

**PRESTONWOOD FOREST MAINTENANCE
ASSOCIATION**

FINANCIAL STATEMENTS

YEARS ENDED DECEMBER 31, 2011 AND 2010

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INDEPENDENT AUDITOR'S REPORT

To the Board of Directors and Members
Prestonwood Forest Maintenance Association

We have audited the accompanying balance sheets of Prestonwood Forest Maintenance Association as of December 31, 2011 and 2010, and the related statements of revenues and expenses, changes in fund balances, and cash flows for the years then ended. These financial statements are the responsibility of the Association's management. Our responsibility is to express an opinion on these financial statements based on our audits.

We conducted our audits 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 of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audits provide a reasonable basis for our opinion.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Prestonwood Forest Maintenance Association as of December 31, 2011 and 2010, and the results of operations and its cash flows for the years then ended, in conformity with accounting principles generally accepted in the United States of America.

Accounting principles generally accepted in the United States of America require that the Information on Future Repairs and Replacements on page 11 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.

Barry M. Wuntch, CPA
Houston, Texas
May 16, 2012

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PRESTONWOOD FOREST MAINTENANCE ASSOCIATION

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PRESTONWOOD FOREST MAINTENANCE ASSOCIATION
BALANCE SHEETS
December 31, 2011 and 2010

			<u>TOTALS</u>	
	<u>OPERATING FUND</u>	<u>REPLACEMENT FUND</u>	<u>2011</u>	<u>2010</u>
<u>ASSETS</u>				
CASH AND SHORT-TERM INVESTMENTS	\$ 150,172	\$ 256,083	\$ 406,255	\$ 423,750
RECEIVABLE - HOMEOWNERS	28,037	-	28,037	30,410
RECEIVABLE - P.F.U.D.	3,384	-	3,384	11,705
RECEIVABLE - VENDOR	-	-	-	1,960
PREPAID EXPENSES	6,267	-	6,267	11,278
DUE TO OPERATING FUND	656	-	656	-
DUE FROM RESERVES	-	(656)	(656)	-
	<u>\$ 188,516</u>	<u>\$ 255,427</u>	<u>\$ 443,943</u>	<u>\$ 479,103</u>
 <u>LIABILITIES AND FUND BALANCES</u>				
ACCOUNTS PAYABLE	\$ 32,788	\$ -	\$ 32,788	\$ 16,322
PREPAID ASSESSMENTS	155,375	-	155,375	152,249
TOTAL LIABILITIES	188,163	-	188,163	168,571
FUND BALANCES	353	255,427	255,780	310,532
	<u>\$ 188,516</u>	<u>\$ 255,427</u>	<u>\$ 443,943</u>	<u>\$ 479,103</u>

The accompanying notes are an integral part
of these financial statements.

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PRESTONWOOD FOREST MAINTENANCE ASSOCIATION
STATEMENTS OF REVENUES AND EXPENSES
Years ended December 31, 2011 and 2010

			TOTALS	
	OPERATING FUND	REPLACEMENT FUND	2011	2010
<u>REVENUES</u>				
Assessments	\$ 397,730	\$ 56,000	\$ 453,730	\$ 453,730
Late fees	5,417	-	5,417	6,127
Interest income	373	743	1,116	994
Clubhouse rentals	2,000	-	2,000	2,200
Legal fee income	9,434	-	9,434	28,352
P.F.U.D. contribution income	5,000	-	5,000	7,100
Collection fees - H.S.	2,290	-	2,290	2,930
Miscellaneous income	470	-	470	250
	422,714	56,743	479,457	501,683
<u>EXPENSES</u>				
Accounting	3,400	-	3,400	3,200
Administrative notices	2,355	-	2,355	2,355
Bad debts	8,196	-	8,196	14,151
Capital expenditures	-	99,617	99,617	82,873
Collection fees - H.S.	2,290	-	2,290	2,930
Community activities	4,948	-	4,948	2,608
Deed restriction expense	50	-	50	700
Insurance	18,442	-	18,442	17,884
Landscape expense	48,220	-	48,220	23,271
Legal fees	14,080	-	14,080	28,230
Management fees	15,661	-	15,661	14,400
Miscellaneous and office expenses	9,648	-	9,648	9,802
Newsletter/website	1,505	-	1,505	1,569
Patrol expenses	67,365	-	67,365	64,290
Pest control	1,569	-	1,569	5,428
Recreation center and Tennis	24,538	-	24,538	14,902
Swimming pool expense	64,723	-	64,723	63,205
Taxes - property	5	-	5	12
Telephone	1,834	-	1,834	1,287
Trash removal	139,058	-	139,058	133,586
	427,887	99,617	527,504	486,683
NET REVENUES (LOSS)	\$ (5,173)	\$ (42,874)	\$ (48,047)	\$ 15,000

The accompanying notes are an integral part
of these financial statements.

PRESTONWOOD FOREST MAINTENANCE ASSOCIATION
STATEMENTS OF CHANGES IN FUND BALANCES
Years ended December 31, 2011 and 2010

	<u>OPERATING FUND</u>	<u>REPLACEMENT FUND</u>	<u>TOTALS</u>	
			<u>2011</u>	<u>2010</u>
BEGINNING OF YEAR FUND BALANCES	\$ 14,191	\$ 296,341	\$ 310,532	\$ 295,532
PRIOR PERIOD ADJUSTMENT	<u>(6,705)</u>	<u>-</u>	<u>(6,705)</u>	<u>-</u>
RESTATED BUND BALANCES	7,486	296,341	303,827	295,532
RECLASSIFICATION OF FUNDS	(1,960)	1,960	-	-
NET REVENUES (LOSS)	<u>(5,173)</u>	<u>(42,874)</u>	<u>(48,047)</u>	<u>15,000</u>
END OF YEAR FUND BALANCES	<u>\$ 353</u>	<u>\$ 255,427</u>	<u>\$ 255,780</u>	<u>\$ 310,532</u>

The accompanying notes are an integral part
of these financial statements.

PRESTONWOOD FOREST MAINTENANCE ASSOCIATION
STATEMENTS OF CASH FLOWS
Years ended December 31, 2011 and 2010

			TOTALS	
	OPERATING FUND	REPLACEMENT FUND	2011	2010
EXCESS OF REVENUES (EXPENSES) OVER EXPENSES (REVENUES)	\$ (5,173)	\$ (42,874)	\$ (48,047)	\$ 15,000
ADJUSTMENT TO RECONCILE EXCESS OF REVENUES (EXPENSES) OVER EXPENSES (REVENUES) TO NET CASH PROVIDED BY OPERATING ACTIVITIES:				
Increase in receivable - homeowners	-	-	-	(3,130)
Decrease in receivable - homeowners	2,373	-	2,373	-
Increase in receivable - P.F.U.D. contribution	-	-	-	(7,100)
Decrease in receivable - P.F.U.D. contribution	8,321	-	8,321	-
Increase in receivable - vendor	-	-	-	(1,960)
Decrease in receivable - vendor	1,960	-	1,960	-
Increase in prepaid expenses	-	-	-	(3,358)
Increase in accounts payable	16,466	-	16,466	-
Decrease in prepaid expenses	5,011	-	5,011	-
Decrease in accounts payable	-	-	-	(1,317)
Increase in prepaid assessments	3,126	-	3,126	8,695
Reclassification of funds	(1,960)	1,960	-	-
Interfund transfers	(656)	656	-	-
Prior period adjustment	(6,705)	-	(6,705)	-
TOTAL ADJUSTMENTS	27,936	2,616	30,552	(8,170)
NET CASH PROVIDED BY OPERATING ACTIVITIES	22,763	(40,258)	(17,495)	6,830
NET INCREASE (DECREASE) IN CASH AND SHORT-TERM INVESTMENTS	22,763	(40,258)	(17,495)	6,830
CASH AND SHORT-TERM INVESTMENTS AT BEGINNING OF YEAR	127,409	296,341	423,750	416,920
CASH AND SHORT-TERM INVESTMENTS AT END OF YEAR	\$ 150,172	\$ 256,083	\$ 406,255	\$ 423,750

The accompanying notes are an integral part
of these financial statements.

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NOTES TO FINANCIAL STATEMENTS

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Organization and basis of presentation

Prestonwood Forest Maintenance Association (the "Association"), a Texas non-profit corporation, was incorporated March 1971, for the purposes to assess and collect a maintenance charge from owners of lots in the subdivision, and to use such funds for the general benefit of all owners of residential lots such as the management and maintenance of the Association and common area and facilities. Association policies and procedures are determined by the Board of Directors. The Association consisted of 785 Lots. 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.

Date of management's review

In preparing the financial statements, the Association has evaluated events and transactions for potential recognition or disclosure through May 16, 2012, the date that the financial statements were available to be issued.

Estimates

The preparation of financial statements in accordance with accounting principles generally accepted in the United States requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Fund accounting

The Association's governing documents provide certain guidelines for governing its financial activities. To ensure observance of limitations and restrictions on the use of financial resources, the Association began in 2010 maintaining its accounts using fund accounting. 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 accumulate financial resources designated for future major repairs and replacements.

NOTES TO FINANCIAL STATEMENTS

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT.)

Fund accounting (cont.)

For the year ended December 31, 2011, certain reclassifications of \$1,960 were made to establish a replacement fund in 2011.

For the years 2011 and 2010, \$56,000 and \$100,000 of assessments, and \$743 and \$725 interest earned was allocated to the replacement fund, respectively.

Owner assessments

The owners are assessed annual assessment fees which are collected to meet the Association's normal operating costs and to fund reserves for the repair and replacement of common areas. For the years ended December 31, 2011 and 2010, the Association's annual maintenance fee was \$578 per owner lot.

Recognition of assets

The Association is responsible for preserving and maintaining the common area properties and may dispose of them only in accordance with Association Articles of Incorporation and other governing documents. In conformity with industry practice, the Association recognizes the following common property as assets:

- (a) Common personal property.
- (b) Common real property to which it has title and that it can dispose of for cash while retaining the proceeds or that is used to generate significant cash flows from members on the basis of usage or from non-members.

In conformity with industry practice, other common area property, primarily consisting of pool, recreation center, tennis court, and landscape, are not recognized as assets.

NOTE 2 PREPAID EXPENSES

The balance of prepaid expenses at December 31, 2011 and 2010 consisted of the following:

	2011	2010
Prepaid patrol	\$ —	\$ 5,329
Prepaid insurance	5,767	5,449
Prepaid federal income taxes	500	500
Total	\$ 6,267	\$ 11,278

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NOTES TO FINANCIAL STATEMENTS

NOTE 3 BAD DEBTS

The Association uses the direct write-off method for the recognition of uncollected accounts. For community associations, the direct write-off method approximates the allowance method for recognition of bad debts, since the Association has a continuing lien on the owner lots for collection of the delinquent assessments. It is the opinion of the Board of Directors that that the Association will ultimately prevail against the remaining homeowners whose assessments are delinquent and, accordingly, no allowance for uncollectible accounts is deemed necessary. For the years ended December 31, 2011 and 2010, the Association reported \$8,196 and \$14,151 of bad debt expenses, respectively.

NOTE 4 FEDERAL INCOME TAXES

The Association is a non-profit corporation that may elect to have its income taxed as a homeowner association under Section 528 of the Internal Revenue Code or as a regular corporation qualifying as a membership organization under Code Section 277. Section 528 of the Code permits the exclusion of maintenance assessments from taxable income and taxes income other than maintenance assessments (interest and other income) at a flat rate of 30%. Section 277 of the Code allows such organizations to deduct the expenses of furnishing services to members only to the extent of the amount of income derived from members during the taxable year.

For the years ended December 31, 2011 and 2010, the Association elected to file as a homeowner association, resulting in federal income tax expenses of \$-0-.

NOTE 5 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 Directors. The purpose of the annual assessment is 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 general common elements of the Association.

Accumulated funds should be held in a separate cash and investment accounts and are generally not available for expenditures for normal operations.

NOTES TO FINANCIAL STATEMENTS

NOTE 5 FUTURE MAJOR REPAIRS AND REPLACEMENTS (CONT.)

Criterium-Farrell Engineers conducted a reserve study in August 2009 to estimate the remaining useful lives and the replacement costs of the components of common property. The estimates were obtained from licensed engineers who inspected the property. The table included in the unaudited Supplementary Information on Future Major Repairs and Replacements is based on the study.

The Board plans to fund for major repairs and replacements over the remaining useful lives of the components based on the study's estimates of current replacement costs and considering amounts previously accumulated in the replacement fund.

Funds will be accumulated in the replacement fund based on estimates of future needs for repairs and replacements of common property components. 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. If additional funds are needed, the Association has the right to increase regular assessments, and pass special assessments subject to the Bylaws and Declarations, or delay major repairs and replacements until funds are available.

NOTE 6 PRESTONWOOD FOREST UTILITY DISTRICT CONTRIBUTION INCOME (P.F.U.D.)

For the years ended December 31, 2011 and 2010, the Association had \$5,000 and \$7,100 in contribution income, respectively, from the Municipal Utility District (M.U.D.) for reimbursement of deed restriction expenses. The M.U.D. contribution income has been reported on the accompanying Statements of Revenues and Expenses. As of December 31, 2011 and 2010, a receivable of \$3,384 and \$11,278 has been reported on the accompanying balance sheets for quarterly funds due from P.F.U.D., respectively.

NOTE 7 M.U.D. UTILITY SUBSIDY

The Prestonwood Forest M.U.D. subsidizes the Association's utility costs – electricity, gas, and water. The agreement between the Association and Prestonwood Forest M.U.D. is an informal agreement.

NOTES TO FINANCIAL STATEMENTS

NOTE 8 CAPITAL EXPENDITURES

During 2011, the Association incurred \$99,617 for capital expenditures. The capital expenditures were primarily for landscape, drainage, and clubhouse and tennis court repairs.

During 2010, the Association incurred \$82,873 for capital expenditures. The capital expenditures were primarily for landscape, foundation, fences and tennis courts.

NOTE 9 RELATED PARTY TRANSACTIONS

Management collection fee

The Association has an arrangement whereby the management company assesses a fee to owners for handling delinquent assessment collections, which are then charged to the respective owners, and upon collection reimbursed to the management company. The collection fee by the management company is reported on the accompanying Statements of Revenues and Expenses as offsetting income and expense called "Collection fees – H.S." For the years ended December 31, 2011 and 2010, \$2,290 and \$2,930 of collections from owners was reported for management collection fee services.

NOTE 10 SUBSEQUENT EVENT – POOL REPLASTERING

In the subsequent year 2012, the Association plans to incur expenses in pool replastering, which will be funded by the Association's reserve.

NOTE 11 PRIOR PERIOD ADJUSTMENT

The beginning operating fund balance for the year ended December 31, 2011 was restated by \$6,705 due to an overstatement of receivable – P.F.U.D. contribution and P.F.U.D. contribution income in the prior year ended December 31, 2010. The resulting prior period adjustment will not affect prior year's federal income tax expense.

PRESTONWOOD FOREST MAINTENANCE ASSOCIATION
SUPPLEMENTARY INFORMATION
YEARS ENDED DECEMBER 31, 2011 AND 2010

**PRESTONWOOD FOREST MAINTENANCE ASSOCIATION
SUPPLEMENTARY INFORMATION ON FUTURE MAJOR
REPAIRS AND REPLACEMENTS
December 31, 2011
(Unaudited)**

Criterion-Farrell Engineers performed a reserve study in August 2009 to estimate the remaining useful lives and the replacement costs of the components of common property. The following table is based on the study and presents significant information about the components of common property:



Itemized Worksheet

Capital Item To Be Replaced	Quantity	Unit cost	Reserve Requirement (*)	Beginning Balance	Frequency (yrs)**	Remaining Life (yrs)	Reserve Funding Required Monthly	Annual	Fall Funding Balance
Site									
Drainage Improvements - Prestonwood Forest	1 LS	\$4,500.00	\$4,500.00	\$2,328.60	99	0	\$0.00	\$0.00	\$4,500.00
Irrigation system - Extend to north yard	1 LS	\$4,500.00	\$4,500.00	\$2,328.60	21	0	\$0.00	\$0.00	\$4,500.00
Irrigation System Upgrade	1 LS	\$4,500.00	\$4,500.00	\$211.99	11	10	\$35.74	\$428.83	\$499.09
Painted Metal Gate/Fence (repair & paint) - Charlynn	1 LS	\$175.00	\$175.00	\$90.66	5	0	\$0.00	\$0.00	\$175.00
Chain Link Fencing - Replace - Charlynn	360 LF	\$25.00	\$9,000.00	\$3,104.80	30	10	\$49.13	\$589.52	\$6,000.00
Monument Signs - Major repair/replace	1 LS	\$5,000.00	\$5,000.00	\$1,379.91	30	14	\$21.65	\$258.58	\$2,698.67
Drainage Improvements - Charlynn	1 LS	\$4,500.00	\$4,500.00	\$2,328.60	50	0	\$0.00	\$0.00	\$4,500.00
Parking Lot - Joint/crack Fill & Stop Repair	1 LS	\$750.00	\$750.00	\$310.48	5	1	\$36.63	\$439.52	\$600.00
Concrete Flatwork (walks, decks, etc) - Charlynn	1 LS	\$2,000.00	\$2,000.00	\$1,034.93	5	0	\$0.00	\$0.00	\$2,000.00
Concrete Flatwork (walks & decks) - Prestonwood	1 LS	\$3,000.00	\$3,000.00	\$1,552.40	5	0	\$0.00	\$0.00	\$3,000.00
Painted Metal Fence (repair & paint) - Prestonwood	400 LF	\$3.00	\$1,200.00	\$820.96	5	0	\$0.00	\$0.00	\$1,200.00
Wood Fences (Major Repair/Replace) Charlynn	100 LF	\$12.00	\$1,200.00	\$382.23	12	5	\$13.96	\$167.65	\$700.00
Wood Fences (Major Repair / Replace) Prestonwood	400 LF	\$12.00	\$4,800.00	\$1,448.91	12	5	\$55.85	\$670.22	\$2,800.00
Brick Columns (Fence) repair - Charlynn	5 EA	\$200.00	\$1,000.00	\$517.47	10	0	\$0.00	\$0.00	\$1,000.00
Brick Columns (Fence) repair - Prestonwood	15 EA	\$200.00	\$3,000.00	\$1,552.40	10	0	\$0.00	\$0.00	\$3,000.00
Painted Metal Fence - Replace - Prestonwood	400 LF	\$35.00	\$14,000.00	\$4,706.94	40	14	\$55.30	\$663.65	\$9,100.00
Painted Metal Fence - Replace - Charlynn	10 LF	\$35.00	\$350.00	\$117.72	40	14	\$1.38	\$16.59	\$227.60
Chain Link Fences - Replace - Prestonwood	600 LF	\$25.00	\$15,000.00	\$5,174.66	30	10	\$81.88	\$982.53	\$10,000.00
Pole mounted Lights - Replace - Charlynn	4 EA	\$1,500.00	\$6,000.00	\$2,839.06	20	3	\$93.36	\$1,120.31	\$5,100.00
Pole mounted Lights - Replace - Prestonwood	6 EA	\$1,500.00	\$9,000.00	\$1,830.02	20	13	\$47.24	\$566.82	\$3,150.00
Building Exterior									
Foundation Repair	1 LS	\$7,500.00	\$7,500.00	\$3,881.00	21	0	\$0.00	\$0.00	\$7,500.00
Termite Inspection & Treatment	1 LS	\$2,500.00	\$2,500.00	\$1,293.87	21	0	\$0.00	\$0.00	\$2,500.00
Brick Veneer at Clubhouse - Repair	1 LS	\$6,000.00	\$6,000.00	\$3,104.80	21	0	\$0.00	\$0.00	\$6,000.00
Exterior Doors & Vents - Repair/Replace - Charlynn	1 LS	\$2,500.00	\$2,500.00	\$1,293.87	21	0	\$0.00	\$0.00	\$2,500.00
Contingency for Termite Damage	1 LS	\$10,000.00	\$10,000.00	\$5,174.66	21	0	\$0.00	\$0.00	\$10,000.00
Roof Replacement - Charlynn	15 SQ	\$250.00	\$3,750.00	\$1,081.63	18	7	\$31.65	\$379.78	\$2,108.38
Roof Replacement - Prestonwood	63 SQ	\$250.00	\$15,750.00	\$4,584.43	18	7	\$132.92	\$1,595.06	\$8,859.38
Wood Siding/Trim Repair - Charlynn	2,500 SF	\$2.50	\$6,250.00	\$3,234.16	10	0	\$0.00	\$0.00	\$6,250.00
Wood Siding/Trim Repair - Prestonwood	1,000 SF	\$2.50	\$2,500.00	\$1,293.87	10	0	\$0.00	\$0.00	\$2,500.00
Paint and Caulk Exterior Surfaces - Charlynn	2,500 SF	\$1.00	\$2,500.00	\$1,293.87	5	0	\$0.00	\$0.00	\$2,500.00
Paint and Caulk Exterior Surfaces - Prestonwood	1,000 SF	\$1.00	\$1,000.00	\$517.47	5	0	\$0.00	\$0.00	\$1,000.00
Building Interior									
Kitchen - Remodel - Modernization	1 LS	\$20,000.00	\$20,000.00	\$10,349.32	20	0	\$0.00	\$0.00	\$20,000.00
Restroom ADA Conversion - Prestonwood site	1 LS	\$8,000.00	\$8,000.00	\$4,139.73	21	0	\$0.00	\$0.00	\$8,000.00
Community Building - Re-finish interiors	1 LS	\$25,000.00	\$25,000.00	\$11,842.99	10	1	\$1,113.08	\$13,357.01	\$22,500.00
Charlynn site - Re-finish interiors	1 LS	\$15,000.00	\$15,000.00	\$6,985.79	10	1	\$687.85	\$8,014.21	\$13,500.00
Mechanical									
Split System Air Conditioners - Replace	1 LS	\$18,000.00	\$18,000.00	\$1,241.92	15	13	\$107.42	\$1,269.08	\$2,400.00
Water Heater (Prestonwood) - Replace	1 LS	\$1,100.00	\$1,100.00	\$569.21	10	0	\$0.00	\$0.00	\$1,100.00
Water Heater (Charlynn) - Replace	1 LS	\$550.00	\$550.00	\$170.76	10	4	\$7.90	\$94.81	\$330.00
Amenities									
Tennis Court (Charlynn) - re-surface	1 LS	\$24,000.00	\$24,000.00	\$12,419.10	10	0	\$0.00	\$0.00	\$24,000.00
Tennis Court (Prestonwood) - Re-surface	1 LS	\$16,000.00	\$16,000.00	\$827.65	10	9	\$140.48	\$1,685.78	\$1,600.00
Water Fountains - Replace - Prestonwood	2 EA	\$900.00	\$1,800.00	\$931.44	21	0	\$0.00	\$0.00	\$1,800.00
Outdoor Wooden Structures - Replace	1 LS	\$25,000.00	\$25,000.00	\$4,851.25	18	10	\$187.91	\$2,014.88	\$9,375.00
Swimming Pool Liner (Prestonwood) - re-plaster	1 LS	\$15,000.00	\$15,000.00	\$5,433.40	10	3	\$265.74	\$3,188.87	\$10,500.00
Swimming Pool Liner (Charlynn) - re-plaster	1 LS	\$12,000.00	\$12,000.00	\$4,346.72	10	3	\$212.59	\$2,551.09	\$6,400.00
Pool Deck (Prestonwood) - Re-surface	1 LS	\$24,000.00	\$24,000.00	\$8,279.46	21	7	\$187.15	\$2,245.79	\$18,000.00
Pool Deck (Charlynn) - Re-surface	1 LS	\$16,000.00	\$16,000.00	\$5,519.64	21	7	\$124.77	\$1,497.19	\$10,866.87
Pool Equipment (Prestonwood) - Replace	1 LS	\$8,000.00	\$8,000.00	\$1,552.40	8	5	\$107.48	\$1,289.62	\$3,000.00
Pool Equipment (Charlynn) - Replace	1 LS	\$6,000.00	\$6,000.00	\$1,164.30	8	5	\$90.60	\$967.14	\$2,250.00
Pool Furniture - Replace	1 LS	\$3,000.00	\$3,000.00	\$1,350.63	7	1	\$139.11	\$1,669.37	\$2,571.43
Water Fountains - Charlynn	2 EA	\$900.00	\$1,800.00	\$931.44	21	0	\$0.00	\$0.00	\$1,800.00
Pool Furniture - Replace - Prestonwood	1 LS	\$3,000.00	\$3,000.00	\$1,350.63	7	1	\$139.11	\$1,669.37	\$2,571.43
Other									
Reserve Study - Update	1 LS	\$2,500.00	\$2,500.00	\$778.20	5	2	\$71.83	\$861.90	\$1,500.00
Totals			\$399,475.00	\$145,000.00			\$4,189.39	\$50,275.11	\$280,211.53
Total Over Term			\$592,250.00						

* Costs are typically 10%*

** Reserve study is based on a 20 year projection of non-normal maintenance

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