

Clear Lake City Community Association, Inc.

Financial Statements

June 30, 2019

Table of Contents

Independent Auditor's Report	3
Financial Statements:	
Balance Sheets	5
Statements of Revenues, Expenditures and Changes in Fund Balances.....	6
Statements of Cash Flows.....	8
Notes to the Financial Statements	9
Supplementary Information on Future Major Repairs and Replacements.....	13

Canady & Canady, LLC

Certified Public Accountants

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Independent Auditor's Report

To the Board of Trustees
Clear Lake City Community Association, Inc.

Report on the Financial Statements

We have audited the accompanying financial statements of Clear Lake City Community Association, Inc., which comprise the balance sheets as of June 30, 2019, and related statements of revenues, expenditures and changes in fund balances and cash flows for the years then ended, and the related notes to the financial statements.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

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Independent Auditor's Report (Continued)

To the Board of Directors of
Clear Lake City Community Association, Inc.

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial positions of Clear Lake City Community Association, Inc. as of June 30, 2019, and the results of its operations and its cash flows for the years then ended in conformity with accounting principles generally accepted in the United States of America.

Disclaimer of Opinion on Required Supplementary Information

Accounting principles generally accepted in the United States of America require that **Supplementary Information on Future Major Repairs and Replacements** on page 13-16 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Financial Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Canady & Canady LLC

Houston, Texas

January 23, 2020

Clear Lake City Community Association, Inc.
Balance Sheets
June 30, 2019

	2019			2018
	Operating Fund	Replacement Fund	Total	Total
Assets				
Cash and cash equivalents	\$ 320,762	\$ 50,000	\$ 370,762	339,180
Certificate of deposits		950,000	950,000	900,000
Assessments receivable	215,094		215,094	286,875
Less: Allowance for doubtful accounts	(50,124)		(50,124)	(50,124)
Investments interest receivable	3,439		3,439	2,526
Other receivables	9,140		9,140	15,273
Prepaid expenses	13,098		13,098	36,913
Land	1,745,178		1,745,178	1,745,178
Furniture and equipment (net of accumulated depreciation of \$ 1,518,173 and \$ 1,512,195)	532,270		532,270	589,799
Total Assets	<u><u>\$ 2,788,857</u></u>	<u><u>\$ 1,000,000</u></u>	<u><u>\$ 3,788,857</u></u>	<u><u>\$ 3,865,620</u></u>
Liabilities and Fund Balances				
Other payables and accrued expenses	\$ 10,159	\$ -	\$ 10,159	\$ 13,822
Assessments received in advance	404,205		404,205	207,162
Rental and key deposits	2,574		2,574	183
Total Liabilities	<u>416,938</u>	<u>-</u>	<u>416,938</u>	<u>221,167</u>
Fund Balances	<u>2,371,919</u>	<u>1,000,000</u>	<u>3,371,919</u>	<u>3,644,453</u>
Total Liabilities and Fund Balances	<u><u>\$ 2,788,857</u></u>	<u><u>\$ 1,000,000</u></u>	<u><u>\$ 3,788,857</u></u>	<u><u>\$ 3,865,620</u></u>

See accompanying notes to financial statements.

Clear Lake City Community Association, Inc.
Statements of Revenues, Expenditures
and Changes in Fund Balances
For the Years Ended June 30, 2019

	2019			2018
	Operating Fund	Replacement Fund	Total	Total
Revenues				
Maintenance assessments	\$ 621,424	\$ -	\$ 621,424	\$ 626,092
Insurance claim	-		-	697,147
Recreational and programming	228,560		228,560	192,890
Transfer fees	109,576		109,576	107,925
Rental	111,275		111,275	95,609
Late fees	67,757		67,757	87,708
Legal fees reimbursement	22,937		22,937	29,654
Interest	23,544		23,544	16,449
Miscellaneous	34,297		34,297	19,183
Total Revenues	1,219,370	-	1,219,370	1,872,657
Expenses				
Administrative expenses:				
Insurance	135,223		135,223	133,687
General office and administration	49,855		49,855	41,871
Legal fees	47,457		47,457	56,788
Accounting software	37,403		37,403	22,727
Taxes-payroll	36,898		36,898	35,994
Bad debt	20,105		20,105	7,852
Professional fees	20,080		20,080	7,075
Newsletter	15,926		15,926	11,620
Equipment rental	9,930		9,930	6,211
Permits, dues and subscriptions	4,289		4,289	4,328
Security	4,287		4,287	439
Postage	3,377		3,377	3,482
Workers compensation	3,323		3,323	6,647
Phone, pager, fax	1,335		1,335	1,989
Facilities expense:				
Salaries and wages	482,255		482,255	453,882
Capital improvements	142,900		142,900	452,895
Maintenance and repairs	108,877		108,877	117,437
Landscape and grounds maintenance	94,076		94,076	78,986

See accompanying notes to financial statements.

Clear Lake City Community Association, Inc.
Statements of Revenues, Expenditures
and Changes in Fund Balances
For the Years Ended June 30, 2019

	2019			2018
	Operating Fund	Replacement Fund	Total	Total
Expenses (continued)				
Utilities	92,998		92,998	75,300
Depreciation	64,755		64,755	80,205
Programming and events	31,444		31,444	27,871
Contract labor	29,873		29,873	26,677
Janitor and shop supplies	25,429		25,429	21,347
Pool	24,001		24,001	18,635
Reserve study	5,500		5,500	-
Miscellaneous	308		308	287
Total Expenses	1,491,904	-	1,491,904	1,694,232
(Deficiency) Excess of				
Revenues over Expenses	(272,534)	-	(272,534)	178,425
Fund Balances				
Beginning of the year	2,644,453	1,000,000	3,644,453	3,471,016
Prior period adjustment	-		-	(4,988)
End of the year	<u>\$ 2,371,919</u>	<u>\$ 1,000,000</u>	<u>\$ 3,371,919</u>	<u>\$ 3,644,453</u>

See accompanying notes to financial statements.

Clear Lake City Community Association, Inc.
Statements of Cash Flow
For the Years Ended June 30, 2019

	2019			2018
	Operating Fund	Replacement Fund	Total	Total
Cash Flows From Operating Activities				
(Deficiency) Excess of Revenues over Expenses	\$ (272,534)	\$ -	\$ (272,534)	\$ 178,425
Adjustments to reconcile excess (deficiency) of revenues over expenses to net cash provided (used) by operating activities:				
Prior period adjustment	-	-	-	(4,988)
Depreciation	64,755		64,755	80,205
Bad debt	20,105		20,105	7,075
Decrease (increase) in:				
Assessments receivable	51,676		51,676	(70,535)
Investments interest receivable	(913)		(913)	369
Other receivable	6,133		6,133	3,925
Prepaid expenses	23,815		23,815	(16,269)
Increase (decrease) in:				
Accounts payable	-	-	-	(1,227)
Payroll tax payable	(3,663)		(3,663)	(938)
Assessments received in advance	197,043		197,043	(205,634)
Rental deposits	2,391		2,391	(300)
Net Cash Provided (Used) by Operating Activities	<u>88,808</u>	<u>-</u>	<u>88,808</u>	<u>(29,892)</u>
Cash Flows From Investing Activities				
Purchase of Certificate of Deposits		(50,000)	(50,000)	-
Purchase of Property and Equipment	(7,226)		(7,226)	(37,777)
Net Cash (Used) by Investing Activities	<u>(7,226)</u>	<u>(50,000)</u>	<u>(57,226)</u>	<u>(37,777)</u>
Net (Decrease) Increase in Cash and Cash Equivalents	<u>81,582</u>	<u>(50,000)</u>	<u>31,582</u>	<u>(67,669)</u>
Cash and cash equivalents, beginning of year	<u>239,180</u>	<u>100,000</u>	<u>339,180</u>	<u>406,849</u>
Cash and cash equivalents, end of year	<u>\$ 320,762</u>	<u>\$ 50,000</u>	<u>\$ 370,762</u>	<u>\$ 339,180</u>
Supplemental Disclosures:				
Income Taxes Paid	\$ -	\$ -	\$ -	\$ -
Interest Paid	\$ -	\$ -	\$ -	\$ -

See accompanying notes to financial statements.

Clear Lake City Community Association, Inc.
Notes to the Financial Statements
June 30, 2019

Note 1 - Organization

Clear Lake City Community Association, Inc. (the "Association"), a Texas non-profit corporation, was incorporated March 1963, organized for exclusively civic, educational, and recreational purposes, and to provide for maintenance, preservation and architectural control of properties within the boundaries of Clear Lake City Community Association's jurisdiction, and to promote the health, recreation, and well-being of the residents of the community. Association policies and procedures are determined by the Board of Trustees.

Note 2 - Date of Management's Review

In preparing the financial statements, the Association has evaluated the events and transactions for potential recognition or disclosure through January 23, 2020, the date the financial statement were available to be issued.

Note 3 - Summary of Significant Accounting Policies

Fund Accounting

The Association uses fund accounting which requires funds allocated for future major repairs and replacements be classified separately from funds available for general operations. Financial resources are classified for accounting and reporting purposes in the following funds established according to their nature and purpose:

Operating Fund – This fund is used to account for financial resources available for the general operations of the Association.

Replacement Fund – This fund is used to account for financial resources designated for future repairs and replacements.

Basis of Accounting

The accompanying financial statements have been prepared on the accrual basis of accounting, whereby income is recognized when earned and costs and expenses are recognized when the obligations are incurred.

Cash

Cash includes cash and cash equivalents, defined as liquid investments with original maturities of three months or less.

Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

Clear Lake City Community Association, Inc.
Notes to the Financial Statements (continued)
June 30, 2019

Note 3 - Summary of Significant Accounting Policies (Continued)

Fair Value of Financial Instruments

The Association's financial instruments are cash and cash equivalents, accounts receivable, prepaid expenses and accounts payable. The recorded values of the cash and cash equivalents, investments, accounts receivable, prepaid expenses and accounts payables approximate their fair values based on their short-term nature.

Note 4 - Uninsured Cash Balance

The Association maintains its cash balances in financial institutions which are members of FDIC. Accounts at the institution are secured by Federal Deposit Insurance Corporation (FDIC) under the Federal Government's Transaction Account Guarantee Program up to \$ 250,000. As of June 30, 2019, all the cash balance was insured by FDIC.

Note 5 - Certificates of Deposits

Certificates of deposits are recorded at cost, and are held in various financial institutions by UBS Financial Services. Accounts at the institutions are secured by the Federal Deposit Insurance Corporation (FDIC) up to \$ 250,000. As of June 30, 2019, all the balances of Certificate of Deposit are insured by FDIC.

The Association's policy is to hold investments until maturity; therefore, there are no gains or losses recognized on the accompanying Statements of Revenues and Expenses. The aggregate fair value of the investments as of June 30, 2019 are \$ 958,538 and \$ 889,752, respectively. The gross unrealized gain (loss) as of June 30, 2019 are \$ 5,099 and (\$ 12,744), respectively.

Note 6 - Assessments and Assessments Receivable

Certain residential and commercial properties in Clear Lake City are subject to an annual community service charge at the rate of eight (8) mills per square foot. The annual mill assessments are collected to meet the Association's normal operating costs and, at the Board of Trustees' discretion, to fund reserves for the repair and replacement of the capital components. The annual community service charge shall not be raised above eight (8) mills per square foot of area, unless raised by the owners of a majority of the square foot area of the lots or property in all of said sections paying such charges. To secure payment of the assessments, a continuing lien covenant runs with the property assessed. This assessment fee is recognized as it is earned. Bad debts are provided on the allowance method (estimate not an actual loss) based on the Association's evaluation of outstanding receivable. The allowance for doubtful accounts was \$ 50,124 at June 30, 2019 and 2018.

Note 7 - Assessments Received in Advance

Assessments received in advance at the balance sheet date represent payments received from association members during the current year, which relate to maintenance assessments for the subsequent year.

Clear Lake City Community Association, Inc.
Notes to the Financial Statements (continued)
June 30, 2019

Note 8 - Retirement Plan

The Clear Lake City Community Association, Inc. maintains a SIMPLE IRA retirement plan described under IRC section 408 (p). Employees of the Association are eligible to participate in the plan if they are expected to earn \$ 5,000 during the plan year or received \$ 5,000 during each of the two preceding calendar years. The Association provides a matching contribution up to 3% for 2019 of the participant's compensation subject to certain limitations imposed by law. All contributions under the SIMPLE plan are fully vested and non-forfeitable.

Note 9 - Tax Exempt Status and Federal Income Tax

The Association is exempt from federal income under section 501(c) (4) of the Internal Revenue Code. Tax exempt status is based upon the Association promoting the common good and well-being of the community and general public, primarily to bring about civic betterment and social improvement. For the years ended June 30, 2019, the Association filed a Return of Organization Exempt from Income Tax.

The Association adopted the accounting for uncertainty for income tax guidance, which clarifies the accounting and recognition for tax positions taken or expected to be taken in its income tax return. An entities status, including its status as a tax exempt not for profit entity, is included in the definition of a tax position.

The Association's tax filings are subject to audit. The Association's federal income tax returns for 2017, 2018 and 2019 remain open to examination by the Internal Revenue Service. In evaluating the Association's tax provisions and accruals, the Association believes that its estimates are appropriate based on current facts and circumstances.

Note 10 - State Franchise Tax and Sales Tax

The Association is exempt from Texas franchise tax as specified under Section 171.082 of the Texas Tax Code as a homeowners' association. The Association is exempt from sales tax as a qualifying 501(c) (4) Association.

Clear Lake City Community Association, Inc.
Notes to the Financial Statements (continued)
June 30, 2019

Note 11 - Property and Equipment

Real property and common areas acquired from the developer and related improvements to such property are not reflected on the Association's financial statements. Those properties are owned by the individual unit owners in common and not by the Association. The Association capitalizes significant real and personal property to which it has title or other evidence of ownership at cost.

Major classifications of property, equipment and furniture at June 30, 2019, and their respective lives are summarized below:

	<u>June 30, 2019</u>	<u>June 30, 2018</u>	<u>Useful life</u>
Building and Improvements	\$ 1,799,222	1,837,364	3-39
Office equipment	12,090	10,471	3-20
Machinery and equipment	123,623	133,072	3-15
Furniture and fixtures	71,197	79,366	3-15
Recreation equipment	44,311	41,721	3-5
	<u>2,050,443</u>	<u>2,101,994</u>	
Less: accumulated depreciation	<u>(1,518,173)</u>	<u>(1,512,195)</u>	
	<u><u>\$ 532,270</u></u>	<u><u>\$ 589,799</u></u>	

Depreciation is calculated using straight line method. Depreciation expense for the years ended June 30, 2019 totaled \$ 64,755 and \$ 80,205, respectively.

Note 13 - Future Major Repairs and Replacements

The Association's governing documents do not require that funds be accumulated for future major repairs and replacements, but such determination can be made by the Board of Trustees. The purpose of the annual assessments are to (1) provide the working capital necessary to meet the Association's annual operating expenses and (2) maintain a reserve for repair or replacement of the capital components of the Association. Accumulated funds are held in separate cash and investment accounts and are generally not available for expenditures for normal operations.

Funds are being accumulated in the replacement fund based on estimates of future needs for repairs and replacements of common property components. The Board determined that \$ 1 million should be kept in replacement fund. Actual expenditures may vary from the estimated future expenditures and the variations may be material. Therefore, amounts accumulated in the replacement fund may not be adequate to meet all future needs for major repairs and replacements.

Note 14 - Subsequent Events

Upon evaluation, the Association notes that there were no material subsequent events between the date of the financial statements and the date that the financial statements were issued or available to be issued.

Clear Lake City Community Association, Inc.
Supplementary Information On
Future Major Repairs and Replacements
June 30, 2019
(Unaudited)

An independent engineer conducted a study on December 2019 to estimate the remaining useful lives and the replacement costs of the components of the Association's common property. The following information is based on the study and presents significant information about the components of common property. The reserve study is based on a 30 year projection of non-annual maintenance.

Capital Item To Be Replaced	Remaining Useful Life Years	Capital Expense Budget (\$)
Applewhite Sports and Recreation Center		
Re-surface single-ply membrane roof	5	\$ 403,000
Re-surface built-up and modified bitumen roofing	5	14,250
Patch/re-seal/re-stripe asphalt - repair curbing	5	35,000
Replace wrought iron fence	15	12,000
Repair/Replace pole mounted lighting	18	4,500
Repairs/Upgrades to electrical service components	0	50,000
Repair/Treat rust - metal perimeter fence	0	2,000
Repair sidewalks (Allowance)	0	5,000
Replace A/C compressors (Office & CD Room)	18	54,000
Replace furnaces (Office & CD Room)	23	18,000
Replace water heater (Office/ CD Room)	3	1,300
Replace office equip. & furniture (Office/CD Room)	10	10,000
Re-finish interiors (walls & ceilings) (Office/CD Room)	8	25,000
Replace bathroom fixtures (Office)	17	3,000
Rehab flooring (carpet/tile/wood) (Office)	17	15,000
Replace HVAC unit (Pavilion Room)	16	10,000
Replace water heater (Pavilion Room)	0	10,000
Replace bathroom fixtures (Pavilion Room)	27	3,000
Replace flooring, tile (Pavilion Room)	27	30,000
Replace ceiling mounted heaters (Indoor Pool)	13	7,000
Replace boiler (Indoor Pool)	23	20,500
Replace pump filtration equipment (Indoor Pool)	8	10,000
Re-plaster pool liner (Indoor Pool)	7	25,000
Repair/Re-Surface pool deck & coping (Indoor Pool)	12	5,000
Repairs to HVAC (Basketball Courts)	10	20,000
Replace cooling tower (Gym/Basketball Courts)	10	125,000
Replace boiler/heater (Gym/Basketball Courts)	11	7,000
Replace AC air handling units (Gym/Basketball Courts)	2	170,000

Clear Lake City Community Association, Inc.
Supplementary Information On
Future Major Repairs and Replacements - Continued
June 30, 2019
(Unaudited)

Capital Item To Be Replaced	Remaining Useful Life Years	Capital Expense Budget (\$)
Applewhite Sports and Recreation Center (continued)		
Replace backboards and rims (Gym/Basketball Courts)	9	3,000
Replace flooring (Basketball Courts)	19	30,000
Replace bathroom fixtures (Basketball Courts)	15	5,000
Replace fitness equipment (Weight Room)	12	15,000
Replace HVAC (Weight Room)	19	4,000
Replace televisions (Weight Room)	8	1,800
Replace flooring (Weight Room)	10	2,500
Replace pump filtration equipment (Outdoor Pools)	9	18,000
Replace guard stands (Outdoor Pools)	9	2,200
Replace diving boards and stands (Outdoor Pools)	6	20,000
Replace shade structures (Outdoor Pools)	5	5,000
Re-plaster pool liner (Dive) (Outdoor Pools)	0	9,000
Re-plaster pool liner (Slide) (Outdoor Pools)	7	26,000
Re-plaster pool liner (Main) (Outdoor Pools)	4	30,000
Repair/Re-surface pool deck & coping (Outdoor Pool)	6	20,000
Replace slide (Outdoor Pools)	5	80,000
Repairs to pool equipment building (Outdoor Pools)	2	15,000
Replace bathroom fixtures (Outdoor Pools)	5	5,000
Repair/replace wrought iron fence (Outdoor Pools)	5	5,000
Replace bleachers (Outdoor Pools)	25	7,000
Fullerton Park		
Replace playground equipment	15	100,000
Install playground mulch	24	10,000
Replace benches/tables	18	3,000
Patch/Re-seal/Re-stripe asphalt - repair curbing	4	15,000
Repair sidewalks (Allowance)	5	4,500
Rutledge Park		
Replace playground equipment	9	8,800
Install sand and misc. play equipment	2	10,000
Replace benches/tables	2	5,000
Install windscreen (Tennis Courts)	0	3,000
Repair/Replace chain link fence (Tennis Courts)	7	8,000
Re-surface courts (Tennis Courts)	0	18,000

Clear Lake City Community Association, Inc.
Supplementary Information On
Future Major Repairs and Replacements - Continued
June 30, 2019
(Unaudited)

Capital Item To Be Replaced	Remaining Useful Life Years	Capital Expense Budget (\$)
Rutledge Park (Continued)		
Replace nets and pulleys (Tennis Courts)	0	4,000
Replace pump filtration equipment (Swimming Pool)	3	6,000
Replace guard stands (Swimming Pool)	9	1,100
Replace diving boards and stands (Swimming Pool)	6	10,000
Replace shade structure (Swimming Pool)	4	5,000
Re-plaster pool liner (Swimming Pool)	1	30,000
Repair/Re-surface pool deck & coping (Swimming Pool)	6	20,000
Replace pool furniture (Swimming Pool)	4	3,000
Patch/Re-seal/Re-stripe asphalt - repair curbing	0	10,000
Repair metal perimeter fence	10	9,000
Replace bathroom fixtures	10	4,500
Re-furbish stucco exterior of pool house	0	5,000
Re-surface roof of pool house	8	3,750
Repair sidewalks (Allowance)	0	3,500
Krueger Park		
Replace windscreen (Tennis Courts)	0	3,000
Repair/Replace chain link fence (Tennis Courts)	5	16,500
Re-surface courts (Tennis Courts)	2	18,000
Repair/Replace pole mounted lighting (Tennis Court)	5	6,000
Replace nets and pulleys (Tennis Courts)	2	4,000
Replace pump filtration equipment (Swimming Pool)	10	5,500
Replace guard stands (Swimming Pool)	10	2,200
Re-plaster pool liner (Swimming Pool)	3	35,000
Repair/Re-surface pool deck & coping (Swimming Pool)	7	20,000
Replace pool furniture (Swimming Pool)	6	3,000
Replace shade structure (Swimming Pool)	5	5,000
Repair/Treat rust - metal perimeter fence	5	4,500
Replace playground equipment	15	45,000
Install sand and quad swings	9	6,500
Replace benches/tables	11	3,000
Replace backstop	15	3,500
Repair asphalt paving/curbing, Seal and stripe	2	2,500
Misc. siding repair & paint exterior of pool house	4	3,500
Re-surface roof of pool house	5	3,000
Repair sidewalk (Allowance)	5	2,500

Clear Lake City Community Association, Inc.
Supplementary Information On
Future Major Repairs and Replacements - Continued
June 30, 2019
(Unaudited)

Capital Item To Be Replaced	Remaining Useful Life Years	Capital Expense Budget (\$)
Oakbrook West Park		
Replace playground equipment	12	45,000
Replace playground border and sand	7	4,500
Replace benches/tables	3	3,000
Replace windscreen (Tennis Courts)	0	3,000
Replace chain link fence (Tennis Courts)	30	16,500
Re-surface courts (Tennis Courts)	1	18,000
Repair/Replace pole mounted lighting (Tennis Court)	6	6,000
Replace nets and pulleys (Tennis Courts)	1	4,000
Replace pump filtration equipment (Swimming Pool)	10	5,500
Replace guard stands (Swimming Pool)	9	2,200
Replace pool heater (Swimming Pool)	6	22,000
Replace starting blocks (Swimming Pool)	7	24,000
Repair/Replace shade structure (Swimming Pool)	0	5,000
Re-plaster pool liner (Swimming Pool)	2	35,000
Repair/Re-surface pool deck & coping (Swimming Pool)	7	20,000
Replace pool furniture (Swimming Pool)	7	1,500
Repair concrete paving/curbing, Seal and stripe	10	2,500
Replace bathroom fixtures	15	2,000
Re-point brick mortar at pool house exterior	15	3,000
Re-surface roof of pool house	10	1,500
Replace backstops	10	4,500
Repair/Treat rust - Metal perimeter fence at pool	8	4,500
Repair sidewalks (Allowance)	10	2,500
Royal Park		
Replace Playground Equipment	18	15,000
Install sand & misc. equipment	8	5,000
Replace benches/tables	8	4,000
Refurbish gazebo	4	5,000
Repair sidewalk (Allowance)	0	5,000
Drill Site Park		
Replace swing set	8	4,000
Replace backstops	10	4,500
Repair concrete paving/curbing, seal and stripe	5	1,000
Update Reserve Study	3	5,500
Total		\$ 2,175,100

At the June 30, 2019 fiscal year-end, the Association's reserve fund balance was \$ 1,000,000.