$ 800.00	5:00	5:00	4:03	\$ 908.64
920-002-0110	Pool			04/01/2012	1.00	800.00	5:00	5:00	2:03	855.79
920-003-0110	Pool			04/01/2013	1.00	800.00	5:00	5:00	3:03	881.82
					3.00	\$ 2,400.00				\$ 2,646.25

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Item Parameters - Detail

Code	Location	Condition	Description	Replace Date	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
Paint: Architectural Metal Repair SF @ 2.25										
920-001-0103	Pool House			04/01/1995	2830.00	\$ 6,367.50	20:00	20:00	0:03	\$ 6,415.38
920-002-0103	Pavilion			04/01/1995	1279.00	2,877.75	20:00	20:00	0:03	2,899.39
920-003-0103	Bridge			04/01/1995	483.00	1,086.75	20:00	20:00	0:03	1,094.92
920-004-0103	Bridge			04/01/1995	300.00	675.00	20:00	20:00	0:03	680.08
					<u>4892.00</u>	\$ <u>11,007.00</u>				\$ <u>11,089.77</u>
Paint: Covered Porches SF @ 2.00										
910-000-0102	Pool House			05/01/2014	577.00	\$ 1,154.00	8:00	8:00	7:04	\$ 1,437.58
					<u>577.00</u>	\$ <u>1,154.00</u>				\$ <u>1,437.58</u>
Paint: Covered Porches (Concrete Floor) SF @ 3.00										
920-001-0122	Pavilion-Tennis Up			04/01/2005	425.00	\$ 1,275.00	10:00	11:00	1:03	\$ 1,323.66
920-002-0122	Pavillion-Tennis Lo			04/01/2005	200.00	600.00	10:00	10:00	0:03	604.51
					<u>625.00</u>	\$ <u>1,875.00</u>				\$ <u>1,928.17</u>
Paint: Decorative Light Poles EA @ 150.00										
920-001-0137	Upper Tennis Ct			04/01/1995	9.00	\$ 1,350.00	20:00	20:00	0:03	\$ 1,360.15
920-002-0137	Lower Tennis Ct			04/01/1995	9.00	1,350.00	20:00	21:00	1:03	1,401.52
					<u>18.00</u>	\$ <u>2,700.00</u>				\$ <u>2,761.67</u>
Paint: Decorative Street Posts EA @ 100.00										
910-000-0071				04/01/2009	13.00	\$ 1,300.00	10:00	10:00	4:03	\$ 1,476.55
					<u>13.00</u>	\$ <u>1,300.00</u>				\$ <u>1,476.55</u>
Paint: Exterior Cornice Only LF @ 1.25										
910-000-0104	Pool House			05/01/2014	159.00	\$ 198.75	8:00	8:00	7:04	\$ 247.59
					<u>159.00</u>	\$ <u>198.75</u>				\$ <u>247.59</u>
Paint: Exterior Walls Only SF Wall @ 0.75										
910-000-0101	Pool House			05/01/2014	1455.00	\$ 1,091.25	8:00	8:00	7:04	\$ 1,359.41
					<u>1455.00</u>	\$ <u>1,091.25</u>				\$ <u>1,359.41</u>

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Item Parameters - Detail

Code	Location	Condition	Description	Replace Date	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
Paint: Interior Ceilings Only SF Floor @ 0.75										
910-000-0100	Pool House			04/01/2010	1309.00	\$ 981.75	15:00	15:00	10:03	\$ 1,334.69
			1309.00	\$ 981.75			\$ 1,334.69			
Paint: Interior Walls & Trim SF Floor @ 2.00										
910-000-0099	Pool House			05/01/2014	1309.00	\$ 2,618.00	10:00	10:00	9:04	\$ 3,462.74
			1309.00	\$ 2,618.00			\$ 3,462.74			
Picnic Table & Benches Coated R&R Set @ 850.00										
910-000-0135	Pavilion-Tennis Up			04/01/2010	1.00	\$ 850.00	25:00	25:00	20:03	\$ 1,559.28
			1.00	\$ 850.00			\$ 1,559.28			
Picnic Table & Benches Fiberglass R&R EA @ 550.00										
910-000-0073	Pool			04/01/2010	2.00	\$ 1,100.00	15:00	15:00	10:03	\$ 1,495.45
			2.00	\$ 1,100.00			\$ 1,495.45			
Playground (Composit Frame) Replacement LS @ 1.00										
910-000-0078	Playground	Marginal		04/01/1995	15000.00	\$ 15,000.00	30:00	30:00	10:03	\$ 20,392.49
			15000.00	\$ 15,000.00			\$ 20,392.49			
Playground: Playsafe Mulch Add 4" CY @ 30.00										
910-000-0077	Playground			04/01/2012	35.00	\$ 1,050.00	4:00	4:00	1:03	\$ 1,090.07
			35.00	\$ 1,050.00			\$ 1,090.07			
Pool Cover Replace SF @ 2.25										
910-000-0121	Pool			09/01/2001	3192.00	\$ 7,182.00	18:00	18:00	4:08	\$ 8,259.82
			3192.00	\$ 7,182.00			\$ 8,259.82			
Pool Furniture: Restrap EA @ 20.00										
910-000-0106	Pool			04/01/2014	66.00	\$ 1,320.00	5:00	5:00	4:03	\$ 1,499.26
			66.00	\$ 1,320.00			\$ 1,499.26			
Pool Light Fixture R&R EA @ 600.00										
920-001-0118	Pool			04/01/1995	2.00	\$ 1,200.00	20:00	20:00	0:03	\$ 1,209.02
920-002-0118	Pool			04/01/1995	2.00	1,200.00	20:00	22:00	2:03	1,283.69
920-003-0118	Pool			04/01/1995	2.00	1,200.00	20:00	24:00	4:03	1,362.96
			6.00	\$ 3,600.00			\$ 3,855.67			

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Item Parameters - Detail

Code	Location	Condition	Description	Replace Date	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
Pool Replaster SF Surfa @ 4.65										
920-001-0120	Pool			04/01/2008	4094.00	\$ 19,037.10	10:00	10:00	3:03	\$ 20,984.16
920-002-0120	Pool-Kiddie			04/01/2008	112.00	520.80	10:00	10:00	3:03	574.07
			4206.00	\$ 19,557.90			\$ 21,558.23			
Pool Tile R&R LF @ 15.00										
920-001-0119	Pool			06/01/2005	248.00	\$ 3,720.00	10:00	10:00	0:05	\$ 3,766.73
920-002-0119	Pool-Kiddie			06/01/2005	32.00	480.00	10:00	10:00	0:05	486.03
			280.00	\$ 4,200.00			\$ 4,252.76			
Pool: Chairs R&R EA @ 175.00										
910-000-0109	Pool			04/01/1995	36.00	\$ 6,300.00	25:00	25:00	5:03	\$ 7,373.21
			36.00	\$ 6,300.00			\$ 7,373.21			
Pool: Chaise Lounge Chair R&R EA @ 250.00										
910-000-0108	Pool			04/01/1995	30.00	\$ 7,500.00	25:00	25:00	5:03	\$ 8,777.63
			30.00	\$ 7,500.00			\$ 8,777.63			
Pool: Table Fiberglass R&R EA @ 225.00										
910-000-0107	Pool			04/01/2000	7.00	\$ 1,575.00	20:00	20:00	5:03	\$ 1,843.30
			7.00	\$ 1,575.00			\$ 1,843.30			
Range R&R EA @ 550.00										
910-000-0094	Pool House			05/01/2014	1.00	\$ 550.00	20:00	20:00	19:04	\$ 981.61
			1.00	\$ 550.00			\$ 981.61			
Refrigerator Single R&R EA @ 800.00										
910-000-0095	Pool House			05/01/2014	1.00	\$ 800.00	20:00	20:00	19:04	\$ 1,427.80
			1.00	\$ 800.00			\$ 1,427.80			
Repairs to Walk Path LS @ 3,000.00										
910-000-0127	Walk Path			04/01/2010	0.00	\$ 0.00	10:00	5:00	0:03	\$ 0.00
			0.00	\$ 0.00			\$ 0.00			

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Item Parameters - Detail

Code	Location	Condition	Description	Replace Date	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
Sand Filter TR 100: Change Sand EA @ 500.00										
910-000-0116	Pool			04/01/2013	1.00	\$ 500.00	5:00	5:00	3:03	\$ 551.14
					1.00	\$ 500.00				\$ 551.14
Sand Filter TR 140: Change Sand EA @ 600.00										
910-000-0115	Pool			04/01/2013	3.00	\$ 1,800.00	5:00	5:00	3:03	\$ 1,984.10
					3.00	\$ 1,800.00				\$ 1,984.10
Sand Filter TR100: Change Filter EA @ 2,000.00										
910-000-0112	Pool			04/01/1995	1.00	\$ 2,000.00	20:00	25:00	5:03	\$ 2,340.70
					1.00	\$ 2,000.00				\$ 2,340.70
Sand Filter TR140: Change Filter EA @ 2,500.00										
910-000-0111	Pool			04/01/1995	3.00	\$ 7,500.00	20:00	25:00	5:03	\$ 8,777.63
					3.00	\$ 7,500.00				\$ 8,777.63
Site Repairs LS @ 1.00										
910-000-0133				06/01/2014	10000.00	\$ 10,000.00	1:00	1:00	0:05	\$ 10,000.00
					10000.00	\$ 10,000.00				\$ 10,000.00
Stain: Covered Wood Structures SF @ 5.00										
920-001-0124	Bridge		Concrete Floor	06/01/1995	322.00	\$ 1,610.00	15:00	20:00	0:05	\$ 1,630.23
920-002-0124	Bridge		Wood Floor	06/01/1995	200.00	1,000.00	15:00	21:00	1:05	1,043.36
920-003-0124	Pavilion		Wood Floor	06/01/1995	1000.00	5,000.00	15:00	22:00	2:05	5,375.48
					1522.00	\$ 7,610.00				\$ 8,049.07
Stain: Deck Floor SF @ 1.75										
910-000-0117	Dock			06/01/2011	272.00	\$ 476.00	8:00	8:00	4:05	\$ 543.35
					272.00	\$ 476.00				\$ 543.35
Stain: Exterior Wood Deck & Railing SF @ 3.00										
920-001-0123	Bridge		Walk Path	06/01/1995	58.00	\$ 174.00	15:00	20:00	0:05	\$ 176.19
920-002-0123	Bridge		Over Spillway	06/01/1995	204.00	612.00	15:00	21:00	1:05	638.54
920-003-0123	Bridge		Walk Path	06/01/1995	189.00	567.00	15:00	22:00	2:05	609.58
					451.00	\$ 1,353.00				\$ 1,424.31

Executive Landing HOA

Analysis Date - January 1, 2015

Item Parameters - Detail

Code	Location	Condition	Description	Replace Date	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
Stain: Privacy Fence LF @ 4.00										
910-000-0136	Refuse Area			12/31/2006	18.00	\$ 72.00	10:00	10:00	1:11	\$ 76.26
					18.00	\$ 72.00		76.26		
Tennis Court: Resurface (Typical Use) EA @ 4,500.00										
920-001-0068	Lower Tennis Ct	Poor		04/01/2009	2.00	\$ 9,000.00	5:00	7:00	1:03	\$ 9,343.47
920-002-0068	Upper Tennis Ct			05/01/2014	2.00	9,000.00	5:00	5:00	4:04	10,247.79
					4.00	\$ 18,000.00		19,591.26		
Tennis Courts: Overlay EA @ 19,000.00										
920-001-0070	Lower Tennis Ct	Poor		04/01/1995	2.00	\$ 38,000.00	30:00	30:00	10:03	\$ 51,660.96
920-002-0070	Upper Tennis Ct			04/01/1995	2.00	38,000.00	30:00	33:00	13:03	56,519.75
					4.00	\$ 76,000.00		108,180.71		
Toilet ADA R&R EA @ 375.00										
910-000-0081	Pool House			06/01/1995	4.00	\$ 1,500.00	35:00	35:00	15:05	\$ 2,380.68
					4.00	\$ 1,500.00		2,380.68		
Toilet Compartments: Doors R&R EA @ 350.00										
910-000-0080	Bath			06/01/1995	4.00	\$ 1,400.00	35:00	35:00	15:05	\$ 2,221.97
					4.00	\$ 1,400.00		2,221.97		
Urinal R&R EA @ 425.00										
910-000-0084	Bath			06/01/1995	2.00	\$ 850.00	35:00	35:00	15:05	\$ 1,349.05
					2.00	\$ 850.00		1,349.05		
Video Recorder: 8 Station R&R EA @ 1,500.00										
910-000-0129	Pool House			04/01/2013	1.00	\$ 1,500.00	20:00	20:00	18:03	\$ 2,591.62
					1.00	\$ 1,500.00		2,591.62		
Water Cooler: Wall Mount R&R EA @ 950.00										
910-000-0085	Pool House			06/01/1995	2.00	\$ 1,900.00	35:00	35:00	15:05	\$ 3,015.53
					2.00	\$ 1,900.00		3,015.53		

Executive Landing HOA

Analysis Date - January 1, 2015

Item Parameters - Detail

Code	Location	Condition	Description	Replace Date	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
Water Heater: Electric 40/50 Gal R&R EA @ 850.00										
910-000-0079	Pool House			04/01/2005	1.00	\$ 850.00	15:00	15:00	5:03	\$ 994.80
			1.00	\$ 850.00			\$ 994.80			
			1370.83	470,834.95			\$ 600,402.79			

Executive Landing HOA

Analysis Date - January 1, 2015

Item Parameters - Full Detail

Armor Crack Repair (Typical Use)

Item Number	69	Measurement Basis	LF
Type	Common Area	Estimated Useful Life	5:00
Category	Tennis	Basis Cost	15.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
								Current	Future
920-001-0069	Lower Tennis Ct	Poor	04/01/2009	04/01/2016	1:03	7:00	550.00 \$	8,250.00 \$	8,564.85
920-002-0069	Upper Tennis Ct		04/01/2014	04/01/2019	4:03	5:00	550.00 \$	8,250.00 \$	9,370.38
							\$	16,500.00 \$	17,935.23

Comments

Board has postponed the lower court until 2016 or later. It should be noted that the cracks must be filled to prevent water entry resulting in further damage.

Executive Landing HOA

Analysis Date - January 1, 2015

Item Parameters - Full Detail

Asphalt Parking: Sealcoat, Restripe, Rep

Item Number	96	Measurement Basis	SY
Type	Common Area	Estimated Useful Life	10:00
Category	Pavement	Basis Cost	1.75
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
								Current	Future
920-001-0096	Parking Lot-Pool		04/01/2005	04/01/2015	0:03	10:00	1385.00 \$	2,423.75 \$	2,441.97
920-002-0096	Lake Parking		04/01/2005	04/01/2015	0:03	10:00	600.00 \$	1,050.00 \$	1,057.89
							\$	3,473.75 \$	3,499.86

Comments

Executive Landing HOA

Analysis Date - January 1, 2015

Item Parameters - Full Detail

Asphalt Shingle 25YR R&R

Item Number	130	Measurement Basis	SF
Type	Common Area	Estimated Useful Life	25:00
Category	Roofing	Basis Cost	2.10
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
								Current	Future
920-001-0130	Upper Tennis Ct		04/01/2005	04/01/2030	15:03	25:00	800.00 \$	1,680.00 \$	2,653.08
920-002-0130	Lower Tennis Ct		04/01/2005	04/01/2030	15:03	25:00	400.00 \$	840.00 \$	1,326.54
							\$	2,520.00 \$	3,979.62

Comments

Executive Landing HOA

Analysis Date - January 1, 2015

Item Parameters - Full Detail

Asphalt: Mill & Overlay 1.5"

Item Number	97	Measurement Basis	SY
Type	Common Area	Estimated Useful Life	35:00
Category	Pavement	Basis Cost	13.60
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
								Current	Future
920-001-0097	Parking Lot-Pool		04/01/1995	04/01/2030	15:03	35:00	1385.00 \$	18,836.00 \$	29,746.13
920-002-0097	Trail		04/01/1995	04/01/2035	20:03	40:00	1796.00 \$	24,425.60 \$	44,807.42
920-003-0097	Lake Parking		04/01/1995	04/01/2030	15:03	35:00	600.00 \$	8,160.00 \$	12,886.41
							\$	51,421.60 \$	87,439.96

Comments

Executive Landing HOA

Analysis Date - January 1, 2015

Item Parameters - Full Detail

Ballast Lift Fee

Item Number	66	Measurement Basis	EA
Type	Common Area	Estimated Useful Life	5:00
Category	Electrical	Basis Cost	200.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
								Current	Future
920-001-0066	Lower Tennis Ct		04/01/2014	04/01/2019	4:03	5:00	1.00 \$	200.00 \$	227.16
920-002-0066	Upper Tennis Ct		04/01/2012	04/01/2017	2:03	5:00	1.00 \$	200.00 \$	213.95
							\$	400.00 \$	441.11

Comments

Executive Landing HOA

Analysis Date - January 1, 2015

Item Parameters - Full Detail

Ballust 175W R&R

Item Number	138	Measurement Basis	EA
Type	Common Area	Estimated Useful Life	10:00
Category	Electrical	Basis Cost	100.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
								Current	Future
910-000-0138	Pool		12/31/2010	12/31/2020	5:11	10:00	5.00	\$ 500.00	\$ 596.98
								\$ 500.00	\$ 596.98

Comments

Executive Landing HOA

Analysis Date - January 1, 2015

Item Parameters - Full Detail

Ballust 400W R&R

Item Number	65	Measurement Basis	EA
Type	Common Area	Estimated Useful Life	5:00
Category	Electrical	Basis Cost	225.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
								Current	Future
920-001-0065	Lower Tennis Ct		04/01/2014	04/01/2019	4:03	5:00	12.00 \$	2,700.00 \$	3,066.67
920-002-0065	Upper Tennis Ct		04/01/2012	04/01/2017	2:03	5:00	14.00 \$	3,150.00 \$	3,369.68
							\$	5,850.00 \$	6,436.35

Comments

Executive Landing HOA

Analysis Date - January 1, 2015

Item Parameters - Full Detail

Basketball Court: Overlay

Item Number	74	Measurement Basis	EA
Type	Common Area	Estimated Useful Life	30:00
Category	Basketball	Basis Cost	14,000.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
								Current	Future
910-000-0074	Basketball Ct		04/01/1995	04/01/2025	10:03	30:00	0.50	\$ 7,000.00	\$ 9,516.49
								\$ 7,000.00	\$ 9,516.49

Comments

52' x 35'

Executive Landing HOA

Analysis Date - January 1, 2015

Item Parameters - Full Detail

Basketball Court: Resurface

Item Number	75	Measurement Basis	EA
Type	Common Area	Estimated Useful Life	7:00
Category	Basketball	Basis Cost	3,500.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
								Current	Future
910-000-0075	Basketball Ct		04/01/2013	04/01/2020	5:03	7:00	0.50	\$ 1,750.00	\$ 2,048.11
								\$ 1,750.00	\$ 2,048.11

Comments

Executive Landing HOA

Analysis Date - January 1, 2015

Item Parameters - Full Detail

Basketball Goals R&R

Item Number	76	Measurement Basis	EA
Type	Common Area	Estimated Useful Life	15:00
Category	Basketball	Basis Cost	2,750.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
								Current	Future
910-000-0076	Basketball Ct		04/01/2005	04/01/2020	5:03	15:00	1.00	\$ 2,750.00	\$ 3,218.46
								\$ 2,750.00	\$ 3,218.46

Comments

Executive Landing HOA

Analysis Date - January 1, 2015

Item Parameters - Full Detail

Bath Mirrors

Item Number	93	Measurement Basis	EA
Type	Common Area	Estimated Useful Life	35:00
Category	Cabinets	Basis Cost	75.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
								Current	Future
910-000-0093	Bath		06/01/1995	06/01/2030	15:05	35:00	4.00	\$ 300.00	\$ 476.14
								\$ 300.00	\$ 476.14

Comments

Executive Landing HOA

Analysis Date - January 1, 2015

Item Parameters - Full Detail

Bath Sink & Faucet ADA R&R

Item Number	82	Measurement Basis	EA
Type	Common Area	Estimated Useful Life	35:00
Category	Plumbing	Basis Cost	275.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
								Current	Future
910-000-0082	Bath		06/01/1995	06/01/2030	15:05	35:00	4.00	\$ 1,100.00	\$ 1,745.84
								\$ 1,100.00	\$ 1,745.84

Comments

Executive Landing HOA

Analysis Date - January 1, 2015

Item Parameters - Full Detail

Bench: Composite 5/6 ' R&R

Item Number	72	Measurement Basis	EA
Type	Common Area	Estimated Useful Life	10:00
Category	Amenities	Basis Cost	300.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
								Current	Future
920-001-0072	Pavilion-Tennis U		04/01/2012	04/01/2022	7:03	10:00	3.00 \$	900.00 \$	1,118.37
920-002-0072	Upper Tennis Ct		04/01/2012	04/01/2022	7:03	10:00	4.00 \$	1,200.00 \$	1,491.15
920-003-0072	Pavillion-Tennis L		04/01/2012	04/01/2022	7:03	10:00	2.00 \$	600.00 \$	745.58
							\$	2,700.00 \$	3,355.10

Comments

Executive Landing HOA

Analysis Date - January 1, 2015

Item Parameters - Full Detail

Bench: PVC 4/5' R&R

Item Number	134	Measurement Basis	EA
Type	Common Area	Estimated Useful Life	5:00
Category	Amenities	Basis Cost	250.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
								Current	Future
910-000-0134	Lower Tennis Ct		04/01/2012	04/01/2017	2:03	5:00	4.00	\$ 1,000.00	\$ 1,069.74
								\$ 1,000.00	\$ 1,069.74

Comments

Executive Landing HOA

Analysis Date - January 1, 2015

Item Parameters - Full Detail

Cabinet: 36" Base R&R

Item Number	91	Measurement Basis	LF
Type	Common Area	Estimated Useful Life	25:00
Category	Cabinets	Basis Cost	130.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
								Current	Future
910-000-0091	Pool House		04/01/2014	04/01/2039	24:03	25:00	10.25	\$ 1,332.50	\$ 2,755.64
								\$ 1,332.50	\$ 2,755.64

Comments

Executive Landing HOA

Analysis Date - January 1, 2015

Item Parameters - Full Detail

Cabinet: Laminate Top R&R

Item Number	92	Measurement Basis	SF
Type	Common Area	Estimated Useful Life	35:00
Category	Cabinets	Basis Cost	15.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
								Current	Future
920-001-0092	Pool House		04/01/2014	04/01/2049	34:03	35:00	10.50 \$	157.50 \$	439.50
920-002-0092	Bath		04/01/1995	04/01/2030	15:03	35:00	16.33 \$	244.95 \$	386.83
							\$	402.45 \$	826.33

Comments

Executive Landing HOA

Analysis Date - January 1, 2015

Item Parameters - Full Detail

Cabinet: Wall Units R&R

Item Number	90	Measurement Basis	LF
Type	Common Area	Estimated Useful Life	25:00
Category	Cabinets	Basis Cost	100.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
								Current	Future
910-000-0090	Pool House		04/01/2015	04/01/2040	25:03	25:00	15.75	\$ 1,575.00	\$ 3,356.20
								\$ 1,575.00	\$ 3,356.20

Comments

Executive Landing HOA

Analysis Date - January 1, 2015

Item Parameters - Full Detail

Community Room

Item Number	132	Measurement Basis	LS
Type	Common Area	Estimated Useful Life	1:00
Category	Amenities	Basis Cost	90,000.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	One Time		

Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
								Current	Future
910-000-0132			05/01/2014	05/01/2015	0:04	1:00	1.00	\$ 90,000.00	\$ 90,000.00
								\$ 90,000.00	\$ 90,000.00

Comments

Executive Landing HOA

Analysis Date - January 1, 2015

Item Parameters - Full Detail

Fence: Chain Link 10' Color R&R Fabric

Item Number	64	Measurement Basis	LF
Type	Common Area	Estimated Useful Life	25:00
Category	Fence	Basis Cost	18.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
								Current	Future
920-001-0064	Lower Tennis Ct		04/01/1995	04/01/2025	10:03	30:00	460.00 \$	8,280.00 \$	11,256.65
920-002-0064	Upper Tennis Ct		04/01/1995	04/01/2028	13:03	33:00	460.00 \$	8,280.00 \$	12,315.36
							\$	16,560.00 \$	23,572.01

Comments

Executive Landing HOA

Analysis Date - January 1, 2015

Item Parameters - Full Detail

Fence: Privacy Treated Fence R&R

Item Number	131	Measurement Basis	LF
Type	Common Area	Estimated Useful Life	30:00
Category	Fence	Basis Cost	13.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
								Current	Future
910-000-0131	Refuse Area		04/01/1995	04/01/2025	10:03	30:00	18.00	\$ 234.00	\$ 318.12
								\$ 234.00	\$ 318.12

Comments

Executive Landing HOA

Analysis Date - January 1, 2015

Item Parameters - Full Detail

Fence: Split Rail Cedar R&R

Item Number	61	Measurement Basis	LF
Type	Common Area	Estimated Useful Life	25:00
Category	Fence	Basis Cost	10.50
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
								Current	Future
910-000-0061	Trails		06/01/1995	06/01/2020	5:05	25:00	74.00	\$ 777.00	\$ 913.91
								\$ 777.00	\$ 913.91

Comments

Executive Landing HOA

Analysis Date - January 1, 2015

Item Parameters - Full Detail

Fence: Treated Ranch Rail R&R

Item Number	63	Measurement Basis	LF
Type	Common Area	Estimated Useful Life	30:00
Category	Fence	Basis Cost	10.50
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
								Current	Future
910-000-0063	Soccer Field		06/01/1995	06/01/2025	10:05	30:00	664.00	\$ 6,972.00	\$ 9,525.88
								\$ 6,972.00	\$ 9,525.88

Comments

Executive Landing HOA

Analysis Date - January 1, 2015

Item Parameters - Full Detail

Fence:Steel/Alum 5/8" Picket/2" Post 6'

Item Number	62	Measurement Basis	LF
Type	Common Area	Estimated Useful Life	40:00
Category	Fence	Basis Cost	30.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
								Current	Future
910-000-0062	Pool		06/01/1995	06/01/2035	20:05	40:00	319.00	\$ 9,570.00	\$ 17,643.52
								\$ 9,570.00	\$ 17,643.52

Comments

Executive Landing HOA

Analysis Date - January 1, 2015

Item Parameters - Full Detail

Fiberglass ADA Shower Unit R&R

Item Number	89	Measurement Basis	EA
Type	Common Area	Estimated Useful Life	35:00
Category	Plumbing	Basis Cost	2,000.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
								Current	Future
910-000-0089	Bath		06/01/1995	06/01/2030	15:05	35:00	2.00	\$ 4,000.00	\$ 6,348.49
								\$ 4,000.00	\$ 6,348.49

Comments

Executive Landing HOA

Analysis Date - January 1, 2015

Item Parameters - Full Detail

Fiberglass Shower Unit R&R

Item Number	88	Measurement Basis	EA
Type	Common Area	Estimated Useful Life	35:00
Category	Plumbing	Basis Cost	1,500.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
								Current	Future
910-000-0088	Bath		06/01/1995	06/01/2030	15:05	35:00	2.00	\$ 3,000.00	\$ 4,761.37
								\$ 3,000.00	\$ 4,761.37

Comments

Executive Landing HOA

Analysis Date - January 1, 2015

Item Parameters - Full Detail

Grill: Built-In 4 Burner Exterior R&R

Item Number	128	Measurement Basis	EA
Type	Common Area	Estimated Useful Life	20:00
Category	Amenities	Basis Cost	1,500.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
								Current	Future
910-000-0128	Pool House		04/01/2000	04/01/2020	5:03	20:00	1.00	\$ 1,500.00	\$ 1,755.53
								\$ 1,500.00	\$ 1,755.53

Comments

Executive Landing HOA

Analysis Date - January 1, 2015

Item Parameters - Full Detail

HVAC 3.5-4T R&R

Item Number	126	Measurement Basis	EA
Type	Common Area	Estimated Useful Life	15:00
Category	HVAC	Basis Cost	4,500.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
								Current	Future
910-000-0126	Pool House		04/01/2007	04/01/2022	7:03	15:00	1.00	\$ 4,500.00	\$ 5,591.83
								\$ 4,500.00	\$ 5,591.83

Comments

Executive Landing HOA

Analysis Date - January 1, 2015

Item Parameters - Full Detail

Kitchen Sink R&R

Item Number	83	Measurement Basis	EA
Type	Common Area	Estimated Useful Life	20:00
Category	Plumbing	Basis Cost	450.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
								Current	Future
910-000-0083	Pool House		04/01/2014	04/01/2034	19:03	20:00	1.00	\$ 450.00	\$ 801.13
								\$ 450.00	\$ 801.13

Comments

Executive Landing HOA

Analysis Date - January 1, 2015

Item Parameters - Full Detail

Light Fixtures

Item Number	125	Measurement Basis	LS
Type	Common Area	Estimated Useful Life	25:00
Category	Light Fixture	Basis Cost	1.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
								Current	Future
920-001-0125	Pavilion		06/01/1995	06/01/2020	5:05	25:00	625.00 \$	625.00 \$	735.13
920-002-0125	Pool House		06/01/1995	06/01/2024	9:05	29:00	1750.00 \$	1,750.00 \$	2,320.45
920-003-0125	Bridge		06/01/1995	06/01/2020	5:05	25:00	200.00 \$	200.00 \$	235.24
920-004-0125	Bridge		06/01/1995	06/01/2020	5:05	25:00	100.00 \$	100.00 \$	117.62
							\$	2,675.00 \$	3,408.44

Comments

Executive Landing HOA

Analysis Date - January 1, 2015

Item Parameters - Full Detail

Light Relays R&R

Item Number	67	Measurement Basis	EA
Type	Common Area	Estimated Useful Life	5:00
Category	Electrical	Basis Cost	400.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
								Current	Future
920-001-0067	Lower Tennis Ct		04/01/2014	04/01/2019	4:03	5:00	1.00 \$	400.00 \$	454.32
920-002-0067	Upper Tennis Ct		04/01/2012	04/01/2017	2:03	5:00	1.00 \$	400.00 \$	427.90
							\$	800.00 \$	882.22

Comments

Executive Landing HOA

Analysis Date - January 1, 2015

Item Parameters - Full Detail

Motor 2-3.5 HP R&R

Item Number	110	Measurement Basis	EA
Type	Common Area	Estimated Useful Life	5:00
Category	Pool	Basis Cost	800.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
								Current	Future
920-001-0110	Pool		04/01/2014	04/01/2019	4:03	5:00	1.00 \$	800.00 \$	908.64
920-002-0110	Pool		04/01/2012	04/01/2017	2:03	5:00	1.00 \$	800.00 \$	855.79
920-003-0110	Pool		04/01/2013	04/01/2018	3:03	5:00	1.00 \$	800.00 \$	881.82
							\$	2,400.00 \$	2,646.25

Comments

Executive Landing HOA

Analysis Date - January 1, 2015

Item Parameters - Full Detail

Paint: Architectural Metal Repaint

Item Number	103	Measurement Basis	SF
Type	Common Area	Estimated Useful Life	20:00
Category	Paint	Basis Cost	2.25
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
								Current	Future
920-001-0103	Pool House		04/01/1995	04/01/2015	0:03	20:00	2830.00 \$	6,367.50 \$	6,415.38
920-002-0103	Pavilion		04/01/1995	04/01/2015	0:03	20:00	1279.00 \$	2,877.75 \$	2,899.39
920-003-0103	Bridge		04/01/1995	04/01/2015	0:03	20:00	483.00 \$	1,086.75 \$	1,094.92
920-004-0103	Bridge		04/01/1995	04/01/2015	0:03	20:00	300.00 \$	675.00 \$	680.08
							\$	11,007.00 \$	11,089.77

Comments

Executive Landing HOA

Analysis Date - January 1, 2015

Item Parameters - Full Detail

Paint: Covered Porches

Item Number	102	Measurement Basis	SF
Type	Common Area	Estimated Useful Life	8:00
Category	Paint	Basis Cost	2.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
								Current	Future
910-000-0102	Pool House		05/01/2014	05/01/2022	7:04	8:00	577.00	\$ 1,154.00	\$ 1,437.58
								\$ 1,154.00	\$ 1,437.58

Comments

Executive Landing HOA

Analysis Date - January 1, 2015

Item Parameters - Full Detail

Paint: Covered Porches (Concrete Floor)

Item Number	122	Measurement Basis	SF
Type	Common Area	Estimated Useful Life	10:00
Category	Paint	Basis Cost	3.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
								Current	Future
920-001-0122	Pavilion-Tennis U		04/01/2005	04/01/2016	1:03	11:00	425.00 \$	1,275.00 \$	1,323.66
920-002-0122	Pavillion-Tennis L		04/01/2005	04/01/2015	0:03	10:00	200.00 \$	600.00 \$	604.51
							\$	1,875.00 \$	1,928.17

Comments

Executive Landing HOA

Analysis Date - January 1, 2015

Item Parameters - Full Detail

Paint: Decorative Light Poles

Item Number	137	Measurement Basis	EA
Type	Common Area	Estimated Useful Life	20:00
Category	Paint	Basis Cost	150.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
								Current	Future
920-001-0137	Upper Tennis Ct		04/01/1995	04/01/2015	0:03	20:00	9.00 \$	1,350.00 \$	1,360.15
920-002-0137	Lower Tennis Ct		04/01/1995	04/01/2016	1:03	21:00	9.00 \$	1,350.00 \$	1,401.52
							\$	2,700.00 \$	2,761.67

Comments

Executive Landing HOA

Analysis Date - January 1, 2015

Item Parameters - Full Detail

Paint: Decorative Street Posts

Item Number	71	Measurement Basis	EA
Type	Common Area	Estimated Useful Life	10:00
Category	Paint	Basis Cost	100.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
								Current	Future
910-000-0071			04/01/2009	04/01/2019	4:03	10:00	13.00	\$ 1,300.00	\$ 1,476.55
								\$ 1,300.00	\$ 1,476.55

Comments

Executive Landing HOA

Analysis Date - January 1, 2015

Item Parameters - Full Detail

Paint: Exterior Cornice Only

Item Number	104	Measurement Basis	LF
Type	Common Area	Estimated Useful Life	8:00
Category	Paint	Basis Cost	1.25
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
								Current	Future
910-000-0104	Pool House		05/01/2014	05/01/2022	7:04	8:00	159.00	\$ 198.75	\$ 247.59
								\$ 198.75	\$ 247.59

Comments

Executive Landing HOA

Analysis Date - January 1, 2015

Item Parameters - Full Detail

Paint: Exterior Walls Only

Item Number	101	Measurement Basis	SF Wall
Type	Common Area	Estimated Useful Life	8:00
Category	Paint	Basis Cost	0.75
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
								Current	Future
910-000-0101	Pool House		05/01/2014	05/01/2022	7:04	8:00	1455.00	\$ 1,091.25	\$ 1,359.41
								\$ 1,091.25	\$ 1,359.41

Comments

Executive Landing HOA

Analysis Date - January 1, 2015

Item Parameters - Full Detail

Paint: Interior Ceilings Only

Item Number	100	Measurement Basis	SF Floor
Type	Common Area	Estimated Useful Life	15:00
Category	Paint	Basis Cost	0.75
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
								Current	Future
910-000-0100	Pool House		04/01/2010	04/01/2025	10:03	15:00	1309.00	\$ 981.75	\$ 1,334.69
								\$ 981.75	\$ 1,334.69

Comments

Executive Landing HOA

Analysis Date - January 1, 2015

Item Parameters - Full Detail

Paint: Interior Walls & Trim

Item Number	99	Measurement Basis	SF Floor
Type	Common Area	Estimated Useful Life	10:00
Category	Paint	Basis Cost	2.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
								Current	Future
910-000-0099	Pool House		05/01/2014	05/01/2024	9:04	10:00	1309.00	\$ 2,618.00	\$ 3,462.74
								\$ 2,618.00	\$ 3,462.74

Comments

Executive Landing HOA

Analysis Date - January 1, 2015

Item Parameters - Full Detail

Picnic Table & Benches Coated R&R

Item Number	135	Measurement Basis	Set
Type	Common Area	Estimated Useful Life	25:00
Category	Amenities	Basis Cost	850.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
								Current	Future
910-000-0135	Pavilion-Tennis U		04/01/2010	04/01/2035	20:03	25:00	1.00	\$ 850.00	\$ 1,559.28
								\$ 850.00	\$ 1,559.28

Comments

Executive Landing HOA

Analysis Date - January 1, 2015

Item Parameters - Full Detail

Picnic Table & Benches Fiberglass R&R

Item Number	73	Measurement Basis	EA
Type	Common Area	Estimated Useful Life	15:00
Category	Amenities	Basis Cost	550.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
								Current	Future
910-000-0073	Pool		04/01/2010	04/01/2025	10:03	15:00	2.00	\$ 1,100.00	\$ 1,495.45
								\$ 1,100.00	\$ 1,495.45

Comments

Executive Landing HOA

Analysis Date - January 1, 2015

Item Parameters - Full Detail

Playground (Composit Frame) Replacement

Item Number	78	Measurement Basis	LS
Type	Common Area	Estimated Useful Life	30:00
Category	Playground	Basis Cost	1.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
								Current	Future
910-000-0078	Playground	Marginal	04/01/1995	04/01/2025	10:03	30:00	15000.00	\$ 15,000.00	\$ 20,392.49
								\$ 15,000.00	\$ 20,392.49

Comments

Executive Landing HOA

Analysis Date - January 1, 2015

Item Parameters - Full Detail

Playground: Playsafe Mulch Add 4"

Item Number	77	Measurement Basis	CY
Type	Common Area	Estimated Useful Life	4:00
Category	Playground	Basis Cost	30.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
								Current	Future
910-000-0077	Playground		04/01/2012	04/01/2016	1:03	4:00	35.00	\$ 1,050.00	\$ 1,090.07
								\$ 1,050.00	\$ 1,090.07

Comments

Executive Landing HOA

Analysis Date - January 1, 2015

Item Parameters - Full Detail

Pool Cover Replace

Item Number	121	Measurement Basis	SF
Type	Common Area	Estimated Useful Life	18:00
Category	Pool	Basis Cost	2.25
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
								Current	Future
910-000-0121	Pool		09/01/2001	09/01/2019	4:08	18:00	3192.00	\$ 7,182.00	\$ 8,259.82
								\$ 7,182.00	\$ 8,259.82

Comments

Executive Landing HOA

Analysis Date - January 1, 2015

Item Parameters - Full Detail

Pool Furniture: Restrap

Item Number	106	Measurement Basis	EA
Type	Common Area	Estimated Useful Life	5:00
Category	Pool F&F	Basis Cost	20.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
								Current	Future
910-000-0106	Pool		04/01/2014	04/01/2019	4:03	5:00	66.00	\$ 1,320.00	\$ 1,499.26
								\$ 1,320.00	\$ 1,499.26

Comments

Chaise Lounges 30; Chairs 36

Executive Landing HOA

Analysis Date - January 1, 2015

Item Parameters - Full Detail

Pool Light Fixture R&R

Item Number	118	Measurement Basis	EA
Type	Common Area	Estimated Useful Life	20:00
Category	Pool	Basis Cost	600.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
								Current	Future
920-001-0118	Pool		04/01/1995	04/01/2015	0:03	20:00	2.00 \$	1,200.00 \$	1,209.02
920-002-0118	Pool		04/01/1995	04/01/2017	2:03	22:00	2.00 \$	1,200.00 \$	1,283.69
920-003-0118	Pool		04/01/1995	04/01/2019	4:03	24:00	2.00 \$	1,200.00 \$	1,362.96
							\$	3,600.00 \$	3,855.67

Comments

Executive Landing HOA

Analysis Date - January 1, 2015

Item Parameters - Full Detail

Pool Replaster

Item Number	120	Measurement Basis	SF Surfa
Type	Common Area	Estimated Useful Life	10:00
Category	Pool	Basis Cost	4.65
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
								Current	Future
920-001-0120	Pool		04/01/2008	04/01/2018	3:03	10:00	4094.00 \$	19,037.10 \$	20,984.16
920-002-0120	Pool-Kiddie		04/01/2008	04/01/2018	3:03	10:00	112.00 \$	520.80 \$	574.07
							\$	19,557.90 \$	21,558.23

Comments

Executive Landing HOA

Analysis Date - January 1, 2015

Item Parameters - Full Detail

Pool Tile R&R

Item Number	119	Measurement Basis	LF
Type	Common Area	Estimated Useful Life	10:00
Category	Pool	Basis Cost	15.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
								Current	Future
920-001-0119	Pool		06/01/2005	06/01/2015	0:05	10:00	248.00 \$	3,720.00 \$	3,766.73
920-002-0119	Pool-Kiddie		06/01/2005	06/01/2015	0:05	10:00	32.00 \$	480.00 \$	486.03
							\$	4,200.00 \$	4,252.76

Comments

Executive Landing HOA

Analysis Date - January 1, 2015

Item Parameters - Full Detail

Pool: Chairs R&R

Item Number	109	Measurement Basis	EA
Type	Common Area	Estimated Useful Life	25:00
Category	Pool F&F	Basis Cost	175.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
								Current	Future
910-000-0109	Pool		04/01/1995	04/01/2020	5:03	25:00	36.00	\$ 6,300.00	\$ 7,373.21
								\$ 6,300.00	\$ 7,373.21

Comments

Executive Landing HOA

Analysis Date - January 1, 2015

Item Parameters - Full Detail

Pool: Chaise Lounge Chair R&R

Item Number	108	Measurement Basis	EA
Type	Common Area	Estimated Useful Life	25:00
Category	Pool F&F	Basis Cost	250.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
								Current	Future
910-000-0108	Pool		04/01/1995	04/01/2020	5:03	25:00	30.00	\$ 7,500.00	\$ 8,777.63
								\$ 7,500.00	\$ 8,777.63

Comments

Executive Landing HOA

Analysis Date - January 1, 2015

Item Parameters - Full Detail

Pool: Table Fiberglass R&R

Item Number	107	Measurement Basis	EA
Type	Common Area	Estimated Useful Life	20:00
Category	Pool F&F	Basis Cost	225.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
								Current	Future
910-000-0107	Pool		04/01/2000	04/01/2020	5:03	20:00	7.00	\$ 1,575.00	\$ 1,843.30
								\$ 1,575.00	\$ 1,843.30

Comments

Executive Landing HOA

Analysis Date - January 1, 2015

Item Parameters - Full Detail

Range R&R

Item Number	94	Measurement Basis	EA
Type	Common Area	Estimated Useful Life	20:00
Category	Appliance	Basis Cost	550.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
								Current	Future
910-000-0094	Pool House		05/01/2014	05/01/2034	19:04	20:00	1.00	\$ 550.00	\$ 981.61
								\$ 550.00	\$ 981.61

Comments

Executive Landing HOA

Analysis Date - January 1, 2015

Item Parameters - Full Detail

Refrigerator Single R&R

Item Number	95	Measurement Basis	EA
Type	Common Area	Estimated Useful Life	20:00
Category	Appliance	Basis Cost	800.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
								Current	Future
910-000-0095	Pool House		05/01/2014	05/01/2034	19:04	20:00	1.00	\$ 800.00	\$ 1,427.80
								\$ 800.00	\$ 1,427.80

Comments

Executive Landing HOA

Analysis Date - January 1, 2015

Item Parameters - Full Detail

Repairs to Walk Path

Item Number	127	Measurement Basis	LS
Type	Common Area	Estimated Useful Life	10:00
Category	Amenities	Basis Cost	3,000.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost			
								Current	Future		
	Walk Path							\$	0.00	\$	0.00

Comments

This expense is intended to fund repairs required to the walk path from time to time.

Executive Landing HOA

Analysis Date - January 1, 2015

Item Parameters - Full Detail

Sand Filter TR 100: Change Sand

Item Number	116	Measurement Basis	EA
Type	Common Area	Estimated Useful Life	5:00
Category	Pool	Basis Cost	500.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
								Current	Future
910-000-0116	Pool		04/01/2013	04/01/2018	3:03	5:00	1.00	\$ 500.00	\$ 551.14
								\$ 500.00	\$ 551.14

Comments

Executive Landing HOA

Analysis Date - January 1, 2015

Item Parameters - Full Detail

Sand Filter TR 140: Change Sand

Item Number	115	Measurement Basis	EA
Type	Common Area	Estimated Useful Life	5:00
Category	Pool	Basis Cost	600.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
								Current	Future
910-000-0115	Pool		04/01/2013	04/01/2018	3:03	5:00	3.00	\$ 1,800.00	\$ 1,984.10
								\$ 1,800.00	\$ 1,984.10

Comments

Executive Landing HOA

Analysis Date - January 1, 2015

Item Parameters - Full Detail

Sand Filter TR100: Change Filter

Item Number	112	Measurement Basis	EA
Type	Common Area	Estimated Useful Life	20:00
Category	Pool	Basis Cost	2,000.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
								Current	Future
910-000-0112	Pool		04/01/1995	04/01/2020	5:03	25:00	1.00 \$	2,000.00 \$	2,340.70
							\$	2,000.00 \$	2,340.70

Comments

Executive Landing HOA

Analysis Date - January 1, 2015

Item Parameters - Full Detail

Sand Filter TR140: Change Filter

Item Number	111	Measurement Basis	EA
Type	Common Area	Estimated Useful Life	20:00
Category	Pool	Basis Cost	2,500.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
								Current	Future
910-000-0111	Pool		04/01/1995	04/01/2020	5:03	25:00	3.00	\$ 7,500.00	\$ 8,777.63
								\$ 7,500.00	\$ 8,777.63

Comments

Executive Landing HOA

Analysis Date - January 1, 2015

Item Parameters - Full Detail

Site Repairs

Item Number	133	Measurement Basis	LS
Type	Common Area	Estimated Useful Life	1:00
Category		Basis Cost	1.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	One Time		

Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
								Current	Future
910-000-0133			06/01/2014	06/01/2015	0:05	1:00	10000.00	\$ 10,000.00	\$ 10,000.00
								\$ 10,000.00	\$ 10,000.00

Comments

There are various repairs noted in this report. This budgeted amount is for a one time expenditure to make the repairs.

Executive Landing HOA

Analysis Date - January 1, 2015

Item Parameters - Full Detail

Stain: Covered Wood Structures

Item Number	124	Measurement Basis	SF
Type	Common Area	Estimated Useful Life	15:00
Category	Paint	Basis Cost	5.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
								Current	Future
920-001-0124	Bridge		06/01/1995	06/01/2015	0:05	20:00	322.00 \$	1,610.00 \$	1,630.23
920-002-0124	Bridge		06/01/1995	06/01/2016	1:05	21:00	200.00 \$	1,000.00 \$	1,043.36
920-003-0124	Pavilion		06/01/1995	06/01/2017	2:05	22:00	1000.00 \$	5,000.00 \$	5,375.48
							\$	7,610.00 \$	8,049.07

Comments

Pavilion included staining tables.

Executive Landing HOA

Analysis Date - January 1, 2015

Item Parameters - Full Detail

Stain: Deck Floor

Item Number	117	Measurement Basis	SF
Type	Common Area	Estimated Useful Life	8:00
Category	Paint	Basis Cost	1.75
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
								Current	Future
910-000-0117	Dock		06/01/2011	06/01/2019	4:05	8:00	272.00	\$ 476.00	\$ 543.35
								\$ 476.00	\$ 543.35

Comments

Executive Landing HOA

Analysis Date - January 1, 2015

Item Parameters - Full Detail

Stain: Exterior Wood Deck & Railing

Item Number	123	Measurement Basis	SF
Type	Common Area	Estimated Useful Life	15:00
Category	Paint	Basis Cost	3.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
								Current	Future
920-001-0123	Bridge		06/01/1995	06/01/2015	0:05	20:00	58.00 \$	174.00 \$	176.19
920-002-0123	Bridge		06/01/1995	06/01/2016	1:05	21:00	204.00 \$	612.00 \$	638.54
920-003-0123	Bridge		06/01/1995	06/01/2017	2:05	22:00	189.00 \$	567.00 \$	609.58
							\$	1,353.00 \$	1,424.31

Comments

Executive Landing HOA

Analysis Date - January 1, 2015

Item Parameters - Full Detail

Stain: Privacy Fence

Item Number	136	Measurement Basis	LF
Type	Common Area	Estimated Useful Life	10:00
Category	Paint	Basis Cost	4.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
								Current	Future
910-000-0136	Refuse Area		12/31/2006	12/31/2016	1:11	10:00	18.00	\$ 72.00	\$ 76.26
								\$ 72.00	\$ 76.26

Comments

Executive Landing HOA

Analysis Date - January 1, 2015

Item Parameters - Full Detail

Tennis Court: Resurface (Typical Use)

Item Number	68	Measurement Basis	EA
Type	Common Area	Estimated Useful Life	5:00
Category	Tennis	Basis Cost	4,500.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
								Current	Future
920-001-0068	Lower Tennis Ct		04/01/2009	04/01/2016	1:03	7:00	2.00 \$	9,000.00 \$	9,343.47
920-002-0068	Upper Tennis Ct		05/01/2014	05/01/2019	4:04	5:00	2.00 \$	9,000.00 \$	10,247.79
							\$	18,000.00 \$	19,591.26

Comments

Board has postponed the lower court until 2016 or later. It should be noted that the cracks must be filled to prevent water entry resulting in further damage.

Executive Landing HOA

Analysis Date - January 1, 2015

Item Parameters - Full Detail

Tennis Courts: Overlay

Item Number	70	Measurement Basis	EA
Type	Common Area	Estimated Useful Life	30:00
Category	Tennis	Basis Cost	19,000.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
								Current	Future
920-001-0070	Lower Tennis Ct	Poor	04/01/1995	04/01/2025	10:03	30:00	2.00 \$	38,000.00 \$	51,660.96
920-002-0070	Upper Tennis Ct		04/01/1995	04/01/2028	13:03	33:00	2.00 \$	38,000.00 \$	56,519.75
							\$	76,000.00 \$	108,180.71

Comments

Executive Landing HOA

Analysis Date - January 1, 2015

Item Parameters - Full Detail

Toilet ADA R&R

Item Number	81	Measurement Basis	EA
Type	Common Area	Estimated Useful Life	35:00
Category	Plumbing	Basis Cost	375.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
								Current	Future
910-000-0081	Pool House		06/01/1995	06/01/2030	15:05	35:00	4.00	\$ 1,500.00	\$ 2,380.68
								\$ 1,500.00	\$ 2,380.68

Comments

Executive Landing HOA

Analysis Date - January 1, 2015

Item Parameters - Full Detail

Toilet Compartments: Doors R&R

Item Number	80	Measurement Basis	EA
Type	Common Area	Estimated Useful Life	35:00
Category	Plumbing	Basis Cost	350.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
								Current	Future
910-000-0080	Bath		06/01/1995	06/01/2030	15:05	35:00	4.00	\$ 1,400.00	\$ 2,221.97
								\$ 1,400.00	\$ 2,221.97

Comments

Executive Landing HOA

Analysis Date - January 1, 2015

Item Parameters - Full Detail

Urinal R&R

Item Number	84	Measurement Basis	EA
Type	Common Area	Estimated Useful Life	35:00
Category	Plumbing	Basis Cost	425.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
								Current	Future
910-000-0084	Bath		06/01/1995	06/01/2030	15:05	35:00	2.00	\$ 850.00	\$ 1,349.05
								\$ 850.00	\$ 1,349.05

Comments

Executive Landing HOA

Analysis Date - January 1, 2015

Item Parameters - Full Detail

Video Recorder: 8 Station R&R

Item Number	129	Measurement Basis	EA
Type	Common Area	Estimated Useful Life	20:00
Category	Security	Basis Cost	1,500.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
								Current	Future
910-000-0129	Pool House		04/01/2013	04/01/2033	18:03	20:00	1.00	\$ 1,500.00	\$ 2,591.62
								\$ 1,500.00	\$ 2,591.62

Comments

Executive Landing HOA

Analysis Date - January 1, 2015

Item Parameters - Full Detail

Water Cooler: Wall Mount R&R

Item Number	85	Measurement Basis	EA
Type	Common Area	Estimated Useful Life	35:00
Category	Plumbing	Basis Cost	950.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
								Current	Future
910-000-0085	Pool House		06/01/1995	06/01/2030	15:05	35:00	2.00 \$	1,900.00 \$	3,015.53
							\$	1,900.00 \$	3,015.53

Comments

Executive Landing HOA

Analysis Date - January 1, 2015

Item Parameters - Full Detail

Water Heater: Electric 40/50 Gal R&R

Item Number	79	Measurement Basis	EA
Type	Common Area	Estimated Useful Life	15:00
Category	Plumbing	Basis Cost	850.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
								Current	Future
910-000-0079	Pool House		04/01/2005	04/01/2020	5:03	15:00	1.00	\$ 850.00	\$ 994.80
								\$ 850.00	\$ 994.80

Comments

Inspection Photos & Comments

Executive Landing HOA

Inspected: June 9, 2014

In the pages that follow are photos and comments of items of concern.

The scope of our site inspection is focused on gathering data and reviewing the condition of your common property assets so as to create a long term budget as described above. **This study is not to be confused with or a substitute for a "property inspection" report** which is typically a more micro inspection of a property and its components so generate a detailed listing of deficiencies, repair options, priorities and costs to repair or replacement if repair is not possible but does not include analyses necessary to project life expectancies, remaining life expectancies and long term non-annual cost of maintenance and replacement.