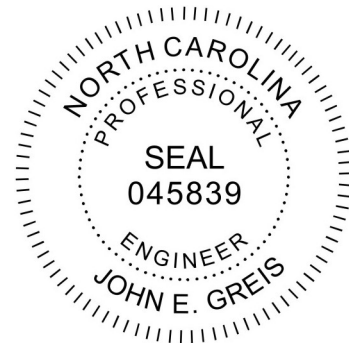


PREPARED FOR:

**WINDCREST COMMUNITY
ASSOCIATION
HOLLY SPRINGS, NC**

**MANAGED BY:
GRANDCHESTER MEADOWS**

**DATE:
OCTOBER 14, 2025**



FULL RESERVE STUDY

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INTRODUCTIONS

Windcrest Community Association authorized Giles Flythe Engineers to perform a Reserve Study for the Windcrest community located in Holly Springs, NC. The purpose of the reserve study is to assist the association in planning for future capital repair expenses. A reserve study is an important tool for an association to adequately fund capital reserve accounts through regular annual reserve contributions. Adequately funded capital reserve accounts reduce the need to defer capital repairs, collect special assessments or borrow funds for capital repair projects.

A community association typically has certain responsibilities as described in the association governing documents. These responsibilities often include maintaining common areas and other components. An association, as a non-profit organization, will typically have two general asset cash accounts including an operating account and a reserve account. The operating account is funded from regular budgeted assessments and is used to fund routine operating expenses that occur on a predictable cycle, typically monthly or up to annually. The reserve account is funded from regular contributions and is primarily used to fund non-annual capital repair expenses.

The focus of the reserve study is on the reserve account. We have projected capital repair expenses over a term of thirty years. The capital repair expenses are limited to those components for which the association is responsible for maintaining. Capital repair expense estimates include an expected useful life and remaining useful life of the components to develop a projected schedule for capital repairs over the term. After developing a schedule of capital repairs over the term, we completed a cash flow analysis forecasting reserve account balances over the term and provided funding recommendations as needed. Capital repair expense estimates and funding estimates are most reliable in the first portion of the term. Updating a reserve study every three to five years will mitigate the impacts of variation in repair costs, component wear, inflation and reserve funding over time.

Capital reserve funding recommendations are provided to address funding principles such as providing a sufficient amount of funds, a stable reserve contribution rate over the term, an equitable contribution rate over the term, and a fiscally responsible approach to funding. The reserve study is intended to assist the association in developing budgeted reserve contributions.

The report includes a narrative section which describes the scope of the reserve study, a discussion of observations and capital repair allocations, a general description of capital repairs and a description of our cash flow analysis and funding recommendations. The report appendices include the capital reserve analysis with tables detailing an itemized list of capital repair expenses, an itemized list of expenses by year and our cash flow analysis. A photo log is provided and includes a representative sample of our observations. The report includes multiple sections with information presented in various forms and should, therefore, be read in its entirety.

EXECUTIVE SUMMARY

Windcrest is a private residential single-family home community situated off N. Main Street in Holly Springs, NC. Land development for the community began in approximately 2003 and building construction began in 2004. The community includes 397 single-family homes and an amenity center located at 105 Headrick Rd and an Event Center at 1800 Crossway Lane. The amenity center includes a swimming pool, pool building, and pavilion. The pool building was completed in 2005 according to Wake County Tax Records.

The Association has responsibility for common area site improvements and amenities. The most significant site improvements include the amenity center with associated facilities, common area drainage systems including multiple stormwater control measures (SCMs), and a privately-maintained asphalt paved parking lot. The streets in the community are in the public right-of-way and are not the responsibility of the Association.

The buildings, common areas, and site improvements are generally in good to fair condition. Note that based on our cash flow analysis, maintaining the current funding level is **not** projected to maintain a positive balance over the term. We have provided alternative recommendations for annual reserve contribution schedules that provide a healthy balance to meet capital expenditure requirements in the next thirty years, in summary as follows:

- **Alternative 1:** Beginning in 2026, increase the annual reserve contribution by 4% every year for 21 years. This alternative is projected to maintain a positive balance through the term of this study.
- **Alternative 2:** Beginning in 2026, increase the annual reserve contribution by \$3,900 every other year for the duration of the term. This alternative is projected to maintain a positive balance through the term of this study.

A more detailed analysis of the reserve fund has been provided in Appendix A.

Some significant expenditures are expected over the term of the study. Some of the more notable examples are listed below:

- Resurface swimming pool
- Repair stormwater control measures
- Replace aluminum fencing

Additional, less significant, capital expenditures are anticipated over the term of this study. Those items that will require repair or replacement are discussed later in this report.

PURPOSE & SCOPE

We have completed this study to estimate capital repair expenses the association is responsible for over the term of the study and provide a cash flow analysis and capital reserve funding plan. This study is intended to assist the association in determining the allocation requirements into the reserve fund which are projected to meet future anticipated capital expenditures for the community.

This report estimates capital repair expenses for the community thirty years into the future. Variations in capital repair expense forecasts due to the quality of maintenance, weather and other events may occur. Over time, age, premature deterioration, or other factors may necessitate the addition of assets into the reserve study. Additionally, fluctuations in material and labor costs beyond assumed inflation rates may also affect the accuracy of the forecasts. Therefore, a reserve study should be routinely updated, typically on a three to five-year cycle to provide the most accurate assessment of needs and financial obligations of the community.

This study has been performed according to the scope as generally defined by Windcrest Community Association, Giles Flythe Engineers Inc., and the standards of the Community Associations Institute. The findings and recommendations are based on interviews with the community's management personnel; a review of available documents; and a limited visual inspection of the components maintained by the association.

The Cash Flow Method of calculating reserves has been utilized, whereby contributions to the reserve fund are designed to offset the variable annual expenditures. Funding alternates are recommended which are designed to achieve at minimum a Baseline Funding goal by maintaining a positive balance for the term of the study. We have also included a threshold funding goal which provides a minimum reserve account balance over the term. The minimum balance is typically calculated by determining the total over term forecasted expenses and dividing by the length of the term in years. This minimum threshold balance will help offset the risk of fluctuations in labor and material costs and component wear.

To determine which components should be included in this analysis, we used the following guidelines:

- The component must be maintained by the association.
- The component must have an estimated remaining useful life within the term of this study.
- The funding for the repair should be from the reserve account, not through an annual operating budget or other maintenance contracts.
- The cost of the capital repair must be significant enough to not be reasonably funded from an annual operating budget.

What is a reserve study?

A reserve study is a long-term capital budget planning tool which compares the current reserve fund of an organization to future capital repairs and replacements.

A reserve study is a tool to help identify and prepare for major repair and replacement projects for a community.

It is recommended that a reserve study be performed every five years to ensure that communities are saving the necessary funds for capital repairs and improvements.

Our process for completing the reserve study includes:

1. Reviewing information provided including governing documents, association financial statements, and information on previous or planned capital repairs.
2. Reviewing available information on the property as needed. This may include plat maps, tax records, historical aerial photographs, available site, and building plans.
3. Conducting a visual inspection of the property. This may include interviewing association representatives during the inspection.
4. Developing an inventory of components to be included in the reserve study.
5. Predicting their remaining service life and approximating how frequently they will require repair or replacement.
6. Estimating repair or replacement costs (in 2025 dollars) for each capital item.
7. Develop a cash flow analysis adjusting for inflation and return on invested monies to determine the adequacy of current reserve funding plans.
8. Develop funding recommendations with specific reserve contribution recommendations for each year of the term.

The statements in this report are opinions about the present condition of the areas inspected within the community. Our inspection is limited to a visual ground level inspection and we did not remove any surface materials, perform any testing, or move any furnishings. This study is not an exhaustive technical evaluation or building code compliance review. For additional limitations, see Conclusion and Limitations.

Standards of Reference

The following definitions are provided as a standard of reference:

Excellent: Component or system is in “as new” condition, requiring no rehabilitation and should perform in accordance with expected performance.

Good: Component or system is sound and performing its function, although it may show signs of normal wear and tear. Some minor rehabilitation work may be required.

Fair: Component or system falls into one or more of the following categories: a) Evidence of previous repairs not in compliance with commonly accepted practice, b) Workmanship not in compliance with commonly accepted standards, c) Component or system is obsolete, d) Component or system approaching the end of expected performance. Repair or replacement is required to prevent further deterioration or to prolong expected life.

Poor: Component or system has either failed or cannot be relied upon to continue performing its original function as a result of having exceeded its expected performance, excessive deferred maintenance, or state of disrepair. The present condition could contribute to or cause the deterioration of other adjoining elements or systems. Repair or replacement is required.

Adequate: A component or system is of a capacity that is defined as enough for what is required, sufficient, suitable, and/or conforms to standard construction practices.

SOURCES OF INFORMATION

Date of Inspection

Onsite inspection of the property occurred on August 21, 2025.

Persons Interviewed

The following persons were interviewed in connection with this study:

- Kalyn Robbins | Community Manager – Grandchester Meadows
- Kyle Stittleburg | Board Member

Documents

The following documents were made available to us and reviewed:

- County Tax Records
- Association governing documents
- Association financial statements
- Historical aerial photographs

Cost Estimates

- Our internal data files on similar projects
- Local contractor estimates for similar projects
- R.S. Means Construction Cost Estimating Data

DESCRIPTION

Windcrest is a private residential single-family home community situated off N. Main Street in Holly Springs, NC. Land development for the community began in approximately 2003 and building construction began in 2004. The community includes 397 single-family homes and an amenity center located at 105 Headrick Rd and an Event Center at 1800 Crossway Lane. The amenity center includes a swimming pool, pool building, and pavilion. The pool building was completed in 2005 according to Wake County Tax Records.

The Association has responsibility for common area site improvements and amenities. The most significant site improvements include the amenity center with associated facilities, common area drainage systems including multiple stormwater control measures (SCMs), and a privately-maintained asphalt paved parking lot. The streets in the community are in the public right-of-way and are not the responsibility of the Association.

The community is accessed by a primary entrance at Steedmont Drive off N. Main Street. The primary entrance is flanked by stone veneer masonry monument structures with metal signage fastened to metal fencing. The entrance monuments also include landscape uplighting and irrigation.

The amenity center is situated off Crossway Lane and appears to be of wood frame construction on a slab-on-grade foundation. The roof is comprised of architectural grade asphaltic fiberglass shingles. Exterior walls are primarily clad with painted hardboard siding and trim with brick veneer at the base of the walls. The pool building also includes wood pergola structures and a covered pavilion. Aluminum gutters and downspouts capture stormwater and discharge to grade or underground piping.

Stormwater drainage from the site flows via surface runoff into grassed swales and curb inlets which lead to an underground piping network. This network discharges into the stormwater control measures within the community.

OBSERVATIONS

The following key observations were made about the current condition of the more significant and costly common elements of the property.

Site Improvements

The paved public streets throughout the community are reportedly maintained by the municipality. However, the community also includes an asphalt paved parking lot at the amenity center that is the responsibility of the Association. The paving generally appeared to be in fair condition with fading striping, surface erosion, and widespread cracking noted. Typically, we recommend the application of an oil-resistant sealant to all asphalt paved surfaces on an approximate 5-year cycle. At this same time, all cracks should be properly filled, patched, and sealed and parking lot lines restriped. We have allocated funds for crack repair, sealcoating, and restriping of the asphalt pavement on a 5-year cycle beginning in 2026.

Assuming crack fill and seal coat applications are performed in the interim, we anticipate the asphalt paving in the parking lot to have a total estimated useful life of approximately 20 to 25 years prior to full resurfacing. We have allocated funds to resurface the asphalt paving in 2031. Resurfacing would include milling to remove the top layer of asphalt paving, repairing areas of fatigue cracking/upheaval as needed, and installing a new 1.5" to 2" thick layer of paving over all the existing paved areas.

The Association is responsible for maintaining the limited concrete curbing surrounding the parking lot at the amenity center. Additionally, the Association maintains the concrete flatwork which includes the concrete surfaces and sidewalks around the swimming pool area and on the amenity center grounds. We have assumed the curbing and sidewalks adjacent to public streets are maintained by the municipality. The concrete curbing and flatwork generally appeared to be in good condition with minor cracking noted. We have allocated funds for periodic repairs and/or replacement of concrete surfaces, as required, and have assumed that 5% of the concrete surfaces will require maintenance every 8 years beginning in 2031.

Storm water on the site drains via surface flow or via landscaped swales toward catch basins in the paved and landscaped areas. Inlet grates in the roadway and the grassed areas collect stormwater that flows to the stormwater control measures (SCM) in the community via an underground piping system. The drainage systems were in generally good to fair condition at the time of the inspection with sediment build up noted in several outlet pipes and displaced riprap and exposed filter fabric within armored drainage swales. Additionally, we noted areas of erosion and undermined timbers in the drainage system behind 225-245 Apple Drupe Way.

As the community ages, drainage concerns will likely continue to develop and require periodic repairs or improvements to ensure the drainage systems are appropriately functioning to discharge stormwater towards the appropriate control devices and management systems. Landscaped swales tend to accumulate sediment that settles out during storm events and will need to be periodically removed and re-graded. Erosion concerns are likely to develop in steeper slopes which would require stabilization repair. In addition, over time, small landscape drainage systems will likely need to be installed in flat areas of the community to address ponding

concerns. As the community ages, we would also recommend having portions of the private drainage infrastructure inspected with a video camera system, flushed, and repaired as necessary.

We have allocated funds for drainage system repairs and improvements every 5 years beginning in 2026. Drainage improvements would likely include retrenching of swales to improve flow, inspection/maintenance of underground systems, installation and repair of riprap or turf reinforcement at inlets/outlets and on steep slopes, and installing French drains or other types of subsurface drainage systems. These types of repairs can be moderate (re-trenching swales, flushing pipes), to very expensive (new underground pipe systems). We have included a moderate budget to help cover these costs.

The SCMs include what appears to be a constructed wetland device behind 100-120 Trayesan Drive. It appears the wetlands were constructed with a variable-depth pool and channel system with biodiverse vegetation plantings which are designed to filter sediment and naturally remove contaminants from collected stormwater while also regulating discharge rates through the outfalls. The wetlands will likely require partial reconstruction or major repairs/dredging to ensure proper functionality over the term. We have allocated funds for major repairs to the constructed wetland on a 20-year cycle beginning in 2026.

Note that the dredging and repairs described above are not inclusive of the annual maintenance tasks typically performed by a stormwater pond maintenance professional. We recommend the Association maintain a contract for annual maintenance items for the SCMs including inspections of embankments, nuisance control, debris and litter removal, and inlet and outlet maintenance and inspections. Removal of cattails as they develop should also be included as a regular maintenance item. The Association should ensure that the SCMs always conform to all applicable regulations.

Monument signage is located at the primary entrance to the community and generally consists of stone veneer masonry monument walls with metal fencing and signs bearing the community's name. The monuments are located in a landscaped bed with irrigation and uplighting. Stone veneer piers are located at the secondary entrance off N. Main Street at Crossway Lane. We noted fading on the metal signs and a missing sign inlay on the stone veneer piers at the Crossway Lane entrance. We do not anticipate a large-scale replacement project of the monuments; however, refurbishment may be periodically required. Refurbishment generally includes replacement/repairs of the signage, fence painting, and repairs to the stone veneer structures. We have included an allocation of funds for repairs to the monuments every 12 years beginning in 2027.

Landscape irrigation and lighting systems are installed at the primary entrance to the community. The lighting and irrigation systems generally appeared to be in good to fair condition with aging irrigation components and damaged uplights noted. We have included funds to upgrade lighting components, replace the controllers, timers, pumps, and make valve repairs to the existing irrigation systems, as necessary, every 12 years beginning in 2027. We have assumed minor repairs (irrigation head replacement, pipe repairs, bulb replacement, etc.) would be funded from an annual maintenance budget.

We understand the Association is responsible for maintaining the ornamental trees along the streets in the community. Typically, landscaping maintenance and small-scale tree removal/pruning projects are funded from the annual maintenance budget. Costs for large-scale pruning and renovation projects can vary widely,

and it is difficult to predict what expenses may be required depending on the scope of the project. However, we have included a contingency for large-scale tree pruning and landscape renovation projects on a 5-year cycle beginning in 2029.

Segmental block retaining walls are located in areas of significant topographical change near the entrances to the community. Limited sections of wall were observed and we did not see evidence of any major wall distress or leaning at the time of inspection. When properly designed and installed, these types of walls have a useful life beyond the term of this study (typically 40 years or more). The walls should be monitored for structural concerns such as leaning, displacement, or settlement. If such concerns are observed during the term, a geotechnical evaluation may be required. We have provided an allocation of funds to account for long term repairs to sections of the retaining walls on a 40-year cycle beginning in 2055.

Aluminum fencing was installed around the pool deck and above the retaining walls and generally appeared to be in good condition. At the time of the inspection, we observed limited areas of damage to the fencing which generally consisted of bent railings, missing post caps, and bent pickets. The aluminum fencing has an expected useful life of approximately 40 years and we have allocated funds for replacement in 2045. We have assumed painting and minor repairs to the aluminum site fencing will be funded from the operating budget.

Building Exterior

The pitched roof surfaces of the amenity center buildings are covered in architectural grade asphaltic fiberglass shingles. Gutters and downspouts are installed and discharge stormwater to grade or to pipe extensions. Roof surfacing is applied over plywood roof sheathing and appears to be in good condition. Assuming minor repairs are performed in the interim, we estimate the shingled roofing surfaces to have an expected useful life of approximately 20 to 25 years. We have included funds to replace the building roofs in 2045.

We strongly recommend that any re-roofing project closely follow procedures outlined by the latest edition of the National Roofing Contractors Association's *Roofing and Waterproofing Manual*. A re-roofing sequence should include removal of the existing roofing material, replacement of any inadequate roof sheathing, replacement of any damaged flashing, and replacement of drip edge components. Periodic minor repairs to the vent boots, flashing and gutters will likely be required in the interim prior to full roof replacement. Minor repairs to correct roof leaks in the interim will also likely be required on an annual basis.

Gutters and downspouts are installed on the buildings and generally appeared to be in good condition. Our funding allocations for roof replacement include funds for sectional gutter replacement, as needed.

The painted exterior surfaces of the amenity center structures generally appeared to be in good condition. To maintain a clean, bright appearance and protect the exterior finishes, we recommend re-painting the exterior components on an approximate 7-year cycle. During each painting project, any damaged components should be repaired and the transitions in the materials and any seams should be re-caulked. We have allocated funds to paint, repair and re-caulk the painted exterior components, including the pergola structures, every 7 years beginning in 2032.

Painted metal-skin doors are installed at the pool building and storage room. The doors generally appeared to be in fair condition with rust and deterioration noted near the bottom of the doors. Due to exposure and corrosion, the metal doors have an expected useful life of approximately 15 years and we have allocated funds for replacement in 2028.

The exterior of the storage room includes two outdoor showers. We understand the showers were both recently refurbished. We have allocated funds to refurbish the showers every 20 years beginning in 2045.

Building Interior

The pool building includes separate men's and women's restrooms with toilet and urinal stalls, partitions and sinks with countertops. The stall partitions and countertops were observed to be in good condition. We have allocated funds to upgrade the pool restrooms on a 25-year cycle beginning in 2046 which will include replacement of partitions, countertops and fixtures. The restrooms are finished with painted drywall and trim and an epoxy-type flooring. We have allocated funds to replace the epoxy flooring on a 10-year cycle beginning in 2031. Given the relatively small size of the interior space, we have assumed painting of the interior restroom walls would be performed as needed and funded through the annual maintenance budget.

Mechanical, Plumbing and Electrical Systems

The Association is responsible for maintaining the mechanical, electrical and plumbing systems servicing the amenity center. This includes backflow preventers, water supply and wastewater piping, and electrical distribution wiring and panels. Given the age of the buildings, we have included a contingency for repairs to these systems on 15-year cycle, beginning in 2033.

Domestic hot water for the buildings is provided by commercial grade conventional storage tank electric water heaters. The water heaters were manufactured by State Industries in 2005. Commercial-grade water heaters typically have an expected usable life of approximately 12 to 15 years and we have allocated funds for replacement every 15 years beginning in 2026.

Chilled drinking fountains are located on the exterior of the pool building and were recently replaced. This type of equipment typically has an expected useful life of approximately 10 to 15 years. We recommend budgeting for replacement on a 15-year schedule and have included funds for replacement in 2040.

Entry to the buildings and swimming pool is secured via a card reader (fob) system at the entrances. The buildings also include a security system with cameras installed at various locations on the exterior of the buildings. System components typically require repair or upgrades on an approximate 8- to 10-year cycle. We have allocated funds to repair or upgrade components of the security camera system and secured access system on a 10-year schedule beginning in 2035. Partial repairs to this system in the interim should be funded from the annual maintenance budget as needed.

Amenities

The swimming pool surface appeared to be in good condition, however; the swimming pool was filled with water at the time of inspection and we could not physically examine the entire surface. Swimming pool

surfaces typically require repair and recoating on an approximate 10- to 15-year cycle. We have allocated funds to resurface the pool on a 12-year cycle beginning in 2032. Resurfacing would include draining the pool, removing plastering, repairing concrete as needed, repairing/replacing tilework and re-plastering the pool surface with a quartz type plaster.

Pool pump and filtration equipment is located in the storage room at the amenity center. Pool pump and filtration equipment components are typically replaced as they fail. We have allocated funds to repair/replace components of the pump and filtration equipment servicing the pool on a 3-year cycle beginning in 2028.

Pool and outdoor furnishings included aluminum framed vinyl wrapped chairs and chaise lounges, tables, umbrellas, and ladder rails. The furniture generally appeared to be in good condition. We have allocated funds to replace the pool furnishings every 12 years beginning in 2031.

The pavilion on the amenity center grounds includes an automated gas fireplace that was recently installed. We do not anticipate major repairs to be required over term; however, some refurbishment may be required. We have allocated funds to refurbish the fireplace in 2035.

A stainless-steel gas grill and hood manufactured by Coyote are located under the pavilion on the amenity center grounds. These components were recently installed and generally appeared to be in good condition. Depending on use and maintenance, gas grills have a typical lifespan of 8 to 12 years in a community setting. We have allocated funds to replace the grill on an 8-year cycle beginning in 2033. We have included funds to replace the hood every 16 years beginning in 2041.

The pavilion includes furnishings such as an outdoor sectional couch with coffee table and three wood picnic tables that appeared to be in good condition. We have allocated funds to replace these furnishings every 10 years beginning in 2035.

The pool building includes wood framed pergolas that generally appeared to be in good condition. Due to the effects of weather and aging, major repairs to the wood framing will likely be required over the term. Major repairs may include replacing beams, posts, and/or hardware. We have allocated funds to perform major repairs to the pergola structures every 10 years beginning in 2035.

PREVENTATIVE MAINTENANCE

Preventative maintenance is a critical aspect affecting a property's life cycle costs and structural safety. It is encouraged that every property owner have a preventative maintenance plan in place. The reserve study is not to be considered a preventative maintenance plan. A preventative maintenance plan should incorporate all applicable common elements, not just those components included within the reserve study.

Any information provided by the client regarding ongoing maintenance or repair being performed with any component has been noted within the notes for that component. We can only be aware of preventative maintenance plans or programs that have been disclosed by the client. Note that an audit or evaluation of any maintenance plan or maintenance contract is outside the scope of the services of this project.

In some states and municipalities, periodic structural inspection reports are required for certain types of buildings. This periodic inspection report is critical to assist the reserve study provider in incorporating necessary corrective maintenance costs and timing. We recommend the association complete any and all required structural inspections and reports and have assumed these reports would be made available for our review during the reserve study.

We have assumed repairs under a dollar value of approximately \$1,000 would be funded as part of an annual maintenance budget. These repairs were not included in the funding allocations of this reserve study unless otherwise noted. We have assumed other component repairs/replacements would be funded from an annual maintenance budget as noted in the report.

RESERVE FUND ANALYSIS

We have performed a cash flow analysis projecting balances in the reserve account over the term of this study. We have included estimated capital repair expenses detailed in the first several pages of Appendix A. We have included tables and graphs depicting current funding levels along with recommended funding alternatives.

The financial projections include an assumed inflation rate and an assumed average return on invested funds as noted on the Project Summary page in the Appendix. The inflation rate adjustment is noted at the bottom of the annual expense page and the return on invested funds is noted in the existing funding level and funding alternative cash flow tables.

The software utilized to analyze the reserve funds was developed by Giles Flythe Engineers, Inc. in cooperation with a technology consultancy. The software and our analysis system have been extensively reviewed by leading community association and non-profit certified public accountants.

The capital repairs listed were derived from the initial request for proposal, discussions with association representatives, our informal review of governing documents and our site inspection. The association should confirm that the items listed are, in fact, the responsibility of the association and appropriate to fund from the reserve account.

Appendix A includes the following:

1. The Project Summary page that lists pertinent details specific to the association, the terms of the analysis and summarizes total over term expenses and recommended threshold balance.
2. The Expense Projection page that itemizes the capital repairs by category, illustrates our cost estimating by unit and provides estimated useful life and remaining useful life of each item.
3. The Annual Expense Projection pages that populate the capital repairs over the term of the study. This page includes a total adjusted for inflation at the bottom of the pages.
4. The Itemized Funding Analysis page provides a summary of the capital expenditures over the term and a graph breaking down the portion of the capital repairs into each category – Site Improvements, Building Exterior, Building Interior, Mechanical/Electrical/Plumbing Systems and Amenities.
5. The Current Funding Projection page provides a table and graph illustrating our cash flow analysis assuming the association maintains the current level of reserve contributions over the term of this study. The table includes projected reserve account balances, contributions, return on invested funds and capital repair expenses for each year of the term of this study.
6. The Funding Alternative pages each provide a table and graph illustrating our cash flow analysis assuming the association implements one of our funding recommendations detailed below.

Current Reserve Funding Rate:	\$38,732 per year
Current Reserve Balance:	\$205,157 (projected 2026 starting balance)

Note that based on our cash flow analysis, maintaining the current funding level is **not** projected to maintain a positive/healthy balance over the term. We have included recommended funding alternatives to your current reserve-funding program and recommend that the board adopt an alternative that best reflects the objectives of the community. Our funding recommendations are as follows:

- **Alternative 1:** Beginning in 2026, increase the annual reserve contribution by 4% every year for 21 years. This alternative is projected to maintain a positive balance through the term of this study.
- **Alternative 2:** Beginning in 2026, increase the annual reserve contribution by \$3,900 every other year for the duration of the term. This alternative is projected to maintain a positive balance through the term of this study.

The reserve study is focused on the capital reserve account and budgeted contributions to reserves. The recommendations above are solely attributed to the annual reserve contributions. The association likely has many line items in the annual operating budget that should also be periodically adjusted as part of an annual budgeting process.

The capital repair/replacement cost estimates we have developed are based on 2025 dollars. Our reserve study does include an adjustment for inflation and an assumed rate of return on invested funds.

CONCLUSION & LIMITATIONS

We have provided reserve funding recommendations based on our analysis of the association-maintained components, estimated capital repair costs over the term and the current funding levels. Further detail of the reserve fund analysis is provided in Appendix A.

The physical analysis portion of this reserve study was completed through a limited visual inspection. The visual inspection was completed from ground level unless otherwise specified. The visual inspection is generally limited to readily accessible and visible common areas that would likely require capital repair activities over the term. However, in some instances a representative sample inspection may be performed. Measurement of components is completed by a combination of field measurements, aerial imagery measuring tools and take-offs from construction drawings as available. Unless specifically noted, the components included in this study have an anticipated remaining useful life within thirty years from the time the field observations used in preparing the study were performed.

Note that this inspection does not include removing surface materials, excavation or any testing. The inspection does not include riparian buffers or other protected common areas. Buried utility components and other concealed components were not inspected as part of this analysis and we cannot be responsible for the condition of components not inspected.

The observations described in this study are valid on the date of the investigation and have been made under the conditions noted in the report. We prepared this study for the exclusive use of Windcrest Community Association. No other party should rely on the information in this report without consent. If another individual or party relies on this study, they shall indemnify and hold Giles Flythe Engineers Inc. harmless for any damages, losses, or expenses they may incur as a result of its use. This study is not to be considered a warranty of condition, and no warranty is implied. The appendices are an integral part of this report and must be included in any review. The Reserve Specialist shall incur no civil liability for performing the physical or financial portions of a reserve study performed in accordance with CAI standards.

Members of the Giles Flythe Engineers team working on this reserve study are not members of, or otherwise associated with, the association. Giles Flythe Engineers has disclosed any other involvement with the association that could result in conflicts of interest.

Information provided by the representatives of the association regarding financial, physical, quantity, or historical issues, will be deemed reliable by Giles Flythe Engineers. The reserve balance presented in the Reserve Study is based upon information provided and was not audited. Information provided about reserve projects will be considered reliable. Any on-site inspection should not be considered a project audit or quality inspection. Giles Flythe Engineers is not aware of any additional material issues which, if not disclosed, would cause a distortion of the association's situation.

This reserve study is partially a reflection of information provided to us. The reserve study is assembled for the association's use and is not intended to be used for the purpose of performing an audit, quality/forensic analyses or background checks of historical records. Structural integrity evaluations are not included in the

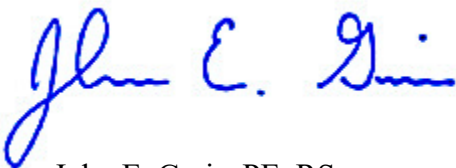
reserve study unless otherwise noted. The financial information provided, including starting balances and budgeted contribution rates are deemed reliable and have not been audited. Further, this study should not be considered a building code compliance analysis. The purpose of this study is to provide the association with a financial tool and is not to be considered an exhaustive technical or engineering evaluation which would consist of a broader scope of work. Except as noted in the report, we have not relied on the validity of prior reserve studies performed by other firms.

We have provided estimated costs of capital repairs. These costs are based on our general knowledge of the construction industry. We have relied on standard sources as needed, such as Means Building Construction Cost Data and estimates reviewed by Giles Flythe Engineers on similar projects. We have performed no design work or other engineering analysis as part of this study, nor have we obtained competitive quotations or estimates from contractors. Actual repair costs can vary due to a variety of factors. We cannot be responsible for the specific cost estimates provided.

This report has been prepared and reviewed by a professional engineer (PE) and reserve specialist (RS) on our staff.

If you have any questions about this reserve study, please feel free to contact us. Thank you for the opportunity to serve you.

Respectfully submitted,



John E. Greis, PE, RS
Project Manager
Giles Flythe Engineers, Inc.

APPENDIX A: RESERVE FUND PROJECTIONS

2025 Reserve Study

Client Name:	Windcrest Community Association
Service:	2025 Reserve Study
Number of Units:	397
Location:	Holly Springs, NC
Date of Inspection:	August 21, 2025
Term of Study in Years:	30
Beginning Year:	2026
Estimated Starting Reserve:	\$205,157
Current Annual Contribution:	\$38,732
Annual Inflation Rate:	4.25%
Assumed Rate of Return on Reserve Funds:	1.50%
Total Over Term Capital Expenditure with Inflation:	\$2,339,964
Recommended Threshold Reserve Balance: (Average Annual Capital Expenditure with Inflation)	\$77,999



GILES FLYTHE
ENGINEERS

Expense Estimates

Description	Quantity	Unit of Measure	Unit Cost	Total Cost per Cycle	Years of Useful Life	Years Remaining	Notes
Site Improvements							
Crack fill, seal coat, stripe asphalt paving in parking lot	1,600	SY	\$3.25	\$5,200	5	0	
Resurface asphalt paving in parking lot	1,600	SY	\$35.00	\$56,000	20	5	
Repair sections of concrete curb and gutter	45	LF	\$60.00	\$2,700	8	5	Approx. 5% every 8 years
Repair sections of concrete flatwork	60	SY	\$150.00	\$9,000	8	5	Approx. 5% every 8 years
Common area drainage system repairs/improvements	1	LS	\$17,500.00	\$17,500	5	0	
Major repairs to constructed wetland	1	LS	\$30,000.00	\$30,000	20	0	
Repair/refurbish entrance monuments/piers	1	LS	\$7,500.00	\$7,500	12	1	
Landscape irrigation and lighting system repairs	1	EA	\$10,000.00	\$10,000	12	1	
Allocation for landscape overhaul / tree pruning	1	LS	\$15,000.00	\$15,000	5	3	
Replace aluminum fencing	1,360	LF	\$50.00	\$68,000	40	19	
Allocation for retaining wall repairs	1	LS	\$40,000.00	\$40,000	40	29	
Building Exteriors							
Replace pool building, storage room, & pavilion roofs	35	SQ	\$400.00	\$14,000	20	19	
Paint and repair pool building, storage room, & pavilion	1	LS	\$12,000.00	\$12,000	7	6	
Replace pool house metal doors	1	LS	\$8,500.00	\$8,500	15	2	
Remodel outdoor showers	2	EA	\$3,500.00	\$7,000	20	19	
Building Interiors							
Refurbish restrooms, fixtures, partitions	2	EA	\$10,000.00	\$20,000	25	20	
Resurface epoxy floors in pool building restrooms	470	SF	\$12.00	\$5,640	10	5	
Mechanical/Electrical/Plumbing							
Allocation for plumbing & electrical repairs	1	LS	\$15,000.00	\$15,000	15	7	
Replace water heater	2	EA	\$2,500.00	\$5,000	15	0	
Replace drinking fountain	1	EA	\$3,500.00	\$3,500	15	14	
Repair/upgrade security access control system	1	LS	\$4,500.00	\$4,500	10	9	
Amenities							
Resurface swimming pool	3,720	SF	\$22.00	\$81,840	12	6	
Replace components of pool pump & filtration equipment	1	LS	\$7,500.00	\$7,500	3	2	
Replace pool furnishings	1	LS	\$25,000.00	\$25,000	12	5	
Refurbish gas fire place	1	EA	\$2,500.00	\$2,500	10	9	
Replace pavilion furnishings	1	LS	\$5,000.00	\$5,000	10	9	
Replace gas grill at amenity center pavilion	1	EA	\$4,500.00	\$4,500	8	7	
Replace hood over grill at amenity center pavilion	1	EA	\$3,500.00	\$3,500	16	15	
Major repairs/replacement of pergola structures	1	LS	\$10,000.00	\$10,000	10	9	

SY: Square Yard, **SF:** Square Feet, **LF:** Linear Feet, **SQ:** Roofing Square, **EA:** Each, **LS:** Lump Sum, **SYS:** System

Annual Expense By Year With Inflation

Description	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Site Improvements										
Crack fill, seal coat, stripe asphalt paving in parking lot	\$5,200					\$0				
Resurface asphalt paving in parking lot						\$68,955				
Repair sections of concrete curb and gutter						\$3,325				
Repair sections of concrete flatwork						\$11,082				
Common area drainage system repairs/improvements	\$17,500					\$21,549				
Major repairs to constructed wetland	\$30,000									
Repair/refurbish entrance monuments/piers		\$7,819								
Landscape irrigation and lighting system repairs		\$10,425								
Allocation for landscape overhaul / tree pruning				\$16,995					\$20,927	
Replace aluminum fencing										
Allocation for retaining wall repairs										
Building Exteriors										
Replace pool building, storage room, & pavilion roofs										
Paint and repair pool building, storage room, & pavilion							\$15,404			
Replace pool house metal doors			\$9,238							
Remodel outdoor showers										
Building Interiors										
Refurbish restrooms, fixtures, partitions										
Resurface epoxy floors in pool building restrooms						\$6,945				
Mechanical/Electrical/Plumbing										
Allocation for plumbing & electrical repairs								\$20,074		
Replace water heater	\$5,000									
Replace drinking fountain										
Repair/upgrade security access control system										\$6,545
Amenities										
Resurface swimming pool							\$105,056			
Replace components of pool pump & filtration equipment			\$8,151			\$9,235			\$10,463	
Replace pool furnishings						\$30,784				
Refurbish gas fire place										\$3,636
Replace pavilion furnishings										\$7,272
Replace gas grill at amenity center pavilion								\$6,022		
Replace hood over grill at amenity center pavilion										
Major repairs/replacement of pergola structures										\$14,544
Total	\$57,700	\$18,244	\$17,389	\$16,995	\$0	\$151,874	\$120,460	\$26,096	\$31,390	\$31,997

Annual Expense By Year With Inflation

Description	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
Site Improvements										
Crack fill, seal coat, stripe asphalt paving in parking lot	\$7,884					\$9,708				
Resurface asphalt paving in parking lot										
Repair sections of concrete curb and gutter				\$4,638						
Repair sections of concrete flatwork				\$15,461						
Common area drainage system repairs/improvements	\$26,534					\$32,672				
Major repairs to constructed wetland										
Repair/refurbish entrance monuments/piers				\$12,884						
Landscape irrigation and lighting system repairs				\$17,179						
Allocation for landscape overhaul / tree pruning				\$25,768					\$31,729	
Replace aluminum fencing										\$149,953
Allocation for retaining wall repairs										
Building Exteriors										
Replace pool building, storage room, & pavilion roofs										\$30,873
Paint and repair pool building, storage room, & pavilion				\$20,614						
Replace pool house metal doors								\$17,247		
Remodel outdoor showers										\$15,436
Building Interiors										
Refurbish restrooms, fixtures, partitions										
Resurface epoxy floors in pool building restrooms						\$10,530				
Mechanical/Electrical/Plumbing										
Allocation for plumbing & electrical repairs										
Replace water heater						\$9,335				
Replace drinking fountain					\$6,268					
Repair/upgrade security access control system										\$9,923
Amenities										
Resurface swimming pool									\$173,115	
Replace components of pool pump & filtration equipment		\$11,855			\$13,432			\$15,218		
Replace pool furnishings								\$50,726		
Refurbish gas fire place										\$5,513
Replace pavilion furnishings										\$11,026
Replace gas grill at amenity center pavilion						\$8,401				
Replace hood over grill at amenity center pavilion						\$6,534				
Major repairs/replacement of pergola structures										\$22,052
Total	\$34,418	\$11,855	\$0	\$96,544	\$19,700	\$77,181	\$0	\$83,191	\$204,844	\$244,776

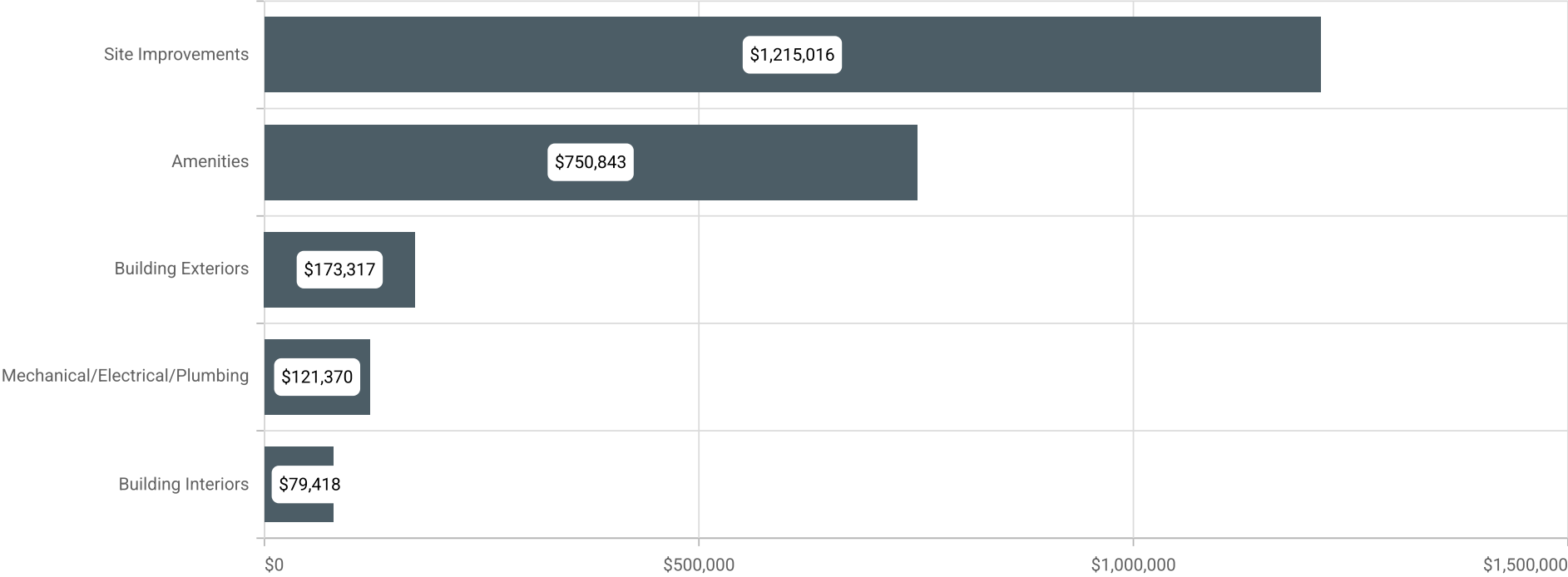
Annual Expense By Year With Inflation

Description	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055
Site Improvements										
Crack fill, seal coat, stripe asphalt paving in parking lot	\$11,954					\$0				
Resurface asphalt paving in parking lot						\$158,522				
Repair sections of concrete curb and gutter		\$6,471								\$9,028
Repair sections of concrete flatwork		\$21,569								\$30,092
Common area drainage system repairs/improvements	\$40,231					\$49,538				
Major repairs to constructed wetland	\$68,967									
Repair/refurbish entrance monuments/piers						\$21,231				
Landscape irrigation and lighting system repairs						\$28,308				
Allocation for landscape overhaul / tree pruning				\$39,070					\$48,108	
Replace aluminum fencing										
Allocation for retaining wall repairs										\$133,741
Building Exteriors										
Replace pool building, storage room, & pavilion roofs										
Paint and repair pool building, storage room, & pavilion	\$27,587							\$36,918		
Replace pool house metal doors										
Remodel outdoor showers										
Building Interiors										
Refurbish restrooms, fixtures, partitions	\$45,978									
Resurface epoxy floors in pool building restrooms						\$15,965				
Mechanical/Electrical/Plumbing										
Allocation for plumbing & electrical repairs			\$37,477							
Replace water heater										
Replace drinking fountain										\$11,702
Repair/upgrade security access control system										\$15,046
Amenities										
Resurface swimming pool										
Replace components of pool pump & filtration equipment	\$17,242			\$19,535			\$22,133			\$25,077
Replace pool furnishings										\$83,588
Refurbish gas fire place										\$8,359
Replace pavilion furnishings										\$16,718
Replace gas grill at amenity center pavilion				\$11,721						
Replace hood over grill at amenity center pavilion										
Major repairs/replacement of pergola structures										\$33,435
Total	\$211,959	\$28,040	\$37,477	\$70,326	\$0	\$273,564	\$22,133	\$36,918	\$48,108	\$366,786

Expense Summary

Total Over Term Capital Expenditure with Inflation:	\$2,339,964
Average Estimated Annual Capital Expenditure with Inflation:	\$77,999
Current Reserve Account Balance:	\$205,157
Full Funding Balance:	\$258,998
Percent Funded:	79.21%

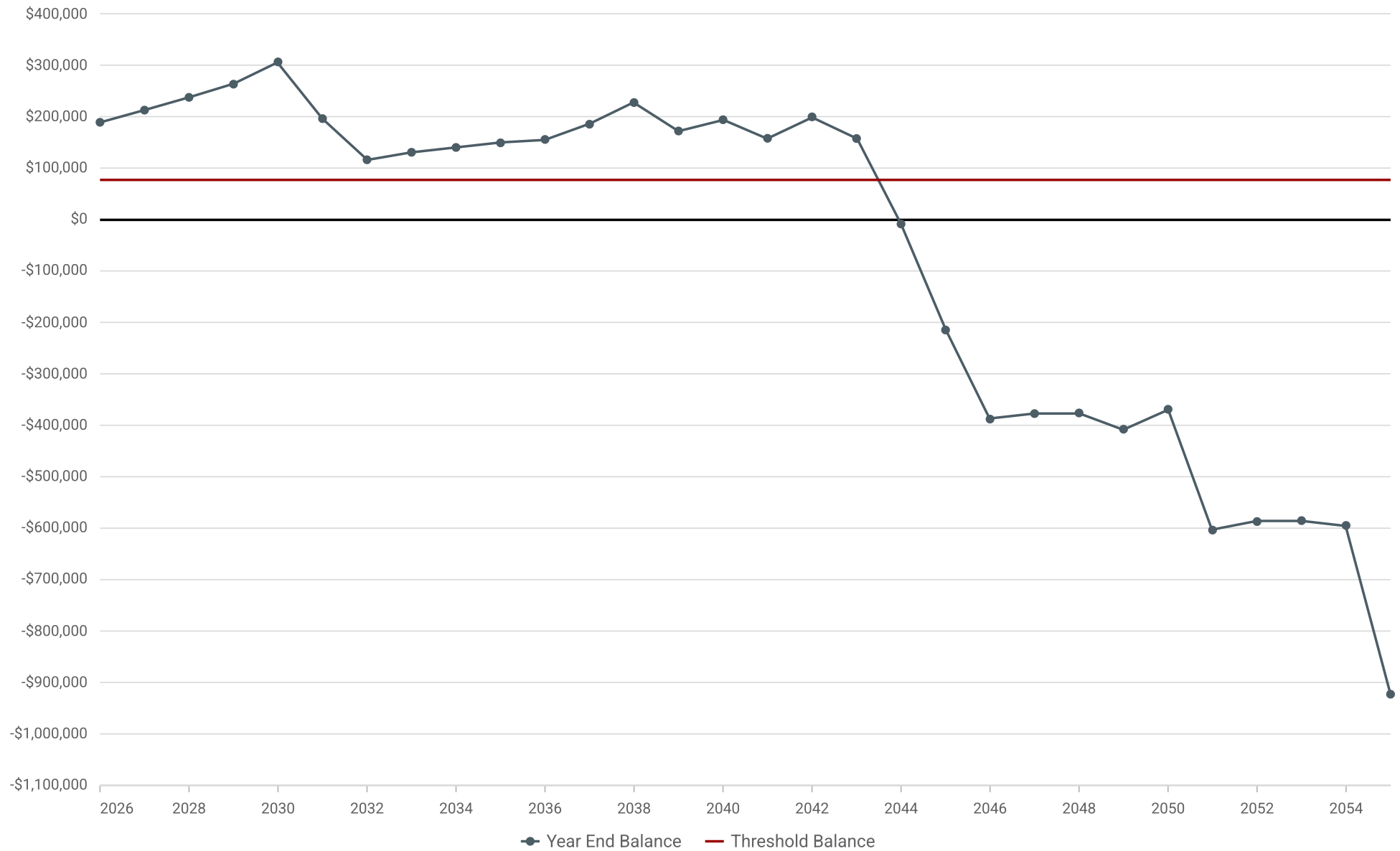
Breakdown of Total Costs by Type



Current Funding: Year End Balance Projection

Year	Starting Balance	Reserve Contribution	Average Per Unit Per Month	Return on Investment	Repair Expenses	Special Assessments	Year End Balance
2026	\$205,157	\$38,732	\$8.13	\$2,793	\$57,700		\$188,982
2027	\$188,982	\$38,732	\$8.13	\$3,142	\$18,244		\$212,612
2028	\$212,612	\$38,732	\$8.13	\$3,509	\$17,389		\$237,465
2029	\$237,465	\$38,732	\$8.13	\$3,888	\$16,995		\$263,090
2030	\$263,090	\$38,732	\$8.13	\$4,527	\$0		\$306,349
2031	\$306,349	\$38,732	\$8.13	\$2,898	\$151,874		\$196,105
2032	\$196,105	\$38,732	\$8.13	\$1,716	\$120,460		\$116,092
2033	\$116,092	\$38,732	\$8.13	\$1,931	\$26,096		\$130,659
2034	\$130,659	\$38,732	\$8.13	\$2,070	\$31,390		\$140,071
2035	\$140,071	\$38,732	\$8.13	\$2,202	\$31,997		\$149,009
2036	\$149,009	\$38,732	\$8.13	\$2,300	\$34,418		\$155,622
2037	\$155,622	\$38,732	\$8.13	\$2,737	\$11,855		\$185,237
2038	\$185,237	\$38,732	\$8.13	\$3,360	\$0		\$227,329
2039	\$227,329	\$38,732	\$8.13	\$2,543	\$96,544		\$172,059
2040	\$172,059	\$38,732	\$8.13	\$2,866	\$19,700		\$193,958
2041	\$193,958	\$38,732	\$8.13	\$2,333	\$77,181		\$157,842
2042	\$157,842	\$38,732	\$8.13	\$2,949	\$0		\$199,522
2043	\$199,522	\$38,732	\$8.13	\$2,326	\$83,191		\$157,389
2044	\$157,389	\$38,732	\$8.13	\$0	\$204,844		-\$8,723
2045	-\$8,723	\$38,732	\$8.13	\$0	\$244,776		-\$214,767
2046	-\$214,767	\$38,732	\$8.13	\$0	\$211,959		-\$387,994
2047	-\$387,994	\$38,732	\$8.13	\$0	\$28,040		-\$377,302
2048	-\$377,302	\$38,732	\$8.13	\$0	\$37,477		-\$376,047
2049	-\$376,047	\$38,732	\$8.13	\$0	\$70,326		-\$407,641
2050	-\$407,641	\$38,732	\$8.13	\$0	\$0		-\$368,909
2051	-\$368,909	\$38,732	\$8.13	\$0	\$273,564		-\$603,741
2052	-\$603,741	\$38,732	\$8.13	\$0	\$22,133		-\$587,142
2053	-\$587,142	\$38,732	\$8.13	\$0	\$36,918		-\$585,327
2054	-\$585,327	\$38,732	\$8.13	\$0	\$48,108		-\$594,704
2055	-\$594,704	\$38,732	\$8.13	\$0	\$366,786		-\$922,758

Current Funding: Year End Balance Projection



Funding Alternative 1: Year End Balance Projection

Beginning in 2026, increase the contribution by 4% every year for 21 years.

Year	Starting Balance	Reserve Contribution	Average Per Unit Per Month	Return on Investment	Repair Expenses	Special Assessments	Year End Balance
2026	\$205,157	\$40,281	\$8.46	\$2,816	\$57,700		\$190,554
2027	\$190,554	\$41,893	\$8.79	\$3,213	\$18,244		\$217,416
2028	\$217,416	\$43,568	\$9.15	\$3,654	\$17,389		\$247,249
2029	\$247,249	\$45,311	\$9.51	\$4,133	\$16,995		\$279,699
2030	\$279,699	\$47,123	\$9.89	\$4,902	\$0		\$331,725
2031	\$331,725	\$49,008	\$10.29	\$3,433	\$151,874		\$232,292
2032	\$232,292	\$50,969	\$10.70	\$2,442	\$120,460		\$165,242
2033	\$165,242	\$53,007	\$11.13	\$2,882	\$26,096		\$195,036
2034	\$195,036	\$55,128	\$11.57	\$3,282	\$31,390		\$222,055
2035	\$222,055	\$57,333	\$12.03	\$3,711	\$31,997		\$251,102
2036	\$251,102	\$59,626	\$12.52	\$4,145	\$34,418		\$280,455
2037	\$280,455	\$62,011	\$13.02	\$4,959	\$11,855		\$335,570
2038	\$335,570	\$64,492	\$13.54	\$6,001	\$0		\$406,063
2039	\$406,063	\$67,071	\$14.08	\$5,649	\$96,544		\$382,239
2040	\$382,239	\$69,754	\$14.64	\$6,484	\$19,700		\$438,778
2041	\$438,778	\$72,544	\$15.23	\$6,512	\$77,181		\$440,653
2042	\$440,653	\$75,446	\$15.84	\$7,741	\$0		\$523,841
2043	\$523,841	\$78,464	\$16.47	\$7,787	\$83,191		\$526,900
2044	\$526,900	\$81,602	\$17.13	\$6,055	\$204,844		\$409,713
2045	\$409,713	\$84,867	\$17.81	\$3,747	\$244,776		\$253,551
2046	\$253,551	\$88,261	\$18.53	\$1,948	\$211,959		\$131,801
2047	\$131,801	\$88,261	\$18.53	\$2,880	\$28,040		\$194,903
2048	\$194,903	\$88,261	\$18.53	\$3,685	\$37,477		\$249,372
2049	\$249,372	\$88,261	\$18.53	\$4,010	\$70,326		\$271,317
2050	\$271,317	\$88,261	\$18.53	\$5,394	\$0		\$364,972
2051	\$364,972	\$88,261	\$18.53	\$2,695	\$273,564		\$182,365
2052	\$182,365	\$88,261	\$18.53	\$3,727	\$22,133		\$252,221
2053	\$252,221	\$88,261	\$18.53	\$4,553	\$36,918		\$308,118
2054	\$308,118	\$88,261	\$18.53	\$5,224	\$48,108		\$353,494
2055	\$353,494	\$88,261	\$18.53	\$1,125	\$366,786		\$76,094

Funding Alternative 1: Year End Balance Projection



Funding Alternative 2: Year End Balance Projection

Beginning in 2026, increase the contribution by \$3,900 every other year.

Year	Starting Balance	Reserve Contribution	Average Per Unit Per Month	Return on Investment	Repair Expenses	Special Assessments	Year End Balance
2026	\$205,157	\$42,632	\$8.95	\$2,851	\$57,700		\$192,940
2027	\$192,940	\$42,632	\$8.95	\$3,260	\$18,244		\$220,589
2028	\$220,589	\$46,532	\$9.77	\$3,746	\$17,389		\$253,478
2029	\$253,478	\$46,532	\$9.77	\$4,245	\$16,995		\$287,260
2030	\$287,260	\$50,432	\$10.59	\$5,065	\$0		\$342,757
2031	\$342,757	\$50,432	\$10.59	\$3,620	\$151,874		\$244,935
2032	\$244,935	\$54,332	\$11.40	\$2,682	\$120,460		\$181,488
2033	\$181,488	\$54,332	\$11.40	\$3,146	\$26,096		\$212,871
2034	\$212,871	\$58,232	\$12.22	\$3,596	\$31,390		\$243,308
2035	\$243,308	\$58,232	\$12.22	\$4,043	\$31,997		\$273,587
2036	\$273,587	\$62,132	\$13.04	\$4,520	\$34,418		\$305,820
2037	\$305,820	\$62,132	\$13.04	\$5,341	\$11,855		\$361,439
2038	\$361,439	\$66,032	\$13.86	\$6,412	\$0		\$433,883
2039	\$433,883	\$66,032	\$13.86	\$6,051	\$96,544		\$409,421
2040	\$409,421	\$69,932	\$14.68	\$6,895	\$19,700		\$466,549
2041	\$466,549	\$69,932	\$14.68	\$6,889	\$77,181		\$466,189
2042	\$466,189	\$73,832	\$15.50	\$8,100	\$0		\$548,121
2043	\$548,121	\$73,832	\$15.50	\$8,081	\$83,191		\$546,843
2044	\$546,843	\$77,732	\$16.32	\$6,296	\$204,844		\$426,027
2045	\$426,027	\$77,732	\$16.32	\$3,885	\$244,776		\$262,868
2046	\$262,868	\$81,632	\$17.14	\$1,988	\$211,959		\$134,529
2047	\$134,529	\$81,632	\$17.14	\$2,822	\$28,040		\$190,943
2048	\$190,943	\$85,532	\$17.95	\$3,585	\$37,477		\$242,583
2049	\$242,583	\$85,532	\$17.95	\$3,867	\$70,326		\$261,656
2050	\$261,656	\$89,432	\$18.77	\$5,266	\$0		\$356,354
2051	\$356,354	\$89,432	\$18.77	\$2,583	\$273,564		\$174,806
2052	\$174,806	\$93,332	\$19.59	\$3,690	\$22,133		\$249,695
2053	\$249,695	\$93,332	\$19.59	\$4,592	\$36,918		\$310,701
2054	\$310,701	\$97,232	\$20.41	\$5,397	\$48,108		\$365,222
2055	\$365,222	\$97,232	\$20.41	\$1,435	\$366,786		\$97,103

Funding Alternative 2: Year End Balance Projection



APPENDIX B: PROJECT PHOTOGRAPHS

Description

Asphalt paved parking
lot at amenity center.



Photo No.
1

Description

Faded striping in parking
lot.



Photo No.
2

Description

Surface erosion in
parking lot.

Photo No.
3



Description

Cracking in asphalt
pavement.

Photo No.
4



Description

Cracking in concrete curbing.

Photo No.
5



Description

Concrete deck repairs.

Photo No.
6



Description

Riprap armored swale with exposed landscape fabric.

Photo No.
7



Description

Sediment buildup at outlet pipe.

Photo No.
8



Description

Timber undermined
behind 225 to 245 Apple
Drupe Way.



Photo No.
9

Description

Constructed wetland
device.



Photo No.
10

Description

Entrance monument.



Photo No.
11

Description

Faded metal entrance sign.



Photo No.
12

Description

Irrigation control box.

Photo No.
13



Description

Damaged landscape
uplight.

Photo No.
14



Description

Minor damage to
aluminum fencing.

Photo No.
15



Description

Pool building roof.

Photo No.
16



Description

Pool building and
pergola structure.

Photo No.
17



Description

Exterior shower pool
building.

Photo No.
18



Description

Metal pool building
door.



Photo No.
19

Description

Rust and corrosion at
bottom of metal door.



Photo No.
20

Description

Restroom interior.

Photo No.
21



Description

Chipped epoxy flooring
in restroom.

Photo No.
22



Description

Water heater at pool building.

Photo No.
23



Description

Drinking fountain at pool building.

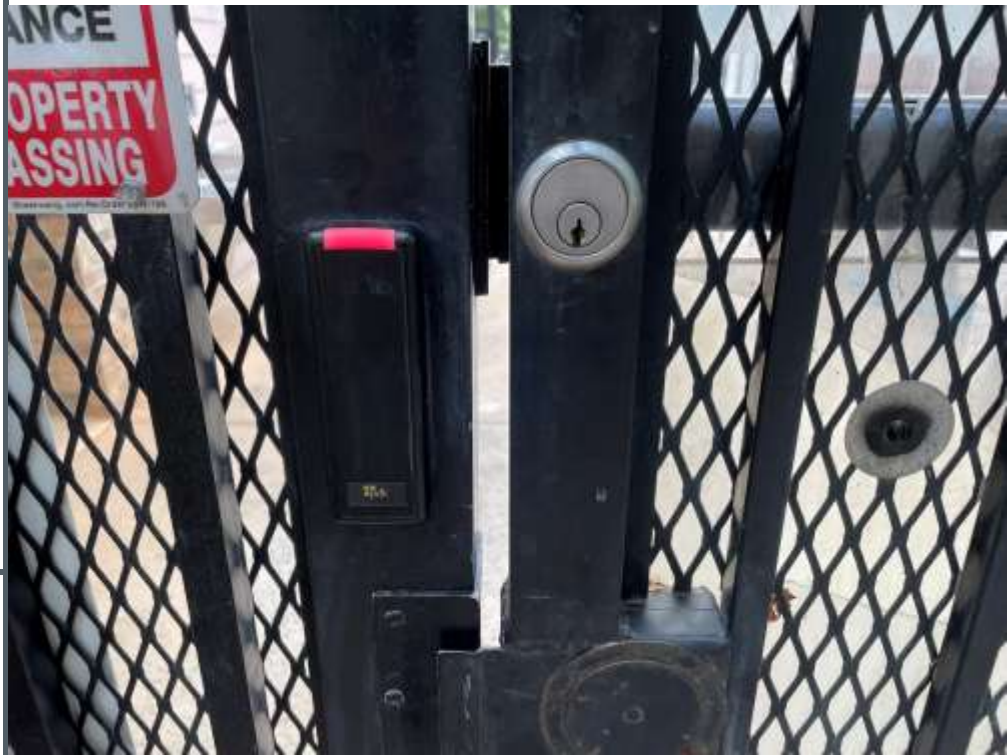
Photo No.
24



Description

Secured access at pool building.

Photo No.
25



Description

Swimming pool and pool deck.

Photo No.
26



Description

Pool pump and filtration equipment.

Photo No.
27



Description

Pool furnishings.

Photo No.
28



Description

Pavilion at amenity center.

Photo No.
29



Description

Gas grill at pool pavilion.

Photo No.
30



Description

Gas fire place.



Photo No.
31

Description

Furnishings at pavilion.



Photo No.
32