

NORTHPARK HOMEOWNERS ASSOCIATION RESERVE ANALYSIS



ALTERNATE B

2021/2022 RESERVE ANALYSIS

PREPARED FOR:

NORTHPARK HOMEOWNERS ASSOCIATION, INC.

ORIGINALLY PREPARED IN 1992
UPDATE PREPARED IN AUGUST 2009

OCTOBER 8, 2012 REVISED

OCTOBER 1, 2013, REVISED

SEPTEMBER 2014, REVISED

AUGUST 12, 2015, REVISED

NOVEMBER, 2018, REVISED

JANUARY, 2021, REVISED

UPDATED OCTOBER 2021 - JANUARY 2022 AS IF 2021

UPDATED APRIL 9, 2022 TO ADD ALTERNATE B

PREPARED BY:

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13700 TROON COURT

BROOMFIELD, COLORADO 80023

720-841-7760

AS APPROVED BY THE NORTHPARK BOARD OF DIRECTORS, MAY 9, 2022

**THIS APPROVED VERSION ASSUMES SOLID FENCE REPLACEMENT WITH CEDAR WOOD AS WELL AS
A \$250,000 POOL DECK AND PLUMBING PROJECT IN SPRING OF 2022**

**THE MAJOR REVISIONS BETWEEN ALTERNATE A AND ALTERNATE B ARE HIGHLIGHTED IN RED. IN
ADDITION EACH COMPONENT CONTRIBUTION VALUE HAS BEEN REDUCED TO REFLECT THE NEED
FOR LESS ANNUAL CONTRIBUTION AMOUNT**

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2021 NORTHPARK HOMEOWNERS ASSOCIATION RESERVE ANALYSIS



DESCRIPTION : **(Disclaimer)**

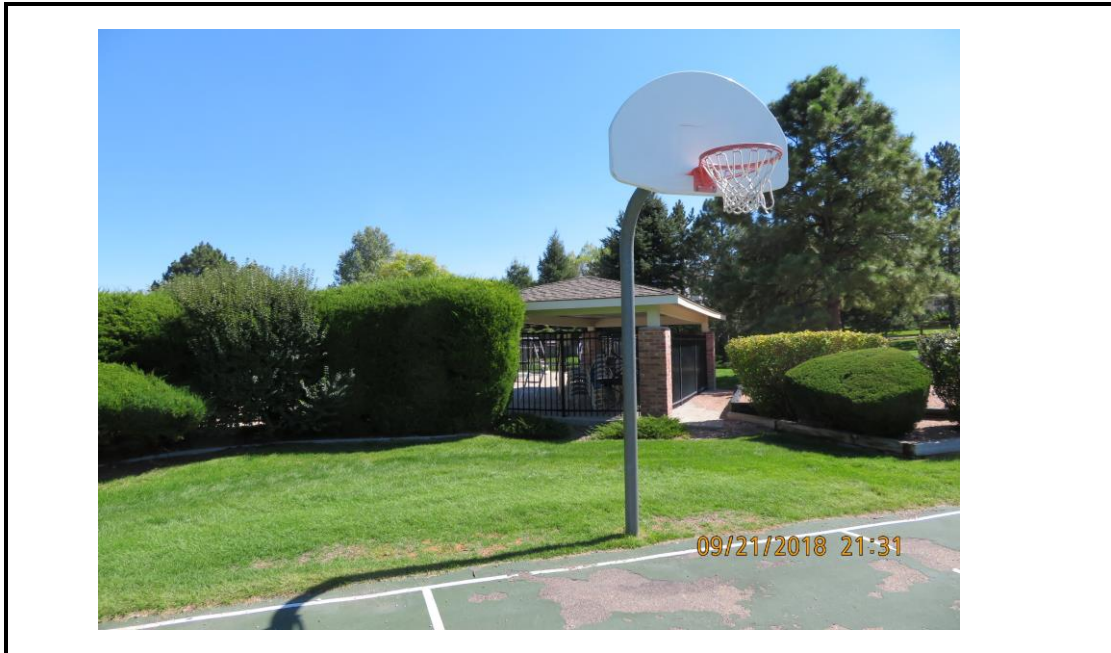
THIS RESERVE ANALYSIS HAS BEEN PREPARED USING THE BEST AVAILABLE INFORMATION COLLECTED FROM MANY SOURCES INCLUDING BUILDER INFORMATION, DECLARANT INFORMATION, CONTRACTORS, AND CONSULTANTS.

THIS VERSION OF THE 2021 RESERVE ANALYSIS REFLECTS DIRECTIONS PREVIOUSLY PROVIDED BY THE BOARD OF DIRECTORS, WITH ADDITIONAL REVISIONS PROVIDED IN SEPTEMBER AND OCTOBER 2021, AS WELL AS SECONDARY REVISIONS IN JANUARY THROUGH APRIL 2022

I recommend threshold funding for associations. This strategy aggregates all future expenditures and calculates annual reserve contributions such that the reserve balance never reaches a minimum threshold. Maintaining a minimum threshold reserve balance in any given year minimizes the risk of additional assessments.

An alternate funding strategy is the most costly strategy as it identifies the fully funded balance for each individual component and the funding required to keep the overall reserve balance at or near 100% of the combined fully funded balance of all components. With this method, associations begin fully funding for components that may not be replaced for several decades, which can result in carrying significant reserve balances year-over-year.

2021 NORTH PARK HOMEOWNERS ASSOCIATION RESERVE ANALYSIS



DESCRIPTION : RECOMMENDATIONS

RECOMMENDATION #	RECOMMENDATION DETAILS	
1	THIS RESERVE STUDY SHOULD BE UPDATED PERIODICALLY TO ADJUST FOR REVISED CONDITIONS, ESPECIALLY AS RELATED TO INVESTMENT YIELD	
2	RESERVE INVESTMENTS SHALL BE ONLY INVESTED IN INSURED INVESTMENTS	
3	MAINTAIN ANNUAL CONTRIBUTIONS TO RESERVES, CONTRIBUTIONS REFLECT ANNUAL INCREASES	
4	THE ANNUAL AMOUNT OF THE RESERVE CONTRIBUTION FOR MAY BE CHANGED BY RESOLUTION OF THE BOARD OF DIRECTORS	
5	THE RESERVE CONTRIBUTION FOR 2022 HAS BEEN HELD AS APPROVED BY THE 2022 APPROVED BUDGET	\$140,880 PER YEAR + % \$11,740 PER MONTH
6	RESERVE CONTRIBUTION PROPOSED FOR 2023	\$85,539 PER YEAR \$7,128 PER MONTH
7	ANNUAL RESERVE REQUIREMENT HAS BEEN REDUCED BY ANNUAL INTEREST PROJECTIONS	
8	RESERVE INVESTMENTS SHALL BE LIMITED TO INSURED MONEY MARKET FUNDS AND INSURED BANK CD'S, SCHEDULE OF MATURITY TO COINCIDE WITH NEEDS	
9	EACH YEAR NEW HOA FACILITIES TO BE ADDED TO THIS RESERVE ANALYSIS, IF ANY	
10	COSTS HAVE BEEN ASSUMED TO CONTINUE TO INCREASE AT A RATE OF 4% PER YEAR NON-COMPOUNDED	
11	RESERVE CONTRIBUTIONS HAS BEEN ASSUMED TO INCREASE AT A RATE PER YEAR COMPOUNDED ANNUALLY AS INDICATED ON SHEET 8A	
12	THE BOARD HAS DIRECTED A MINIMUM RESERVE BALANCE OF \$200,000 OVER THE NEXT 20 YEARS, SEE P. 8	
13	MINIMUM 20 YEAR BALANCE IS ESTIMATED TO BE = \$209,368 MINIMUM	
14	ANNUAL INCOME AND EXPENSES SHOWN ARE ASSUMED TO BE YEAR END, CASH BALANCES MAY BE LOWER IF CONTRIBUTION IS MADE AT YEAR END AND EXPENSES ARE EARLY IN THE YEAR.	

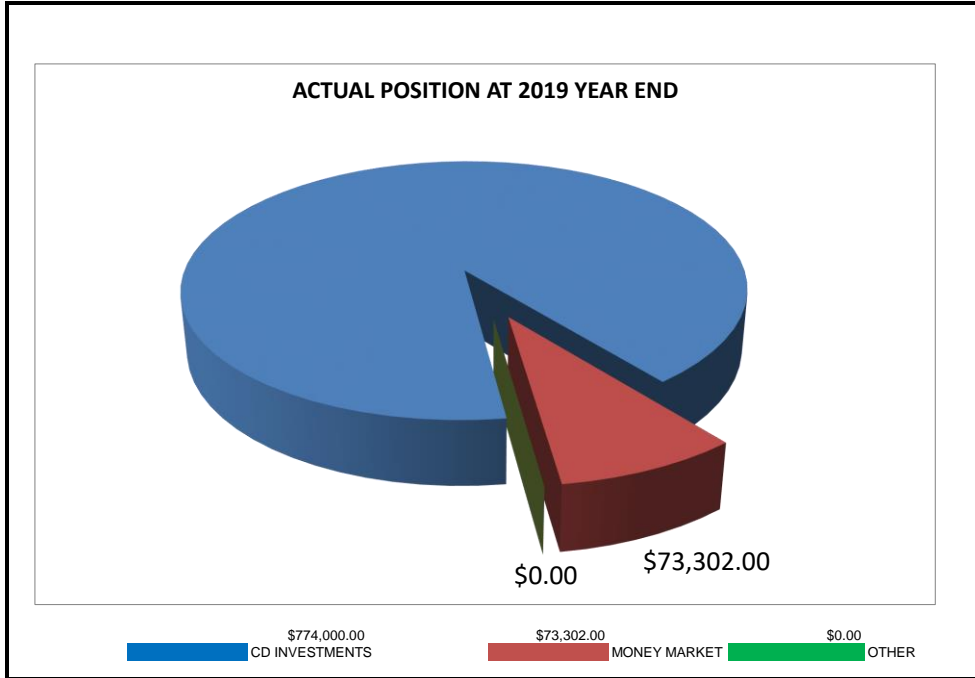
2021 NORTHPARK HOMEOWNERS ASSOCIATION RESERVE ANALYSIS



DESCRIPTION : **RECOMMENDATIONS, PAGE 2**

<u>RECOMMENDATION #</u>	<u>RECOMMENDATION DETAILS</u>																																	
15	THE BOARD OF DIRECTORS SHOULD REVIEW ASSUMPTIONS HIGHLIGHTED ON EACH PAGE																																	
16	THE ESTIMATED UNIT COSTS USED IN THIS RESERVE ANALYSIS INCLUDES ESTIMATES OF THE REPLACEMENT COST INCLUDING ALLOWANCES FOR REMOVAL OF EXISTING FACILITIES, SALES TAXES, PROJECT MANAGEMENT, PERMITS, LANDSCAPE DAMAGE REPAIR AND CONTINGENCY																																	
17	<p>SPECIFIC RECOMMENDATIONS FOR THE NEXT 8 YEARS ARE:</p> <table style="margin-left: 40px;"> <tr> <td>2021</td> <td>\$131,664</td> <td>ACTUAL</td> </tr> <tr> <td>2022</td> <td>\$140,880</td> <td>BUDGETED FOR 2022</td> </tr> <tr> <td>2023</td> <td>\$85,539</td> <td>REFLECTS BOARD DECISION ON SOLID FENCE CHANGE IN 2030</td> </tr> <tr> <td>2024</td> <td>\$87,250</td> <td>REFLECTS BOARD DECISION ON SOLID FENCE CHANGE IN 2030</td> </tr> <tr> <td>2025</td> <td>\$88,995</td> <td>REFLECTS BOARD DECISION ON SOLID FENCE CHANGE IN 2030</td> </tr> <tr> <td>2026</td> <td>\$90,775</td> <td>REFLECTS BOARD DECISION ON SOLID FENCE CHANGE IN 2030</td> </tr> <tr> <td>2027</td> <td>\$92,590</td> <td>REFLECTS BOARD DECISION ON SOLID FENCE CHANGE IN 2030</td> </tr> <tr> <td>2028</td> <td>\$94,442</td> <td>REFLECTS BOARD DECISION ON SOLID FENCE CHANGE IN 2030</td> </tr> <tr> <td>2029</td> <td>\$96,331</td> <td>REFLECTS BOARD DECISION ON SOLID FENCE CHANGE IN 2030</td> </tr> <tr> <td>2030</td> <td>\$104,000</td> <td>REFLECTS BOARD DECISION ON SOLID FENCE CHANGE IN 2030</td> </tr> <tr> <td>2031</td> <td>\$108,160</td> <td>REFLECTS BOARD DECISION ON SOLID FENCE CHANGE IN 2030</td> </tr> </table>	2021	\$131,664	ACTUAL	2022	\$140,880	BUDGETED FOR 2022	2023	\$85,539	REFLECTS BOARD DECISION ON SOLID FENCE CHANGE IN 2030	2024	\$87,250	REFLECTS BOARD DECISION ON SOLID FENCE CHANGE IN 2030	2025	\$88,995	REFLECTS BOARD DECISION ON SOLID FENCE CHANGE IN 2030	2026	\$90,775	REFLECTS BOARD DECISION ON SOLID FENCE CHANGE IN 2030	2027	\$92,590	REFLECTS BOARD DECISION ON SOLID FENCE CHANGE IN 2030	2028	\$94,442	REFLECTS BOARD DECISION ON SOLID FENCE CHANGE IN 2030	2029	\$96,331	REFLECTS BOARD DECISION ON SOLID FENCE CHANGE IN 2030	2030	\$104,000	REFLECTS BOARD DECISION ON SOLID FENCE CHANGE IN 2030	2031	\$108,160	REFLECTS BOARD DECISION ON SOLID FENCE CHANGE IN 2030
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18	SEE ATTACHED MEMORANDUM TO THE NORTHPARK BOARD DATED MARCH 14, 2022																																	

2021 NORTH PARK HOMEOWNERS ASSOCIATION RESERVE ANALYSIS



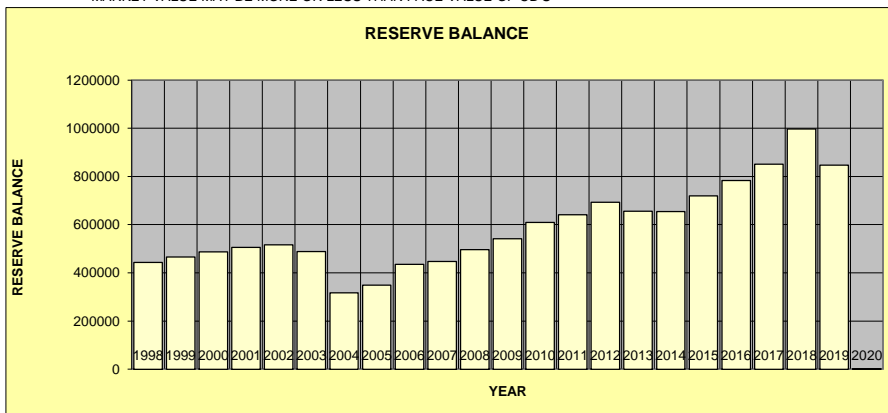
DESCRIPTION : CURRENT POSITION OF INVESTMENTS

YEAR	MARKET VALUE RESERVE BALANCE	CD INVESTMENTS	MONEY MARKET FUNDS	OTHER
1998	\$442,664.00			
1999	\$465,966.00			
2000	\$487,629.00			
2001	\$505,120.00			
2002	\$516,844.00			
2003	\$488,750.00			
2004	\$316,712.00			
2005	\$349,237.00			
2006	\$435,735.00			
2007	\$447,082.00			
2008	\$496,251.00			
2009	\$541,120.84			
2010	\$609,798.00			
2011	\$641,421.00			
2012	\$692,495.02			
2013	\$656,072.33			
2014	\$654,464.00			
2015	\$718,870.00			
2016	\$783,276.00			
2017	\$850,414.08			
2018	\$996,926.00			
2019	\$847,302.00	\$774,000.00	\$73,302.00	
2020				
2021	\$960,681.06			

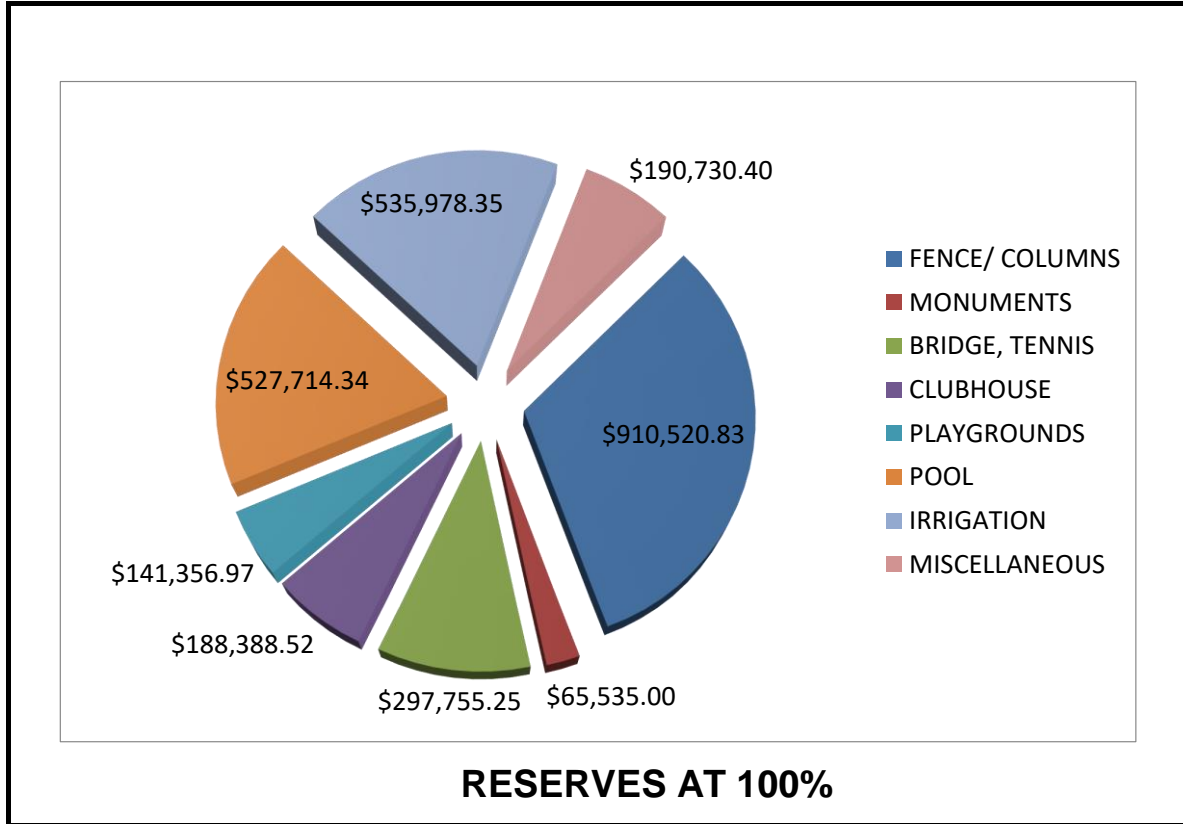
PER 2018 AUDIT
\$0.00 PER 2019 AUDIT
PER MANAGEMENT

CAN BE ADDED AFTER 2021 AUDIT

NOTE: ALL BALANCES SHOWN ABOVE ARE AS OF DECEMBER 31ST OF YEAR SHOWN, UNLESS OTHERWISE NOTED
MARKET VALUE MAY BE MORE OR LESS THAN FACE VALUE OF CD'S



2021 NORTHPARK HOMEOWNERS ASSOCIATION RESERVE ANALYSIS



DESCRIPTION :

SUMMARY SHEET

COMPONENT	CURRENT TOTAL VALUE	BEGINNING ESTIMATED AMOUNT IN RESERVES 12/31/2021	2023 BEGINNING ANNUAL CONTRIBUTION	PERCENT CONTRIBUTION	PERCENT TOTAL VALUE	2018 PREVIOUS CONTRIBUTION	CURRENT VARIANCE
MONUMENTS	\$65,535	\$24,659	\$1,765	2.05%	2.29%	\$2,618	-\$853
OPEN RAIL FENCE	\$183,523	\$21,947	\$5,839	6.79%	6.42%	\$10,084	-\$4,245
SOLID WOOD FENCE COLUMNS	\$484,238	\$196,338	\$19,340	22.48%	16.94%	\$16,485	\$2,855
	\$242,760	\$21,599	\$2,157	2.51%	8.49%	\$3,429	-\$1,272
LANDSCAPE / IRRIGATION	\$535,978	\$114,153	\$15,949	18.54%	18.75%	\$7,774	\$8,175
CONCRETE BRIDGE	\$15,300	\$6,228	\$392	0.46%	0.54%	\$548	-\$156
PLAYGROUND, BASKETBALL	\$108,717	\$55,266	\$1,102	1.28%	3.80%	\$6,076	-\$4,974
TENNIS COURTS	\$282,455	\$3,951	\$5,155	5.99%	9.88%	\$50,927	-\$45,772
CLUBHOUSE, EXTERIOR	\$98,550	\$33,467	\$18,478	21.48%	3.45%	\$8,065	\$10,413
CLUBHOUSE, MAIN	\$89,839	\$57,493	\$2,112	2.45%	3.14%	\$4,118	-\$2,006
CLUBHOUSE, HVAC	\$21,420	\$8,932	\$3,022	3.51%	0.75%	\$606	\$2,416
CLUBHOUSE, FURNITURE	\$11,220	\$8,412	\$293	0.34%	0.39%	\$109	\$184
CLUBHOUSE POOL / POOL DECK	\$435,404	\$307,912	\$5,382	6.26%	15.23%	\$12,548	-\$7,166
CLUBHOUSE, PUMP ROOM	\$89,250	\$41,536	\$2,652	3.08%	3.12%	\$5,553	-\$2,901
CLUBHOUSE, POOL BUILDING	\$3,060	\$3,060	\$0	0.00%	0.11%	\$1,136	-\$1,136
MISCELLANEOUS	\$190,730	\$55,727	\$2,395	2.78%	6.67%	\$609	\$1,786
SUB-TOTAL =	\$2,857,980	\$960,681	\$86,031	100.00%	100.00%	\$130,685	-\$44,654

LESS INTEREST ESTIMATED FOR STUDIED YEAR =

-\$492

LESS BOARD AUTHORIZED ADJUSTMENT, ROUNDING

\$0

LESS LUMP SUM ADJUSTMENTS

\$0

NOTE: DUE TO THE CURRENT INTEREST RATE ENVIRONMENT AN ASSUMPTION OF A CONSTANT INTEREST COMPARABLE TO 2021. SEE PAGE 31 FOR DETAILS.

2022 BUDGET = \$140,880
DO NOT ADJUST 2022 PER BOD

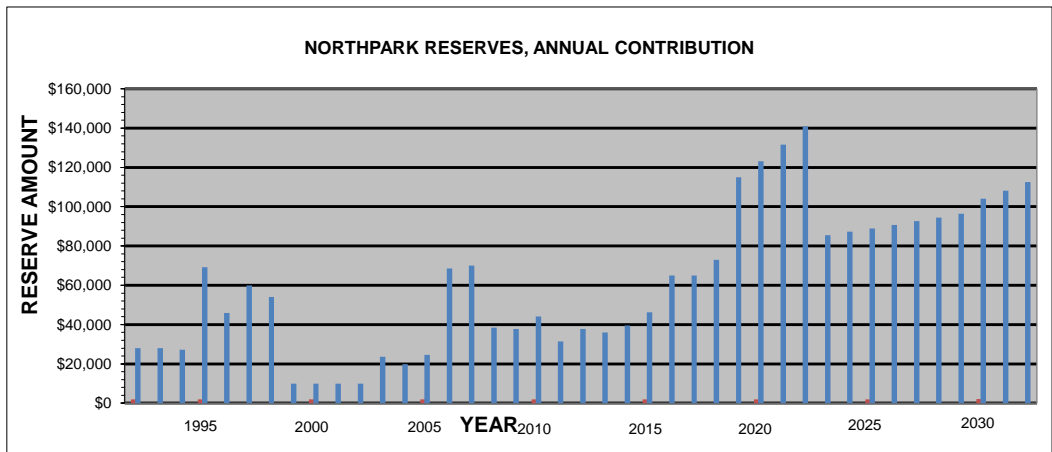
\$85,539 RECOMMENDED MINIMUM RESERVE CONTRIBUTION, BEGINNING 2023
\$7,128 PER MONTH

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2021 NORTHPARK HOMEOWNERS ASSOCIATION RESERVE ANALYSIS



DESCRIPTION : PREVIOUS CONTRIBUTIONS MADE BY ASSOCIATION TO FUND

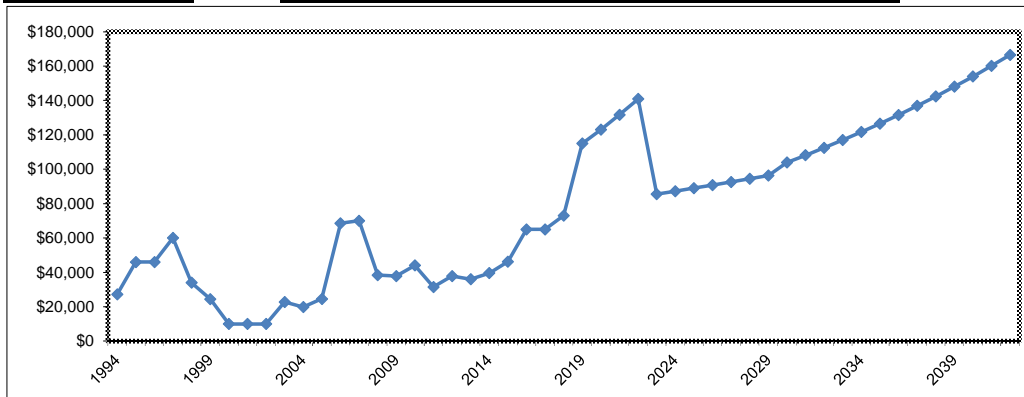


<u>YEAR</u>	<u>RESERVE AMOUNT</u>	<u>YEAR</u>	<u>RESERVE AMOUNT</u>	<u>YEAR</u>	<u>RESERVE AMOUNT</u>
1992	\$28,000	2006	\$68,600	2020	\$123,050 ACTUAL
1993	\$28,000	2007	\$70,000	2021	\$131,664 ACTUAL
1994	\$27,197	2008	\$38,400	2022	\$140,880 PER BUDGET
1995	\$69,286	2009	\$37,800	2023	\$85,539 PROJECTED
1996	\$46,000	2010	\$44,100	2024	\$87,250 PROJECTED
1997	\$60,000	2011	\$31,500	2025	\$88,995 PROJECTED
1998	\$54,000	2012	\$37,800	2026	\$90,775 PROJECTED
1999	\$10,000	2013	\$36,000	2027	\$92,590 PROJECTED
2000	\$10,000	2014	\$39,600	2028	\$94,442 PROJECTED
2001	\$10,000	2015	\$46,200	2029	\$96,331 PROJECTED
2002	\$10,000	2016	\$65,004	2030	\$104,000 PROJECTED
2003	\$23,688	2017	\$65,000	2031	\$108,160 PROJECTED
2004	\$19,810	2018	\$73,000	2032	\$112,486 PROJECTED
2005	\$24,589	2019	\$115,000		

2021 NORTHPARK HOMEOWNERS ASSOCIATION RESERVE ANALYSIS



DESCRIPTION : **PROJECTED ANNUAL RESERVE CONTRIBUTIONS**



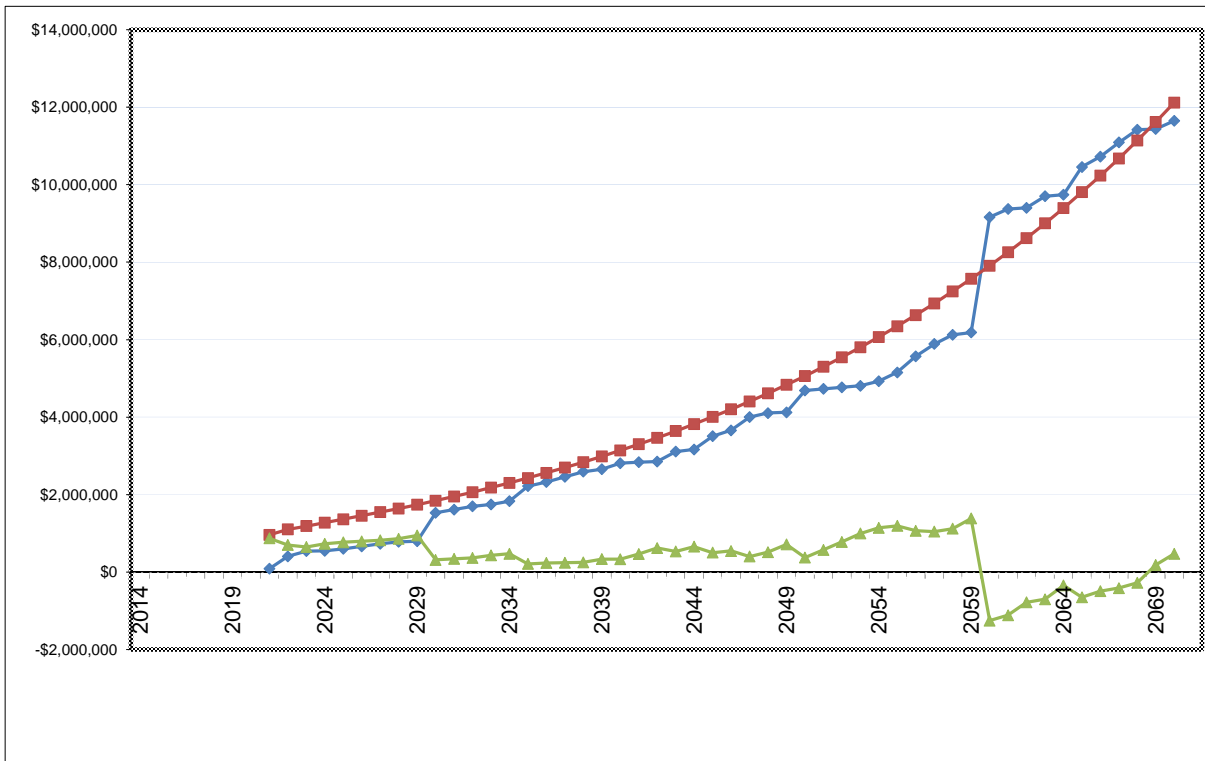
YEAR	FULL CONTRIBUTION		YEAR	FULL CONTRIBUTION	ANNUAL INCREASE	
1994	\$27,197	ACTUAL	2011	\$31,500	ACTUAL	
1995	\$46,000	ACTUAL	2012	\$37,800	ACTUAL	
1996	\$46,000	ACTUAL	2013	\$36,000	ACTUAL	
1997	\$60,000	ACTUAL	2014	\$39,600	ACTUAL	
1998	\$34,000	ACTUAL	2015	\$46,200	ACTUAL	
1999	\$24,422	ACTUAL	2016	\$65,004	ACTUAL	
2000	\$10,000	ACTUAL	2017	\$65,000	ACTUAL	
2001	\$10,000	ACTUAL	2018	\$73,000	ACTUAL	
2002	\$10,000	ACTUAL	2019	\$115,000	ACTUAL	
2003	\$22,802	ACTUAL	2020	\$123,050	ACTUAL	
2004	\$19,810	ACTUAL	2021	\$131,664	PROJECTED	ACTUAL
2005	\$24,589	ACTUAL	2022	\$140,880	PROJECTED	PER BUDGET
2006	\$68,600	ACTUAL	2023	\$85,539	PROJECTED	DUE TO 2030 FENCE PROJECT
2007	\$70,000	ACTUAL	2024	\$87,250	PROJECTED	DUE TO 2030 FENCE PROJECT
2008	\$38,400	ACTUAL	2025	\$88,995	PROJECTED	DUE TO 2030 FENCE PROJECT
2009	\$37,800	ACTUAL	2026	\$90,775	PROJECTED	DUE TO 2030 FENCE PROJECT
2010	\$44,100	ACTUAL	2027	\$92,590	PROJECTED	DUE TO 2030 FENCE PROJECT
			2028	\$94,442	PROJECTED	DUE TO 2030 FENCE PROJECT
			2029	\$96,331	PROJECTED	DUE TO 2030 FENCE PROJECT

NOTE:
THE GRAPH REPRESENTS A HYPOTHETICAL SCENARIO IF THERE WERE NO ADDITIONAL FACILITIES TO BE RESERVED FOR NOR INFLATION

2021 NORTHPARK HOMEOWNERS ASSOCIATION RESERVE ANALYSIS



DESCRIPTION : **30 YEAR GRAPH OF CUMULATIVE EXPENSE VERSUS CUMULATIVE CONTRIBUTIONS**
 ASSUMES AN INFLATION FACTOR OF = 4.00%
 ASSUMES AN ANNUAL INCREASE OF = 2.00% IN YEARS 2022 THROUGH 2030
 ASSUMES AN ANNUAL INCREASE OF = 4.00% IN YEARS 2031 AND FORWARD
 MINIMUM BALANCE = \$209,368 <<-- IN NEXT 20 YEARS

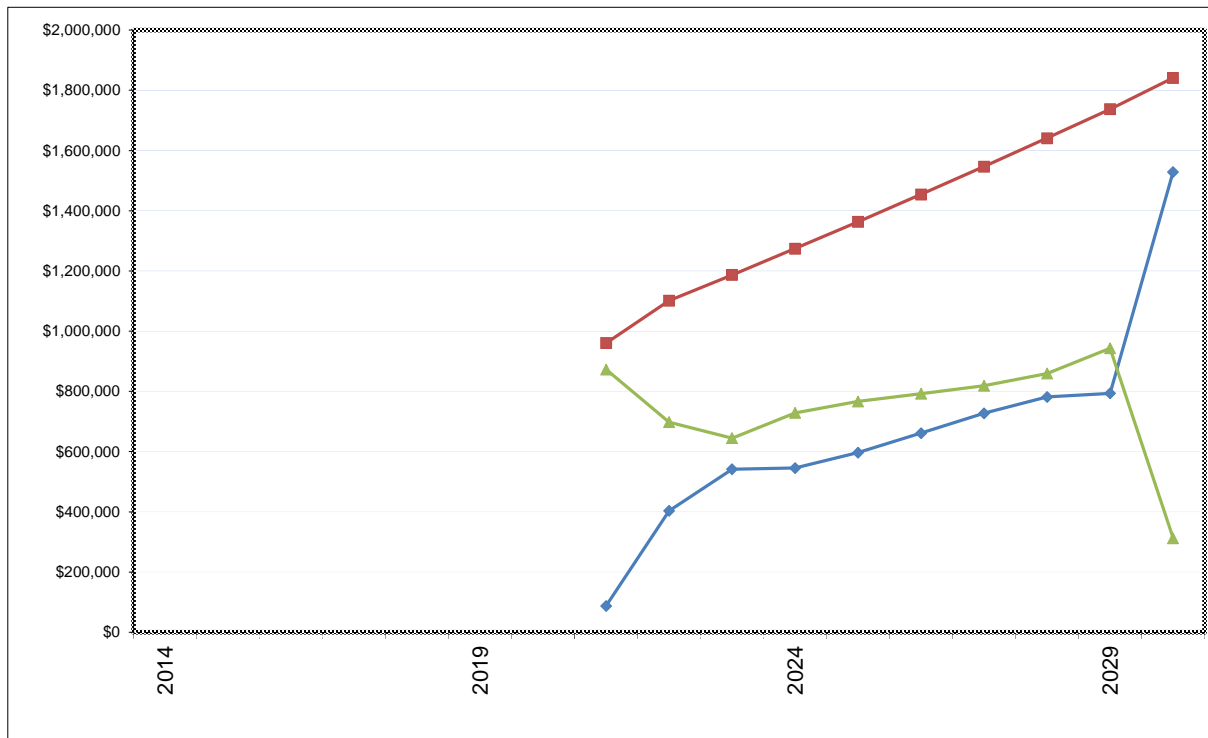


■ PROJECTED INCOME PLUS STARTING BALANCE
 ■ PROJECTED EXPENSES
 ■ CASH BALANCE

2021 NORTHPARK HOMEOWNERS ASSOCIATION RESERVE ANALYSIS



DESCRIPTION : **10 YEAR GRAPH OF CUMULATIVE EXPENSE VERSUS CUMULATIVE CONTRIBUTIONS**
 ASSUMES AN INFLATION FACTOR OF = 4.00%
 ASSUMES AN ANNUAL INCREASE OF = 2.00% IN YEARS 2021 -2024
 ASSUMES AN ANNUAL INCREASE OF = 4.00% IN YEARS 2025 AND FORWARD
 MINIMUM BALANCE = \$209,368 <<-- IN NEXT 20 YEARS, 2025



■ PROJECTED INCOME PLUS STARTING BALANCE
 ■ PROJECTED EXPENSES
 ■ CASH BALANCE

2021 NORTHPARK HOMEOWNERS ASSOCIATION RESERVE ANALYSIS



DESCRIPTION :

HISTORY OF RESERVE CONTRIBUTIONS

<u>YEAR</u>	<u>HOA ANNUAL CONTRIBUTION</u>	<u>INTEREST</u>	<u>EXPENSES</u>	<u>YEAR END BALANCE</u>	<u>ESTIMATED INVESTMENT RETURN</u>
1991	\$45,754				
1992	\$28,000				
1993	\$28,000				
1994	\$28,000				
1995	\$69,286				
1996	\$46,000	\$14,144	\$18,560	\$306,290	4.62%
1997	\$60,000	\$20,973	\$8,488	\$378,775	5.54%
1998	\$54,000	\$16,726	\$6,836	\$442,664	3.78%
1999	\$10,000	\$24,866	\$17,583	\$465,967	5.34%
2000	\$10,000	\$28,660	\$16,998	\$487,629	5.88%
2001	\$10,000	\$30,708	\$23,217	\$505,120	6.08%
2002	\$10,000	\$27,177	\$25,454	\$516,844	5.26%
2003	\$23,689	\$25,760	\$77,542	\$488,751	5.27%
2004	\$19,812	\$19,307	\$213,154	\$316,713	6.10%
2005	\$24,589	\$16,865	\$6,932	\$349,237	4.83%
2006	\$68,600	\$17,918	\$20	\$435,735	4.11%
2007	\$70,000	\$20,057	\$78,710	\$447,083	4.49%
2008	\$38,400	\$21,662	\$10,893	\$496,251	4.37%
2009	\$37,800	\$23,306	\$1,514	\$553,665	4.54%
2010	\$44,100	\$22,134	\$10,100	\$609,799	
2011	\$31,500	\$17,924	\$17,801	\$641,421	
2012	\$37,800	\$21,739	\$10,482.00	\$690,478	
2013	\$36,000			\$656,072	1.50%
2014	\$39,600	\$11,653	\$48,722.00	\$654,464	1.78%
2015	\$46,200				
2016	\$65,004				
2017	\$65,000			\$850,414	PER STATEMENT
2018	\$73,000	\$12,865	\$0.00	\$996,926	ACTUAL PER AUDIT 1.51%
2019	\$115,000		\$290,333.04	\$847,302	ACTUAL PER AUDIT 0.05%
2020	\$123,050		\$126,332.00		PER MANAGEMENT COMPANY
2021	\$131,664		\$87,678.77	\$960,681	PER MANAGEMENT COMPANY

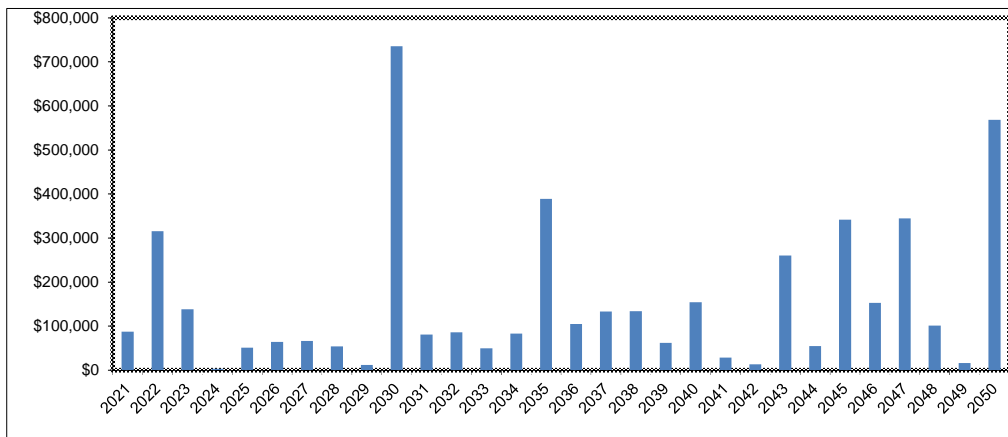
NOTES:

1 RETURN BASED ON CALCULATION OF INTEREST RECEIVED AND YEAR END BALANCE, MAY BE DISTORTED IF LARGE EXPENSES

2021 NORTHPARK HOMEOWNERS ASSOCIATION RESERVE ANALYSIS



DESCRIPTION : PROJECTED ANNUAL EXPENSE, BY YEAR FOR 30 YEARS



<u>MARKER</u>	<u>YEAR</u>	<u>PROJECTED EXPENSE</u>	<u>MARKER</u>	<u>YEAR</u>	<u>PROJECTED EXPENSE</u>	<u>MARKER</u>	<u>YEAR</u>	<u>PROJECTED EXPENSE</u>
1	2021	\$87,679	13	2033	\$49,787	25	2045	\$341,602
2	2022	\$315,858	14	2034	\$82,855	26	2046	\$153,079
3	2023	\$138,479	15	2035	\$389,224	27	2047	\$344,440
4	2024	\$3,360	16	2036	\$105,103	28	2048	\$101,262
5	2025	\$51,407	17	2037	\$133,526	29	2049	\$16,003
6	2026	\$64,504	18	2038	\$133,808	30	2050	\$568,250
7	2027	\$66,062	19	2039	\$62,247	31	2051	\$41,932
8	2028	\$54,189	20	2040	\$154,380	32	2052	\$39,352
9	2029	\$12,188	21	2041	\$28,800	33	2053	\$37,144
10	2030	\$735,056	22	2042	\$13,440	34	2054	\$119,364
11	2031	\$81,091	23	2043	\$260,227	35	2055	\$226,772
12	2032	\$86,206	24	2044	\$54,764	36	2056	\$415,250

NOTE:
1 THE GRAPH REPRESENTS A HYPOTHETICAL SCENARIO IF THERE WERE NO ADDITIONAL FACILITIES TO BE RESERVED FOR NOR INFLATION

2021 NORTHPARK HOMEOWNERS ASSOCIATION RESERVE ANALYSIS



DESCRIPTION : 10 YEAR PROJECTED EXPENSES

	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>	<u>2030</u>
	PROJ'D COST IN YEAR #1	PROJ'D COST IN YEAR #2	PROJ'D COST IN YEAR #3	PROJ'D COST IN YEAR #4	PROJ'D COST IN YEAR #5	PROJ'D COST IN YEAR #6	PROJ'D COST IN YEAR #7	PROJ'D COST IN YEAR #8	PROJ'D COST IN YEAR #9	PROJ'D COST IN YEAR #10
MONUMENTS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
OPEN RAIL FENCE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$62,701
SOLID FENCE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$630,820
MASONRY COLUMNS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
LANDSCAPE / IRRIGATION	\$0	\$0	\$0	\$0	\$44,331	\$47,440	\$50,656	\$35,984	\$0	\$20,808
CONCRETE BRIDGE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
PLAYGROUND	\$0	\$31,200	\$5,508	\$0	\$1,183	\$0	\$0	\$0	\$0	\$0
TENNIS COURTS	\$3,951	\$0	\$0	\$0	\$0	\$0	\$0	\$8,855	\$0	\$13,872
CLUB HOUSE, EXTERIOR	\$4,304	\$0	\$78,111	\$0	\$0	\$0	\$0	\$5,510	\$0	\$0
CLUB HOUSE, MAIN	\$20,989	\$0	\$5,508	\$0	\$0	\$3,672	\$6,324	\$0	\$7,905	\$0
CLUB HOUSE, HVAC	\$0	\$0	\$16,524	\$0	\$4,733	\$0	\$0	\$0	\$0	\$0
CLUB HOUSE, FURNITURE	\$0	\$7,956	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,774
POOL AND POOL DECK	\$0	\$270,400	\$26,791	\$0	\$0	\$9,792	\$7,842	\$0	\$2,962	\$0
PUMP ROOM / FILTERS	\$8,670	\$0	\$4,957	\$0	\$0	\$0	\$0	\$0	\$0	\$0
POOL BUILDING	\$0	\$3,182	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
MISC. / MAIL BOXES	\$49,764	\$3,120	\$1,080	\$3,360	\$1,160	\$3,600	\$1,240	\$3,840	\$1,320	\$4,080
	\$87,679	\$315,858	\$138,479	\$3,360	\$51,407	\$64,504	\$66,062	\$54,189	\$12,188	\$735,056

PROJECTED 10 YEAR EXPENSES = \$1,528,781

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2021 NORTH PARK HOMEOWNERS ASSOCIATION RESERVE ANALYSIS



DESCRIPTION : MONUMENTS

COMPONENT	YEAR ACCEPTED BY HOA	QUANTITY	AGE	LIFE	UNIT COST	FACTOR	AMOUNT	AMOUNT IN RESERVES	CURRENT YEAR SHORTFALL	CURRENT YEAR CONTRIBUTION
LOWELL BOULEVARD MONUMENT	1985	1	36	50	\$30,000	2.00%	\$30,600	\$10,162	\$20,438	\$883
HOOKE MONUMENT AND LANDSCAPE WALL AT SOUTHWEST CORNER OF HOOKER AND 104TH	1985	1	36	50	\$30,000	2.00%	\$30,600	\$10,162	\$20,438	\$883
MONUMENT LIGHTING, LOWELL	2008	1	13	12	\$4,250	2.00%	\$4,335	\$4,335	\$0	\$0
MONUMENT LIGHTING, HOOKER	2008	NONE								

<p align="center">2014 RESERVE STUDY UPDATE NOTES</p> <p>1 2 3</p>
<p align="center">2015 RESERVE STUDY UPDATE NOTES</p> <p>1 THE BOARD OF DIRECTORS SHOULD CONSIDER SHORTENING THE MONUMENT LIFE 2</p>
<p align="center">2016 RESERVE STUDY UPDATE NOTES</p> <p>1 INCREASE MONUMENT LIGHTING LIFE BY 1 YEAR TO 9</p>
<p align="center">2019 RESERVE STUDY UPDATE NOTES</p> <p>1 2 3</p>
<p align="center">2021 RESERVE STUDY UPDATE NOTES</p> <p>1 ADDED COST FACTOR TO ADJUST 2018 COSTS 2</p>
<p align="center">NOVEMBER 2021 RESERVE STUDY BOARD REVISIONS</p> <p>1 NOTE: HOOKER MONUMENT INCLUDES SMALL LANDSCAPE WALL</p>

TOTAL VALUE =	\$65,535	\$24,659	\$1,765
	TOTAL CONTRIBUTION FOR THIS YEAR =		\$1,765

NOTES:
 1 LETTERS INCLUDE CAPS AND BARS, IF ANY AS WELL AS BACKING MATERIAL
 2 THE "AMOUNT IN RESERVES" COLUMNS INCLUDES HOA CONTRIBUTIONS, HOMEOWNER CONTRIBUTIONS AND EARNINGS.

2021 NORTHPARK HOMEOWNERS ASSOCIATION RESERVE ANALYSIS



DESCRIPTION : **OPEN RAIL FENCE**

COMPONENT	YEAR ACCEPTED BY HOA	QUANTITY	AGE	LIFE	UNIT COST	FACTOR	AMOUNT	AMOUNT IN RESERVES	CURRENT YEAR SHORTFALL	CURRENT YEAR CONTRIBUTION
OPEN RAIL ON PERIMETER INCLUDING WIRE ON FENCE	2004	904	17	26	\$50.00 WAS \$31.67 IN 2018	2.00%	\$46,104	\$10,873	\$35,231	\$2,367
OPEN RAIL FENCE ON LANDSCAPE TRACTS INCLUDING WIRE ON FENCE	2013	4254	8	30	\$31.67 WAS \$31.67 IN 2018	2.00%	\$137,419	\$11,074	\$126,344	\$3,472

BASED ON ABOVE QUANTITIES

BASIS OF UNIT COST:	
ESTIMATE FROM FENCE COMPANY, SEPTEMBER 2018	\$23.40
REMOVAL OF OLD FENCE, WIRE OPTION	\$4.50
SALES TAX	\$2.37
PROJECT MANAGEMENT	\$1.40
TOTAL	\$31.67

<p align="center">2014 RESERVE STUDY UPDATE NOTES</p> <p>1 ADJUSTED OPEN RAIL TO 2013 ACTUAL INSTALLED 2 ADJUSTED OPEN RAIL COST TO ACTUAL 2013 3</p>
<p align="center">2015 RESERVE STUDY UPDATE NOTES</p> <p>1 INCREASED UNIT PRICE BY 25% 2 3</p>
<p align="center">2016 RESERVE STUDY UPDATE NOTES</p> <p>1 INCREASE OPEN RAIL UNIT COST TO \$21.60 (FROM \$19.36) PER ESTIMATE FROM 3 BUDGETING PROPOSALS RECEIVED FROM FENCE</p>
<p align="center">2019 RESERVE STUDY UPDATE NOTES</p> <p>1 INCREASE UNIT COST FROM \$21.60 TO \$31.67 PER FENCE COMPANY</p>
<p align="center">2021 RESERVE STUDY UPDATE NOTES</p> <p>1 ADDED COST FACTOR TO ADJUST 2018 COSTS 2 INCREASED OPEN RAIL ADJACENT TO PERIMETER 60% TO GIVE CUSHION SINCE NO TREX FOR OPEN RAIL TYPE FENCE 3 TO BE CLEAR, NO TREX ON TRACT AA, ETC.</p>
<p align="center">NOVEMBER 2021 RESERVE STUDY BOARD REVISIONS</p>

TOTAL VALUE =	\$183,523	\$21,947	
TOTAL CONTRIBUTION FOR THIS YEAR =			\$5,839

NOTES:

1 THE "AMOUNT IN RESERVES" COLUMNS INCLUDES HOA CONTRIBUTIONS, HOMEOWNER CONTRIBUTIONS AND EARNINGS.

2021 NORTH PARK HOMEOWNERS ASSOCIATION RESERVE ANALYSIS



DESCRIPTION : SOLID WOOD FENCE, REPLACE IN 2030

COMPONENT	YEAR ACCEPTED	BY HOA	QUANTITY	AGE	LIFE	UNIT COST	FACTOR	AMOUNT IN	CURRENT YEAR	CURRENT YEAR	
								AMOUNT	RESERVES	SHORTFALL	CONTRIBUTION
SOLID PERIMETER FENCE LENGTH BASED ON 2004 NEW INSTALLATION	2004		10083	21	30	\$40.10	2.00%	\$412,415	\$196,338	\$216,077	\$14,515
		AS MEASURED		<div style="border: 1px solid black; padding: 2px;"> NOT ACTUAL AGE, USED 21 TO OVERRIDE AND PROVIDE 9 YEARS TO REPLACEMENT NOTE: INSTALL IN 2030, REPLACE IN 2050 </div>							
FENCE STAIN LENGTH BASED ON 2004 NEW INSTALLATION	2004		10083	1	10	\$5.00	2.00%	\$51,423	\$0	\$51,423	\$3,454
		AS MEASURED		<div style="border: 1px solid black; padding: 2px;"> NOT ACTUAL AGE, USED 21 TO OVERRIDE AND PROVIDE 9 YEARS TO REPLACEMENT NOTE: STAIN IN 2030, 2040, 2050, 2060, ETC </div>							
PERIODIC FENCE PICKET / POST REPAIR, PER BOARD OF DIRECTOR DIRECTION	2004		1	1	10	\$20,000.00	2.00%	\$20,400	\$0	\$20,400	\$1,370
		AS MEASURED		<div style="border: 1px solid black; padding: 2px;"> NOT ACTUAL AGE, USED 21 TO OVERRIDE AND PROVIDE 9 YEARS TO REPLACEMENT NOTE: REPAIR IN 2040, 2050, 2060ETC </div>							

1	<u>2014 RESERVE STUDY UPDATE NOTES</u>
1	<u>2015 RESERVE STUDY UPDATE NOTES</u>
2	
3	
1	<u>2016 RESERVE STUDY UPDATE NOTES</u>
	1 CHANGE SOLID FENCE COST TO \$ 34.56 BASED ON AVERAGE OF 3 BUDGETING PROPOSAL RECEIVED
1	<u>2019 RESERVE STUDY UPDATE NOTES</u>
	1 PER BOARD DIRECTION RESERVES ARE TO BE BASED ON UTILIZING A TREX LIKE MATERIAL
	2 ESTIMATE BASED ON FENCE ESTIMATE FROM FENCE COMPANY
	3 REMAINING LIFE PROVIDED BY BOARD DIRECTION
1	<u>2021 RESERVE STUDY UPDATE NOTES</u>
	1 ADDED COST FACTOR TO ADJUST 2018 COSTS
	2
	3
1	<u>NOVEMBER 2021 RESERVE STUDY BOARD REVISIONS</u>
	1 ALL SOLID FENCE TO BE REPLACE IN 2030 PER BOARD
1	<u>MARCH 2022 RESERVE STUDY BOARD REVISIONS</u>
	1 ALL SOLID FENCE TO BE REPLACE IN 2030 PER BOARD, W/ CEDAR AND STAIN EVERY 10 YEARS, REPLACEMENT ALLOWANCE GIVEN

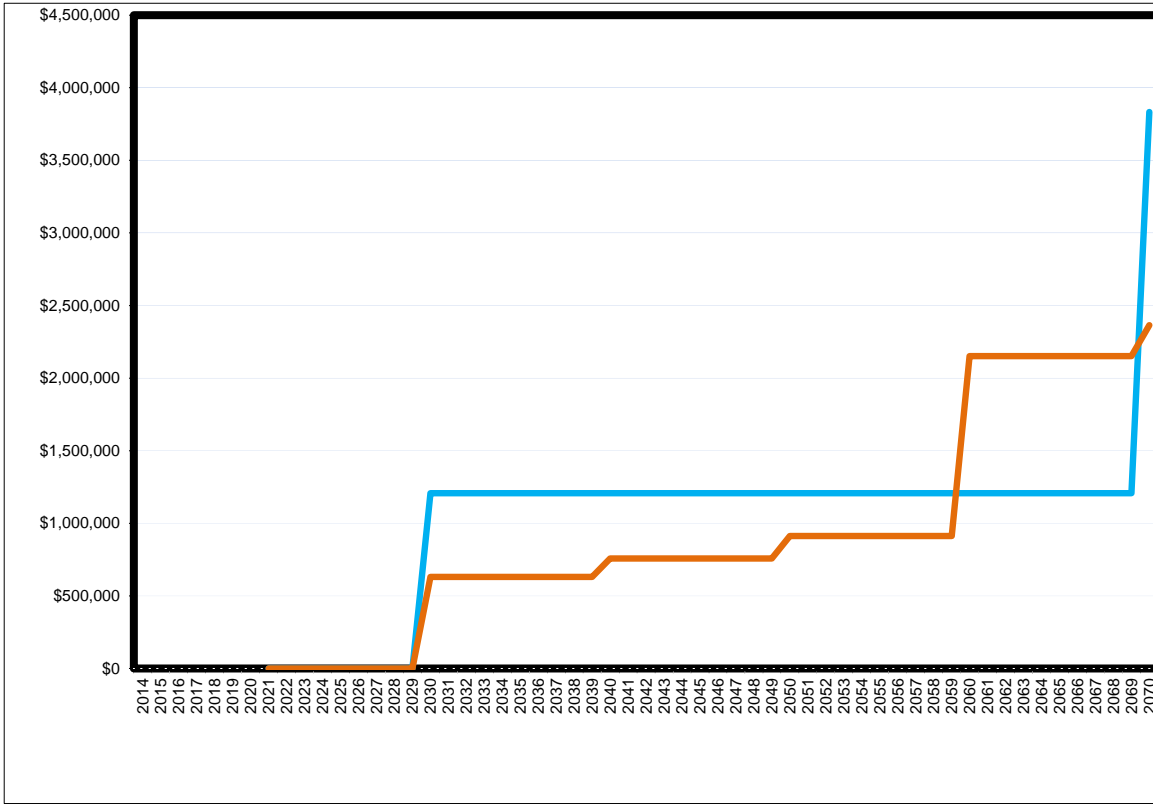
BASIS OF UNIT COST:	
ESTIMATE FROM BOARD MEMBER TO BE USED:	\$44.00
REMOVAL OF OLD FENCE, HAUL OFF	INCLUDED
LANDSCAPE DAMAGE ALLOWANCE, SALES TAX	INCLUDED
FENCE STAIN EST PROVIDED BY BOARD MEMBER	-\$5.00
PROJECT MANAGEMENT, 2.5%	\$1.10
TOTAL	\$40.10

TOTAL VALUE =	\$484,238	\$196,338	\$19,340
TOTAL CONTRIBUTION FOR THIS YEAR =			\$19,340

NOTES:
1 THE "AMOUNT IN RESERVES" COLUMNS INCLUDES HOA CONTRIBUTIONS, HOMEOWNER CONTRIBUTIONS AND EARNINGS.

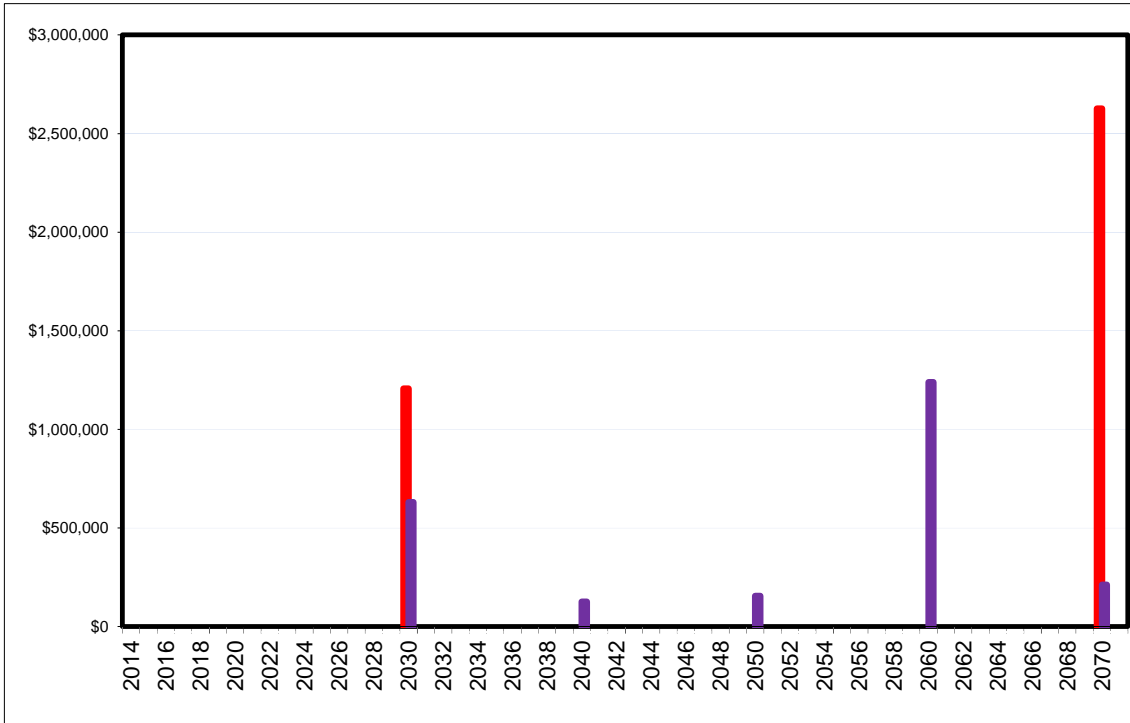
2021 NORTHPARK HOMEOWNERS ASSOCIATION RESERVE ANALYSIS

CEDAR WOOD FENCE CUMULATIVE COST VERSUS COMPOSITE (TREX)



TREX, CUMULATIVE COST WOOD, CUMULATIVE COST

CEDAR WOOD FENCE ANNUAL COST VERSUS COMPOSITE (TREX)



TREX, ANNUAL COST WOOD, ANNUAL COST CUMULATIVE SAVINGS
 TREX, CUMULATIVE COST WOOD, CUMULATIVE COST

2021 NORTHPARK HOMEOWNERS ASSOCIATION RESERVE ANALYSIS



DESCRIPTION : **CONCRETE BRIDGE AT DETENTION POND**

FACTOR

COMPONENT	YEAR ACCEPTED BY HOA	QUANTITY	AGE	LIFE	UNIT COST	FACTOR	AMOUNT	AMOUNT IN RESERVES	CURRENT YEAR SHORTFALL	CURRENT YEAR CONTRIBUTION
CONCRETE BRIDGE LOCATED IN TRACT A NEAR NORTHPARK DRIVE	1995	1	26	40	\$15,000	2.00%	\$15,300	\$6,228	\$9,072	\$392

<p align="center">2014 RESERVE STUDY UPDATE NOTES</p> <p>1 2 3</p>
<p align="center">2015 RESERVE STUDY UPDATE NOTES</p> <p>1 2 3</p>
<p align="center">2016 RESERVE STUDY UPDATE NOTES</p> <p>1</p>
<p align="center">2019 RESERVE STUDY UPDATE NOTES</p> <p>1 INCREASE UNIT COST TO \$15,000 2 3</p>
<p align="center">2021 RESERVE STUDY UPDATE NOTES</p> <p>1 ADDED COST FACTOR TO ADJUST 2018 COSTS</p>
<p align="center">NOVEMBER 2021 RESERVE STUDY BOARD REVISIONS</p>

TOTAL VALUE =	\$15,300	\$6,228	
TOTAL CONTRIBUTION FOR THIS YEAR =			\$392

- NOTES:**
- 1 FAUX GATES INITIALLY INSTALLED ON NOVEMBER 3, 2008
 - 2 THE "AMOUNT IN RESERVES" COLUMNS INCLUDES HOA CONTRIBUTIONS, HOMEOWNER CONTRIBUTIONS AND EARNINGS.

2021 NORTHPARK HOMEOWNERS ASSOCIATION RESERVE ANALYSIS



DESCRIPTION : **Playground / Basketball Court**

COMPONENT	YEAR ACCEPTED BY HOA	QUANTITY	AGE	LIFE	UNIT COST	FACTOR	AMOUNT	AMOUNT IN RESERVES	CURRENT YEAR SHORTFALL	CURRENT YEAR CONTRIBUTION
TOT PLAYGROUND EQUIPMENT	1999	1	22	40	\$25,000	2.00%	\$25,500	\$13,364	\$12,136	\$408
TOT PLAYGROUND SAFETY UPGRADE IN 2022, ALLOWANCE ONLY	1999	1	22	23	\$30,000		\$30,000	\$30,000	\$0	\$0
ASSUME UPGRADE EVERY 23 YEARS										
TRASH CAN	1995	1	26	40	\$850	2.00%	\$867	\$286	\$581	\$25
METAL BENCH	1995	1	26	40	\$850	2.00%	\$867	\$286	\$581	\$25
LIGHT POLE AT PLAYGROUND	1983	1	38	40	\$5,000	2.00%	\$5,100	\$5,100	\$0	\$0
MISC. CONCRETE REPLACEMENT	1995	1	26	50	\$5,000	2.00%	\$5,100	\$5,100	\$0	\$0
BASKETBALL COURT(S)	2020	1	1	50	\$34,974	2.00%	\$35,673	\$0	\$35,673	\$440
BASKETBALL RETOPPING SURFACE	2021	1	0	12	\$3,500	2.00%	\$3,570	\$0	\$3,570	\$180
REPLACE SHORT BASKETBALL BACKBOARD	1990	1	31	35	\$1,000	2.00%	\$1,020	\$1,020	\$0	\$0
REPLACE TALL BASKETBALL BACKBOARD	2014	1	7	30	\$1,000	2.00%	\$1,020	\$110	\$910	\$24

2014 RESERVE STUDY UPDATE NOTES

- 1 ASSUME THAT TALL BB BACKBOARD IS REPLACED IN FALL 2013
- 2 CHANGE SHORT BB TO INSTALL DATE OF 1990
- 3 UPDATE BB COURT RESURFACING IN 2013

2015 RESERVE STUDY UPDATE NOTES

- 1 INCREASE TOT PLAYGROUND EQUIPMENT TO \$25,000
- 2 INCREASE BASKETBALL COURT TO \$15,000
- 3 PAID FOR TALL BB BACKBOARD AND SOME MISC CONCRETE

2016 RESERVE STUDY UPDATE NOTES

1

2019 RESERVE STUDY UPDATE NOTES

- 1 ADD BASKETBALL COURT TOPPING
- 2 INCREASE TOT LOT REPLACEMENT COST TO \$30,000
- 3 INCREASE TOT LOT LIFE TO 40 YEARS

2021 RESERVE STUDY UPDATE NOTES

- 1 ADDED COST FACTOR TO ADJUST 2018 COSTS
- 2 ADDED NEW BASKETBALL COURTS AND SURFACE

JANUARY 2021 RESERVE STUDY BOARD REVISIONS

- 1 ADD TOT PLAYGROUND SAFETY UPGRADE PER BOARD NOV 2021

TOTAL VALUE =

\$108,717 \$55,266

TOTAL CONTRIBUTION FOR THIS YEAR =

\$1,102

1 THE "AMOUNT IN RESERVES" COLUMNS INCLUDES HOA CONTRIBUTIONS, HOMEOWNER CONTRIBUTIONS AND EARNINGS.

2021 NORTH PARK HOMEOWNERS ASSOCIATION RESERVE ANALYSIS



DESCRIPTION : 3 TENNIS COURTS AND 4 PICKLE BALL COURTS

COMPONENT	YEAR ACCEPTED BY HOA	QUANTITY	AGE	LIFE	UNIT COST	FACTOR	AMOUNT	AMOUNT IN RESERVES	CURRENT YEAR SHORTFALL	CURRENT YEAR CONTRIBUTION
COMPONENTS DELETED IN 2021 AS REPLACED IN 2020										
RESURFACE TENNIS COURTS	1983									
REPLACE TENNIS COURTS	1984									
PER BOARD REPLACE IN SPRING OF 2020										
REPLACE TENNIS COURT SCREENS, SOUTH SIDE	2002									
REPLACE TENNIS COURT SCREEN, NORTH SIDE	2002									
REPLACE TENNIS COURT CHAIN LINK FENCE	1984									
TENNIS COURT UPGRADES PER NORRIS DESIGN ESTIMATES	1984									
ADDED 2021										
REPLACE COURTS POST TENSIONED	2020 REPLACED IN 2020	1	1	50	\$193,853	2.00%	\$197,730	\$0	\$197,730	\$2,440
GRIND COURTS EVERY 30 YEARS	2020 NEW IN 2020	1	1	30	\$22,000	2.00%	\$22,440	\$0	\$22,440	\$468
RESURFACE COURTS COLORED SURFACE AND STRIPES	2020 NEW IN 2020	1	1	10	\$10,000	2.00%	\$10,200	\$0	\$10,200	\$685
REPLACE COURT SCREENS	2020 NEW IN 2020	1	1	8	\$6,782	2.00%	\$6,918	\$0	\$6,918	\$597
REPLACE NETS AND POSTS	2020 NEW IN 2020	1	1	12	\$10,500	2.00%	\$10,710	\$0	\$10,710	\$589
REPLACE COURT FENCE	2020 NEW IN 2020	1	1	50	\$29,908	2.00%	\$30,506	\$0	\$30,506	\$376
LANDSCAPE REPAIR IN 2021 DUE TO TENNIS COURT CONSTRUCTION	2020 NEW IN 2020	1	1	1	\$3,874	2.00%	\$3,951	\$3,951	\$0	

<p align="center">2014 RESERVE STUDY UPDATE NOTES</p> <p>1 NO CHANGES, VERIFIED \$200,000 WITH COURT COMPANY 2 INCREASE TENNIS COURTS SCREEN LIFE TO 14 FROM 13 3</p>	TOTAL VALUE =	\$276,916.91	<p align="center">\$282,455.25 COST BASED ON ACTUAL PAID IN 2019. ACTUAL IS LESS THAN AMOUNT PER RESERVE ANALYSIS PREPARED IN 2018. ACTUAL PER MANAGEMENT IS \$273,043.41. ADDED \$3874 FOR LANDSCAPE REPAIR IN 2021</p>		
<p align="center">2015 RESERVE STUDY UPDATE NOTES</p> <p>1 INCREASED TENNIS COURT ESTIMATE BY 20%, TO \$240,000</p>					
<p align="center">2016 RESERVE STUDY UPDATE NOTES</p> <p>1 EXTEND WIND SCREENS TO MATCH COURT REPLACEMENT 2 ADD TENNIS COURT UPGRADES WITH SHADE STRUCTURE 3 ADDED \$20,000 + \$25,000 + \$26,686 = \$72,686 TO TENNIS COURT</p>					
<p align="center">2019 RESERVE STUDY UPDATE NOTES</p> <p>1 PER BOARD, TENNIS COURTS TO BE REPLACED IN SPRING 2020 2 PER BOARD, TENNIS COMMITTEE REQUESTS \$350,000 BUDGET 3 PROJECTIONS BASED ON HAVING THE FULL AMOUNT REQUIRED</p>					
<p align="center">2021 RESERVE STUDY UPDATE NOTES</p> <p>1 ADDED COST FACTOR TO ADJUST 2018 COSTS 2 ADDED POST TENSIONED CONCRETE TENNIS COURT 3 ADDED NEW TENNIS FENCE AND WIND SCREEN</p>					
<p align="center">NOVEMBER 2021 RESERVE STUDY BOARD REVISIONS</p>					
		TOTAL VALUE =	\$282,455	\$3,951	
			TOTAL CONTRIBUTION FOR THIS YEAR =		\$5,155

1 THE "AMOUNT IN RESERVES" COLUMNS INCLUDES HOA CONTRIBUTIONS, HOMEOWNER CONTRIBUTIONS AND EARNINGS.
2 IN 2005 THE BOARD DECIDED TO STOP RESERVING FOR THIS LINE ITEM. START RESERVING FOR TENNIS COURT REPLACEMENT

2021 NORTH PARK HOMEOWNERS ASSOCIATION RESERVE ANALYSIS



DESCRIPTION : **CLUBHOUSE, EXTERIOR**

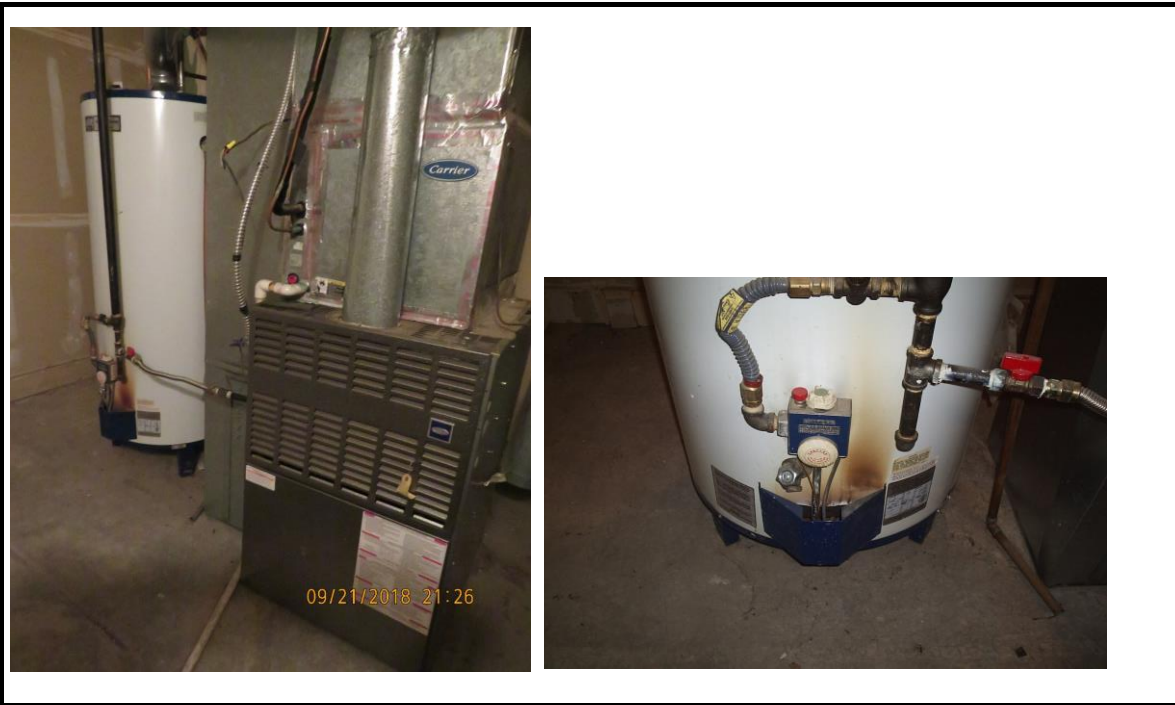
COMPONENT	YEAR ACCEPTED BY HOA	QUANTITY	AGE	LIFE	UNIT COST	FACTOR	AMOUNT	AMOUNT IN RESERVES	CURRENT YEAR SHORTFALL	CURRENT YEAR CONTRIBUTION
PARKING LOT LIGHT POLES	REMOVED PER BOARD DIRECTION IN EARLY 1990'S									
PATH LIGHT POLES	1983	1	38	50	\$5,000.00	2.00%	\$5,100	\$1,838	\$3,262	\$164
CRACK SEAL PARKING LOT	2014	1,220	7	7	\$1.00	2.00%	\$1,244	\$1,244	\$0	\$0
		REVISE AREA TO 1220, 11/05/2021			SQUARE YARD					
SEAL COAT PARKING LOT	2014	1,220	7	7	\$2.05	2.00%	\$2,550	\$2,550	\$0	\$0
		SQUARE YARDS			ACCORDING TO RECEIVED PROPOSAL 01/06/2021					
RESURFACE PARKING LOT	1997	DELETE RESURFACING, ADD FULL REMOVAL AND REPLACEMENT BASED ON RECOMMENDATION OF CONTRACTOR								
R AND R PARKING LOT	1983	1,315	38	40	\$55.00		\$72,325	\$11,859	\$60,466	\$18,278
		EXTEND LIFE PER ASPHALT COMPANY DETERMINATION 01/06/2021, PER CONTRACTOR ASPHALT WILL BE CLOSER TO \$55.00 NOW (11/05/2021)								
RESTRIPE PARKING LOT	2014	1	7	7	\$500	2.00%	\$510	\$510	\$0	\$0
BIKE RACK	2014	1	7	30	\$1,490	2.00%	\$1,520	\$165	\$1,355	\$36
REPLACE MISC. CONCRETE FREEZE AT \$15,000	1984	1	37	50	\$15,000.00	2.00%	\$15,300	\$15,300	\$0	\$0

- 2014 RESERVE STUDY UPDATE NOTES**
- 1 UPDATE BIKE RACK COST SINCE NEW IN FALL 2013
- 2 INCREASE PARKING LOT STRIPES TO 8 YEARS FROM 7 YEARS
- 3 INCREASE RESURFACING TO 20 YEARS FROM 18 YEARS
- 2015 RESERVE STUDY UPDATE NOTES**
- 1 REVISE CRACK SEAL AND SEAL COAT TO ACTUAL EXPERIENCE
- 2 LOWER RESURFACE TO \$12,000 PER BID RECEIVED
- 3 PAY FOR BIKE RACK AND BIKE RACK CONCRETE
- 2016 RESERVE STUDY UPDATE NOTES**
- 1
- 2019 RESERVE STUDY UPDATE NOTES**
- 1 UPDATE ASPHALT PRICES BASED ON CURRENT MARKET
- 2 REDUCE PARKING LOT LIFE BASED ON CONDITION
- 3 INCREASE CONCRETE REPLACEMENT LIF TO 50 YEARS
- 4 ADD FULL REMOVAL AND REPLACEMENT
- 2021 RESERVE STUDY UPDATE NOTES**
- 1 ADDED COST FACTOR TO ADJUST 2018 COSTS
- 2 REDUCE LIFE OF PARKING LOT TO 40 YEARS
- 3 UPDATE SEAL COAT COST AND STRIPING COST
- NOVEMBER 2021 RESERVE STUDY BOARD REVISIONS**
- 1 REVISE AREA OF PARKING LOT, ALSO R+R PRICE PER NEW ESTIMATE FROM CONTRACTOR

TOTAL VALUE =	\$98,550	\$33,467	
TOTAL CONTRIBUTION FOR THIS YEAR =			\$18,478

1 THE "AMOUNT IN RESERVES" COLUMNS INCLUDES HOA CONTRIBUTIONS, HOMEOWNER CONTRIBUTIONS AND EARNINGS.

2021 NORTH PARK HOMEOWNERS ASSOCIATION RESERVE ANALYSIS



DESCRIPTION : CLUBHOUSE, HVAC, MISC.

COMPONENT	YEAR ACCEPTED BY HOA	QUANTITY	AGE	LIFE	UNIT COST	FACTOR	AMOUNT	AMOUNT IN RESERVES	CURRENT YEAR SHORTFALL	CURRENT YEAR CONTRIBUTION
CENTRAL HVAC	1983	1	38	40	\$13,000	2.00%	\$13,260	\$5,338	\$7,922	\$2,395
AIR CONDITIONING COMPRESSOR	2005	1	16	20	\$4,000	2.00%	\$4,080	\$1,277	\$2,803	\$424
WATER HEATER	2011 REPLACED IN JUNE 2011	1	10	12	\$2,000	2.00%	\$2,040	\$1,583	\$457	\$138
BASEMENT BATHROOM STALLS	1983	4	38	50	\$500	2.00%	\$2,040	\$734	\$1,306	\$66
FIREPLACE REPLACEMENT	NOT BEING USED SO NO NEED TO RESERVE FOR REPLACEMENT									

2014 RESERVE STUDY UPDATE NOTES
1
2
3
2015 RESERVE STUDY UPDATE NOTES
1
2016 RESERVE STUDY UPDATE NOTES
1
2019 RESERVE STUDY UPDATE NOTES
1 INCREASE AIR CONDITIONING COMPRESSOR BASED ON MARKET \$\$
2
2021 RESERVE STUDY UPDATE NOTES
1 ADDED COST FACTOR TO ADJUST 2018 COSTS
2 INCREASE HVAC REPLACEMENT BASED ON RECENT EXPERIENCE
NOVEMBER 2021 RESERVE STUDY BOARD REVISIONS
1 INCREASE CENTRAL HVAC TO \$13,000, LIFE TO 40 YEARS

TOTAL VALUE =	\$21,420	\$8,932	
TOTAL CONTRIBUTION FOR THIS YEAR =			\$3,022

NOTES:
1 THE "AMOUNT IN RESERVES" COLUMNS INCLUDES HOA CONTRIBUTIONS, HOMEOWNER CONTRIBUTIONS AND EARNINGS.

2021 NORTH PARK HOMEOWNERS ASSOCIATION RESERVE ANALYSIS



DESCRIPTION : CLUB HOUSE FURNITURE

COMPONENT	YEAR ACCEPTED BY HOA	QUANTITY	AGE	LIFE	UNIT COST	FACTOR	AMOUNT	AMOUNT IN RESERVES	CURRENT YEAR SHORTFALL	CURRENT YEAR CONTRIBUTION
MAIN ROOM										
SOFA	2007	1	14	15	\$1,250	2.00%	\$1,275	\$1,275	\$0	\$0
LEATHER CHAIR	2007	4	14	15	\$500	2.00%	\$2,040	\$2,040	\$0	\$0
COCKTAIL TABLE	2007	1	14	15	\$250	2.00%	\$255	\$255	\$0	\$0
LOVE SEAT	2007	1	14	15	\$750	2.00%	\$765	\$765	\$0	\$0
WINDOW TREATMENTS	2007	1	14	15	\$2,000	2.00%	\$2,040	\$2,040	\$0	\$0
ARTWORK	2007	5	14	15	\$100	2.00%	\$510	\$385	\$125	\$125
FOLDING CHAIRS	2005	100	16	25	\$20	2.00%	\$2,040	\$377	\$1,663	\$112
KITCHEN										
COFFEE POT, FILTERS	THESE ITEMS ARE TO BE EXPENSED FROM THE OPERATING ACCOUNT									
MICROWAVE	2007	1	14	13	\$500	2.00%	\$510	\$510	\$0	\$0
STOVE	2007	1	14	15	\$750	2.00%	\$765	\$765	\$0	\$0
REFRIGERATOR	2020	1	1	12	\$1,000	2.00%	\$1,020	\$0	\$1,020	\$56

2014 RESERVE STUDY UPDATE NOTES
 1
 2
 3

TOTAL VALUE, CARRY FORWARD TO NEXT PAGE = \$11,220 \$8,412

TOTAL CONTRIBUTION FOR THIS YEAR , CARRY FORWARD TO NEXT PAGE \$293

2019 RESERVE STUDY UPDATE NOTES
 1 INCREASE FURNITURE LIFE BASED ON CURRENT CONDITION
 2 INCREASE REFRIGERATOR COST, PLAN ON REPLACEMENT IN 2019

2021 RESERVE STUDY UPDATE NOTES
 1 ADDED COST FACTOR TO ADJUST 2018 COSTS
 2 REPLACED REFRIGERATOR IN 2020

NOVEMBER 2021 RESERVE STUDY BOARD REVISIONS

2021 NORTH PARK HOMEOWNERS ASSOCIATION RESERVE ANALYSIS



DESCRIPTION : POOL AND POOL DECK, PAGE 1 of 2

COMPONENT	YEAR ACCEPTED BY HOA	QUANTITY	AGE	LIFE	UNIT COST	FACTOR	AMOUNT	AMOUNT IN RESERVES	CURRENT YEAR SHORTFALL	CURRENT YEAR CONTRIBUTION
TOT POOL RESURFACING PREVIOUSLY DONE 2002 AND 2020	2020	1	1	15	\$4,000.00	2.00%	\$4,080	\$0	\$4,080	\$176
LAP POOL RESURFACING PREVIOUSLY DONE 2002 AND 2020	2020	1	1	15	\$48,500.00	2.00%	\$49,470	\$0	\$49,470	\$2,136
SHADE STRUCTURES	1995	1	26	50	\$30,000.00	2.00%	\$30,600	\$13,209	\$17,391	\$438
ORNAMENTAL IRON FENCE PREVIOUSLY DONE MAY 2007	2007	400	14	40	\$70.30	2.00%	\$28,681	\$7,049	\$21,632	\$503
PAINT POOL AREA FENCE	2007	1	14	20	\$5,000.00	2.00%	\$5,100	\$2,000	\$3,100	\$312
GATES	2008	2	13	15	\$2,000.00	2.00%	\$4,080	\$4,080	\$0	\$0
		REDUCE GATES TO ONLY 2						AMOUNT IN RESERVES FIXED AT AMOUNT NEEDED		
ELECTRIC POOL LIGHTS	2020	6	1	15	\$900.00	2.00%	\$5,508	\$2,208	\$3,300	\$143
TRASH CANS	BASED ON TOTAL REPLACEMENT 2020						ITEM TO BE EXPENSED			
CONCRETE DECK REPLACEMENT	1984	8000	37	38	\$20.00	2.00%	\$163,200	\$163,200	\$0	\$0
		100% OF TOTAL SF						ALLOWANCE AMOUNT, PLUMBING PLUS CONCRETE = \$250,000 PER BOARD DIRECTION		
ALLOWANCE FOR UNDER DECK PLUMBING REPAIR	1984	1	37	38	\$85,098.00	2.00%	\$86,800	\$86,800	\$0	\$0
		LUMP SUM						SHORTFALL IN RESERVES WILL BE TAKEN FROM CASH BALANCE		
								ALLOWANCE AMOUNT, PLUMBING PLUS CONCRETE = \$250,000 PER BOARD DIRECTION		
								SHORTFALL IN RESERVES WILL BE TAKEN FROM CASH BALANCE		
TOT POOL COVER, NONE										
LAP POOL COVER	2020	1	1	18	\$10,000.00	2.00%	\$10,200	\$0	\$10,200	\$363
		REPLACED SUMMER OF 2020						BASED ON ACTUAL PAID PLUS \$1,500		
LIFE GUARD CHAIR	2000	1	21	20	\$1,500.00	2.00%	\$1,530	\$1,530	\$0	\$0
POOL DECK CAULKING 1990 INCLUDED IN DECK REPLACEMENT										

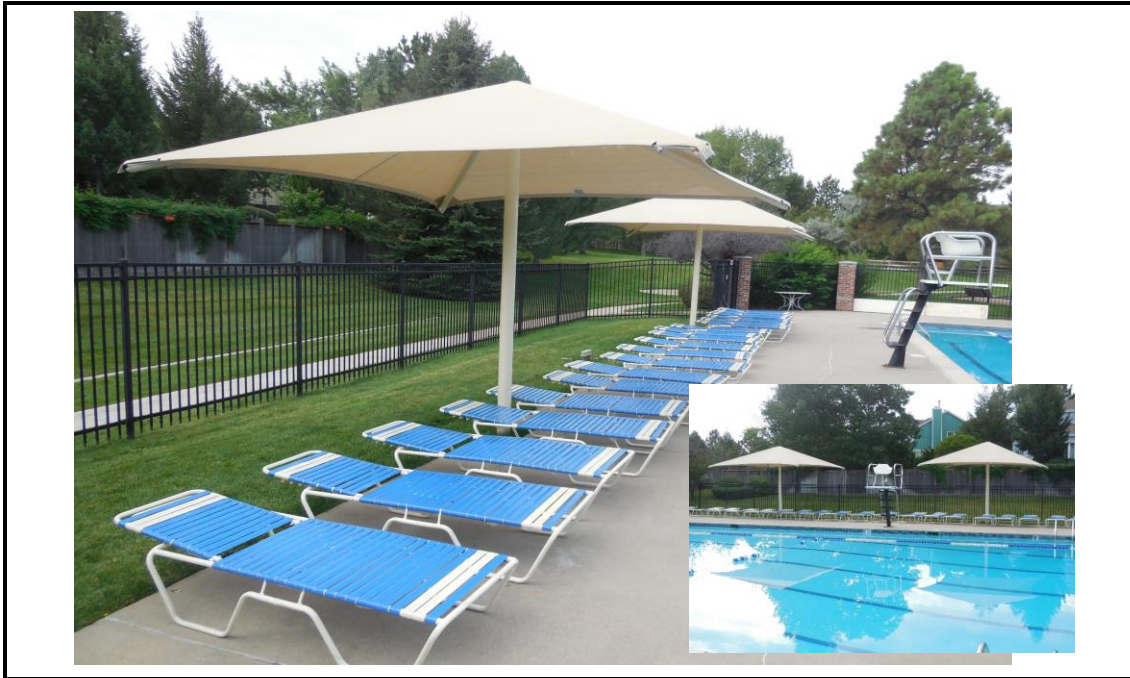
<p align="center">2014 RESERVE STUDY UPDATE NOTES</p> <p>1 INCREASE LAP POOL COVER TO 15 YEARS 2 3</p>
<p align="center">2015 RESERVE STUDY UPDATE NOTES</p> <p>1 REDUCE GATE LIFE TO 10 YEARS</p>
<p align="center">2019 RESERVE STUDY UPDATE NOTES</p> <p>1 REVISE COSTS BASED ON VISTA MANAGEMENT PROVIDED COSTS</p>
<p align="center">2021 RESERVE STUDY UPDATE NOTES</p> <p>1 ADDED COST FACTOR TO ADJUST 2018 COSTS 2 ADJUSTED RESURFACING AND COVER TO ACTUAL</p>
<p align="center">NOVEMBER 2021 RESERVE STUDY BOARD REVISIONS</p> <p>1 UPDATE GATE NUMBER</p>
<p align="center">JANUARY 2022 RESERVE STUDY BOARD REVISIONS</p> <p>1 FULL DECK AND PLUMBING REPLACEMENT IN 2022, \$ PER BOARD</p>

TOTAL VALUE = \$389,249 \$280,076

TOTAL CONTRIBUTION FOR THIS YEAR = \$4,071

1 THE "AMOUNT IN RESERVES" COLUMNS INCLUDES HOA CONTRIBUTIONS, HOMEOWNER CONTRIBUTIONS AND EARNINGS.

2021 NORTH PARK HOMEOWNERS ASSOCIATION RESERVE ANALYSIS



DESCRIPTION : POOL AND POOL DECK, PAGE 2 OF 2

FACTOR

COMPONENT	YEAR ACCEPTED BY HOA	QUANTITY	AGE	LIFE	UNIT COST		AMOUNT	AMOUNT IN RESERVES	CURRENT YEAR SHORTFALL	CURRENT YEAR CONTRIBUTION
CARRY FORWARD FROM PREVIOUS PAGE, PAGE 1 OF 2 OF POOL AND POOL DECK							\$389,249	\$280,076		\$4,071
RACE LANE ROPES	1990	1	31	30	\$2,000.00	2.00%	\$2,040	\$2,040	\$0	\$0
SINGLE LAP LANE ROPE	2013	1	8	25	\$950.00	2.00%	\$969	\$151	\$818	\$29
RACE LANE REEL AND COVER NOTE: ACQUIRED NEW, BUT DAMAGED REEL FROM PMC VIA COPPERLEAF	2009	1	12	20	\$2,200.00	2.00%	\$2,244	\$2,244	\$0	\$0
STANCHON POST AND ANCHORS		NONE								
PENNANTS	1990					SWIM TEAM EXPENSE				
STARTING PLATFORMS	1990	0	31				\$0	\$0	\$0	\$0
REPLACE POOL AREA FURNITURE	2011	1	10	12	\$20,000.00	2.00%	\$20,400	\$20,400	\$0	\$0
DIVING BOARD	2015	1	6	16	\$4,100.00	2.00%	\$4,182	\$1,571	\$2,611	\$158
SHADE UMBRELLA STRUCTURE	2014	2	7	25	\$4,000.00	2.00%	\$8,160	\$409	\$7,751	\$260
SHADE UMBRELLA "CANVAS"	2014	2	7	12	\$4,000.00	2.00%	\$8,160	\$1,021	\$7,139	\$863

2014 RESERVE STUDY UPDATE NOTES
1 ADDED NEW LAP LANE ROPE IN 2013
2015 RESERVE STUDY UPDATE NOTES
1 INCREASE LANE ROPE LIFE TO 30 YEARS
2
2016 RESERVE STUDY UPDATE NOTES
1 ADDED TWO NEW SHADE UMBRELLA ON POOL DECK
2 ADD DIVING BOARD AS A SEPARATE LINE ITEM
2019 RESERVE STUDY UPDATE NOTES
1
2021 RESERVE STUDY UPDATE NOTES
1 ADDED COST FACTOR TO ADJUST 2018 COSTS
2
NOVEMBER 2021 RESERVE STUDY BOARD REVISIONS

TOTAL VALUE = \$435,404 \$307,912

NOTES: TOTAL CONTRIBUTION FOR THIS YEAR, INCLUDING PREVIOUS PAGE =

1 THE "AMOUNT IN RESERVES" COLUMNS INCLUDES HOA CONTRIBUTIONS, HOMEOWNER CONTRIBUTIONS AND EARNINGS.

\$5,382

2021 NORTH PARK HOMEOWNERS ASSOCIATION RESERVE ANALYSIS



DESCRIPTION : POOL PUMP ROOM AND EQUIPMENT

COMPONENT	YEAR ACCEPTED BY HOA	QUANTITY	AGE	LIFE	UNIT COST	FACTOR	AMOUNT	AMOUNT IN RESERVES	CURRENT YEAR SHORTFALL	CURRENT YEAR CONTRIBUTION
LAP POOL FILTER	2008	1	13	25	\$15,000.00	2.00%	\$15,300	\$2,758	\$12,542	\$632
TOT POOL FILTER	2008	2	13	25	\$3,000.00	2.00%	\$6,120	\$2,208	\$3,912	\$197
LAP POOL PUMPS/MOTORS	2013	1	8	25	\$5,000.00	2.00%	\$5,100	\$813	\$4,287	\$152
TOT POOL PUMPS/MOTORS	2013	1	8	25	\$1,500.00	2.00%	\$1,530	\$244	\$1,286	\$46
LAP POOL FILTER SAND	1996	1	25	27	\$3,500.00	2.00%	\$3,570	\$3,570	\$0	\$0
TOT POOL FILTER SAND	1996	2	25	27	\$500.00	2.00%	\$1,020	\$1,074	\$1,314	\$397
PORTABLE VACUUM		NONE								
CHLORINATOR SYSTEM	1995	1	26	22	\$1,000.00	2.00%	\$1,020	\$1,174	-\$154	\$23
CHLORINATOR SYSTEM	1995	1	26	22	\$500.00	2.00%	\$510	\$510	\$0	\$0
LAP POOL BOILER	2014	1	7	20	\$30,500.00	2.00%	\$31,110	\$5,215	\$25,895	\$1,204
TOT POOL BOILER	2014	1	7	20	\$5,000.00	2.00%	\$5,100	\$5,100	\$0	\$0
REPLACE POOL PLUMBING IN PUMP ROOM	1984	1	37	33	\$10,000.00	2.00%	\$10,200	\$10,200	\$0	\$0
REBUILD PUMP ROOM WALLS, EXHAUST VENT UPDATE	1984	1	37	37	\$8,500.00	2.00%	\$8,670	\$8,670	\$0	\$0

2014 RESERVE STUDY UPDATE NOTES
1 UPDATED POOL PUMPS/MOTORS IN 2013
2015 RESERVE STUDY UPDATE NOTES
1 INCREASE CHLORINATOR SYSTEM LIFE TO 22 YEARS
2 REVISE LAP POOL HEATER LIFE TO 20 YEARS, SET COST AT \$30,500
2019 RESERVE STUDY UPDATE NOTES
1 INCREASE LAP POOL FILTER PER VISTA PROVIDED \$\$
2 INCREASE PUMP ROOM REBUILT BY 5 YEARS
3
2021 RESERVE STUDY UPDATE NOTES
1 ADDED COST FACTOR TO ADJUST 2018 COSTS
2
NOVEMBER 2021 RESERVE STUDY BOARD REVISIONS
1 CHANGE TOT BOILER AGE TO MATCH LAP POOL AGE

TOTAL VALUE = \$89,250 \$41,536

TOTAL CONTRIBUTION FOR THIS YEAR = \$2,652

1 THE "AMOUNT IN RESERVES" COLUMNS INCLUDES HOA CONTRIBUTIONS, HOMEOWNER CONTRIBUTIONS AND EARNINGS.

2021 NORTH PARK HOMEOWNERS ASSOCIATION RESERVE ANALYSIS



DESCRIPTION : POOL BUILDING

COMPONENT	YEAR ACCEPTED BY HOA	QUANTITY	AGE	LIFE	UNIT COST	FACTOR	AMOUNT	AMOUNT IN RESERVES	CURRENT YEAR SHORTFALL	CURRENT YEAR CONTRIBUTION
ACCESS CONTROL COMPUTER		NONE								
MISC POOL EQUIPMENT	2008	1	13	14	\$3,000.00	2.00%	\$3,060	\$3,060	\$0	\$0
LIFE GUARD LOCKERS		NONE								
BABY CHANGER STATIONS		NONE								
EXTERIOR WATER FOUNTAIN		NONE								

<p align="center">2014 RESERVE STUDY UPDATE NOTES</p> <p>1 INCREASE MISC EQUIP TO \$3,000, INCREASE LIFE TP 8 YEARS 2 3</p>
<p align="center">2015 RESERVE STUDY UPDATE NOTES</p> <p>1 2</p>
<p align="center">2016 RESERVE STUDY UPDATE NOTES</p> <p>1 INCREASE MISC EQUIP TO \$3,000, INCREASE LIFE TO 9 YEARS</p>
<p align="center">2019 RESERVE STUDY UPDATE NOTES</p> <p>1 2 3</p>
<p align="center">2021 RESERVE STUDY UPDATE NOTES</p> <p>1 ADDED COST FACTOR TO ADJUST 2018 COSTS 2 INCREASE MISC POOL EQUIPMENT LIFE</p>
<p align="center">NOVEMBER 2021 RESERVE STUDY BOARD REVISIONS</p>

TOTAL VALUE =	_____	_____	
	\$3,060	\$3,060	
TOTAL CONTRIBUTION FOR THIS YEAR =			_____
			\$0

NOTES:
1 THE "AMOUNT IN RESERVES" COLUMNS INCLUDES HOA CONTRIBUTIONS, HOMEOWNER CONTRIBUTIONS AND EARNINGS.

2021 NORTH PARK HOMEOWNERS ASSOCIATION RESERVE ANALYSIS



DESCRIPTION : MISCELLANEOUS

COMPONENT	YEAR ACCEPTED BY HOA	QUANTITY	AGE	LIFE	UNIT COST	FACTOR	AMOUNT	AMOUNT IN RESERVES	CURRENT YEAR SHORTFALL	CURRENT YEAR CONTRIBUTION
REPLACEMENT TREES DISCONTINUE RESERVING ADDITIONAL	1990	1	31	30	\$20,000		\$20,000			
										MOVED \$20,000 TO TENNIS COURT UPGRADES
SPECIAL TREE REPLACEMENT FUND DISCONTINUE RESERVING ADDITIONAL	1990	1	31	30	\$26,686		\$26,686			
										MOVED \$26,686 TO TENNIS COURT UPGRADES
WATER RESERVE FUND DISCONTINUE RESERVING ADDITIONAL	1990	1	31	30	\$25,000		\$25,000			
										MOVED \$25,000 TO TENNIS COURT UPGRADES
MAILBOXES, PAIRS	1983	12	40	40	\$4,147		\$49,764	\$49,764	\$0	
		UPDATED PAD COUNTS								
MAILBOXES, PAIRS	2014	6	7	40	\$2,000	2.00%	\$12,240	\$1,146	\$11,094	\$203
MAILBOXES, PAIRS	2018	4	3	40	\$2,000	2.00%	\$8,160	\$817	\$7,343	\$120
		PER INVOICE								
MAILBOXES, PAIRS	2020	7	1	40	\$2,000	2.00%	\$14,280	\$0	\$14,280	\$221
		PER INVOICE								
RETAINING WALL NEAR NP AVE AND LOWELL BOULEVARD	1983	1	38	48	\$30,000	2.00%	\$30,600	\$0	\$30,600	\$1,850
RESERVE STUDY ANALYSIS	2018	1	3	2	\$3,000		\$3,000	\$3,000	\$0	\$0
RETAINING WALL NEAR TENNIS COURTS	1983									
										DO NOT RESERVE FOR THIS
INSURANCE DEDUCTIBLE	2021	1	0	2	\$1,000		\$1,000	\$1,000	\$0	\$0
INCOME TAXES										PER AUDITOR THE ASSOCIATION CAN NOT RESERVE FOR THIS
CONTINGENCY										PER AUDITOR THE ASSOCIATION CAN NOT RESERVE FOR THIS

2015 RESERVE STUDY UPDATE NOTES 1 UPDATED MAILBOX COST, REPLACED 6 IN 2014
2016 RESERVE STUDY UPDATE NOTES 1 ZERO OUT TREES, SPECIAL TREES AND WATER COMPONENTS MOVE TO TENNIS COURT UPGRADES, PAGE 20 2 EXTEND MAILBOX REPLACEMENT BY 5 YEARS TO 2023
2019 RESERVE STUDY UPDATE NOTES 1 SHIFT 4 MAIL BOXES FROM OLD (1983) TO NEW (2018) 2 BOARD SHOULD CONSIDER REPLACING ALL OLD MAILBOXES
2021 RESERVE STUDY UPDATE NOTES 1 ADDED COST FACTOR TO ADJUST 2018 COSTS 2 ADDED NEW MAILBOXES TO 2020 PER MANAGEMENT
NOVEMBER 2021 RESERVE STUDY BOARD REVISIONS 1 ADDED 2021 REPLACEMENT OF MAILBOXES PER PROPOSAL 2 ADD ROCK WALL AT DETENTION POND, IN 10 YEARS

TOTAL VALUE = \$190,730 \$55,727

TOTAL CONTRIBUTION FOR THIS YEAR = \$2,395

NOTES: THE "AMOUNT IN RESERVES" COLUMNS INCLUDES HOA CONTRIBUTIONS, HOMEOWNER CONTRIBUTIONS AND EARNINGS.

2021 NORTHPARK HOMEOWNERS ASSOCIATION RESERVE ANALYSIS



DESCRIPTION : SPECIFIC EXCLUSIONS

<u>COMPONENT</u>	<u>EXPLANATION</u>
CONCRETE SIDEWALKS	NORMALLY NOT A PART OF RESERVES DUE TO EXTENDED LIFE, REPAIRS ARE DONE ON AN ON GOING BASIS
TRAILS	NORMALLY NOT A PART OF RESERVES DUE TO EXTENDED LIFE, REPAIRS ARE DONE ON AN ON GOING BASIS
CURB AND GUTTERS	NORMALLY NOT A PART OF RESERVES DUE TO EXTENDED LIFE, REPAIRS ARE DONE ON AN ON GOING BASIS
COLUMN, MONUMENT FOUNDATIONS	NORMALLY NOT A PART OF RESERVES DUE TO EXTENDED LIFE, REPAIRS ARE DONE ON AN ON GOING BASIS
STREET LIGHTS ON PUBLIC / PRIVATE ROADS	NOT OWNED BY THE HOA, RESPONSIBILITY IS THE SERVICE PROVIDER

1 2 3	<u>2015 RESERVE STUDY UPDATE NOTES</u>
1	<u>2016 RESERVE STUDY UPDATE NOTES</u>
1 2 3	<u>2019 RESERVE STUDY UPDATE NOTES</u>
1 2	<u>2020 RESERVE STUDY UPDATE NOTES</u>
	<u>NOVEMBER 2021 RESERVE STUDY BOARD REVISIONS</u>

TOTAL VALUE = _____ \$0 \$0

TOTAL CONTRIBUTION FOR THIS YEAR = _____ \$0

NOTES:
1 THE "AMOUNT IN RESERVES" COLUMNS INCLUDES HOA CONTRIBUTIONS, HOMEOWNER CONTRIBUTIONS AND EARNINGS.

2021 NORTHPARK HOMEOWNERS ASSOCIATION RESERVE ANALYSIS



DESCRIPTION : Administrative Data Sheet

Analysis as of this year= **2021**

Actual amount of monies in Reserve Account = \$960,680.94

Amount of money allocated in Reserve Analysis = \$960,681.06

VARIANCE -\$0.12

Adjustment factor to adjust money allocation = 1.02132400 <<---- ENTER ADJUSTMENT HERE

ANALYSIS OF PROVIDED INFORMATION FROM VISTA MANAGEMENT

RESERVE BALANCE, DECEMBER 31, 2021	\$960,680.94
ESTIMATED INTEREST, INCLUDED	
ADDITIONAL CONTRIBUTIONS, INCLUDED	\$0.00
	\$960,680.94

Note: Per Management Company there is \$917,835.11 in the Reserve Account as of August 31, 2021.

'<<----- ESTIMATED AS OF DECEMBER 31, 2021, PER VISTA INFORMATION

ADJUSTMENT FACTOR FOR ANNUAL AMOUNT OF RESERVES =

60.4582% NOTE: CHANGES SLOPE OF GRAPH FOR FUTURE YEARS DO NOT CHANGE HERE, ENTER DATA IN GRAPH DASHBOARD

RESERVE STUDY ASSUMPTIONS ON ONE TIME FEES COLLECTED IN ANALYSIS YEAR

ESTIMATED NUMBER OF CLOSINGS =	0
PROJECTED ANNUAL DUES =	NOT APPLICABLE
25% ONE TIME FEE AT CLOSING =	\$0.00
TOTAL COLLECTABLE IN ANALYSIS YEAR =	\$0.00 SEE SUMMARY SHEET

RESERVE STUDY INVESTMENT ANALYSIS

ESTIMATED AMOUNT AT BEGINNING OF ANALYSIS YEAR =	\$960,681
ESTIMATED AMOUNT AT END OF ANALYSIS YEAR =	\$1,006,881 NOT INCLUDING INTEREST EARNED / ACCRUED DURING YEAR
AVERAGE =	\$983,781
ESTIMATE AVERAGE RETURN ON INVESTMENTS =	0.05% PER MANAGEMENT SUGGESTION
ESTIMATED EARNINGS IN ANALYSIS YEAR =	\$492

NOTE: DUE TO THE CURRENT INTEREST RATE ENVIRONMENT THIS INTEREST RATE WAS ESTIMATED BY VISTA MANAGEMENT

2021 NORTHPARK HOMEOWNERS ASSOCIATION RESERVE ANALYSIS

MAJOR REVISIONS INCLUDED BETWEEN OCTOBER 2021 AND JANUARY 2022

<u>PAGE</u>	<u>PER DIRECTION FROM BOARD</u>	<u>REVISION</u>
1	1	YES ADD INDEX
2	12	ADD SMALL WALL AT SOUTHWEST CORNER LOWELL AND 104TH
3	13	YES OPEN RAIL FENCE, EXTEND LIFE TO 2030 ADJACENT TO PERIMETER FENCE
4	13	YES OPEN RAIL FENCE, LEAVE 30 YEAR LIFE ON TRACT FENCE
5	14	YES LEAVE TREX FENCE PER PREVIOUS PROVIDED PRICING
6	14	YES EXTEND FENCE LIFE TO 26 YEARS, REPLACE IN 2030
7	16	YES ADD SMART CONTROLLERS, REPLACE 25% EACH IN 2025, 2026, 2027 AND 2028
8	20	YES DECREASE LIFE OF TENNIS AND PICKLE BALL COURT SURFACE TO 10 YEARS
9	20	YES DECREASE WIND SCREEN LIFE TO 8 YEARS
10	20	YES UPDATE PRICES ON TENNIS COURT PER MANAGEMENT UPDATE 10/30/2021
11	21	YES REVISE ASPHALT AREA AND R+R PRICE PER NEW CONTRACTOR INFORMATION
12	22	YES INCREASE INTERIOR PAINT PER MANAGEMENT PROPOSAL, TO DO 2021
13	22	YES INCREASE EXTERIOR PAINT PER MANAGEMENT PROPOSAL, TO DO 2021
14	23	YES REVISE AGE OF BUILDING HVAC SYSTEM (EXCLUDING COMPRESSOR)
15	25	YES CONCRETE: LEAVE 50% COVERAGE, ADJUST PRICE TO DOUBLE, SF TO HALF
16	29	YES ADD WORK EFFORT TO RETAINING WALL AT NORTHPARK AND LOWELL
17	29	YES INCLUDED 2021 MAILBOX REPLACEMENT IN LIEU OF PROPOSED 2023
18	ALL	YES REVISE ANNUAL INFLATION ADJUSTMENT TO BEGIN IN 2022 AND NOT 2021
19	ALL	YES REVISE ALL PROJECTED 2021 EXPENSES TO MEET NEWEST MGMT INFO.

REVISIONS INCLUDED ALTERNATE A REVISION, JANUARY 2022

1	17	YES ADDED AND THEN DELETED XERISCAPE EFFORT
2	19	YES ADD TOT LOT SAFETY UPGRADE
3	25	YES ADD POOL DECK REPLACEMENT PER BOARD PROVIDED BUDGET
4	25	YES ADD POOL PLUMBING UNDER DECK AT 100% REPLACEMENT PER BOARD
5		PROVIDED BUDGET

REVISIONS INCLUDED THIS VERSION, APRIL 2022

1 VARIES	YES	REVISED REPORT TO CHANGE TO WOOD (CEDAR) AND STAIN ALTERNATE SEE HIGHLIGHTED CHANGES IN RED
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THE BOARD OF DIRECTORS PROVIDED INFORMATION TO REVISE THE COSTS AND ESTIMATED LIFE OF COMPONENTS AS INDICATED. IN SOME CASES THIS INFORMATION WAS NOT DOCUMENTED BY A WRITTEN PROPOSAL.