



Long-term thinking. Everyday commitment.

Corporate Office

Reserve Advisors, Inc.
735 N. Water Street, Suite 175
Milwaukee, WI 53202

**Brookridge Community Property Owners Association, Inc.
Brooksville, Florida**

At the direction of the Board that recognizes the need for proper reserve planning, we have conducted a Reserve Study Update without Site Visit for Brookridge Community Property Owners Association, Inc. (Brookridge) located in Brooksville, Florida and submit our findings in this letter report. The effective date of this study is August 22, 2017. The purpose of this Reserve Study Update without Site Visit is to assist Management and the Board in establishing a revised reserve contributions budget interim to a Reserve Study Update in view of limited changes to the Reserve Component Inventory and the financial status of the reserve fund since our last Full Reserve Study on February 16, 2015. Although this analysis contains elements of a Full Reserve Study, it is not to be construed or used as such.

The unaudited cash status of the reserve fund as of May 31, 2017 as reported by Management is \$1,991,624, excluding Interest Reserves. Attached hereto are the results of this limited investigation comprising the Interim Reserve Component Expenditures and Interim Reserve Funding Plan subject to the attached Professional Service Conditions. The first table Interim Reserve Expenditures includes the Reserve Component Inventory, Reserve Expenditures, estimates of future costs and anticipated times of replacements during the next 30 years. The second table Reserve Funding Plan includes Reserve Contributions for the next 30 years based on Reserve Expenditures.

The Reserve Study Update without Site Visit Funding Analysis considers:

Local current and future costs of replacement for the Reserve Components

Inflation of construction materials, labor and equipment at an average annual rate of 1.9%

The anticipated effects of appreciation of the reserves over time in accord with an anticipated future return or yield on investment of your cash equivalent assets at an annual rate of 1.2%

This analysis does not consider any possible changes to the condition assessment since the last Reserve Study. We did not conduct an inspection of the property but rather relied on information provided to us by Management and the Board. We strongly recommend an update of the last Reserve Study within the next fiscal year.

Respectfully submitted on August 22, 2017 by
RESERVE ADVISORS, INC.

A handwritten signature in black ink, appearing to read "Alan Ebert", is positioned above the typed name.

Alan M. Ebert, PRA¹, RS², Director of Quality Assurance
Reference #: 99426
Analysis by: Jason P. Kubus, RS



¹ PRA (Professional Reserve Analyst) is the professional designation of the Association of Professional Reserve Analysts. Learn more about APRA at <http://www.apra-usa.com>.

² RS (Reserve Specialist) is the reserve provider professional designation of the Community Associations Institute (CAI) representing America's more than 300,000 condominium, cooperative and homeowners associations.

RESERVE EXPENDITURES

**Brookridge Community
Property Owners Association, Inc.**
Brooksville, Florida

Explanatory Notes:

- 1) **1.9%** is the estimated future Inflation Rate for estimating Future Replacement Costs.
- 2) FY2017 is Fiscal Year beginning January 1, 2017 and ending December 31, 2017.

Line Item	Total Quantity	Per Phase Quantity	Units	Reserve Component Inventory	Estimated 1st Year of Event	Life Analysis, Years		Costs, \$			RUL = 0 FY2017	1 2018	2 2019	3 2020	4 2021	5 2022	6 2023	7 2024	8 2025	9 2026	10 2027	11 2028	12 2029	13 2030	14 2031	15 2032
						Useful	Remaining	Unit (2017)	Per Phase (2017)	Total (2017)																
Administration Elements																										
1.020	2,620	2,620	Square Feet	Ceilings, Acoustical Tiles and Grids (Includes Lights)	2018	to 25	1	4.80	12,576	12,576	33,330	12,815														
1.040	1	1	Allowance	Computer Server	2026	10 to 15	9	11,400.00	11,400	11,400	31,414									13,504						
1.060	250	250	Square Yards	Floor Coverings, Carpet	2018	8 to 12	1	57.00	14,250	14,250	53,207	14,521									17,528					
1.100	3	1	Allowance	Furniture, Phased	2020	10 to 15	3 to 5	9,300.00	9,300	27,900	115,058			9,840	10,027	10,218										12,334
1.105	1	1	Allowance	Rest Rooms, Renovation	2018	to 25	1	30,000.00	30,000	30,000	79,508	30,570														
1.120	30	30	Squares	Roof, EPDM	2019	15 to 20	2	870.00	26,100	26,100	66,590		27,101													
1.125	2	1	Each	Split Systems, Phased	2018	12 to 18	1 to 13	6,200.00	6,200	12,400	33,118	6,318												7,919		
1.130	2,150	2,150	Square Feet	Walls, Metal Siding	2023	to 50	6	6.10	13,115	13,115	14,683						14,683									
1.140	200	200	Square Feet	Windows and Doors	2023	to 45	6	71.00	14,200	14,200	15,898						15,898									
Clubhouse Elements																										
2.060	1	1	Allowance	Audio and Visual Equipment, Phased	2018	to 12	1	4,200.00	4,200	4,200	16,368	4,280												5,364		
2.080	3	3	Each	Bingo Boards	2019	to 15	2	4,000.00	12,000	12,000	28,985		12,460													
2.100	50	50	Linear Feet	Cabinets	2020	20 to 30	3	200.00	10,000	10,000	27,520			10,581												
2.120	13,140	13,140	Square Feet	Ceilings, Acoustical Tiles and Grids (Includes Lights)	2036	to 25	19	4.80	63,072	63,072	90,187															
2.155	8	8	Each	Doors, Entrances, Glass (Includes Automatic Openers)	2025	to 35	8	1,870.00	14,960	14,960	17,391								17,391							
2.165	10	10	Each	Doors, Metal	2027	to 35	10	880.00	8,800	8,800	10,622										10,622					
2.235	2	1	Allowance	Exercise Equipment, Phased	2022	to 15	5 to 12	8,000.00	8,000	16,000	43,305				8,789								10,027			
2.238	40	40	Square Yards	Floor Coverings, Ceramic Tile, Kitchen	2037	to 25	20	119.00	4,760	4,760	6,936															
2.240	1,340	1,340	Square Yards	Floor Coverings, Vinyl	2018	15 to 20	1	46.00	61,640	61,640	154,332	62,811														
2.260	80	80	Square Yards	Floor Coverings, Wood	2021	to 25	4	135.00	10,800	10,800	30,285				11,644											
2.280	900	900	Square Feet	Folding Partitions	2019	to 15	2	37.00	33,300	33,300	80,434		34,577													
2.300	3	1	Allowance	Furniture, Phased	2018	15 to 20	1 to 13	34,000.00	34,000	102,000	219,905	34,646						38,788							43,425	
2.320	7	1	Allowance	Kitchen Equipment, Phased	2018	to 25	1 to 19	12,000.00	12,000	84,000	159,736	12,228		12,938			13,690			14,485				15,327		
2.340	2	2	Each	Maintenance Equipment, Floor Burnisher and Washer	2018	to 10	1	4,000.00	8,000	8,000	29,870	8,152									9,840					
2.360	1	1	Each	Mechanical Equipment, Packaged Units, 7.5-Ton Capacity, Oldest Unit	2019	to 20	2	10,400.00	10,400	10,400	26,534		10,799													
2.362	2	2	Each	Mechanical Equipment, Packaged Units, 7.5-Ton Capacity, 2014	2034	to 20	17	9,900.00	19,800	19,800	27,266															
2.370	1	1	Each	Mechanical Equipment, Split Systems, 7.5-Ton Capacity, 2015	2030	12 to 18	13	6,000.00	6,000	6,000	17,826														7,663	
2.372	2	2	Each	Mechanical Equipment, Split Systems, 7.5-Ton Capacity, Remaining	2031	12 to 18	14	6,000.00	12,000	12,000	36,331														15,618	
2.380	5	1	Each	Mechanical Equipment, Split Systems, 5-Ton Capacity, Phased	2017	12 to 18	0 to 4	5,700.00	5,700	28,500	78,890	5,700	5,808	5,919	6,031	6,146										7,559
2.420	1	1	Allowance	Rest Rooms, Small, Renovation	2017	to 30	0	50,000.00	50,000	50,000	137,942	50,000														
2.440	1	1	Allowance	Rest Rooms, Large, Renovation	2039	to 30	22	53,000.00	53,000	53,000	80,188															
2.460	165	165	Squares	Roof, EPDM, 1995	2019	15 to 20	2	870.00	143,550	143,550	366,245		149,057													
2.500	2	2	Each	Saunas	2021	25 to 30	4	10,900.00	21,800	21,800	61,133				23,505											
2.520	7,885	7,885	Square Feet	Walls, Metal Siding, Original (Includes Mansard Roofs)	2028	to 50	11	6.10	48,099	48,099	59,163										59,163					
2.530	3,915	3,915	Square Feet	Walls, Metal Siding, 1987	2037	to 50	20	6.10	23,882	23,882	34,797															
2.540	10	5	Each	Windows, Partial	2047	to 45	30 to 30+	1,200.00	6,000	12,000	10,553															
Property Site Elements																										
3.020	343,920	85,980	Square Yards	Asphalt Pavement, Repair and Patch, Phased	2018	3 to 5	1 to 4	0.40	34,392	137,568	1,399,672	35,045	35,711	36,390	37,081	37,786	38,504	39,235	39,981	40,740	41,514	42,303	43,107	43,926	44,761	45,611
3.040	31,558	31,558	Square Yards	Asphalt Pavement, Mill and Overlay, 1 of 10	2030	15 to 20	13	12.00	378,696	378,696	483,677														483,677	

RESERVE EXPENDITURES

**Brookridge Community
Property Owners Association, Inc.**
Brooksville, Florida

Line Item	Total Quantity	Per Phase Quantity	Units	Reserve Component Inventory	Estimated 1st Year of Event	Life Analysis, Years		Costs, \$			16 2033	17 2034	18 2035	19 2036	20 2037	21 2038	22 2039	23 2040	24 2041	25 2042	26 2043	27 2044	28 2045	29 2046	30 2047	
						Useful	Remaining	Unit (2017)	Per Phase (2017)	Total (2017)																30-Year Total (Inflated)
Administration Elements																										
1.020	2,620	2,620	Square Feet	Ceilings, Acoustical Tiles and Grids (Includes Lights)	2018	to 25	1	4.80	12,576	12,576	33,330														20,515	
1.040	1	1	Allowance	Computer Server	2026	10 to 15	9	11,400.00	11,400	11,400	31,414								17,910							
1.060	250	250	Square Yards	Floor Coverings, Carpet	2018	8 to 12	1	57.00	14,250	14,250	53,207				21,158											
1.100	3	1	Allowance	Furniture, Phased	2020	10 to 15	3 to 5	9,300.00	9,300	27,900	115,058	12,568	12,807									15,459	15,753	16,052		
1.105	1	1	Allowance	Rest Rooms, Renovation	2018	to 25	1	30,000.00	30,000	30,000	79,508														48,938	
1.120	30	30	Squares	Roof, EPDM	2019	15 to 20	2	870.00	26,100	26,100	66,590					39,489										
1.125	2	1	Each	Split Systems, Phased	2018	12 to 18	1 to 13	6,200.00	6,200	12,400	33,118	8,379												10,502		
1.130	2,150	2,150	Square Feet	Walls, Metal Siding	2023	to 50	6	6.10	13,115	13,115	14,683															
1.140	200	200	Square Feet	Windows and Doors	2023	to 45	6	71.00	14,200	14,200	15,898															
Clubhouse Elements																										
2.060	1	1	Allowance	Audio and Visual Equipment, Phased	2018	to 12	1	4,200.00	4,200	4,200	16,368									6,724						
2.080	3	3	Each	Bingo Boards	2019	to 15	2	4,000.00	12,000	12,000	28,985		16,525													
2.100	50	50	Linear Feet	Cabinets	2020	20 to 30	3	200.00	10,000	10,000	27,520														16,939	
2.120	13,140	13,140	Square Feet	Ceilings, Acoustical Tiles and Grids (Includes Lights)	2036	to 25	19	4.80	63,072	63,072	90,187				90,187											
2.155	8	8	Each	Doors, Entrances, Glass (Includes Automatic Openers)	2025	to 35	8	1,870.00	14,960	14,960	17,391															
2.165	10	10	Each	Doors, Metal	2027	to 35	10	880.00	8,800	8,800	10,622															
2.235	2	1	Allowance	Exercise Equipment, Phased	2022	to 15	5 to 12	8,000.00	8,000	16,000	43,305				11,439										13,050	
2.238	40	40	Square Yards	Floor Coverings, Ceramic Tile, Kitchen	2037	to 25	20	119.00	4,760	4,760	6,936					6,936										
2.240	1,340	1,340	Square Yards	Floor Coverings, Vinyl	2018	15 to 20	1	46.00	61,640	61,640	154,332					91,521										
2.260	80	80	Square Yards	Floor Coverings, Wood	2021	to 25	4	135.00	10,800	10,800	30,285														18,641	
2.280	900	900	Square Feet	Folding Partitions	2019	to 15	2	37.00	33,300	33,300	80,434		45,857													
2.300	3	1	Allowance	Furniture, Phased	2018	15 to 20	1 to 13	34,000.00	34,000	102,000	219,905				48,617										54,429	
2.320	7	1	Allowance	Kitchen Equipment, Phased	2018	to 25	1 to 19	12,000.00	12,000	84,000	159,736	16,217			17,159					18,156				19,210	20,326	
2.340	2	2	Each	Maintenance Equipment, Floor Burnisher and Washer	2018	to 10	1	4,000.00	8,000	8,000	29,870					11,878										
2.360	1	1	Each	Mechanical Equipment, Packaged Units, 7.5-Ton Capacity, Oldest Unit	2019	to 20	2	10,400.00	10,400	10,400	26,534						15,735									
2.362	2	2	Each	Mechanical Equipment, Packaged Units, 7.5-Ton Capacity, 2014	2034	to 20	17	9,900.00	19,800	19,800	27,266		27,266													
2.370	1	1	Each	Mechanical Equipment, Split Systems, 7.5-Ton Capacity, 2015	2030	12 to 18	13	6,000.00	6,000	6,000	17,826														10,163	
2.372	2	2	Each	Mechanical Equipment, Split Systems, 7.5-Ton Capacity, Remaining	2031	12 to 18	14	6,000.00	12,000	12,000	36,331														20,713	
2.380	5	1	Each	Mechanical Equipment, Split Systems, 5-Ton Capacity, Phased	2017	12 to 18	0 to 4	5,700.00	5,700	28,500	78,890	7,703	7,849	7,999	8,151										10,025	
2.420	1	1	Allowance	Rest Rooms, Small, Renovation	2017	to 30	0	50,000.00	50,000	50,000	137,942														87,942	
2.440	1	1	Allowance	Rest Rooms, Large, Renovation	2039	to 30	22	53,000.00	53,000	53,000	80,188						80,188									
2.460	165	165	Squares	Roof, EPDM, 1995	2019	15 to 20	2	870.00	143,550	143,550	366,245						217,188									
2.500	2	2	Each	Saunas	2021	25 to 30	4	10,900.00	21,800	21,800	61,133														37,628	
2.520	7,885	7,885	Square Feet	Walls, Metal Siding, Original (Includes Mansard Roofs)	2028	to 50	11	6.10	48,099	48,099	59,163															
2.530	3,915	3,915	Square Feet	Walls, Metal Siding, 1987	2037	to 50	20	6.10	23,882	23,882	34,797				34,797											
2.540	10	5	Each	Windows, Partial	2047	to 45	30 to 30+	1,200.00	6,000	12,000	10,553														10,553	
Property Site Elements																										
3.020	343,920	85,980	Square Yards	Asphalt Pavement, Repair and Patch, Phased	2018	3 to 5	1 to 4	0.40	34,392	137,568	1,399,672	46,478	47,361	48,261	49,178	50,112	51,064	52,034	53,023	54,030	55,057	56,103	57,169	58,255	59,362	60,490
3.040	31,558	31,558	Square Yards	Asphalt Pavement, Mill and Overlay, 1 of 10	2030	15 to 20	13	12.00	378,696	378,696	483,677															

RESERVE EXPENDITURES

**Brookridge Community
Property Owners Association, Inc.**
Brooksville, Florida

Explanatory Notes:

- 1) **1.9%** is the estimated future Inflation Rate for estimating Future Replacement Costs.
- 2) FY2017 is Fiscal Year beginning January 1, 2017 and ending December 31, 2017.

Line Item	Total Quantity	Per Phase Quantity	Units	Reserve Component Inventory	Estimated 1st Year of Event	Life Analysis, Years		Costs, \$				RUL = 0 FY2017	1 2018	2 2019	3 2020	4 2021	5 2022	6 2023	7 2024	8 2025	9 2026	10 2027	11 2028	12 2029	13 2030	14 2031	15 2032	
						Useful	Remaining	Unit (2017)	Per Phase (2017)	Total (2017)	30-Year Total (Inflated)																	
3.041	18,867	18,867	Square Yards	Asphalt Pavement, Mill and Overlay, 2 of 10	2031	15 to 20	14	12.00	226,404	226,404	294,661																	294,661
3.042	102,118	102,118	Square Yards	Asphalt Pavement, Overlay, 3 of 10	2017	10 to 15	0	4.85	495,272	495,272	495,272	495,272																
3.043	102,118	102,118	Square Yards	Asphalt Pavement, Mill and Overlay, 3 of 10	2032	15 to 20	15	12.00	1,225,416	1,225,416	1,625,161																	1,625,161
3.044	49,044	49,044	Square Yards	Asphalt Pavement, Overlay, 4 of 10	2018	10 to 15	1	4.85	237,863	237,863	242,383	242,383																
3.045	49,044	49,044	Square Yards	Asphalt Pavement, Mill and Overlay, 4 of 10	2033	15 to 20	16	12.00	588,528	588,528	795,342																	
3.046	21,000	21,000	Square Yards	Asphalt Pavement, Overlay, 5 of 10	2019	10 to 15	2	4.85	101,850	101,850	105,757		105,757															
3.047	21,000	21,000	Square Yards	Asphalt Pavement, Mill and Overlay, 5 of 10	2034	15 to 20	17	12.00	252,000	252,000	347,026																	
3.048	30,249	30,249	Square Yards	Asphalt Pavement, Overlay, 6 of 10	2020	10 to 15	3	4.85	146,708	146,708	155,230				155,230													
3.049	30,249	30,249	Square Yards	Asphalt Pavement, Mill and Overlay, 6 of 10	2035	15 to 20	18	12.00	362,988	362,988	509,363																	
3.050	17,378	17,378	Square Yards	Asphalt Pavement, Overlay, 7 of 10	2021	10 to 15	4	4.85	84,283	84,283	90,874				90,874													
3.051	17,378	17,378	Square Yards	Asphalt Pavement, Mill and Overlay, 7 of 10	2036	15 to 20	19	12.00	208,536	208,536	298,188																	
3.052	27,183	27,183	Square Yards	Asphalt Pavement, Mill and Overlay, 8 of 10	2022	15 to 20	5	12.00	326,196	326,196	880,581						358,385											
3.053	48,380	48,380	Square Yards	Asphalt Pavement, Overlay, 9 of 10	2023	10 to 15	6	4.85	234,643	234,643	262,696						262,696											
3.054	48,380	48,380	Square Yards	Asphalt Pavement, Mill and Overlay, 9 of 10	2038	10 to 15	21	12.00	580,560	580,560	861,995																	
3.055	30,594	30,594	Square Yards	Asphalt Pavement, Overlay, 10 of 10	2024	10 to 15	7	4.85	148,381	148,381	169,277							169,277										
3.056	30,594	30,594	Square Yards	Asphalt Pavement, Mill and Overlay, 10 of 10	2039	15 to 20	22	12.00	367,128	367,128	555,456																	
3.057	1	1	Allowance	Asphalt Pavement, Engineering Study	2025	N/A	8	100,000.00	100,000	100,000	116,250							116,250										
3.100	82	21	Each	Catch Basins, Inspections and Capital Repairs, Phased	2019	15 to 20	2 to 17	571.10	11,708	46,830	93,483			12,157				13,356							14,674			
3.110	6,200	195	Linear Feet	Concrete Curbs, Partial	2018	to 65	1 to 30+	26.50	5,168	164,300	55,644	5,266				5,677					6,121				6,600			
3.225	34,020	5,670	Linear Feet	Fences, Chain Link, Community Perimeter, Phased	2025	to 30	8 to 13	19.70	111,699	670,194	817,059							129,850	132,317	134,831	137,393	140,004	142,664					
3.420	6	1	Allowance	Irrigation System, Phased	2024	to 40	7 to 12	21,800.00	21,800	130,800	156,491							24,870	25,343	25,824	26,315	26,815	27,324					
3.800	1	1	Allowance	Signage, Entrance Monument, Renovation	2022	15 to 20	5	5,700.00	5,700	5,700	15,387					6,262												
3.810	1	1	Allowance	Signage, Street and Traffic, Replacement	2030	15 to 20	13	11,900.00	11,900	11,900	15,199														15,199			
3.835	1	1	Allowance	Subsurface Utilities, Partial	2039	to 85	22	18,700.00	18,700	18,700	89,904																	
Clubhouse Pool and Recreation Areas Elements																												
4.115	7	7	Each	Canopies, Original	2022	to 25	5	3,000.00	21,000	21,000	204,734						23,072				24,876				26,822			
4.117	2	2	Each	Canopies, 2017	2042	to 25	25	8,500.00	17,000	17,000	27,215																	
4.200	5,900	5,900	Square Feet	Concrete Deck, Inspections, Coatings and Partial Replacements	2025	8 to 12	8	7.00	41,300	41,300	108,188							48,011										
4.400	500	500	Linear Feet	Fence, Chain Link, Pool (Includes Shuffleboard Courts)	2021	to 25	4	19.70	9,850	9,850	27,622				10,620													
4.500	2	1	Allowance	Furniture, Pool, Phased	2022	to 12	5 to 11	9,300.00	9,300	18,600	64,854					10,218							11,439					
4.595	1	1	Allowance	Mechanical Equipment, Pool Heating System, Geothermal, Repairs	2022	to 5	5	10,900.00	10,900	10,900	58,464					11,976							13,157					
4.596	1	1	Allowance	Mechanical Equipment, Pool Heating System, Geothermal, Replacement	2017	to 15	0	28,750.00	28,750	28,750	117,446	28,750															38,129	
4.600	2	1	Allowance	Mechanical Equipment, Pool Pumps, Filters and Chlorinators, Phased	2020	to 15	3 to 10	5,200.00	5,200	10,400	27,109				5,502								6,277					
4.655	1	1	Allowance	Pavilion, Renovation	2032	12 to 18	15	7,300.00	7,300	7,300	9,681																9,681	
4.800	2,000	2,000	Square Feet	Pool Finish, Plaster	2019	8 to 12	2	11.50	23,000	23,000	52,710			23,882										28,828				
4.835	2,015	2,015	Square Yards	Pool, Structure and Deck, Total Replacement	2039	to 60	22	165.00	332,475	332,475	503,027																	
4.845	200	200	Linear Feet	Railings, Metal, Pool Area and Clubhouse Entrance	2043	to 30	26	55.00	11,000	11,000	17,944																	
4.847	114	114	Linear Feet	Railings, Pond	2047	to 30	30	53.00	6,042	6,042	10,627																	
4.945	6	6	Each	Shuffleboard Courts, Surface Replacement	2031	to 40	14	3,600.00	21,600	21,600	28,112															28,112		
4.955	1,850	1,850	Square Yards	Tennis and Shuffleboard Courts, Color Coat	2021	4 to 6	4	3.00	5,550	5,550	38,793				5,984							6,574						
4.960	500	500	Linear Feet	Tennis Courts, Fences	2031	to 30	14	45.00	22,500	22,500	29,283																29,283	

RESERVE EXPENDITURES

**Brookridge Community
Property Owners Association, Inc.**
Brooksville, Florida

Line Item	Total Quantity	Per Phase Quantity	Units	Reserve Component Inventory	Estimated 1st Year of Event	Life Analysis, Years		Costs, \$				16 2033	17 2034	18 2035	19 2036	20 2037	21 2038	22 2039	23 2040	24 2041	25 2042	26 2043	27 2044	28 2045	29 2046	30 2047	
						Useful	Remaining	Unit (2017)	Per Phase (2017)	Total (2017)	30-Year Total (Inflated)																
3.041	18,867	18,867	Square Yards	Asphalt Pavement, Mill and Overlay, 2 of 10	2031	15 to 20	14	12.00	226,404	226,404	294,661																
3.042	102,118	102,118	Square Yards	Asphalt Pavement, Overlay, 3 of 10	2017	10 to 15	0	4.85	495,272	495,272	495,272																
3.043	102,118	102,118	Square Yards	Asphalt Pavement, Mill and Overlay, 3 of 10	2032	15 to 20	15	12.00	1,225,416	1,225,416	1,625,161																
3.044	49,044	49,044	Square Yards	Asphalt Pavement, Overlay, 4 of 10	2018	10 to 15	1	4.85	237,863	237,863	242,383																
3.045	49,044	49,044	Square Yards	Asphalt Pavement, Mill and Overlay, 4 of 10	2033	15 to 20	16	12.00	588,528	588,528	795,342	795,342															
3.046	21,000	21,000	Square Yards	Asphalt Pavement, Overlay, 5 of 10	2019	10 to 15	2	4.85	101,850	101,850	105,757																
3.047	21,000	21,000	Square Yards	Asphalt Pavement, Mill and Overlay, 5 of 10	2034	15 to 20	17	12.00	252,000	252,000	347,026	347,026															
3.048	30,249	30,249	Square Yards	Asphalt Pavement, Overlay, 6 of 10	2020	10 to 15	3	4.85	146,708	146,708	155,230																
3.049	30,249	30,249	Square Yards	Asphalt Pavement, Mill and Overlay, 6 of 10	2035	15 to 20	18	12.00	362,988	362,988	509,363		509,363														
3.050	17,378	17,378	Square Yards	Asphalt Pavement, Overlay, 7 of 10	2021	10 to 15	4	4.85	84,283	84,283	90,874																
3.051	17,378	17,378	Square Yards	Asphalt Pavement, Mill and Overlay, 7 of 10	2036	15 to 20	19	12.00	208,536	208,536	298,188				298,188												
3.052	27,183	27,183	Square Yards	Asphalt Pavement, Mill and Overlay, 8 of 10	2022	15 to 20	5	12.00	326,196	326,196	880,581										522,196						
3.053	48,380	48,380	Square Yards	Asphalt Pavement, Overlay, 9 of 10	2023	10 to 15	6	4.85	234,643	234,643	262,696																
3.054	48,380	48,380	Square Yards	Asphalt Pavement, Mill and Overlay, 9 of 10	2038	10 to 15	21	12.00	580,560	580,560	861,995					861,995											
3.055	30,594	30,594	Square Yards	Asphalt Pavement, Overlay, 10 of 10	2024	10 to 15	7	4.85	148,381	148,381	169,277																
3.056	30,594	30,594	Square Yards	Asphalt Pavement, Mill and Overlay, 10 of 10	2039	15 to 20	22	12.00	367,128	367,128	555,456						555,456										
3.057	1	1	Allowance	Asphalt Pavement, Engineering Study	2025	N/A	8	100,000.00	100,000	100,000	116,250																
3.100	82	21	Each	Catch Basins, Inspections and Capital Repairs, Phased	2019	15 to 20	2 to 17	571.10	11,708	46,830	93,483	16,122					17,713					19,461					
3.110	6,200	195	Linear Feet	Concrete Curbs, Partial	2018	to 65	1 to 30+	26.50	5,168	164,300	55,644	7,116			7,673					8,272					8,919		
3.225	34,020	5,670	Linear Feet	Fences, Chain Link, Community Perimeter, Phased	2025	to 30	8 to 13	19.70	111,699	670,194	817,059																
3.420	6	1	Allowance	Irrigation System, Phased	2024	to 40	7 to 12	21,800.00	21,800	130,800	156,491																
3.800	1	1	Allowance	Signage, Entrance Monument, Renovation	2022	15 to 20	5	5,700.00	5,700	5,700	15,387										9,125						
3.810	1	1	Allowance	Signage, Street and Traffic, Replacement	2030	15 to 20	13	11,900.00	11,900	11,900	15,199																
3.835	1	1	Allowance	Subsurface Utilities, Partial	2039	to 85	22	18,700.00	18,700	18,700	89,904						28,293				29,936			31,675			
Clubhouse Pool and Recreation Areas Elements																											
4.115	7	7	Each	Canopies, Original	2022	to 25	5	3,000.00	21,000	21,000	204,734	28,919				31,180					33,618					36,247	
4.117	2	2	Each	Canopies, 2017	2042	to 25	25	8,500.00	17,000	17,000	27,215										27,215						
4.200	5,900	5,900	Square Feet	Concrete Deck, Inspections, Coatings and Partial Replacements	2025	8 to 12	8	7.00	41,300	41,300	108,188				60,177												
4.400	500	500	Linear Feet	Fence, Chain Link, Pool (Includes Shuffleboard Courts)	2021	to 25	4	19.70	9,850	9,850	27,622															17,002	
4.500	2	1	Allowance	Furniture, Pool, Phased	2022	to 12	5 to 11	9,300.00	9,300	18,600	64,854	12,807							14,338							16,052	
4.595	1	1	Allowance	Mechanical Equipment, Pool Heating System, Geothermal, Repairs	2022	to 5	5	10,900.00	10,900	10,900	58,464				15,882							17,449					
4.596	1	1	Allowance	Mechanical Equipment, Pool Heating System, Geothermal, Replacement	2017	to 15	0	28,750.00	28,750	28,750	117,446															50,567	
4.600	2	1	Allowance	Mechanical Equipment, Pool Pumps, Filters and Chlorinators, Phased	2020	to 15	3 to 10	5,200.00	5,200	10,400	27,109	7,161									8,169						
4.655	1	1	Allowance	Pavilion, Renovation	2032	12 to 18	15	7,300.00	7,300	7,300	9,681																
4.800	2,000	2,000	Square Feet	Pool Finish, Plaster	2019	8 to 12	2	11.50	23,000	23,000	52,710																
4.835	2,015	2,015	Square Yards	Pool, Structure and Deck, Total Replacement	2039	to 60	22	165.00	332,475	332,475	503,027						503,027										
4.845	200	200	Linear Feet	Railings, Metal, Pool Area and Clubhouse Entrance	2043	to 30	26	55.00	11,000	11,000	17,944											17,944					
4.847	114	114	Linear Feet	Railings, Pond	2047	to 30	30	53.00	6,042	6,042	10,627															10,627	
4.945	6	6	Each	Shuffleboard Courts, Surface Replacement	2031	to 40	14	3,600.00	21,600	21,600	28,112																
4.955	1,850	1,850	Square Yards	Tennis and Shuffleboard Courts, Color Coat	2021	4 to 6	4	3.00	5,550	5,550	38,793				7,936						8,719					9,580	
4.960	500	500	Linear Feet	Tennis Courts, Fences	2031	to 30	14	45.00	22,500	22,500	29,283																

RESERVE EXPENDITURES

Brookridge Community
Property Owners Association, Inc.
Brooksville, Florida

Explanatory Notes:

- 1) **1.9%** is the estimated future Inflation Rate for estimating Future Replacement Costs.
- 2) FY2017 is Fiscal Year beginning January 1, 2017 and ending December 31, 2017.

Line Item	Total Quantity	Per Phase Quantity	Units	Reserve Component Inventory	Estimated 1st Year of Event	Life Analysis, Years		Costs, \$			RUL = 0 FY2017	1 2018	2 2019	3 2020	4 2021	5 2022	6 2023	7 2024	8 2025	9 2026	10 2027	11 2028	12 2029	13 2030	14 2031	15 2032					
						Useful	Remaining	Unit (2017)	Per Phase (2017)	Total (2017)																	30-Year Total (Inflated)				
4.965	4	4	Each	Tennis Courts, Light Fixtures	2028	to 25	11	1,040.00	4,160	4,160	5,117																				
4.970	1,600	1,600	Square Yards	Tennis Courts, Surface Replacement	2031	20 to 25	14	38.00	60,800	60,800	79,130																				
<u>Security Elements</u>																															
5.060	1	1	Allowance	Entry Operators and Bar Code System	2020	10 to 15	3	31,200.00	31,200	31,200	76,793			33,012																	
5.091	1	1	Each	Guard House, HVAC Equipment	2029	12 to 18	12	3,100.00	3,100	3,100	9,039														3,886						
5.100	1	1	Allowance	Guard House, Interior Renovation	2020	to 25	3	5,200.00	5,200	5,200	14,310			5,502																	
5.105	170	170	Square Feet	Guard House, Windows and Doors	2041	to 35	24	71.00	12,070	12,070	18,962																				
5.160	2	1	Allowance	Security and Monitoring Equipment, Phased	2017	to 15	0 to 7	20,200.00	20,200	40,400	133,743	20,200					23,045									26,290					
<u>Maintenance Building Elements</u>																															
6.020	1	1	Allowance	Maintenance Building, Replacement	2026	to 50	9	127,000.00	127,000	127,000	150,443															150,443					
6.030	1	1	Each	Split System	2018	12 to 18	1	6,250.00	6,250	6,250	14,815		6,369																		
<u>Maintenance Equipment and Vehicle Elements</u>																															
7.010	2	1	Each	Gators, Phased	2018	to 15	1 to 4	12,000.00	12,000	24,000	58,542		12,228		12,938																
7.030	1	1	Each	Mower #1, 2004	2018	to 10	1	25,000.00	25,000	25,000	93,345		25,475													30,751					
7.050	1	1	Each	Mower #2, 2010	2020	to 10	3	25,000.00	25,000	25,000	96,925				26,452											31,930					
7.060	1	1	Each	Mower, Deck	2018	to 10	1	10,400.00	10,400	10,400	38,832		10,598													12,792					
7.070	1	1	Each	Mower, John Deere, 2015	2025	to 10	8	27,000.00	27,000	27,000	115,010															31,388					
7.100	1	1	Each	Tractor, John Deere, 2013	2028	to 15	11	31,000.00	31,000	31,000	88,701															38,131					
7.105	1	1	Each	Trailer	2023	to 20	6	6,200.00	6,200	6,200	17,055						6,941														
7.210	1	1	Each	Truck, GMC, 2007	2018	to 10	1	24,900.00	24,900	24,900	92,972		25,373														30,628				
7.215	2	1	Each	Trucks, Security Vehicles, Phased	2021	to 5	4 to 5	18,000.00	18,000	36,000	301,320					19,407	19,776									21,323	21,728				
Anticipated Expenditures, By Year															\$15,958,441	599,922	554,886	417,420	288,540	241,164	492,159	338,722	322,261	408,214	421,722	268,929	421,900	267,850	830,516	541,282	1,762,347

RESERVE EXPENDITURES

**Brookridge Community
Property Owners Association, Inc.**
Brooksville, Florida

Line Item	Total Quantity	Per Phase Quantity	Units	Reserve Component Inventory	Estimated 1st Year of Event	Life Analysis, Years		Costs, \$			16 2033	17 2034	18 2035	19 2036	20 2037	21 2038	22 2039	23 2040	24 2041	25 2042	26 2043	27 2044	28 2045	29 2046	30 2047	
						Useful	Remaining	Unit (2017)	Per Phase (2017)	Total (2017)																30-Year Total (Inflated)
4.965	4	4	Each	Tennis Courts, Light Fixtures	2028	to 25	11	1,040.00	4,160	4,160	5,117															
4.970	1,600	1,600	Square Yards	Tennis Courts, Surface Replacement	2031	20 to 25	14	38.00	60,800	60,800	79,130															
<u>Security Elements</u>																										
5.060	1	1	Allowance	Entry Operators and Bar Code System	2020	10 to 15	3	31,200.00	31,200	31,200	76,793		43,781													
5.091	1	1	Each	Guard House, HVAC Equipment	2029	12 to 18	12	3,100.00	3,100	3,100	9,039											5,153				
5.100	1	1	Allowance	Guard House, Interior Renovation	2020	to 25	3	5,200.00	5,200	5,200	14,310													8,808		
5.105	170	170	Square Feet	Guard House, Windows and Doors	2041	to 35	24	71.00	12,070	12,070	18,962								18,962							
5.160	2	1	Allowance	Security and Monitoring Equipment, Phased	2017	to 15	0 to 7	20,200.00	20,200	40,400	133,743					29,992								34,216		
<u>Maintenance Building Elements</u>																										
6.020	1	1	Allowance	Maintenance Building, Replacement	2026	to 50	9	127,000.00	127,000	127,000	150,443															
6.030	1	1	Each	Split System	2018	12 to 18	1	6,250.00	6,250	6,250	14,815	8,446														
<u>Maintenance Equipment and Vehicle Elements</u>																										
7.010	2	1	Each	Gators, Phased	2018	to 15	1 to 4	12,000.00	12,000	24,000	58,542	16,217			17,159											
7.030	1	1	Each	Mower #1, 2004	2018	to 10	1	25,000.00	25,000	25,000	93,345					37,119										
7.050	1	1	Each	Mower #2, 2010	2020	to 10	3	25,000.00	25,000	25,000	96,925							38,543								
7.060	1	1	Each	Mower, Deck	2018	to 10	1	10,400.00	10,400	10,400	38,832					15,442										
7.070	1	1	Each	Mower, John Deere, 2015	2025	to 10	8	27,000.00	27,000	27,000	115,010			37,888										45,734		
7.100	1	1	Each	Tractor, John Deere, 2013	2028	to 15	11	31,000.00	31,000	31,000	88,701													50,570		
7.105	1	1	Each	Trailer	2023	to 20	6	6,200.00	6,200	6,200	17,055													10,114		
7.210	1	1	Each	Truck, GMC, 2007	2018	to 10	1	24,900.00	24,900	24,900	92,972					36,971										
7.215	2	1	Each	Trucks, Security Vehicles, Phased	2021	to 5	4 to 5	18,000.00	18,000	36,000	301,320					25,738	26,227			28,278	28,816			31,069	31,659	
Anticipated Expenditures, By Year											\$15,958,441	911,350	576,816	647,292	573,752	194,131	1,195,993	1,527,279	105,904	136,068	812,047	217,234	97,242	252,371	271,265	261,863

RESERVE FUNDING PLAN

CASH FLOW ANALYSIS

Brookridge Community

Property Owners Association, Inc.

Brooksville, Florida

Individual Reserve Budgets & Cash Flows for the Next 30 Years

	FY2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Reserves at Beginning of Year (Note 1)	1,991,624	1,590,220	1,412,141	1,410,456	1,578,644	1,804,860	1,789,841	1,937,751	2,112,849	2,212,633	2,309,281	2,570,154	2,689,826	2,975,666	2,708,854	2,739,970
Total Recommended Reserve Contributions (Note 2)	186,025	358,900	398,900	438,900	447,200	455,700	464,400	473,200	482,200	491,400	500,700	510,200	519,900	529,800	539,900	550,200
Plus Estimated Interest Earned, During Year (Note 3)	12,493	17,907	16,835	17,828	20,180	21,440	22,232	24,159	25,798	26,970	29,102	31,372	33,790	33,904	32,498	25,607
Less Anticipated Expenditures, By Year	(599,922)	(554,886)	(417,420)	(288,540)	(241,164)	(492,159)	(338,722)	(322,261)	(408,214)	(421,722)	(268,929)	(421,900)	(267,850)	(830,516)	(541,282)	(1,762,347)
Anticipated Reserves at Year End	<u>\$1,590,220</u>	<u>\$1,412,141</u>	<u>\$1,410,456</u>	<u>\$1,578,644</u>	<u>\$1,804,860</u>	<u>\$1,789,841</u>	<u>\$1,937,751</u>	<u>\$2,112,849</u>	<u>\$2,212,633</u>	<u>\$2,309,281</u>	<u>\$2,570,154</u>	<u>\$2,689,826</u>	<u>\$2,975,666</u>	<u>\$2,708,854</u>	<u>\$2,739,970</u>	<u>\$1,553,430</u>

(continued)

Individual Reserve Budgets & Cash Flows for the Next 30 Years, Continued

	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
Reserves at Beginning of Year	1,553,430	1,219,317	1,228,500	1,177,860	1,211,760	1,639,334	1,075,734	183,868	723,174	1,250,880	1,117,358	1,593,291	2,208,624	2,688,460	3,168,527
Total Recommended Reserve Contributions	560,700	571,400	582,300	593,400	604,700	616,200	627,900	639,800	652,000	664,400	677,000	689,900	703,000	716,400	730,000
Plus Estimated Interest Earned, During Year	16,537	14,599	14,352	14,252	17,005	16,193	7,513	5,410	11,774	14,125	16,167	22,675	29,207	34,932	40,831
Less Anticipated Expenditures, By Year	(911,350)	(576,816)	(647,292)	(573,752)	(194,131)	(1,195,993)	(1,527,279)	(105,904)	(136,068)	(812,047)	(217,234)	(97,242)	(252,371)	(271,265)	(261,863)
Anticipated Reserves at Year End	<u>\$1,219,317</u>	<u>\$1,228,500</u>	<u>\$1,177,860</u>	<u>\$1,211,760</u>	<u>\$1,639,334</u>	<u>\$1,075,734</u>	<u>\$183,868</u>	<u>\$723,174</u>	<u>\$1,250,880</u>	<u>\$1,117,358</u>	<u>\$1,593,291</u>	<u>\$2,208,624</u>	<u>\$2,688,460</u>	<u>\$3,168,527</u>	<u>\$3,677,495</u>

(NOTE 5)

(NOTE 4)

Explanatory Notes:

- 1) Year 2017 starting reserves are as of May 31, 2017; FY2017 starts January 1, 2017 and ends December 31, 2017.
- 2) Reserve Contributions for 2017 are the remaining budgeted 7 months; 2018 is the first year of recommended contributions.
- 3) 1.2% is the estimated annual rate of return on invested reserves; 2017 is a partial year of interest earned.
- 4) Accumulated year 2047 ending reserves consider the age, size, overall condition and complexity of the property.
- 5) Threshold Funding Year (reserve balance at critical point).

COMPONENT METHOD RESERVE ANALYSIS

for
Brookridge Community
Property Owners Association, Inc.
 Brooksville, Florida

Line Item	Total Quantity	Units	Reserve Component Inventory	Estimated 1st Year of Replacement	Life Analysis, Years		Unit Cost, \$	2017 Cost of Replacement, \$	May 31, 2017 Estimated Balance, \$	2017 Budgeted Contributions, \$	2017 Remaining Contributions, \$	2017 Remaining Expenditures, \$	Jan 1, 2018 Projected Balance, \$	Unfunded Residual Balance, \$	2018 Recommended Contribution, \$	Reserve Category
					Useful	Remaining ³										
<u>Exterior Building Elements</u>																
1.020	2,620	Square Feet	Ceilings, Acoustical Tiles and Grids (Includes Lights)	2018	to 25	1	4.80	12,576	0	0	0	0	0	12,576	12,576	Administration
1.040	1	Allowance	Computer Server	2026	10 to 15	9	11,400.00	11,400	0	0	0	0	0	11,400	1,267	Administration
1.060	250	Square Yards	Floor Coverings, Carpet	2018	8 to 12	1	57.00	14,250	14,250	0	0	0	14,250	0	0	Administration
1.100	3	Allowance	Furniture	2020	10 to 15	4	9,300.00	27,900	0	0	0	0	0	27,900	6,975	Administration
1.105	1	Allowance	Rest Rooms, Renovation	2018	to 25	1	30,000.00	30,000	30,000	0	0	0	30,000	0	0	Administration
1.120	30	Squares	Roof, EPDM	2019	15 to 20	2	870.00	26,100	2,833	4,000	2,333	0	5,167	20,933	10,467	Administration
1.125	2	Each	Split Systems	2018	12 to 18	7	6,200.00	12,400	0	0	0	0	0	12,400	1,771	Administration
1.130	2,150	Square Feet	Walls, Metal Siding	2023	to 50	6	6.10	13,115	0	0	0	0	0	13,115	2,186	Administration
1.140	200	Square Feet	Windows and Doors	2023	to 45	6	71.00	14,200	0	0	0	0	0	14,200	2,367	Administration
<u>Clubhouse Elements</u>																
2.060	1	Allowance	Audio and Visual Equipment	2018	to 12	1	4,200.00	4,200	0	0	0	0	0	4,200	4,200	Clubhouse
2.080	3	Each	Bingo Boards	2019	to 15	2	4,000.00	12,000	0	0	0	0	0	12,000	6,000	Clubhouse
2.100	50	Linear Feet	Cabinets	2020	20 to 30	3	200.00	10,000	0	0	0	0	0	10,000	3,333	Clubhouse
2.120	13,140	Square Feet	Ceilings, Acoustical Tiles and Grids (Includes Lights)	2036	to 25	19	4.80	63,072	0	0	0	0	0	63,072	3,320	Clubhouse
2.155	8	Each	Doors, Entrances, Glass (Includes Automatic Openers)	2025	to 35	8	1,870.00	14,960	0	0	0	0	0	14,960	1,870	Clubhouse
2.165	10	Each	Doors, Metal	2027	to 35	10	880.00	8,800	0	0	0	0	0	8,800	880	Clubhouse
2.235	2	Allowance	Exercise Equipment	2022	to 15	8	8,000.00	16,000	0	0	0	0	0	16,000	2,000	Clubhouse
2.238	40	Square Yards	Floor Coverings, Ceramic Tile, Kitchen	2037	to 25	20	119.00	4,760	0	0	0	0	0	4,760	238	Clubhouse
2.240	1,340	Square Yards	Floor Coverings, Vinyl	2018	15 to 20	1	46.00	61,640	61,640	0	0	0	61,640	0	0	Clubhouse
2.260	80	Square Yards	Floor Coverings, Wood	2021	to 25	4	135.00	10,800	0	0	0	0	0	10,800	2,700	Clubhouse
2.280	900	Square Feet	Folding Partitions	2019	to 15	2	37.00	33,300	33,300	0	0	0	33,300	0	0	Clubhouse
2.300	3	Allowance	Furniture	2018	15 to 20	7	34,000.00	102,000	4,250	14,000	8,167	0	12,416	89,584	12,798	Clubhouse
2.320	7	Allowance	Kitchen Equipment	2018	to 25	10	12,000.00	84,000	0	0	0	0	0	84,000	8,400	Clubhouse
2.340	2	Each	Maintenance Equipment, Floor Burnisher and Washer	2018	to 10	1	4,000.00	8,000	0	0	0	0	0	8,000	8,000	Clubhouse
2.360	1	Each	Mechanical Equipment, Packaged Units, 7.5-Ton Capacity, Oldest Unit	2019	to 20	2	10,400.00	10,400	0	0	0	0	0	10,400	5,200	Clubhouse
2.362	2	Each	Mechanical Equipment, Packaged Units, 7.5-Ton Capacity, 2014	2034	to 20	17	9,900.00	19,800	0	0	0	0	0	19,800	1,165	Clubhouse
2.370	1	Each	Mechanical Equipment, Split Systems, 7.5-Ton Capacity, 2015	2030	12 to 18	13	6,000.00	6,000	0	0	0	0	0	6,000	462	Clubhouse
2.372	2	Each	Mechanical Equipment, Split Systems, 7.5-Ton Capacity, Remaining	2031	12 to 18	14	6,000.00	12,000	0	0	0	0	0	12,000	857	Clubhouse
2.380	5	Each	Mechanical Equipment, Split Systems, 5-Ton Capacity	2017	12 to 18	2	5,700.00	28,500	5,700	0	0	5,700	0	28,500	14,250	Clubhouse
2.420	1	Allowance	Rest Rooms, Small, Renovation	2017	to 30	0	50,000.00	50,000	50,000	0	0	50,000	0	50,000	1,667	Clubhouse
2.440	1	Allowance	Rest Rooms, Large, Renovation	2039	to 30	22	53,000.00	53,000	0	0	0	0	0	53,000	2,409	Clubhouse
2.460	165	Squares	Roof, EPDM, 1995	2019	15 to 20	2	870.00	143,550	143,550	0	0	0	143,550	0	0	Clubhouse
2.500	2	Each	Saunas	2021	25 to 30	4	10,900.00	21,800	0	0	0	0	0	21,800	5,450	Clubhouse
2.520	7,885	Square Feet	Walls, Metal Siding, Original (Includes Mansard Roofs)	2028	to 50	11	6.10	48,099	0	0	0	0	0	48,099	4,373	Clubhouse
2.530	3,915	Square Feet	Walls, Metal Siding, 1987	2037	to 50	20	6.10	23,882	0	0	0	0	0	23,882	1,194	Clubhouse
2.540	5	Each	Windows, Partial	2047	to 45	30	1,200.00	6,000	0	0	0	0	0	6,000	200	Clubhouse

COMPONENT METHOD RESERVE ANALYSIS

for
Brookridge Community
Property Owners Association, Inc.
 Brooksville, Florida

Line Item	Total Quantity	Units	Reserve Component Inventory	Estimated 1st Year of Replacement	Life Analysis, Years		Unit Cost, \$	2017 Cost of Replacement, \$	May 31, 2017 Estimated Balance, \$	2017 Budgeted Contributions, \$	2017 Remaining Contributions, \$	2017 Remaining Expenditures, \$	Jan 1, 2018 Projected Balance, \$	Unfunded Residual Balance, \$	2018 Recommended Contribution, \$	Reserve Category
					Useful	Remaining ³										
Property Site Elements																
3.020	343,920	Square Yards	Asphalt Pavement, Repair and Patch	2018	3 to 5	2	0.40	137,568	0	0	0	0	0	137,568	68,784	Site Elements
3.040	31,558	Square Yards	Asphalt Pavement, Mill and Overlay, 1 of 10	2030	15 to 20	13	12.00	378,696	0	0	0	0	0	378,696	29,130	Site Elements
3.041	18,867	Square Yards	Asphalt Pavement, Mill and Overlay, 2 of 10	2031	15 to 20	14	12.00	226,404	0	0	0	0	0	226,404	16,172	Site Elements
3.042	102,118	Square Yards	Asphalt Pavement, Overlay, 3 of 10	2017	10 to 15	0	4.85	495,272	495,272	0	0	495,272	0	495,272	5	Site Elements
3.043	102,118	Square Yards	Asphalt Pavement, Mill and Overlay, 3 of 10	2032	15 to 20	15	12.00	1,225,416	538,395	252,900	147,525	0	685,920	539,496	35,966	Site Elements
3.044	49,044	Square Yards	Asphalt Pavement, Overlay, 4 of 10	2018	10 to 15	1	4.85	237,863	237,863	0	0	0	237,863	0	0	Site Elements
3.045	49,044	Square Yards	Asphalt Pavement, Mill and Overlay, 4 of 10	2033	15 to 20	16	12.00	588,528	0	0	0	0	0	588,528	36,783	Site Elements
3.046	21,000	Square Yards	Asphalt Pavement, Overlay, 5 of 10	2019	10 to 15	2	4.85	101,850	0	0	0	0	0	101,850	50,925	Site Elements
3.047	21,000	Square Yards	Asphalt Pavement, Mill and Overlay, 5 of 10	2034	15 to 20	17	12.00	252,000	0	0	0	0	0	252,000	14,824	Site Elements
3.048	30,249	Square Yards	Asphalt Pavement, Overlay, 6 of 10	2020	10 to 15	3	4.85	146,708	0	0	0	0	0	146,708	48,903	Site Elements
3.049	30,249	Square Yards	Asphalt Pavement, Mill and Overlay, 6 of 10	2035	15 to 20	18	12.00	362,988	0	0	0	0	0	362,988	20,166	Site Elements
3.050	17,378	Square Yards	Asphalt Pavement, Overlay, 7 of 10	2021	10 to 15	4	4.85	84,283	0	0	0	0	0	84,283	21,071	Site Elements
3.051	17,378	Square Yards	Asphalt Pavement, Mill and Overlay, 7 of 10	2036	15 to 20	19	12.00	208,536	0	0	0	0	0	208,536	10,976	Site Elements
3.052	27,183	Square Yards	Asphalt Pavement, Mill and Overlay, 8 of 10	2022	15 to 20	5	12.00	326,196	0	0	0	0	0	326,196	65,239	Site Elements
3.053	48,380	Square Yards	Asphalt Pavement, Overlay, 9 of 10	2023	10 to 15	6	4.85	234,643	0	0	0	0	0	234,643	39,107	Site Elements
3.054	48,380	Square Yards	Asphalt Pavement, Mill and Overlay, 9 of 10	2038	10 to 15	21	12.00	580,560	0	0	0	0	0	580,560	27,646	Site Elements
3.055	30,594	Square Yards	Asphalt Pavement, Overlay, 10 of 10	2024	10 to 15	7	4.85	148,381	0	0	0	0	0	148,381	21,197	Site Elements
3.056	30,594	Square Yards	Asphalt Pavement, Mill and Overlay, 10 of 10	2039	15 to 20	22	12.00	367,128	0	0	0	0	0	367,128	16,688	Site Elements
3.057	1	Allowance	Asphalt Pavement, Engineering Study	2025	to 20	8	100,000.00	100,000	0	0	0	0	0	100,000	12,500	Site Elements
3.100	82	Each	Catch Basins, Inspections and Capital Repairs	2019	15 to 20	9	571.10	46,830	0	0	0	0	0	46,830	5,203	Site Elements
3.110	195	Linear Feet	Concrete Curbs, Partial	2018	to 65	1	26.50	5,168	0	0	0	0	0	5,168	5,168	Site Elements
3.225	34,020	Linear Feet	Fences, Chain Link, Community Perimeter	2025	to 30	10	19.70	670,194	0	0	0	0	0	670,194	67,019	Site Elements
3.420	6	Allowance	Irrigation System	2024	to 40	9	21,800.00	130,800	0	0	0	0	0	130,800	14,533	Site Elements
3.800	1	Allowance	Signage, Entrance Monument, Renovation	2022	15 to 20	5	5,700.00	5,700	0	0	0	0	0	5,700	1,140	Site Elements
3.810	1	Allowance	Signage, Street and Traffic, Replacement	2030	15 to 20	13	11,900.00	11,900	0	0	0	0	0	11,900	915	Site Elements
3.835	1	Allowance	Subsurface Utilities, Partial	2039	to 85	22	18,700.00	18,700	0	0	0	0	0	18,700	850	Site Elements
Clubhouse Pool and Recreation Areas Elements																
4.115	7	Each	Canopies, Original	2022	to 25	5	3,000.00	21,000	0	0	0	0	0	21,000	4,200	Pool & Rec Areas
4.117	2	Each	Canopies, 2017	2042	to 25	25	8,500.00	17,000	0	0	0	0	0	17,000	680	Pool & Rec Areas
4.200	5,900	Square Feet	Concrete Deck, Inspections, Coatings and Partial Replacements	2025	8 to 12	8	7.00	41,300	0	0	0	0	0	41,300	5,163	Pool & Rec Areas
4.400	500	Linear Feet	Fence, Chain Link, Pool (Includes Shuffleboard Courts)	2021	to 25	4	19.70	9,850	9,850	0	0	0	9,850	0	0	Pool & Rec Areas
4.500	2	Allowance	Furniture, Pool	2022	to 12	2	9,300.00	18,600	18,600	0	0	0	18,600	0	0	Pool & Rec Areas
4.595	1	Allowance	Mechanical Equipment, Pool Heating System, Geothermal, Repairs	2022	to 5	5	10,900.00	10,900	0	0	0	0	0	10,900	2,180	Pool & Rec Areas
4.596	1	Allowance	Mechanical Equipment, Pool Heating System, Geothermal, Replacement	2017	to 15	0	28,750.00	28,750	28,750	0	0	28,750	0	28,750	1,917	Pool & Rec Areas
4.600	2	Allowance	Mechanical Equipment, Pool Pumps, Filters and Chlorinators	2020	to 15	6	5,200.00	10,400	0	0	0	0	0	10,400	1,733	Pool & Rec Areas
4.655	1	Allowance	Pavilion, Renovation	2032	12 to 18	15	7,300.00	7,300	0	0	0	0	0	7,300	487	Pool & Rec Areas
4.800	2,000	Square Feet	Pool Finish, Plaster	2019	8 to 12	2	11.50	23,000	23,000	0	0	0	23,000	0	0	Pool & Rec Areas

COMPONENT METHOD RESERVE ANALYSIS

for
**Brookridge Community
 Property Owners Association, Inc.**
 Brooksville, Florida

Line Item	Total Quantity	Units	Reserve Component Inventory	Estimated 1st Year of Replacement	Life Analysis, Years		Unit Cost, \$	2017 Cost of Replacement, \$	May 31, 2017 Estimated Balance, \$	2017 Budgeted Contributions, \$	2017 Remaining Contributions, \$	2017 Remaining Expenditures, \$	Jan 1, 2018 Projected Balance, \$	Unfunded Residual Balance, \$	2018 Recommended Contribution, \$	Reserve Category
					Useful	Remaining ¹										
4.835	2,015	Square Yards	Pool, Structure and Deck, Total Replacement	2039	to 60	22	165.00	332,475	5,465	10,500	6,125	0	11,590	320,885	14,586	Pool & Rec Areas
4.845	200	Linear Feet	Railings, Metal, Pool Area and Clubhouse Entrance	2043	to 30	26	55.00	11,000	0	0	0	0	0	11,000	423	Pool & Rec Areas
4.847	114	Linear Feet	Railings, Pond	2047	to 30	30	53.00	6,042	0	0	0	0	0	6,042	201	Pool & Rec Areas
4.945	6	Each	Shuffleboard Courts, Surface Replacement	2031	to 40	14	3,600.00	21,600	0	0	0	0	0	21,600	1,543	Pool & Rec Areas
4.955	1,850	Square Yards	Tennis and Shuffleboard Courts, Color Coat	2021	4 to 6	4	3.00	5,550	5,550	0	0	0	5,550	0	0	Pool & Rec Areas
4.960	500	Linear Feet	Tennis Courts, Fences	2031	to 30	14	45.00	22,500	0	0	0	0	0	22,500	1,607	Pool & Rec Areas
4.965	4	Each	Tennis Courts, Light Fixtures	2028	to 25	11	1,040.00	4,160	0	0	0	0	0	4,160	378	Pool & Rec Areas
4.970	1,600	Square Yards	Tennis Courts, Surface Replacement	2031	20 to 25	14	38.00	60,800	0	0	0	0	0	60,800	4,343	Pool & Rec Areas
<u>Security Elements</u>																
5.060	1	Allowance	Entry Operators and Bar Code System	2020	10 to 15	3	31,200.00	31,200	31,190	0	0	0	31,190	10	3	Security
5.091	1	Each	Guard House, HVAC Equipment	2029	12 to 18	12	3,100.00	3,100	0	0	0	0	0	3,100	258	Security
5.100	1	Allowance	Guard House, Interior Renovation	2020	to 25	3	5,200.00	5,200	0	0	0	0	0	5,200	1,733	Security
5.105	170	Square Feet	Guard House, Windows and Doors	2041	to 35	24	71.00	12,070	0	14,000	8,167	0	8,167	3,903	163	Security
5.160	2	Allowance	Security and Monitoring Equipment	2017	to 15	3	20,200.00	40,400	20,200	0	0	20,200	0	40,400	13,467	Security
<u>Maintenance Building Elements</u>																
6.020	1	Allowance	Maintenance Building, Replacement	2026	to 50	9	127,000.00	127,000	26,481	2,500	1,458	0	27,939	99,061	11,007	Maintenance
6.030	1	Each	Split System	2018	12 to 18	1	6,250.00	6,250	6,250	0	0	0	6,250	0	0	Maintenance
<u>Maintenance Equipment and Vehicle Elements</u>																
7.010	2	Each	Gators	2018	to 15	2	12,000.00	24,000	24,000	0	0	0	24,000	0	0	Vehicles
7.030	1	Each	Mower #1, 2004	2018	to 10	1	25,000.00	25,000	25,000	0	0	0	25,000	0	0	Maintenance Equipment
7.050	1	Each	Mower #2, 2010	2020	to 10	3	25,000.00	25,000	25,000	0	0	0	25,000	0	0	Maintenance Equipment
7.060	1	Each	Mower, Deck	2018	to 10	1	10,400.00	10,400	10,400	0	0	0	10,400	0	0	Maintenance Equipment
7.070	1	Each	Mower, John Deere, 2015	2025	to 10	8	27,000.00	27,000	27,000	0	0	0	27,000	0	0	Maintenance Equipment
7.100	1	Each	Tractor, John Deere, 2013	2028	to 15	11	31,000.00	31,000	32,326	11,000	6,417	0	38,742	0	0	Maintenance Equipment
7.105	1	Each	Trailer	2023	to 20	6	6,200.00	6,200	6,200	0	0	0	6,200	0	0	Maintenance Equipment
7.210	1	Each	Truck, GMC, 2007	2018	to 10	1	24,900.00	24,900	24,900	0	0	0	24,900	0	0	Vehicles
7.215	2	Each	Trucks, Security Vehicles	2021	to 5	4	18,000.00	36,000	24,410	10,000	5,833	0	30,243	5,757	1,439	Vehicles
									\$1,991,624	\$318,900	\$186,025	\$599,922	\$1,577,727	\$7,627,777	\$826,993	
									(Note 1)		(Note 2)					

Explanatory Notes:

- 1) Year 2017 starting reserves are as of May 31, 2017; FY2017 starts January 1, 2017 and ends December 31, 2017.
- 2) Reserve Contributions for 2017 are the remaining budgeted 7 months; 2018 is the first year of recommended contributions.
- 3) Our estimates of remaining useful life reflect averages for phased projects. The estimated first year of replacement indicates the year of the initial phase.
- 4) The Unallocated Interest Reserve Funds are not allocated to any identified Reserve Components.

COMPONENT METHOD SUMMARY

for
Brookridge Community
Property Owners Association, Inc.
Brooksville, Florida

Existing Reserve Categories	Life Analysis, Years		2017 Cost of Replacement, \$	Jan 1, 2018	2018
	Useful	Remaining		Projected Balance, \$	Recommended Contribution, \$
Administration	8 to 50	1 to 9	\$161,941	\$49,417	\$37,608
Clubhouse	12 to 50	0 to 30	\$856,562	\$250,906	\$90,964
Pool & Rec Areas	4 to 60	0 to 30	\$652,227	\$68,590	\$39,440
Maintenance	12 to 50	1 to 9	\$133,250	\$34,189	\$11,007
Maintenance Equipment	to 20	1 to 11	\$124,600	\$132,342	\$0
Security	10 to 35	3 to 24	\$91,970	\$39,356	\$15,624
Site Elements	3 to 85	0 to 22	\$7,092,312	\$923,784	\$630,910
Vehicles	to 15	1 to 4	\$84,900	\$79,143	\$1,439
Unallocated Interest	N/A	N/A	N/A	N/A	N/A
Subtotal			\$9,197,762	\$1,577,727	\$826,993
Other (Currently Unfunded)	to 0	0	\$0	\$0	\$0
Grand Total			\$9,197,762	\$1,577,727	\$826,993

Explanatory Notes:

- 1) The Unallocated Interest Reserve Funds are not allocated to any identified Reserve Components.



3. PROFESSIONAL SERVICE CONDITIONS

Our Services - Reserve Advisors, Inc. will perform its services as an independent contractor in accordance with our professional practice standards. Our compensation is not contingent upon our conclusions.

Our Reserve Study Update without Site Visit of your last reserve study is limited to updates to the Reserve Component Inventory and the financial status of the reserve fund. Conditions change with time and we recommend an update of your reserve study which includes an onsite condition assessment. Please consult with us on the timing of your next reserve study update. Reserve Advisors does not investigate, nor assume any responsibility for any existence or impact of any hazardous materials, structural, latent or hidden defects which may or may not be present on or within the property. Our opinions of estimated costs and remaining useful lives are not a guarantee of the actual costs of replacement, a warranty of the common elements or other property elements, or a guarantee of remaining useful lives.

We assume, without independent verification, the accuracy of all data provided to us. You agree to indemnify and hold us harmless against and from any and all losses, claims, actions, damages, expenses or liabilities, including reasonable attorneys' fees, to which we may become subject in connection with this engagement, because of any false, misleading or incomplete information which we have relied upon as supplied by you or others under your direction, or which may result from any improper use or reliance on the report by you or third parties under your control or direction. Your obligation for indemnification and reimbursement shall extend to any controlling person of Reserve Advisors, Inc., including any director, officer, employee, affiliate, or agent. Liability of Reserve Advisors, Inc. and its employees, affiliates, and agents for errors and omissions, if any, in this work is limited to the amount of its compensation for the work performed in this engagement.

Report - Reserve Advisors, Inc. will complete the services in accordance with the Proposal. All files, work papers or documents developed by us during the course of the engagement remains our property.

Your Obligations - You will provide to us to the best of your ability and if reasonably available, historical and budgetary information, the governing documents, and other information that we request and deem necessary to complete our Study. You agree to pay our actual attorneys' fees and any other costs incurred in the event we have to initiate litigation to collect on any unpaid balance for our services.

Use of Our Report and Your Name - Use of our Report(s) is limited to only the purpose stated herein. Any use or reliance for any other purpose, by you or third parties, is invalid. Our Reserve Study Update without Site Visit is not and cannot be used as a design specification, design engineering services or an appraisal. You may show our report in its entirety to those third parties who need to review the information contained herein. The Client and other third parties viewing this report should not reference our name or our report, in whole or in part, in any document prepared and/or distributed to third parties without our written consent. ***This report contains intellectual property developed by Reserve Advisors, Inc. specific to this engagement and cannot be reproduced or distributed to those who conduct reserve studies without the written consent of Reserve Advisors, Inc.***

We reserve the right to include our client's name in our client lists, but we will maintain the confidentiality of all conversations, documents provided to us, and the contents of our reports,



subject to legal or administrative process or proceedings. These conditions can only be modified by written documents executed by both parties.

Payment Terms, Due Dates and Interest Charges - The retainer payment is due upon authorization and prior to shipment of the report. The final payment of the fee is due immediately upon receipt of the Report. Any outstanding balance after 30 days of the invoice date is subject to an interest charge of 1.5% per month. Any litigation necessary to collect an unpaid balance shall be venued in Milwaukee County Circuit Court in the State of Wisconsin.

CONDITIONS OF OUR SERVICE ASSUMPTIONS

To the best of our knowledge, all data set forth in this report are true and accurate. Although gathered from reliable sources, we make no guarantee nor assume liability for the accuracy of any data, opinions, or estimates identified as furnished by others that we used in formulating this analysis.

We did not make any soil analysis or geological study with this report; nor were any water, oil, gas, coal, or other subsurface mineral and use rights or conditions investigated.

Substances such as asbestos, urea-formaldehyde foam insulation, other chemicals, toxic wastes, environmental mold or other potentially hazardous materials could, if present, adversely affect the validity of this study. Unless otherwise stated in this report, the existence of hazardous substance, that may or may not be present on or in the property, was not considered. Our opinions are predicated on the assumption that there are no hazardous materials on or in the property. We assume no responsibility for any such conditions. We are not qualified to detect such substances, quantify the impact, or develop the remedial cost.

Our opinions of the remaining useful lives of the property elements do not represent a guarantee or warranty of performance of the products, materials and workmanship.

4. CREDENTIALS

HISTORY AND DEPTH OF SERVICE

Founded in 1991, Reserve Advisors, Inc. is the leading provider of reserve studies, insurance appraisals, developer turnover transition studies, expert witness services, and other engineering consulting services. Clients include community associations, resort properties, hotels, clubs, non-profit organizations, apartment building owners, religious and educational institutions, and office/commercial building owners in 48 states, Canada and throughout the world.

The **architectural engineering consulting firm** was formed to take a leadership role in helping fiduciaries, boards, and property managers manage their property like a business with a long range master plan known as a Reserve Study.

Reserve Advisors employs the **largest staff of Reserve Specialists** with bachelor's degrees in engineering dedicated to Reserve Study services. Our principals are founders of Community Associations Institute's (CAI) Reserve Committee that developed national standards for reserve study providers. One of our principals is a Past President of the Association of Professional Reserve Analysts (APRA). Our vast experience with a variety of building types and ages, on-site examination and historical analyses are keys to determining accurate remaining useful life estimates of building components.

No Conflict of Interest - As consulting specialists, our **independent opinion** eliminates any real or perceived conflict of interest because we do not conduct or manage capital projects.

TOTAL STAFF INVOLVEMENT

Several staff members participate in each assignment. The responsible advisor involves the staff through a Team Review, exclusive to Reserve Advisors, and by utilizing the experience of other staff members, each of whom has served hundreds of clients. We conduct Team Reviews, an internal quality assurance review of each assignment, including: the inspection; building component costing; lifing; and technical report phases of the assignment. Each Team Review requires the attendance of several engineers, Director of Quality Assurance and other participatory peers. Due to our extensive experience with building components, we do not have a need to utilize subcontractors.

OUR GOAL

To help our clients fulfill their fiduciary responsibilities to maintain property in good condition.

VAST EXPERIENCE WITH A VARIETY OF BUILDINGS

Reserve Advisors has conducted reserve studies for a multitude of different communities and building types. We've analyzed thousands of buildings, from as small as a 3,500-square foot day care center to the 2,600,000-square foot 98-story Trump International Hotel and Tower in Chicago. We also routinely inspect buildings with various types of mechanical systems such as simple electric heat, to complex systems with air handlers, chillers, boilers, elevators, and life safety and security systems.

We're familiar with all types of building exteriors as well. Our well versed staff regularly identifies optimal repair and replacement solutions for such building exterior surfaces such as adobe, brick, stone, concrete, stucco, EIFS, wood products, stained glass and aluminum siding, and window wall systems.

OLD TO NEW

Reserve Advisors experience includes ornate and vintage buildings as well as modern structures. Our specialists are no strangers to older buildings. We're accustomed to addressing the unique challenges posed by buildings that date to the 1800's. We recognize and consider the methods of construction employed into our analysis. We recommend appropriate replacement programs that apply cost effective technologies while maintaining a building's character and appeal.

THEODORE J. SALGADO, P.E., PRA
Principal

Theodore J. Salgado is a co-founder of Reserve Advisors, Inc., which is dedicated to serving community associations, city and country clubs, religious organizations, educational facilities, and public and private entities throughout the United States. He is responsible for the production, management, review, and quality assurance of all reserve studies, defect identification transition studies, and consulting services for a nationwide portfolio of more than 6,000 clients. Under his direction, the firm conducts reserve study services for community associations, apartment complexes, churches, hotels, resorts, office towers and vintage architecturally ornate buildings.



PRIOR RELEVANT EXPERIENCE

Before founding Reserve Advisors, Inc. in 1991, Mr. Salgado, a professional engineer registered in the State of Wisconsin, served clients for over 15 years through American Appraisal Associates, the world's largest full service valuation firm. Mr. Salgado conducted facilities analyses of hospitals, steel mills and various other large manufacturing and petrochemical facilities and casinos.

He has served clients throughout the United States and in foreign countries, and frequently acted as project manager on complex valuation, and federal and state tax planning assignments. His valuation studies led to negotiated settlements on property tax disputes between municipalities and property owners.

Mr. Salgado has authored articles on the topic of reserve studies and facilities maintenance. He also co-authored "Reserves", an educational videotape produced by Reserve Advisors on the subject of Reserve Studies and maintaining appropriate reserves. Mr. Salgado has also written in-house computer applications manuals and taught techniques relating to valuation studies.

EXPERT WITNESS

Mr. Salgado has testified successfully before the Butler County Board of Tax Revisions in Ohio. His depositions in pretrial discovery proceedings relating to reserve studies of Crestview Estates Condominium Association in Wauconda, Illinois and the North Shore Club Associations in South Bend, Indiana have successfully assisted the parties in arriving at out of court settlements.

EDUCATION

Milwaukee School of Engineering - B.S. Architectural Engineering

PROFESSIONAL AFFILIATIONS/DESIGNATIONS

American Association of Cost Engineers - Past President, Wisconsin Section

Association of Construction Inspectors - Senior Designated Member and Certified Construction Inspector

Association of Professional Reserve Analysts - Past President, and Professional Reserve Analyst (PRA)

Community Associations Institute - Member and Volunteer Leader of multiple chapters throughout the United States

Concordia Seminary, St. Louis - Member, National Steering Committee

Milwaukee School of Engineering - Member, Corporation Board

Professional Engineer - Wisconsin (1982) and North Carolina (2014)

Ted continually maintains his professional skills through American Society of Civil Engineers, ASHRAE, Association of Construction Inspectors, and continuing education to maintain his professional engineer licenses.



ALAN M. EBERT, P.E., PRA, RS
Director of Quality Assurance

CURRENT CLIENT SERVICES

Alan M. Ebert, a Professional Engineer, is Director of Quality Assurance for Reserve Advisors. Mr. Ebert is responsible for the management, review and quality assurance of reserve studies. In this role, he assumes the responsibility of stringent report review analysis to assure report accuracy and the best solution for Reserve Advisors' clients.

Mr. Ebert has been involved with hundreds of Reserve Study assignments. The following is a partial list of clients served by Alan Ebert demonstrating his breadth of experiential knowledge of community associations in construction and related buildings systems.

Brownsville Winter Haven Located in Brownsville, Texas, this unique homeowners association contains 525 units. The Association maintains three pools and pool houses, a community and management office, landscape and maintenance equipment, and nine irrigation canals with associated infrastructure.

Rosemont Condominiums This unique condominium is located in Alexandria, Virginia and dates to the 1940's. The two mid-rise buildings utilize decorative stone and brick masonry. The development features common interior spaces, multi-level wood balconies and common asphalt parking areas.

Stillwater Homeowners Association Located in Naperville, Illinois, Stillwater Homeowners Association maintains four tennis courts, an Olympic sized pool and an upscale ballroom with commercial-grade kitchen. The community also maintains three storm water retention ponds and a detention basin.

Birchfield Community Services Association This extensive Association comprises seven separate parcels which include 505 townhome and single family homes. This Community Services Association is located in Mt. Laurel, New Jersey. Three lakes, a pool, a clubhouse and management office, wood carpports, aluminum siding, and asphalt shingle roofs are a few of the elements maintained by the Association.

Oakridge Manor Condominium Association Located in Londonderry, New Hampshire, this Association includes 104 units at 13 buildings. In addition to extensive roads and parking areas, the Association maintains a large septic system and significant concrete retaining walls.

Memorial Lofts Homeowners Association This upscale high rise is located in Houston, Texas. The 20 luxury units include large balconies and decorative interior hallways. The 10-story building utilizes a painted stucco facade and TPO roof, while an on-grade garage serves residents and guests.

PRIOR RELEVANT EXPERIENCE

Mr. Ebert earned his Bachelor of Science degree in Geological Engineering from the University of Wisconsin-Madison. His relevant course work includes foundations, retaining walls, and slope stability. Before joining Reserve Advisors, Mr. Ebert was an oilfield engineer and tested and evaluated hundreds of oil and gas wells throughout North America.

EDUCATION

University of Wisconsin-Madison - B.S. Geological Engineering

PROFESSIONAL AFFILIATIONS/DESIGNATIONS

Professional Engineering License - Wisconsin, North Carolina

Reserve Specialist (RS) - Community Associations Institute

Professional Reserve Analyst (PRA) - Association of Professional Reserve Analysts



JASON P. KUBUS, P.E., RS
Responsible Advisor

CURRENT CLIENT SERVICES

Jason P. Kubus, a Civil engineer, is an Advisor for Reserve Advisors. Mr. Kubus is responsible for the inspection and analysis of the condition of clients' properties, and recommending engineering solutions to prolong the lives of the components. He also forecasts capital expenditures for the repair and/or replacement of the property components and prepares technical reports on assignments. He is responsible for conducting Life Cycle Cost Analyses and Capital Replacement Forecast services and the preparation of Reserve Study Reports for apartments, condominiums, townhomes, high rise condominium towers, homeowner associations and private clubs. Mr. Kubus frequently serves as the Quality Assurance Review Coordinator for Multi-Story, Recreational and Townhome Communities.

The following is a partial list of clients served by Jason Kubus demonstrating his breadth of experiential knowledge of community associations in construction and related buildings systems.

Four Seasons Hotel and Tower A 70-story high rise condominium and hotel of 491 luxury units. Located in Miami, Florida, this all-inclusive condominium includes hotel, office and retail spaces, a fitness center, rooftop pools and a parking garage.

Governors Club A private golf and country club located in Chapel Hill, North Carolina. Governors Club offers a decorative clubhouse, a 27-hole Jack Nicklaus signature golf course, tennis, wellness and maintenance facilities, golf course maintenance equipment and a pool area.

Mayacama Golf Club A private golf and country club located in Santa Rosa, California. Mayacama offers a decorative clubhouse, guest villas and casitas, an 18-hole Jack Nicklaus signature golf course, tennis, wellness and maintenance facilities, golf course maintenance equipment and a pool area.

Addison Reserve Country Club A private golf and country club located in Delray Beach, Florida. Addison Reserve offers a decorative clubhouse and new esplanade building, three 9-hole Arthur Hills signature golf courses, tennis, wellness and maintenance facilities, golf course maintenance equipment and a pool area.

Pelican Bay Foundation Community of 7,168 single family homes and high rise condominiums located in Naples, Florida. Pelican Bay contains an administrative commons building, a community center and spa, two beach front dining and recreational facilities, tennis and wellness facilities, a community-owned apartment building, two parks and various site infrastructure.

PRIOR RELEVANT EXPERIENCE

Before joining Reserve Advisors, Mr. Kubus successfully completed the bachelors program in Civil Engineering from the University of Florida where he specialized in Structural Engineering. He also worked in the design of mechanical, plumbing and fire protection systems.

EDUCATION

University of Florida - B.S. Civil Engineering

PROFESSIONAL AFFILIATIONS / DESIGNATIONS

Professional Engineer (P.E.) - State of Florida, 2013

Reserve Specialist (RS) - Community Associations Institute

RESOURCES

Reserve Advisors, Inc. utilizes numerous resources of national and local data to conduct its Professional Services. A concise list of several of these resources follows:

Association of Construction Inspectors, (ACI) the largest professional organization for those involved in construction inspection and construction project management. ACI is also the leading association providing standards, guidelines, regulations, education, training, and professional recognition in a field that has quickly become important procedure for both residential and commercial construction, found on the web at www.iami.org. Several advisors and a Principal of Reserve Advisors, Inc. hold Senior Memberships with ACI.

American Society of Heating, Refrigerating and Air-Conditioning Engineers, Inc., (ASHRAE) the American Society of Heating, Refrigerating and Air-Conditioning Engineers, Inc., devoted to the arts and sciences of heating, ventilation, air conditioning and refrigeration; recognized as the foremost, authoritative, timely and responsive source of technical and educational information, standards and guidelines, found on the web at www.ashrae.org. Reserve Advisors, Inc. actively participates in its local chapter and holds individual memberships.

Community Associations Institute, (CAI) America's leading advocate for responsible communities noted as the only national organization dedicated to fostering vibrant, responsive, competent community associations. Their mission is to assist community associations in promoting harmony, community, and responsible leadership.

Marshall & Swift / Boeckh, (MS/B) the worldwide provider of building cost data, co-sourcing solutions, and estimating technology for the property and casualty insurance industry found on the web at www.marshallswift.com.

R.S. Means CostWorks, North America's leading supplier of construction cost information. As a member of the Construction Market Data Group, Means provides accurate and up-to-date cost information that helps owners developers, architects, engineers, contractors and others to carefully and precisely project and control the cost of both new building construction and renovation projects found on the web at www.rsmeans.com.

Reserve Advisors, Inc., library of numerous periodicals relating to reserve studies, condition analyses, chapter community associations, and historical costs from thousands of capital repair and replacement projects, and product literature from manufacturers of building products and building systems.