



RESERVE STUDY UPDATE

**CLEAR LAKE CITY COMMUNITY ASSOCIATION
16511 DIANA LANE
HOUSTON, TEXAS 77062**

Prepared for:

**CLEAR LAKE CITY COMMUNITY ASSOCIATION
C/O RACHEL MORALES (GENERAL MANAGER)**

Prepared by:

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**Walk-Through Survey performed: July 3, 2019
Draft Report Submitted: September 25, 2019**

**Second Walk-Through Survey performed: November 22, 2019
Final Draft Submitted: December 4, 2019**

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Via Email: rmorales@clcca.org

December 25, 2019

CLEAR LAKE CITY COMMUNITY ASSOCIATION
c/o Ms. Rachel Morales, General Manager
16511 Diana Lane
Houston, TX 77062

Service: **FINAL DRAFT REPORT: RESERVE STUDY UPDATE (CFYE PROJECT 2019150N)**

Dear Ms. Morales and Members of the Board,

At your request, Criterium – Farrell Yancy Engineers has completed a Reserve Study Update for the Clear Lake City Community Association. We submit our final report herewith for the Board's consideration and review.

The purpose of this reserve study update is to re-evaluate a capital needs plan for the Association, to evaluate the current rate of contribution to the capital reserve fund, and, if required, to suggest alternate funding strategies. Updates of this nature are important to ensure that a community will have sufficient funds for long-term, periodic capital expenditure requirements. This helps preserve the value of the community and the units within it.

This report is intended to be used as a tool by the Association's Board for considering and managing its future financial obligations, for determining appropriate capital reserve fund allocations, and for informing the individual Owners of the Association's required capital expenditures and the resulting financial plan.

This Reserve Study Update has been performed in general accordance with Community Association Institute (CAI) National Reserve Study Standards. However, Criterium's scope of service has exceeded CAI's guidelines with regard to our engineering evaluation of the property's current condition on two occasions, identification of current deficiencies, and consideration of appropriate capital expenditures.

Two engineers observed the property on one occasion: on July 3, 2019. Prior to our site visit, we met with Ms. Rachel Morales, General Manager of the Clear Lake City Community Association (CLCCA). During that site visit, we were escorted about the Sports and Recreation Complex by Phillip. Upon receiving comments from the initial draft report, we visited the site a second time on November 22, 2019 to collect additional information germane to the replacement of common elements.

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Our findings and recommendations are principally based on observations made during the on-site visual inspections performed July 3, 2019 and November 22, 2019, verbal, electronic and/or printed information received regarding community improvements.

In addition, we have reviewed the Association's Independent Auditor's Report and Financial Statements from June 30, 2018, the 2019 – 2020 Approved Budget, as well as the 2010 Reserve Study for the Clear Lake City Community Association.

We have also learned there are facilities in the Association that will no longer require capital expenditures:

- NASA Little League in agreement with CLCCA is scheduled to remove the existing tennis courts at Fullerton Park. As a result, the capital expenditures associated with the tennis court have been deleted from the analysis.

As a result of our on-site inspections and other investigations, we find the common components of your community to be in varying condition (good to fair). However, we did observe several deficiencies and some deferred repairs which are noted below:

Applewhite Sports and Recreation Center

- Upgrades to the ageing electrical service equipment (as-needed for older equipment)
- Treat and repair the rusted perimeter fencing
- Repairs to the sidewalks and concrete flatwork (as-needed at isolated locations)
- Replacement of the water heater in the Pavilion Room
- Re-plaster the outdoor diving pool – plaster is blistering
- Existing air-handling units and evaporator in the gym
 - The existing evaporator housing on the unit above the women's restroom is corroded and leaking conditioned air into the attic space.
 - There is a significant quantity of water in the auxiliary drain pan of the air handling unit above the women's restroom. We suspect that the primary drain is clogged.
 - Note: The existing air handling units have exceeded their estimated useful life. We anticipate that the scheduled repair will prolong the life of the units for another two years. However, at that time replacement will be necessary. Due to the construction of the building, there are no viable access openings large enough to facilitate removal and replacement of the equipment without significant interior alterations. While we have provided a conservative budgetary number for replacement of the units, it is likely that the actual construction cost will fluctuate depending on means and methods. As a result, the Association may wish to consider alternate bids for one or more of the following:
 - Abandon existing units in place and consider addition of ceiling/wall mount units
 - Complete re-build of the exiting units in place (may not be feasible depending on availability of parts)
 - Create two (or more) permanent openings in the gym walls to facilitate removal of the units

Rutledge Park

- Install windscreens at the tennis court



- Re-surface tennis courts (Note: It is our understanding that all tennis courts have been approved for re-surfacing at the rate of one park per year – Order shall be dictated by the Association)
- Replace tennis courts nets and pulleys
- Repair and re-stripe asphalt pavement
- Restoration to the exterior stucco at the pool house
- Repair damaged concrete flatwork

Oakbrook West Park

- Install windscreens at the tennis court
- Repair the shade structure

Royal Park

- Concrete flatwork/ sidewalk repair

For the above-noted deficiencies, we have allocated funds in the study to complete the necessary repairs in the fiscal year 2020 or as noted. It is beyond the scope of this reserve study to prioritize the need for work between the different buildings or installed locations or to closely specify or breakdown phased work packages.

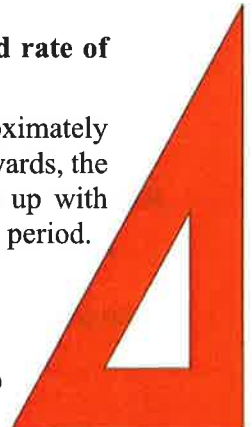
Based on our investigations and estimates, we have identified likely capital expenditures throughout the study period. The 30-year total of projected capital expenditure (CapEx) budgets, (current dollar cost estimates inflated at 3% annually), is \$3,776,600. Our initial analysis was a projection of the Association's current rate of contribution forward over 30 years with no increases. Because of draw-downs to pay for these CapEx expenses, projected year-end fund balances fall to a deficit of \$4,750,167 by the end of the 30-year planning period in 2049.

In summary, given the reported \$1,083,809.50 starting balance of the Capital Reserve Fund as of August 30, 2019, assuming inflation occurs at a rate of 3% and an anticipated average rate of return on investments of 1% per year, our financial analysis indicates that the Association's current funding will prove inadequate to meet future needs.

Based on the Approved 2019 – 2020 Approved Budget, the Association has not made any Reserve Fund Contributions in the last three years. In this draft report, based on the current pattern of not contributing to the Reserve Fund, our analysis indicated that the community will encounter deficit scenarios by Year 6 (2025) assuming capital expenditures occur as anticipated.

As a result, we have proposed two alternate funding plans for the Board's consideration:

1. **A one-time lump sum increase in the annual reserve fund contribution:**
 - Based on the anticipated capital expenditures, the Association would need to allocate \$162,000 per year on an annual basis to maintain positive balances throughout the 30-year planning period.
2. **Recurring annual increases in the rate of contribution equal to the projected rate of inflation of 3%:**
 - This plan would require an immediate increase in the rate of contribution to approximately \$106,308 for the first year based on the anticipated capital expenditures. Afterwards, the annual rate of contribution would increase at a rate of 3% per year to keep up with inflation. This will result in positive year-end balances throughout the planning period.



In reviewing the engineering assumptions, cost estimates and projected fund values herein, please understand that their accuracy diminishes greatly beyond Year 5. Long range facility maintenance projections are intended only to indicate the likely pattern of capital expenditures and to guide financial planning. Criterium agrees with CAI's recommendation that reserve studies should be updated regularly to allow periodic adjustment of facility plans and funding strategies.

History demonstrates that, as time progresses, property conditions and management strategies will change. Due to the number of capital expenditures scheduled for 2020, it is likely that planned scopes of work may be altered or deferred. Actual cost in the marketplace will vary from estimates. Actual rates of inflation and returns on investment will vary from projections. For these reasons, we concur with the Community Association Institute guidelines and recommend that this reserve study be updated every three years.

In developing our estimate of capital expenditure for most common components, we have estimated a quantity of each item and also a unit cost for its repair or replacement. In some cases, it is more appropriate to estimate a lump sum cost for a required work package or 'lot'.

Unless directed to take a different approach, we assume that contract labor will perform the work and apply appropriate installer's mark-ups on supplied material and equipment. When required, our estimated costs include demolition and disposal of existing materials, and protection of other portions of the property.

When appropriate for large capital projects, we will also include soft costs for design and project management, and typical general contractor's cost for general conditions, supervision, overhead and profit.

We have based our opinion of unit and lump sum costs on some or all of the following:

- Records of previous maintenance expenses
- Previously solicited Vendor quotations or Contractor proposals
- Provided capital budgets developed by others (verbal and/or printed)
- Our project files on repairs and replacements at other properties

We use the following publications to guide our considerations:

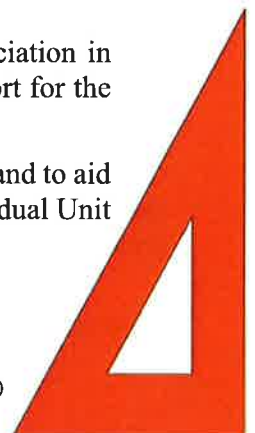
- On-Line R S Means - Construction Cost Data
- Marshall & Swift Valuation Service - Facility Cost Index

Annual aggregated capital expenditure budgets have been calculated for all years during the study period by inflating the annual tallies of current dollar cost estimates, and compounding for inflation at 3% per year.

Of course, it is impossible to accurately predict inflation fluctuation. Three percent is close to the average annual values of both consumer and construction cost increases since the US Bureau of Labor Statistics started publishing data approximately 85 years ago

Criterium – Farrell Yancy Engineers appreciates this opportunity to assist and the Association in support of the Board's facility and financial planning. We are pleased to present this report for the Board's consideration and use.

To the best of our ability, we have attempted to work in the best interest of the Association and to aid the Board toward fulfillment of their fiduciary responsibilities and obligations to the individual Unit Owners who comprise the association's membership.



In our professional opinion, and within the limitations disclosed elsewhere herein, all information contained herein is reliable and appropriate to guide the Board's deliberations and decision-making. We look forward to working with you to develop a satisfactory plan for adoption.

LIMITATIONS

This information in this study is not to be considered a warranty of condition, quality, compliance or cost. No warranty is implied.

Financial data, records of past expenses, and cost estimates provided by others have been taken in good faith and at face value. No audit or other verification has been performed.

The observations described in this study are valid on the dates of the investigation and have been made under the conditions noted in the report.

This study is limited to the visual observations made during our inspection. We did not undertake any excavation conduct any destructive or invasive testing, remove surface materials or finishes, or displace furnishings or equipment.

Except as specifically noted, we did not observe or inspect the following areas and items:

- Buried utilities or infrastructure
- Concealed structural members or systems
- Sealed, shut or otherwise not readily accessible mechanical and plumbing systems
- Except as noted in the report above suspended ceilings
- All inspections of the pool plaster were conducted above the water line

In the absence of other information such as records from construction or previous inspections, or indirect evidence of concealed conditions, we cannot form any opinion on unobserved portions of the facility.

However, our opinion regarding concealed portions of the property and their condition are informed by our experience with other similar facilities.

In some cases, we inspected only a representative sample of site improvements and building spaces, components, systems or equipment. We cannot be responsible for unobserved aberrations.

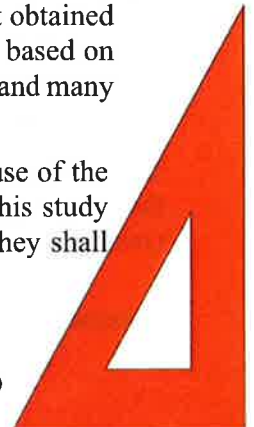
We did not perform any computations or other engineering analysis as part of this study, nor did we conduct a comprehensive code compliance investigation.

We did not undertake to completely assess the structural stability of the buildings or the underlying foundations and soils. Similarly, we performed no seismic assessment.

We did not undertake a comprehensive environmental assessment of the facility, nor perform any sampling or testing for hazardous materials.

Capital budgets are opinions of likely expense based on rough cost estimates. We have not obtained competitive quotations or estimates from contractors. Actual costs can vary significantly, based on the eventually determined scope of work, availability of materials and qualified contractors, and many other variables. We cannot be responsible for variances.

Criterion – Farrell Yancy Engineers prepared this confidential report for the review and use of the Board of the Association. We do not intend any other individual or party to rely upon this study without our express written consent. If another individual or party relies on this study, they shall



indemnify, defend and hold Criterium – Farrell Yancy Engineers , its subsidiaries, affiliates, officers, directors, members, shareholders, partners, agents, employees and such other parties in interest specified by Criterium – Farrell Yancy Engineers harmless for any damages, losses, or expenses they may incur as a result of its use. Any use or reliance of the report by an individual or party other than shall constitute acceptance of these terms and conditions.

Criterium – Farrell Yancy Engineers does not offer financial counseling services. Although reasonable rates of inflation and return on investment must be assumed to calculate projected balances, no one can accurately predict actual economic performance. Although reserve fund management and investment may be discussed during the course of the study, we do not purport to hold any special qualifications in this area.

We recommend that the Board also seek other professional guidance before finalizing their current capital reserve fund planning activity. Depending on issues which may arise, an appropriate team of consultants to aid decision-making might include their property manager, accountant, financial counselor and attorney.

If you have any questions or would like to Follow-up Action, please contact me. Criterium – Farrell Yancy Engineers appreciates this opportunity to assist the Board in support of the Association's facility and financial planning. Thank you.

CRITERIUM – FARRELL YANCY ENGINEERS



David L. Yancy II, P.E. ^(TX)
Chief Engineer



APPENDIX A

FINANCIAL EXHIBITS

RESERVE STUDY

Clear Lake City Community Association, Clear Lake, Texas

Common Component Inventory and Capital Expenditure Planning

				Expected	
				Useful Life	Remaining
Capital Item To Be Replaced	Quantity Count/Units	Unit cost	CapEx Budget	(or Frequency) Years	Useful Life Years
Applewhite Sports and Recreation Center					
Re-surface single-ply membrane roof	620 sq	\$650.00	\$403,000.00	25	5
Re-surface built-up and modified bitumen roofing	30 sq	\$475.00	\$14,250.00	20	5
Patch/re-seal/re-stripe asphalt - repair curbing	1 ls	\$35,000.00	\$35,000.00	5	5
Replace wrought iron fence	200 lf	\$60.00	\$12,000.00	50	15
Repair/Replace pole mounted lighting	1 ls	\$4,500.00	\$4,500.00	20	18
Repairs/Upgrades to electrical service components	1 ls	\$50,000.00	\$50,000.00	40	0
Repair/Treat rust - metal perimeter fence	200 lf	\$10.00	\$2,000.00	5	0
Repair sidewalks (Allowance)	1 ls	\$5,000.00	\$5,000.00	8	0
Replace A/C compressors (Office & CD Room)	6 ea	\$9,000.00	\$54,000.00	20	18
Replace furnaces (Office & CD Room)	6 ea	\$3,000.00	\$18,000.00	25	23
Replace water heater (Office/ CD Room)	1 ea	\$1,300.00	\$1,300.00	12	3
Replace office equip. & furniture (Office/CD Room)	1 ls	\$10,000.00	\$10,000.00	10	10
Re-finish interiors (walls & ceilings) (Office/CD Room)	1 ls	\$25,000.00	\$25,000.00	8	8
Replace bathroom fixtures (Office)	1 ls	\$3,000.00	\$3,000.00	20	17
Rehab flooring (carpet/tile/wood) (Office)	1 ls	\$15,000.00	\$15,000.00	20	17
Replace HVAC unit (Pavilion Room)	1 ls	\$10,000.00	\$10,000.00	20	16
Replace water heater (Pavilion Room)	1 ea	\$10,000.00	\$10,000.00	12	0
Replace bathroom fixtures (Pavilion Room)	1 ls	\$3,000.00	\$3,000.00	30	27
Replace flooring, tile (Pavilion Room)	1 ls	\$30,000.00	\$30,000.00	30	27
Replace ceiling mounted heaters (Indoor Pool)	2 ea	\$3,500.00	\$7,000.00	15	13
Replace boiler (Indoor Pool)	1 ea	\$20,500.00	\$20,500.00	25	23
Replace pump filtration equipment (Indoor Pool)	1 ea	\$10,000.00	\$10,000.00	10	8
Re-plaster pool liner (Indoor Pool)	1 ea	\$25,000.00	\$25,000.00	10	7
Repair/Re-Surface pool deck & coping (Indoor Pool)	1 ls	\$5,000.00	\$5,000.00	15	12
Repairs to HVAC (Basketball Courts)	1 ls	\$20,000.00	\$20,000.00	0	10
Replace cooling tower (Gym/Basketball Courts)	1 ls	\$125,000.00	\$125,000.00	25	10
Replace boiler/heater (Gym/Basketball Courts)	1 ea	\$7,000.00	\$7,000.00	15	11
Replace AC air handling units (Gym/Basketball Courts)	2 ea	\$85,000.00	\$170,000.00	30	2
Replace backboards and rims (Gym/Basketball Courts)	6 ea	\$500.00	\$3,000.00	10	9
Replace flooring (Basketball Courts)	1 ls	\$30,000.00	\$30,000.00	20	19
Replace bathroom fixtures (Basketball Courts)	1 ls	\$5,000.00	\$5,000.00	30	15
Replace fitness equipment (Weight Room)	1 ls	\$15,000.00	\$15,000.00	12	12
Replace HVAC (Weight Room)	1 ea	\$4,000.00	\$4,000.00	20	19
Replace televisions (Weight Room)	2 ea	\$900.00	\$1,800.00	10	8
Replace flooring (Weight Room)	1 ls	\$2,500.00	\$2,500.00	10	10
Replace pump filtration equipment (Outdoor Pools)	1 ls	\$18,000.00	\$18,000.00	10	9
Replace guard stands (Outdoor Pools)	2 ea	\$1,100.00	\$2,200.00	10	9
Replace diving boards and stands (Outdoor Pools)	2 ea	\$10,000.00	\$20,000.00	10	6
Replace shade structures (Outdoor Pools)	1 ls	\$5,000.00	\$5,000.00	10	5
Re-plaster pool liner (Dive) (Outdoor Pools)	1 ls	\$9,000.00	\$9,000.00	10	0
Re-plaster pool liner (Slide) (Outdoor Pools)	1 ls	\$26,000.00	\$26,000.00	10	7
Re-plaster pool liner (Main) (Outdoor Pools)	1 ls	\$30,000.00	\$30,000.00	10	4
Repair/Re-surface pool deck & coping (Outdoor Pool	1 ls	\$20,000.00	\$20,000.00	15	6
Replace slide (Outdoor Pools)	1 ls	\$80,000.00	\$80,000.00	20	5
Repairs to pool equipment building (Outdoor Pools)	1 ls	\$15,000.00	\$15,000.00	20	2
Replace bathroom fixtures (Outdoor Pools)	1 ls	\$5,000.00	\$5,000.00	30	5
Repair/replace wrought iron fence (Outdoor Pools)	1 ls	\$5,000.00	\$5,000.00	5	5
Replace bleachers (Outdoor Pools)	1 ls	\$7,000.00	\$7,000.00	25	25
Fullerton Park					
Replace playground equipment	1 ls	\$100,000.00	\$100,000.00	20	15
Install playground mulch	1 ls	\$10,000.00	\$10,000.00	25	24
Replace benches/tables	1 ls	\$3,000.00	\$3,000.00	20	18
Patch/Re-seal/Re-stripe asphalt - repair curbing	1 ls	\$15,000.00	\$15,000.00	7	4
Repair sidewalks (Allowance)	1 ls	\$4,500.00	\$4,500.00	5	5
Rutledge Park					
Replace playground equipment	1 ls	\$8,800.00	\$8,800.00	10	9
Install sand and misc. play equipment	1 ls	\$10,000.00	\$10,000.00	10	2
Replace benches/tables	1 ls	\$5,000.00	\$5,000.00	20	2
Install windscreen (Tennis Courts)	1 ls	\$3,000.00	\$3,000.00	10	0
Repair/Replace chain link fence (Tennis Courts)	1 ls	\$8,000.00	\$8,000.00	20	7
Re-surface courts (Tennis Courts)	2 ea	\$9,000.00	\$18,000.00	8	0
Replace nets and pulleys (Tennis Courts)	2 ea	\$2,000.00	\$4,000.00	5	0
Replace pump filtration equipment (Swimming Pool)	1 ls	\$6,000.00	\$6,000.00	7	3
Replace guard stands (Swimming Pool)	1 ea	\$1,100.00	\$1,100.00	10	9

Common Component Inventory and Capital Expenditure Planning

					Expected	
					Useful Life	Remaining
Capital Item	Quantity		CapEx		(or Frequency)	Useful Life
To Be Replaced	Count	Units	Budget		Years	Years
Replace diving boards and stands (Swimming Pool)	1	ea	\$10,000.00	\$10,000.00	10	6
Replace shade structure (Swimming Pool)	1	ls	\$5,000.00	\$5,000.00	10	4
Re-plaster pool liner (Swimming Pool)	1	ls	\$30,000.00	\$30,000.00	10	1
Repair/Re-surface pool deck & coping (Swimming Pool)	1	ls	\$20,000.00	\$20,000.00	15	6
Replace pool furniture (Swimming Pool)	1	ls	\$3,000.00	\$3,000.00	7	4
Patch/Re-seal/Re-stripe asphalt - repair curbing	1	ls	\$10,000.00	\$10,000.00	7	0
Repair metal perimeter fence	1	ls	\$9,000.00	\$9,000.00	10	10
Replace bathroom fixtures	1	ls	\$4,500.00	\$4,500.00	30	10
Re-furbish stucco exterior of pool house	1	ls	\$5,000.00	\$5,000.00	8	0
Re-surface roof of pool house	1	ls	\$3,750.00	\$3,750.00	20	8
Repair sidewalks (Allowance)	1	ls	\$3,500.00	\$3,500.00	10	0
Krueger Park						
Replace windscreen (Tennis Courts)	1	ls	\$3,000.00	\$3,000.00	5	0
Repair/Replace chain link fence (Tennis Courts)	1	ls	\$16,500.00	\$16,500.00	40	5
Re-surface courts (Tennis Courts)	2	ea	\$9,000.00	\$18,000.00	8	2
Repair/Replace pole mounted lighting (Tennis Court	1	ls	\$6,000.00	\$6,000.00	25	5
Replace nets and pulleys (Tennis Courts)	2	ea	\$2,000.00	\$4,000.00	5	2
Replace pump filtration equipment (Swimming Pool)	1	ls	\$5,500.00	\$5,500.00	10	10
Replace guard stands (Swimming Pool)	2	ea	\$1,100.00	\$2,200.00	10	10
Re-plaster pool liner (Swimming Pool)	1	ls	\$35,000.00	\$35,000.00	10	3
Repair/Re-surface pool deck & coping (Swimming Pool)	1	ls	\$20,000.00	\$20,000.00	15	7
Replace pool furniture (Swimming Pool)	1	ls	\$3,000.00	\$3,000.00	7	6
Replace shade structure (Swimming Pool)	1	ls	\$5,000.00	\$5,000.00	10	5
Repair/Treat rust - metal perimeter fence	1	ls	\$4,500.00	\$4,500.00	5	5
Replace playground equipment	1	ls	\$45,000.00	\$45,000.00	20	15
Install sand and quad swings	1	ls	\$6,500.00	\$6,500.00	10	9
Replace benches/tables	1	ls	\$3,000.00	\$3,000.00	20	11
Replace backstop	1	ls	\$3,500.00	\$3,500.00	20	15
Repair asphalt paving/curbing, Seal and stripe	1	ls	\$2,500.00	\$2,500.00	7	2
Misc. siding repair & paint exterior of pool house	1	ls	\$3,500.00	\$3,500.00	7	4
Re-surface roof of pool house	1	ls	\$3,000.00	\$3,000.00	20	5
Repair sidewalk (Allowance)	1	ls	\$2,500.00	\$2,500.00	10	5
Oakbrook West Park						
Replace playground equipment	1	ls	\$45,000.00	\$45,000.00	20	12
Replace playground border and sand	1	ls	\$4,500.00	\$4,500.00	10	7
Replace benches/tables	1	ls	\$3,000.00	\$3,000.00	20	3
Replace windscreen (Tennis Courts)	1	ls	\$3,000.00	\$3,000.00	5	0
Replace chain link fence (Tennis Courts)	1	ls	\$16,500.00	\$16,500.00	40	30
Re-surface courts (Tennis Courts)	2	ea	\$9,000.00	\$18,000.00	8	1
Repair/Replace pole mounted lighting (Tennis Court	1	ls	\$6,000.00	\$6,000.00	20	6
Replace nets and pulleys (Tennis Courts)	2	ea	\$2,000.00	\$4,000.00	5	1
Replace pump filtration equipment (Swimming Pool)	1	ls	\$5,500.00	\$5,500.00	10	10
Replace guard stands (Swimming Pool)	2	ea	\$1,100.00	\$2,200.00	10	9
Replace pool heater (Swimming Pool)	1	ls	\$22,000.00	\$22,000.00	10	6
Replace starting blocks (Swimming Pool)	6	ea	\$4,000.00	\$24,000.00	15	7
Repair/Replace shade structure (Swimming Pool)	1	ls	\$5,000.00	\$5,000.00	10	0
Re-plaster pool liner (Swimming Pool)	1	ls	\$35,000.00	\$35,000.00	10	2
Repair/Re-surface pool deck & coping (Swimming Pool)	1	ls	\$20,000.00	\$20,000.00	15	7
Replace pool furniture (Swimming Pool)	1	ls	\$1,500.00	\$1,500.00	7	7
Repair concrete paving/curbing, Seal and stripe	1	ls	\$2,500.00	\$2,500.00	10	10
Replace bathroom fixtures	1	ls	\$2,000.00	\$2,000.00	30	15
Re-point brick mortar at pool house exterior	1	ls	\$3,000.00	\$3,000.00	20	15
Re-surface roof of pool house	1	ls	\$1,500.00	\$1,500.00	20	10
Replace backstops	3	ea	\$1,500.00	\$4,500.00	20	10
Repair/Treat rust - Metal perimeter fence at pool	1	ls	\$4,500.00	\$4,500.00	10	8
Repair sidewalks (Allowance)	1	ls	\$2,500.00	\$2,500.00	10	10
Royal Park						
Replace Playground Equipment	1	ls	\$15,000.00	\$15,000.00	20	18
Install sand & misc. equipment	1	ls	\$5,000.00	\$5,000.00	20	8
Replace benches/tables	1	ls	\$4,000.00	\$4,000.00	20	8
Refurbish gazebo	1	ea	\$5,000.00	\$5,000.00	10	4
Repair sidewalk (Allowance)	1	ls	\$5,000.00	\$5,000.00	10	0

Common Component Inventory and Capital Expenditure Planning						
Capital Item To Be Replaced	Quantity		Unit cost	CapEx Budget	Expected	Remaining
					Useful Life	Useful Life
	Count	Units			(or Frequency) Years	Years
Drill Site Park						
Replace swing set	1	ea	\$4,000.00	\$4,000.00	20	8
Replace backstops	1	ls	\$4,500.00	\$4,500.00	30	10
Repair concrete paving/curbing, seal and stripe	1	ls	\$1,000.00	\$1,000.00	5	5
Update Reserve Study	1	ls	\$5,500.00	\$5,500.00	3	3
* Costs are typically 10%±						
** Reserve study is based on a 30 year projection of non-annual maintenance						

Annual Capital Expenditure Budgets

30 Year Projection

Line Item Budgets in Current Dollars -

Annual totals inflated @ 3.00% at the bottom line

Year:	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Year Number:	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Applewhite Sports and Recreation Center															
Re-surface single-ply membrane roof	0	0	0	0	0	403,000	0	0	0	0	0	0	0	0	0
Re-surface built-up and modified bitumen roofing	0	0	0	0	0	14,250	0	0	0	0	0	0	0	0	0
Patch/re-seal/re-stripe asphalt - repair curbing	0	0	0	0	0	35,000	0	0	0	0	35,000	0	0	0	0
Replace wrought iron fence	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Repair/Replace pole mounted lighting	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Repairs/Upgrades to electrical service components	50,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Repair/Treat rust - metal perimeter fence	2,000	0	0	0	0	2,000	0	0	0	0	2,000	0	0	0	0
Repair sidewalks (Allowance)	5,000	0	0	0	0	0	0	0	5,000	0	0	0	0	0	0
Replace A/C compressors (Office & CD Room)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Replace furnaces (Office & CD Room)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Replace water heater (Office/ CD Room)	0	0	0	1,300	0	0	0	0	0	0	0	0	0	0	0
Replace office equip. & furniture (Office/CD Room)	0	0	0	0	0	0	0	0	0	0	10,000	0	0	0	0
Re-finish interiors (walls & ceilings) (Office/CD Room)	0	0	0	0	0	0	0	0	25,000	0	0	0	0	0	0
Replace bathroom fixtures (Office)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Rehab flooring (carpet/tile/wood) (Office)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Replace HVAC unit (Pavilion Room)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Replace water heater (Pavilion Room)	10,000	0	0	0	0	0	0	0	0	0	0	0	10,000	0	0
Replace bathroom fixtures (Pavilion Room)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Replace flooring, tile (Pavilion Room)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Replace ceiling mounted heaters (Indoor Pool)	0	0	0	0	0	0	0	0	0	0	0	0	0	7,000	0
Replace boiler (Indoor Pool)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Replace pump filtration equipment (Indoor Pool)	0	0	0	0	0	0	0	0	10,000	0	0	0	0	0	0
Re-plaster pool liner (Indoor Pool)	0	0	0	0	0	0	0	25,000	0	0	0	0	0	0	0
Repair/Re-Surface pool deck & coping (Indoor Pool)	0	0	0	0	0	0	0	0	0	0	0	0	5,000	0	0
Repairs to HVAC (Basketball Courts)	0	0	0	0	0	0	0	0	0	0	20,000	0	0	0	0
Replace cooling tower (Gym/Basketball Courts)	0	0	0	0	0	0	0	0	0	0	125,000	0	0	0	0
Replace boiler/heater (Gym/Basketball Courts)	0	0	0	0	0	0	0	0	0	0	0	7,000	0	0	0
Replace AC air handling units (Gym/Basketball Courts)	0	0	170,000	0	0	0	0	0	0	0	0	0	0	0	0
Replace backboards and rims (Gym/Basketball Courts)	0	0	0	0	0	0	0	0	0	3,000	0	0	0	0	0
Replace flooring (Basketball Courts)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Replace bathroom fixtures (Basketball Courts)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Replace fitness equipment (Weight Room)	0	0	0	0	0	0	0	0	0	0	0	0	15,000	0	0
Replace HVAC (Weight Room)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Replace televisions (Weight Room)	0	0	0	0	0	0	0	0	1,800	0	0	0	0	0	0
Replace flooring (Weight Room)	0	0	0	0	0	0	0	0	0	0	2,500	0	0	0	0
Replace pump filtration equipment (Outdoor Pools)	0	0	0	0	0	0	0	0	0	18,000	0	0	0	0	0
Replace guard stands (Outdoor Pools)	0	0	0	0	0	0	0	0	0	2,200	0	0	0	0	0
Replace diving boards and stands (Outdoor Pools)	0	0	0	0	0	0	20,000	0	0	0	0	0	0	0	0
Replace shade structures (Outdoor Pools)	0	0	0	0	0	5,000	0	0	0	0	0	0	0	0	0
Re-plaster pool liner (Dive) (Outdoor Pools)	9,000	0	0	0	0	0	0	0	0	0	9,000	0	0	0	0
Re-plaster pool liner (Slide) (Outdoor Pools)	0	0	0	0	0	0	0	26,000	0	0	0	0	0	0	0
Re-plaster pool liner (Main) (Outdoor Pools)	0	0	0	0	30,000	0	0	0	0	0	0	0	0	0	30,000
Repair/Re-surface pool deck & coping (Outdoor Pool)	0	0	0	0	0	0	20,000	0	0	0	0	0	0	0	0
Replace slide (Outdoor Pools)	0	0	0	0	0	80,000	0	0	0	0	0	0	0	0	0

Repairs to pool equipment building (Outdoor Pools)	0	0	15,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Replace bathroom fixtures (Outdoor Pools)	0	0	0	0	0	5,000	0	0	0	0	0	0	0	0	0	0	0
Repair/replace wrought iron fence (Outdoor Pools)	0	0	0	0	0	5,000	0	0	0	0	0	5,000	0	0	0	0	0
Replace bleachers (Outdoor Pools)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Fullerton Park																	
Replace playground equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Install playground mulch	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Replace benches/tables	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Patch/Re-seal/Re-stripe asphalt - repair curbing	0	0	0	0	15,000	0	0	0	0	0	0	15,000	0	0	0	0	0
Repair sidewalks (Allowance)	0	0	0	0	0	4,500	0	0	0	0	0	4,500	0	0	0	0	0
Rutledge Park																	
Replace playground equipment	0	0	0	0	0	0	0	0	0	8,800	0	0	0	0	0	0	0
Install sand and misc. play equipment	0	0	10,000	0	0	0	0	0	0	0	0	0	10,000	0	0	0	0
Replace benches/tables	0	0	5,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Install windscreen (Tennis Courts)	3,000	0	0	0	0	0	0	0	0	0	0	3,000	0	0	0	0	0
Repair/Replace chain link fence (Tennis Courts)	0	0	0	0	0	0	0	8,000	0	0	0	0	0	0	0	0	0
Re-surface courts (Tennis Courts)	18,000	0	0	0	0	0	0	0	18,000	0	0	0	0	0	0	0	0
Replace nets and pulleys (Tennis Courts)	4,000	0	0	0	0	4,000	0	0	0	0	4,000	0	0	0	0	0	0
Replace pump filtration equipment (Swimming Pool)	0	0	0	6,000	0	0	0	0	0	0	0	6,000	0	0	0	0	0
Replace guard stands (Swimming Pool)	0	0	0	0	0	0	0	0	0	1,100	0	0	0	0	0	0	0
Replace diving boards and stands (Swimming Pool)	0	0	0	0	0	0	10,000	0	0	0	0	0	0	0	0	0	0
Replace shade structure (Swimming Pool)	0	0	0	0	5,000	0	0	0	0	0	0	0	0	0	0	5,000	0
Re-plaster pool liner (Swimming Pool)	0	30,000	0	0	0	0	0	0	0	0	0	0	30,000	0	0	0	0
Repair/Re-surface pool deck & coping (Swimming Pool)	0	0	0	0	0	0	20,000	0	0	0	0	0	0	0	0	0	0
Replace pool furniture (Swimming Pool)	0	0	0	0	3,000	0	0	0	0	0	0	0	3,000	0	0	0	0
Patch/Re-seal/Re-stripe asphalt - repair curbing	10,000	0	0	0	0	0	0	10,000	0	0	0	0	0	0	0	10,000	0
Repair metal perimeter fence	0	0	0	0	0	0	0	0	0	0	0	9,000	0	0	0	0	0
Replace bathroom fixtures	0	0	0	0	0	0	0	0	0	0	4,500	0	0	0	0	0	0
Re-furbish stucco exterior of pool house	5,000	0	0	0	0	0	0	0	5,000	0	0	0	0	0	0	0	0
Re-surface roof of pool house	0	0	0	0	0	0	0	0	3,750	0	0	0	0	0	0	0	0
Repair sidewalks (Allowance)	3,500	0	0	0	0	0	0	0	0	0	0	3,500	0	0	0	0	0
Krueger Park																	
Replace windscreen (Tennis Courts)	3,000	0	0	0	0	3,000	0	0	0	0	3,000	0	0	0	0	0	0
Repair/Replace chain link fence (Tennis Courts)	0	0	0	0	0	16,500	0	0	0	0	0	0	0	0	0	0	0
Re-surface courts (Tennis Courts)	0	0	18,000	0	0	0	0	0	0	0	18,000	0	0	0	0	0	0
Repair/Replace pole mounted lighting (Tennis Court)	0	0	0	0	0	6,000	0	0	0	0	0	0	0	0	0	0	0
Replace nets and pulleys (Tennis Courts)	0	0	4,000	0	0	0	0	4,000	0	0	0	0	0	4,000	0	0	0
Replace pump filtration equipment (Swimming Pool)	0	0	0	0	0	0	0	0	0	0	5,500	0	0	0	0	0	0
Replace guard stands (Swimming Pool)	0	0	0	0	0	0	0	0	0	0	2,200	0	0	0	0	0	0
Re-plaster pool liner (Swimming Pool)	0	0	0	35,000	0	0	0	0	0	0	0	0	0	0	35,000	0	0
Repair/Re-surface pool deck & coping (Swimming Pool)	0	0	0	0	0	0	0	20,000	0	0	0	0	0	0	0	0	0
Replace pool furniture (Swimming Pool)	0	0	0	0	0	0	3,000	0	0	0	0	0	0	0	3,000	0	0
Replace shade structure (Swimming Pool)	0	0	0	0	0	5,000	0	0	0	0	0	0	0	0	0	0	0
Repair/Treat rust - metal perimeter fence	0	0	0	0	0	4,500	0	0	0	0	4,500	0	0	0	0	0	0
Replace playground equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Install sand and quad swings	0	0	0	0	0	0	0	0	0	6,500	0	0	0	0	0	0	0
Replace benches/tables	0	0	0	0	0	0	0	0	0	0	0	3,000	0	0	0	0	0
Replace backstop	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Repair asphalt paving/curbing, Seal and stripe	0	0	2,500	0	0	0	0	0	0	2,500	0	0	0	0	0	0	0
Misc. siding repair & paint exterior of pool house	0	0	0	0	3,500	0	0	0	0	0	0	3,500	0	0	0	0	0
Re-surface roof of pool house	0	0	0	0	0	3,000	0	0	0	0	0	0	0	0	0	0	0
Repair sidewalk (Allowance)	0	0	0	0	0	2,500	0	0	0	0	0	0	0	0	0	0	0
Oakbrook West Park																	
Replace playground equipment	0	0	0	0	0	0	0	0	0	0	0	0	45,000	0	0	0	0

Replace playground border and sand	0	0	0	0	0	0	0	4,500	0	0	0	0	0	0	0
Replace benches/tables	0	0	0	3,000	0	0	0	0	0	0	0	0	0	0	0
Replace windscreen (Tennis Courts)	3,000	0	0	0	0	3,000	0	0	0	0	3,000	0	0	0	0
Replace chain link fence (Tennis Courts)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Re-surface courts (Tennis Courts)	0	18,000	0	0	0	0	0	0	0	18,000	0	0	0	0	0
Repair/Replace pole mounted lighting (Tennis Court)	0	0	0	0	0	0	6,000	0	0	0	0	0	0	0	0
Replace nets and pulleys (Tennis Courts)	0	4,000	0	0	0	0	4,000	0	0	0	0	4,000	0	0	0
Replace pump filtration equipment (Swimming Pool)	0	0	0	0	0	0	0	0	0	0	5,500	0	0	0	0
Replace guard stands (Swimming Pool)	0	0	0	0	0	0	0	0	0	2,200	0	0	0	0	0
Replace pool heater (Swimming Pool)	0	0	0	0	0	0	22,000	0	0	0	0	0	0	0	0
Replace starting blocks (Swimming Pool)	0	0	0	0	0	0	0	24,000	0	0	0	0	0	0	0
Repair/Replace shade structure (Swimming Pool)	5,000	0	0	0	0	0	0	0	0	0	5,000	0	0	0	0
Re-plaster pool liner (Swimming Pool)	0	0	35,000	0	0	0	0	0	0	0	0	0	35,000	0	0
Repair/Re-surface pool deck & coping (Swimming Pool)	0	0	0	0	0	0	0	20,000	0	0	0	0	0	0	0
Replace pool furniture (Swimming Pool)	0	0	0	0	0	0	0	1,500	0	0	0	0	0	0	1,500
Repair concrete paving/curbing, Seal and stripe	0	0	0	0	0	0	0	0	0	0	2,500	0	0	0	0
Replace bathroom fixtures	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Re-point brick mortar at pool house exterior	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Re-surface roof of pool house	0	0	0	0	0	0	0	0	0	0	1,500	0	0	0	0
Replace backstops	0	0	0	0	0	0	0	0	0	0	4,500	0	0	0	0
Repair/Treat rust - Metal perimeter fence at pool	0	0	0	0	0	0	0	0	4,500	0	0	0	0	0	0
Repair sidewalks (Allowance)	0	0	0	0	0	0	0	0	0	0	2,500	0	0	0	0
Royal Park															
Replace Playground Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Install sand & misc equipment	0	0	0	0	0	0	0	0	5,000	0	0	0	0	0	0
Replace benches/tables	0	0	0	0	0	0	0	0	4,000	0	0	0	0	0	0
Refurbish gazebo	0	0	0	0	5,000	0	0	0	0	0	0	0	0	0	5,000
Repair sidewalk (Allowance)	5,000	0	0	0	0	0	0	0	0	0	5,000	0	0	0	0
Drill Site Park															
Replace swing set	0	0	0	0	0	0	0	0	4,000	0	0	0	0	0	0
Replace backstops	0	0	0	0	0	0	0	0	0	0	4,500	0	0	0	0
Repair concrete paving/curbing, seal and stripe	0	0	0	0	0	1,000	0	0	0	0	1,000	0	0	0	0
Other															
Update Reserve Study	0	0	0	5,500	0	0	5,500	0	0	5,500	0	0	5,500	0	0
Total Costs	135,500	52,000	259,500	50,800	61,500	602,250	110,500	143,000	86,050	67,800	311,300	65,500	129,500	45,000	51,500
Total Costs Adjusted For 3% Inflation	135,500	53,560	275,104	55,511	69,219	698,173	131,943	175,872	109,006	88,164	418,227	90,667	184,636	66,084	77,898

	Year:	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
	Year Number:	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
Applewhite Sports and Recreation Center																
Re-surface single-ply membrane roof		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Re-surface built-up and modified bitumen roofing		0	0	0	0	0	0	0	0	0	0	14,250	0	0	0	0
Patch/re-seal/re-stripe asphalt - repair curbing		35,000	0	0	0	0	35,000	0	0	0	0	35,000	0	0	0	0
Replace wrought iron fence		12,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Repair/Replace pole mounted lighting		0	0	0	4,500	0	0	0	0	0	0	0	0	0	0	0
Repairs/Upgrades to electrical service components		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Repair/Treat rust - metal perimeter fence		2,000	0	0	0	0	2,000	0	0	0	0	2,000	0	0	0	0
Repair sidewalks (Allowance)		0	5,000	0	0	0	0	0	0	0	5,000	0	0	0	0	0
Replace A/C compressors (Office & CD Room)		0	0	0	54,000	0	0	0	0	0	0	0	0	0	0	0
Replace furnaces (Office & CD Room)		0	0	0	0	0	0	0	0	18,000	0	0	0	0	0	0
Replace water heater (Office/ CD Room)		1,300	0	0	0	0	0	0	0	0	0	0	0	1,300	0	0
Replace office equip. & furniture (Office/CD Room)		0	0	0	0	0	10,000	0	0	0	0	0	0	0	0	0
Re-finish interiors (walls & ceilings) (Office/CD Room)		0	25,000	0	0	0	0	0	0	0	25,000	0	0	0	0	0
Replace bathroom fixtures (Office)		0	0	3,000	0	0	0	0	0	0	0	0	0	0	0	0
Rehab flooring (carpet/tile/wood) (Office)		0	0	15,000	0	0	0	0	0	0	0	0	0	0	0	0
Replace HVAC unit (Pavilion Room)		0	10,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Replace water heater (Pavilion Room)		0	0	0	0	0	0	0	0	0	10,000	0	0	0	0	0
Replace bathroom fixtures (Pavilion Room)		0	0	0	0	0	0	0	0	0	0	0	0	3,000	0	0
Replace flooring, tile (Pavilion Room)		0	0	0	0	0	0	0	0	0	0	0	0	30,000	0	0
Replace ceiling mounted heaters (Indoor Pool)		0	0	0	0	0	0	0	0	0	0	0	0	0	7,000	0
Replace boiler (Indoor Pool)		0	0	0	0	0	0	0	0	20,500	0	0	0	0	0	0
Replace pump filtration equipment (Indoor Pool)		0	0	0	10,000	0	0	0	0	0	0	0	0	0	10,000	0
Re-plaster pool liner (Indoor Pool)		0	0	25,000	0	0	0	0	0	0	0	0	0	25,000	0	0
Repair/Re-Surface pool deck & coping (Indoor Pool)		0	0	0	0	0	0	0	0	0	0	0	0	5,000	0	0
Repairs to HVAC (Basketball Courts)		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Replace cooling tower (Gym/Basketball Courts)		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Replace boiler/heater (Gym/Basketball Courts)		0	0	0	0	0	0	0	0	0	0	0	7,000	0	0	0
Replace AC air handling units (Gym/Basketball Courts)		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Replace backboards and rims (Gym/Basketball Courts)		0	0	0	0	3,000	0	0	0	0	0	0	0	0	0	3,000
Replace flooring (Basketball Courts)		0	0	0	0	30,000	0	0	0	0	0	0	0	0	0	0
Replace bathroom fixtures (Basketball Courts)		5,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Replace fitness equipment (Weight Room)		0	0	0	0	0	0	0	0	0	15,000	0	0	0	0	0
Replace HVAC (Weight Room)		0	0	0	0	4,000	0	0	0	0	0	0	0	0	0	0
Replace televisions (Weight Room)		0	0	0	1,800	0	0	0	0	0	0	0	0	0	1,800	0
Replace flooring (Weight Room)		0	0	0	0	0	2,500	0	0	0	0	0	0	0	0	0
Replace pump filtration equipment (Outdoor Pools)		0	0	0	0	18,000	0	0	0	0	0	0	0	0	0	18,000
Replace guard stands (Outdoor Pools)		0	0	0	0	2,200	0	0	0	0	0	0	0	0	0	2,200
Replace diving boards and stands (Outdoor Pools)		0	20,000	0	0	0	0	0	0	0	0	0	20,000	0	0	0
Replace shade structures (Outdoor Pools)		5,000	0	0	0	0	0	0	0	0	0	5,000	0	0	0	0
Re-plaster pool liner (Dive) (Outdoor Pools)		0	0	0	0	0	9,000	0	0	0	0	0	0	0	0	0
Re-plaster pool liner (Slide) (Outdoor Pools)		0	0	26,000	0	0	0	0	0	0	0	0	0	26,000	0	0
Re-plaster pool liner (Main) (Outdoor Pools)		0	0	0	0	0	0	0	0	0	30,000	0	0	0	0	0
Repair/Re-surface pool deck & coping (Outdoor Pool)		0	0	0	0	0	0	20,000	0	0	0	0	0	0	0	0
Replace slide (Outdoor Pools)		0	0	0	0	0	0	0	0	0	0	80,000	0	0	0	0
Repairs to pool equipment building (Outdoor Pools)		0	0	0	0	0	0	0	15,000	0	0	0	0	0	0	0
Replace bathroom fixtures (Outdoor Pools)		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Repair/replace wrought iron fence (Outdoor Pools)		5,000	0	0	0	0	5,000	0	0	0	0	5,000	0	0	0	0
Replace bleachers (Outdoor Pools)		0	0	0	0	0	0	0	0	0	0	7,000	0	0	0	0
Fullerton Park																
Replace playground equipment		100,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Install playground mulch	0	0	0	0	0	0	0	0	0	10,000	0	0	0	0	0
Replace benches/tables	0	0	0	3,000	0	0	0	0	0	0	0	0	0	0	0
Patch/Re-seal/Re-stripe asphalt - repair curbing	0	0	0	15,000	0	0	0	0	0	0	15,000	0	0	0	0
Repair sidewalks (Allowance)	4,500	0	0	0	0	4,500	0	0	0	0	4,500	0	0	0	0
Ratlidge Park															
Replace playground equipment	0	0	0	0	8,800	0	0	0	0	0	0	0	0	0	8,800
Install sand and misc. play equipment	0	0	0	0	0	0	0	10,000	0	0	0	0	0	0	0
Replace benches/tables	0	0	0	0	0	0	0	5,000	0	0	0	0	0	0	0
Install windscreens (Tennis Courts)	0	0	0	0	0	3,000	0	0	0	0	0	0	0	0	0
Repair/Replace chain link fence (Tennis Courts)	0	0	0	0	0	0	0	0	0	0	0	8,000	0	0	0
Re-surface courts (Tennis Courts)	0	18,000	0	0	0	0	0	0	0	18,000	0	0	0	0	0
Replace nets and pulleys (Tennis Courts)	4,000	0	0	0	0	4,000	0	0	0	0	4,000	0	0	0	0
Replace pump filtration equipment (Swimming Pool)	0	0	6,000	0	0	0	0	0	0	6,000	0	0	0	0	0
Replace guard stands (Swimming Pool)	0	0	0	0	1,100	0	0	0	0	0	0	0	0	0	1,100
Replace diving boards and stands (Swimming Pool)	0	10,000	0	0	0	0	0	0	0	0	10,000	0	0	0	0
Replace shade structure (Swimming Pool)	0	0	0	0	0	0	0	0	0	5,000	0	0	0	0	0
Re-plaster pool liner (Swimming Pool)	0	0	0	0	0	0	30,000	0	0	0	0	0	0	0	0
Repair/Re-surface pool deck & coping (Swimming Pool)	0	0	0	0	0	0	20,000	0	0	0	0	0	0	0	0
Replace pool furniture (Swimming Pool)	0	0	0	3,000	0	0	0	0	0	0	3,000	0	0	0	0
Patch/Re-seal/Re-stripe asphalt - repair curbing	0	0	0	0	0	0	10,000	0	0	0	0	0	0	10,000	0
Repair metal perimeter fence	0	0	0	0	0	9,000	0	0	0	0	0	0	0	0	0
Replace bathroom fixtures	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Re-furbish stucco exterior of pool house	0	5,000	0	0	0	0	0	0	0	5,000	0	0	0	0	0
Re-surface roof of pool house	0	0	0	0	0	0	0	0	0	0	0	0	0	3,750	0
Repair sidewalks (Allowance)	0	0	0	0	0	3,500	0	0	0	0	0	0	0	0	0
Krueger Park															
Replace windscreens (Tennis Courts)	3,000	0	0	0	0	3,000	0	0	0	0	3,000	0	0	0	0
Repair/Replace chain link fence (Tennis Courts)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Re-surface courts (Tennis Courts)	0	0	0	18,000	0	0	0	0	0	0	18,000	0	0	0	0
Repair/Replace pole mounted lighting (Tennis Court)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Replace nets and pulleys (Tennis Courts)	0	0	4,000	0	0	0	0	4,000	0	0	0	4,000	0	0	0
Replace pump filtration equipment (Swimming Pool)	0	0	0	0	0	5,500	0	0	0	0	0	0	0	0	0
Replace guard stands (Swimming Pool)	0	0	0	0	0	2,200	0	0	0	0	0	0	0	0	0
Re-plaster pool liner (Swimming Pool)	0	0	0	0	0	0	0	0	35,000	0	0	0	0	0	0
Repair/Re-surface pool deck & coping (Swimming Pool)	0	0	0	0	0	0	0	20,000	0	0	0	0	0	0	0
Replace pool furniture (Swimming Pool)	0	0	0	0	0	3,000	0	0	0	0	0	3,000	0	0	0
Replace shade structure (Swimming Pool)	5,000	0	0	0	0	0	0	0	0	5,000	0	0	0	0	0
Repair/Treat rust - metal perimeter fence	4,500	0	0	0	0	4,500	0	0	0	4,500	0	0	0	0	0
Replace playground equipment	45,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Install sand and quad swings	0	0	0	0	6,500	0	0	0	0	0	0	0	0	0	6,500
Replace benches/tables	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Replace backstop	3,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Repair asphalt paving/curbing, Seal and stripe	0	2,500	0	0	0	0	0	0	2,500	0	0	0	0	0	0
Misc. siding repair & paint exterior of pool house	0	0	0	3,500	0	0	0	0	0	3,500	0	0	0	0	0
Re-surface roof of pool house	0	0	0	0	0	0	0	0	0	3,000	0	0	0	0	0
Repair sidewalk (Allowance)	2,500	0	0	0	0	0	0	0	0	2,500	0	0	0	0	0
Onkbrook West Park															
Replace playground equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Replace playground border and sand	0	0	4,500	0	0	0	0	0	0	0	0	4,500	0	0	0
Replace benches/tables	0	0	0	0	0	0	0	0	3,000	0	0	0	0	0	0
Replace windscreens (Tennis Courts)	3,000	0	0	0	0	3,000	0	0	0	3,000	0	0	0	0	0
Replace chain link fence (Tennis Courts)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Re-surface courts (Tennis Courts)	0	0	18,000	0	0	0	0	0	0	18,000	0	0	0	0	0
Repair/Replace pole mounted lighting (Tennis Court)	0	0	0	0	0	0	0	0	0	0	6,000	0	0	0	0

Replace nets and pulleys (Tennis Courts)	0	4,000	0	0	0	0	4,000	0	0	0	0	4,000	0	0	0
Replace pump filtration equipment (Swimming Pool)	0	0	0	0	0	5,500	0	0	0	0	0	0	0	0	0
Replace guard stands (Swimming Pool)	0	0	0	0	2,200	0	0	0	0	0	0	0	0	0	2,200
Replace pool heater (Swimming Pool)	0	22,000	0	0	0	0	0	0	0	0	0	22,000	0	0	0
Replace starting blocks (Swimming Pool)	0	0	0	0	0	0	0	24,000	0	0	0	0	0	0	0
Repair/Replace shade structure (Swimming Pool)	0	0	0	0	0	5,000	0	0	0	0	0	0	0	0	0
Re-plaster pool liner (Swimming Pool)	0	0	0	0	0	0	0	35,000	0	0	0	0	0	0	0
Repair/Re-surface pool deck & coping (Swimming Pool)	0	0	0	0	0	0	0	20,000	0	0	0	0	0	0	0
Replace pool furniture (Swimming Pool)	0	0	0	0	0	0	1,500	0	0	0	0	0	0	1,500	0
Repair concrete paving/curbing, Seal and stripe	0	0	0	0	0	2,500	0	0	0	0	0	0	0	0	0
Replace bathroom fixtures	2,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Re-point brick mortar at pool house exterior	3,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Re-surface roof of pool house	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Replace backstops	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Repair/Treat rust - Metal perimeter fence at pool	0	0	0	4,500	0	0	0	0	0	0	0	0	0	4,500	0
Repair sidewalks (Allowance)	0	0	0	0	0	2,500	0	0	0	0	0	0	0	0	0
Royal Park															
Replace Playground Equipment	0	0	0	15,000	0	0	0	0	0	0	0	0	0	0	0
Install sand & misc. equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	5,000	0
Replace benches/tables	0	0	0	0	0	0	0	0	0	0	0	0	0	4,000	0
Refurbish gazebo	0	0	0	0	0	0	0	0	5,000	0	0	0	0	0	0
Repair sidewalk (Allowance)	0	0	0	0	0	5,000	0	0	0	0	0	0	0	0	0
Drill Site Park															
Replace swing set	0	0	0	0	0	0	0	0	0	0	0	0	0	4,000	0
Replace backstops	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Repair concrete paving/curbing, seal and stripe	1,000	0	0	0	0	1,000	0	0	0	1,000	0	0	0	0	0
Other															
Update Reserve Study	5,500	0	0	5,500	0	0	5,500	0	0	5,500	0	0	5,500	0	0
Total Costs	251,800	121,500	101,500	137,800	75,800	130,200	91,000	133,000	79,000	139,500	218,250	87,000	115,300	51,550	41,800
Total Costs Adjusted For 3% Inflation	392,296	194,972	167,764	234,595	132,916	235,156	169,287	254,842	155,913	283,575	456,967	187,623	256,115	117,943	98,504

Current Level of Contribution to Capital Reserves
Projected ahead unchanged throughout the Planning Period



Year	Year Number	Beginning Reserve Fund Balance	Fee Revenue	Special Assessments	Investment Earnings	Total Revenue	Capital Expenditures	Ending Balance
2020	1	\$1,083,810	\$0	\$0	\$9,483	\$9,483	\$135,500	\$957,793
2021	2	\$957,793	\$0	\$0	\$9,042	\$9,042	\$53,560	\$913,275
2022	3	\$913,275	\$0	\$0	\$6,380	\$6,380	\$275,304	\$644,351
2023	4	\$644,351	\$0	\$0	\$5,888	\$5,888	\$55,511	\$594,729
2024	5	\$594,729	\$0	\$0	\$5,255	\$5,255	\$69,219	\$530,765
2025	6	\$530,765	\$0	\$0	\$0	\$0	\$698,173	(\$167,408)
2026	7	(\$167,408)	\$0	\$0	\$0	\$0	\$131,943	(\$299,350)
2027	8	(\$299,350)	\$0	\$0	\$0	\$0	\$175,872	(\$475,222)
2028	9	(\$475,222)	\$0	\$0	\$0	\$0	\$109,006	(\$584,228)
2029	10	(\$584,228)	\$0	\$0	\$0	\$0	\$88,464	(\$672,691)
2030	11	(\$672,691)	\$0	\$0	\$0	\$0	\$418,227	(\$1,090,918)
2031	12	(\$1,090,918)	\$0	\$0	\$0	\$0	\$90,667	(\$1,181,586)
2032	13	(\$1,181,586)	\$0	\$0	\$0	\$0	\$184,636	(\$1,366,222)
2033	14	(\$1,366,222)	\$0	\$0	\$0	\$0	\$66,084	(\$1,432,306)
2034	15	(\$1,432,306)	\$0	\$0	\$0	\$0	\$77,898	(\$1,510,204)
2035	16	(\$1,510,204)	\$0	\$0	\$0	\$0	\$392,296	(\$1,902,500)
2036	17	(\$1,902,500)	\$0	\$0	\$0	\$0	\$194,972	(\$2,097,472)
2037	18	(\$2,097,472)	\$0	\$0	\$0	\$0	\$167,764	(\$2,265,236)
2038	19	(\$2,265,236)	\$0	\$0	\$0	\$0	\$234,595	(\$2,499,831)
2039	20	(\$2,499,831)	\$0	\$0	\$0	\$0	\$132,916	(\$2,632,747)
2040	21	(\$2,632,747)	\$0	\$0	\$0	\$0	\$235,156	(\$2,867,903)
2041	22	(\$2,867,903)	\$0	\$0	\$0	\$0	\$169,287	(\$3,037,190)
2042	23	(\$3,037,190)	\$0	\$0	\$0	\$0	\$254,842	(\$3,292,031)
2043	24	(\$3,292,031)	\$0	\$0	\$0	\$0	\$155,913	(\$3,447,945)
2044	25	(\$3,447,945)	\$0	\$0	\$0	\$0	\$283,575	(\$3,731,519)
2045	26	(\$3,731,519)	\$0	\$0	\$0	\$0	\$456,967	(\$4,188,486)
2046	27	(\$4,188,486)	\$0	\$0	\$0	\$0	\$187,623	(\$4,376,110)
2047	28	(\$4,376,110)	\$0	\$0	\$0	\$0	\$256,115	(\$4,632,225)
2048	29	(\$4,632,225)	\$0	\$0	\$0	\$0	\$117,943	(\$4,750,167)
2049	30	(\$4,750,167)	\$0	\$0	\$0	\$0	\$98,504	(\$4,848,672)

Alternate Funding Plan No. 1 - Lump Sum Increase in Rate of Contribution to Capital Reserves
in Year One increase to \$162,000 Overall required to maintain
positive Year-End Balances throughout the Planning Period



Year	Year Number	Beginning Reserve Fund Balance	Fee Revenue	Special Assessments	Investment Earnings	Total Revenue	Capital Expenditures	Ending Balance
2020	1	\$1,083,810	\$162,000	\$0	\$11,103	\$173,103	\$135,500	\$1,121,413
2021	2	\$1,121,413	\$162,000	\$0	\$12,299	\$174,299	\$53,560	\$1,242,151
2022	3	\$1,242,151	\$162,000	\$0	\$11,288	\$173,288	\$275,304	\$1,140,136
2023	4	\$1,140,136	\$162,000	\$0	\$12,466	\$174,466	\$55,511	\$1,259,092
2024	5	\$1,259,092	\$162,000	\$0	\$13,519	\$175,519	\$69,219	\$1,365,392
2025	6	\$1,365,392	\$162,000	\$0	\$8,292	\$170,292	\$698,173	\$837,511
2026	7	\$837,511	\$162,000	\$0	\$8,676	\$170,676	\$131,943	\$876,244
2027	8	\$876,244	\$162,000	\$0	\$8,624	\$170,624	\$175,872	\$870,996
2028	9	\$870,996	\$162,000	\$0	\$9,240	\$171,240	\$109,006	\$933,230
2029	10	\$933,230	\$162,000	\$0	\$10,068	\$172,068	\$88,464	\$1,016,834
2030	11	\$1,016,834	\$162,000	\$0	\$7,606	\$169,606	\$418,227	\$768,213
2031	12	\$768,213	\$162,000	\$0	\$8,395	\$170,395	\$90,667	\$847,942
2032	13	\$847,942	\$162,000	\$0	\$8,253	\$170,253	\$184,636	\$833,559
2033	14	\$833,559	\$162,000	\$0	\$9,295	\$171,295	\$66,084	\$938,769
2034	15	\$938,769	\$162,000	\$0	\$10,229	\$172,229	\$77,898	\$1,033,100
2035	16	\$1,033,100	\$162,000	\$0	\$8,028	\$170,028	\$392,296	\$810,831
2036	17	\$810,831	\$162,000	\$0	\$7,779	\$169,779	\$194,972	\$785,638
2037	18	\$785,638	\$162,000	\$0	\$7,799	\$169,799	\$167,764	\$787,673
2038	19	\$787,673	\$162,000	\$0	\$7,151	\$169,151	\$234,595	\$722,228
2039	20	\$722,228	\$162,000	\$0	\$7,513	\$169,513	\$132,916	\$758,826
2040	21	\$758,826	\$162,000	\$0	\$6,857	\$168,857	\$235,156	\$692,527
2041	22	\$692,527	\$162,000	\$0	\$6,852	\$168,852	\$169,287	\$692,092
2042	23	\$692,092	\$162,000	\$0	\$5,993	\$167,993	\$254,842	\$605,243
2043	24	\$605,243	\$162,000	\$0	\$6,113	\$168,113	\$155,913	\$617,443
2044	25	\$617,443	\$162,000	\$0	\$4,959	\$166,959	\$283,575	\$500,827
2045	26	\$500,827	\$162,000	\$0	\$2,059	\$164,059	\$456,967	\$207,919
2046	27	\$207,919	\$162,000	\$0	\$1,823	\$163,823	\$187,623	\$184,118
2047	28	\$184,118	\$162,000	\$0	\$900	\$162,900	\$256,115	\$90,904
2048	29	\$90,904	\$162,000	\$0	\$1,350	\$163,350	\$117,943	\$136,310
2049	30	\$136,310	\$162,000	\$0	\$1,998	\$163,998	\$98,504	\$201,804

Alternate Funding Plan No. 2 - Ongoing Annual Increases in the Rate of Contribution to Capital Reserves
Immediate Contribution with 3% annual increases in Years 1-30 required to maintain
positive Year-End Balances (or Minimum Threshold Balances) throughout the Planning Period



Year	Year Number	Beginning Reserve Fund Balance	Fee Revenue	Special Assessments	Investment Earnings	Total Revenue	Capital Expenditures	Ending Balance
2020	1	\$1,083,810	\$106,308	\$0	\$10,546	\$116,854	\$135,500	\$1,065,164
2021	2	\$1,065,164	\$109,497	\$0	\$11,211	\$120,708	\$53,560	\$1,132,312
2022	3	\$1,132,312	\$112,782	\$0	\$9,698	\$122,480	\$275,304	\$979,488
2023	4	\$979,488	\$116,166	\$0	\$10,401	\$126,567	\$55,511	\$1,050,545
2024	5	\$1,050,545	\$119,651	\$0	\$11,010	\$130,660	\$69,219	\$1,111,987
2025	6	\$1,111,987	\$123,240	\$0	\$5,371	\$128,611	\$698,173	\$542,424
2026	7	\$542,424	\$126,937	\$0	\$5,374	\$132,312	\$131,943	\$542,793
2027	8	\$542,793	\$130,745	\$0	\$4,977	\$135,722	\$175,872	\$502,643
2028	9	\$502,643	\$134,668	\$0	\$5,283	\$139,951	\$109,006	\$533,589
2029	10	\$533,589	\$138,708	\$0	\$5,838	\$144,546	\$88,464	\$589,671
2030	11	\$589,671	\$142,869	\$0	\$3,143	\$146,012	\$418,227	\$317,456
2031	12	\$317,456	\$147,155	\$0	\$3,739	\$150,895	\$90,667	\$377,684
2032	13	\$377,684	\$151,570	\$0	\$3,446	\$155,016	\$184,636	\$348,064
2033	14	\$348,064	\$156,117	\$0	\$4,381	\$160,498	\$66,084	\$442,477
2034	15	\$442,477	\$160,800	\$0	\$5,254	\$166,054	\$77,898	\$530,633
2035	16	\$530,633	\$165,624	\$0	\$3,040	\$168,664	\$392,296	\$307,001
2036	17	\$307,001	\$170,593	\$0	\$2,826	\$173,419	\$194,972	\$285,449
2037	18	\$285,449	\$175,711	\$0	\$2,934	\$178,645	\$167,764	\$296,329
2038	19	\$296,329	\$180,982	\$0	\$2,427	\$183,409	\$234,595	\$245,144
2039	20	\$245,144	\$186,412	\$0	\$2,986	\$189,398	\$132,916	\$301,626
2040	21	\$301,626	\$192,004	\$0	\$2,585	\$194,589	\$235,156	\$261,059
2041	22	\$261,059	\$197,764	\$0	\$2,895	\$200,660	\$169,287	\$292,432
2042	23	\$292,432	\$203,697	\$0	\$2,413	\$206,110	\$254,842	\$243,700
2043	24	\$243,700	\$209,808	\$0	\$2,976	\$212,784	\$155,913	\$300,571
2044	25	\$300,571	\$216,102	\$0	\$2,331	\$218,433	\$283,575	\$235,429
2045	26	\$235,429	\$222,585	\$0	\$10	\$222,596	\$456,967	\$1,058
2046	27	\$1,058	\$229,263	\$0	\$427	\$229,690	\$187,623	\$43,124
2047	28	\$43,124	\$236,141	\$0	\$232	\$236,372	\$256,115	\$23,382
2048	29	\$23,382	\$243,225	\$0	\$1,487	\$244,712	\$117,943	\$150,151
2049	30	\$150,151	\$250,522	\$0	\$3,022	\$253,543	\$98,504	\$305,190

APPENDIX B

GRAPHIC EXHIBITS

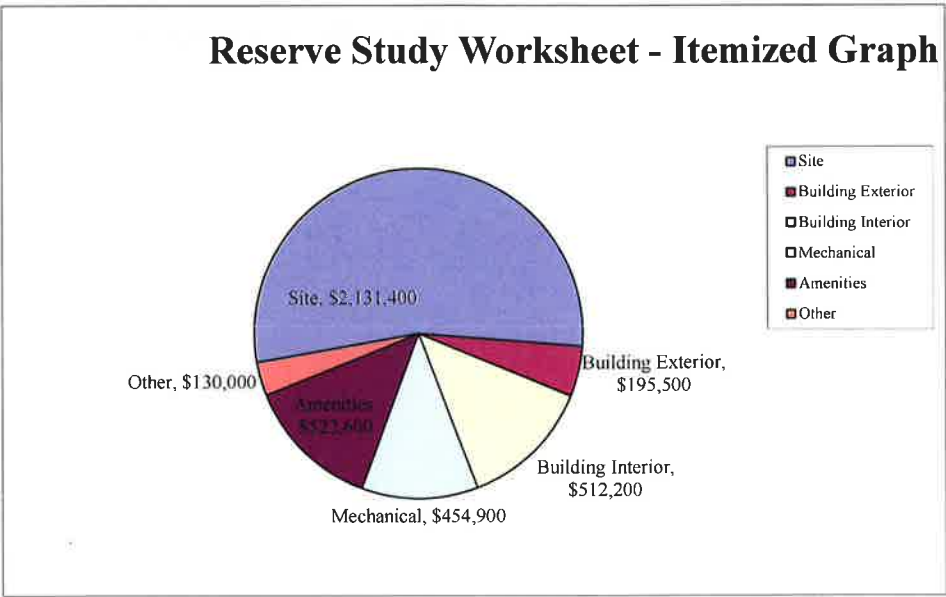
RESERVE STUDY

Clear Lake City Community Association, Clear Lake, Texas

Reserve Study Worksheet - Itemized Graph



Categories	Totals
Site	\$2,131,400
Building Exterior	\$195,500
Building Interior	\$512,200
Mechanical	\$454,900
Amenities	\$522,600
Other	\$130,000
Total	\$3,946,600



Reserve Study Worksheet - Current Funding Levels

Beginning Balance as of start of year beginning Jan 2020: \$1,083,010

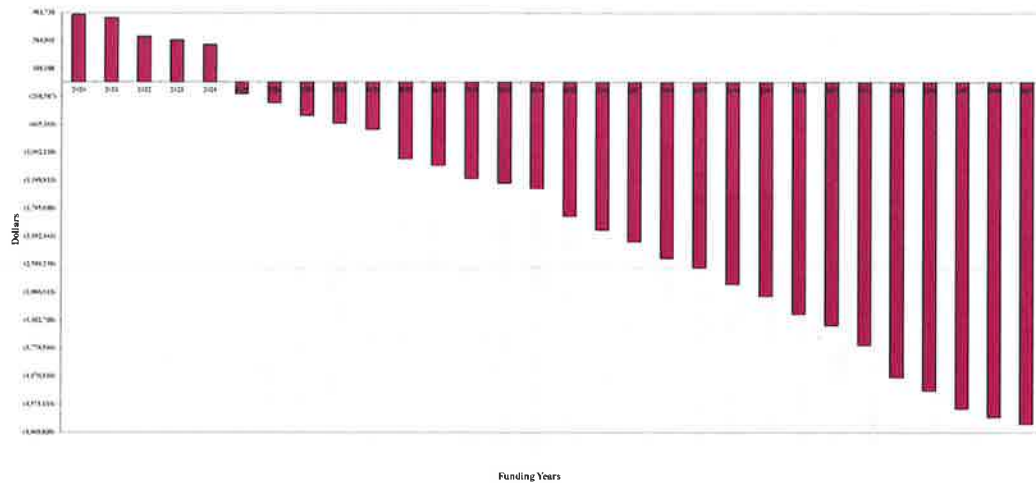
FIRST YR	CONTRIBUTIONS	
	REM YRS	
	\$0.00	per year
	\$0.00	per unit per year
	\$0.00	per month
Threshold:		\$0.00

Projected Annual Funding and Expenditures:

Year:	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Year Number:	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
End of Year Reserve Fund Balance	937,793	913,275	644,351	594,729	530,765	(167,408)	(299,350)	(475,222)	(584,228)	(672,691)	(1,090,918)	(1,181,586)	(1,366,222)	(1,432,106)	(1,510,204)
Capital Expenditures:	135,500	53,360	275,304	55,511	69,219	698,173	131,943	175,872	109,006	88,464	418,227	90,667	184,636	66,084	77,898
Special Assessment:	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenue (all sources)	9,483	9,042	6,380	5,888	5,255	-	-	-	-	-	-	-	-	-	-
Target Funding Requirement	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Year:	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
Year Number:	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
End of Year Reserve Fund Balance	(1,902,500)	(2,097,172)	(2,265,236)	(2,499,831)	(2,632,747)	(2,867,903)	(3,037,190)	(3,292,031)	(3,447,945)	(3,731,519)	(4,188,486)	(4,376,110)	(4,632,225)	(4,750,167)	(4,848,672)
Capital Expenditures:	392,296	194,972	167,764	234,595	132,916	235,156	160,287	254,842	155,913	283,575	456,967	187,623	256,115	117,943	98,504
Special Assessment:	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenue (all sources)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Target Funding Requirement	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Reserve Study Worksheet - Current Funding Levels



Alternate Funding Plan No. 1 - Lump Sum Increase in Rate of Contribution to Capital Reserves
Beginning Balance as of start of year beginning Jan 2020: \$1,083,810

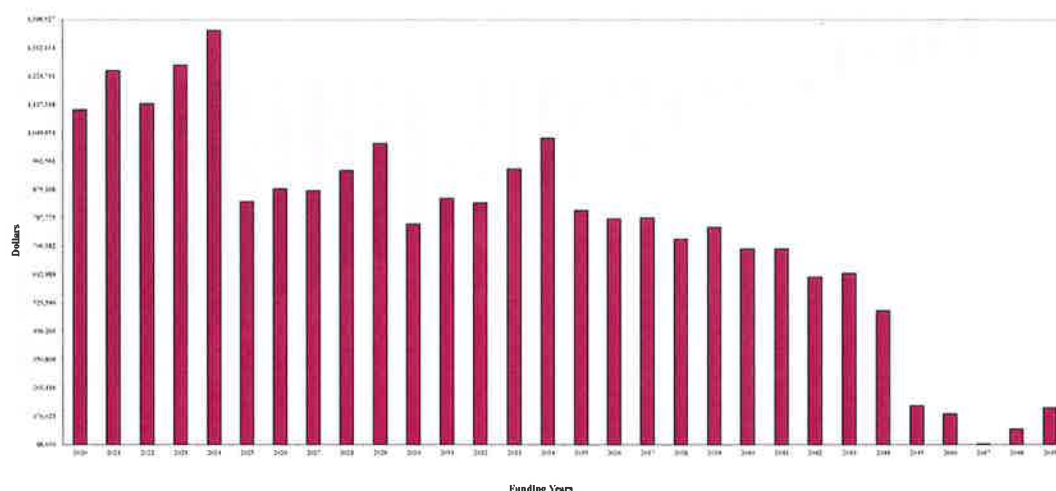
CONTRIBUTIONS			
FIRST YR	LAST YR		
\$162,000.00	\$162,000.00	per year	
\$24.55	\$24.55	per unit per year	
\$13,500.00	\$13,500.00	per month	
\$2.05	\$2.05	per unit per month	

SETTINGS (analyzed by year)	
Starting amount (\$):	#####
Increment by (\$):	\$0.00
Every:	1 year
Frequency:	1 time
Threshold:	\$0.00

Projected Annual Funding and Expenditures:																
Year:	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	
Year Number:	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
End of Year Reserve Fund Balance	1,121,413	1,242,151	1,140,136	1,259,092	1,365,592	837,511	876,244	870,996	933,230	1,016,834	768,213	847,942	833,559	938,769	1,033,100	
Capital Expenditures:	135,500	55,560	275,304	55,511	69,219	698,173	131,943	175,872	109,006	88,464	418,227	90,667	184,616	66,084	77,898	
Special Assessment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total Revenue (all sources)	173,103	174,299	173,288	174,466	175,519	170,292	170,676	170,624	171,240	172,068	169,606	170,395	170,253	171,295	172,229	
Target Funding Requirement	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	

Year:	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	
Year Number:	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	
End of Year Reserve Fund Balance	810,831	785,638	787,673	722,228	758,826	692,527	692,092	605,243	617,443	500,827	207,919	184,118	90,904	136,310	201,804	
Capital Expenditures:	392,296	194,972	167,764	234,595	132,916	235,156	169,287	254,842	155,913	283,575	456,967	187,623	256,115	117,943	98,504	
Special Assessment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total Revenue (all sources)	170,028	169,779	169,799	169,131	169,513	168,857	168,852	167,993	168,113	166,959	164,059	163,823	162,900	163,350	163,998	
Target Funding Requirement	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	

Alternate Funding Plan No. 1 - Lump Sum Increase in Rate of Contribution to Capital Reserves



Alternate Funding Plan No. 2 - Ongoing Annual Increases in the Rate of Contribution to Capital Reserves
Beginning Balance as of start of year beginning Jan 2020: \$1,083,810

CONTRIBUTIONS	
FIRST YR	LAST YR
\$106,308.00	\$250,521.77 per year
\$16.11	\$37.96 per unit per year
\$8,859.00	\$20,876.81 per month
\$1.34	\$3.16 per unit per month

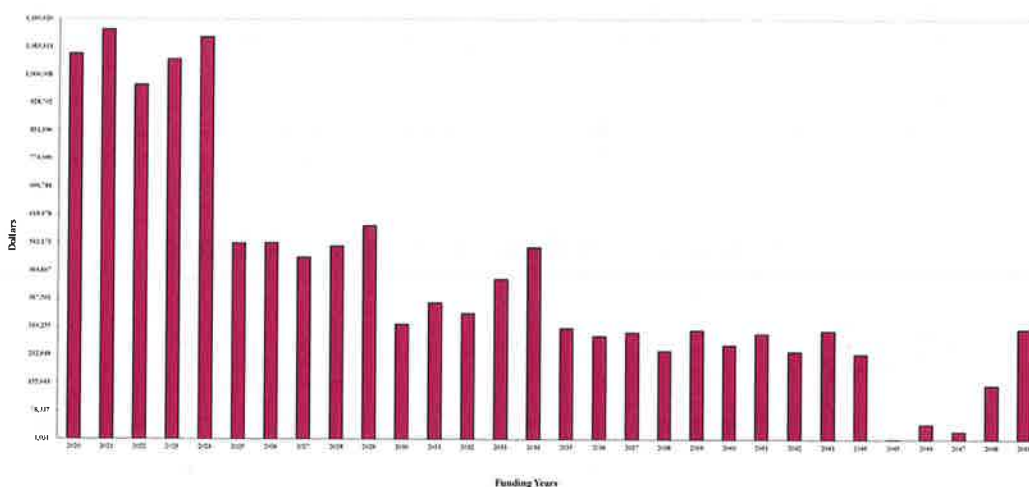
SETTINGS (analyzed by year)	
Starting amount (\$):	\$8,859.00
Increment by (%):	3
Step (%):	0
Every:	1 year
Frequency:	30 time
Threshold:	\$0.00

Projected Annual Funding and Expenditures:

Year:	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Year Number:	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
End of Year Reserve Fund Balance	1,085,164	1,132,312	979,488	1,030,545	1,111,987	342,424	542,793	592,643	533,589	589,671	317,456	377,684	348,064	442,477	530,633
Capital Expenditures:	135,500	53,560	275,304	55,311	69,219	698,173	131,943	175,872	109,006	88,464	418,227	90,667	184,636	66,084	77,898
Special Assessment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenue (all sources)	116,854	120,708	122,480	126,567	130,660	128,611	132,312	135,722	139,951	144,546	146,012	150,895	155,016	160,498	166,054
Target Funding Requirement	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Year:	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
Year Number:	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
End of Year Reserve Fund Balance	307,001	285,449	296,329	245,144	301,626	261,059	292,432	243,700	300,371	235,429	1,058	42,124	23,382	150,151	305,190
Capital Expenditures:	392,296	194,972	167,764	234,595	132,916	235,156	169,287	254,842	155,913	283,575	456,967	187,623	256,115	117,943	98,504
Special Assessment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenue (all sources)	168,664	173,419	178,645	183,409	189,398	194,589	200,660	206,110	212,784	218,433	222,596	229,690	236,372	244,712	253,543
Target Funding Requirement	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

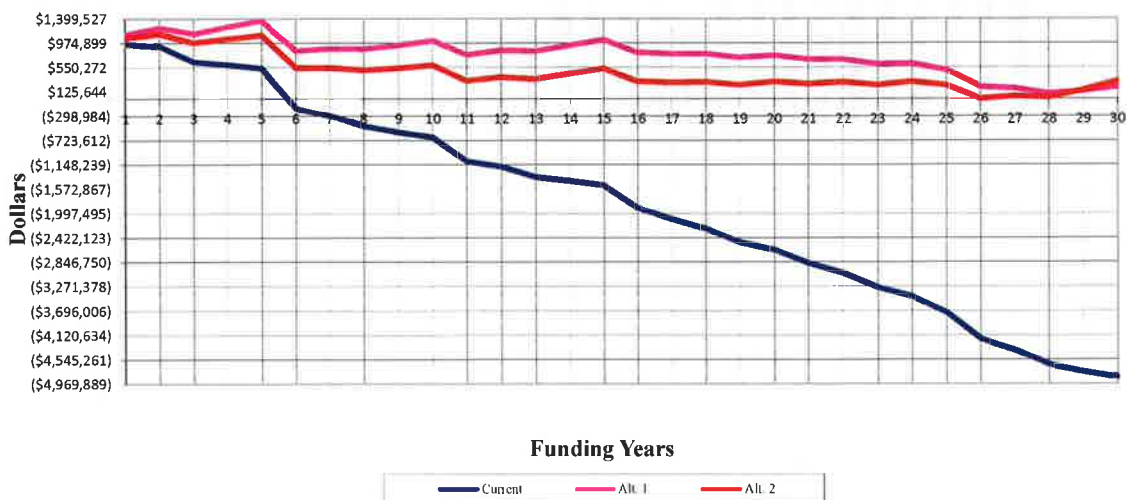
Alternate Funding Plan No. 2 - Ongoing Annual Increases in the Rate of Contribution to Capital Reserves



Summary of Reserve Ending Balances

<u>Year</u>	<u>Year</u> <u>Number</u>	<u>Yearly</u> <u>Expenditures</u>	<u>Current</u>	<u>Alt. 1</u>	<u>Alt. 2</u>
2020	1	\$135,500	\$957,793	\$1,121,413	\$1,065,164
2021	2	\$53,560	\$913,275	\$1,242,151	\$1,132,312
2022	3	\$275,304	\$644,351	\$1,140,136	\$979,488
2023	4	\$55,511	\$594,729	\$1,259,092	\$1,050,545
2024	5	\$69,219	\$530,765	\$1,365,392	\$1,111,987
2025	6	\$698,173	(\$167,408)	\$837,511	\$542,424
2026	7	\$131,943	(\$299,350)	\$876,244	\$542,793
2027	8	\$175,872	(\$475,222)	\$870,996	\$502,643
2028	9	\$109,006	(\$584,228)	\$933,230	\$533,589
2029	10	\$88,464	(\$672,691)	\$1,016,834	\$589,671
2030	11	\$418,227	(\$1,090,918)	\$768,213	\$317,456
2031	12	\$90,667	(\$1,181,586)	\$847,942	\$377,684
2032	13	\$184,636	(\$1,366,222)	\$833,559	\$348,064
2033	14	\$66,084	(\$1,432,306)	\$938,769	\$442,477
2034	15	\$77,898	(\$1,510,204)	\$1,033,100	\$530,633
2035	16	\$392,296	(\$1,902,500)	\$810,831	\$307,001
2036	17	\$194,972	(\$2,097,472)	\$785,638	\$285,449
2037	18	\$167,764	(\$2,265,236)	\$787,673	\$296,329
2038	19	\$234,595	(\$2,499,831)	\$722,228	\$245,144
2039	20	\$132,916	(\$2,632,747)	\$758,826	\$301,626
2040	21	\$235,156	(\$2,867,903)	\$692,527	\$261,059
2041	22	\$169,287	(\$3,037,190)	\$692,092	\$292,432
2042	23	\$254,842	(\$3,292,031)	\$605,243	\$243,700
2043	24	\$155,913	(\$3,447,945)	\$617,443	\$300,571
2044	25	\$283,575	(\$3,731,519)	\$500,827	\$235,429
2045	26	\$456,967	(\$4,188,486)	\$207,919	\$1,058
2046	27	\$187,623	(\$4,376,110)	\$184,118	\$43,124
2047	28	\$256,115	(\$4,632,225)	\$90,904	\$23,382
2048	29	\$117,943	(\$4,750,167)	\$136,310	\$150,151
2049	30	\$98,504	(\$4,848,672)	\$201,804	\$305,190

Summary of Reserve Ending Balances



APPENDIX C PHOTOGRAPHS

RESERVE STUDY

Clear Lake City Community Association, Clear Lake, Texas

Location

Clear Lake Sports & Rec Complex,
Clear Lake, Texas

Photos Taken by:

David L Yancy II, TX P.E.
#97855

Inspection Date:

July 3, 2019



Photo 1: Recreation center entry monument



Photo 2: Front Elevation of the office building at the recreation center



Photo 3: Rear Elevation of the office building at the recreation center



Photo 4: Severe cracking noted in the sidewalk to the office building; Water stands in isolated locations

Location
Clear Lake Sports & Rec Complex,
Clear Lake, Texas

Photos Taken by:
David L Yancy II, TX P.E.
#97855

Inspection Date:
July 3, 2019



Photo 5: Typical view of the reception area in the office area - renovations performed as a result of hurricane



Photo 6: Typical view of an office in the building - renovations performed as a result of hurricane



Photo 7: View of the employee bathroom in the office building - renovations performed as a result of hurricane



Photo 8: View of the employee kitchen in the office building - renovations performed as a result of hurricane

Location
Clear Lake Sports & Rec Complex,
Clear Lake, Texas

Photos Taken by:
David L Yancy II, TX P.E.
#97855

Inspection Date:
July 3, 2019



Photo 9: View of the conference room in the office building



Photo 10: Public bathrooms located between the office area and CD room



Photo 11: Typical view of a public bathroom



Photo 12: Typical view of the CD Room

Location
Clear Lake Sports & Rec Complex,
Clear Lake, Texas

Photos Taken by:
David L Yancy II, TX P.E.
#97855

Inspection Date:
July 3, 2019



Photo 13: Typical view of the kitchen area in the CD room



Photo 14: CD room flooring is relatively new and in good condition



Photo 15: Close up view of the fencing noted deterioration and the fence would benefit from cleaning and re-painting



Photo 16: Typical view of the perimeter fencing along the back of the office building

Location
Clear Lake Sports & Rec Complex,
Clear Lake, Texas

Photos Taken by:
David L. Yancy II, TX P.E.
#97855

Inspection Date:
July 3, 2019



Photo 17: New furnaces and air-handlers installed to serve the office building



Photo 18: New AC compressors installed to serve the office building



Photo 19: Smoke alarms installed on the air ductwork as required by the updated building codes



Photo 20: Condensate water noted on the floor in the utility room - Recommend checking the primary drains for blockages

Location
Clear Lake Sports & Rec Complex,
Clear Lake, Texas

Photos Taken by:
David L Yancy II, TX P.E.
#97855

Inspection Date:
July 3, 2019



Photo 21: View of the HVAC transformer and electrical panels serving the office building



Photo 22: Older electrical disconnects still in use



Photo 23: View of the water heater serving the office building



Photo 24: Typical view of the copper domestic water piping

Location
Clear Lake Sports & Rec Complex,
Clear Lake, Texas

Photos Taken by:
David L Yancy II, TX P.E.
#97855

Inspection Date:
July 3, 2019



Photo 25: Exterior view of the Pavilion room building



Photo 26: Typical view of the Pavilion room main floor area



Photo 27: Typical view of a bathroom in the Pavilion Room building



Photo 28: New flooring installed

Location
Clear Lake Sports & Rec Complex,
Clear Lake, Texas

Photos Taken by:
David L Yancy II, TX P.E.
#97855

Inspection Date:
July 3, 2019



Photo 29: View of the kitchen area in the Pavilion Room building



Photo 30: HVAC located in the utility closet serving the Pavilion Room building



Photo 31: Smoke alarms installed on the HVAC unit as required by recently adopted building codes



Photo 32: View of the domestic water heater serving the Pavilion Room building

Location
Clear Lake Sports & Rec Complex,
Clear Lake, Texas

Photos Taken by:
David L Yancy II, TX P.E.
#97855

Inspection Date:
July 3, 2019



Photo 33: Exterior view of the indoor pool building



Photo 34: View of the pool equipment room adjacent to the indoor pool

Note the drainage deficiency allowing water to stand for extended periods



Photo 35: View of the new boiler



Photo 36: New controls and electronics for the pool

Location
Clear Lake Sports & Rec Complex,
Clear Lake, Texas

Photos Taken by:
David L Yancy II, TX P.E.
#97855

Inspection Date:
July 3, 2019



Photo 37: View of the indoor pool



Photo 38: View of the sand filter and associated piping serving the indoor pool



Photo 39: Newer heater in the pool area



Photo 40: Older heater in the pool area

Location
Clear Lake Sports & Rec Complex,
Clear Lake, Texas

Photos Taken by:
David L Yancy II, TX P.E.
#97855

Inspection Date:
July 3, 2019



Photo 41: View of the gym; equipment and flooring are new and in good equipment



Photo 42: View of the gym floor



Photo 43: Gym flooring is



Photo 44: Dividers used to separate the courts for dual use

Location
Clear Lake Sports & Rec Complex,
Clear Lake, Texas

Photos Taken by:
David L Yancy II, TX P.E.
#97855

Inspection Date:
July 3, 2019



Photo 45: New water heater installed in the janitorial closet



Photo 46: View of the cooling tower

Note: Unit has yet to be replaced



Photo 47: New mini split HVAC system installed to supplement air in Room G-100 meeting room



Photo 48: Typical view of the meeting room (G-100)

Location
Clear Lake Sports & Rec Complex,
Clear Lake, Texas

Photos Taken by:
David L Yancy II, TX P.E.
#97855

Inspection Date:
July 3, 2019



Photo 49: Typical view of the bathroom facilities serving the outdoor pool area



Photo 50: Typical view of the sinks and changing area in the bathroom



Photo 51: View the urinals and stalls in the boys restroom facility



Photo 52: View the shower stalls in the boys restroom facility

Location
Clear Lake Sports & Rec Complex,
Clear Lake, Texas

Photos Taken by:
David L Yancy II, TX P.E.
#97855

Inspection Date:
July 3, 2019



Photo 53: View of the splash pad area adjacent to the outdoor pools at the recreation center



Photo 54: Seating area adjacent to the splash pad



Photo 55: View of the dive pool



Photo 56: Sealant is missing around the coping of the dive pool

Location
Clear Lake Sports & Rec Complex,
Clear Lake, Texas

Photos Taken by:
David L Yancy II, TX P.E.
#97855

Inspection Date:
July 3, 2019



Photo 57: View of the diving board at the dive pool



Photo 58: Typical view of the plaster - Surface is approaching the need to re-plaster



Photo 59: Tops of the anchor bolts on the diving board stand have surface corrosion



Photo 60: Relatively new life guard seats noted

Location
Clear Lake Sports & Rec Complex,
Clear Lake, Texas

Photos Taken by:
David L Yancy II, TX P.E.
#97855

Inspection Date:
July 3, 2019



Photo 61: View of the water slide and pool



Photo 62: Minor surface corrosion noted on the base plates supporting the slide



Photo 63: View of the staircase and structural column supporting the stair landing



Photo 64: Underside of the column is in good condition - minor corrosion noted on the steel panel

Location
Clear Lake Sports & Rec Complex,
Clear Lake, Texas

Photos Taken by:
David L Yancy II, TX P.E.
#97855

Inspection Date:
July 3, 2019



Photo 65: View of the main lap pool at the recreation center



Photo 66: View of pool equipment serving the slide and slide pool



Photo 67: Main pool house for the lap pool and dive pool at the recreation center



Photo 68: View of the pumps and filtration equipment in the pool house

Location
Clear Lake Sports & Rec Complex,
Clear Lake, Texas

Photos Taken by:
David L Yancy II, TX P.E.
#97855

Inspection Date:
July 3, 2019

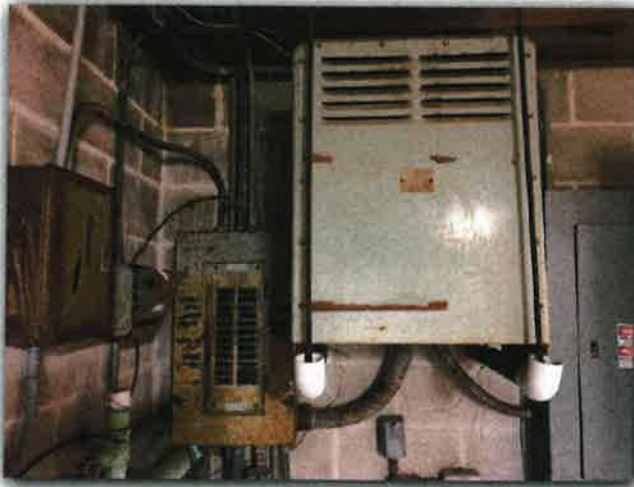


Photo 69: Older electrical transformers and panels noted in the pool house



Photo 70: Electrical panel has excessive corrosion



Photo 71: View of new controllers and equipment for the pool filtration



Photo 72: Evidence of water seepage on the below ground pool house walls

Location
Clear Lake Sports & Rec Complex,
Clear Lake, Texas

Photos Taken by:
David L Yancy II, TX P.E.
#97855

Inspection Date:
July 3, 2019



Photo 73: View of the maintenance building at the recreation center



Photo 74: Interior of the maintenance building



Photo 75: Electrical panel and switchgear in the maintenance building



Photo 76: Restroom at the maintenance building

Location
Clear Lake Sports & Rec Complex,
Clear Lake, Texas

Photos Taken by:
David L Yancy II, TX P.E.
#97855

Inspection Date:
November 22, 2019

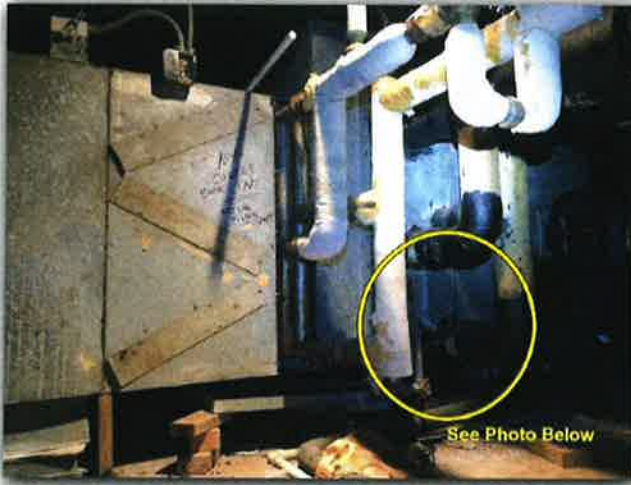


Photo 77: Typical view of the air handling unit serving the gym (1 of 3)



Photo 78: Typical view of the fan unit and motor on the air handling unit serving the gym (1 of 3)



Photo 79: Evaporator housing is rusting and conditioned air is escaping into attic (top view)



Photo 80: Evaporator housing is rusting and conditioned air is escaping into attic (bottom view)

Location
Clear Lake Sports & Rec Complex,
Clear Lake, Texas

Photos Taken by:
David L Yancy II, TX P.E.
#97855

Inspection Date:
November 22, 2019



Photo 81: Auxiliary drain pan for the air handling unit (1 of 3) is full of water indicating a blockage of the primary drain line



Photo 82: Typical view of the abandoned air handling unit (3 of 3)

Unit previously served the women's locker room and the meeting room



Photo 83: Typical view of the second air handling unit serving the gym (2 of 3)



Photo 84: Typical view of the flexible ductwork in the attic - portions of the duct are crimped and restricting air flow

Location
Fullerton Park,
Clear Lake, Texas

Photos Taken by:
David L Yancy II, TX P.E.
#97855

Inspection Date:
July 3, 2019



Photo Number

1

Description:

Play equipment at the park



Photo Number

2

Description:

Relatively new play
equipment at the park

Note the new synthetic mulch
installed in the play pit

Location
Fullerton Park,
Clear Lake, Texas

Photos Taken by:
David L Yancy II, TX P.E.
#97855

Inspection Date:
July 3, 2019



Photo Number
3

Description:

Swing set installed at the park



Photo Number
4

Description:

Toddler play equipment and
sand area at the park

Location
Fullerton Park,
Clear Lake, Texas

Photos Taken by:
David L Yancy II, TX P.E.
#97855

Inspection Date:
July 3, 2019



Photo Number
5

Description:
View of a newly installed
dedication bench



Photo Number
6

Description:
Typical view of a bench with
attached seating in good
condition

Location
Fullerton Park,
Clear Lake, Texas

Photos Taken by:
David L Yancy II, TX P.E.
#97855

Inspection Date:
July 3, 2019



Photo Number

7

Description:

View of the tennis courts at
the park

Per HOA, tennis courts to be
removed



Photo Number

8

Description:

Typical view of the concrete
flat work and sidewalks in the
park