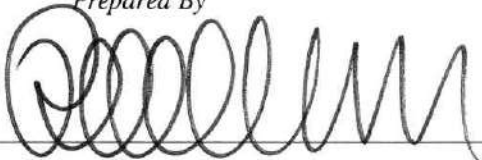


# RDA REPORT

Canyon Lake Property Owners Association  
Canyon Lake, California  
Account 3453 - Version 001  
August 10, 2018

Reserve Data Analysis, California, LLC  
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Prepared By  


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# Reserve Data Analysis, California LLC



"Innovators in Reserve Planning"

August 10, 2018

Mr. Eric Kazakoff, General Manager  
Canyon Lake Property Owners Association  
31512 Railroad Canyon Road  
Canyon Lake, CA 92587

Dear Mr. Kazakoff:

Enclosed is the completed reserve analysis study for Canyon Lake Property Owners Association for the fiscal year beginning May 1, 2018. Your RDA REPORT is presented in three parts:

**Part 1** offers an easy-to-understand introduction to reserve budgeting and terminology along with a Users' Guide to your reserve analysis study.

**Part 2** is your reserve analysis study, including a report summary, a distribution of accumulated reserves, an asset listing/summary, detail reports for each asset, 30-year projections with graphs, and an alphabetical detail report index.

**Part 3** includes the most recent legislation affecting community associations along with a section for personal notations.

We hope that you find our report format both informative and useful. All of us at RDA have enjoyed serving you and providing Canyon Lake Property Owners Association with the most detailed, comprehensive and useful reserve analysis study available. If you have any additional questions or comments, please feel free to call us.

Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read 'Randi K. Miller'.

Randi K. Miller PhD RS  
Vice President



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This reserve analysis study and the parameters under which it has been completed are based upon information provided to us in part by representatives of the association, its contractors, assorted vendors, specialist and independent contractors, the Community Associations Institute, various construction pricing and scheduling manuals including, but not limited to: Marshall & Swift Valuation Service, RS Means Facilities Maintenance & Repair Cost Data, RS Means Repair & Remodeling Cost Data, National Construction Estimator, National Repair & Remodel Estimator, Dodge Cost Manual and the McGraw Hill Book Company. Additionally, costs are obtained from numerous vendor catalogues, actual quotations or historical costs, and our own experience in the field of property management and preparation of reserve analysis studies.

It has been assumed, unless otherwise noted in this report, that all assets have been designed and constructed properly and each estimated useful life will approximate that of the norm per industry standards and/or manufacture specifications used. In some cases, estimates may have been used on assets which have an indeterminable but potential liability to the association.

**We recommend that your reserve analysis study be updated on an annual basis due to fluctuating interest rates, inflationary changes and the unpredictable nature of the lives of many of the assets under consideration. All of the information collected during our inspection of the association and subsequent computations made in preparing this reserve analysis study are retained in our computer files. Therefore, annual updates may be completed quickly and inexpensively each year.**

Reserve Data Analysis, Southern California, would like to thank you for using our services, and we invite you to call us at any time should you have any questions or comments or need assistance.

**RESERVE DATA ANALYSIS, SOUTHERN CALIFORNIA**

**(714) 434-8396**

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## PART I - INTRODUCTION

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Preparing the annual budget and overseeing the association's finances are perhaps the most important responsibilities of board members. The annual operating and reserve budgets reflect the planning and goals of the association and set the level and quality of service for all of the association's activities.

### ■ 1. Funding Options

When a major repair or replacement is required in a community, an association has essentially four options available to address the expenditure:

The first option is to pass a "special assessment" to the membership in an amount required to cover the expenditure. Although not commonplace, there have been special assessments in the amount of \$10,000 per member assessed in associations in Virginia and Southern California. When a special assessment is passed, the association has the authority and responsibility to collect the assessments, even by means of foreclosure if necessary. However, an association operating on a special assessment basis cannot guarantee that an assessment, when needed, will be passed. Consequently, it cannot guarantee its ability to perform the required repairs or replacements to those major components for which the association is obligated to maintain when the need arises. Additionally, while relatively new communities require very little in the way of major "reserve" expenditures, associations reaching 12 to 15 years of age and older find many components reaching the end of their effective useful lives. These required expenditures, all accruing at the same time, can be devastating to an association's overall budget.

The second option is for the association to acquire a loan from a lending institution in order to effect the required repairs. In many cases, banks will lend money to an association using "future homeowner assessments" as collateral for the loan. With this method, not only is the current board of directors pledging the future assets of an association, they are also required to pay interest fees on the loan payback in addition to the original principal. In the case of a \$150,000 roofing replacement, the association may be required to pay back the loan over a three to five year period, with interest; whereas, if the association was setting aside reserves for this purpose, using the vehicle of the regularly assessed membership dues, it would have had the full term of

the life of the roof in order to accumulate the necessary moneys. Additionally, those contributions would have been evenly distributed over the entire membership and would have earned interest as part of that contribution.

The third option, too often used, is simply to defer the required repair or replacement. This option can create an environment of declining property values due to the increasing deferred maintenance and the association's financial inability to keep pace with the normal aging process of the common area components. This, in turn, can have a seriously negative impact on sellers in the Association by making it difficult or even impossible for potential buyers to obtain financing from lenders. Increasingly, many lending institutions are requesting copies of the association's most recent reserve study before granting loans, either for the association, a prospective purchaser, or for an individual within such association.

The fourth, and only logical means that the board of directors has to ensure its ability to maintain the assets for which it is obligated, uniformly distributing the costs of the replacements over the entire membership, is by assessing an adequate level of reserves as part of the regular membership assessment. The community is not only comprised of present members, but also future members. Any decision by the board of directors to adopt a calculation method or funding plan which would disproportionately burden future members in order to make up for past reserve deficits would be a breach of its fiduciary responsibility to those future members. Unlike individuals determining their own course of action, the board is responsible to the "community" as a whole.

## ■ 2. The Reserve Study

There are two components of a reserve study – a physical analysis and a financial analysis. During the physical analysis, a reserve provider evaluates information regarding the physical status and repair/replacement cost of the association's major common area components. To do so, the provider conducts a component inventory, a condition assessment, and life and valuation estimates. A financial analysis assesses the association's reserve balance or "fund status" (measured in cash or as percent funded) to determine a recommendation for an appropriate reserve contribution rate in the future known as the "funding plan."

Reserve studies fit into one of three categories: 1) Full Study; 2) Update - with site inspection; and 3) Update - without site inspection.

- In a Full reserve study, the reserve provider conducts a component inventory, a condition assessment (based upon on-site visual observations), and life and valuation estimates to determine both a "fund status" and "funding plan."
- In an Update – with site inspection, the reserve provider conducts a component inventory (verification only, not quantification), a condition assessment (based on

on-site visual observations), and life and valuation estimates to determine both the “fund status” and “funding plan.”

- In an Update – without site inspection, the reserve provider conducts life and valuation estimates to determine the “fund status” and “funding plan.”

### ■ 3. Developing a Component List

The budget process begins with an accurate inventory of all the major components for which the association is responsible. The determination of whether an expense should be labeled as operational, reserve, or excluded altogether is sometimes subjective. Since this labeling may have a major impact on the financial plans of the association, subjective determinations should be minimized. We suggest the following considerations when labeling an expense:

**OPERATIONAL EXPENSES** occur at least annually, no matter how large the expense, and can be effectively budgeted for each year. They are characterized as being reasonably predictable both in terms of frequency and cost. Operational expenses include all minor expenses which would not otherwise adversely affect an operational budget from one year to the next. Examples of Operational Expenses include:

Utilities:

- Electricity
- Gas
- Water
- Telephone
- Cable TV

Services:

- Landscaping
- Pool Maintenance
- Street Sweeping
- Accounting
- Reserve Study

Administrative:

- Supplies
- Bank Service Charges
- Dues & Publications
- Licenses, Permits & Fees

Repair Expenses:

- Tile Roof Repairs
- Equipment Repairs
- Minor Concrete Repairs
- Operating Contingency

**RESERVE EXPENSES** are major expenses that occur other than annually and which must be budgeted for in advance in order to provide the necessary funds in time for their occurrence. Reserve expenses are reasonably predictable both in terms of frequency and cost. However, they may include significant assets which have an indeterminable but potential liability which may be demonstrated as a likely occurrence. They are expenses that when incurred would have a significant affect on the smooth operation of the budgetary process from one year to the

next if they were not reserved for in advance. Examples of Reserve Expenses include:

- Roof Replacements
- Painting
- Deck Resurfacing
- Fencing Replacement
- Street Slurry Coating
- Asphalt Overlays
- Pool Re-plastering
- Pool Equipment Replacement
- Pool Furniture Replacement
- Tennis Court Resurfacing
- Park & Play Equipment
- Equipment Replacement
- Interior Furnishings
- Lighting Replacement

**BUDGETING IS NORMALLY EXCLUDED FOR** repairs or replacements of assets which are deemed to have an estimated useful life equal to or exceeding the estimated useful life of the facility or community itself, or exceeding the legal life of the community as defined in an association's governing documents. Examples include the complete replacement of elevators, tile roofs, wiring and plumbing. Also excluded are insignificant expenses which may be covered either by an operating or reserve contingency, or otherwise in a general maintenance fund. Costs which are caused by acts of God, accidents or other occurrences which are more properly insured for, rather than reserved for, are also excluded.

## ■ 4. Preparing the Reserve Study

Once the reserve assets have been identified and quantified, their respective replacement costs, useful lives and remaining lives must be assigned so that a funding schedule can be constructed. Replacement costs and useful lives can be found in published manuals such as construction estimators, appraisal handbooks, and valuation guides. Remaining lives are calculated from the useful lives and ages of assets and adjusted according to conditions such as design, manufacture quality, usage, exposure to the elements and maintenance history.

By following the recommendations of an effective reserve study the association should avoid any major shortfalls. However, to remain accurate, the report should be updated on an annual basis to reflect such changes as shifts in economic parameters, additions of phases or assets, or expenditures of reserve funds. The association can assist in simplifying the reserve analysis update process by keeping accurate records of these changes throughout the year.

## ■ 5. Funding Methods



From the simplest to most complex, reserve analysis providers use many different computational processes to calculate reserve requirements. However, there are two basic processes identified as industry standards: the cash-flow method and the component method.

The cash flow method develops a reserve-funding plan where contributions to the reserve fund are designed to offset the variable annual expenditures from the reserve fund. Different reserve funding plans are tested against the actual anticipated schedule of reserve expenses until the desired funding goal is achieved. This method sets up a “window” in which all future anticipated replacement costs are computed, based on the individual lives of the components under consideration.

The component method develops a reserve-funding plan where the total contribution is based on the sum of contributions for individual components. The component method is the more conservative of the two funding options, and assures that the association will achieve and maintain an ideal level of reserves over time. This method also allows for computations on individual components in the analysis. The RDA Summary and RDA Projection Reports are based upon the component methodology.

## ■ 6. Funding Strategies

Once an association has established its funding goals, the association can select an appropriate funding plan. There are four basic strategies from which most associations select. It is recommended that associations consult professionals to determine the best strategy or combination of plans that best suit the association’s need. Additionally, associations should consult with their financial advisor to determine the tax implications of selecting a particular plan. Further, consultation with the American Institute of Certified Public Accountants (AICPA) for their reporting requirements is advisable. The four funding plans and descriptions of each are detailed below. Associations will have to update their reserve studies more or less frequently depending on the funding strategy they select.

- Full Funding — Given that the basis of funding for reserves is to distribute the costs of the replacements over the lives of the components in question, it follows that the ideal level of reserves would be proportionately related to those lives and costs. If an association has a component with an expected estimated useful life of ten years, it would set aside approximately one-tenth of the replacement cost each year. At the end of three years, one would expect that three-tenths of the replacement cost to have accumulated, and if so, that component would be “fully-funded.” This model is important in that it is a measure of the adequacy of an association’s reserves at any one point of time, and is independent of any particular method which may have been used for past funding or may be under consideration for future funding. The formula is based on current replacement cost, and is a measure in time, independent of future inflationary or investment factors:

$$\text{Fully Funded Reserves} = \frac{\text{Age of Component}}{\text{Useful Life}} \times \text{Current Replacement Cost}$$

When an association's total accumulated reserves for all components meet this criteria, its reserves are "fully-funded."

- **Baseline Funding (RDA Cash Flow Minimum Reports)** — The goal of this funding method is to keep the reserve cash balance above zero. This means that while each individual component may not be fully funded, the reserve balance overall does not drop below zero during the projected period. An association using this funding method must understand that even a minor reduction in a component's remaining useful life can result in a deficit in the reserve cash balance.
- **Threshold Funding (RDA Cash Flow Specific Reports)** — This method is based on the baseline funding concept. The minimum reserve cash balance in threshold funding, however, is set at a predetermined dollar amount.
- **Statutory Funding** — This method is based on local statutes. To use it, associations set aside a specific minimum amount of reserves as required by statutes.

## ■ 7. Distribution of Accumulated Reserves

The "Distribution of Accumulated Reserves Report" can be viewed and printed after performing the "RDA Summary Calculations," which is a "Component or Segregated Calculation Process," as opposed to the "Cash Flow Calculation Process," also available to the user in the program.

When calculating reserves based upon the component methodology, a beginning reserve balance must be allocated for each of the individual components considered in the analysis before the individual calculations can be completed. When this distribution is not available, or of sufficient detail, the following method is suggested for allocating reserves:

The first step the program performs in this process is subtracting, from the total accumulated reserves, any amounts for assets which have predetermined (fixed) reserve balances. The user can "fix" the accumulated reserve balance within the program on the individual asset's detail page. If by error these amounts total more than the amount of funds available, then the remaining assets are adjusted accordingly. A provision for a contingency reserve is then deducted by the determined percentage used, and if there are sufficient remaining funds available.

The second step is to identify the ideal level of reserves for each asset. As indicated in the prior section, this is accomplished by evaluating the component's age proportionate to its estimated useful life and current replacement cost. Again, the equation used is as follows:

$$\text{Fully Funded Reserves} = \frac{\text{Age of Component}}{\text{Useful Life}} \times \text{Current Replacement Cost}$$

The RDA RESERVE MANAGEMENT SOFTWARE™ program performs the above calculations to the very month the component was placed-in-service. It also allows for the accumulation of the necessary reserves for the replacement to be available on the first day of the fiscal year it is scheduled to be replaced.

The next step the program performs is to arrange all of the assets used in the study in ascending order by remaining life, and alphabetically within each grouping of remaining life items. These assets are then assigned their respective ideal level of reserves until the amount of funds available are depleted, or until all assets are appropriately funded. If any assets are assigned a zero remaining life (schedule for replacement this fiscal year), then the amount assigned equals the current replacement cost and funding begins for the next cycle of replacement. If there are insufficient funds available to accomplish this, then the software automatically adjust the zero remaining life item to 1 year and that asset assumes its new grouping position alphabetically in the final printed report.

If at the completion of this task there are additional moneys which have not been distributed, the remaining reserves are then assigned, in ascending order, to a level equal to, but not exceeding, the current replacement cost for each component. If there are sufficient moneys available to fund all assets at their current replacement cost levels, then any excess funds are designated as such and are not factored into any of the report computations. If at the end of this assignment process there are designated excess funds, they can be used to offset the monthly contribution requirements recommended, or used in any other manner the client may desire.

Assigning the reserves in this manner defers the make-up period for any underfunding over the longest remaining life of all the assets under consideration, thereby minimizing the impact of deficiency. For example, if the report indicates an underfunding of \$50,000, this underfunding will be assigned to components with the longest remaining life possible in order to give more time to "replenish" the account. If the \$50,000 underfunding were to be assigned to short remaining life items, the impact would be immediately felt.

If the reserves are underfunded, the monthly contribution requirements as outlined in this report can be expected to be higher than normal. In future years, as individual assets are replaced, the funding requirements will return to their normal levels. In the

case of a large deficiency, a special assessment may be considered. The program can easily generate revised reports outlining how the monthly contributions would be affected by such an adjustment, or by any other changes which may be under consideration.

## ■ 8. Funding Reserves

Two contribution numbers are provided in the report, the "Monthly Membership Contribution" and the "Net Monthly Allocation." The association should contribute to reserves each month the "Monthly Membership Contribution" figure, when the interest earned on the reserves is left in the reserve accounts as part of the contribution. When interest is earned on the reserves, that interest must be left in reserves and only amounts set aside for taxes should be removed.

The second alternative is to allocate the "Net Monthly Allocation" to reserves (this is the member contribution plus the anticipated interest earned for the fiscal year). This method assumes that all interest earned will be assigned directly as operating income. This allocation takes into consideration the anticipated interest earned on accumulated reserves regardless of whether or not it is actually earned. When taxes are paid the amount due will be taken directly from the association's operating accounts as the reserve accounts are allocated only those moneys net of taxes.

## ■ 9. Users' Guide to Your Reserve Analysis Study

Part II of your RDA REPORT contains the reserve analysis study for your association. There are seven types of pages in the study as described below.

### REPORT SUMMARY

The **Report Summary** lists all of the parameters which were used in calculating the report as well as the summary of your reserve analysis study.

### INDEX REPORTS

The **Distribution of Accumulated Reserves** report lists all assets in remaining life order. It also identifies the ideal level of reserves which should have accumulated for the association as well as the actual reserves available.

The **Asset Listing/Summary** lists all assets by category (i.e. roofing, painting, lighting, etc.) together with their remaining life, current cost, monthly reserve contribution, and net monthly allocation.

### DETAIL REPORTS

The **Detail Report** itemizes each asset and lists all measurements, current and future costs and calculations for that asset. Provisions for percentage replacements, salvage values and one-time replacements can also be utilized.

The numerical listings for each asset are enhanced by extensive narrative detailing factors such as design, manufacture quality, usage, exposure to elements and maintenance history.

The **Detail Report Index** is an alphabetical listing of all assets together with the page number of the asset's detail report and asset number.

### PROJECTIONS AND CHARTS

**Thirty-year Projections** as well as **Charts and Graphs** of projected data add to the usefulness of your reserve analysis study.

## ■ 10. Definitions

**REPORT I.D.** - Includes the REPORT DATE (ex. November 15, 1992), VERSION (ex. 001), and ACCOUNT NUMBER (ex. 9773). Please use this information when referencing your report. (Displayed on the summary page.)

**BUDGET YEAR BEGINNING/ENDING** - The budgetary year for which the report is prepared. For associations with fiscal years ending December 31, the monthly contribution figures indicated are for the 12 month period beginning 1/1/2X and ending 12/31/2X.

**NUMBER OF UNITS/PHASES** - If applicable, the number of units and/or phases included in this version of the report.

**INFLATION** - This figure is used to approximate the future cost to repair or replace each component in the report. The current cost for each component is compounded on an annual basis by the number of remaining years to replacement and the total is used in calculating the monthly reserve contribution which will be necessary in order to accumulate the required funds in time for replacement.

**ANNUAL CONTRIBUTION INCREASE** - The percentage rate at which the association will increase its contribution to reserves at the end of each year until the year in which the asset is replaced. For example, in order to accumulate \$10,000 in 10 years, you could set aside \$1,000 per year. As an alternative, you could set aside \$795 the first year and increase that amount by 5% each year until the year of replacement. In either case you arrive at the same amount. The idea is that you start setting aside a lower amount and increase that number each year in accordance with the planned percentage. Ideally this figure should be equal to the rate of inflation. It can, however, be used to aid those associations that have not set aside appropriate reserves in the past by making the initial year's allocation less formidable.

**INVESTMENT YIELD** - The average interest rate anticipated by the association based upon its current investment practices.

**TAXES ON YIELD** - The estimated percentage of interest income which will be set aside for taxes.

**ACCUMULATED RESERVE BALANCE** - The anticipated reserve balance on the first day of the fiscal year for which this report has been prepared. Based upon information provided and not audited.

**PERCENT FULLY FUNDED** - The ratio, at the beginning of the fiscal year, of the actual (or projected) reserve balance to the calculated fully funded balance, expressed as a percentage.

**PHASE INCREMENT DETAIL/AGE** - Comments regarding aging of the components on the basis of construction date or date of acceptance by the association.

**MONTHLY CONTRIBUTION** - The contribution to reserves required by the association each month.

**INTEREST CONTRIBUTION** - The interest that should be earned on the reserves, net of taxes, based upon their beginning reserve balance and monthly contributions for one year. This figure is averaged for budgeting purposes.

**NET MONTHLY ALLOCATION** - The sum of the monthly contribution and interest contribution figures.

**GROUP OR FACILITY NUMBER/CATEGORY NUMBER** - The report may be prepared and sorted either by group or facility (location, building, phase, etc.) or by category (roofing, painting, etc.). Standard report printing format is by category.

**PERCENTAGE OF REPLACEMENT** - In some cases, an asset may not be replaced in its entirety or the cost may be shared with a second party. Examples are budgeting for a percentage of replacement of streets over a period of time, or sharing the expense to replace a common wall with a neighboring party.

**PLACED-IN-SERVICE** - The month and year that the asset was placed-in-service. - This may be the construction date, the first escrow closure date in a given phase, or the date of the last servicing or replacement.

**ESTIMATED USEFUL LIFE** - The estimated useful life of an asset based upon industry standards, manufacturer specifications, visual inspection, location, usage, association standards and prior history. All of these factors are taken into consideration when tailoring the estimated useful life to the particular asset. For example, the carpeting in a hallway or elevator (a heavy traffic area) will not have the same life as the identical carpeting in a seldom-used meeting room or office.

**ADJUSTMENT TO USEFUL LIFE** - Once the useful life is determined it may be adjusted +/- by this separate figure for the current cycle of replacement. This will allow for a current period adjustment without affecting the estimated replacement cycles for future replacements.

**ESTIMATED REMAINING LIFE** - This calculation is completed internally based upon the report's fiscal year date and the date the asset was placed-in-service.

**REPLACEMENT YEAR** - The year that the asset is scheduled to be replaced. The appropriate funds will be available by the first day of the fiscal year for which replacement is anticipated.

**FIXED ACCUMULATED RESERVES** - An optional figure which, if used, will override the normal process of allocating reserves to each asset.

**FIXED MONTHLY CONTRIBUTION** - An optional figure which, if used, will override all calculations and set the contribution at this amount.

**SALVAGE VALUE** - The salvage value of the asset at the time of replacement, if applicable.

**ONE-TIME REPLACEMENT** - Notation if the asset is to be replaced on a one-time basis.

**CURRENT REPLACEMENT COST** - The estimated replacement cost effective as of the beginning of the fiscal year for which the report is being prepared.

**FUTURE REPLACEMENT COST** - The estimated cost to repair or replace the asset at the end of its estimated useful life based upon the current replacement cost and inflation.

**COMPONENT INVENTORY** - The task of selecting and quantifying reserve components. This task can be accomplished through on-site visual observations, review of association design and organizational documents, a review of established association precedents and discussion with appropriate association representative(s).



## ■ 11. A Multi-Purpose Tool

Your RDA REPORT is an important part of your association's budgetary process. Following its recommendations should ensure the association's smooth budgetary transitions from one fiscal year to the next, and either decrease or eliminate the need for "special assessments".

In addition, your RDA reserve study serves a variety of useful purposes:

- Following the recommendations of a reserve study performed by a professional consultant can protect the Board of Directors in a community from personal liability concerning reserve components and reserve funding.
- A reserve analysis study is required by your accountant during the preparation of the association's annual audit.
- A reserve study is often requested by lending institutions during the process of loan applications, both for the community and, in many cases, the individual owners.
- Your RDA REPORT is also a detailed inventory of the association's major assets and serves as a management tool for scheduling, coordinating and planning future repairs and replacements.
- Your RDA REPORT is a tool, which can assist the Board in fulfilling its legal and fiduciary obligations for maintaining the community in a state of good repair. If a community is operating on a special assessment basis, it cannot guarantee that an assessment, when needed, will be passed. Therefore, it cannot guarantee its ability to perform the required repairs or replacements to those major components, which the association is obligated to maintain.
- Since the RDA reserve analysis study includes precise measurements and cost estimates of the client's assets, the detail reports may be used to evaluate the accuracy and price of contractor bids when assets are due to be repaired or replaced.
- The reserve study is an annual disclosure to the membership concerning the financial condition of the association, and may be used as a "consumers' guide" by prospective purchasers.

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Canyon Lake Property Owners Association  
 Canyon Lake, California  
RDA Reserve Analysis Report Summary

<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">Report Date</td> <td style="width: 20%;">August 10, 2018</td> <td style="width: 50%;"></td> </tr> <tr> <td>Version</td> <td>001</td> <td></td> </tr> <tr> <td>Account Number</td> <td>3453</td> <td></td> </tr> <tr> <td>Budget Year Beginning</td> <td>5/ 1/18</td> <td></td> </tr> <tr> <td style="padding-left: 20px;">Ending</td> <td>4/30/19</td> <td></td> </tr> <tr> <td>Total Units Included</td> <td>4800</td> <td></td> </tr> <tr> <td>Phase Development</td> <td>1 of 1</td> <td></td> </tr> </table>	Report Date	August 10, 2018		Version	001		Account Number	3453		Budget Year Beginning	5/ 1/18		Ending	4/30/19		Total Units Included	4800		Phase Development	1 of 1		<table style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2">Parameters:</td> </tr> <tr> <td style="width: 70%;">Inflation</td> <td style="text-align: right;">2.20%</td> </tr> <tr> <td>Annual Contribution Increase</td> <td style="text-align: right;">2.20%</td> </tr> <tr> <td>Investment Yield</td> <td style="text-align: right;">1.00%</td> </tr> <tr> <td>Taxes on Yield</td> <td style="text-align: right;">30.00%</td> </tr> <tr> <td>Contingency</td> <td style="text-align: right;">3.00%</td> </tr> <tr> <td colspan="2">Reserve Fund Balance as of</td> </tr> <tr> <td>5/ 1/18:</td> <td style="text-align: right;">\$6,991,697.00</td> </tr> </table>	Parameters:		Inflation	2.20%	Annual Contribution Increase	2.20%	Investment Yield	1.00%	Taxes on Yield	30.00%	Contingency	3.00%	Reserve Fund Balance as of		5/ 1/18:	\$6,991,697.00
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Reserve Fund Balance as of																																						
5/ 1/18:	\$6,991,697.00																																					

Project Profile & Introduction

For budgeting purposes, unless otherwise indicated in this report, we have used the actual date each item was originally constructed for aging the components examined in this analysis.

All information as to the improvements, repairs, replacements, and/or other changes to the reserve components has been provided by a representative of the association, actual contracts completed by the association and/or a previous reserve analysis.

RDA On-Site Inspection: April 11, 2018 This is a level II update.

RDA Summary of Calculations

Monthly Contribution to Reserves Required:	\$284,417.58
( \$59.25 per unit per month)	
Average Net Monthly Interest Contribution This Year:	3,873.88
	\$288,291.46
Net Monthly Allocation to Reserves 5/ 1/18 to 4/30/19:	
( \$60.06 per unit per month)	

RDA Reserve Management Software  
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**Canyon Lake Property Owners Association**  
Distribution of Accumulated Reserves

REPORT DATE: August 10, 2018  
 VERSION: 001  
 ACCOUNT NUMBER: 3453

DESCRIPTION	REM LIFE	FULLY FUNDED RESERVES	ASSIGNED RESERVES
Admin Ext - Paint, Metals	0	1,178.10	1,178.10
Admin IT - Battery Back Up	0	20,000.00	20,000.00
Admin IT - Computers, Replace	0	25,000.00	25,000.00
Admin IT - Computers, Software	0	25,000.00	25,000.00
Admin IT - Network Cameras, 2012	0	22,400.00	22,400.00
Admin IT - Network Server, 2003	0	32,000.00	32,000.00
Admin IT - Phones, Replace	0	5,000.00	5,000.00
Admin Mechanical - Water Heater	0	4,067.00	4,067.00
Bluebird Hall - Flooring	0	8,011.00	8,011.00
Bluebird Hall - Paint Exterior Trim	0	669.30	669.30
Bluebird Hall - Paint Interior	0	3,331.90	3,331.90
Bluebird Hall - Storage Building	0	2,925.00	2,925.00
Country Club - Ext, Fencing, Entry	0	16,437.00	16,437.00
Country Club - Ext, Fountain	0	5,000.00	5,000.00
Country Club - Ext, Light, Grounds	0	1,896.00	1,896.00
Country Club - Ext, Paint, Building	0	7,904.00	7,904.00
Country Club - Floor, Dance Floor	0	8,112.00	8,112.00
Country Club - Kitchen, Bev Cooler	0	4,494.00	4,494.00
Country Club - Patio Deck Seal	0	8,761.20	8,761.20
Diamond Point - Play, Bark	0	2,772.00	2,772.00
Docks - Pebble Cove, Trash	0	808.00	808.00
East Gate - Furniture	0	192.00	192.00
East Gate - Paint, Interior	0	972.40	972.40
East Port - Basketball Court, Bench	0	1,790.00	1,790.00
East Port - C Tile, Shower	0	1,383.12	1,383.12
East Port - Carport, Repairs	0	16,915.50	16,915.50
East Port - Meeting, Floor, Carpet	0	5,427.79	5,427.79
East Port - Paint, Carport	0	1,845.90	1,845.90
East Port - Paint, Metals	0	4,671.26	4,671.26
Equestrian - Gazebo	0	12,983.00	12,983.00
Equestrian - Residence, Deck	0	3,090.00	3,090.00
Equestrian - Residence, Paint	0	1,306.25	1,306.25
Equestrian - Sand Replacement	0	8,932.00	8,932.00
Fairway Estates - Operators, 2008	0	13,250.00	13,250.00
Gault Field - Barbecue, Built-In	0	4,595.00	4,595.00
Golf - Bridge, Pedestrian Hole #18	0	13,504.40	13,504.40
Golf - Bridge, Vehicle Hole #17	0	32,015.00	32,015.00
Golf - Green, Collars	0	200,000.00	200,000.00
Golf - Landscape, Tree Trim/Remove	0	15,269.00	15,269.00
Golf - Maintenance, Utility Trailer	0	4,000.00	4,000.00
Golf - Maintenance, Water Treatment	0	27,985.00	27,985.00
Golf - Pump Station, Hole #6	0	10,000.00	10,000.00
Golf - Tunnels	0	14,000.25	14,000.25

**Canyon Lake Property Owners Association**  
Distribution of Accumulated Reserves

DESCRIPTION	REM LIFE	FULLY FUNDED RESERVES	ASSIGNED RESERVES
Grounds - Landscape, Refurbish	0	25,000.00	25,000.00
Grounds - Landscape, Tree Trimming	0	17,700.00	17,700.00
Holiday Harbor - C Tile, Shower	0	1,383.12	1,383.12
Holiday Harbor - Dance Floor	0	3,800.00	3,800.00
Holiday Harbor - Horseshoe Pits	0	2,000.00	2,000.00
Holiday Harbor - Snack Bar, Door, P	0	1,333.00	1,333.00
Indian Beach - Paint, Metals	0	1,065.90	1,065.90
Lake - Boat, Passage, Main/East Bay	0	113,000.00	113,000.00
Lake - Boat, Ski, Jump	0	30,000.00	30,000.00
Lake - Buoys	0	13,345.52	13,345.52
Lake - Lighthouse	0	50,000.00	50,000.00
Lake - Swim Lanes	0	2,500.00	2,500.00
Lions Park - Trash Receptacles	0	808.00	808.00
Lodge - Ext, Decks, Seal/Recoat	0	5,762.40	5,762.40
Lodge - Ext, Fountain	0	5,000.00	5,000.00
Lodge - Holiday Bay, Stage Restroom	0	11,275.00	11,275.00
Lodge - Mechanical, HVAC	0	54,078.00	54,078.00
Lodge - Restaurant, Furniture	0	92,189.00	92,189.00
Main Gate - Paint, Interior	0	3,962.53	3,962.53
Moonstone Park - P Table, Wood	0	590.00	590.00
North Gate - Furniture	0	96.00	96.00
North Gate - Paint, Interior	0	1,101.10	1,101.10
Operations - Ext, HVAC	0	6,921.00	6,921.00
Operations - Ext, Roof, Flat	0	3,360.00	3,360.00
Operations - Ext, Storage, Wood	0	12,000.00	12,000.00
Pool - Pool, Deck Caulking	0	8,264.44	8,264.44
Pool - Pool, Deck Expansion Joints	0	5,384.00	5,384.00
Pool - Pool, Deck Kool	0	41,026.30	41,026.30
Pool - Pool, Deck Replacement	0	259,350.00	259,350.00
Roadrunner Park - Horseshoe Pits	0	3,450.00	3,450.00
Roadrunner Park - Paint, Metals	0	897.60	897.60
Senior Center - Courts, Bocce	0	2,000.00	2,000.00
Senior Center - Courts, Horseshoe	0	2,000.00	2,000.00
Senior Center - Paint, Exterior	0	3,657.50	3,657.50
Senior Center - Paint, Interior	0	9,752.60	9,752.60
Senior Center - Paint, Metals	0	1,576.41	1,576.41
Senior Center - Paint, Trim/Doors	0	1,104.00	1,104.00
Sierra Park - Paint, Interior	0	1,001.00	1,001.00
Sierra Park - Paint, Metals	0	1,309.00	1,309.00
Ski Slalom - BBQ, Built-in	0	1,595.00	1,595.00
Ski Slalom - Paint Interior	0	880.88	880.88
Vehicle - Boat, Motors, 2014	0	6,979.00	6,979.00
Vehicle - Boat, Motors, 2016	0	12,727.00	12,727.00
Vehicle - Chevy, 1998	0	95,200.00	95,200.00
Vehicle - Chevy, 2001	0	95,200.00	95,200.00
Vehicle - Chevy, Stake Truck, 1998	0	50,000.00	50,000.00
Vehicle - Chevy, Stake Truck, 2000	0	50,000.00	50,000.00

**Canyon Lake Property Owners Association**  
Distribution of Accumulated Reserves

DESCRIPTION	REM LIFE	FULLY FUNDED RESERVES	ASSIGNED RESERVES
Vehicle - Ford, 1992-2	0	23,800.00	23,800.00
Vehicle - Ford, 2002	0	23,800.00	23,800.00
Vehicle - Ford, Water Truck	0	50,000.00	50,000.00
Vehicle - GMC, Dump Trucks	0	80,000.00	80,000.00
Vehicle - Tractor, Fermec	0	40,000.00	40,000.00
Vehicle - Tractor, Kubota, 2003	0	5,500.00	5,500.00
Admin Int - Board, Music	1	4,736.84	4,736.84
Admin Int - Entry Foyer W. Heater	1	473.92	473.92
Admin IT - Network Server, 2010	1	16,888.89	16,888.89
Bluebird Hall - HVAC	1	6,488.44	6,488.44
Bluebird Hall - Window Blinds	1	348.98	348.98
Country Club - Magnolia, Flooring	1	2,691.38	2,691.38
Country Club - Mechanical HVAC 2005	1	20,275.36	20,275.36
Docks - Skipper Island, BBQ	1	571.50	571.50
Docks - Skipper Island, P Table	1	731.25	731.25
Docks - Skipper Island, Trash	1	763.11	763.11
East Gate - Gate Operator, Barrier	1	7,646.63	7,646.63
East Gate - HVAC	1	5,167.87	5,167.87
Fairway Estates - Access Phones	1	6,112.00	6,112.00
Fairway Estates - Lane Spike	1	4,926.17	4,926.17
Fairway Estates - Paint, W Iron	1	6,532.53	6,532.53
Gault Field - Paint, Metals	1	2,503.33	2,503.33
Gault Field - Paint, Trellis	1	1,917.50	1,917.50
Gault Field - Snack Bar, Ice Machin	1	5,623.38	5,623.38
Golf - Green, Refurbish, PH1	1	176,225.81	176,225.81
Golf - Paint, Metals	1	11,662.31	11,662.31
Indian Beach - Picnic Table	1	3,592.50	3,592.50
Lodge - Ext, Paint, Metals	1	19,530.67	19,530.67
Lodge - Holiday Bay, Stage Music	1	4,736.84	4,736.84
Lodge - Mechanical, Fans	1	2,934.29	2,934.29
Lodge - Mechanical, HVAC, FAU	1	6,031.89	6,031.89
Lodge - Tennis Courts, Furniture	1	15,206.77	15,206.77
North Gate - Counter	1	1,431.00	1,431.00
Operations - Ext, Mechanical, Equip	1	30,368.93	30,368.93
Pool - Office, Music	1	900.00	900.00
Pool - Paint, Metals	1	5,502.79	5,502.79
Pool - Pool, Heater, 2007	1	14,170.75	14,170.75
Roadrunner Park - Benches	1	5,171.25	5,171.25
Senior Center - Floor, Carpet	1	3,937.66	3,937.66
Senior Center - Furniture, Exterior	1	3,728.84	3,728.84
Sierra Park - Paint, Exterior	1	414.00	414.00
Sunset Park - Paint, Metals	1	1,635.63	1,635.63
Admin Ext - Paint, Exterior	2	1,567.50	1,567.50
Admin Int - Entry Foyer Drink Ftn	2	2,955.60	2,955.60
Admin IT - Network NVR/DVR	2	57,600.00	57,600.00

**Canyon Lake Property Owners Association**  
Distribution of Accumulated Reserves

DESCRIPTION	REM LIFE	FULLY FUNDED RESERVES	ASSIGNED RESERVES
Admin IT - Network Server, Appliance	2	4,000.00	4,000.00
Admin Mechanical - HVAC, #20-29	2	86,928.30	86,928.30
Bluebird Hall - Equip, Defib	2	1,440.00	1,440.00
Bluebird Hall - Furniture	2	8,680.00	8,680.00
Bluebird Hall - Paint Exterior	2	976.13	976.13
Bluebird Hall - Televisions	2	2,850.00	2,850.00
Campground Building - HVAC	2	5,407.20	5,407.20
Country Club - Bar, Refrig, U/C	2	1,583.33	1,583.33
Country Club - Ext, Paint, Metals	2	3,847.06	3,847.06
Country Club - Ext, Roof, Flat	2	26,873.00	26,873.00
Country Club - Ext, Trash	2	2,369.50	2,369.50
Country Club - Fire Alarm	2	9,000.00	9,000.00
Country Club - Int, Furniture, Old	2	5,885.10	5,885.10
Country Club - Int, Lights, Orig	2	18,628.20	18,628.20
Country Club - Kitchen, Refrig	2	3,166.67	3,166.67
Country Club - Kitchen, Warmers	2	5,387.20	5,387.20
Country Club - Televisions, 2012	2	2,625.00	2,625.00
Docks - Diamond Point, Replace	2	25,679.22	25,679.22
Docks - Harrelson, Replace	2	16,000.13	16,000.13
Docks - Holiday Harbor, Replace	2	45,846.81	45,846.81
Docks - Jump Lagoon, Replace	2	16,000.13	16,000.13
Docks - Lions, Replace	2	21,000.17	21,000.17
Docks - Lodge, Slips, 1993	2	394,800.00	394,800.00
Docks - Ski Slalom, Replace	2	88,889.60	88,889.60
East Gate - Lighting	2	14,127.30	14,127.30
East Gate - Paint, Exterior	2	947.63	947.63
East Port - Snack Bar, Appliances	2	712.80	712.80
East Port - Snack Bar, Water Heater	2	830.40	830.40
Equestrian - Viewing Stands	2	9,200.00	9,200.00
Gault Field - Paint, Exterior	2	2,711.70	2,711.70
Gault Field - Paint, Interior	2	707.85	707.85
Gault Field - Snack Bar, HVAC	2	4,798.73	4,798.73
Gault Field - Snack Bar, Refrig	2	3,440.83	3,440.83
Golf - Fairways, Refurbish, PH1	2	910,694.40	910,694.40
Golf - Green, Refurbish, PH2	2	170,351.61	170,351.61
Golf - Maintenance, Pressure Washer	2	4,000.00	4,000.00
Golf - Pump Filter, Hole #11	2	12,500.00	12,500.00
Golf - Pump Filter, Hole #12	2	12,500.00	12,500.00
Golf - Pump Motor, Hole #11, 2010	2	14,302.40	14,302.40
Holiday Harbor - BBQ, Charcoal	2	3,776.00	3,776.00
Holiday Harbor - Lighting, Exterior	2	4,103.10	4,103.10
Holiday Harbor - Snack Bar, W Heater	2	830.40	830.40
Lake - Shoreline	2	0.00	0.00
Lodge - Ext, Lighting, Building	2	10,397.70	10,397.70
Lodge - Ext, Paint, Exterior	2	8,763.75	8,763.75
Lodge - Ext, Roof, Flat	2	15,634.85	15,634.85
Lodge - Int, Fire Alarm	2	9,000.00	9,000.00

**Canyon Lake Property Owners Association**  
Distribution of Accumulated Reserves

DESCRIPTION	REM LIFE	FULLY FUNDED RESERVES	ASSIGNED RESERVES
Lodge - Int, Floor, Carpet	2	14,669.70	14,669.70
Lodge - Int, Paint, Interior	2	18,554.25	18,554.25
Lodge - Kitchen, Oven	2	16,172.00	16,172.00
Lodge - Kitchen, Refrig Horiz, Old	2	2,378.33	2,378.33
Lodge - Kitchen, Warmers	2	17,792.67	17,792.67
Lodge - Mechanical, Coolers, 2006	2	26,453.14	26,453.14
Lodge - Sunset Beach, Floor Carpet	2	2,738.35	2,738.35
Lodge - Tennis Courts, Paint, Fence	2	11,318.18	11,318.18
Main Gate - Paint, Metals	2	997.82	997.82
North Gate - Appliances	2	333.33	333.33
North Gate - Gate Operator, Barrier	2	4,369.50	4,369.50
North Gate - HVAC	2	4,746.00	4,746.00
North Gate - Lighting	2	1,918.80	1,918.80
North Gate - Paint, Exterior	2	1,154.25	1,154.25
North Gate - Roof, Flat	2	7,249.50	7,249.50
Pool - Equipment, Defibrillator	2	1,440.00	1,440.00
Pool - Paint, Exterior	2	1,959.38	1,959.38
Pool - Paint, Interior	2	506.22	506.22
Pool - Pool, Chem Pumps	2	1,125.00	1,125.00
Pool - Pool, Pump & Motors	2	9,909.60	9,909.60
Pool - Pool, Replastering & Tile	2	46,128.86	46,128.86
Pool - Wader, Chem Pumps	2	1,125.00	1,125.00
Roadrunner Park - Paint, Pavillon	2	1,897.50	1,897.50
Senior Center - HVAC, Original	2	5,825.14	5,825.14
Sunset Park - Shade Fabric, 2004	2	7,889.00	7,889.00
Vehicle - Boat, Motors, 2018	2	0.00	0.00
Admin Int - Break, Appliances	3	2,187.00	2,187.00
Admin Int - Break, Furniture	3	541.71	541.71
Admin Int - Corp 2nd, Appliances	3	989.25	989.25
Admin Int - Corp 2nd, Floor, Carpet	3	7,701.60	7,701.60
Admin IT - Access Points/WiFi	3	7,920.00	7,920.00
Admin IT - Network Server, 2015	3	9,090.91	9,090.91
Admin IT - Network Server, Firewall	3	2,400.00	2,400.00
Admin IT - Phones, System	3	250,000.00	250,000.00
Admin IT - POS Systems	3	30,909.09	30,909.09
Admin Mechanical - HVAC, #27 & #28	3	15,895.00	15,895.00
Campground - Tank, Fuel Hose	3	4,250.00	4,250.00
Campground - Tank, Leak Alert	3	1,700.00	1,700.00
Campground Building - Paint, Metals	3	0.00	0.00
Campground Building - Roof, Tile	3	13,867.92	13,867.92
Country Club - Ext, Ice Machines	3	9,050.97	9,050.97
Country Club - Kitchen, Fire System	3	4,250.00	4,250.00
Country Club - Kitchen, Ice Tea	3	728.57	728.57
Country Club - Kitchen, Waffles	3	3,857.14	3,857.14
Country Club - Magnolia, Television	3	388.75	388.75
Diamond Point - Play, Climber	3	3,164.69	3,164.69

**Canyon Lake Property Owners Association**  
Distribution of Accumulated Reserves

DESCRIPTION	REM LIFE	FULLY FUNDED RESERVES	ASSIGNED RESERVES
Diamond Point - Play, Turtle	3	3,164.69	3,164.69
Equestrian - Fence, Hot Walker	3	7,584.30	7,584.30
Equestrian - Fence, Solid Board	3	18,598.45	18,598.45
Equestrian - Lights, Barn	3	3,896.52	3,896.52
Equestrian - Residence, HVAC	3	4,429.60	4,429.60
Gault Field - Netting	3	26,581.09	26,581.09
Gault Field - Picnic Tables	3	3,055.83	3,055.83
Gault Field - Scoreboard, Replace	3	16,470.59	16,470.59
Gault Field - Snack Bar, Appliances	3	7,135.50	7,135.50
Golf - Fairways, Refurbish, PH2	3	881,317.16	881,317.16
Golf - Green, Refurbish, PH3	3	137,064.52	137,064.52
Golf - Irrigation, Controllers	3	143,158.13	143,158.13
Golf - Maintenance, Golf Carts	3	25,092.00	25,092.00
Golf - Maintenance, Storage Sheds	3	24,157.80	24,157.80
Golf - Paint, Restrooms	3	0.00	0.00
Golf - Pump Motor, Hole #12, 2007	3	6,530.86	6,530.86
Golf - Restrooms (Holes #6 & #16)	3	8,096.43	8,096.43
Golf - Roof, Tile, Replace	3	4,282.74	4,282.74
Grounds - Signs, Monuments	3	216,774.19	216,774.19
Holiday Harbor - Lighting, Park	3	39,375.00	39,375.00
Holiday Harbor - Paint, Metals	3	0.00	0.00
Indian Beach - Lighting, Parking	3	4,746.00	4,746.00
Indian Beach - Roof, Tile, Replace	3	6,400.16	6,400.16
Indian Beach - Storage Building	3	2,265.63	2,265.63
Lake - Boat, Ramps, Holiday	3	185,220.00	185,220.00
Lodge - Kitchen, Charbroiler/Griddl	3	10,292.57	10,292.57
Lodge - Kitchen, Disposal	3	1,378.29	1,378.29
Lodge - Kitchen, Fire System	3	4,250.00	4,250.00
Lodge - Kitchen, Food Mixers	3	9,570.77	8,675.19
Lodge - Kitchen, Freezer	3	6,072.00	0.00
Lodge - Kitchen, Ice Tea	3	728.57	0.00
Lodge - Mechanical, HVAC, Heat Pump	3	2,523.43	0.00
Lodge - Offices, Appliances	3	270.00	0.00
Lodge - Offices, Water Heater	3	3,304.44	0.00
Main Gate - Furniture	3	48.00	0.00
Main Gate - Lighting, Poles	3	931.88	0.00
Operations - Ext, Ice Machine	3	4,525.49	0.00
Operations - Ext, Lights, Poles	3	3,727.50	0.00
Pool - Pool, Covers, Replace	3	3,426.00	0.00
Pool - Signs, Bulletin Board	3	771.00	0.00
Pool - Wader, Heater	3	970.72	0.00
Senior Center - Appliances, 2006	3	4,288.00	0.00
Senior Center - Lighting, Parking	3	4,536.00	0.00
Senior Center - Mechanical	3	2,437.50	0.00
Ski Slalom - Pavillion, Paint	3	828.00	0.00
Admin Int - Corp 1st, Restroom	4	7,365.96	0.00



**Canyon Lake Property Owners Association**  
Distribution of Accumulated Reserves

DESCRIPTION	REM LIFE	FULLY FUNDED RESERVES	ASSIGNED RESERVES
Admin Int - Equipment	4	20,400.00	0.00
Admin IT - Access Switches	4	2,169.81	0.00
Admin IT - Network Cameras, 2014	4	36,050.00	0.00
Admin IT - Network Switches	4	2,386.79	0.00
Campground - Tank, Fuel Pump (OP)	4	16,000.00	0.00
Campground Building - Paint, Inter	4	0.00	0.00
Country Club - Ext, Door, Entry Old	4	15,225.55	0.00
Country Club - Ext, Light, Bollard	4	6,966.00	0.00
Country Club - Kitchen, Freezer u/c	4	1,487.33	0.00
Country Club - Kitchen, Microwave	4	46.00	0.00
Country Club - Patio Deck Resurface	4	10,569.07	0.00
Country Club - Posting Room	4	8,643.60	0.00
Country Club - Pro Shop, Furniture	4	2,168.88	0.00
Country Club - Pro Shop, Refurb	4	14,312.76	0.00
Country Club - Restroom, Employee	4	4,099.20	0.00
Country Club - Restroom, Men's Lock	4	19,470.36	0.00
Country Club - Restroom, Womens	4	23,404.92	0.00
Country Club - Signage	4	3,929.52	0.00
Docks - Old Wranger, Trash	4	628.44	0.00
East Gate - Restroom	4	9,378.60	0.00
East Port - Dog Park, Shade	4	2,138.18	0.00
East Port - Lighting, Parking, Old	4	9,609.60	0.00
East Port - Snack Bar, Doors	4	3,134.88	0.00
Gault Field - Restrooms, Lights	4	1,485.82	0.00
Gault Field - Roof, Tile, Replace	4	11,087.16	0.00
Gault Field - Scoreboard, Boxes	4	4,857.14	0.00
Gault Field - Snack Bar, Lights	4	834.55	0.00
Golf - Netting	4	14,260.00	0.00
Golf - Pump, Hole #6	4	6,800.00	0.00
Holiday Harbor - Flagpole	4	2,932.44	0.00
Holiday Harbor - Furniture	4	41,907.39	0.00
Holiday Harbor - Snack Bar, Door, G	4	2,015.16	0.00
Holiday Harbor - Snack Bar, Refrig	4	453.33	0.00
Indian Beach - Lighting, Interior	4	831.27	0.00
Lodge - Bar, Televisions	4	2,368.00	0.00
Lodge - Ext, Bicycle Rack	4	1,423.64	0.00
Lodge - Ext, Doors, Storefront	4	46,584.82	0.00
Lodge - Holiday Bay, Restrooms	4	23,916.48	0.00
Lodge - Mechanical, Curtains	4	3,957.33	0.00
Lodge - Restroom, Hallway	4	1,690.92	0.00
Lodge - Sunset Beach, Lighting	4	2,336.73	0.00
Lodge - Sunset Beach, Partitons	4	25,200.00	0.00
Lodge - Tennis Courts, Resurface	4	7,560.00	0.00
Lodge - Tennis Courts, Shades	4	6,570.71	0.00
Lodge - Tennis Courts, Windscreen	4	2,574.68	0.00
Moonstone Park - Swing Set	4	1,914.55	0.00
North Gate - Gate	4	379.20	0.00

**Canyon Lake Property Owners Association**  
Distribution of Accumulated Reserves

DESCRIPTION	REM LIFE	FULLY FUNDED RESERVES	ASSIGNED RESERVES
North Gate - Restroom, Refurb	4	10,437.00	0.00
Operations - Doors, Solid Core	4	3,770.18	0.00
Operations - Ext, Doors, Glass	4	4,609.64	0.00
Pool - Water Heater	4	2,440.20	0.00
Senior Center - Restrooms	4	14,120.40	0.00
Senior Center - Television	4	561.00	0.00
Ski Slalom - Picnic Table	4	5,822.25	0.00
Ski Slalom - Storage, Door	4	1,433.04	0.00
Ski Slalom - Trash Receptacles	4	1,212.00	0.00
Steelhead Park - Trash Receptacles	4	1,212.00	0.00
Sunset Park - Shade Fabric, 2012	4	18,816.00	0.00
Sunset Park - Volleyball Court	4	600.00	0.00
Bluebird Hall - Lighting, Interior	5	3,246.00	0.00
Country Club - Bar, Refrig, Walkin	5	5,586.67	0.00
Country Club - Equipment	5	1,408.70	0.00
Country Club - Floor, Carpet	5	942.47	0.00
Country Club - Kitchen, Freezer	5	5,586.67	0.00
Country Club - Patio Heaters	5	781.22	0.00
Country Club - Patio Television	5	233.25	0.00
Diamond Point - BBQ, Charcoal	5	455.00	0.00
Diamond Point - Trash Receptacle	5	555.50	0.00
Docks - Happy Camp Gas, Replace	5	21,666.84	0.00
Docks - Lodge, Slips, 2007	5	97,713.00	0.00
Docks - Old Wrangler, Replace	5	11,005.38	0.00
East Port - Basketball Court, Caulk	5	179.17	0.00
East Port - Basketball Court, Surfc	5	1,396.50	0.00
East Port - Lighting, Exteriors	5	3,582.00	0.00
East Port - Pickle Ball, Resurface	5	869.27	0.00
East Port - Pickle Ball, Shade	5	2,613.33	0.00
Gault Field #2 - Fence, Priv Slats	5	7,147.09	0.00
Golf - Lake, Drainage, Repairs	5	0.00	0.00
Golf - Pump Motor, Hole #12, 2013	5	4,156.00	0.00
Holiday Harbor - Fencing, Iron	5	28,465.60	0.00
Indian Beach - BBQ, Charcoal	5	317.50	0.00
Indian Beach - Lighting, Exterior	5	1,634.25	0.00
Indian Beach - Paint, Exterior	5	229.14	0.00
Lions Park - BBQ, Charcoal	5	952.50	0.00
Lodge - Bar, Window Tinting	5	233.38	0.00
Lodge - Pool View, Window Tinting	5	143.77	0.00
Lodge - Restaurant, Window Tinting	5	84.62	0.00
Operations - Int, Floor, Carpet	5	953.53	0.00
Pool - Awning, Snack Bar	5	832.49	0.00
Pool - Lighting, Pools	5	1,000.00	0.00
Roadrunner Park - BBQ, Charcoal	5	910.00	0.00
Senior Center - Sound System	5	4,160.75	0.00
Sierra Park - BBQ, Charcoal	5	1,227.50	0.00

**Canyon Lake Property Owners Association**  
Distribution of Accumulated Reserves

DESCRIPTION	REM LIFE	FULLY FUNDED RESERVES	ASSIGNED RESERVES
Steelhead Park - BBQ, Charcoal	5	317.50	0.00
Steelhead Park - Picnic Tables	5	3,530.50	0.00
Vehicle - Ford, Escapes	5	31,733.33	0.00
Admin Int - Break, Flooring, Vinyl	6	397.14	0.00
Admin Int - Interior Ceiling Panel	6	14,926.70	0.00
Admin Int - Interior Paint	6	6,250.00	0.00
Admin IT - Network Server, 2018	6	0.00	0.00
Campground Building - Laundry Room	6	1,345.96	0.00
Country Club - Ext, Fencing, Golf	6	10,735.27	0.00
Country Club - Kitchen, Ice Machine	6	2,310.76	0.00
East Port - Meeting, HVAC	6	3,954.86	0.00
Equestrian - Residence, Roof	6	2,438.10	0.00
Fairway Estates - Fencing, Iron	6	51,880.00	0.00
Fairway Estates - Lighting Street	6	3,408.00	0.00
Gault Field #1 - Dugouts	6	5,200.00	0.00
Gault Field #3 - Dugouts	6	5,200.00	0.00
Gault Field #4 - Dugouts	6	5,200.00	0.00
Gault Field - Snack Bar, Marlite	6	2,345.10	0.00
Golf - Concrete, Repairs	6	184,488.72	0.00
Golf - Irrigation, System	6	1,902,376.80	0.00
Golf - Pump Station, Hole #12	6	10,500.00	0.00
Grounds - Irrigation, System	6	2,222,349.57	0.00
Harrelson Park - Trash Receptacles	6	522.82	0.00
Holiday Harbor - Bicycle Rack	6	676.67	0.00
Holiday Harbor - Lighting, Interior	6	1,019.25	0.00
Lodge - Ext, Lighting, Pole w/Bell	6	18,306.00	0.00
Lodge - Holiday Bar, Doors, Glass	6	16,902.00	0.00
Lodge - Holiday Bay, Stage Replace	6	2,485.71	0.00
Lodge - Kitchen, Lighting	6	3,007.20	0.00
Lodge - Pool View, Doors, Glass	6	6,338.25	0.00
Lodge - Restaurant, TV	6	187.50	0.00
Lodge - Tennis Courts, Caulking	6	476.61	0.00
Lodge - Tennis Courts, Lights Ext	6	34,965.00	0.00
Lodge - Tennis Courts, Lights Int	6	394.50	0.00
Operations - Int, IT, Printer, ID	6	786.00	0.00
Pool - Drinking Fountain	6	1,114.16	0.00
Pool - Lighting, Interior/Exterior	6	1,857.44	0.00
Pool - Office, Door, Rollup	6	623.20	0.00
Pool - Pool, Chair Lift	6	3,247.50	0.00
Pool - Restrooms	6	15,288.16	0.00
Pool - Wader, Chem Controller	6	792.50	0.00
Pool - Wader, Filter	6	1,397.14	0.00
Roadrunner Park - Furniture	6	9,726.25	0.00
Senior Center - Fencing	6	7,343.27	0.00
Senior Center - Furniture, Interior	6	21,144.00	0.00
Senior Center - Furniture, Picnic	6	3,223.50	0.00

**Canyon Lake Property Owners Association**  
Distribution of Accumulated Reserves

DESCRIPTION	REM LIFE	FULLY FUNDED RESERVES	ASSIGNED RESERVES
Senior Center - Window Blinds, Int	6	838.40	0.00
Admin Ext - Fountain	7	1,500.00	0.00
Admin Int - Accting, Doors	7	2,357.28	0.00
Admin Int - Basement, Restroom	7	3,893.04	0.00
Admin Int - Board, Cabinets	7	3,333.60	0.00
Admin Int - Board, Doors	7	2,116.80	0.00
Admin Int - Board, Lighting	7	2,633.76	0.00
Admin Int - Board, Television	7	494.38	0.00
Admin Int - Break, Cabinets	7	4,634.64	0.00
Admin Int - Break, Doors	7	1,152.72	0.00
Admin Int - Corp 1st, Cabinets	7	36,458.64	0.00
Admin Int - Corp 1st, Doors	7	3,247.92	0.00
Admin Int - Corp 2nd, Doors	7	6,754.32	0.00
Admin Mechanical - Elevator, Repair	7	34,799.04	0.00
Bluebird Hall - Lighting, Bollards	7	2,580.00	0.00
Campground - Lighting, Restrooms	7	1,321.20	0.00
Campground Building - Awnings	7	796.80	0.00
Country Club - Ext, Door, Utility	7	6,292.80	0.00
Country Club - Int, Paint	7	1,707.06	0.00
Country Club - Kitchen, Broiler	7	5,529.60	0.00
Country Club - Kitchen, Dishwasher	7	11,235.90	0.00
Country Club - Kitchen, Doors	7	4,764.96	0.00
Country Club - Kitchen, Food Prep	7	11,612.16	0.00
Country Club - Kitchen, Grills	7	3,733.33	0.00
Country Club - Kitchen, Range	7	6,774.40	0.00
Country Club - Kitchen, Waitress	7	16,077.60	0.00
Diamond Point - Picnic Tables	7	1,900.69	0.00
East Gate - Fence, Wrought Iron	7	5,345.60	0.00
East Gate - Walls, Block	7	806.20	0.00
East Port - Pickle Ball, Caulking	7	312.50	0.00
Equestrian - Barn, Tack, Restroom	7	1,209.60	0.00
Equestrian - Wash Station	7	3,331.58	0.00
Golf - Bridge, Pedestrian Hole #17	7	4,487.62	0.00
Golf - Bunkers	7	22,927.26	0.00
Holiday Harbor - Folding, Chairs	7	2,483.20	0.00
Holiday Harbor - Folding, Tables	7	3,306.67	0.00
Holiday Harbor - Volleyball Court	7	300.00	0.00
Indian Beach - Play, PIP	7	30,741.46	0.00
Indian Beach - Restrooms	7	12,103.92	0.00
Lodge - Ext, Concrete, Bench/Table	7	13,867.92	0.00
Lodge - Ext, Doors, Entrance	7	12,399.84	0.00
Lodge - Ext, Lighting, Bollards	7	30,831.84	0.00
Lodge - Ext, Trash Gates	7	2,878.20	0.00
Lodge - Holiday Bar, Doors, SCHB	7	2,574.72	0.00
Lodge - Holiday Bay, Chair Lft	7	4,676.40	0.00
Lodge - Holiday Bay, Drapes	7	910.86	0.00

**Canyon Lake Property Owners Association**  
Distribution of Accumulated Reserves

DESCRIPTION	REM LIFE	FULLY FUNDED RESERVES	ASSIGNED RESERVES
Lodge - Holiday Bay, Lighting	7	9,432.00	0.00
Lodge - Int, Lighting, Restrooms	7	4,145.76	0.00
Lodge - Kitchen, Doors	7	3,008.16	0.00
Lodge - Kitchen, Ranges	7	10,520.00	0.00
Lodge - Kitchen, Sinks	7	882.00	0.00
Lodge - Kitchen, Tilt Skillet	7	6,610.67	0.00
Lodge - Kitchen, Waitress	7	1,300.32	0.00
Lodge - Mechanical, Elevator, Rep	7	69,598.08	0.00
Lodge - Offices, Lighting	7	2,078.05	0.00
Lodge - Offices, Restroom	7	2,040.48	0.00
Lodge - Pool View, Lighting	7	2,486.88	0.00
Lodge - Restaurant, Lighting	7	8,309.52	0.00
Lodge - Tennis Courts, Drinking Ftn	7	7,056.00	0.00
Lodge - Tennis Courts, Railings	7	18,000.00	0.00
Main Gate - Fence, Wrought Iron	7	9,470.50	0.00
Main Gate - Gate Operator, Barrier	7	1,092.38	0.00
Main Gate - Paint, Exterior	7	112.81	0.00
Moonstone Park - BBQ, Charcoal	7	633.00	0.00
Moonstone Park - Sand, Replenish	7	300.00	0.00
Operations - Ext, Paint Exterior	7	530.81	0.00
Operations - Ext, Walls, Repairs	7	1,912.38	0.00
Operations - Int, Lighting	7	6,467.04	0.00
Operations - Int, Paint, Interior	7	529.28	0.00
Operations - Int, Television	7	157.75	0.00
Outrigger Park - Railing, Stairs	7	1,165.10	0.00
Pool - Furniture	7	0.00	0.00
Pool - Pool, Heater, 2013	7	2,147.08	0.00
Pool - Wader, Pump & Motors	7	835.92	0.00
Rob Caveney Park - BBQ, Charcoal	7	273.00	0.00
Senior Center - Water Heater	7	402.00	0.00
Vehicle - Golf Cart, Enclosed	7	1,161.67	0.00
Admin Int - Board, Furniture	8	2,572.00	0.00
Admin Int - Entry Foyer	8	466.50	0.00
Admin Int - Interior Floor, Carpet	8	5,378.89	0.00
Campground - Pits, Horseshoe	8	0.00	0.00
Campground Building - Paint, Exter	8	0.00	0.00
Campground Building - Roof, Shingle	8	2,089.80	0.00
Country Club - Ext, BBQ	8	958.00	0.00
Country Club - Kitchen, Fryer	8	531.67	0.00
Country Club - Kitchen, Range Hood	8	5,598.00	0.00
Country Club - Mechanical HVAC 2012	8	2,966.14	0.00
Country Club - Mechanical Water	8	1,743.00	0.00
Country Club - Televisions, 2018	8	0.00	0.00
East Port - Paint, Exterior	8	0.00	0.00
East Port - Paint, Interior	8	0.00	0.00
East Port - Roof, Gutter/Down	8	331.32	0.00

**Canyon Lake Property Owners Association**  
Distribution of Accumulated Reserves

DESCRIPTION	REM LIFE	FULLY FUNDED RESERVES	ASSIGNED RESERVES
East Port - Roof, Tile, Replace	8	15,952.64	0.00
East Port - Trash Receptacles, 2010	8	808.00	0.00
Equestrian - Fence, Chain Link	8	6,032.57	0.00
Equestrian - Grounds	8	1,794.00	0.00
Equestrian - Lights, Poles, Wood	8	25,344.00	0.00
Fairway Estates - Operators, 2016	8	530.00	0.00
Gault Field #2 - Dugouts	8	1,027.03	0.00
Gault Field #2 - Light, Baseball 01	8	20,264.00	0.00
Gault Field #4 - Bleacher	8	611.32	0.00
Gault Field - Trellis, Wood	8	26,930.55	0.00
Golf - Lights, Poles, Metal	8	40,243.87	0.00
Golf - Pump Motor, Hole #6	8	1,662.40	0.00
Harrelson Park - Bench	8	895.00	0.00
Holiday Harbor - Drinking Fountain	8	996.88	0.00
Holiday Harbor - Paint, Exterior	8	0.00	0.00
Holiday Harbor - Paint, Interior	8	0.00	0.00
Holiday Harbor - Roof, Gutter/Down	8	515.39	0.00
Holiday Harbor - Roof, Tile	8	11,549.05	0.00
Holiday Harbor - Trellis, Metal	8	72,553.65	0.00
Indian Beach - Trash Receptacles	8	1,141.71	0.00
Lake - Boat, Ramps, Fire Station	8	51,590.00	0.00
Lake - Sea Wall, Holiday	8	575,666.67	0.00
Lodge - Bar, Stage	8	257.28	0.00
Lodge - Holiday Bay, Wifi	8	332.80	0.00
Lodge - Kitchen, Ice Machine	8	1,218.40	0.00
Lodge - Tennis Courts, Roof, Tile	8	2,866.49	0.00
Roadrunner Park - Volleyball Court	8	200.00	0.00
Senior Center - Lighting, Exterior	8	2,203.20	0.00
Senior Center - Lighting, Kitchen	8	1,884.00	0.00
Sierra Park - Play, Golf Baskets	8	8,909.09	0.00
Sunset Park - Lighting, Pole w/Fx	8	710.00	0.00
Admin Ext - Doors, Glass	9	21,825.23	0.00
Admin Ext - Ext, Railing, Stairs	9	6,368.26	0.00
Admin Int - Entry Foyer Btn Board	9	771.00	0.00
Bluebird Hall - Lighting, Pole	9	1,996.88	0.00
Campground - Tank, Fuel Storage	9	11,297.37	0.00
Country Club - Bar, Cooler	9	345.38	0.00
Country Club - Bar, Counter	9	1,399.79	0.00
Country Club - Ext, Drink Fountain	9	938.24	0.00
Country Club - Int, Railing, Repl	9	1,908.48	0.00
Country Club - Kitchen, Prep/Cooler	9	189.64	0.00
Country Club - Pro Shop, Awning	9	85.58	0.00
Docks - Pole Lights	9	13,354.88	0.00
East Port - Basketball Court, Rail	9	6,627.84	0.00
East Port - Drinking Fountain	9	938.24	0.00
East Port - Railing, Wrought Iron	9	8,814.08	0.00

**Canyon Lake Property Owners Association**  
Distribution of Accumulated Reserves

DESCRIPTION	REM LIFE	FULLY FUNDED RESERVES	ASSIGNED RESERVES
Emerald Park - Furniture, 2011	9	1,415.31	0.00
Equestrian - Barn, Tack, First Aid	9	1,570.80	0.00
Equestrian - Bleachers	9	4,124.47	0.00
Equestrian - Fence, Corrals	9	9,990.34	0.00
Equestrian - Fence, Stalls, Pipe	9	70,221.94	0.00
Gault Field - Bulletin Boards	9	514.00	0.00
Gault Field - Railing, Pipe	9	19,278.72	0.00
Gault Field - Snack Bar, Flooring	9	4,093.06	0.00
Golf - Fence, Chain Link	9	30,953.50	0.00
Golf - Pump Motor, Hole #11, 2017	9	893.90	0.00
Golf - Pump, Hole #12, 2007	9	4,675.00	0.00
Holiday Harbor - Lighting, Parking	9	14,249.20	0.00
Holiday Harbor - Play, PIP	9	11,437.50	0.00
Lions Park - Railing, Stairs	9	2,416.51	0.00
Lodge - Ext, Fencing	9	62,269.44	0.00
Lodge - Holiday Bay, Paint, Int	9	160.00	0.00
Lodge - Holiday Bay, Projector	9	161.54	0.00
Lodge - Holiday Bay, Stage Lights	9	1,034.80	0.00
Lodge - Int, Bulletin Boards	9	771.00	0.00
Lodge - Int, Floor, Marble	9	83,300.00	0.00
Lodge - Kitchen, Curtains	9	1,217.39	0.00
Lodge - Kitchen, Dishwasher	9	3,222.40	0.00
Lodge - Kitchen, Fryer	9	1,028.45	0.00
Lodge - Sunset Beach, Doors	9	605.09	0.00
Lodge - Tennis Courts, Bulletin Brd	9	257.00	0.00
Main Gate - Access System	9	79,918.90	0.00
Operations - Int, Appliances	9	572.80	0.00
Pool - Awning, Employee Area	9	261.68	0.00
Pool - C Tile, Shower	9	2,502.79	0.00
Pool - Lighting, Bollards	9	4,493.50	0.00
Pool - Pool, Filters	9	4,366.07	0.00
Pool - Shade Fabric	9	1,054.80	0.00
Pool - Wader, Replastering & Tile	9	419.20	0.00
Rob Caveney Park - Play, Bark	9	1,485.00	0.00
Senior Center - Drinking Fountains	9	2,101.76	0.00
Senior Center - Railing, Stairs	9	3,205.12	0.00
Sierra Park - Play, Bark	9	2,339.41	0.00
Sierra Park - Volleyball Court	9	100.00	0.00
Ski Slalom - Lighting, Interior	9	648.82	0.00
Ski Slalom - Pavillion, Repairs	9	1,971.20	0.00
Ski Slalom - Roofs, Tile	9	12,498.61	0.00
Admin IT - Microwave	10	40,000.00	0.00
Admin Mechanical - Elevator, Cab	10	0.00	0.00
Bluebird Hall - Counters	10	3,868.80	0.00
Bluebird Hall - Doors	10	3,037.20	0.00
Bluebird Hall - Drinking Fountain	10	879.60	0.00

**Canyon Lake Property Owners Association**  
Distribution of Accumulated Reserves

DESCRIPTION	REM LIFE	FULLY FUNDED RESERVES	ASSIGNED RESERVES
Bluebird Hall - Fence, Vinyl	10	4,232.25	0.00
Bluebird Hall - Restrooms	10	3,448.20	0.00
Bluebird Hall - Walls, Repairs	10	1,687.39	0.00
Campground Building - Water Heater	10	677.83	0.00
East Port - Meeting, Window Blinds	10	468.20	0.00
Gault Field - Restrooms	10	14,012.40	0.00
Golf - Fence, Guard Rails	10	10,418.67	0.00
Golf - Fence, Split Rail	10	5,563.13	0.00
Golf - Walls, Block, Repairs	10	7,921.37	0.00
Indian Beach - Railing	10	5,097.00	0.00
Lodge - Kitchen, Broiler	10	1,728.00	0.00
Lodge - Kitchen, Food Prep, 2016	10	425.06	0.00
Lodge - Kitchen, Refrig 2016	10	680.33	0.00
Lodge - Kitchen, Refrig Reach-In	10	630.00	0.00
Lodge - Mechanical, Elevator, Cab	10	0.00	0.00
Lodge - Pool View, Ceiling, Panels	10	2,192.71	0.00
Lodge - Restaurant, Ceiling Fans	10	388.00	0.00
Main Gate - Bulletin Boards	10	333.33	0.00
Operations - Ext, Doors, Overhead	10	6,395.40	0.00
Outrigger Park - Play, Surface	10	1,061.65	0.00
Pool - Office, Refrigerator	10	229.17	0.00
Senior Center - Lighting, Interior	10	4,331.45	0.00
Sierra Park - Railing, Wrought Iron	10	6,633.60	0.00
Ski Slalom - Railing, Pipe	10	712.20	0.00
Ski Slalom - Restrooms	10	4,256.40	0.00
Steelhead Park - Play, Bark	10	2,227.38	0.00
Sunset Park - Play, PIP	10	8,265.00	0.00
Vehicle - Golf Cart, Happy Camp	10	1,667.50	0.00
Vehicle - Toyota, 2013	10	49,484.00	0.00
Country Club - Ext, Light, Building	11	55.35	0.00
Country Club - Mechanical Curtains	11	243.48	0.00
Country Club - Restaurant, Blinds	11	210.35	0.00
East Gate - Counters	11	102.17	0.00
Gault Field #1 - Bleachers	11	3,592.96	0.00
Gault Field #2 - Bleachers	11	3,852.80	0.00
Gault Field #2 - Shade Structures	11	10,220.10	0.00
Indian Beach - Furniture	11	869.38	0.00
Indian Beach - Play, Climber	11	1,217.19	0.00
Indian Beach - Play, Structure	11	32,737.50	0.00
Lions Park - Picnic Table, Metal	11	812.19	0.00
Lodge - Ext, Decks, Resurface	11	868.93	0.00
Lodge - Ext, Lighting, Grounds	11	43,994.67	0.00
Lodge - Pool View, Lockers	11	998.40	0.00
Main Gate - Counter	11	84.00	0.00
Pool - Pool, Chem Controller	11	156.57	0.00
Pool - Pool, Covers, Reels	11	5,600.00	0.00



**Canyon Lake Property Owners Association**  
Distribution of Accumulated Reserves

DESCRIPTION	REM LIFE	FULLY FUNDED RESERVES	ASSIGNED RESERVES
Pool - Roof, Tile, Replace	11	12,772.69	0.00
Steelhead Park - Fence, Chain Link	11	8,070.45	0.00
Vehicle - Boat, Patrol & Operations	11	32,000.00	0.00
Vehicle - Chevy, 2014	11	24,000.00	0.00
Vehicle - Golf Cart, Country Club	11	232.33	0.00
Vehicle - Tractor, Kubota, 2014	11	8,000.00	0.00
Admin Ext - Planter Urns	12	300.00	0.00
Admin Int - Corp 2nd, Cab/Counters	12	14,110.80	0.00
Admin Int - Corp 2nd, Safe	12	4,200.00	0.00
Campground - Pits, Fire	12	0.00	0.00
Campground - Tank, Fuel Management	12	12,000.00	0.00
Campground - Tank, Fuel Pump (dock)	12	8,000.00	0.00
Campground Building - Deck	12	967.20	0.00
Country Club - Ext, Flag Pole	12	4,311.30	0.00
Country Club - Ext, Roof, Tile	12	35,689.50	0.00
Country Club - Kitchen, Shelves	12	1,092.00	0.00
Docks - Lodge, Lighting, Pagodas	12	0.00	0.00
East Gate - Roof, Tile	12	5,778.30	0.00
East Port - Basketball Court, Bkbd	12	2,091.20	0.00
East Port - Dog Park, Trash Recept	12	0.00	0.00
East Port - Roof, Flat	12	5,987.52	0.00
Golf - Irrigation, Weather Station	12	4,554.00	0.00
Golf - Pump Station, Hole #11	12	15,000.00	0.00
Golf - Pump, Hole #11, 2010	12	6,800.00	0.00
Grounds - Perimeter, Fencing	12	80,165.29	0.00
Lodge - Bar, Coolers/Refrig	12	5,713.25	0.00
Lodge - Ext, Doors, Utility	12	6,188.35	0.00
Lodge - Ext, Roof, Tile	12	81,376.06	0.00
Lodge - Foyer 1st, Furniture	12	500.00	0.00
Lodge - Kitchen, Food Prep, Orig	12	18,009.60	0.00
Lodge - Kitchen, Freezer, Reach-In	12	0.00	0.00
Lodge - Kitchen, Portable Bars	12	2,266.16	0.00
Lodge - Kitchen, Shelves	12	3,094.00	0.00
Lodge - Kitchen, Slicer	12	268.42	0.00
Lodge - Mechanical, HVAC, 2016	12	977.81	0.00
Lodge - Offices, Furniture	12	8,345.48	0.00
Lodge - Pool View, Furniture	12	4,772.00	0.00
Lodge - Sunset Beach, Furniture	12	4,326.00	0.00
Main Gate - Flagpoles, Wood	12	2,094.60	0.00
North Gate - Roof, Tile	12	4,303.13	0.00
Operations - Ext, Roof, Gutter/Down	12	697.22	0.00
Operations - Ext, Roof, Tile	12	22,705.32	0.00
Pool - Office, HVAC	12	458.69	0.00
Roadrunner Park - Fence, Iron	12	4,053.40	0.00
Senior Center - Appliances, 2018	12	0.00	0.00
Senior Center - Doors	12	14,439.60	0.00

**Canyon Lake Property Owners Association**  
Distribution of Accumulated Reserves

DESCRIPTION	REM LIFE	FULLY FUNDED RESERVES	ASSIGNED RESERVES
Senior Center - Lighting, Bollards	12	8,893.80	0.00
Senior Center - Roofs, Gutter/Down	12	2,379.48	0.00
Senior Center - Roofs, Tile	12	31,882.62	0.00
Country Club - Mechanical HVAC 2017	13	481.51	0.00
Equestrian - Doors, Roll Up, Metal	13	2,501.76	0.00
Equestrian - Lights, Poles, Concret	13	6,818.74	0.00
Gault Field #1 - Fence, Priv Slat	13	306.75	0.00
Gault Field #1 - Lights, Baseball	13	27,044.73	0.00
Gault Field #4 - Shade Structures	13	2,540.08	0.00
Gault Field - Snack Bar, Doors	13	3,549.12	0.00
Golf - Maintenance, Log Splitter	13	338.93	0.00
Grounds - Signs, Street	13	11,737.46	0.00
Holiday Harbor - Play, Spiral Slide	13	499.69	0.00
Lodge - Kitchen, Pizza Box	13	594.40	0.00
Lodge - Mechanical, HVAC, 2017	13	4,202.29	0.00
Main Gate - Fence, Solid Board	13	251.57	0.00
Main Gate - HVAC	13	842.14	0.00
Moonstone Park - Trash Receptacles	13	303.00	0.00
Pool - Fencing	13	21,188.16	0.00
Roadrunner Park - Awning	13	462.31	0.00
Rob Caveney Park - Play, Structure	13	1,995.75	0.00
Senior Center - Furniture, Folding	13	631.26	0.00
Senior Center - HVAC, 2017	13	331.51	0.00
Senior Center - Kitchen, Refurbish	13	14,138.40	0.00
Sierra Park - Play, Merry-Go-Round	13	655.13	0.00
Sierra Park - Play, Structure	13	16,568.81	0.00
Steelhead Park - Play, Merry-Go-Rd	13	655.13	0.00
Vehicle - Trailers	13	1,926.36	0.00
Admin Int - Accting, Furniture	14	1,240.25	0.00
Admin Int - Basement, Restrm, Floor	14	73.13	0.00
Admin Int - Corp 1st, Furniture	14	5,525.75	0.00
Admin Int - Corp 1st, Rest, Floor	14	73.13	0.00
Admin Int - HR, Furniture	14	1,027.13	0.00
Country Club - Bar, Bar Sink/Drink	14	46.47	0.00
Country Club - Bar, Bar Station	14	341.73	0.00
Country Club - Bar, Foot Rest	14	41.60	0.00
Country Club - Bar, Shelves	14	692.00	0.00
Country Club - Kitchen, Disposal	14	114.44	0.00
Country Club - Kitchen, Refrig Walk	14	208.62	0.00
Country Club - Mechanical Coolers	14	0.00	0.00
Country Club - Patio Lights	14	47.20	0.00
Country Club - Restaurant, Artwork	14	128.80	0.00
Docks - Moonstone, Replace	14	3,821.42	0.00
East Port - Dog Park, Benches	14	191.23	0.00
East Port - Dog Park, Dogie Bins	14	83.23	0.00

**Canyon Lake Property Owners Association**  
Distribution of Accumulated Reserves

DESCRIPTION	REM LIFE	FULLY FUNDED RESERVES	ASSIGNED RESERVES
East Port - Lighting, Interiors	14	1,562.18	0.00
Equestrian - Fence, Vinyl	14	26,633.33	0.00
Grounds - Signs, Traffic	14	11,757.00	0.00
Holiday Harbor - Play, Structure	14	9,549.00	0.00
Lake - Beach, Refurbish	14	65,976.00	0.00
Lake - Boat, Passage, Canyon Lake	14	37,333.33	0.00
Lake - Boat, Ramps, East Port	14	33,600.00	0.00
Lake - Solar Bees	14	231,000.00	0.00
Lions Park - Dog Bins	14	83.23	0.00
Lodge - Bar, Patio, Furniture	14	1,094.38	0.00
Lodge - Foyer 2nd, Furniture	14	1,025.13	0.00
Lodge - Holiday Bay, Furniture	14	4,507.72	0.00
Lodge - Kitchen, Microwave	14	48.23	0.00
Lodge - Mechanical, Coolers, 2018	14	0.00	0.00
Operations - Int, Floor, Vinyl	14	36.41	0.00
Outrigger Park - Furniture	14	324.75	0.00
Outrigger Park - Play, Structure	14	7,815.88	0.00
Senior Center - Floor, Vinyl	14	976.39	0.00
Sierra Park - Lighting, Exterior	14	1,115.10	0.00
Steelhead Park - Play, Structure	14	8,572.00	0.00
Sunset Park - Play, Structure	14	11,310.50	0.00
Vehicle - Toyota, 2017	14	14,845.20	0.00
Admin Int - Corp 2nd, Furniture	15	1,435.50	0.00
Bluebird Hall - Roof, Gutter/Down	15	527.10	0.00
Bluebird Hall - Roof, Tile	15	5,512.00	0.00
Country Club - Bar, Furniture	15	719.44	0.00
Country Club - Int, Furniture, New	15	2,938.50	0.00
Country Club - Kitchen, Slicer	15	760.00	0.00
Country Club - Magnolia, Ceiling	15	731.88	0.00
Country Club - Patio Furniture	15	1,811.88	0.00
Docks - Holiday Harbor, Launch Ramp	15	13,610.63	0.00
Docks - Pebble Cove, Replace	15	1,666.68	0.00
Docks - Roadrunner, Replace	15	4,389.71	0.00
Docks - Sierra, Replace	15	2,945.01	0.00
Docks - Skipper Island, Replace	15	2,222.24	0.00
East Port - Benches	15	57.74	0.00
East Port - Dog Park, Picnic Tables	15	61.74	0.00
East Port - Pickle Ball, Furniture	15	330.25	0.00
East Port - Picnic Tables, Metal	15	216.15	0.00
Emerald Park - Furniture, 2017	15	68.88	0.00
Emerald Park - Play Structure	15	1,411.68	0.00
Gault Field #3 - Fence, Priv Slat	15	0.00	0.00
Golf - Lake, Edge, Refurbish	15	0.00	0.00
Golf - Pump, Hole #12, 2013	15	2,125.00	0.00
Harrelson Park - Picnic Table	15	91.44	0.00
Lions Park - Picnic Table, Concrete	15	1,074.50	0.00

**Canyon Lake Property Owners Association**  
Distribution of Accumulated Reserves

DESCRIPTION	REM LIFE	FULLY FUNDED RESERVES	ASSIGNED RESERVES
Lodge - Bar, Furniture	15	2,256.63	0.00
Lodge - Ext, Sewer Lift	15	0.00	0.00
Lodge - Kitchen, Freezer, Walk-In	15	0.00	0.00
Lodge - Kitchen, Refrig Walk-In	15	0.00	0.00
Lodge - Restaurant, Patio Furniture	15	383.38	0.00
Operations - Int, Furniture	15	813.13	0.00
Sierra Park - Furniture	15	240.51	0.00
Vehicle - Boat, Wakeless	15	0.00	0.00
Vehicle - Toyota, 2018	15	0.00	0.00
Admin Int - HR, Blinds	16	6.99	0.00
Campground - Picnic Tables	16	0.00	0.00
East Port - Trash Receptacles, 2018	16	0.00	0.00
Equestrian - Shade Structure, Upper	16	1,544.67	0.00
Gault Field #1 - Shade Structures	16	7,530.60	0.00
Gault Field #3 - Shade	16	3,765.30	0.00
Lake - Boat, Ski, Towers	16	7,000.00	0.00
Sierra Park - Lighting, Interior	16	92.73	0.00
Vehicle - Boat, Trailers	16	2,100.00	0.00
Admin Int - Break, Lighting	17	941.44	0.00
Admin Int - Corp 1st, Blinds	17	116.44	0.00
Admin Int - Corp 1st, Lighting	17	4,854.72	0.00
Admin Int - Corp 2nd, Blinds	17	194.46	0.00
Admin Int - Corp 2nd, Lighting	17	2,316.80	0.00
Admin Int - HR, Lights	17	463.36	0.00
Country Club - Magnolia, Lights	17	895.00	0.00
Docks - Holiday Harbor, Railing	17	711.67	0.00
East Port - Meeting, Doors	17	2,362.24	0.00
East Port - Meeting, Trellis	17	6,194.30	0.00
East Port - Snack Bar, Counters	17	1,251.20	0.00
Gault Field - Pitching Cages	17	3,624.69	0.00
Gault Field - Snack Bar, Counters	17	1,360.00	0.00
Gault Field - Snack Bar, Shelves	17	320.00	0.00
Gault Field - Snack Bar, Sink	17	183.68	0.00
Holiday Harbor - Snack Bar, Counter	17	1,251.20	0.00
Indian Beach - Swing Set	17	881.36	0.00
Lodge - Int, Window Blinds	17	752.06	0.00
Moonstone Park - P Table, Concrete	17	322.35	0.00
Operations - Ext, Fence, Chain Link	17	14,257.79	0.00
Rob Caveney Park - Play, Swing Set	17	581.70	0.00
Senior Center - Window Blinds, Ext	17	36.80	0.00
Sierra Park - Picnic Tables	17	1,934.10	0.00
Campground - Tank, Fuel Lines	18	27,321.43	0.00
Campground Building - Residence	18	30,000.00	0.00
Country Club - Kitchen, Exhaust	18	838.90	0.00

**Canyon Lake Property Owners Association**  
Distribution of Accumulated Reserves

DESCRIPTION	REM LIFE	FULLY FUNDED RESERVES	ASSIGNED RESERVES
Docks - East Port, Replace	18	0.00	0.00
Docks - Happy Camp, Replace	18	0.00	0.00
Docks - Lodge, Gates, Wrought Iron	18	0.00	0.00
Docks - Lodge, Replace	18	0.00	0.00
East Port - Dog Park, Drink Fountn	18	584.62	0.00
Equestrian - Residence, Replace	18	19,324.80	0.00
Gault Field #1 - Fence, Chain Link	18	10,623.06	0.00
Gault Field #2 - Fence, Chain Link	18	6,577.54	0.00
Gault Field #3 - Fence, Chain Link	18	9,673.49	0.00
Gault Field #4 - Fence, Chain Link	18	2,478.60	0.00
Gault Field - Fence, Chain Link	18	26,229.54	0.00
Lake - Refurbishment/Dredging	18	800,024.70	0.00
Lake - Sea Wall, Sea Port	18	78,000.00	0.00
Lodge - Ext, Roof, Access Ladders	18	6,382.20	0.00
Lodge - Holiday Bay, Flooring	18	1,999.80	0.00
Lodge - Kitchen, Hoods	18	1,220.00	0.00
Senior Center - Walls, Repairs	18	1,874.88	0.00
Country Club - Int, Lights, New	19	389.00	0.00
East Port - Basketball Court, Fence	19	94.55	0.00
East Port - Pickle Ball, Lights	19	554.40	0.00
Golf - Pump, Hole #11, 2017	19	425.00	0.00
Grounds - Signs, Operations	19	175.00	0.00
Lodge - Foyer 2nd, Flooring	19	871.18	0.00
Lodge - Holiday Bay, Stage Floor	19	150.08	0.00
Lodge - Sunset Beach, Floor	19	660.70	0.00
Main Gate - Fence, Tubular Steel	19	233.20	0.00
Main Gate - Lighting, Buildings	19	137.55	0.00
Pool - Office, Refurbish	19	1,276.80	0.00
Sierra Park - Bridge, Pedestrian	19	997.25	0.00
Sierra Park - Drinking Fountain	19	351.84	0.00
Sierra Park - Play, Swing Set	19	528.82	0.00
Sierra Park - Restrooms	19	3,575.04	0.00
Sierra Park - Trash Receptacle	19	191.59	0.00
Admin Int - HR, Doors	20	635.64	0.00
Campground - Sewer, Connections	20	0.00	0.00
Campground - Sewer, Lift Station	20	0.00	0.00
Campground - Water, Connections	20	0.00	0.00
Country Club - Ext, Light, Parking	20	2,302.83	0.00
Country Club - Magnolia, Cabinets	20	3,105.60	0.00
Country Club - Magnolia, Furniture	20	4,037.60	0.00
Country Club - Magnolia, Restroom	20	1,348.60	0.00
Grounds - Signs, Eastport	20	0.00	0.00
Grounds - Signs, Estates	20	0.00	0.00
Outrigger Park - Play, Swing Set	20	283.64	0.00
Steelhead Park - Play, Swing Set	20	352.55	0.00

**Canyon Lake Property Owners Association**  
Distribution of Accumulated Reserves

DESCRIPTION	REM LIFE	FULLY FUNDED RESERVES	ASSIGNED RESERVES
Sunset Park - Play, Swing Sets	20	560.00	0.00
Golf - Drinking Fountains	21	469.12	0.00
Lodge - Bar, Equipment	21	4,067.52	0.00
Lodge - Bar, Floor	21	722.40	0.00
Lodge - Bar, Lighting	21	1,444.64	0.00
Admin Int - Entry Foyer Lighting	22	449.40	0.00
Admin Int - Entry Foyer Restroom	22	2,952.96	0.00
Admin Int - HR, Flooring, Vinyl	22	32.18	0.00
Country Club - Ext, Door, Entry New	22	0.00	0.00
Docks - Lodge, Lighting, Poles	22	0.00	0.00
Equestrian - Barn, Hay, Replace	22	50,019.75	0.00
Equestrian - Barn, Tack, Replace	22	72,781.20	0.00
Equestrian - Fence, Round Pen	22	1,259.58	0.00
Gault Field #3 - Bleacher	22	176.88	0.00
Golf - Maintenance, Roofs, Metal	22	31,051.44	0.00
Lodge - Ext, Flag Pole	22	2,771.55	0.00
Lodge - Tennis Courts, Restrooms	22	1,403.16	0.00
Pool - Storage Building	22	466.67	0.00
Roadrunner Park - Fence, Chain Link	22	719.90	0.00
Rob Caveney Park - Fence Chain Link	22	1,583.78	0.00
Rob Caveney Park - Furniture	22	597.84	0.00
Sierra Park - Restrooms, Urinal	22	137.76	0.00
Admin Int - Accting, Cabinets	23	529.20	0.00
Admin Int - Accting, Lighting	23	327.28	0.00
Admin Int - HR, Cabinets	23	120.00	0.00
Admin Int - Interior Floor, Tile	23	736.75	0.00
Country Club - Magnolia, Doors	23	279.60	0.00
East Port - Dog Park, Fence, CL	23	450.98	0.00
Grounds - Backflow Devices	23	54.58	0.00
Grounds - Mailboxes, 2016	23	585.04	0.00
Holiday Harbor - Restrooms	23	2,162.32	0.00
Lodge - Foyer 1st, Restrooms	23	3,781.84	0.00
Lodge - Foyer 2nd, Cabinet/Counter	23	975.52	0.00
Lodge - Foyer 2nd, Drinking Fountn	23	509.28	0.00
Lodge - Sunset Beach, Cabinet/Ctr	23	2,147.28	0.00
Roadrunner Park - Pavillon	23	3,507.84	0.00
Sunset Park - Fencing, Wrought Iron	23	1,108.00	0.00
Country Club - Ext, Railing	24	516.78	0.00
Country Club - Floor, Ceramic Tile	24	528.08	0.00
Country Club - Restroom, Mens	24	585.92	0.00
East Port - Pickle Ball, Bleachers	24	184.50	0.00
East Port - Railing, Pipe	24	256.76	0.00
East Port - Restrooms	24	941.32	0.00

**Canyon Lake Property Owners Association**  
Distribution of Accumulated Reserves

DESCRIPTION	REM LIFE	FULLY FUNDED RESERVES	ASSIGNED RESERVES
Gault Field #2 - Light, Baseball 17	24	156.64	0.00
Golf - Fence, Railing, Stairs	24	560.12	0.00
Grounds - Signs, Entrance	24	7,051.18	0.00
Main Gate - Doors	24	642.56	0.00
Main Gate - Restroom	24	87.80	0.00
Operations - Int, Cabinets/Counters	24	491.60	0.00
Operations - Int, Restrooms	24	175.92	0.00
Pool - Shade Structures	24	5,760.00	0.00
Sierra Park - Roof, Tile, Replace	24	868.14	0.00
Campground - Railing, Stairs	25	0.00	0.00
Campground Building - Office	25	0.00	0.00
Campground Building - Restrooms	25	0.00	0.00
Golf - Restrooms, Flooring	25	0.00	0.00
Grounds - Mailboxes, 2018	25	0.00	0.00
Harrelson Park - Railing, Pipe	25	0.00	0.00
Holiday Harbor - Railing, Pipe	25	0.00	0.00
Pool - Office, Door, Entry	25	0.00	0.00
Campground - Tank, Bioxin	26	2,110.37	0.00
Equestrian - Barn, Roof, Metal	26	27,767.25	0.00
Golf - Maintenance, Septic Tank	26	3,910.63	0.00
Admin Ext - Flagpole	27	349.10	0.00
Equestrian - Shade Structure, Lower	27	1,196.20	0.00
Gault Field - Snack Bar, Granite	27	551.31	0.00
East Port - Dog Park, Shade Structr	28	508.47	0.00
East Port - Lighting, Parking, New	28	1,416.80	0.00
Golf - Green, Refurbish, Hole 3	28	2,023.33	0.00
Operations - Ext, Storage, Metal	28	1,015.20	0.00
Sunset Park - Shade Structures	28	508.47	0.00
East Port - Pickle Ball, Shade Stru	29	666.67	0.00
Indian Beach - Concrete, Stage	29	189.12	0.00
Lodge - Ext, Lighting, Parking Lot	29	245.77	0.00
Main Gate - Roof, Gutter/Down	29	44.18	0.00
Main Gate - Roof, Tile	29	150.31	0.00
Golf - Lake, Refurbish	30	0.00	0.00
Lake - Sea Wall, Sunset	30	0.00	0.00
Grounds - Signs, POA	32	748.97	0.00
Lodge - Tennis Courts, Chain Link	33	1,996.66	0.00
East Port - Pickle Ball, Chain Link	34	553.43	0.00

**Canyon Lake Property Owners Association**  
Distribution of Accumulated Reserves

DESCRIPTION	REM LIFE	FULLY FUNDED RESERVES	ASSIGNED RESERVES
Campground - Lights, Poles, Concret	35	0.00	0.00
Campground - Sewer, Tank	35	0.00	0.00
Campground - Electrical, 30 AMP	50	0.00	0.00
Campground - Electrical, Pedestals	50	0.00	0.00
Grounds - Mailboxes, Slabs	50	0.00	0.00
Fire Station - Kitchen	78	0.00	0.00
Fire Station - Restrooms	78	0.00	0.00
Fire Station - Roof, Flat	78	0.00	0.00
Fire Station - Roof, Tile	78	0.00	0.00
Fire Station - Storage Buildings	78	0.00	0.00
Fire Station - Doors, Solid Core	81	0.00	0.00
Fire Station - Floor, Carpet	81	0.00	0.00
Fire Station - Generator	81	0.00	0.00
Fire Station - WI, Gates	81	0.00	0.00
Fire Station - HVAC	86	0.00	0.00
Fire Station - Doors, Roll Up Metal	87	0.00	0.00
Fire Station - Water Heater	87	0.00	0.00
Fire Station - Paint, Exterior	93	0.00	0.00
Fire Station - Paint, Interior	93	0.00	0.00
Fire Station - Paint, Trim/Doors	93	0.00	0.00
Admin Int - Corp 2nd, Copier, Unfd	95	0.00	0.00
Total Asset Summary:		%16,922,172.03	6,788,055.34
Contingency @ 3.00%:		507,665.16	203,641.66
Grand Total:		%17,429,837.19	6,991,697.00
Excess Reserves Not Used:			0.00
Percent Fully Funded:	40%		



**Canyon Lake Property Owners Association**  
Funding Status Report

REPORT DATE: August 10, 2018  
 VERSION: 001  
 ACCOUNT NUMBER: 3453

DESCRIPTION	USE	+/-	REM	CURRENT	FULLY	ASSIGNED
	LIFE	LIFE	LIFE	COST	FUNDED	RESERVES
Bluebird Hall - Counters	25	0	10	6,448	3,869	0
Bluebird Hall - Doors	25	0	10	5,062	3,037	0
Bluebird Hall - Drinking Fountain	25	0	10	1,466	880	0
Bluebird Hall - Equip, Defib	10	0	2	1,800	1,440	1,440
Bluebird Hall - Fence, Vinyl	25	0	10	7,054	4,232	0
Bluebird Hall - Flooring	15	0	0	8,011	8,011	8,011
Bluebird Hall - Furniture	10	0	2	10,850	8,680	8,680
Bluebird Hall - HVAC	14	+2	1	6,921	6,488	6,488
Bluebird Hall - Lighting, Bollards	22	0	7	3,784	2,580	0
Bluebird Hall - Lighting, Interior	20	0	5	4,328	3,246	0
Bluebird Hall - Lighting, Pole	24	0	9	3,195	1,997	0
Bluebird Hall - Paint Exterior	8	0	2	1,302	976	976
Bluebird Hall - Paint Exterior Trim	4	0	0	669	669	669
Bluebird Hall - Paint Interior	4	0	0	3,332	3,332	3,332
Bluebird Hall - Restrooms	25	0	10	5,747	3,448	0
Bluebird Hall - Roof, Gutter/Down	22	+8	15	1,054	527	0
Bluebird Hall - Roof, Tile	30	0	15	11,024	5,512	0
Bluebird Hall - Storage Building	30	-15	0	2,925	2,925	2,925
Bluebird Hall - Televisions	8	0	2	3,800	2,850	2,850
Bluebird Hall - Walls, Repairs	25	0	10	2,812	1,687	0
Bluebird Hall - Window Blinds	15	+1	1	372	349	349
*** CATEGORY SUMMARY:				91,956	66,736	35,721
Fire Station - Doors, Roll Up Metal	99	0	87	0	0	0
Fire Station - Doors, Solid Core	99	0	81	0	0	0
Fire Station - Floor, Carpet	99	0	81	0	0	0
Fire Station - Generator	99	0	81	0	0	0
Fire Station - HVAC	99	0	86	0	0	0
Fire Station - Kitchen	99	0	78	0	0	0
Fire Station - Paint, Exterior	99	0	93	0	0	0
Fire Station - Paint, Interior	99	0	93	0	0	0
Fire Station - Paint, Trim/Doors	99	0	93	0	0	0
Fire Station - Restrooms	99	0	78	0	0	0
Fire Station - Roof, Flat	99	0	78	0	0	0
Fire Station - Roof, Tile	99	0	78	0	0	0
Fire Station - Storage Buildings	99	0	78	0	0	0
Fire Station - Water Heater	99	0	87	0	0	0
Fire Station - WI, Gates	99	0	81	0	0	0
*** CATEGORY SUMMARY:				0	0	0
East Gate - Counters	12	0	11	1,788	102	0
East Gate - Fence, Wrought Iron	20	0	7	8,224	5,346	0
East Gate - Furniture	4	0	0	192	192	192

**Canyon Lake Property Owners Association**  
Funding Status Report

DESCRIPTION	USE LIFE	+/- LIFE	REM LIFE	CURRENT COST	FULLY FUNDED RESERVES	ASSIGNED RESERVES
East Gate - Gate Operator, Barrier	8	0	1	8,739	7,647	7,647
East Gate - HVAC	14	+1	1	5,537	5,168	5,168
East Gate - Lighting	20	0	2	15,697	14,127	14,127
East Gate - Paint, Exterior	8	0	2	1,264	948	948
East Gate - Paint, Interior	2	0	0	972	972	972
East Gate - Restroom	25	0	4	11,165	9,379	0
East Gate - Roof, Tile	30	0	12	9,631	5,778	0
East Gate - Walls, Block	25	0	7	1,120	806	0
Main Gate - Access System	10	0	9	799,189	79,919	0
Main Gate - Bulletin Boards	12	0	10	2,000	333	0
Main Gate - Counter	12	0	11	1,008	84	0
Main Gate - Doors	25	0	24	16,064	643	0
Main Gate - Fence, Solid Board	14	0	13	3,522	252	0
Main Gate - Fence, Tubular Steel	20	0	19	4,664	233	0
Main Gate - Fence, Wrought Iron	20	0	7	14,570	9,471	0
Main Gate - Flagpoles, Wood	30	0	12	3,491	2,095	0
Main Gate - Furniture	4	0	3	192	48	0
Main Gate - Gate Operator, Barrier	8	0	7	8,739	1,092	0
Main Gate - HVAC	14	0	13	11,790	842	0
Main Gate - Lighting, Buildings	20	0	19	2,751	138	0
Main Gate - Lighting, Poles	24	0	3	1,065	932	0
Main Gate - Paint, Exterior	8	0	7	903	113	0
Main Gate - Paint, Interior	2	-1	0	3,963	3,963	3,963
Main Gate - Paint, Metals	3	0	2	2,993	998	998
Main Gate - Restroom	25	0	24	2,195	88	0
Main Gate - Roof, Gutter/Down	22	+8	29	1,325	44	0
Main Gate - Roof, Tile	30	0	29	4,509	150	0
North Gate - Appliances	6	0	2	500	333	333
North Gate - Counter	12	+7	1	1,512	1,431	1,431
North Gate - Furniture	4	0	0	96	96	96
North Gate - Gate	20	0	4	474	379	0
North Gate - Gate Operator, Barrier	8	0	2	5,826	4,370	4,370
North Gate - HVAC	14	0	2	5,537	4,746	4,746
North Gate - Lighting	20	0	2	2,132	1,919	1,919
North Gate - Paint, Exterior	8	0	2	1,539	1,154	1,154
North Gate - Paint, Interior	2	0	0	1,101	1,101	1,101
North Gate - Restroom, Refurb	25	0	4	12,425	10,437	0
North Gate - Roof, Flat	20	0	2	8,055	7,250	7,250
North Gate - Roof, Tile	30	0	12	7,172	4,303	0
*** CATEGORY SUMMARY:				995,630	189,420	56,414
Admin Ext - Doors, Glass	22	0	9	36,935	21,825	0
Admin Ext - Ext, Railing, Stairs	25	0	9	9,950	6,368	0
Admin Ext - Flagpole	30	0	27	3,491	349	0
Admin Ext - Fountain	10	0	7	5,000	1,500	0
Admin Ext - Paint, Exterior	8	0	2	2,090	1,568	1,568
Admin Ext - Paint, Metals	3	0	0	1,178	1,178	1,178

**Canyon Lake Property Owners Association**  
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DESCRIPTION	USE LIFE	+/- LIFE	REM LIFE	CURRENT COST	FULLY FUNDED RESERVES	ASSIGNED RESERVES
Admin Ext - Planter Urns	15	0	12	1,500	300	0
Admin Int - Accting, Cabinets	25	0	23	6,615	529	0
Admin Int - Accting, Doors	25	0	7	3,274	2,357	0
Admin Int - Accting, Furniture	16	0	14	9,922	1,240	0
Admin Int - Accting, Lighting	25	0	23	4,091	327	0
Admin Int - Basement, Restr, Floor	15	0	14	1,190	73	0
Admin Int - Basement, Restroom	25	0	7	5,407	3,893	0
Admin Int - Board, Cabinets	25	0	7	4,630	3,334	0
Admin Int - Board, Doors	25	0	7	2,940	2,117	0
Admin Int - Board, Furniture	16	0	8	5,144	2,572	0
Admin Int - Board, Lighting	25	0	7	3,658	2,634	0
Admin Int - Board, Music	10	+9	1	5,000	4,737	4,737
Admin Int - Board, Television	8	0	7	3,955	494	0
Admin Int - Break, Appliances	10	+2	3	2,916	2,187	2,187
Admin Int - Break, Cabinets	25	0	7	6,437	4,635	0
Admin Int - Break, Doors	25	0	7	1,601	1,153	0
Admin Int - Break, Flooring, Vinyl	24	0	6	530	397	0
Admin Int - Break, Furniture	16	+5	3	632	542	542
Admin Int - Break, Lighting	25	0	17	2,942	941	0
Admin Int - Corp 1st, Blinds	18	0	17	2,096	116	0
Admin Int - Corp 1st, Cabinets	25	0	7	50,637	36,459	0
Admin Int - Corp 1st, Doors	25	0	7	4,511	3,248	0
Admin Int - Corp 1st, Furniture	16	0	14	44,206	5,526	0
Admin Int - Corp 1st, Lighting	25	0	17	15,171	4,855	0
Admin Int - Corp 1st, Rest, Floor	15	0	14	1,190	73	0
Admin Int - Corp 1st, Restroom	25	0	4	8,769	7,366	0
Admin Int - Corp 2nd, Appliances	12	0	3	1,319	989	989
Admin Int - Corp 2nd, Blinds	18	0	17	3,500	194	0
Admin Int - Corp 2nd, Cab/Counters	25	+5	12	23,518	14,111	0
Admin Int - Corp 2nd, Copier, Unfd	99	0	95	0	0	0
Admin Int - Corp 2nd, Doors	25	0	7	9,381	6,754	0
Admin Int - Corp 2nd, Floor, Carpet	10	0	3	11,002	7,702	7,702
Admin Int - Corp 2nd, Furniture	16	0	15	22,968	1,436	0
Admin Int - Corp 2nd, Lighting	25	0	17	7,240	2,317	0
Admin Int - Corp 2nd, Safe	30	0	12	7,000	4,200	0
Admin Int - Entry Foyer	16	0	8	933	467	0
Admin Int - Entry Foyer Btn Board	12	0	9	3,084	771	0
Admin Int - Entry Foyer Drink Ftn	20	0	2	3,284	2,956	2,956
Admin Int - Entry Foyer Lighting	25	0	22	3,745	449	0
Admin Int - Entry Foyer Restroom	25	0	22	24,608	2,953	0
Admin Int - Entry Foyer W. Heater	12	0	1	517	474	474
Admin Int - Equipment	10	0	4	34,000	20,400	0
Admin Int - HR, Blinds	18	0	16	63	7	0
Admin Int - HR, Cabinets	25	0	23	1,500	120	0
Admin Int - HR, Doors	22	0	20	6,992	636	0
Admin Int - HR, Flooring, Vinyl	24	0	22	386	32	0
Admin Int - HR, Furniture	16	0	14	8,217	1,027	0

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DESCRIPTION	USE LIFE	+/- LIFE	REM LIFE	CURRENT COST	FULLY FUNDED RESERVES	ASSIGNED RESERVES
Admin Int - HR, Lights	25	0	17	1,448	463	0
Admin Int - Interior Ceiling Panel	20	+4	6	19,902	14,927	0
Admin Int - Interior Floor, Carpet	10	0	8	26,894	5,379	0
Admin Int - Interior Floor, Tile	25	0	23	9,209	737	0
Admin Int - Interior Paint	8	0	6	25,000	6,250	0
Admin IT - Access Points/WiFi	5	0	3	19,800	7,920	7,920
Admin IT - Access Switches	5	0	4	23,000	2,170	0
Admin IT - Battery Back Up	10	0	0	20,000	20,000	20,000
Admin IT - Computers, Replace	1	0	0	25,000	25,000	25,000
Admin IT - Computers, Software	1	0	0	25,000	25,000	25,000
Admin IT - Microwave	15	0	10	120,000	40,000	0
Admin IT - Network Cameras, 2012	8	-2	0	22,400	22,400	22,400
Admin IT - Network Cameras, 2014	8	0	4	72,100	36,050	0
Admin IT - Network NVR/DVR	10	0	2	72,000	57,600	57,600
Admin IT - Network Server, 2003	6	0	0	32,000	32,000	32,000
Admin IT - Network Server, 2010	6	+3	1	19,000	16,889	16,889
Admin IT - Network Server, 2015	6	0	3	20,000	9,091	9,091
Admin IT - Network Server, 2018	6	0	6	8,889	0	0
Admin IT - Network Server, Applianc	5	+1	2	6,000	4,000	4,000
Admin IT - Network Server, Firewall	5	0	3	6,000	2,400	2,400
Admin IT - Network Switches	5	0	4	25,300	2,387	0
Admin IT - Phones, Replace	1	0	0	5,000	5,000	5,000
Admin IT - Phones, System	10	+8	3	300,000	250,000	250,000
Admin IT - POS Systems	8	+3	3	42,500	30,909	30,909
Admin Mechanical - Elevator, Cab	10	0	10	6,774	0	0
Admin Mechanical - Elevator, Repair	25	0	7	48,332	34,799	0
Admin Mechanical - HVAC, #20-29	14	+6	2	96,587	86,928	86,928
Admin Mechanical - HVAC, #27 & #28	14	0	3	20,230	15,895	15,895
Admin Mechanical - Water Heater	12	0	0	4,067	4,067	4,067
*** CATEGORY SUMMARY:				1,553,299	951,148	637,431
Senior Center - Appliances, 2006	12	+3	3	5,360	4,288	0
Senior Center - Appliances, 2018	12	0	12	414	0	0
Senior Center - Courts, Bocce	10	0	0	2,000	2,000	2,000
Senior Center - Courts, Horseshoe	10	0	0	2,000	2,000	2,000
Senior Center - Doors	30	0	12	24,066	14,440	0
Senior Center - Drinking Fountains	25	0	9	3,284	2,102	0
Senior Center - Fencing	18	+4	6	10,097	7,343	0
Senior Center - Floor, Carpet	6	+13	1	4,156	3,938	3,938
Senior Center - Floor, Vinyl	16	0	14	7,811	976	0
Senior Center - Furniture, Exterior	16	+3	1	3,936	3,729	3,729
Senior Center - Furniture, Folding	16	0	13	4,027	631	0
Senior Center - Furniture, Interior	16	+8	6	28,192	21,144	0
Senior Center - Furniture, Picnic	20	+4	6	4,298	3,224	0
Senior Center - HVAC, 2017	14	0	13	6,796	332	0
Senior Center - HVAC, Original	14	0	2	6,796	5,825	5,825
Senior Center - Kitchen, Refurbish	25	0	13	29,455	14,138	0

**Canyon Lake Property Owners Association**  
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DESCRIPTION	USE LIFE	+/- LIFE	REM LIFE	CURRENT COST	FULLY FUNDED RESERVES	ASSIGNED RESERVES
Senior Center - Lighting, Bollards	30	0	12	14,823	8,894	0
Senior Center - Lighting, Exterior	20	0	8	3,672	2,203	0
Senior Center - Lighting, Interior	22	0	10	7,941	4,331	0
Senior Center - Lighting, Kitchen	20	0	8	3,140	1,884	0
Senior Center - Lighting, Parking	24	0	3	5,184	4,536	0
Senior Center - Mechanical	14	+2	3	3,000	2,438	0
Senior Center - Paint, Exterior	8	0	0	3,658	3,658	3,658
Senior Center - Paint, Interior	8	0	0	9,753	9,753	9,753
Senior Center - Paint, Metals	3	0	0	1,576	1,576	1,576
Senior Center - Paint, Trim/Doors	4	0	0	1,104	1,104	1,104
Senior Center - Railing, Stairs	25	0	9	5,008	3,205	0
Senior Center - Restrooms	25	0	4	16,810	14,120	0
Senior Center - Roofs, Gutter/Down	22	+8	12	3,966	2,379	0
Senior Center - Roofs, Tile	30	0	12	53,138	31,883	0
Senior Center - Sound System	10	+6	5	6,052	4,161	0
Senior Center - Television	8	0	4	1,122	561	0
Senior Center - Walls, Repairs	30	0	18	4,687	1,875	0
Senior Center - Water Heater	10	0	7	1,340	402	0
Senior Center - Window Blinds, Ext	18	0	17	662	37	0
Senior Center - Window Blinds, Int	18	0	6	1,258	838	0
*** CATEGORY SUMMARY:				290,581	185,947	33,582
Operations - Doors, Solid Core	22	0	4	4,608	3,770	0
Operations - Ext, Doors, Glass	22	0	4	5,634	4,610	0
Operations - Ext, Doors, Overhead	25	0	10	10,659	6,395	0
Operations - Ext, Fence, Chain Link	35	0	17	27,978	14,258	0
Operations - Ext, HVAC	14	0	0	6,921	6,921	6,921
Operations - Ext, Ice Machine	10	+2	3	6,092	4,525	0
Operations - Ext, Lights, Poles	24	0	3	4,260	3,728	0
Operations - Ext, Mechanical, Equip	14	0	1	32,705	30,369	30,369
Operations - Ext, Paint Exterior	8	0	7	4,247	531	0
Operations - Ext, Roof, Flat	20	0	0	3,360	3,360	3,360
Operations - Ext, Roof, Gutter/Down	22	+5	12	1,255	697	0
Operations - Ext, Roof, Tile	30	0	12	37,842	22,705	0
Operations - Ext, Storage, Metal	30	0	28	15,228	1,015	0
Operations - Ext, Storage, Wood	30	-12	0	12,000	12,000	12,000
Operations - Ext, Walls, Repairs	25	0	7	2,656	1,912	0
Operations - Int, Appliances	10	0	9	5,728	573	0
Operations - Int, Cabinets/Counters	25	0	24	12,290	492	0
Operations - Int, Floor, Carpet	6	0	5	5,721	954	0
Operations - Int, Floor, Vinyl	15	0	14	2,075	36	0
Operations - Int, Furniture	16	0	15	13,010	813	0
Operations - Int, IT, Printer, ID	8	0	6	3,144	786	0
Operations - Int, Lighting	25	0	7	8,982	6,467	0
Operations - Int, Paint, Interior	8	0	7	4,234	529	0
Operations - Int, Restrooms	25	0	24	4,398	176	0
Operations - Int, Television	8	0	7	1,262	158	0

**Canyon Lake Property Owners Association**  
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DESCRIPTION	USE LIFE	+/- LIFE	REM LIFE	CURRENT COST	FULLY FUNDED RESERVES	ASSIGNED RESERVES
*** CATEGORY SUMMARY:				236,289	127,780	52,650
Diamond Point - BBQ, Charcoal	10	0	5	910	455	0
Diamond Point - Picnic Tables	16	0	7	3,379	1,901	0
Diamond Point - Play, Bark	12	-7	0	2,772	2,772	2,772
Diamond Point - Play, Climber	16	0	3	3,895	3,165	3,165
Diamond Point - Play, Turtle	16	0	3	3,895	3,165	3,165
Diamond Point - Trash Receptacle	16	0	5	808	556	0
East Port - Basketball Court, Bench	16	0	0	1,790	1,790	1,790
East Port - Basketball Court, Bkbd	20	0	12	5,228	2,091	0
East Port - Basketball Court, Caulk	6	0	5	1,075	179	0
East Port - Basketball Court, Fence	20	0	19	2,250	95	0
East Port - Basketball Court, Rail	25	0	9	10,356	6,628	0
East Port - Basketball Court, Surf	6	0	5	8,379	1,397	0
East Port - Benches	16	0	15	1,790	58	0
East Port - C Tile, Shower	20	0	0	1,383	1,383	1,383
East Port - Carport, Repairs	20	0	0	16,916	16,916	16,916
East Port - Dog Park, Benches	16	0	14	1,976	191	0
East Port - Dog Park, Dogie Bins	16	0	14	860	83	0
East Port - Dog Park, Drink Fountn	20	0	18	7,600	585	0
East Port - Dog Park, Fence, CL	25	0	23	7,366	451	0
East Port - Dog Park, Picnic Tables	16	0	15	1,914	62	0
East Port - Dog Park, Shade	6	0	4	7,840	2,138	0
East Port - Dog Park, Shade Structr	30	0	28	10,000	508	0
East Port - Dog Park, Trash Recept	12	0	12	1,368	0	0
East Port - Drinking Fountain	25	0	9	1,466	938	0
East Port - Lighting, Exteriors	20	0	5	4,776	3,582	0
East Port - Lighting, Interiors	22	0	14	4,296	1,562	0
East Port - Lighting, Parking, New	30	0	28	21,252	1,417	0
East Port - Lighting, Parking, Old	30	0	4	11,088	9,610	0
East Port - Meeting, Doors	25	0	17	7,382	2,362	0
East Port - Meeting, Floor, Carpet	6	0	0	5,428	5,428	5,428
East Port - Meeting, HVAC	14	0	6	6,921	3,955	0
East Port - Meeting, Trellis	25	0	17	19,357	6,194	0
East Port - Meeting, Window Blinds	18	0	10	1,053	468	0
East Port - Paint, Carport	4	-2	0	1,846	1,846	1,846
East Port - Paint, Exterior	8	0	8	2,266	0	0
East Port - Paint, Interior	8	0	8	1,104	0	0
East Port - Paint, Metals	3	0	0	4,671	4,671	4,671
East Port - Pickle Ball, Bleachers	25	0	24	4,613	185	0
East Port - Pickle Ball, Caulking	8	0	7	2,500	313	0
East Port - Pickle Ball, Chain Link	35	0	34	19,370	553	0
East Port - Pickle Ball, Furniture	16	0	15	5,284	330	0
East Port - Pickle Ball, Lights	20	0	19	11,088	554	0
East Port - Pickle Ball, Resurface	6	0	5	5,216	869	0
East Port - Pickle Ball, Shade	6	0	5	15,680	2,613	0
East Port - Pickle Ball, Shade Stru	30	0	29	20,000	667	0

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DESCRIPTION	USE LIFE	+/- LIFE	REM LIFE	CURRENT COST	FULLY FUNDED RESERVES	ASSIGNED RESERVES
East Port - Picnic Tables, Metal	16	0	15	6,701	216	0
East Port - Railing, Pipe	25	0	24	6,419	257	0
East Port - Railing, Wrought Iron	25	0	9	13,772	8,814	0
East Port - Restrooms	25	0	24	23,533	941	0
East Port - Roof, Flat	20	0	12	14,969	5,988	0
East Port - Roof, Gutter/Down	22	+8	8	452	331	0
East Port - Roof, Tile, Replace	30	0	8	21,754	15,953	0
East Port - Snack Bar, Appliances	10	0	2	891	713	713
East Port - Snack Bar, Counters	25	0	17	3,910	1,251	0
East Port - Snack Bar, Doors	25	0	4	3,732	3,135	0
East Port - Snack Bar, Water Heater	10	0	2	1,038	830	830
East Port - Trash Receptacles, 2010	16	0	8	1,616	808	0
East Port - Trash Receptacles, 2018	16	0	16	2,736	0	0
Emerald Park - Furniture, 2011	16	0	9	3,235	1,415	0
Emerald Park - Furniture, 2017	16	0	15	1,102	69	0
Emerald Park - Play Structure	16	0	15	26,822	1,412	0
Harrelson Park - Bench	16	0	8	1,790	895	0
Harrelson Park - Picnic Table	16	0	15	1,463	91	0
Harrelson Park - Railing, Pipe	25	0	25	1,633	0	0
Harrelson Park - Trash Receptacles	12	+5	6	808	523	0
Holiday Harbor - BBQ, Charcoal	10	0	2	4,720	3,776	3,776
Holiday Harbor - Bicycle Rack	22	+5	6	870	677	0
Holiday Harbor - C Tile, Shower	20	0	0	1,383	1,383	1,383
Holiday Harbor - Dance Floor	25	-4	0	3,800	3,800	3,800
Holiday Harbor - Drinking Fountain	25	0	8	1,466	997	0
Holiday Harbor - Fencing, Iron	25	0	5	35,582	28,466	0
Holiday Harbor - Flagpole	25	0	4	3,491	2,932	0
Holiday Harbor - Folding, Chairs	15	0	7	4,656	2,483	0
Holiday Harbor - Folding, Tables	15	0	7	6,200	3,307	0
Holiday Harbor - Furniture	16	+7	4	50,730	41,907	0
Holiday Harbor - Horseshoe Pits	10	0	0	2,000	2,000	2,000
Holiday Harbor - Lighting, Exterior	20	0	2	4,559	4,103	4,103
Holiday Harbor - Lighting, Interior	22	+2	6	1,359	1,019	0
Holiday Harbor - Lighting, Park	24	0	3	45,000	39,375	39,375
Holiday Harbor - Lighting, Parking	30	0	9	20,356	14,249	0
Holiday Harbor - Paint, Exterior	8	0	8	2,011	0	0
Holiday Harbor - Paint, Interior	8	0	8	1,760	0	0
Holiday Harbor - Paint, Metals	3	0	3	17,965	0	0
Holiday Harbor - Play, PIP	12	0	9	45,750	11,438	0
Holiday Harbor - Play, Spiral Slide	16	0	13	2,665	500	0
Holiday Harbor - Play, Structure	16	0	14	76,392	9,549	0
Holiday Harbor - Railing, Pipe	25	0	25	4,495	0	0
Holiday Harbor - Restrooms	25	0	23	27,029	2,162	0
Holiday Harbor - Roof, Gutter/Down	22	+8	8	703	515	0
Holiday Harbor - Roof, Tile	30	0	8	15,749	11,549	0
Holiday Harbor - Snack Bar, Counter	25	0	17	3,910	1,251	0
Holiday Harbor - Snack Bar, Door, G	25	0	4	2,399	2,015	0

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DESCRIPTION	USE LIFE	+/- LIFE	REM LIFE	CURRENT COST	FULLY FUNDED RESERVES	ASSIGNED RESERVES
Holiday Harbor - Snack Bar, Door, P	25	-4	0	1,333	1,333	1,333
Holiday Harbor - Snack Bar, Refrig	12	0	4	680	453	0
Holiday Harbor - Snack Bar, W Heatr	10	0	2	1,038	830	830
Holiday Harbor - Trellis, Metal	25	+5	8	98,937	72,554	0
Holiday Harbor - Volleyball Court	10	0	7	1,000	300	0
Indian Beach - BBQ, Charcoal	10	0	5	635	318	0
Indian Beach - Concrete, Stage	30	0	29	6,771	189	0
Indian Beach - Furniture	16	0	11	2,782	869	0
Indian Beach - Lighting, Exterior	20	0	5	2,179	1,634	0
Indian Beach - Lighting, Interior	22	0	4	1,016	831	0
Indian Beach - Lighting, Parking	24	0	3	5,424	4,746	4,746
Indian Beach - Paint, Exterior	8	0	5	611	229	0
Indian Beach - Paint, Metals	3	0	0	1,066	1,066	1,066
Indian Beach - Picnic Table	16	0	1	3,832	3,593	3,593
Indian Beach - Play, Climber	16	0	11	3,895	1,217	0
Indian Beach - Play, PIP	12	0	7	73,780	30,741	0
Indian Beach - Play, Structure	16	0	11	104,760	32,738	0
Indian Beach - Railing	25	0	10	8,495	5,097	0
Indian Beach - Restrooms	25	0	7	16,811	12,104	0
Indian Beach - Roof, Tile, Replace	30	+2	3	7,062	6,400	6,400
Indian Beach - Storage Building	30	+2	3	2,500	2,266	2,266
Indian Beach - Swing Set	22	0	17	3,878	881	0
Indian Beach - Trash Receptacles	12	0	8	4,104	1,142	0
Lions Park - BBQ, Charcoal	10	0	5	1,905	953	0
Lions Park - Dog Bins	16	0	14	860	83	0
Lions Park - Picnic Table, Concrete	20	0	15	4,298	1,075	0
Lions Park - Picnic Table, Metal	16	0	11	2,599	812	0
Lions Park - Railing, Stairs	25	0	9	3,776	2,417	0
Lions Park - Trash Receptacles	12	-7	0	808	808	808
Moonstone Park - BBQ, Charcoal	10	0	7	2,110	633	0
Moonstone Park - P Table, Concrete	20	0	17	2,149	322	0
Moonstone Park - P Table, Wood	20	-2	0	590	590	590
Moonstone Park - Sand, Replenish	10	0	7	1,000	300	0
Moonstone Park - Swing Set	22	0	4	2,340	1,915	0
Moonstone Park - Trash Receptacles	16	0	13	1,616	303	0
Outrigger Park - Furniture	16	0	14	2,598	325	0
Outrigger Park - Play, Structure	16	0	14	62,527	7,816	0
Outrigger Park - Play, Surface	12	0	10	6,370	1,062	0
Outrigger Park - Play, Swing Set	22	0	20	3,120	284	0
Outrigger Park - Railing, Stairs	25	0	7	1,618	1,165	0
Roadrunner Park - Awning	15	0	13	3,598	462	0
Roadrunner Park - BBQ, Charcoal	10	0	5	1,820	910	0
Roadrunner Park - Benches	16	0	1	5,516	5,171	5,171
Roadrunner Park - Fence, Chain Link	35	0	22	1,970	720	0
Roadrunner Park - Fence, Iron	25	0	12	7,795	4,053	0
Roadrunner Park - Furniture	16	0	6	15,562	9,726	0
Roadrunner Park - Horseshoe Pits	10	0	0	3,450	3,450	3,450



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DESCRIPTION	USE LIFE	+/- LIFE	REM LIFE	CURRENT COST	FULLY FUNDED RESERVES	ASSIGNED RESERVES
Roadrunner Park - Paint, Metals	3	0	0	898	898	898
Roadrunner Park - Paint, Pavillon	4	0	2	3,795	1,898	1,898
Roadrunner Park - Pavillon	25	0	23	43,848	3,508	0
Roadrunner Park - Volleyball Court	10	0	8	1,000	200	0
Rob Caveney Park - BBQ, Charcoal	10	0	7	910	273	0
Rob Caveney Park - Fence Chain Link	35	0	22	4,335	1,584	0
Rob Caveney Park - Furniture	25	0	22	4,982	598	0
Rob Caveney Park - Play, Bark	12	0	9	5,940	1,485	0
Rob Caveney Park - Play, Structure	16	0	13	10,644	1,996	0
Rob Caveney Park - Play, Swing Set	20	0	17	3,878	582	0
Sierra Park - BBQ, Charcoal	10	0	5	2,455	1,228	0
Sierra Park - Bridge, Pedestrian	25	0	19	4,155	997	0
Sierra Park - Drinking Fountain	25	0	19	1,466	352	0
Sierra Park - Furniture	16	0	15	5,652	241	0
Sierra Park - Lighting, Exterior	20	0	14	3,717	1,115	0
Sierra Park - Lighting, Interior	22	0	16	340	93	0
Sierra Park - Paint, Exterior	4	0	1	552	414	414
Sierra Park - Paint, Interior	8	0	0	1,001	1,001	1,001
Sierra Park - Paint, Metals	3	0	0	1,309	1,309	1,309
Sierra Park - Picnic Tables	20	0	17	12,894	1,934	0
Sierra Park - Play, Bark	12	0	9	9,770	2,339	0
Sierra Park - Play, Golf Baskets	22	0	8	14,000	8,909	0
Sierra Park - Play, Merry-Go-Round	16	0	13	3,494	655	0
Sierra Park - Play, Structure	16	0	13	88,367	16,569	0
Sierra Park - Play, Swing Set	22	0	19	3,878	529	0
Sierra Park - Railing, Wrought Iron	25	0	10	11,056	6,634	0
Sierra Park - Restrooms	25	0	19	14,896	3,575	0
Sierra Park - Restrooms, Urinal	25	0	22	1,148	138	0
Sierra Park - Roof, Tile, Replace	30	0	24	4,341	868	0
Sierra Park - Trash Receptacle	20	0	19	5,652	192	0
Sierra Park - Volleyball Court	10	0	9	1,000	100	0
Ski Slalom - BBQ, Built-in	12	0	0	1,595	1,595	1,595
Ski Slalom - Lighting, Interior	22	0	9	1,098	649	0
Ski Slalom - Paint Interior	4	0	0	881	881	881
Ski Slalom - Pavillion, Paint	4	0	3	3,312	828	0
Ski Slalom - Pavillion, Repairs	10	0	9	19,712	1,971	0
Ski Slalom - Picnic Table	16	0	4	7,763	5,822	0
Ski Slalom - Railing, Pipe	25	0	10	1,187	712	0
Ski Slalom - Restrooms	25	0	10	7,094	4,256	0
Ski Slalom - Roofs, Tile	30	+5	9	16,825	12,499	0
Ski Slalom - Storage, Door	25	0	4	1,706	1,433	0
Ski Slalom - Trash Receptacles	16	0	4	1,616	1,212	0
Steelhead Park - BBQ, Charcoal	10	0	5	635	318	0
Steelhead Park - Fence, Chain Link	35	0	11	11,822	8,070	0
Steelhead Park - Picnic Tables	20	+8	5	4,298	3,531	0
Steelhead Park - Play, Bark	12	0	10	13,364	2,227	0
Steelhead Park - Play, Merry-Go-Rd	16	0	13	3,494	655	0

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DESCRIPTION	USE LIFE	+/- LIFE	REM LIFE	CURRENT COST	FULLY FUNDED RESERVES	ASSIGNED RESERVES
Steelhead Park - Play, Structure	16	0	14	68,576	8,572	0
Steelhead Park - Play, Swing Set	22	0	20	3,878	353	0
Steelhead Park - Trash Receptacles	16	0	4	1,616	1,212	0
Sunset Park - Fencing, Wrought Iron	25	0	23	13,850	1,108	0
Sunset Park - Lighting, Pole w/Fx	24	0	8	1,065	710	0
Sunset Park - Paint, Metals	3	0	1	2,453	1,636	1,636
Sunset Park - Play, PIP	12	0	10	49,590	8,265	0
Sunset Park - Play, Structure	16	0	14	90,484	11,311	0
Sunset Park - Play, Swing Sets	22	0	20	6,160	560	0
Sunset Park - Shade Fabric, 2004	10	+6	2	9,016	7,889	7,889
Sunset Park - Shade Fabric, 2012	10	0	4	31,360	18,816	0
Sunset Park - Shade Structures	30	0	28	10,000	508	0
Sunset Park - Volleyball Court	10	0	4	1,000	600	0
*** CATEGORY SUMMARY:				1,955,187	725,075	144,888
Gault Field #1 - Bleachers	25	0	11	6,416	3,593	0
Gault Field #1 - Dugouts	10	+9	6	7,600	5,200	0
Gault Field #1 - Fence, Chain Link	35	0	18	21,871	10,623	0
Gault Field #1 - Fence, Priv Slat	15	0	13	2,301	307	0
Gault Field #1 - Lights, Baseball	30	0	13	47,726	27,045	0
Gault Field #1 - Shade Structures	30	0	16	16,137	7,531	0
Gault Field #2 - Bleachers	25	0	11	6,880	3,853	0
Gault Field #2 - Dugouts	10	0	8	7,600	1,027	0
Gault Field #2 - Fence, Chain Link	35	0	18	13,542	6,578	0
Gault Field #2 - Fence, Priv Slats	15	+2	5	10,125	7,147	0
Gault Field #2 - Light, Baseball 01	25	0	8	29,800	20,264	0
Gault Field #2 - Light, Baseball 17	25	0	24	3,916	157	0
Gault Field #2 - Shade Structures	30	0	11	16,137	10,220	0
Gault Field #3 - Bleacher	25	0	22	1,474	177	0
Gault Field #3 - Dugouts	10	+9	6	7,600	5,200	0
Gault Field #3 - Fence, Chain Link	35	0	18	19,916	9,673	0
Gault Field #3 - Fence, Priv Slat	15	0	15	6,750	0	0
Gault Field #3 - Shade	30	0	16	8,069	3,765	0
Gault Field #4 - Bleacher	25	0	8	899	611	0
Gault Field #4 - Dugouts	10	+9	6	7,600	5,200	0
Gault Field #4 - Fence, Chain Link	35	0	18	5,103	2,479	0
Gault Field #4 - Shade Structures	30	0	13	4,483	2,540	0
Gault Field - Barbecue, Built-In	12	0	0	4,595	4,595	4,595
Gault Field - Bulletin Boards	12	0	9	2,056	514	0
Gault Field - Fence, Chain Link	35	0	18	54,002	26,230	0
Gault Field - Netting	10	+1	3	36,549	26,581	26,581
Gault Field - Paint, Exterior	8	0	2	3,616	2,712	2,712
Gault Field - Paint, Interior	8	0	2	944	708	708
Gault Field - Paint, Metals	3	0	1	3,755	2,503	2,503
Gault Field - Paint, Trellis	4	0	1	2,803	1,918	1,918
Gault Field - Picnic Tables	16	+2	3	3,667	3,056	3,056
Gault Field - Pitching Cages	35	0	17	7,048	3,625	0

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DESCRIPTION	USE LIFE	+/- LIFE	REM LIFE	CURRENT COST	FULLY FUNDED RESERVES	ASSIGNED RESERVES
Gault Field - Railing, Pipe	25	0	9	30,123	19,279	0
Gault Field - Restrooms	25	0	10	23,354	14,012	0
Gault Field - Restrooms, Lights	22	0	4	1,816	1,486	0
Gault Field - Roof, Tile, Replace	30	-6	4	13,305	11,087	0
Gault Field - Scoreboard, Boxes	15	+6	4	6,000	4,857	0
Gault Field - Scoreboard, Replace	15	+2	3	20,000	16,471	16,471
Gault Field - Snack Bar, Appliances	10	+2	3	9,514	7,136	7,136
Gault Field - Snack Bar, Counters	25	0	17	4,250	1,360	0
Gault Field - Snack Bar, Doors	25	0	13	7,394	3,549	0
Gault Field - Snack Bar, Flooring	25	0	9	6,395	4,093	0
Gault Field - Snack Bar, Granite	35	0	27	2,412	551	0
Gault Field - Snack Bar, HVAC	15	0	2	5,537	4,799	4,799
Gault Field - Snack Bar, Ice Machin	10	+3	1	6,092	5,623	5,623
Gault Field - Snack Bar, Lights	22	0	4	1,020	835	0
Gault Field - Snack Bar, Marlite	20	+2	6	3,225	2,345	0
Gault Field - Snack Bar, Refrig	12	0	2	4,129	3,441	3,441
Gault Field - Snack Bar, Shelves	25	0	17	1,000	320	0
Gault Field - Snack Bar, Sink	25	0	17	574	184	0
Gault Field - Trellis, Wood	25	0	8	39,604	26,931	0
*** CATEGORY SUMMARY:				556,721	333,987	79,541
Vehicle - Boat, Motors, 2014	2	0	0	6,979	6,979	6,979
Vehicle - Boat, Motors, 2016	2	0	0	12,727	12,727	12,727
Vehicle - Boat, Motors, 2018	2	0	2	8,498	0	0
Vehicle - Boat, Patrol & Operations	15	0	11	120,000	32,000	0
Vehicle - Boat, Trailers	20	0	16	10,500	2,100	0
Vehicle - Boat, Wakeless	15	0	15	39,073	0	0
Vehicle - Chevy, 1998	15	0	0	95,200	95,200	95,200
Vehicle - Chevy, 2001	15	0	0	95,200	95,200	95,200
Vehicle - Chevy, 2014	15	0	11	90,000	24,000	0
Vehicle - Chevy, Stake Truck, 1998	15	0	0	50,000	50,000	50,000
Vehicle - Chevy, Stake Truck, 2000	15	0	0	50,000	50,000	50,000
Vehicle - Ford, 1992-2	15	0	0	23,800	23,800	23,800
Vehicle - Ford, 2002	15	0	0	23,800	23,800	23,800
Vehicle - Ford, Escapes	15	0	5	47,600	31,733	0
Vehicle - Ford, Water Truck	15	0	0	50,000	50,000	50,000
Vehicle - GMC, Dump Trucks	15	0	0	80,000	80,000	80,000
Vehicle - Golf Cart, Country Club	12	0	11	2,788	232	0
Vehicle - Golf Cart, Enclosed	12	0	7	2,788	1,162	0
Vehicle - Golf Cart, Happy Camp	12	0	10	10,005	1,668	0
Vehicle - Toyota, 2013	15	0	10	148,452	49,484	0
Vehicle - Toyota, 2017	15	0	14	222,678	14,845	0
Vehicle - Toyota, 2018	15	0	15	23,800	0	0
Vehicle - Tractor, Fermec	15	0	0	40,000	40,000	40,000
Vehicle - Tractor, Kubota, 2003	15	0	0	5,500	5,500	5,500
Vehicle - Tractor, Kubota, 2014	15	0	11	30,000	8,000	0
Vehicle - Trailers	15	0	13	15,586	1,926	0

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DESCRIPTION	USE LIFE	+/- LIFE	REM LIFE	CURRENT COST	FULLY FUNDED RESERVES	ASSIGNED RESERVES
*** CATEGORY SUMMARY:				1,304,974	700,356	533,206
Equestrian - Barn, Hay, Replace	40	0	22	111,155	50,020	0
Equestrian - Barn, Roof, Metal	40	0	26	79,335	27,767	0
Equestrian - Barn, Tack, First Aid	20	0	9	2,856	1,571	0
Equestrian - Barn, Tack, Replace	40	0	22	161,736	72,781	0
Equestrian - Barn, Tack, Restroom	25	0	7	1,680	1,210	0
Equestrian - Bleachers	25	+6	9	5,812	4,124	0
Equestrian - Doors, Roll Up, Metal	25	0	13	5,212	2,502	0
Equestrian - Fence, Chain Link	35	0	8	7,820	6,033	0
Equestrian - Fence, Corrals	35	+1	9	13,320	9,990	0
Equestrian - Fence, Hot Walker	26	+4	3	8,427	7,584	7,584
Equestrian - Fence, Round Pen	25	0	22	10,496	1,260	0
Equestrian - Fence, Solid Board	16	0	3	22,890	18,598	18,598
Equestrian - Fence, Stalls, Pipe	35	+1	9	93,629	70,222	0
Equestrian - Fence, Vinyl	30	0	14	49,938	26,633	0
Equestrian - Gazebo	25	-2	0	12,983	12,983	12,983
Equestrian - Grounds	16	0	8	3,588	1,794	0
Equestrian - Lights, Barn	20	+11	3	4,314	3,897	3,897
Equestrian - Lights, Poles, Concret	35	0	13	10,848	6,819	0
Equestrian - Lights, Poles, Wood	30	0	8	34,560	25,344	0
Equestrian - Residence, Deck	8	0	0	3,090	3,090	3,090
Equestrian - Residence, HVAC	10	+5	3	5,537	4,430	4,430
Equestrian - Residence, Paint	8	0	0	1,306	1,306	1,306
Equestrian - Residence, Replace	30	0	18	48,312	19,325	0
Equestrian - Residence, Roof	20	0	6	3,483	2,438	0
Equestrian - Sand Replacement	1	0	0	8,932	8,932	8,932
Equestrian - Shade Structure, Lower	30	0	27	11,962	1,196	0
Equestrian - Shade Structure, Upper	30	0	16	3,310	1,545	0
Equestrian - Viewing Stands	25	0	2	10,000	9,200	9,200
Equestrian - Wash Station	26	0	7	4,559	3,332	0
*** CATEGORY SUMMARY:				741,091	405,925	70,020
Campground - Electrical, 30 AMP	50	0	50	80,300	0	0
Campground - Electrical, Pedestals	50	0	50	176,000	0	0
Campground - Lighting, Restrooms	25	0	7	1,835	1,321	0
Campground - Lights, Poles, Concret	35	0	35	8,136	0	0
Campground - Picnic Tables	16	0	16	73,150	0	0
Campground - Pits, Fire	12	0	12	5,000	0	0
Campground - Pits, Horseshoe	8	0	8	2,000	0	0
Campground - Railing, Stairs	25	0	25	16,589	0	0
Campground - Sewer, Connections	20	0	20	17,000	0	0
Campground - Sewer, Lift Station	20	0	20	10,000	0	0
Campground - Sewer, Tank	35	0	35	30,416	0	0
Campground - Tank, Bioxin	35	0	26	8,207	2,110	0
Campground - Tank, Fuel Hose	10	+10	3	5,000	4,250	4,250
Campground - Tank, Fuel Lines	35	0	18	56,250	27,321	0

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DESCRIPTION	USE LIFE	+/- LIFE	REM LIFE	CURRENT COST	FULLY FUNDED RESERVES	ASSIGNED RESERVES
Campground - Tank, Fuel Management	20	0	12	30,000	12,000	0
Campground - Tank, Fuel Pump (dock)	20	0	12	20,000	8,000	0
Campground - Tank, Fuel Pump (OP)	20	0	4	20,000	16,000	0
Campground - Tank, Fuel Storage	35	0	9	15,208	11,297	0
Campground - Tank, Leak Alert	20	0	3	2,000	1,700	1,700
Campground - Water, Connections	20	0	20	33,500	0	0
Campground Building - Awnings	15	0	7	1,494	797	0
Campground Building - Deck	20	0	12	2,418	967	0
Campground Building - HVAC	10	0	2	6,759	5,407	5,407
Campground Building - Laundry Room	25	0	6	1,771	1,346	0
Campground Building - Office	25	0	25	1,000	0	0
Campground Building - Paint, Exter	8	0	8	2,712	0	0
Campground Building - Paint, Inter	4	0	4	6,787	0	0
Campground Building - Paint, Metals	3	0	3	1,487	0	0
Campground Building - Residence	30	0	18	75,000	30,000	0
Campground Building - Restrooms	25	0	25	78,113	0	0
Campground Building - Roof, Shingle	20	0	8	3,483	2,090	0
Campground Building - Roof, Tile	30	0	3	15,409	13,868	13,868
Campground Building - Water Heater	12	0	10	4,067	678	0
*** CATEGORY SUMMARY:				811,090	139,153	25,225
Pool - Awning, Employee Area	10	0	9	2,617	262	0
Pool - Awning, Snack Bar	10	0	5	1,665	832	0
Pool - C Tile, Shower	20	+8	9	3,688	2,503	0
Pool - Drinking Fountain	25	0	6	1,466	1,114	0
Pool - Equipment, Defibrillator	10	0	2	1,800	1,440	1,440
Pool - Fencing	25	0	13	44,142	21,188	0
Pool - Furniture	7	0	7	61,094	0	0
Pool - Lighting, Bollards	22	+6	9	6,622	4,494	0
Pool - Lighting, Interior/Exterior	20	+5	6	2,444	1,857	0
Pool - Lighting, Pools	10	0	5	2,000	1,000	0
Pool - Office, Door, Entry	25	0	25	1,935	0	0
Pool - Office, Door, Rollup	25	0	6	820	623	0
Pool - Office, HVAC	14	0	12	3,604	459	0
Pool - Office, Music	10	0	1	1,000	900	900
Pool - Office, Refrigerator	12	0	10	1,375	229	0
Pool - Office, Refurbish	25	0	19	5,320	1,277	0
Pool - Paint, Exterior	8	0	2	2,613	1,959	1,959
Pool - Paint, Interior	8	0	2	675	506	506
Pool - Paint, Metals	3	0	1	8,254	5,503	5,503
Pool - Pool, Chair Lift	12	0	6	6,495	3,248	0
Pool - Pool, Chem Controller	12	0	11	2,453	157	0
Pool - Pool, Chem Pumps	8	0	2	1,500	1,125	1,125
Pool - Pool, Covers, Reels	25	0	11	10,000	5,600	0
Pool - Pool, Covers, Replace	4	0	3	13,704	3,426	0
Pool - Pool, Deck Caulking	4	0	0	8,264	8,264	8,264
Pool - Pool, Deck Expansion Joints	4	0	0	5,384	5,384	5,384

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DESCRIPTION	USE LIFE	+/- LIFE	REM LIFE	CURRENT COST	FULLY FUNDED RESERVES	ASSIGNED RESERVES
Pool - Pool, Deck Kool	12	-8	0	41,026	41,026	41,026
Pool - Pool, Deck Replacement	30	-11	0	259,350	259,350	259,350
Pool - Pool, Filters	14	0	9	12,225	4,366	0
Pool - Pool, Heater, 2007	12	0	1	15,459	14,171	14,171
Pool - Pool, Heater, 2013	12	0	7	5,153	2,147	0
Pool - Pool, Pump & Motors	10	0	2	12,387	9,910	9,910
Pool - Pool, Replastering & Tile	12	+2	2	53,817	46,129	46,129
Pool - Restrooms	25	0	6	20,116	15,288	0
Pool - Roof, Tile, Replace	30	0	11	20,167	12,773	0
Pool - Shade Fabric	10	0	9	10,548	1,055	0
Pool - Shade Structures	30	0	24	28,800	5,760	0
Pool - Signs, Bulletin Board	12	0	3	1,028	771	0
Pool - Storage Building	30	0	22	1,750	467	0
Pool - Wader, Chem Controller	12	0	6	1,585	793	0
Pool - Wader, Chem Pumps	8	0	2	1,500	1,125	1,125
Pool - Wader, Filter	14	0	6	2,445	1,397	0
Pool - Wader, Heater	6	0	3	2,098	971	0
Pool - Wader, Pump & Motors	10	0	7	3,101	836	0
Pool - Wader, Replastering & Tile	10	0	9	4,192	419	0
Pool - Water Heater	10	0	4	4,067	2,440	0
*** CATEGORY SUMMARY:				701,749	494,543	396,792
Golf - Bridge, Pedestrian Hole #17	25	0	7	6,233	4,488	0
Golf - Bridge, Pedestrian Hole #18	25	0	0	13,504	13,504	13,504
Golf - Bridge, Vehicle Hole #17	25	0	0	32,015	32,015	32,015
Golf - Bunkers	8	0	7	198,008	22,927	0
Golf - Concrete, Repairs	30	+5	6	222,659	184,489	0
Golf - Drinking Fountains	25	0	21	2,932	469	0
Golf - Fairways, Refurbish, PH1	30	0	2	975,744	910,694	910,694
Golf - Fairways, Refurbish, PH2	30	+1	3	975,744	881,317	881,317
Golf - Fence, Chain Link	35	+5	9	39,940	30,954	0
Golf - Fence, Guard Rails	30	0	10	15,628	10,419	0
Golf - Fence, Railing, Stairs	25	0	24	14,003	560	0
Golf - Fence, Split Rail	16	0	10	14,835	5,563	0
Golf - Green, Collars	8	0	0	200,000	200,000	200,000
Golf - Green, Refurbish, Hole 3	30	0	28	30,350	2,023	0
Golf - Green, Refurbish, PH1	30	+1	1	182,100	176,226	176,226
Golf - Green, Refurbish, PH2	30	+1	2	182,100	170,352	170,352
Golf - Green, Refurbish, PH3	30	+1	3	151,750	137,065	137,065
Golf - Irrigation, Controllers	15	+4	3	170,000	143,158	143,158
Golf - Irrigation, System	30	0	6	2,377,971	1,902,377	0
Golf - Irrigation, Weather Station	18	0	12	13,662	4,554	0
Golf - Lake, Drainage, Repairs	5	0	5	25,000	0	0
Golf - Lake, Edge, Refurbish	15	0	15	35,521	0	0
Golf - Lake, Refurbish	30	0	30	280,001	0	0
Golf - Landscape, Tree Trim/Remove	1	0	0	15,269	15,269	15,269
Golf - Lights, Poles, Metal	30	0	8	54,878	40,244	0

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Golf - Maintenance, Golf Carts	12	0	3	33,456	25,092	25,092
Golf - Maintenance, Log Splitter	15	0	13	2,542	339	0
Golf - Maintenance, Pressure Washer	10	0	2	5,000	4,000	4,000
Golf - Maintenance, Roofs, Metal	50	0	22	55,449	31,051	0
Golf - Maintenance, Septic Tank	35	0	26	15,208	3,911	0
Golf - Maintenance, Utility Trailer	15	0	0	4,000	4,000	4,000
Golf - Maintenance, Water Treatment	15	0	0	27,985	27,985	27,985
Golf - Maintenance, Storage Sheds	30	0	3	26,842	24,158	24,158
Golf - Netting	6	0	4	42,780	14,260	0
Golf - Paint, Metals	3	0	1	17,747	11,662	11,662
Golf - Paint, Restrooms	3	0	3	600	0	0
Golf - Pump Filter, Hole #11	12	0	2	15,000	12,500	12,500
Golf - Pump Filter, Hole #12	12	0	2	15,000	12,500	12,500
Golf - Pump Motor, Hole #11, 2010	10	0	2	17,878	14,302	14,302
Golf - Pump Motor, Hole #11, 2017	10	0	9	8,939	894	0
Golf - Pump Motor, Hole #12, 2007	10	+4	3	8,312	6,531	6,531
Golf - Pump Motor, Hole #12, 2013	10	0	5	8,312	4,156	0
Golf - Pump Motor, Hole #6	10	0	8	8,312	1,662	0
Golf - Pump Station, Hole #11	30	0	12	25,000	15,000	0
Golf - Pump Station, Hole #12	20	0	6	15,000	10,500	0
Golf - Pump Station, Hole #6	20	0	0	10,000	10,000	10,000
Golf - Pump, Hole #11, 2010	20	0	12	17,000	6,800	0
Golf - Pump, Hole #11, 2017	20	0	19	8,500	425	0
Golf - Pump, Hole #12, 2007	20	0	9	8,500	4,675	0
Golf - Pump, Hole #12, 2013	20	0	15	8,500	2,125	0
Golf - Pump, Hole #6	20	0	4	8,500	6,800	0
Golf - Restrooms (Holes #6 & #16)	25	+3	3	9,068	8,096	8,096
Golf - Restrooms, Flooring	25	0	25	2,830	0	0
Golf - Roof, Tile, Replace	30	0	3	4,759	4,283	4,283
Golf - Tunnels	25	0	0	14,000	14,000	14,000
Golf - Walls, Block, Repairs	25	0	10	13,202	7,921	0
*** CATEGORY SUMMARY:				6,688,069	5,178,296	2,858,710
Country Club - Bar, Bar Sink/Drink	15	0	14	697	46	0
Country Club - Bar, Bar Station	15	0	14	5,126	342	0
Country Club - Bar, Cooler	10	0	9	5,008	345	0
Country Club - Bar, Counter	10	0	9	20,297	1,400	0
Country Club - Bar, Foot Rest	15	0	14	624	42	0
Country Club - Bar, Furniture	16	0	15	11,511	719	0
Country Club - Bar, Refrig, U/C	12	0	2	1,900	1,583	1,583
Country Club - Bar, Refrig, Walkin	15	0	5	8,380	5,587	0
Country Club - Bar, Shelves	15	0	14	10,380	692	0
Country Club - Equipment	10	+13	5	1,800	1,409	0
Country Club - Ext, BBQ	10	0	8	4,790	958	0
Country Club - Ext, Door, Entry New	22	0	22	6,765	0	0
Country Club - Ext, Door, Entry Old	22	0	4	18,609	15,226	0
Country Club - Ext, Door, Utility	25	0	7	8,740	6,293	0

**Canyon Lake Property Owners Association**  
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DESCRIPTION	USE	+/-	REM	LIFE	LIFE	CURRENT COST	FULLY FUNDED RESERVES	ASSIGNED RESERVES
Country Club - Ext, Drink Fountain	25	0	9			1,466	938	0
Country Club - Ext, Fencing, Entry	18	-2	0			16,437	16,437	16,437
Country Club - Ext, Fencing, Golf	18	+4	6			14,761	10,735	0
Country Club - Ext, Flag Pole	40	0	12			6,159	4,311	0
Country Club - Ext, Fountain	10	0	0			5,000	5,000	5,000
Country Club - Ext, Ice Machines	10	+2	3			12,184	9,051	9,051
Country Club - Ext, Light, Bollard	22	0	4			8,514	6,966	0
Country Club - Ext, Light, Building	12	0	11			1,099	55	0
Country Club - Ext, Light, Grounds	15	0	0			1,896	1,896	1,896
Country Club - Ext, Light, Parking	24	0	20			13,817	2,303	0
Country Club - Ext, Paint, Building	8	-2	0			7,904	7,904	7,904
Country Club - Ext, Paint, Metals	3	0	2			13,080	3,847	3,847
Country Club - Ext, Railing	25	0	24			15,400	517	0
Country Club - Ext, Roof, Flat	20	+4	2			29,316	26,873	26,873
Country Club - Ext, Roof, Tile	30	0	12			59,483	35,690	0
Country Club - Ext, Trash	16	0	2			2,708	2,370	2,370
Country Club - Fire Alarm	20	0	2			10,000	9,000	9,000
Country Club - Floor, Carpet	6	0	5			9,021	942	0
Country Club - Floor, Ceramic Tile	25	0	24			22,255	528	0
Country Club - Floor, Dance Floor	25	-7	0			8,112	8,112	8,112
Country Club - Int, Furniture, New	16	0	15			47,016	2,939	0
Country Club - Int, Furniture, Old	16	+4	2			6,539	5,885	5,885
Country Club - Int, Lights, New	20	0	19			7,780	389	0
Country Club - Int, Lights, Orig	20	0	2			20,698	18,628	18,628
Country Club - Int, Paint	8	0	7			13,657	1,707	0
Country Club - Int, Railing, Repl	25	0	9			2,982	1,908	0
Country Club - Kitchen, Bev Cooler	10	0	0			4,494	4,494	4,494
Country Club - Kitchen, Broiler	15	0	7			10,368	5,530	0
Country Club - Kitchen, Dishwasher	10	0	7			37,453	11,236	0
Country Club - Kitchen, Disposal	15	0	14			2,037	114	0
Country Club - Kitchen, Doors	25	0	7			6,618	4,765	0
Country Club - Kitchen, Exhaust	20	0	18			8,389	839	0
Country Club - Kitchen, Fire System	20	0	3			5,000	4,250	4,250
Country Club - Kitchen, Food Prep	15	+10	7			16,128	11,612	0
Country Club - Kitchen, Freezer	15	0	5			8,380	5,587	0
Country Club - Kitchen, Freezer u/c	12	0	4			2,231	1,487	0
Country Club - Kitchen, Fryer	10	0	8			3,218	532	0
Country Club - Kitchen, Grills	15	0	7			7,000	3,733	0
Country Club - Kitchen, Ice Machine	10	0	6			6,092	2,311	0
Country Club - Kitchen, Ice Tea	15	+6	3			850	729	729
Country Club - Kitchen, Microwave	5	0	4			414	46	0
Country Club - Kitchen, Prep/Cooler	10	0	9			5,310	190	0
Country Club - Kitchen, Range	15	0	7			12,702	6,774	0
Country Club - Kitchen, Range Hood	20	0	8			9,330	5,598	0
Country Club - Kitchen, Refrig	12	0	2			3,800	3,167	3,167
Country Club - Kitchen, Refrig Walk	15	0	14			6,050	209	0
Country Club - Kitchen, Shelves	25	0	12			2,100	1,092	0



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DESCRIPTION	USE	+/-	REM	LIFE	LIFE	CURRENT COST	FULLY FUNDED RESERVES	ASSIGNED RESERVES
Country Club - Kitchen, Slicer	25	0	15			1,900	760	0
Country Club - Kitchen, Waffles	15	+6	3			4,500	3,857	3,857
Country Club - Kitchen, Waitress	25	0	7			22,330	16,078	0
Country Club - Kitchen, Warmers	15	0	2			6,216	5,387	5,387
Country Club - Magnolia, Cabinets	25	0	20			15,528	3,106	0
Country Club - Magnolia, Ceiling	20	0	15			2,928	732	0
Country Club - Magnolia, Doors	25	0	23			3,495	280	0
Country Club - Magnolia, Flooring	6	0	1			3,230	2,691	2,691
Country Club - Magnolia, Furniture	25	0	20			20,188	4,038	0
Country Club - Magnolia, Lights	22	0	17			3,938	895	0
Country Club - Magnolia, Restroom	25	0	20			6,743	1,349	0
Country Club - Magnolia, Television	8	0	3			622	389	389
Country Club - Mechanical Coolers	14	0	14			15,431	0	0
Country Club - Mechanical Curtains	12	0	11			5,600	243	0
Country Club - Mechanical HVAC 2005	14	0	1			21,835	20,275	20,275
Country Club - Mechanical HVAC 2012	14	0	8			6,921	2,966	0
Country Club - Mechanical HVAC 2017	14	0	13			7,993	482	0
Country Club - Mechanical Water	14	0	8			4,067	1,743	0
Country Club - Patio Deck Resurface	12	0	4			15,854	10,569	0
Country Club - Patio Deck Seal	4	0	0			8,761	8,761	8,761
Country Club - Patio Furniture	16	0	15			28,990	1,812	0
Country Club - Patio Heaters	8	0	5			2,246	781	0
Country Club - Patio Lights	15	0	14			708	47	0
Country Club - Patio Television	8	0	5			622	233	0
Country Club - Posting Room	25	0	4			10,290	8,644	0
Country Club - Pro Shop, Awning	10	0	9			1,626	86	0
Country Club - Pro Shop, Furniture	25	0	4			2,582	2,169	0
Country Club - Pro Shop, Refurb	25	0	4			17,039	14,313	0
Country Club - Restaurant, Artwork	15	0	14			3,220	129	0
Country Club - Restaurant, Blinds	12	0	11			4,177	210	0
Country Club - Restroom, Employee	25	0	4			4,880	4,099	0
Country Club - Restroom, Men's Lock	25	0	4			23,179	19,470	0
Country Club - Restroom, Mens	25	0	24			14,648	586	0
Country Club - Restroom, Womens	25	0	4			27,863	23,405	0
Country Club - Signage	25	0	4			4,678	3,930	0
Country Club - Televisions, 2012	8	0	2			3,500	2,625	2,625
Country Club - Televisions, 2018	8	0	8			622	0	0
*** CATEGORY SUMMARY:						948,823	461,005	173,211
Lodge - Bar, Coolers/Refrig	16	0	12			22,853	5,713	0
Lodge - Bar, Equipment	25	0	21			25,422	4,068	0
Lodge - Bar, Floor	25	0	21			4,515	722	0
Lodge - Bar, Furniture	16	0	15			36,106	2,257	0
Lodge - Bar, Lighting	25	0	21			9,029	1,445	0
Lodge - Bar, Patio, Furniture	16	0	14			8,755	1,094	0
Lodge - Bar, Stage	20	0	8			429	257	0
Lodge - Bar, Televisions	8	0	4			4,736	2,368	0

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DESCRIPTION	USE LIFE	+/- LIFE	REM LIFE	CURRENT COST	FULLY FUNDED RESERVES	ASSIGNED RESERVES
Lodge - Bar, Window Tinting	6	0	5	3,034	233	0
Lodge - Ext, Bicycle Rack	22	0	4	1,740	1,424	0
Lodge - Ext, Concrete, Bench/Table	25	0	7	19,261	13,868	0
Lodge - Ext, Decks, Resurface	12	0	11	10,427	869	0
Lodge - Ext, Decks, Seal/Recoat	2	-1	0	5,762	5,762	5,762
Lodge - Ext, Doors, Entrance	25	0	7	17,222	12,400	0
Lodge - Ext, Doors, Storefront	22	0	4	56,937	46,585	0
Lodge - Ext, Doors, Utility	25	0	12	12,051	6,188	0
Lodge - Ext, Fencing	20	+5	9	97,296	62,269	0
Lodge - Ext, Flag Pole	40	0	22	6,159	2,772	0
Lodge - Ext, Fountain	10	0	0	5,000	5,000	5,000
Lodge - Ext, Lighting, Bollards	25	0	7	42,822	30,832	0
Lodge - Ext, Lighting, Building	20	0	2	11,553	10,398	10,398
Lodge - Ext, Lighting, Grounds	30	0	11	70,512	43,995	0
Lodge - Ext, Lighting, Parking Lot	30	0	29	28,755	246	0
Lodge - Ext, Lighting, Pole w/Bell	24	0	6	24,408	18,306	0
Lodge - Ext, Paint, Exterior	8	0	2	11,685	8,764	8,764
Lodge - Ext, Paint, Metals	3	0	1	29,296	19,531	19,531
Lodge - Ext, Roof, Access Ladders	40	0	18	11,604	6,382	0
Lodge - Ext, Roof, Flat	20	+4	2	17,056	15,635	15,635
Lodge - Ext, Roof, Tile	30	+4	12	125,763	81,376	0
Lodge - Ext, Sewer Lift	15	0	15	10,000	0	0
Lodge - Ext, Trash Gates	20	0	7	4,428	2,878	0
Lodge - Foyer 1st, Furniture	16	0	12	2,000	500	0
Lodge - Foyer 1st, Restrooms	25	0	23	47,273	3,782	0
Lodge - Foyer 2nd, Cabinet/Counter	25	0	23	12,194	976	0
Lodge - Foyer 2nd, Drinking Fountn	25	0	23	6,366	509	0
Lodge - Foyer 2nd, Flooring	20	0	19	17,424	871	0
Lodge - Foyer 2nd, Furniture	16	0	14	8,201	1,025	0
Lodge - Holiday Bar, Doors, Glass	22	+2	6	22,536	16,902	0
Lodge - Holiday Bar, Doors, SCHB	25	0	7	3,576	2,575	0
Lodge - Holiday Bay, Chair Lft	25	0	7	6,495	4,676	0
Lodge - Holiday Bay, Drapes	8	0	7	8,562	911	0
Lodge - Holiday Bay, Flooring	20	0	18	28,997	2,000	0
Lodge - Holiday Bay, Furniture	16	0	14	58,600	4,508	0
Lodge - Holiday Bay, Lighting	25	0	7	13,100	9,432	0
Lodge - Holiday Bay, Paint, Int	10	0	9	2,080	160	0
Lodge - Holiday Bay, Projector	10	0	9	2,100	162	0
Lodge - Holiday Bay, Restrooms	25	0	4	28,472	23,916	0
Lodge - Holiday Bay, Stage Floor	20	0	19	3,002	150	0
Lodge - Holiday Bay, Stage Lights	10	0	9	10,348	1,035	0
Lodge - Holiday Bay, Stage Music	10	+9	1	5,000	4,737	4,737
Lodge - Holiday Bay, Stage Replace	30	+5	6	3,000	2,486	0
Lodge - Holiday Bay, Stage Restroom	25	-4	0	11,275	11,275	11,275
Lodge - Holiday Bay, Wifi	10	0	8	1,664	333	0
Lodge - Int, Bulletin Boards	12	0	9	3,084	771	0
Lodge - Int, Fire Alarm	20	0	2	10,000	9,000	9,000

**Canyon Lake Property Owners Association**  
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DESCRIPTION	USE LIFE	+/- LIFE	REM LIFE	CURRENT COST	FULLY FUNDED RESERVES	ASSIGNED RESERVES
Lodge - Int, Floor, Carpet	6	0	2	22,005	14,670	14,670
Lodge - Int, Floor, Marble	35	-8	9	124,950	83,300	0
Lodge - Int, Lighting, Restrooms	25	0	7	5,758	4,146	0
Lodge - Int, Paint, Interior	8	0	2	24,739	18,554	18,554
Lodge - Int, Window Blinds	18	0	17	16,094	752	0
Lodge - Kitchen, Broiler	15	0	10	5,184	1,728	0
Lodge - Kitchen, Charbroiler/Griddl	10	+11	3	12,008	10,293	10,293
Lodge - Kitchen, Curtains	12	0	9	5,600	1,217	0
Lodge - Kitchen, Dishwasher	10	0	9	32,224	3,222	0
Lodge - Kitchen, Disposal	8	+13	3	1,608	1,378	1,378
Lodge - Kitchen, Doors	25	0	7	4,178	3,008	0
Lodge - Kitchen, Fire System	20	0	3	5,000	4,250	4,250
Lodge - Kitchen, Food Mixers	10	+3	3	12,442	9,571	8,675
Lodge - Kitchen, Food Prep, 2016	12	0	10	2,854	425	0
Lodge - Kitchen, Food Prep, Orig	15	+15	12	30,016	18,010	0
Lodge - Kitchen, Freezer	12	0	3	8,096	6,072	0
Lodge - Kitchen, Freezer, Reach-In	12	0	12	4,048	0	0
Lodge - Kitchen, Freezer, Walk-In	15	0	15	5,400	0	0
Lodge - Kitchen, Fryer	10	0	9	11,126	1,028	0
Lodge - Kitchen, Hoods	20	0	18	12,200	1,220	0
Lodge - Kitchen, Ice Machine	10	0	8	6,092	1,218	0
Lodge - Kitchen, Ice Tea	15	+6	3	850	729	0
Lodge - Kitchen, Lighting	15	0	6	5,012	3,007	0
Lodge - Kitchen, Microwave	15	0	14	859	48	0
Lodge - Kitchen, Oven	15	0	2	18,660	16,172	16,172
Lodge - Kitchen, Pizza Box	15	0	13	4,458	594	0
Lodge - Kitchen, Portable Bars	25	0	12	4,358	2,266	0
Lodge - Kitchen, Ranges	15	0	7	19,725	10,520	0
Lodge - Kitchen, Refrig 2016	12	0	10	4,082	680	0
Lodge - Kitchen, Refrig Horiz, Old	12	0	2	2,854	2,378	2,378
Lodge - Kitchen, Refrig Reach-In	12	0	10	3,780	630	0
Lodge - Kitchen, Refrig Walk-In	15	0	15	10,800	0	0
Lodge - Kitchen, Shelves	25	0	12	5,950	3,094	0
Lodge - Kitchen, Sinks	25	0	7	1,225	882	0
Lodge - Kitchen, Slicer	15	0	12	1,700	268	0
Lodge - Kitchen, Tilt Skillet	15	0	7	12,395	6,611	0
Lodge - Kitchen, Waitress	25	0	7	1,806	1,300	0
Lodge - Kitchen, Warmers	15	0	2	20,530	17,793	17,793
Lodge - Mechanical, Coolers, 2006	14	0	2	30,862	26,453	26,453
Lodge - Mechanical, Coolers, 2018	14	0	14	15,431	0	0
Lodge - Mechanical, Curtains	12	0	4	5,936	3,957	0
Lodge - Mechanical, Elevator, Cab	10	0	10	13,548	0	0
Lodge - Mechanical, Elevator, Rep	25	0	7	96,664	69,598	0
Lodge - Mechanical, Fans	14	0	1	3,160	2,934	2,934
Lodge - Mechanical, HVAC	14	0	0	54,078	54,078	54,078
Lodge - Mechanical, HVAC, 2016	14	0	12	7,378	978	0
Lodge - Mechanical, HVAC, 2017	14	0	13	58,832	4,202	0

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DESCRIPTION	USE LIFE	+/- LIFE	REM LIFE	CURRENT COST	FULLY FUNDED RESERVES	ASSIGNED RESERVES
Lodge - Mechanical, HVAC, FAU	18	+1	1	6,367	6,032	6,032
Lodge - Mechanical, HVAC, Heat Pump	18	+3	3	2,944	2,523	0
Lodge - Offices, Appliances	12	0	3	360	270	0
Lodge - Offices, Furniture	25	0	12	16,049	8,345	0
Lodge - Offices, Lighting	20	0	7	3,197	2,078	0
Lodge - Offices, Restroom	25	0	7	2,834	2,040	0
Lodge - Offices, Water Heater	12	+4	3	4,067	3,304	0
Lodge - Pool View, Ceiling, Panels	14	+14	10	3,411	2,193	0
Lodge - Pool View, Doors, Glass	22	+2	6	8,451	6,338	0
Lodge - Pool View, Furniture	16	0	12	19,088	4,772	0
Lodge - Pool View, Lighting	25	0	7	3,454	2,487	0
Lodge - Pool View, Lockers	15	0	11	3,744	998	0
Lodge - Pool View, Window Tinting	6	0	5	1,869	144	0
Lodge - Restaurant, Ceiling Fans	12	0	10	2,328	388	0
Lodge - Restaurant, Furniture	16	0	0	92,189	92,189	92,189
Lodge - Restaurant, Lighting	25	0	7	11,541	8,310	0
Lodge - Restaurant, Patio Furniture	16	0	15	6,134	383	0
Lodge - Restaurant, TV	8	0	6	750	188	0
Lodge - Restaurant, Window Tinting	6	0	5	1,100	85	0
Lodge - Restroom, Hallway	25	0	4	2,013	1,691	0
Lodge - Sunset Beach, Cabinet/Ctr	25	0	23	26,841	2,147	0
Lodge - Sunset Beach, Doors	22	0	9	1,024	605	0
Lodge - Sunset Beach, Floor	20	0	19	13,214	661	0
Lodge - Sunset Beach, Floor Carpet	6	0	2	4,108	2,738	2,738
Lodge - Sunset Beach, Furniture	16	0	12	17,304	4,326	0
Lodge - Sunset Beach, Lighting	22	0	4	2,856	2,337	0
Lodge - Sunset Beach, Partitons	25	0	4	30,000	25,200	0
Lodge - Tennis Courts, Bulletin Brd	12	0	9	1,028	257	0
Lodge - Tennis Courts, Caulking	8	0	6	2,192	477	0
Lodge - Tennis Courts, Chain Link	35	0	33	41,531	1,997	0
Lodge - Tennis Courts, Drinking Ftn	25	0	7	9,800	7,056	0
Lodge - Tennis Courts, Furniture	16	-3	1	16,474	15,207	15,207
Lodge - Tennis Courts, Lights Ext	20	+4	6	46,620	34,965	0
Lodge - Tennis Courts, Lights Int	22	+2	6	526	395	0
Lodge - Tennis Courts, Paint, Fence	4	0	2	24,900	11,318	11,318
Lodge - Tennis Courts, Railings	25	0	7	25,000	18,000	0
Lodge - Tennis Courts, Restrooms	25	0	22	11,693	1,403	0
Lodge - Tennis Courts, Resurface	6	0	4	25,704	7,560	0
Lodge - Tennis Courts, Roof, Tile	30	0	8	3,909	2,866	0
Lodge - Tennis Courts, Shades	6	0	4	27,597	6,571	0
Lodge - Tennis Courts, Windscreen	6	0	4	8,754	2,575	0
*** CATEGORY SUMMARY:				2,339,484	1,222,983	395,214
Lake - Beach, Refurbish	30	0	14	123,705	65,976	0
Lake - Boat, Passage, Canyon Lake	30	0	14	70,000	37,333	0
Lake - Boat, Passage, Main/East Bay	30	0	0	113,000	113,000	113,000
Lake - Boat, Ramps, East Port	30	0	14	63,000	33,600	0

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Lake - Boat, Ramps, Fire Station	30	0	8	70,350	51,590	0
Lake - Boat, Ramps, Holiday	30	0	3	205,800	185,220	185,220
Lake - Boat, Ski, Jump	30	0	0	30,000	30,000	30,000
Lake - Boat, Ski, Towers	30	0	16	15,000	7,000	0
Lake - Buoys	1	0	0	13,346	13,346	13,346
Lake - Lighthouse	30	-14	0	50,000	50,000	50,000
Lake - Refurbishment/Dredging	30	0	18	2,000,062	800,025	0
Lake - Sea Wall, Holiday	30	0	8	785,000	575,667	0
Lake - Sea Wall, Sea Port	30	0	18	195,000	78,000	0
Lake - Sea Wall, Sunset	30	0	30	215,000	0	0
Lake - Shoreline	2	0	2	30,553	0	0
Lake - Solar Bees	25	0	14	525,000	231,000	0
Lake - Swim Lanes	1	0	0	2,500	2,500	2,500
*** CATEGORY SUMMARY:				4,507,315	2,274,256	394,066
Docks - Diamond Point, Replace	18	0	2	28,889	25,679	25,679
Docks - East Port, Replace	18	0	18	17,200	0	0
Docks - Happy Camp Gas, Replace	18	+2	5	28,889	21,667	0
Docks - Happy Camp, Replace	18	0	18	80,001	0	0
Docks - Harrelson, Replace	18	+2	2	17,778	16,000	16,000
Docks - Holiday Harbor, Launch Ramp	18	0	15	98,090	13,611	0
Docks - Holiday Harbor, Railing	25	0	17	2,343	712	0
Docks - Holiday Harbor, Replace	18	+2	2	51,112	45,847	45,847
Docks - Jump Lagoon, Replace	18	+2	2	17,778	16,000	16,000
Docks - Lions, Replace	18	+2	2	23,334	21,000	21,000
Docks - Lodge, Gates, Wrought Iron	18	0	18	2,057	0	0
Docks - Lodge, Lighting, Pagodas	12	0	12	4,114	0	0
Docks - Lodge, Lighting, Poles	22	0	22	7,728	0	0
Docks - Lodge, Replace	18	0	18	75,556	0	0
Docks - Lodge, Slips, 1993	18	+9	2	426,384	394,800	394,800
Docks - Lodge, Slips, 2007	18	-2	5	142,128	97,713	0
Docks - Moonstone, Replace	18	0	14	17,778	3,821	0
Docks - Old Wrangler, Trash	18	0	4	808	628	0
Docks - Old Wrangler, Replace	18	+3	5	14,445	11,005	0
Docks - Pebble Cove, Replace	18	0	15	10,000	1,667	0
Docks - Pebble Cove, Trash	18	0	0	808	808	808
Docks - Pole Lights	25	0	9	20,867	13,355	0
Docks - Roadrunner, Replace	18	0	15	28,334	4,390	0
Docks - Sierra, Replace	18	0	15	23,334	2,945	0
Docks - Ski Slalom, Replace	18	0	2	100,001	88,890	88,890
Docks - Skipper Island, BBQ	10	0	1	635	572	572
Docks - Skipper Island, P Table	16	0	1	780	731	731
Docks - Skipper Island, Replace	18	0	15	13,333	2,222	0
Docks - Skipper Island, Trash	18	0	1	808	763	763
*** CATEGORY SUMMARY:				1,255,310	784,826	611,090
Fairway Estates - Access Phones	12	+5	1	6,494	6,112	6,112

**Canyon Lake Property Owners Association**  
Funding Status Report

DESCRIPTION	USE LIFE	+/-	REM LIFE	CURRENT COST	FULLY FUNDED RESERVES	ASSIGNED RESERVES
Fairway Estates - Fencing, Iron	20	+10	6	64,850	51,880	0
Fairway Estates - Lane Spike	12	0	1	5,374	4,926	4,926
Fairway Estates - Lighting Street	30	0	6	4,260	3,408	0
Fairway Estates - Operators, 2008	10	0	0	13,250	13,250	13,250
Fairway Estates - Operators, 2016	10	0	8	2,650	530	0
Fairway Estates - Paint, W Iron	3	0	1	9,799	6,533	6,533
*** CATEGORY SUMMARY:				106,677	86,639	30,821
Grounds - Backflow Devices	24	0	23	15,120	55	0
Grounds - Irrigation, System	30	0	6	2,800,000	2,222,350	0
Grounds - Landscape, Refurbish	1	0	0	25,000	25,000	25,000
Grounds - Landscape, Tree Trimming	1	0	0	17,700	17,700	17,700
Grounds - Mailboxes, 2016	25	0	23	7,313	585	0
Grounds - Mailboxes, 2018	25	0	25	400,000	0	0
Grounds - Mailboxes, Slabs	50	0	50	692,500	0	0
Grounds - Perimeter, Fencing	50	+11	12	100,000	80,165	0
Grounds - Signs, Eastport	20	0	20	15,000	0	0
Grounds - Signs, Entrance	25	0	24	232,689	7,051	0
Grounds - Signs, Estates	20	0	20	12,000	0	0
Grounds - Signs, Monuments	25	+6	3	240,000	216,774	216,774
Grounds - Signs, Operations	20	0	19	3,500	175	0
Grounds - Signs, POA	35	0	32	8,738	749	0
Grounds - Signs, Street	20	0	13	33,536	11,737	0
Grounds - Signs, Traffic	20	0	14	39,190	11,757	0
*** CATEGORY SUMMARY:				4,642,286	2,594,098	259,474
TOTAL ASSET SUMMARY:				29,726,530	16,922,172	6,788,055
CONTINGENCY @ 3.00%:					507,665	203,642
GRAND TOTAL:					17,429,837	6,991,697

Percent Fully Funded: 40%

**Canyon Lake Property Owners Association**  
Asset Listing - Summary by Category

REPORT DATE: August 10, 2018  
 VERSION: 001  
 ACCOUNT NUMBER: 3453

DESCRIPTION	REM LIFE	CURRENT COST	MONTHLY CONTRIBUTION	NET MONTHLY ALLOCATION
Bluebird Hall - Counters	10	6,448	58.45	58.64
Bluebird Hall - Doors	10	5,062	45.88	46.03
Bluebird Hall - Drinking Fountain	10	1,466	13.29	13.33
Bluebird Hall - Equip, Defib	2	1,800	17.19	18.09
Bluebird Hall - Fence, Vinyl	10	7,054	63.94	64.15
Bluebird Hall - Flooring	0	8,011	50.17	50.33
Bluebird Hall - Furniture	2	10,850	103.59	109.00
Bluebird Hall - HVAC	1	6,921	44.79	48.73
Bluebird Hall - Lighting, Bollards	7	3,784	47.95	48.10
Bluebird Hall - Lighting, Interior	5	4,328	75.67	75.91
Bluebird Hall - Lighting, Pole	9	3,195	31.95	32.05
Bluebird Hall - Paint Exterior	2	1,302	15.13	15.75
Bluebird Hall - Paint Exterior Trim	0	669	14.52	14.57
Bluebird Hall - Paint Interior	0	3,332	72.29	72.52
Bluebird Hall - Restrooms	10	5,747	52.09	52.26
Bluebird Hall - Roof, Gutter/Down	15	1,054	6.60	6.62
Bluebird Hall - Roof, Tile	15	11,024	69.04	69.26
Bluebird Hall - Storage Building	0	2,925	10.17	10.20
Bluebird Hall - Televisions	2	3,800	44.17	45.98
Bluebird Hall - Walls, Repairs	10	2,812	25.49	25.57
Bluebird Hall - Window Blinds	1	372	2.41	2.62
*** CATEGORY SUMMARY:		91,956	864.78	879.71
Fire Station - Doors, Roll Up Metal	87	0	0.00	0.00
Fire Station - Doors, Solid Core	81	0	0.00	0.00
Fire Station - Floor, Carpet	81	0	0.00	0.00
Fire Station - Generator	81	0	0.00	0.00
Fire Station - HVAC	86	0	0.00	0.00
Fire Station - Kitchen	78	0	0.00	0.00
Fire Station - Paint, Exterior	93	0	0.00	0.00
Fire Station - Paint, Interior	93	0	0.00	0.00
Fire Station - Paint, Trim/Doors	93	0	0.00	0.00
Fire Station - Restrooms	78	0	0.00	0.00
Fire Station - Roof, Flat	78	0	0.00	0.00
Fire Station - Roof, Tile	78	0	0.00	0.00
Fire Station - Storage Buildings	78	0	0.00	0.00
Fire Station - Water Heater	87	0	0.00	0.00
Fire Station - WI, Gates	81	0	0.00	0.00
*** CATEGORY SUMMARY:		0	0.00	0.00
East Gate - Counters	11	1,788	14.84	14.89
East Gate - Fence, Wrought Iron	7	8,224	104.21	104.55
East Gate - Furniture	0	192	4.17	4.18

**Canyon Lake Property Owners Association**  
Asset Listing - Summary by Category

DESCRIPTION	REM LIFE	CURRENT COST	MONTHLY CONTRIBUTION	NET MONTHLY ALLOCATION
East Gate - Gate Operator, Barrier	1	8,739	102.25	107.05
East Gate - HVAC	1	5,537	37.77	40.92
East Gate - Lighting	2	15,697	84.70	93.24
East Gate - Paint, Exterior	2	1,264	14.69	15.29
East Gate - Paint, Interior	0	972	41.58	41.71
East Gate - Restroom	4	11,165	242.23	243.01
East Gate - Roof, Tile	12	9,631	73.80	74.04
East Gate - Walls, Block	7	1,120	14.19	14.24
Main Gate - Access System	9	799,189	7,991.24	8,016.93
Main Gate - Bulletin Boards	10	2,000	18.13	18.19
Main Gate - Counter	11	1,008	8.37	8.40
Main Gate - Doors	24	16,064	66.99	67.21
Main Gate - Fence, Solid Board	13	3,522	25.09	25.17
Main Gate - Fence, Tubular Steel	19	4,664	23.72	23.80
Main Gate - Fence, Wrought Iron	7	14,570	184.62	185.21
Main Gate - Flagpoles, Wood	12	3,491	26.75	26.84
Main Gate - Furniture	3	192	5.51	5.53
Main Gate - Gate Operator, Barrier	7	8,739	110.74	111.10
Main Gate - HVAC	13	11,790	84.00	84.27
Main Gate - Lighting, Buildings	19	2,751	13.99	14.04
Main Gate - Lighting, Poles	3	1,065	30.58	30.68
Main Gate - Paint, Exterior	7	903	11.44	11.48
Main Gate - Paint, Interior	0	3,963	169.44	169.98
Main Gate - Paint, Metals	2	2,993	86.58	87.44
Main Gate - Restroom	24	2,195	9.15	9.18
Main Gate - Roof, Gutter/Down	29	1,325	4.73	4.75
Main Gate - Roof, Tile	29	4,509	16.11	16.16
North Gate - Appliances	2	500	7.54	7.76
North Gate - Counter	1	1,512	8.66	9.53
North Gate - Furniture	0	96	2.08	2.09
North Gate - Gate	4	474	10.28	10.31
North Gate - Gate Operator, Barrier	2	5,826	67.72	70.49
North Gate - HVAC	2	5,537	39.73	42.64
North Gate - Lighting	2	2,132	11.50	12.66
North Gate - Paint, Exterior	2	1,539	17.89	18.62
North Gate - Paint, Interior	0	1,101	47.08	47.23
North Gate - Restroom, Refurb	4	12,425	269.57	270.44
North Gate - Roof, Flat	2	8,055	43.46	47.84
North Gate - Roof, Tile	12	7,172	54.96	55.14
*** CATEGORY SUMMARY:		995,630	10,202.08	10,264.23
Admin Ext - Doors, Glass	9	36,935	369.32	370.51
Admin Ext - Ext, Railing, Stairs	9	9,950	99.50	99.82
Admin Ext - Flagpole	27	3,491	13.21	13.25
Admin Ext - Fountain	7	5,000	63.36	63.56
Admin Ext - Paint, Exterior	2	2,090	24.29	25.29
Admin Ext - Paint, Metals	0	1,178	33.83	33.94
Admin Ext - Planter Urns	12	1,500	11.49	11.53



**Canyon Lake Property Owners Association**  
Asset Listing - Summary by Category

DESCRIPTION	REM LIFE	CURRENT COST	MONTHLY CONTRIBUTION	NET MONTHLY ALLOCATION
Admin Int - Accting, Cabinets	23	6,615	28.58	28.67
Admin Int - Accting, Doors	7	3,274	41.49	41.62
Admin Int - Accting, Furniture	14	9,922	66.11	66.32
Admin Int - Accting, Lighting	23	4,091	17.68	17.74
Admin Int - Basement, Restrm, Floor	14	1,190	7.93	7.96
Admin Int - Basement, Restroom	7	5,407	68.51	68.73
Admin Int - Board, Cabinets	7	4,630	58.67	58.86
Admin Int - Board, Doors	7	2,940	37.25	37.37
Admin Int - Board, Furniture	8	5,144	57.45	57.63
Admin Int - Board, Lighting	7	3,658	46.35	46.50
Admin Int - Board, Music	1	5,000	28.23	31.09
Admin Int - Board, Television	7	3,955	50.12	50.28
Admin Int - Break, Appliances	3	2,916	23.66	25.02
Admin Int - Break, Cabinets	7	6,437	81.57	81.83
Admin Int - Break, Doors	7	1,601	20.29	20.36
Admin Int - Break, Flooring, Vinyl	6	530	7.77	7.80
Admin Int - Break, Furniture	3	632	3.27	3.60
Admin Int - Break, Lighting	17	2,942	16.49	16.54
Admin Int - Corp 1st, Blinds	17	2,096	11.75	11.79
Admin Int - Corp 1st, Cabinets	7	50,637	641.64	643.70
Admin Int - Corp 1st, Doors	7	4,511	57.16	57.34
Admin Int - Corp 1st, Furniture	14	44,206	294.53	295.48
Admin Int - Corp 1st, Lighting	17	15,171	85.04	85.31
Admin Int - Corp 1st, Rest, Floor	14	1,190	7.93	7.96
Admin Int - Corp 1st, Restroom	4	8,769	190.25	190.86
Admin Int - Corp 2nd, Appliances	3	1,319	10.70	11.31
Admin Int - Corp 2nd, Blinds	17	3,500	19.62	19.68
Admin Int - Corp 2nd, Cab/Counters	12	23,518	180.22	180.80
Admin Int - Corp 2nd, Copier, Unfd	95	0	0.00	0.00
Admin Int - Corp 2nd, Doors	7	9,381	118.87	119.25
Admin Int - Corp 2nd, Floor, Carpet	3	11,002	104.37	109.21
Admin Int - Corp 2nd, Furniture	15	22,968	143.85	144.31
Admin Int - Corp 2nd, Lighting	17	7,240	40.58	40.71
Admin Int - Corp 2nd, Safe	12	7,000	53.64	53.81
Admin Int - Entry Foyer	8	933	10.42	10.45
Admin Int - Entry Foyer Btn Board	9	3,084	30.84	30.94
Admin Int - Entry Foyer Drink Ftn	2	3,284	17.72	19.51
Admin Int - Entry Foyer Lighting	22	3,745	16.80	16.85
Admin Int - Entry Foyer Restroom	22	24,608	110.39	110.74
Admin Int - Entry Foyer W. Heater	1	517	4.25	4.54
Admin Int - Equipment	4	34,000	737.65	740.02
Admin Int - HR, Blinds	16	63	0.37	0.37
Admin Int - HR, Cabinets	23	1,500	6.48	6.50
Admin Int - HR, Doors	20	6,992	34.02	34.13
Admin Int - HR, Flooring, Vinyl	22	386	1.73	1.74
Admin Int - HR, Furniture	14	8,217	54.75	54.93
Admin Int - HR, Lights	17	1,448	8.12	8.15
Admin Int - Interior Ceiling Panel	6	19,902	292.09	293.03

**Canyon Lake Property Owners Association**  
Asset Listing - Summary by Category

DESCRIPTION	REM LIFE	CURRENT COST	MONTHLY CONTRIBUTION	NET MONTHLY ALLOCATION
Admin Int - Interior Floor, Carpet	8	26,894	300.36	301.33
Admin Int - Interior Floor, Tile	23	9,209	39.79	39.92
Admin Int - Interior Paint	6	25,000	366.91	368.09
Admin IT - Access Points/WiFi	3	19,800	351.01	356.77
Admin IT - Access Switches	4	23,000	499.00	500.60
Admin IT - Battery Back Up	0	20,000	181.29	181.87
Admin IT - Computers, Replace	0	25,000	2,122.34	2,129.16
Admin IT - Computers, Software	0	25,000	2,122.34	2,129.16
Admin IT - Microwave	10	120,000	1,087.73	1,091.23
Admin IT - Network Cameras, 2012	0	22,400	250.16	250.96
Admin IT - Network Cameras, 2014	4	72,100	1,564.26	1,569.29
Admin IT - Network NVR/DVR	2	72,000	687.41	723.33
Admin IT - Network Server, 2003	0	32,000	469.64	471.15
Admin IT - Network Server, 2010	1	19,000	200.23	210.76
Admin IT - Network Server, 2015	3	20,000	324.58	330.94
Admin IT - Network Server, 2018	6	8,889	130.46	130.88
Admin IT - Network Server, Applianc	2	6,000	90.50	93.13
Admin IT - Network Server, Firewall	3	6,000	106.37	108.12
Admin IT - Network Switches	4	25,300	548.90	550.66
Admin IT - Phones, Replace	0	5,000	424.47	425.83
Admin IT - Phones, System	3	300,000	1,746.87	1,898.79
Admin IT - POS Systems	3	42,500	371.31	390.59
Admin Mechanical - Elevator, Cab	10	6,774	61.40	61.60
Admin Mechanical - Elevator, Repair	7	48,332	612.43	614.40
Admin Mechanical - HVAC, #20-29	2	96,587	521.16	573.71
Admin Mechanical - HVAC, #27 & #28	3	20,230	144.26	154.03
Admin Mechanical - Water Heater	0	4,067	31.17	31.27
*** CATEGORY SUMMARY:		1,553,299	19,918.55	20,276.81
Senior Center - Appliances, 2006	3	5,360	153.92	154.41
Senior Center - Appliances, 2018	12	414	3.17	3.18
Senior Center - Courts, Bocce	0	2,000	18.13	18.19
Senior Center - Courts, Horseshoe	0	2,000	18.13	18.19
Senior Center - Doors	12	24,066	184.42	185.01
Senior Center - Drinking Fountains	9	3,284	32.84	32.95
Senior Center - Fencing	6	10,097	148.19	148.67
Senior Center - Floor, Carpet	1	4,156	23.47	25.85
Senior Center - Floor, Vinyl	14	7,811	52.04	52.21
Senior Center - Furniture, Exterior	1	3,936	22.23	24.48
Senior Center - Furniture, Folding	13	4,027	28.69	28.78
Senior Center - Furniture, Interior	6	28,192	413.75	415.08
Senior Center - Furniture, Picnic	6	4,298	63.08	63.28
Senior Center - HVAC, 2017	13	6,796	48.42	48.58
Senior Center - HVAC, Original	2	6,796	48.76	52.33
Senior Center - Kitchen, Refurbish	13	29,455	209.85	210.52
Senior Center - Lighting, Bollards	12	14,823	113.59	113.96
Senior Center - Lighting, Exterior	8	3,672	41.01	41.14
Senior Center - Lighting, Interior	10	7,941	71.98	72.21

**Canyon Lake Property Owners Association**  
Asset Listing - Summary by Category

DESCRIPTION	REM LIFE	CURRENT COST	MONTHLY CONTRIBUTION	NET MONTHLY ALLOCATION
Senior Center - Lighting, Kitchen	8	3,140	35.07	35.18
Senior Center - Lighting, Parking	3	5,184	148.87	149.35
Senior Center - Mechanical	3	3,000	86.15	86.43
Senior Center - Paint, Exterior	0	3,658	40.85	40.98
Senior Center - Paint, Interior	0	9,753	108.92	109.27
Senior Center - Paint, Metals	0	1,576	45.27	45.42
Senior Center - Paint, Trim/Doors	0	1,104	23.95	24.03
Senior Center - Railing, Stairs	9	5,008	50.08	50.24
Senior Center - Restrooms	4	16,810	364.71	365.88
Senior Center - Roofs, Gutter/Down	12	3,966	30.39	30.49
Senior Center - Roofs, Tile	12	53,138	407.19	408.50
Senior Center - Sound System	5	6,052	105.81	106.15
Senior Center - Television	4	1,122	24.34	24.42
Senior Center - Walls, Repairs	18	4,687	24.99	25.07
Senior Center - Water Heater	7	1,340	16.98	17.03
Senior Center - Window Blinds, Ext	17	662	3.71	3.72
Senior Center - Window Blinds, Int	6	1,258	18.46	18.52
*** CATEGORY SUMMARY:		290,581	3,231.41	3,249.70
Operations - Doors, Solid Core	4	4,608	99.97	100.29
Operations - Ext, Doors, Glass	4	5,634	122.23	122.62
Operations - Ext, Doors, Overhead	10	10,659	96.62	96.93
Operations - Ext, Fence, Chain Link	17	27,978	156.82	157.32
Operations - Ext, HVAC	0	6,921	46.11	46.26
Operations - Ext, Ice Machine	3	6,092	174.94	175.50
Operations - Ext, Lights, Poles	3	4,260	122.33	122.72
Operations - Ext, Mechanical, Equip	1	32,705	236.10	254.63
Operations - Ext, Paint Exterior	7	4,247	53.81	53.98
Operations - Ext, Roof, Flat	0	3,360	16.35	16.40
Operations - Ext, Roof, Gutter/Down	12	1,255	9.62	9.65
Operations - Ext, Roof, Tile	12	37,842	289.98	290.91
Operations - Ext, Storage, Metal	28	15,228	55.95	56.13
Operations - Ext, Storage, Wood	0	12,000	41.72	41.85
Operations - Ext, Walls, Repairs	7	2,656	33.66	33.77
Operations - Int, Appliances	9	5,728	57.28	57.46
Operations - Int, Cabinets/Counters	24	12,290	51.25	51.41
Operations - Int, Floor, Carpet	5	5,721	100.03	100.35
Operations - Int, Floor, Vinyl	14	2,075	13.83	13.87
Operations - Int, Furniture	15	13,010	81.48	81.74
Operations - Int, IT, Printer, ID	6	3,144	46.14	46.29
Operations - Int, Lighting	7	8,982	113.81	114.18
Operations - Int, Paint, Interior	7	4,234	53.65	53.82
Operations - Int, Restrooms	24	4,398	18.34	18.40
Operations - Int, Television	7	1,262	15.99	16.04
*** CATEGORY SUMMARY:		236,289	2,108.01	2,132.52
Diamond Point - BBQ, Charcoal	5	910	15.91	15.96
Diamond Point - Picnic Tables	7	3,379	42.82	42.96

**Canyon Lake Property Owners Association**  
Asset Listing - Summary by Category

DESCRIPTION	REM LIFE	CURRENT COST	MONTHLY CONTRIBUTION	NET MONTHLY ALLOCATION
Diamond Point - Play, Bark	0	2,772	21.24	21.31
Diamond Point - Play, Climber	3	3,895	24.91	26.84
Diamond Point - Play, Turtle	3	3,895	24.91	26.84
Diamond Point - Trash Receptacle	5	808	14.13	14.18
East Port - Basketball Court, Bench	0	1,790	10.59	10.62
East Port - Basketball Court, Bkbd	12	5,228	40.06	40.19
East Port - Basketball Court, Caulk	5	1,075	18.80	18.86
East Port - Basketball Court, Fence	19	2,250	11.45	11.49
East Port - Basketball Court, Rail	9	10,356	103.55	103.88
East Port - Basketball Court, Surf	5	8,379	146.50	146.97
East Port - Benches	15	1,790	11.21	11.25
East Port - C Tile, Shower	0	1,383	6.73	6.75
East Port - Carport, Repairs	0	16,916	82.31	82.57
East Port - Dog Park, Benches	14	1,976	13.17	13.21
East Port - Dog Park, Dogie Bins	14	860	5.73	5.75
East Port - Dog Park, Drink Fountn	18	7,600	40.52	40.65
East Port - Dog Park, Fence, CL	23	7,366	31.83	31.93
East Port - Dog Park, Picnic Tables	15	1,914	11.99	12.03
East Port - Dog Park, Shade	4	7,840	170.09	170.64
East Port - Dog Park, Shade Structr	28	10,000	36.74	36.86
East Port - Dog Park, Trash Recept	12	1,368	10.48	10.51
East Port - Drinking Fountain	9	1,466	14.66	14.71
East Port - Lighting, Exteriors	5	4,776	83.50	83.77
East Port - Lighting, Interiors	14	4,296	28.62	28.71
East Port - Lighting, Parking, New	28	21,252	78.09	78.34
East Port - Lighting, Parking, Old	4	11,088	240.56	241.33
East Port - Meeting, Doors	17	7,382	41.38	41.51
East Port - Meeting, Floor, Carpet	0	5,428	79.66	79.92
East Port - Meeting, HVAC	6	6,921	101.57	101.90
East Port - Meeting, Trellis	17	19,357	108.50	108.85
East Port - Meeting, Window Blinds	10	1,053	9.55	9.58
East Port - Paint, Carport	0	1,846	40.05	40.18
East Port - Paint, Exterior	8	2,266	25.30	25.38
East Port - Paint, Interior	8	1,104	12.33	12.37
East Port - Paint, Metals	0	4,671	134.14	134.57
East Port - Pickle Ball, Bleachers	24	4,613	19.23	19.29
East Port - Pickle Ball, Caulking	7	2,500	31.68	31.78
East Port - Pickle Ball, Chain Link	34	19,370	61.06	61.26
East Port - Pickle Ball, Furniture	15	5,284	33.09	33.20
East Port - Pickle Ball, Lights	19	11,088	56.40	56.58
East Port - Pickle Ball, Resurface	5	5,216	91.19	91.48
East Port - Pickle Ball, Shade	5	15,680	274.15	275.03
East Port - Pickle Ball, Shade Stru	29	20,000	71.44	71.67
East Port - Picnic Tables, Metal	15	6,701	41.97	42.10
East Port - Railing, Pipe	24	6,419	26.77	26.86
East Port - Railing, Wrought Iron	9	13,772	137.71	138.15
East Port - Restrooms	24	23,533	98.13	98.45
East Port - Roof, Flat	12	14,969	114.70	115.07

**Canyon Lake Property Owners Association**  
Asset Listing - Summary by Category

DESCRIPTION	REM LIFE	CURRENT COST	MONTHLY CONTRIBUTION	NET MONTHLY ALLOCATION
East Port - Roof, Gutter/Down	8	452	5.05	5.07
East Port - Roof, Tile, Replace	8	21,754	242.95	243.73
East Port - Snack Bar, Appliances	2	891	8.51	8.95
East Port - Snack Bar, Counters	17	3,910	21.92	21.99
East Port - Snack Bar, Doors	4	3,732	80.97	81.23
East Port - Snack Bar, Water Heater	2	1,038	9.91	10.43
East Port - Trash Receptacles, 2010	8	1,616	18.05	18.11
East Port - Trash Receptacles, 2018	16	2,736	16.18	16.23
Emerald Park - Furniture, 2011	9	3,235	32.35	32.45
Emerald Park - Furniture, 2017	15	1,102	6.90	6.92
Emerald Park - Play Structure	15	26,822	167.99	168.53
Harrelson Park - Bench	8	1,790	19.99	20.05
Harrelson Park - Picnic Table	15	1,463	9.16	9.19
Harrelson Park - Railing, Pipe	25	1,633	6.58	6.60
Harrelson Park - Trash Receptacles	6	808	11.86	11.90
Holiday Harbor - BBQ, Charcoal	2	4,720	45.06	47.41
Holiday Harbor - Bicycle Rack	6	870	12.77	12.81
Holiday Harbor - C Tile, Shower	0	1,383	6.73	6.75
Holiday Harbor - Dance Floor	0	3,800	15.32	15.37
Holiday Harbor - Drinking Fountain	8	1,466	16.37	16.42
Holiday Harbor - Fencing, Iron	5	35,582	622.11	624.11
Holiday Harbor - Flagpole	4	3,491	75.74	75.98
Holiday Harbor - Folding, Chairs	7	4,656	59.00	59.19
Holiday Harbor - Folding, Tables	7	6,200	78.56	78.81
Holiday Harbor - Furniture	4	50,730	1,100.62	1,104.16
Holiday Harbor - Horseshoe Pits	0	2,000	18.13	18.19
Holiday Harbor - Lighting, Exterior	2	4,559	24.60	27.08
Holiday Harbor - Lighting, Interior	6	1,359	19.95	20.01
Holiday Harbor - Lighting, Park	3	45,000	210.52	234.24
Holiday Harbor - Lighting, Parking	9	20,356	203.54	204.19
Holiday Harbor - Paint, Exterior	8	2,011	22.46	22.53
Holiday Harbor - Paint, Interior	8	1,760	19.66	19.72
Holiday Harbor - Paint, Metals	3	17,965	515.90	517.56
Holiday Harbor - Play, PIP	9	45,750	457.46	458.93
Holiday Harbor - Play, Spiral Slide	13	2,665	18.99	19.05
Holiday Harbor - Play, Structure	14	76,392	508.98	510.62
Holiday Harbor - Railing, Pipe	25	4,495	18.12	18.18
Holiday Harbor - Restrooms	23	27,029	116.80	117.18
Holiday Harbor - Roof, Gutter/Down	8	703	7.85	7.88
Holiday Harbor - Roof, Tile	8	15,749	175.88	176.45
Holiday Harbor - Snack Bar, Counter	17	3,910	21.92	21.99
Holiday Harbor - Snack Bar, Door, G	4	2,399	52.05	52.22
Holiday Harbor - Snack Bar, Door, P	0	1,333	5.37	5.39
Holiday Harbor - Snack Bar, Refrig	4	680	14.75	14.80
Holiday Harbor - Snack Bar, W Heatr	2	1,038	9.91	10.43
Holiday Harbor - Trellis, Metal	8	98,937	1,104.93	1,108.48
Holiday Harbor - Volleyball Court	7	1,000	12.67	12.71
Indian Beach - BBQ, Charcoal	5	635	11.10	11.14

**Canyon Lake Property Owners Association**  
Asset Listing - Summary by Category

DESCRIPTION	REM LIFE	CURRENT COST	MONTHLY CONTRIBUTION	NET MONTHLY ALLOCATION
Indian Beach - Concrete, Stage	29	6,771	24.19	24.27
Indian Beach - Furniture	11	2,782	23.09	23.16
Indian Beach - Lighting, Exterior	5	2,179	38.10	38.22
Indian Beach - Lighting, Interior	4	1,016	22.04	22.11
Indian Beach - Lighting, Parking	3	5,424	25.37	28.23
Indian Beach - Paint, Exterior	5	611	10.68	10.71
Indian Beach - Paint, Metals	0	1,066	30.61	30.71
Indian Beach - Picnic Table	1	3,832	24.80	26.98
Indian Beach - Play, Climber	11	3,895	32.33	32.43
Indian Beach - Play, PIP	7	73,780	934.89	937.90
Indian Beach - Play, Structure	11	104,760	869.49	872.29
Indian Beach - Railing	10	8,495	77.00	77.25
Indian Beach - Restrooms	7	16,811	213.02	213.70
Indian Beach - Roof, Tile, Replace	3	7,062	26.98	30.81
Indian Beach - Storage Building	3	2,500	9.55	10.91
Indian Beach - Swing Set	17	3,878	21.74	21.81
Indian Beach - Trash Receptacles	8	4,104	45.83	45.98
Lions Park - BBQ, Charcoal	5	1,905	33.31	33.42
Lions Park - Dog Bins	14	860	5.73	5.75
Lions Park - Picnic Table, Concrete	15	4,298	26.92	27.01
Lions Park - Picnic Table, Metal	11	2,599	21.57	21.64
Lions Park - Railing, Stairs	9	3,776	37.75	37.87
Lions Park - Trash Receptacles	0	808	6.19	6.21
Moonstone Park - BBQ, Charcoal	7	2,110	26.74	26.83
Moonstone Park - P Table, Concrete	17	2,149	12.05	12.09
Moonstone Park - P Table, Wood	0	590	2.87	2.88
Moonstone Park - Sand, Replenish	7	1,000	12.67	12.71
Moonstone Park - Swing Set	4	2,340	50.77	50.93
Moonstone Park - Trash Receptacles	13	1,616	11.51	11.55
Outrigger Park - Furniture	14	2,598	17.31	17.37
Outrigger Park - Play, Structure	14	62,527	416.60	417.94
Outrigger Park - Play, Surface	10	6,370	57.74	57.93
Outrigger Park - Play, Swing Set	20	3,120	15.18	15.23
Outrigger Park - Railing, Stairs	7	1,618	20.50	20.57
Roadrunner Park - Awning	13	3,598	25.63	25.71
Roadrunner Park - BBQ, Charcoal	5	1,820	31.82	31.92
Roadrunner Park - Benches	1	5,516	35.70	38.84
Roadrunner Park - Fence, Chain Link	22	1,970	8.84	8.87
Roadrunner Park - Fence, Iron	12	7,795	59.73	59.92
Roadrunner Park - Furniture	6	15,562	228.39	229.12
Roadrunner Park - Horseshoe Pits	0	3,450	31.27	31.37
Roadrunner Park - Paint, Metals	0	898	25.78	25.86
Roadrunner Park - Paint, Pavillon	2	3,795	83.50	84.88
Roadrunner Park - Pavillon	23	43,848	189.47	190.08
Roadrunner Park - Volleyball Court	8	1,000	11.17	11.21
Rob Caveney Park - BBQ, Charcoal	7	910	11.53	11.57
Rob Caveney Park - Fence Chain Link	22	4,335	19.45	19.51
Rob Caveney Park - Furniture	22	4,982	22.35	22.42

**Canyon Lake Property Owners Association**  
Asset Listing - Summary by Category

DESCRIPTION	REM LIFE	CURRENT COST	MONTHLY CONTRIBUTION	NET MONTHLY ALLOCATION
Rob Caveney Park - Play, Bark	9	5,940	59.40	59.59
Rob Caveney Park - Play, Structure	13	10,644	75.83	76.07
Rob Caveney Park - Play, Swing Set	17	3,878	21.74	21.81
Sierra Park - BBQ, Charcoal	5	2,455	42.92	43.06
Sierra Park - Bridge, Pedestrian	19	4,155	21.13	21.20
Sierra Park - Drinking Fountain	19	1,466	7.46	7.48
Sierra Park - Furniture	15	5,652	35.40	35.51
Sierra Park - Lighting, Exterior	14	3,717	24.77	24.85
Sierra Park - Lighting, Interior	16	340	2.01	2.02
Sierra Park - Paint, Exterior	1	552	12.23	12.51
Sierra Park - Paint, Interior	0	1,001	11.18	11.22
Sierra Park - Paint, Metals	0	1,309	37.59	37.71
Sierra Park - Picnic Tables	17	12,894	72.27	72.50
Sierra Park - Play, Bark	9	9,770	97.70	98.01
Sierra Park - Play, Golf Baskets	8	14,000	156.35	156.85
Sierra Park - Play, Merry-Go-Round	13	3,494	24.89	24.97
Sierra Park - Play, Structure	13	88,367	629.55	631.57
Sierra Park - Play, Swing Set	19	3,878	19.73	19.79
Sierra Park - Railing, Wrought Iron	10	11,056	100.22	100.54
Sierra Park - Restrooms	19	14,896	75.77	76.01
Sierra Park - Restrooms, Urinal	22	1,148	5.15	5.17
Sierra Park - Roof, Tile, Replace	24	4,341	18.10	18.16
Sierra Park - Trash Receptacle	19	5,652	28.75	28.84
Sierra Park - Volleyball Court	9	1,000	10.00	10.03
Ski Slalom - BBQ, Built-in	0	1,595	12.22	12.26
Ski Slalom - Lighting, Interior	9	1,098	10.98	11.02
Ski Slalom - Paint Interior	0	881	19.11	19.17
Ski Slalom - Pavillion, Paint	3	3,312	95.11	95.42
Ski Slalom - Pavillion, Repairs	9	19,712	197.10	197.73
Ski Slalom - Picnic Table	4	7,763	168.42	168.96
Ski Slalom - Railing, Pipe	10	1,187	10.76	10.79
Ski Slalom - Restrooms	10	7,094	64.30	64.51
Ski Slalom - Roofs, Tile	9	16,825	168.24	168.78
Ski Slalom - Storage, Door	4	1,706	37.01	37.13
Ski Slalom - Trash Receptacles	4	1,616	35.06	35.17
Steelhead Park - BBQ, Charcoal	5	635	11.10	11.14
Steelhead Park - Fence, Chain Link	11	11,822	98.12	98.44
Steelhead Park - Picnic Tables	5	4,298	75.15	75.39
Steelhead Park - Play, Bark	10	13,364	121.14	121.53
Steelhead Park - Play, Merry-Go-Rd	13	3,494	24.89	24.97
Steelhead Park - Play, Structure	14	68,576	456.91	458.38
Steelhead Park - Play, Swing Set	20	3,878	18.87	18.93
Steelhead Park - Trash Receptacles	4	1,616	35.06	35.17
Sunset Park - Fencing, Wrought Iron	23	13,850	59.85	60.04
Sunset Park - Lighting, Pole w/Fx	8	1,065	11.89	11.93
Sunset Park - Paint, Metals	1	2,453	71.46	72.65
Sunset Park - Play, PIP	10	49,590	449.50	450.95
Sunset Park - Play, Structure	14	90,484	602.87	604.81

**Canyon Lake Property Owners Association**  
Asset Listing - Summary by Category

DESCRIPTION	REM LIFE	CURRENT COST	MONTHLY CONTRIBUTION	NET MONTHLY ALLOCATION
Sunset Park - Play, Swing Sets	20	6,160	29.98	30.08
Sunset Park - Shade Fabric, 2004	2	9,016	58.01	62.81
Sunset Park - Shade Fabric, 2012	4	31,360	680.38	682.57
Sunset Park - Shade Structures	28	10,000	36.74	36.86
Sunset Park - Volleyball Court	4	1,000	21.70	21.77
*** CATEGORY SUMMARY:		1,955,187	18,475.11	18,587.16
Gault Field #1 - Bleachers	11	6,416	53.25	53.42
Gault Field #1 - Dugouts	6	7,600	111.54	111.90
Gault Field #1 - Fence, Chain Link	18	21,871	116.60	116.97
Gault Field #1 - Fence, Priv Slat	13	2,301	16.39	16.44
Gault Field #1 - Lights, Baseball	13	47,726	340.01	341.10
Gault Field #1 - Shade Structures	16	16,137	95.42	95.73
Gault Field #2 - Bleachers	11	6,880	57.10	57.28
Gault Field #2 - Dugouts	8	7,600	84.88	85.15
Gault Field #2 - Fence, Chain Link	18	13,542	72.20	72.43
Gault Field #2 - Fence, Priv Slats	5	10,125	177.02	177.59
Gault Field #2 - Light, Baseball 01	8	29,800	332.81	333.88
Gault Field #2 - Light, Baseball 17	24	3,916	16.33	16.38
Gault Field #2 - Shade Structures	11	16,137	133.93	134.36
Gault Field #3 - Bleacher	22	1,474	6.61	6.63
Gault Field #3 - Dugouts	6	7,600	111.54	111.90
Gault Field #3 - Fence, Chain Link	18	19,916	106.18	106.52
Gault Field #3 - Fence, Priv Slat	15	6,750	42.28	42.42
Gault Field #3 - Shade	16	8,069	47.71	47.86
Gault Field #4 - Bleacher	8	899	10.04	10.07
Gault Field #4 - Dugouts	6	7,600	111.54	111.90
Gault Field #4 - Fence, Chain Link	18	5,103	27.21	27.30
Gault Field #4 - Shade Structures	13	4,483	31.93	32.03
Gault Field - Barbecue, Built-In	0	4,595	35.21	35.32
Gault Field - Bulletin Boards	9	2,056	20.56	20.63
Gault Field - Fence, Chain Link	18	54,002	287.90	288.83
Gault Field - Netting	3	36,549	319.32	335.90
Gault Field - Paint, Exterior	2	3,616	42.02	43.74
Gault Field - Paint, Interior	2	944	10.97	11.42
Gault Field - Paint, Metals	1	3,755	109.37	111.19
Gault Field - Paint, Trellis	1	2,803	77.52	78.89
Gault Field - Picnic Tables	3	3,667	21.35	23.21
Gault Field - Pitching Cages	17	7,048	39.50	39.63
Gault Field - Railing, Pipe	9	30,123	301.21	302.18
Gault Field - Restrooms	10	23,354	211.69	212.37
Gault Field - Restrooms, Lights	4	1,816	39.40	39.53
Gault Field - Roof, Tile, Replace	4	13,305	288.65	289.58
Gault Field - Scoreboard, Boxes	4	6,000	130.17	130.59
Gault Field - Scoreboard, Replace	3	20,000	121.84	131.87
Gault Field - Snack Bar, Appliances	3	9,514	77.18	81.60
Gault Field - Snack Bar, Counters	17	4,250	23.82	23.90
Gault Field - Snack Bar, Doors	13	7,394	52.68	52.85



**Canyon Lake Property Owners Association**  
Asset Listing - Summary by Category

DESCRIPTION	REM LIFE	CURRENT COST	MONTHLY CONTRIBUTION	NET MONTHLY ALLOCATION
Gault Field - Snack Bar, Flooring	9	6,395	63.95	64.16
Gault Field - Snack Bar, Granite	27	2,412	9.13	9.16
Gault Field - Snack Bar, HVAC	2	5,537	37.54	40.47
Gault Field - Snack Bar, Ice Machin	1	6,092	46.78	50.22
Gault Field - Snack Bar, Lights	4	1,020	22.13	22.20
Gault Field - Snack Bar, Marlite	6	3,225	47.32	47.47
Gault Field - Snack Bar, Refrig	2	4,129	33.71	35.83
Gault Field - Snack Bar, Shelves	17	1,000	5.61	5.63
Gault Field - Snack Bar, Sink	17	574	3.22	3.23
Gault Field - Trellis, Wood	8	39,604	442.30	443.72
*** CATEGORY SUMMARY:		556,721	5,024.57	5,084.58
Vehicle - Boat, Motors, 2014	0	6,979	298.42	299.38
Vehicle - Boat, Motors, 2016	0	12,727	544.21	545.96
Vehicle - Boat, Motors, 2018	2	8,498	363.38	364.55
Vehicle - Boat, Patrol & Operations	11	120,000	995.98	999.18
Vehicle - Boat, Trailers	16	10,500	62.09	62.29
Vehicle - Boat, Wakeless	15	39,073	244.71	245.50
Vehicle - Chevy, 1998	0	95,200	596.24	598.16
Vehicle - Chevy, 2001	0	95,200	596.24	598.16
Vehicle - Chevy, 2014	11	90,000	746.98	749.38
Vehicle - Chevy, Stake Truck, 1998	0	50,000	313.15	314.16
Vehicle - Chevy, Stake Truck, 2000	0	50,000	313.15	314.16
Vehicle - Ford, 1992-2	0	23,800	149.06	149.54
Vehicle - Ford, 2002	0	23,800	149.06	149.54
Vehicle - Ford, Escapes	5	47,600	832.23	834.91
Vehicle - Ford, Water Truck	0	50,000	313.15	314.16
Vehicle - GMC, Dump Trucks	0	80,000	501.04	502.65
Vehicle - Golf Cart, Country Club	11	2,788	23.14	23.21
Vehicle - Golf Cart, Enclosed	7	2,788	35.33	35.44
Vehicle - Golf Cart, Happy Camp	10	10,005	90.69	90.98
Vehicle - Toyota, 2013	10	148,452	1,345.63	1,349.96
Vehicle - Toyota, 2017	14	222,678	1,483.65	1,488.42
Vehicle - Toyota, 2018	15	23,800	149.06	149.54
Vehicle - Tractor, Fermecc	0	40,000	250.52	251.33
Vehicle - Tractor, Kubota, 2003	0	5,500	34.45	34.56
Vehicle - Tractor, Kubota, 2014	11	30,000	248.99	249.79
Vehicle - Trailers	13	15,586	111.04	111.40
*** CATEGORY SUMMARY:		1,304,974	10,791.59	10,826.31
Equestrian - Barn, Hay, Replace	22	111,155	498.66	500.26
Equestrian - Barn, Roof, Metal	26	79,335	309.64	310.64
Equestrian - Barn, Tack, First Aid	9	2,856	28.56	28.65
Equestrian - Barn, Tack, Replace	22	161,736	725.57	727.90
Equestrian - Barn, Tack, Restroom	7	1,680	21.29	21.36
Equestrian - Bleachers	9	5,812	58.11	58.30
Equestrian - Doors, Roll Up, Metal	13	5,212	37.13	37.25
Equestrian - Fence, Chain Link	8	7,820	87.33	87.61

**Canyon Lake Property Owners Association**  
Asset Listing - Summary by Category

DESCRIPTION	REM LIFE	CURRENT COST	MONTHLY CONTRIBUTION	NET MONTHLY ALLOCATION
Equestrian - Fence, Corrals	9	13,320	133.19	133.62
Equestrian - Fence, Hot Walker	3	8,427	33.64	38.19
Equestrian - Fence, Round Pen	22	10,496	47.09	47.24
Equestrian - Fence, Solid Board	3	22,890	146.39	157.74
Equestrian - Fence, Stalls, Pipe	9	93,629	936.22	939.23
Equestrian - Fence, Vinyl	14	49,938	332.72	333.79
Equestrian - Gazebo	0	12,983	52.34	52.51
Equestrian - Grounds	8	3,588	40.07	40.20
Equestrian - Lights, Barn	3	4,314	16.84	19.17
Equestrian - Lights, Poles, Concret	13	10,848	77.28	77.53
Equestrian - Lights, Poles, Wood	8	34,560	385.97	387.21
Equestrian - Residence, Deck	0	3,090	34.51	34.62
Equestrian - Residence, HVAC	3	5,537	37.31	40.02
Equestrian - Residence, Paint	0	1,306	14.59	14.64
Equestrian - Residence, Replace	18	48,312	257.56	258.39
Equestrian - Residence, Roof	6	3,483	51.12	51.28
Equestrian - Sand Replacement	0	8,932	758.27	760.71
Equestrian - Shade Structure, Lower	27	11,962	45.27	45.42
Equestrian - Shade Structure, Upper	16	3,310	19.57	19.63
Equestrian - Viewing Stands	2	10,000	45.65	51.18
Equestrian - Wash Station	7	4,559	57.77	57.96
*** CATEGORY SUMMARY:		741,091	5,289.66	5,332.25
Campground - Electrical, 30 AMP	50	80,300	191.38	192.00
Campground - Electrical, Pedestals	50	176,000	419.46	420.81
Campground - Lighting, Restrooms	7	1,835	23.25	23.32
Campground - Lights, Poles, Concret	35	8,136	25.08	25.16
Campground - Picnic Tables	16	73,150	432.57	433.96
Campground - Pits, Fire	12	5,000	38.31	38.43
Campground - Pits, Horseshoe	8	2,000	22.34	22.41
Campground - Railing, Stairs	25	16,589	66.87	67.09
Campground - Sewer, Connections	20	17,000	82.72	82.99
Campground - Sewer, Lift Station	20	10,000	48.66	48.82
Campground - Sewer, Tank	35	30,416	93.78	94.08
Campground - Tank, Bioxin	26	8,207	32.03	32.13
Campground - Tank, Fuel Hose	3	5,000	26.83	29.40
Campground - Tank, Fuel Lines	18	56,250	299.88	300.84
Campground - Tank, Fuel Management	12	30,000	229.89	230.63
Campground - Tank, Fuel Pump (dock)	12	20,000	153.26	153.75
Campground - Tank, Fuel Pump (OP)	4	20,000	433.91	435.30
Campground - Tank, Fuel Storage	9	15,208	152.07	152.56
Campground - Tank, Leak Alert	3	2,000	10.73	11.76
Campground - Water, Connections	20	33,500	163.02	163.54
Campground Building - Awnings	7	1,494	18.93	18.99
Campground Building - Deck	12	2,418	18.53	18.59
Campground Building - HVAC	2	6,759	64.53	67.90
Campground Building - Laundry Room	6	1,771	25.99	26.07
Campground Building - Office	25	1,000	4.03	4.04

**Canyon Lake Property Owners Association**  
Asset Listing - Summary by Category

DESCRIPTION	REM LIFE	CURRENT COST	MONTHLY CONTRIBUTION	NET MONTHLY ALLOCATION
Campground Building - Paint, Exter	8	2,712	30.29	30.39
Campground Building - Paint, Inter	4	6,787	147.24	147.71
Campground Building - Paint, Metals	3	1,487	42.69	42.83
Campground Building - Residence	18	75,000	399.84	401.13
Campground Building - Restrooms	25	78,113	314.88	315.89
Campground Building - Roof, Shingle	8	3,483	38.90	39.03
Campground Building - Roof, Tile	3	15,409	61.50	69.81
Campground Building - Water Heater	10	4,067	36.86	36.98
*** CATEGORY SUMMARY:		811,090	4,150.25	4,178.34
Pool - Awning, Employee Area	9	2,617	26.17	26.25
Pool - Awning, Snack Bar	5	1,665	29.11	29.20
Pool - C Tile, Shower	9	3,688	36.88	37.00
Pool - Drinking Fountain	6	1,466	21.52	21.59
Pool - Equipment, Defibrillator	2	1,800	17.19	18.09
Pool - Fencing	13	44,142	314.48	315.49
Pool - Furniture	7	61,094	774.14	776.63
Pool - Lighting, Bollards	9	6,622	66.21	66.42
Pool - Lighting, Interior/Exterior	6	2,444	35.87	35.99
Pool - Lighting, Pools	5	2,000	34.97	35.08
Pool - Office, Door, Entry	25	1,935	7.80	7.83
Pool - Office, Door, Rollup	6	820	12.03	12.07
Pool - Office, HVAC	12	3,604	27.62	27.71
Pool - Office, Music	1	1,000	9.61	10.17
Pool - Office, Refrigerator	10	1,375	12.46	12.50
Pool - Office, Refurbish	19	5,320	27.06	27.15
Pool - Paint, Exterior	2	2,613	30.37	31.61
Pool - Paint, Interior	2	675	7.85	8.17
Pool - Paint, Metals	1	8,254	240.42	244.41
Pool - Pool, Chair Lift	6	6,495	95.32	95.63
Pool - Pool, Chem Controller	11	2,453	20.36	20.43
Pool - Pool, Chem Pumps	2	1,500	17.43	18.14
Pool - Pool, Covers, Reels	11	10,000	83.00	83.27
Pool - Pool, Covers, Replace	3	13,704	393.53	394.80
Pool - Pool, Deck Caulking	0	8,264	179.30	179.88
Pool - Pool, Deck Expansion Joints	0	5,384	116.81	117.19
Pool - Pool, Deck Kool	0	41,026	314.38	315.39
Pool - Pool, Deck Replacement	0	259,350	901.72	904.62
Pool - Pool, Filters	9	12,225	122.24	122.63
Pool - Pool, Heater, 2007	1	15,459	126.99	135.69
Pool - Pool, Heater, 2013	7	5,153	65.30	65.51
Pool - Pool, Pump & Motors	2	12,387	118.26	124.44
Pool - Pool, Replastering & Tile	2	53,817	386.14	414.38
Pool - Restrooms	6	20,116	295.23	296.18
Pool - Roof, Tile, Replace	11	20,167	167.39	167.93
Pool - Shade Fabric	9	10,548	105.47	105.81
Pool - Shade Structures	24	28,800	120.10	120.49
Pool - Signs, Bulletin Board	3	1,028	29.52	29.61

**Canyon Lake Property Owners Association**  
Asset Listing - Summary by Category

DESCRIPTION	REM LIFE	CURRENT COST	MONTHLY CONTRIBUTION	NET MONTHLY ALLOCATION
Pool - Storage Building	22	1,750	7.85	7.88
Pool - Wader, Chem Controller	6	1,585	23.26	23.33
Pool - Wader, Chem Pumps	2	1,500	17.43	18.14
Pool - Wader, Filter	6	2,445	35.88	36.00
Pool - Wader, Heater	3	2,098	60.25	60.44
Pool - Wader, Pump & Motors	7	3,101	39.29	39.42
Pool - Wader, Replastering & Tile	9	4,192	41.92	42.05
Pool - Water Heater	4	4,067	88.24	88.52
*** CATEGORY SUMMARY:		701,749	5,704.37	5,771.16
Golf - Bridge, Pedestrian Hole #17	7	6,233	78.98	79.23
Golf - Bridge, Pedestrian Hole #18	0	13,504	54.44	54.62
Golf - Bridge, Vehicle Hole #17	0	32,015	129.05	129.46
Golf - Bunkers	7	198,008	2,509.03	2,517.10
Golf - Concrete, Repairs	6	222,659	3,267.80	3,278.30
Golf - Drinking Fountains	21	2,932	13.68	13.72
Golf - Fairways, Refurbish, PH1	2	975,744	3,914.55	4,460.08
Golf - Fairways, Refurbish, PH2	3	975,744	3,808.10	4,336.10
Golf - Fence, Chain Link	9	39,940	399.37	400.65
Golf - Fence, Guard Rails	10	15,628	141.66	142.12
Golf - Fence, Railing, Stairs	24	14,003	58.39	58.58
Golf - Fence, Split Rail	10	14,835	134.47	134.90
Golf - Green, Collars	0	200,000	2,233.62	2,240.80
Golf - Green, Refurbish, Hole 3	28	30,350	111.52	111.88
Golf - Green, Refurbish, PH1	1	182,100	717.93	823.37
Golf - Green, Refurbish, PH2	2	182,100	714.30	816.29
Golf - Green, Refurbish, PH3	3	151,750	592.24	674.36
Golf - Irrigation, Controllers	3	170,000	948.93	1,035.76
Golf - Irrigation, System	6	2,377,971	34,899.76	35,011.95
Golf - Irrigation, Weather Station	12	13,662	104.69	105.03
Golf - Lake, Drainage, Repairs	5	25,000	437.09	438.50
Golf - Lake, Edge, Refurbish	15	35,521	222.47	223.19
Golf - Lake, Refurbish	30	280,001	973.52	976.65
Golf - Landscape, Tree Trim/Remove	0	15,269	1,296.24	1,300.41
Golf - Lights, Poles, Metal	8	54,878	612.88	614.85
Golf - Maintenance, Golf Carts	3	33,456	271.40	286.96
Golf - Maintenance, Log Splitter	13	2,542	18.11	18.17
Golf - Maintenance, Pressure Washer	2	5,000	47.74	50.23
Golf - Maintenance, Roofs, Metal	22	55,449	248.75	249.55
Golf - Maintenance, Septic Tank	26	15,208	59.36	59.55
Golf - Maintenance, Utility Trailer	0	4,000	25.05	25.13
Golf - Maintenance, Water Treatment	0	27,985	175.27	175.83
Golf - Maintenance, Storage Sheds	3	26,842	107.14	121.62
Golf - Netting	4	42,780	928.14	931.12
Golf - Paint, Metals	1	17,747	531.06	539.59
Golf - Paint, Restrooms	3	600	17.23	17.29
Golf - Pump Filter, Hole #11	2	15,000	122.45	130.16
Golf - Pump Filter, Hole #12	2	15,000	122.45	130.16

**Canyon Lake Property Owners Association**  
Asset Listing - Summary by Category

DESCRIPTION	REM LIFE	CURRENT COST	MONTHLY CONTRIBUTION	NET MONTHLY ALLOCATION
Golf - Pump Motor, Hole #11, 2010	2	17,878	170.69	179.61
Golf - Pump Motor, Hole #11, 2017	9	8,939	89.38	89.67
Golf - Pump Motor, Hole #12, 2007	3	8,312	59.27	63.28
Golf - Pump Motor, Hole #12, 2013	5	8,312	145.32	145.79
Golf - Pump Motor, Hole #6	8	8,312	92.83	93.13
Golf - Pump Station, Hole #11	12	25,000	191.57	192.19
Golf - Pump Station, Hole #12	6	15,000	220.14	220.85
Golf - Pump Station, Hole #6	0	10,000	48.66	48.82
Golf - Pump, Hole #11, 2010	12	17,000	130.27	130.69
Golf - Pump, Hole #11, 2017	19	8,500	43.23	43.37
Golf - Pump, Hole #12, 2007	9	8,500	84.99	85.26
Golf - Pump, Hole #12, 2013	15	8,500	53.24	53.41
Golf - Pump, Hole #6	4	8,500	184.41	185.00
Golf - Restrooms (Holes #6 & #16)	3	9,068	37.97	42.83
Golf - Restrooms, Flooring	25	2,830	11.41	11.45
Golf - Roof, Tile, Replace	3	4,759	18.99	21.56
Golf - Tunnels	0	14,000	56.44	56.62
Golf - Walls, Block, Repairs	10	13,202	119.67	120.05
*** CATEGORY SUMMARY:		6,688,069	62,807.34	64,496.84
Country Club - Bar, Bar Sink/Drink	14	697	4.64	4.65
Country Club - Bar, Bar Station	14	5,126	34.15	34.26
Country Club - Bar, Cooler	9	5,008	50.08	50.24
Country Club - Bar, Counter	9	20,297	202.95	203.60
Country Club - Bar, Foot Rest	14	624	4.16	4.17
Country Club - Bar, Furniture	15	11,511	72.09	72.32
Country Club - Bar, Refrig, U/C	2	1,900	15.51	16.49
Country Club - Bar, Refrig, Walkin	5	8,380	146.51	146.98
Country Club - Bar, Shelves	14	10,380	69.16	69.38
Country Club - Equipment	5	1,800	31.47	31.57
Country Club - Ext, BBQ	8	4,790	53.50	53.67
Country Club - Ext, Door, Entry New	22	6,765	30.35	30.45
Country Club - Ext, Door, Entry Old	4	18,609	403.74	405.04
Country Club - Ext, Door, Utility	7	8,740	110.75	111.11
Country Club - Ext, Drink Fountain	9	1,466	14.66	14.71
Country Club - Ext, Fencing, Entry	0	16,437	87.63	87.91
Country Club - Ext, Fencing, Golf	6	14,761	216.64	217.34
Country Club - Ext, Flag Pole	12	6,159	47.20	47.35
Country Club - Ext, Fountain	0	5,000	45.32	45.47
Country Club - Ext, Ice Machines	3	12,184	101.23	106.85
Country Club - Ext, Light, Bollard	4	8,514	184.72	185.31
Country Club - Ext, Light, Building	11	1,099	9.12	9.15
Country Club - Ext, Light, Grounds	0	1,896	11.87	11.91
Country Club - Ext, Light, Parking	20	13,817	67.24	67.46
Country Club - Ext, Paint, Building	0	7,904	88.27	88.55
Country Club - Ext, Paint, Metals	2	13,080	399.59	403.13
Country Club - Ext, Railing	24	15,400	64.22	64.43
Country Club - Ext, Roof, Flat	2	29,316	137.90	154.07

**Canyon Lake Property Owners Association**  
Asset Listing - Summary by Category

DESCRIPTION	REM LIFE	CURRENT COST	MONTHLY CONTRIBUTION	NET MONTHLY ALLOCATION
Country Club - Ext, Roof, Tile	12	59,483	455.81	457.28
Country Club - Ext, Trash	2	2,708	17.42	18.86
Country Club - Fire Alarm	2	10,000	53.96	59.40
Country Club - Floor, Carpet	5	9,021	157.72	158.23
Country Club - Floor, Ceramic Tile	24	22,255	92.80	93.10
Country Club - Floor, Dance Floor	0	8,112	32.70	32.81
Country Club - Int, Furniture, New	15	47,016	294.46	295.41
Country Club - Int, Furniture, Old	2	6,539	35.28	38.84
Country Club - Int, Lights, New	19	7,780	39.57	39.70
Country Club - Int, Lights, Orig	2	20,698	111.68	122.94
Country Club - Int, Paint	7	13,657	173.05	173.61
Country Club - Int, Railing, Repl	9	2,982	29.82	29.92
Country Club - Kitchen, Bev Cooler	0	4,494	40.74	40.87
Country Club - Kitchen, Broiler	7	10,368	131.38	131.80
Country Club - Kitchen, Dishwasher	7	37,453	474.58	476.11
Country Club - Kitchen, Disposal	14	2,037	13.57	13.61
Country Club - Kitchen, Doors	7	6,618	83.86	84.13
Country Club - Kitchen, Exhaust	18	8,389	44.72	44.86
Country Club - Kitchen, Fire System	3	5,000	26.83	29.40
Country Club - Kitchen, Food Prep	7	16,128	204.36	205.02
Country Club - Kitchen, Freezer	5	8,380	146.51	146.98
Country Club - Kitchen, Freezer u/c	4	2,231	48.40	48.56
Country Club - Kitchen, Fryer	8	3,218	35.94	36.06
Country Club - Kitchen, Grills	7	7,000	88.70	88.99
Country Club - Kitchen, Ice Machine	6	6,092	89.41	89.70
Country Club - Kitchen, Ice Tea	3	850	4.39	4.83
Country Club - Kitchen, Microwave	4	414	8.98	9.01
Country Club - Kitchen, Prep/Cooler	9	5,310	53.10	53.27
Country Club - Kitchen, Range	7	12,702	160.95	161.47
Country Club - Kitchen, Range Hood	8	9,330	104.20	104.54
Country Club - Kitchen, Refrig	2	3,800	31.02	32.97
Country Club - Kitchen, Refrig Walk	14	6,050	40.31	40.44
Country Club - Kitchen, Shelves	12	2,100	16.09	16.14
Country Club - Kitchen, Slicer	15	1,900	11.90	11.94
Country Club - Kitchen, Waffles	3	4,500	23.26	25.59
Country Club - Kitchen, Waitress	7	22,330	282.95	283.86
Country Club - Kitchen, Warmers	2	6,216	42.14	45.43
Country Club - Magnolia, Cabinets	20	15,528	75.56	75.80
Country Club - Magnolia, Ceiling	15	2,928	18.34	18.40
Country Club - Magnolia, Doors	23	3,495	15.10	15.15
Country Club - Magnolia, Flooring	1	3,230	49.04	50.77
Country Club - Magnolia, Furniture	20	20,188	98.24	98.56
Country Club - Magnolia, Lights	17	3,938	22.07	22.14
Country Club - Magnolia, Restroom	20	6,743	32.81	32.92
Country Club - Magnolia, Television	3	622	7.18	7.43
Country Club - Mechanical Coolers	14	15,431	102.81	103.14
Country Club - Mechanical Curtains	11	5,600	46.48	46.63
Country Club - Mechanical HVAC 2005	1	21,835	157.63	170.00

**Canyon Lake Property Owners Association**  
Asset Listing - Summary by Category

DESCRIPTION	REM LIFE	CURRENT COST	MONTHLY CONTRIBUTION	NET MONTHLY ALLOCATION
Country Club - Mechanical HVAC 2012	8	6,921	77.29	77.54
Country Club - Mechanical HVAC 2017	13	7,993	56.94	57.12
Country Club - Mechanical Water	8	4,067	45.42	45.57
Country Club - Patio Deck Resurface	4	15,854	343.96	345.07
Country Club - Patio Deck Seal	0	8,761	190.08	190.69
Country Club - Patio Furniture	15	28,990	181.56	182.14
Country Club - Patio Heaters	5	2,246	39.27	39.40
Country Club - Patio Lights	14	708	4.72	4.74
Country Club - Patio Television	5	622	10.87	10.91
Country Club - Posting Room	4	10,290	223.25	223.97
Country Club - Pro Shop, Awning	9	1,626	16.26	16.31
Country Club - Pro Shop, Furniture	4	2,582	56.02	56.20
Country Club - Pro Shop, Refurb	4	17,039	369.67	370.86
Country Club - Restaurant, Artwork	14	3,220	21.45	21.52
Country Club - Restaurant, Blinds	11	4,177	34.67	34.78
Country Club - Restroom, Employee	4	4,880	105.88	106.22
Country Club - Restroom, Men's Lock	4	23,179	502.89	504.51
Country Club - Restroom, Mens	24	14,648	61.08	61.28
Country Club - Restroom, Womens	4	27,863	604.51	606.45
Country Club - Signage	4	4,678	101.49	101.82
Country Club - Televisions, 2012	2	3,500	40.68	42.35
Country Club - Televisions, 2018	8	622	6.95	6.97
*** CATEGORY SUMMARY:		948,823	10,127.40	10,230.61
Lodge - Bar, Coolers/Refrig	12	22,853	175.12	175.68
Lodge - Bar, Equipment	21	25,422	118.65	119.03
Lodge - Bar, Floor	21	4,515	21.07	21.14
Lodge - Bar, Furniture	15	36,106	226.13	226.86
Lodge - Bar, Lighting	21	9,029	42.14	42.28
Lodge - Bar, Patio, Furniture	14	8,755	58.33	58.52
Lodge - Bar, Stage	8	429	4.79	4.81
Lodge - Bar, Televisions	4	4,736	102.75	103.08
Lodge - Bar, Window Tinting	5	3,034	53.05	53.22
Lodge - Ext, Bicycle Rack	4	1,740	37.75	37.87
Lodge - Ext, Concrete, Bench/Table	7	19,261	244.06	244.84
Lodge - Ext, Decks, Resurface	11	10,427	86.54	86.82
Lodge - Ext, Decks, Seal/Recoat	0	5,762	246.40	247.19
Lodge - Ext, Doors, Entrance	7	17,222	218.23	218.93
Lodge - Ext, Doors, Storefront	4	56,937	1,235.29	1,239.26
Lodge - Ext, Doors, Utility	12	12,051	92.35	92.65
Lodge - Ext, Fencing	9	97,296	972.88	976.01
Lodge - Ext, Flag Pole	22	6,159	27.63	27.72
Lodge - Ext, Fountain	0	5,000	45.32	45.47
Lodge - Ext, Lighting, Bollards	7	42,822	542.61	544.35
Lodge - Ext, Lighting, Building	2	11,553	62.34	68.63
Lodge - Ext, Lighting, Grounds	11	70,512	585.24	587.12
Lodge - Ext, Lighting, Parking Lot	29	28,755	102.72	103.05
Lodge - Ext, Lighting, Pole w/Bell	6	24,408	358.22	359.37

**Canyon Lake Property Owners Association**  
Asset Listing - Summary by Category

DESCRIPTION	REM LIFE	CURRENT COST	MONTHLY CONTRIBUTION	NET MONTHLY ALLOCATION
Lodge - Ext, Paint, Exterior	2	11,685	135.82	141.39
Lodge - Ext, Paint, Metals	1	29,296	853.31	867.48
Lodge - Ext, Roof, Access Ladders	18	11,604	61.86	62.06
Lodge - Ext, Roof, Flat	2	17,056	80.23	89.64
Lodge - Ext, Roof, Tile	12	125,763	963.71	966.81
Lodge - Ext, Sewer Lift	15	10,000	62.63	62.83
Lodge - Ext, Trash Gates	7	4,428	56.11	56.29
Lodge - Foyer 1st, Furniture	12	2,000	15.33	15.38
Lodge - Foyer 1st, Restrooms	23	47,273	204.27	204.93
Lodge - Foyer 2nd, Cabinet/Counter	23	12,194	52.69	52.86
Lodge - Foyer 2nd, Drinking Fountn	23	6,366	27.51	27.60
Lodge - Foyer 2nd, Flooring	19	17,424	88.62	88.90
Lodge - Foyer 2nd, Furniture	14	8,201	54.64	54.82
Lodge - Holiday Bar, Doors, Glass	6	22,536	330.74	331.80
Lodge - Holiday Bar, Doors, SCHB	7	3,576	45.31	45.46
Lodge - Holiday Bay, Chair Lft	7	6,495	82.30	82.56
Lodge - Holiday Bay, Drapes	7	8,562	108.49	108.84
Lodge - Holiday Bay, Flooring	18	28,997	154.59	155.09
Lodge - Holiday Bay, Furniture	14	58,600	390.44	391.70
Lodge - Holiday Bay, Lighting	7	13,100	166.00	166.53
Lodge - Holiday Bay, Paint, Int	9	2,080	20.80	20.87
Lodge - Holiday Bay, Projector	9	2,100	21.00	21.07
Lodge - Holiday Bay, Restrooms	4	28,472	617.72	619.71
Lodge - Holiday Bay, Stage Floor	19	3,002	15.27	15.32
Lodge - Holiday Bay, Stage Lights	9	10,348	103.47	103.80
Lodge - Holiday Bay, Stage Music	1	5,000	28.23	31.09
Lodge - Holiday Bay, Stage Replace	6	3,000	44.03	44.17
Lodge - Holiday Bay, Stage Restroom	0	11,275	45.45	45.60
Lodge - Holiday Bay, Wifi	8	1,664	18.58	18.64
Lodge - Int, Bulletin Boards	9	3,084	30.84	30.94
Lodge - Int, Fire Alarm	2	10,000	53.96	59.40
Lodge - Int, Floor, Carpet	2	22,005	331.89	341.54
Lodge - Int, Floor, Marble	9	124,950	1,249.40	1,253.42
Lodge - Int, Lighting, Restrooms	7	5,758	72.96	73.19
Lodge - Int, Paint, Interior	2	24,739	287.55	299.33
Lodge - Int, Window Blinds	17	16,094	90.21	90.50
Lodge - Kitchen, Broiler	10	5,184	46.99	47.14
Lodge - Kitchen, Charbroiler/Griddl	3	12,008	62.07	68.29
Lodge - Kitchen, Curtains	9	5,600	56.00	56.18
Lodge - Kitchen, Dishwasher	9	32,224	322.21	323.25
Lodge - Kitchen, Disposal	3	1,608	8.31	9.14
Lodge - Kitchen, Doors	7	4,178	52.94	53.11
Lodge - Kitchen, Fire System	3	5,000	26.83	29.40
Lodge - Kitchen, Food Mixers	3	12,442	118.96	124.42
Lodge - Kitchen, Food Prep, 2016	10	2,854	25.87	25.95
Lodge - Kitchen, Food Prep, Orig	12	30,016	230.01	230.75
Lodge - Kitchen, Freezer	3	8,096	232.49	233.24
Lodge - Kitchen, Freezer, Reach-In	12	4,048	31.02	31.12



**Canyon Lake Property Owners Association**  
Asset Listing - Summary by Category

DESCRIPTION	REM LIFE	CURRENT COST	MONTHLY CONTRIBUTION	NET MONTHLY ALLOCATION
Lodge - Kitchen, Freezer, Walk-In	15	5,400	33.82	33.93
Lodge - Kitchen, Fryer	9	11,126	111.25	111.61
Lodge - Kitchen, Hoods	18	12,200	65.04	65.25
Lodge - Kitchen, Ice Machine	8	6,092	68.04	68.26
Lodge - Kitchen, Ice Tea	3	850	24.41	24.49
Lodge - Kitchen, Lighting	6	5,012	73.56	73.80
Lodge - Kitchen, Microwave	14	859	5.72	5.74
Lodge - Kitchen, Oven	2	18,660	126.51	136.38
Lodge - Kitchen, Pizza Box	13	4,458	31.76	31.86
Lodge - Kitchen, Portable Bars	12	4,358	33.40	33.51
Lodge - Kitchen, Ranges	7	19,725	249.94	250.74
Lodge - Kitchen, Refrig 2016	10	4,082	37.00	37.12
Lodge - Kitchen, Refrig Horiz, Old	2	2,854	23.30	24.77
Lodge - Kitchen, Refrig Reach-In	10	3,780	34.26	34.37
Lodge - Kitchen, Refrig Walk-In	15	10,800	67.64	67.86
Lodge - Kitchen, Shelves	12	5,950	45.59	45.74
Lodge - Kitchen, Sinks	7	1,225	15.52	15.57
Lodge - Kitchen, Slicer	12	1,700	13.03	13.07
Lodge - Kitchen, Tilt Skillet	7	12,395	157.06	157.56
Lodge - Kitchen, Waitress	7	1,806	22.88	22.95
Lodge - Kitchen, Warmers	2	20,530	139.19	150.05
Lodge - Mechanical, Coolers, 2006	2	30,862	221.43	237.62
Lodge - Mechanical, Coolers, 2018	14	15,431	102.81	103.14
Lodge - Mechanical, Curtains	4	5,936	128.79	129.20
Lodge - Mechanical, Elevator, Cab	10	13,548	122.80	123.19
Lodge - Mechanical, Elevator, Rep	7	96,664	1,224.87	1,228.81
Lodge - Mechanical, Fans	1	3,160	22.81	24.60
Lodge - Mechanical, HVAC	0	54,078	360.31	361.47
Lodge - Mechanical, HVAC, 2016	12	7,378	56.54	56.72
Lodge - Mechanical, HVAC, 2017	13	58,832	419.14	420.49
Lodge - Mechanical, HVAC, FAU	1	6,367	35.95	39.60
Lodge - Mechanical, HVAC, Heat Pump	3	2,944	84.54	84.81
Lodge - Offices, Appliances	3	360	10.34	10.37
Lodge - Offices, Furniture	12	16,049	122.98	123.38
Lodge - Offices, Lighting	7	3,197	40.51	40.64
Lodge - Offices, Restroom	7	2,834	35.91	36.03
Lodge - Offices, Water Heater	3	4,067	116.79	117.17
Lodge - Pool View, Ceiling, Panels	10	3,411	30.92	31.02
Lodge - Pool View, Doors, Glass	6	8,451	124.03	124.43
Lodge - Pool View, Furniture	12	19,088	146.27	146.74
Lodge - Pool View, Lighting	7	3,454	43.77	43.91
Lodge - Pool View, Lockers	11	3,744	31.07	31.17
Lodge - Pool View, Window Tinting	5	1,869	32.68	32.79
Lodge - Restaurant, Ceiling Fans	10	2,328	21.10	21.17
Lodge - Restaurant, Furniture	0	92,189	545.15	546.90
Lodge - Restaurant, Lighting	7	11,541	146.24	146.71
Lodge - Restaurant, Patio Furniture	15	6,134	38.42	38.54
Lodge - Restaurant, TV	6	750	11.01	11.05

**Canyon Lake Property Owners Association**  
Asset Listing - Summary by Category

DESCRIPTION	REM LIFE	CURRENT COST	MONTHLY CONTRIBUTION	NET MONTHLY ALLOCATION
Lodge - Restaurant, Window Tinting	5	1,100	19.23	19.29
Lodge - Restroom, Hallway	4	2,013	43.67	43.81
Lodge - Sunset Beach, Cabinet/Ctr	23	26,841	115.98	116.35
Lodge - Sunset Beach, Doors	9	1,024	10.24	10.27
Lodge - Sunset Beach, Floor	19	13,214	67.21	67.43
Lodge - Sunset Beach, Floor Carpet	2	4,108	61.95	63.75
Lodge - Sunset Beach, Furniture	12	17,304	132.60	133.03
Lodge - Sunset Beach, Lighting	4	2,856	61.96	62.16
Lodge - Sunset Beach, Partitons	4	30,000	650.87	652.96
Lodge - Tennis Courts, Bulletin Brd	9	1,028	10.28	10.31
Lodge - Tennis Courts, Caulking	6	2,192	32.18	32.28
Lodge - Tennis Courts, Chain Link	33	41,531	133.98	134.41
Lodge - Tennis Courts, Drinking Ftn	7	9,800	124.18	124.58
Lodge - Tennis Courts, Furniture	1	16,474	126.50	135.81
Lodge - Tennis Courts, Lights Ext	6	46,620	684.21	686.41
Lodge - Tennis Courts, Lights Int	6	526	7.72	7.74
Lodge - Tennis Courts, Paint, Fence	2	24,900	594.84	603.38
Lodge - Tennis Courts, Railings	7	25,000	316.78	317.80
Lodge - Tennis Courts, Restrooms	22	11,693	52.46	52.63
Lodge - Tennis Courts, Resurface	4	25,704	557.67	559.46
Lodge - Tennis Courts, Roof, Tile	8	3,909	43.65	43.79
Lodge - Tennis Courts, Shades	4	27,597	598.74	600.66
Lodge - Tennis Courts, Windscreen	4	8,754	189.92	190.53
*** CATEGORY SUMMARY:		2,339,484	24,132.19	24,342.59
Lake - Beach, Refurbish	14	123,705	824.22	826.87
Lake - Boat, Passage, Canyon Lake	14	70,000	466.39	467.89
Lake - Boat, Passage, Main/East Bay	0	113,000	392.88	394.14
Lake - Boat, Ramps, East Port	14	63,000	419.75	421.10
Lake - Boat, Ramps, Fire Station	8	70,350	785.67	788.20
Lake - Boat, Ramps, Holiday	3	205,800	821.43	932.46
Lake - Boat, Ski, Jump	0	30,000	104.31	104.65
Lake - Boat, Ski, Towers	16	15,000	88.70	88.99
Lake - Buoys	0	13,346	1,132.95	1,136.59
Lake - Lighthouse	0	50,000	173.84	174.40
Lake - Refurbishment/Dredging	18	2,000,062	10,662.85	10,697.13
Lake - Sea Wall, Holiday	8	785,000	8,766.94	8,795.12
Lake - Sea Wall, Sea Port	18	195,000	1,039.60	1,042.94
Lake - Sea Wall, Sunset	30	215,000	747.52	749.92
Lake - Shoreline	2	30,553	1,306.45	1,310.65
Lake - Solar Bees	14	525,000	3,497.96	3,509.20
Lake - Swim Lanes	0	2,500	212.23	212.91
*** CATEGORY SUMMARY:		4,507,315	31,443.69	31,653.16
Docks - Diamond Point, Replace	2	28,889	169.20	184.77
Docks - East Port, Replace	18	17,200	91.70	91.99
Docks - Happy Camp Gas, Replace	5	28,889	505.09	506.71
Docks - Happy Camp, Replace	18	80,001	426.50	427.87

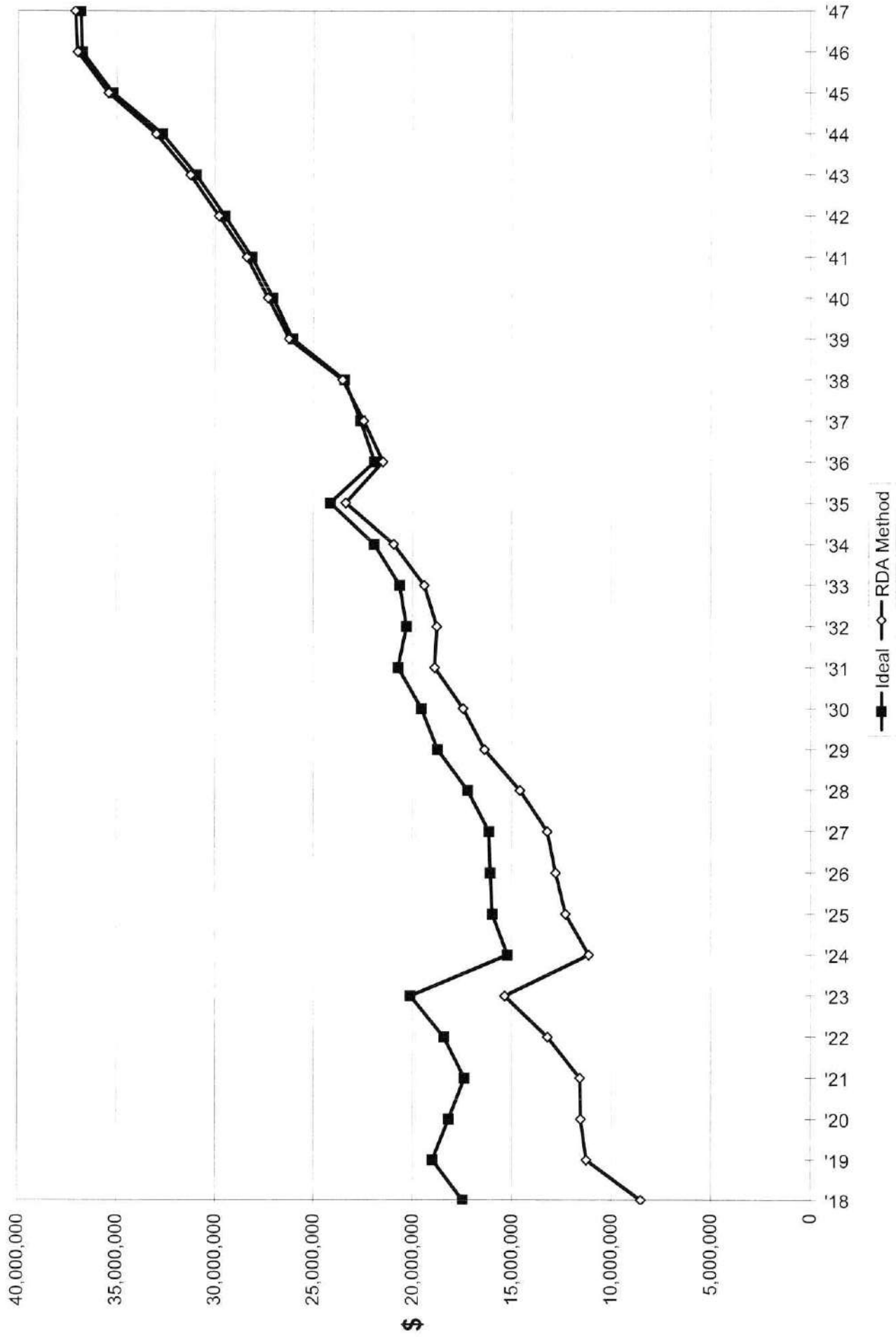
**Canyon Lake Property Owners Association**  
Asset Listing - Summary by Category

DESCRIPTION	REM LIFE	CURRENT COST	MONTHLY CONTRIBUTION	NET MONTHLY ALLOCATION
Docks - Harrelson, Replace	2	17,778	95.92	105.59
Docks - Holiday Harbor, Launch Ramp	15	98,090	614.34	616.31
Docks - Holiday Harbor, Railing	17	2,343	13.13	13.17
Docks - Holiday Harbor, Replace	2	51,112	282.16	309.90
Docks - Jump Lagoon, Replace	2	17,778	95.92	105.59
Docks - Lions, Replace	2	23,334	125.90	138.59
Docks - Lodge, Gates, Wrought Iron	18	2,057	10.97	11.01
Docks - Lodge, Lighting, Pagodas	12	4,114	31.53	31.63
Docks - Lodge, Lighting, Poles	22	7,728	34.67	34.78
Docks - Lodge, Replace	18	75,556	402.81	404.10
Docks - Lodge, Slips, 1993	2	426,384	1,841.72	2,078.68
Docks - Lodge, Slips, 2007	5	142,128	2,484.93	2,492.92
Docks - Moonstone, Replace	14	17,778	118.45	118.83
Docks - Old Wrangler, Trash	4	808	17.53	17.59
Docks - Old Wrangler, Replace	5	14,445	252.55	253.36
Docks - Pebble Cove, Replace	15	10,000	62.63	62.83
Docks - Pebble Cove, Trash	0	808	4.31	4.32
Docks - Pole Lights	9	20,867	208.65	209.32
Docks - Roadrunner, Replace	15	28,334	177.45	178.02
Docks - Sierra, Replace	15	23,334	146.14	146.61
Docks - Ski Slalom, Replace	2	100,001	585.71	639.61
Docks - Skipper Island, BBQ	1	635	6.10	6.45
Docks - Skipper Island, P Table	1	780	5.05	5.49
Docks - Skipper Island, Replace	15	13,333	83.51	83.78
Docks - Skipper Island, Trash	1	808	4.76	5.22
*** CATEGORY SUMMARY:		1,255,310	8,899.33	9,285.04
Fairway Estates - Access Phones	1	6,494	40.03	43.74
Fairway Estates - Fencing, Iron	6	64,850	951.76	954.82
Fairway Estates - Lane Spike	1	5,374	44.15	47.17
Fairway Estates - Lighting Street	6	4,260	62.52	62.72
Fairway Estates - Operators, 2008	0	13,250	120.10	120.49
Fairway Estates - Operators, 2016	8	2,650	29.60	29.70
Fairway Estates - Paint, W Iron	1	9,799	285.41	290.15
*** CATEGORY SUMMARY:		106,677	1,533.57	1,548.79
Grounds - Backflow Devices	23	15,120	65.34	65.55
Grounds - Irrigation, System	6	2,800,000	41,093.57	41,225.67
Grounds - Landscape, Refurbish	0	25,000	2,122.34	2,129.16
Grounds - Landscape, Tree Trimming	0	17,700	1,502.62	1,507.45
Grounds - Mailboxes, 2016	23	7,313	31.60	31.70
Grounds - Mailboxes, 2018	25	400,000	1,612.42	1,617.60
Grounds - Mailboxes, Slabs	50	692,500	1,650.44	1,655.75
Grounds - Perimeter, Fencing	12	100,000	766.29	768.75
Grounds - Signs, Eastport	20	15,000	72.99	73.22
Grounds - Signs, Entrance	24	232,689	970.31	973.43
Grounds - Signs, Estates	20	12,000	58.39	58.58
Grounds - Signs, Monuments	3	240,000	936.66	1,066.53

**Canyon Lake Property Owners Association**  
Asset Listing - Summary by Category

DESCRIPTION	REM LIFE	CURRENT COST	MONTHLY CONTRIBUTION	NET MONTHLY ALLOCATION
Grounds - Signs, Operations	19	3,500	17.80	17.86
Grounds - Signs, POA	32	8,738	28.87	28.96
Grounds - Signs, Street	13	33,536	238.92	239.69
Grounds - Signs, Traffic	14	39,190	261.11	261.95
*** CATEGORY SUMMARY:		4,642,286	51,429.67	51,721.85
<hr/>				
TOTAL ASSET SUMMARY:		29,726,530	276,133.57	279,861.65
CONTINGENCY @ 3.00%:			8,284.01	8,429.81
GRAND TOTAL:			284,417.58	288,291.46

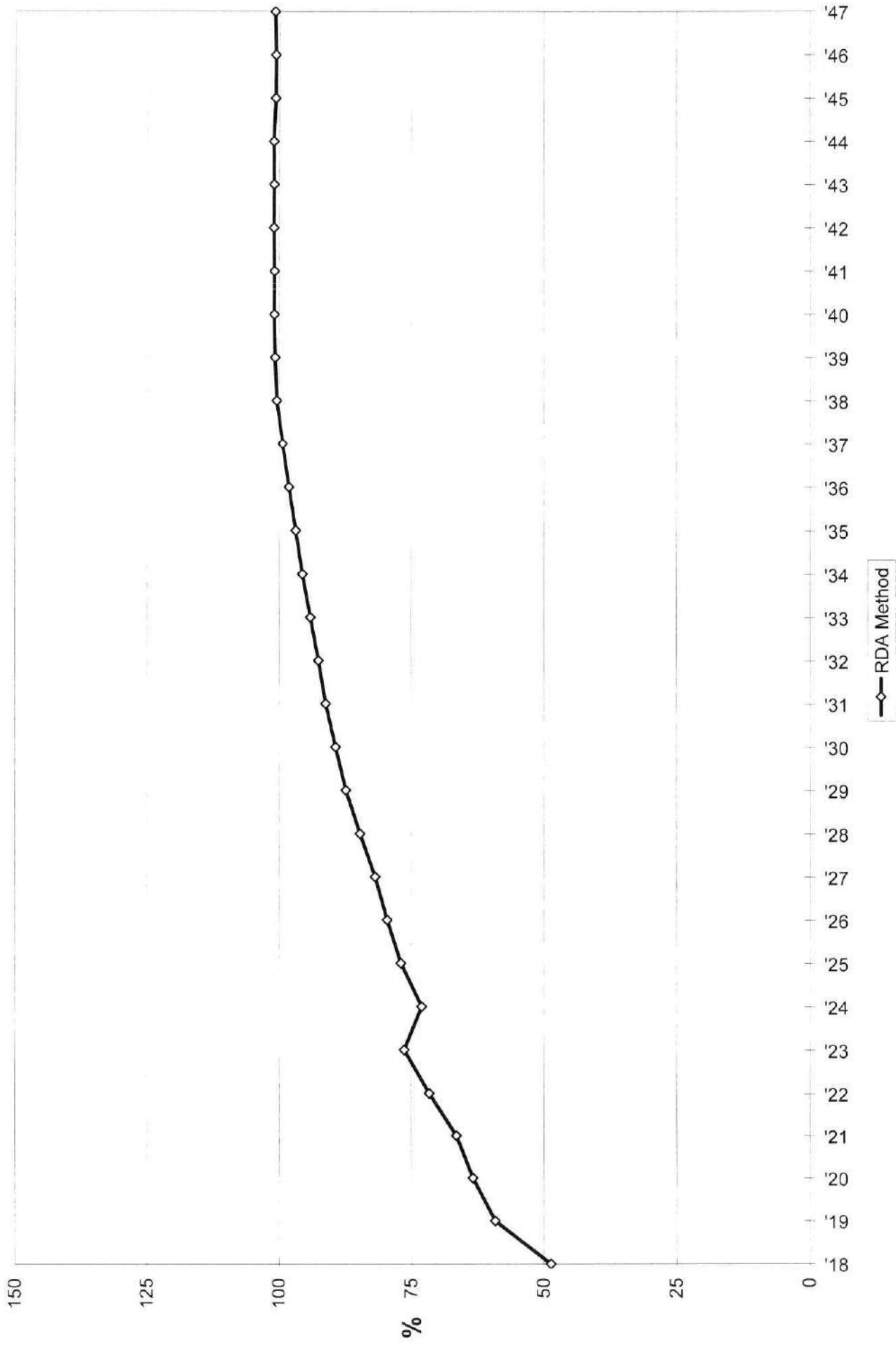
# Canyon Lake Property Owners Association



Year End Reserve Balances

Reserve Data Analysis, Inc.

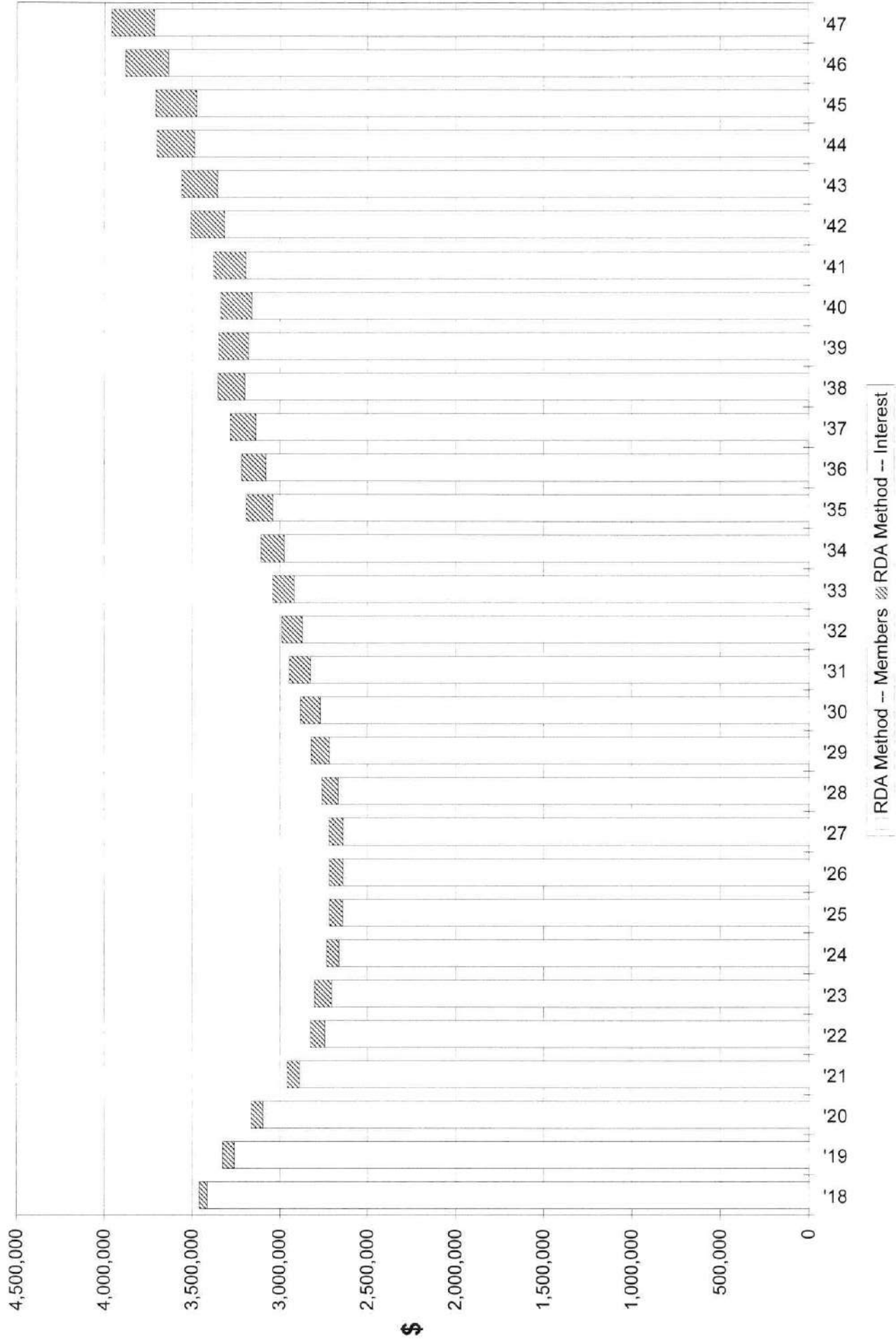
# Canyon Lake Property Owners Association



Percentage Ideally Funded

Reserve Data Analysis, Inc.

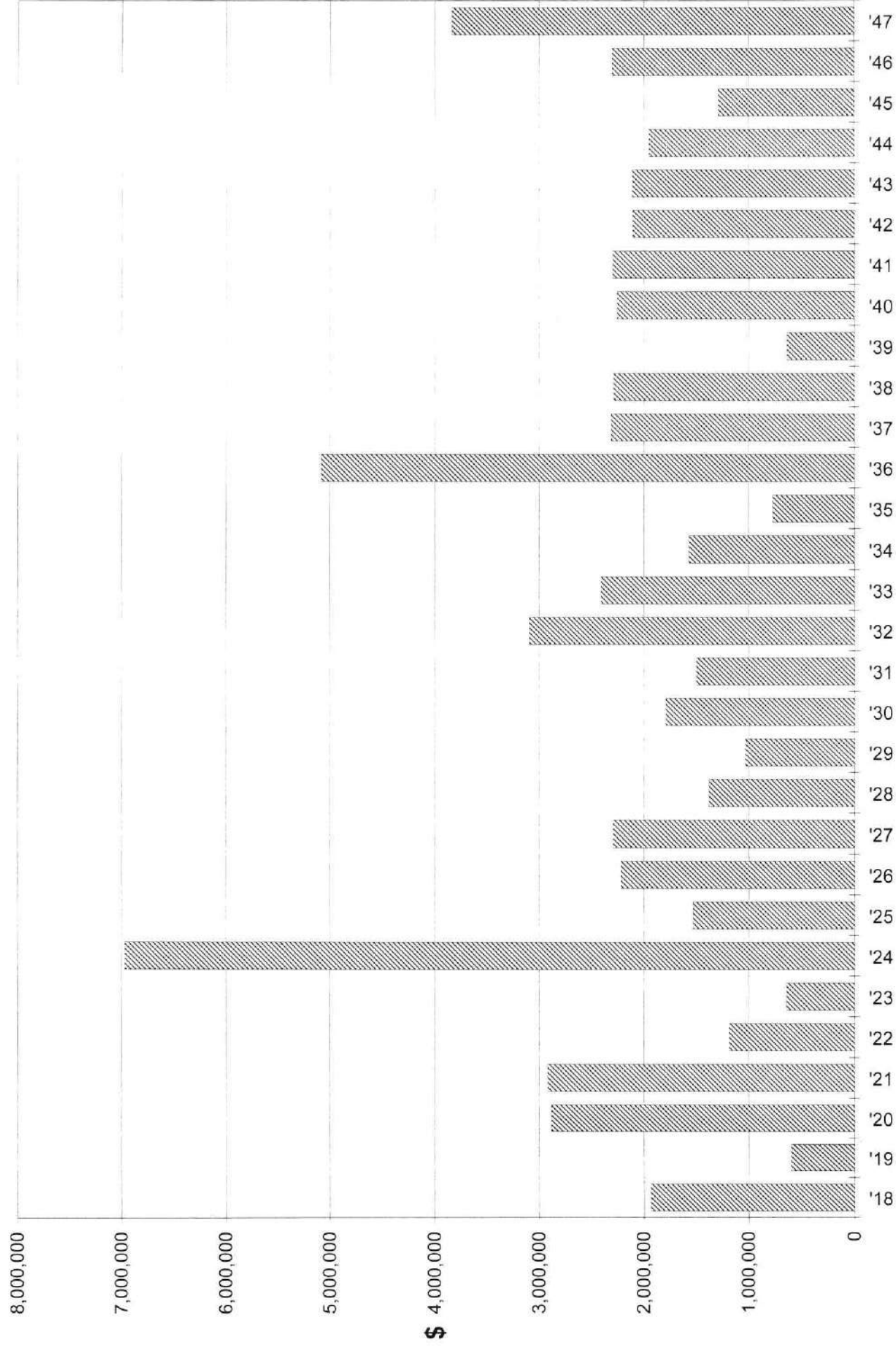
# Canyon Lake Property Owners Association



Annual Reserve Contributions

Reserve Data Analysis, Inc.

# Canyon Lake Property Owners Association



Reserve Data Analysis, Inc.

Annual Reserve Expenditures



**Canyon Lake Property Owners Association**  
RDA Standard Projections

REPORT DATE: August 10, 2018  
 VERSION: 001  
 ACCOUNT NUMBER: 3453

Beginning Accumulated Reserves: \$6,991,697

YEAR	CURRENT REPLACEMENT COST	ANNUAL CONTRBTN	ANNUAL INTEREST CONTRBTN	ANNUAL EXPENDTRS	PROJECTED ENDING RESERVES	FULLY FUNDED RESERVES	PERCENT FULLY FUNDED
18-9	29,726,530	3,413,011	46,487	1,934,620	8,516,575	17,490,776	49%
19-0	30,380,514	3,258,705	66,084	597,826	11,243,538	19,000,211	59%
20-1	31,048,885	3,095,219	68,670	2,882,140	11,525,287	18,189,501	63%
21-2	31,731,961	2,884,760	69,704	2,920,083	11,559,669	17,386,725	66%
22-3	32,430,064	2,740,035	81,638	1,189,001	13,192,341	18,428,046	72%
23-4	33,143,526	2,702,349	96,816	643,163	15,348,343	20,108,331	76%
24-5	33,872,683	2,661,132	67,383	6,971,023	11,105,834	15,209,693	73%
25-6	34,617,882	2,638,998	75,709	1,533,025	12,287,517	15,971,749	77%
26-7	35,379,475	2,635,370	79,158	2,222,123	12,779,922	16,070,803	80%
27-8	36,157,824	2,635,360	82,108	2,293,935	13,203,457	16,142,608	82%
28-9	36,953,296	2,664,070	91,596	1,379,899	14,579,224	17,225,241	85%
29-0	37,766,269	2,713,649	103,848	1,033,686	16,363,035	18,743,952	87%
30-1	38,597,126	2,766,456	111,211	1,793,042	17,447,660	19,548,524	89%
31-2	39,446,263	2,820,678	121,033	1,504,126	18,885,246	20,725,021	91%
32-3	40,314,081	2,866,751	120,097	3,095,864	18,776,230	20,302,743	92%
33-4	41,200,991	2,915,526	124,325	2,407,338	19,408,744	20,647,893	94%
34-5	42,107,413	2,972,080	134,829	1,569,777	20,945,876	21,935,821	95%
35-6	43,033,776	3,038,460	151,439	771,999	23,363,776	24,146,539	97%
36-7	43,980,519	3,078,003	138,250	5,085,949	21,494,080	21,920,574	98%
37-8	44,948,090	3,136,060	144,805	2,309,733	22,465,212	22,625,166	99%
38-9	45,936,948	3,199,914	151,974	2,289,065	23,528,036	23,425,396	100%
39-0	46,947,561	3,177,692	170,967	636,817	26,239,877	26,042,152	101%
40-1	47,980,407	3,157,627	178,583	2,255,169	27,320,918	27,073,879	101%
41-2	49,035,976	3,191,377	185,968	2,300,118	28,398,145	28,143,253	101%
42-3	50,114,768	3,312,797	195,273	2,107,922	29,798,293	29,501,960	101%
43-4	51,217,293	3,354,464	205,208	2,112,585	31,245,380	30,950,736	101%
44-5	52,344,073	3,484,894	216,912	1,952,590	32,994,596	32,666,324	101%
45-6	53,495,643	3,474,907	233,781	1,294,869	35,408,415	35,179,993	101%
46-7	54,672,547	3,635,381	244,150	2,305,800	36,982,146	36,754,252	101%
47-8	55,875,343	3,715,626	244,708	3,836,750	37,105,731	36,822,561	101%

NOTE: In some cases, the projected ending reserves may exceed the fully funded reserves during years following high expenditures. This is a result of the provision for a contingency in the report, which in the projections, is never expended. The contingency is continually adjusted according to present needs and any excess is redistributed among all assets considered.

Canyon Lake Property Owners Association  
Detail Report by Category

REPORT DATE: August 10, 2018  
 VERSION: 001  
 ACCOUNT NUMBER: 3453

Bluebird Hall - Counters		QUANTITY	1 total
		UNIT COST	6,448.000
ASSET ID	2076	PERCENT REPL	100.00%
GROUP/FACILITY	1	CURRENT COST	6,448.00
CATEGORY	1	FUTURE COST	8,015.56
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/03	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	58.45
REPLACEMENT YEAR	2028-2029	INTEREST	0.19
10 YEAR REM LIFE		MONTHLY ALLOCTN	58.64

REMARKS:

16 lin. ft. of wood partition w/counter top	@	\$ 196.00	=	\$ 3,136.00
18 lin. ft. of lam counter tops	@	184.00	=	3,312.00
				-----
		TOTAL	=	\$ 6,448.00

Bluebird Hall - Doors		QUANTITY	1 total
		UNIT COST	5,062.000
ASSET ID	2079	PERCENT REPL	100.00%
GROUP/FACILITY	1	CURRENT COST	5,062.00
CATEGORY	1	FUTURE COST	6,292.61
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/03	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	45.88
REPLACEMENT YEAR	2028-2029	INTEREST	0.15
10 YEAR REM LIFE		MONTHLY ALLOCTN	46.03

REMARKS:

2 - 3'0" x 7'0" metal doors	@	\$ 1,339.00	=	\$ 2,678.00
4 - 3'0" x 6'8" s.c.h.b. doors	@	596.00	=	2,384.00
				-----
		TOTAL	=	\$ 5,062.00

Canyon Lake Property Owners Association  
Detail Report by Category

Bluebird Hall - Drinking Fountain		QUANTITY	1 fountain
		UNIT COST	1,466.000
ASSET ID	1375	PERCENT REPL	100.00%
GROUP/FACILITY	1	CURRENT COST	1,466.00
CATEGORY	1	FUTURE COST	1,822.40
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/03	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	13.29
REPLACEMENT YEAR	2028-2029	INTEREST	0.04
10 YEAR REM LIFE		MONTHLY ALLOCTN	13.33

REMARKS:

This is a Elkay stainless steel drinking fountain and is located at the entrance to the building.

Bluebird Hall - Equip, Defib		QUANTITY	1 total
		UNIT COST	1,800.000
ASSET ID	2074	PERCENT REPL	100.00%
GROUP/FACILITY	1	CURRENT COST	1,800.00
CATEGORY	1	FUTURE COST	1,880.07
		ASSIGNED RESERVES	1,440.00
PLACED IN SERVICE	5/10	SALVAGE VALUE	0.00
10 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	17.19
REPLACEMENT YEAR	2020-2021	INTEREST	0.90
2 YEAR REM LIFE		MONTHLY ALLOCTN	18.09

REMARKS:

1 - defibrillator @ \$ 1,800.00 = \$ 1,800.00  
-----  
TOTAL = \$ 1,800.00

Bluebird Hall - Fence, Vinyl		QUANTITY	165 lin. ft.
		UNIT COST	42.750
ASSET ID	1376	PERCENT REPL	100.00%
GROUP/FACILITY	1	CURRENT COST	7,053.75
CATEGORY	1	FUTURE COST	8,768.58
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/03	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	63.94
REPLACEMENT YEAR	2028-2029	INTEREST	0.21
10 YEAR REM LIFE		MONTHLY ALLOCTN	64.15

Canyon Lake Property Owners Association  
Detail Report by Category

Bluebird Hall - Fence, Vinyl, Continued ...

REMARKS:

This is 3' double equestrian style (split rail) vinyl fencing.

Bluebird Hall - Flooring	QUANTITY	1 total
	UNIT COST	8,011.000
ASSET ID 1377	PERCENT REPL	100.00%
GROUP/FACILITY 1	CURRENT COST	8,011.00
CATEGORY 1	FUTURE COST	8,011.00
	ASSIGNED RESERVES	8,011.00
PLACED IN SERVICE 5/03	SALVAGE VALUE	0.00
15 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	50.17
REPLACEMENT YEAR 2018-2019	INTEREST	0.16
0 YEAR REM LIFE	MONTHLY ALLOCTN	50.33

REMARKS:

1,122 sq. ft. of vinyl tile @ \$ 7.14 = \$ 8,011.00  
-----  
TOTAL = \$ 8,011.00

Bluebird Hall - Furniture	QUANTITY	1 total
	UNIT COST	10,850.000
ASSET ID 1378	PERCENT REPL	100.00%
GROUP/FACILITY 1	CURRENT COST	10,850.00
CATEGORY 1	FUTURE COST	11,332.65
	ASSIGNED RESERVES	8,680.00
PLACED IN SERVICE 5/10	SALVAGE VALUE	0.00
10 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	103.59
REPLACEMENT YEAR 2020-2021	INTEREST	5.41
2 YEAR REM LIFE	MONTHLY ALLOCTN	109.00

REMARKS:

3 - 8' folding tables @ \$ 200.00 = \$ 600.00  
7 - upholstered chairs @ 242.00 = 1,694.00  
8 - office chairs @ 328.00 = 2,624.00  
4 - standard desks @ 959.00 = 3,836.00  
4 - filing cabinets @ 479.00 = 1,916.00  
1 - u/c danby refrig @ 180.00 = 180.00  
-----  
TOTAL = \$ 10,850.00

Canyon Lake Property Owners Association  
Detail Report by Category

Bluebird Hall - HVAC		QUANTITY	1 total
		UNIT COST	6,921.000
ASSET ID	1372	PERCENT REPL	100.00%
GROUP/FACILITY	1	CURRENT COST	6,921.00
CATEGORY	1	FUTURE COST	7,073.26
		ASSIGNED RESERVES	6,488.44
PLACED IN SERVICE	5/03	SALVAGE VALUE	0.00
14 YEAR USEFUL LIFE			
+2 YEAR ADJUSTMENT		MONTHLY CNTRBTN	44.79
REPLACEMENT YEAR 2019-2020		INTEREST	3.94
1 YEAR REM LIFE		MONTHLY ALLOCTN	48.73

REMARKS:

This is a "Carrier" split system with a heat pump:

1 - 3 ton unit @ \$ 6,921.00 = \$ 6,921.00  
-----  
TOTAL = \$ 6,921.00

#19  
m/n FB4AAA36

Bluebird Hall - Lighting, Bollards		QUANTITY	4 fixtures
		UNIT COST	946.000
ASSET ID	1374	PERCENT REPL	100.00%
GROUP/FACILITY	1	CURRENT COST	3,784.00
CATEGORY	1	FUTURE COST	4,406.64
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/03	SALVAGE VALUE	0.00
22 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	47.95
REPLACEMENT YEAR 2025-2026		INTEREST	0.15
7 YEAR REM LIFE		MONTHLY ALLOCTN	48.10

REMARKS:

This is to replace the metal bollard fixtures.

**Canyon Lake Property Owners Association**  
Detail Report by Category

Bluebird Hall - Lighting, Interior		QUANTITY	1 total
		UNIT COST	4,328.000
ASSET ID	2075	PERCENT REPL	100.00%
GROUP/FACILITY	1	CURRENT COST	4,328.00
CATEGORY	1	FUTURE COST	4,825.49
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/03	SALVAGE VALUE	0.00
20 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	75.67
REPLACEMENT YEAR	2023-2024	INTEREST	0.24
5 YEAR REM LIFE		MONTHLY ALLOCTN	75.91

REMARKS:

16 - recessed fixtures	@	\$ 157.00	=	\$ 2,512.00
2 - w/m vapor fixtures	@	371.00	=	742.00
6 - 4' fluorescent fixtures	@	179.00	=	1,074.00
				-----
		TOTAL	=	\$ 4,328.00

Bluebird Hall - Lighting, Pole		QUANTITY	3 poles
		UNIT COST	1,065.000
ASSET ID	1373	PERCENT REPL	100.00%
GROUP/FACILITY	1	CURRENT COST	3,195.00
CATEGORY	1	FUTURE COST	3,886.23
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/03	SALVAGE VALUE	0.00
24 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	31.95
REPLACEMENT YEAR	2027-2028	INTEREST	0.10
9 YEAR REM LIFE		MONTHLY ALLOCTN	32.05

REMARKS:

These are metal poles with a single box fixture.

Bluebird Hall - Paint Exterior		QUANTITY	1,370 sq. ft.
		UNIT COST	0.950
ASSET ID	1382	PERCENT REPL	100.00%
GROUP/FACILITY	1	CURRENT COST	1,301.50
CATEGORY	1	FUTURE COST	1,359.40
		ASSIGNED RESERVES	976.13
PLACED IN SERVICE	5/12	SALVAGE VALUE	0.00
8 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	15.13
REPLACEMENT YEAR	2020-2021	INTEREST	0.62
2 YEAR REM LIFE		MONTHLY ALLOCTN	15.75

Canyon Lake Property Owners Association  
Detail Report by Category

Bluebird Hall - Paint Exterior, Continued ...

REMARKS:

The actual date this item was placed-in-service was not available. For budgeting purposes, we have estimated this date based upon its present condition.

Bluebird Hall - Paint Exterior Trim		QUANTITY	485 sq. ft.
		UNIT COST	1.380
ASSET ID	1833	PERCENT REPL	100.00%
GROUP/FACILITY	1	CURRENT COST	669.30
CATEGORY	1	FUTURE COST	669.30
		ASSIGNED RESERVES	669.30
PLACED IN SERVICE	5/12	SALVAGE VALUE	0.00
4 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	14.52
REPLACEMENT YEAR 2018-2019		INTEREST	0.05
0 YEAR REM LIFE		MONTHLY ALLOCTN	14.57

REMARKS:

This is to paint the exterior wood trim.

The actual date this item was placed-in-service was not available. For budgeting purposes, we have estimated this date based upon its present condition.

Bluebird Hall - Paint Interior		QUANTITY	2,330 sq. ft.
		UNIT COST	1.430
ASSET ID	1832	PERCENT REPL	100.00%
GROUP/FACILITY	1	CURRENT COST	3,331.90
CATEGORY	1	FUTURE COST	3,331.90
		ASSIGNED RESERVES	3,331.90
PLACED IN SERVICE	5/12	SALVAGE VALUE	0.00
4 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	72.29
REPLACEMENT YEAR 2018-2019		INTEREST	0.23
0 YEAR REM LIFE		MONTHLY ALLOCTN	72.52

REMARKS:

This is to paint the interior of Bluebird Hall.

Canyon Lake Property Owners Association  
Detail Report by Category

Bluebird Hall - Restrooms		QUANTITY	1 total
		UNIT COST	5,747.000
ASSET ID	1379	PERCENT REPL	100.00%
GROUP/FACILITY	1	CURRENT COST	5,747.00
CATEGORY	1	FUTURE COST	7,144.14
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/03	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	52.09
REPLACEMENT YEAR	2028-2029	INTEREST	0.17
10 YEAR REM LIFE		MONTHLY ALLOCTN	52.26

REMARKS:

This is to refurbish the restroom:

1 toilets, tank type	@	\$ 567.00	=	\$ 567.00
1 sinks, w/m rectangular	@	585.00	=	585.00
1 urinal, w/m w/flush valve	@	1,206.00	=	1,206.00
1,168 sq. ft. ceiling panels	@	2.28	=	2,663.00
136 sq. ft. marlite	@	5.34	=	726.00
				-----
		TOTAL	=	\$ 5,747.00

Bluebird Hall - Roof, Gutter/Down		QUANTITY	105 lin. ft.
		UNIT COST	10.040
ASSET ID	1834	PERCENT REPL	100.00%
GROUP/FACILITY	1	CURRENT COST	1,054.20
CATEGORY	1	FUTURE COST	1,461.12
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/03	SALVAGE VALUE	0.00
22 YEAR USEFUL LIFE			
+8 YEAR ADJUSTMENT		MONTHLY CNTRBTN	6.60
REPLACEMENT YEAR	2033-2034	INTEREST	0.02
15 YEAR REM LIFE		MONTHLY ALLOCTN	6.62

REMARKS:

For budgeting purposes, we are assuming the gutters and downspouts will be replaced inconjunction with the roof replacement.



Canyon Lake Property Owners Association  
Detail Report by Category

Bluebird Hall - Roof, Tile		QUANTITY	1,600 sq. ft.
		UNIT COST	6.890
ASSET ID	1383	PERCENT REPL	100.00%
GROUP/FACILITY	1	CURRENT COST	11,024.00
CATEGORY	1	FUTURE COST	15,279.27
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/03	SALVAGE VALUE	0.00
30 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	69.04
REPLACEMENT YEAR 2033-2034		INTEREST	0.22
15 YEAR REM LIFE		MONTHLY ALLOCTN	69.26

REMARKS:

These are concrete tile roofs.

A funding provision has been established for repairs and/or replacement of the felt underlayment and re-installation of the original tiles.

Bluebird Hall - Storage Building		QUANTITY	117 sq. ft.
		UNIT COST	25.000
ASSET ID	1384	PERCENT REPL	100.00%
GROUP/FACILITY	1	CURRENT COST	2,925.00
CATEGORY	1	FUTURE COST	2,925.00
		ASSIGNED RESERVES	2,925.00
PLACED IN SERVICE	5/03	SALVAGE VALUE	0.00
30 YEAR USEFUL LIFE			
-15 YEAR ADJUSTMENT		MONTHLY CNTRBTN	10.17
REPLACEMENT YEAR 2018-2019		INTEREST	0.03
0 YEAR REM LIFE		MONTHLY ALLOCTN	10.20

REMARKS:

This is a 9' x 13' wood storage structure.

The useful life of this asset has been decreased due to its present condition.

Canyon Lake Property Owners Association  
Detail Report by Category

Bluebird Hall - Televisions		QUANTITY	1 total
		UNIT COST	3,800.000
ASSET ID	2078	PERCENT REPL	100.00%
GROUP/FACILITY	1	CURRENT COST	3,800.00
CATEGORY	1	FUTURE COST	3,969.04
		ASSIGNED RESERVES	2,850.00
PLACED IN SERVICE	5/12	SALVAGE VALUE	0.00
8 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	44.17
REPLACEMENT YEAR 2020-2021		INTEREST	1.81
2 YEAR REM LIFE		MONTHLY ALLOCTN	45.98

REMARKS:

These are "Toshiba" televisions:

4 - 60" television @ \$ 950.00 = \$ 3,800.00  
 -----  
 TOTAL = \$ 3,800.00

Bluebird Hall - Walls, Repairs		QUANTITY	1,080 sq. ft.
		UNIT COST	26.040
ASSET ID	1831	PERCENT REPL	10.00%
GROUP/FACILITY	1	CURRENT COST	2,812.32
CATEGORY	1	FUTURE COST	3,496.02
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/03	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	25.49
REPLACEMENT YEAR 2028-2029		INTEREST	0.08
10 YEAR REM LIFE		MONTHLY ALLOCTN	25.57

REMARKS:

It is estimated that a percentage of the walls will require repair or replacement. The actual condition of the walls should be monitored through time and the estimates adjusted accordingly.

Canyon Lake Property Owners Association  
Detail Report by Category

Bluebird Hall - Window Blinds		QUANTITY	72 sq. ft.
		UNIT COST	5.170
ASSET ID	2077	PERCENT REPL	100.00%
GROUP/FACILITY	1	CURRENT COST	372.24
CATEGORY	1	FUTURE COST	380.43
		ASSIGNED RESERVES	348.98
PLACED IN SERVICE	5/03	SALVAGE VALUE	0.00
15 YEAR USEFUL LIFE			
+1 YEAR ADJUSTMENT		MONTHLY CNTRBTN	2.41
REPLACEMENT YEAR	2019-2020	INTEREST	0.21
1 YEAR REM LIFE		MONTHLY ALLOCTN	2.62

REMARKS:

These are horizontal, plastic mini blinds.

CATEGORY SUMMARY:	ASSIGNED RESERVES	35,720.75
	MONTHLY CNTRBTN	864.78
	INTEREST	14.93
	MONTHLY ALLOCTN	879.71

**Canyon Lake Property Owners Association**  
Detail Report by Category

<b>Fire Station - Doors, Roll Up Metal</b>		QUANTITY	7 doors
		UNIT COST	0.000
ASSET ID	1451	PERCENT REPL	0.00%
GROUP/FACILITY	2	CURRENT COST	0.00
CATEGORY	2	FUTURE COST	0.00
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/06	SALVAGE VALUE	0.00
99 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	0.00
REPLACEMENT YEAR	2105-2106	INTEREST	0.00
87 YEAR REM LIFE		MONTHLY ALLOCTN	0.00

REMARKS:

The association is currently leasing the building to a fire department. Therefore we have not included any of the components to be funded. Once The association assumes back the maintenance responsibility we will fund for the components to be replaced in the future.

<b>Fire Station - Doors, Solid Core</b>		QUANTITY	10 doors
		UNIT COST	0.000
ASSET ID	1450	PERCENT REPL	0.00%
GROUP/FACILITY	2	CURRENT COST	0.00
CATEGORY	2	FUTURE COST	0.00
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/00	SALVAGE VALUE	0.00
99 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	0.00
REPLACEMENT YEAR	2099-2100	INTEREST	0.00
81 YEAR REM LIFE		MONTHLY ALLOCTN	0.00

REMARKS:

10 - 3'0" x 6'8" doors

The association is currently leasing the building to a fire department. Therefore we have not included any of the components to be funded. Once The association assumes back the maintenance responsibility we will fund for the components to be replaced in the future.

Canyon Lake Property Owners Association  
Detail Report by Category

Fire Station - Floor, Carpet	QUANTITY	170 sq. yds.
	UNIT COST	0.000
ASSET ID 1449	PERCENT REPL	0.00%
GROUP/FACILITY 2	CURRENT COST	0.00
CATEGORY 2	FUTURE COST	0.00
	ASSIGNED RESERVES	0.00
PLACED IN SERVICE 5/00	SALVAGE VALUE	0.00
99 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	0.00
REPLACEMENT YEAR 2099-2100	INTEREST	0.00
81 YEAR REM LIFE	MONTHLY ALLOCTN	0.00

REMARKS:

The association is currently leasing the building to a fire department. Therefore we have not included any of the components to be funded. Once The association assumes back the maintenance responsibility we will fund for the components to be replaced in the future.

Fire Station - Generator	QUANTITY	1 generator
	UNIT COST	0.000
ASSET ID 1446	PERCENT REPL	0.00%
GROUP/FACILITY 2	CURRENT COST	0.00
CATEGORY 2	FUTURE COST	0.00
	ASSIGNED RESERVES	0.00
PLACED IN SERVICE 5/00	SALVAGE VALUE	0.00
99 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	0.00
REPLACEMENT YEAR 2099-2100	INTEREST	0.00
81 YEAR REM LIFE	MONTHLY ALLOCTN	0.00

REMARKS:

This is a 20KW generator.

The association is currently leasing the building to a fire department. Therefore we have not included any of the components to be funded. Once The association assumes back the maintenance responsibility we will fund for the components to be replaced in the future.

Canyon Lake Property Owners Association  
Detail Report by Category

Fire Station - HVAC		QUANTITY	1 total
		UNIT COST	0.000
ASSET ID	1447	PERCENT REPL	0.00%
GROUP/FACILITY	2	CURRENT COST	0.00
CATEGORY	2	FUTURE COST	0.00
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/05	SALVAGE VALUE	0.00
99 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	0.00
REPLACEMENT YEAR	2104-2105	INTEREST	0.00
86 YEAR REM LIFE		MONTHLY ALLOCTN	0.00

REMARKS:

1 - 3 ton unit  
 1 - 4 ton unit

The association is currently leasing the building to a fire department. Therefore we have not included any of the components to be funded. Once The association assumes back the maintenance responsibility we will fund for the components to be replaced in the future.

Fire Station - Kitchen		QUANTITY	165 sq.ft.
		UNIT COST	0.000
ASSET ID	1454	PERCENT REPL	0.00%
GROUP/FACILITY	2	CURRENT COST	0.00
CATEGORY	2	FUTURE COST	0.00
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/97	SALVAGE VALUE	0.00
99 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	0.00
REPLACEMENT YEAR	2096-2097	INTEREST	0.00
78 YEAR REM LIFE		MONTHLY ALLOCTN	0.00

REMARKS:

The association is currently leasing the building to a fire department. Therefore we have not included any of the components to be funded. Once The association assumes back the maintenance responsibility we will fund for the components to be replaced in the future.

Canyon Lake Property Owners Association  
Detail Report by Category

Fire Station - Paint, Exterior		QUANTITY	6,600 sq. ft.
		UNIT COST	0.000
ASSET ID	1457	PERCENT REPL	0.00%
GROUP/FACILITY	2	CURRENT COST	0.00
CATEGORY	2	FUTURE COST	0.00
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/12	SALVAGE VALUE	0.00
99 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	0.00
REPLACEMENT YEAR	2111-2112	INTEREST	0.00
93 YEAR REM LIFE		MONTHLY ALLOCTN	0.00

REMARKS:

The association is currently leasing the building to a fire department. Therefore we have not included any of the components to be funded. Once The association assumes back the maintenance responsibility we will fund for the components to be replaced in the future.

Fire Station - Paint, Interior		QUANTITY	5,725 sq. ft.
		UNIT COST	0.000
ASSET ID	1456	PERCENT REPL	0.00%
GROUP/FACILITY	2	CURRENT COST	0.00
CATEGORY	2	FUTURE COST	0.00
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/12	SALVAGE VALUE	0.00
99 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	0.00
REPLACEMENT YEAR	2111-2112	INTEREST	0.00
93 YEAR REM LIFE		MONTHLY ALLOCTN	0.00

REMARKS:

The association is currently leasing the building to a fire department. Therefore we have not included any of the components to be funded. Once The association assumes back the maintenance responsibility we will fund for the components to be replaced in the future.

**Canyon Lake Property Owners Association**  
Detail Report by Category

Fire Station - Paint, Trim/Doors		QUANTITY	1,125 sq. ft.
		UNIT COST	0.000
ASSET ID	1458	PERCENT REPL	0.00%
GROUP/FACILITY	2	CURRENT COST	0.00
CATEGORY	2	FUTURE COST	0.00
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/12	SALVAGE VALUE	0.00
99 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	0.00
REPLACEMENT YEAR	2111-2112	INTEREST	0.00
93 YEAR REM LIFE		MONTHLY ALLOCTN	0.00

REMARKS:

The association is currently leasing the building to a fire department. Therefore we have not included any of the components to be funded. Once The association assumes back the maintenance responsibility we will fund for the components to be replaced in the future.

Fire Station - Restrooms		QUANTITY	2 restrooms
		UNIT COST	0.000
ASSET ID	1453	PERCENT REPL	0.00%
GROUP/FACILITY	2	CURRENT COST	0.00
CATEGORY	2	FUTURE COST	0.00
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/97	SALVAGE VALUE	0.00
99 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	0.00
REPLACEMENT YEAR	2096-2097	INTEREST	0.00
78 YEAR REM LIFE		MONTHLY ALLOCTN	0.00

REMARKS:

The association is currently leasing the building to a fire department. Therefore we have not included any of the components to be funded. Once The association assumes back the maintenance responsibility we will fund for the components to be replaced in the future.



Canyon Lake Property Owners Association  
Detail Report by Category

Fire Station - Roof, Flat	QUANTITY	2,030 sq. ft.
	UNIT COST	0.000
ASSET ID 1459	PERCENT REPL	0.00%
GROUP/FACILITY 2	CURRENT COST	0.00
CATEGORY 2	FUTURE COST	0.00
	ASSIGNED RESERVES	0.00
PLACED IN SERVICE 5/97	SALVAGE VALUE	0.00
99 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	0.00
REPLACEMENT YEAR 2096-2097	INTEREST	0.00
78 YEAR REM LIFE	MONTHLY ALLOCTN	0.00

REMARKS:

The association is currently leasing the building to a fire department. Therefore we have not included any of the components to be funded. Once The association assumes back the maintenance responsibility we will fund for the components to be replaced in the future.

Fire Station - Roof, Tile	QUANTITY	4,675 sq. ft.
	UNIT COST	0.000
ASSET ID 1460	PERCENT REPL	0.00%
GROUP/FACILITY 2	CURRENT COST	0.00
CATEGORY 2	FUTURE COST	0.00
	ASSIGNED RESERVES	0.00
PLACED IN SERVICE 5/97	SALVAGE VALUE	0.00
99 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	0.00
REPLACEMENT YEAR 2096-2097	INTEREST	0.00
78 YEAR REM LIFE	MONTHLY ALLOCTN	0.00

REMARKS:

The association is currently leasing the building to a fire department. Therefore we have not included any of the components to be funded. Once The association assumes back the maintenance responsibility we will fund for the components to be replaced in the future.

Canyon Lake Property Owners Association  
Detail Report by Category

Fire Station - Storage Buildings		QUANTITY	2 buildings
		UNIT COST	0.000
ASSET ID	1461	PERCENT REPL	0.00%
GROUP/FACILITY	2	CURRENT COST	0.00
CATEGORY	2	FUTURE COST	0.00
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/97	SALVAGE VALUE	0.00
99 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	0.00
REPLACEMENT YEAR	2096-2097	INTEREST	0.00
78 YEAR REM LIFE		MONTHLY ALLOCTN	0.00

REMARKS:

These are 10' x 16' wood storage structures.

The association is currently leasing the building to a fire department. Therefore we have not included any of the components to be funded. Once The association assumes back the maintenance responsibility we will fund for the components to be replaced in the future.

Fire Station - Water Heater		QUANTITY	1 total
		UNIT COST	0.000
ASSET ID	1452	PERCENT REPL	0.00%
GROUP/FACILITY	2	CURRENT COST	0.00
CATEGORY	2	FUTURE COST	0.00
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/06	SALVAGE VALUE	0.00
99 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	0.00
REPLACEMENT YEAR	2105-2106	INTEREST	0.00
87 YEAR REM LIFE		MONTHLY ALLOCTN	0.00

REMARKS:

1 - 50 gallon water heater

The association is currently leasing the building to a fire department. Therefore we have not included any of the components to be funded. Once The association assumes back the maintenance responsibility we will fund for the components to be replaced in the future.

Canyon Lake Property Owners Association  
Detail Report by Category

Fire Station - WI, Gates	QUANTITY	1 gate
	UNIT COST	0.000
ASSET ID 1448	PERCENT REPL	0.00%
GROUP/FACILITY 2	CURRENT COST	0.00
CATEGORY 2	FUTURE COST	0.00
	ASSIGNED RESERVES	0.00
PLACED IN SERVICE 5/00	SALVAGE VALUE	0.00
99 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	0.00
REPLACEMENT YEAR 2099-2100	INTEREST	0.00
81 YEAR REM LIFE	MONTHLY ALLOCTN	0.00

REMARKS:

The association is currently leasing the building to a fire department. Therefore we have not included any of the components to be funded. Once The association assumes back the maintenance responsibility we will fund for the components to be replaced in the future.

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CATEGORY SUMMARY:	ASSIGNED RESERVES	0.00
	MONTHLY CNTRBTN	0.00
	INTEREST	0.00
	MONTHLY ALLOCTN	0.00

Canyon Lake Property Owners Association  
Detail Report by Category

East Gate - Counters		QUANTITY	1 total
		UNIT COST	1,788.000
ASSET ID	1841	PERCENT REPL	100.00%
GROUP/FACILITY	3	CURRENT COST	1,788.00
CATEGORY	3	FUTURE COST	2,271.58
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	9/17	SALVAGE VALUE	0.00
12 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	14.84
REPLACEMENT YEAR	2029-2030	INTEREST	0.05
11 YEAR REM LIFE		MONTHLY ALLOCTN	14.89

REMARKS:

New counters were installed in 2017 for a cost of \$1,750.

The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

East Gate - Fence, Wrought Iron		QUANTITY	1 total
		UNIT COST	8,224.000
ASSET ID	2089	PERCENT REPL	100.00%
GROUP/FACILITY	3	CURRENT COST	8,224.00
CATEGORY	3	FUTURE COST	9,577.22
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/05	SALVAGE VALUE	0.00
20 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	104.21
REPLACEMENT YEAR	2025-2026	INTEREST	0.34
7 YEAR REM LIFE		MONTHLY ALLOCTN	104.55

REMARKS:

This fencing is located at the East Gates.

216 lin.ft. of 4'3" fencing	@	\$ 35.88	=	\$ 7,750.00
1 - 2'6" x 4'0" s/b and w/i gate	@	474.00	=	474.00
				-----
		TOTAL	=	\$ 8,224.00

\*This is an access gate to the HVAC unit.

Canyon Lake Property Owners Association  
Detail Report by Category

East Gate - Furniture		QUANTITY	4 chairs
		UNIT COST	48.000
ASSET ID	1653	PERCENT REPL	100.00%
GROUP/FACILITY	3	CURRENT COST	192.00
CATEGORY	3	FUTURE COST	192.00
		ASSIGNED RESERVES	192.00
PLACED IN SERVICE	5/14	SALVAGE VALUE	0.00
4 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	4.17
REPLACEMENT YEAR 2018-2019		INTEREST	0.01
0 YEAR REM LIFE		MONTHLY ALLOCTN	4.18

REMARKS:

This is to replace the chairs.

East Gate - Gate Operator, Barrier		QUANTITY	3 operators
		UNIT COST	2,913.000
ASSET ID	1654	PERCENT REPL	100.00%
GROUP/FACILITY	3	CURRENT COST	8,739.00
CATEGORY	3	FUTURE COST	8,931.26
		ASSIGNED RESERVES	7,646.63
PLACED IN SERVICE	5/11	SALVAGE VALUE	0.00
8 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	102.25
REPLACEMENT YEAR 2019-2020		INTEREST	4.80
1 YEAR REM LIFE		MONTHLY ALLOCTN	107.05

REMARKS:

We are assuming the arms will be replaced using operating budget.

East Gate - HVAC		QUANTITY	1 unit
		UNIT COST	5,537.000
ASSET ID	1656	PERCENT REPL	100.00%
GROUP/FACILITY	3	CURRENT COST	5,537.00
CATEGORY	3	FUTURE COST	5,658.81
		ASSIGNED RESERVES	5,167.87
PLACED IN SERVICE	5/04	SALVAGE VALUE	0.00
14 YEAR USEFUL LIFE			
+1 YEAR ADJUSTMENT		MONTHLY CNTRBTN	37.77
REPLACEMENT YEAR 2019-2020		INTEREST	3.15
1 YEAR REM LIFE		MONTHLY ALLOCTN	40.92

**Canyon Lake Property Owners Association**  
Detail Report by Category

East Gate - HVAC, Continued ...

REMARKS:

1 Goodman 2 ton unit @ \$ 5,537.00 = \$ 5,537.00  
 -----  
 TOTAL = \$ 5,537.00

East Gate - Lighting	QUANTITY	1 total
	UNIT COST	15,697.000
ASSET ID 2088	PERCENT REPL	100.00%
GROUP/FACILITY 3	CURRENT COST	15,697.00
CATEGORY 3	FUTURE COST	16,395.27
	ASSIGNED RESERVES	14,127.30
PLACED IN SERVICE 5/00	SALVAGE VALUE	0.00
20 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	84.70
REPLACEMENT YEAR 2020-2021	INTEREST	8.54
2 YEAR REM LIFE	MONTHLY ALLOCTN	93.24

REMARKS:

Exterior:

8 - recessed fixtures	@ \$ 157.00	= \$ 1,256.00
1 - w/m vapor fixtures	@ 371.00	= 371.00
4 - LED spot lights	@ 196.00	= 784.00
4 - double flood	@ 262.00	= 1,048.00
10 - p/m large lanterns	@ 1,107.00	= 11,070.00

Interior:

4 - 1' x 1' c/m box fixtures	@ 292.00	= 1,168.00
		-----
	TOTAL	= \$ 15,697.00

East Gate - Paint, Exterior	QUANTITY	1,330 sq. ft.
	UNIT COST	0.950
ASSET ID 1649	PERCENT REPL	100.00%
GROUP/FACILITY 3	CURRENT COST	1,263.50
CATEGORY 3	FUTURE COST	1,319.71
	ASSIGNED RESERVES	947.63
PLACED IN SERVICE 5/12	SALVAGE VALUE	0.00
8 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	14.69
REPLACEMENT YEAR 2020-2021	INTEREST	0.60
2 YEAR REM LIFE	MONTHLY ALLOCTN	15.29

Canyon Lake Property Owners Association  
Detail Report by Category

East Gate - Paint, Exterior, Continued ...

REMARKS:

This is to paint the exterior of the gate house.

East Gate - Paint, Interior	QUANTITY	680 sq. ft.
	UNIT COST	1.430
ASSET ID 1650	PERCENT REPL	100.00%
GROUP/FACILITY 3	CURRENT COST	972.40
CATEGORY 3	FUTURE COST	972.40
	ASSIGNED RESERVES	972.40
PLACED IN SERVICE 5/16	SALVAGE VALUE	0.00
2 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	41.58
REPLACEMENT YEAR 2018-2019	INTEREST	0.13
0 YEAR REM LIFE	MONTHLY ALLOCTN	41.71

REMARKS:

This is to paint the interior of the gate house.

East Gate - Restroom	QUANTITY	1 total
	UNIT COST	11,165.000
ASSET ID 1652	PERCENT REPL	100.00%
GROUP/FACILITY 3	CURRENT COST	11,165.00
CATEGORY 3	FUTURE COST	12,180.42
	ASSIGNED RESERVES	0.00
PLACED IN SERVICE 5/97	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	242.23
REPLACEMENT YEAR 2022-2023	INTEREST	0.78
4 YEAR REM LIFE	MONTHLY ALLOCTN	243.01

REMARKS:

1 toilet, tank type	@	\$ 567.00	=	\$ 567.00
242 sq. ft. of vinyl flooring	@	6.81	=	1,648.00
2 lin ft of vanity	@	132.00	=	264.00
1 sink, stainless steel bar	@	579.00	=	579.00
12 lin. ft. of lam base cabinets	@	301.00	=	3,612.00
1 - 2'4" x 6'8" HCHB doors	@	219.00	=	219.00
2 - 3'0" x 6'8" Dutch doors	@	2,138.00	=	4,276.00
				-----
		TOTAL	=	\$ 11,165.00

**Canyon Lake Property Owners Association**  
Detail Report by Category

<b>East Gate - Roof, Tile</b>		QUANTITY	850 sq. ft.
		UNIT COST	11.330
ASSET ID	1648	PERCENT REPL	100.00%
GROUP/FACILITY	3	CURRENT COST	9,630.50
CATEGORY	3	FUTURE COST	12,504.31
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/00	SALVAGE VALUE	0.00
30 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	73.80
REPLACEMENT YEAR 2030-2031		INTEREST	0.24
12 YEAR REM LIFE		MONTHLY ALLOCTN	74.04

REMARKS:

A funding provision has been established for repairs and/or replacement of the felt underlayment and re-installation of the original tiles.

<b>East Gate - Walls, Block</b>		QUANTITY	430 sq. ft.
		UNIT COST	26.040
ASSET ID	2090	PERCENT REPL	10.00%
GROUP/FACILITY	3	CURRENT COST	1,119.72
CATEGORY	3	FUTURE COST	1,303.96
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/00	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	14.19
REPLACEMENT YEAR 2025-2026		INTEREST	0.05
7 YEAR REM LIFE		MONTHLY ALLOCTN	14.24

REMARKS:

It is estimated that a percentage of the block walls will require repair or replacement. The actual condition of the block walls should be monitored through time and the estimates adjusted accordingly.

<b>Main Gate - Access System</b>		QUANTITY	1 system
		UNIT COST	799,189.000
ASSET ID	1702	PERCENT REPL	100.00%
GROUP/FACILITY	3	CURRENT COST	799,189.00
CATEGORY	3	FUTURE COST	972,092.43
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/17	SALVAGE VALUE	0.00
10 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	7,991.24
REPLACEMENT YEAR 2027-2028		INTEREST	25.69
9 YEAR REM LIFE		MONTHLY ALLOCTN	8,016.93



Canyon Lake Property Owners Association  
Detail Report by Category

Main Gate - Access System, Continued ...

REMARKS:

A new access system was installed in May 2015-December 2016 for a total cost of \$799,189. In 2016, \$10,701 was spent on the East gate access system.

The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

For budgeting purposes, we have used the next fiscal year's beginning date as the placed-in-service date for this component.

Main Gate - Bulletin Boards		QUANTITY	2 boards
		UNIT COST	1,000.000
ASSET ID	2188	PERCENT REPL	100.00%
GROUP/FACILITY	3	CURRENT COST	2,000.00
CATEGORY	3	FUTURE COST	2,486.22
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/16	SALVAGE VALUE	0.00
12 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	18.13
REPLACEMENT YEAR	2028-2029	INTEREST	0.06
10 YEAR REM LIFE		MONTHLY ALLOCTN	18.19

REMARKS:

Two new bulletin boards were installed in April 2016 for a cost of \$2000.

Main Gate - Counter		QUANTITY	12 lin.ft.
		UNIT COST	84.000
ASSET ID	2099	PERCENT REPL	100.00%
GROUP/FACILITY	3	CURRENT COST	1,008.00
CATEGORY	3	FUTURE COST	1,280.62
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/17	SALVAGE VALUE	0.00
12 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	8.37
REPLACEMENT YEAR	2029-2030	INTEREST	0.03
11 YEAR REM LIFE		MONTHLY ALLOCTN	8.40

REMARKS:

These are laminated plastic counters.

Canyon Lake Property Owners Association  
Detail Report by Category

Main Gate - Doors		QUANTITY	1 total
		UNIT COST	16,064.000
ASSET ID	2097	PERCENT REPL	100.00%
GROUP/FACILITY	3	CURRENT COST	16,064.00
CATEGORY	3	FUTURE COST	27,081.65
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/17	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	66.99
REPLACEMENT YEAR	2042-2043	INTEREST	0.22
24 YEAR REM LIFE		MONTHLY ALLOCTN	67.21

REMARKS:

2 - 3'0" x 7'0" metal doors	@	\$ 1,748.00	=	\$ 3,496.00
2 - 3'0" x 6'8" metal doors w/window	@	2,008.00	=	4,016.00
4 - 3'0" x 6'8" metal Dutch doors	@	2,138.00	=	8,552.00
				-----
		TOTAL	=	\$ 16,064.00

Main Gate - Fence, Solid Board		QUANTITY	1 total
		UNIT COST	3,522.000
ASSET ID	1844	PERCENT REPL	100.00%
GROUP/FACILITY	3	CURRENT COST	3,522.00
CATEGORY	3	FUTURE COST	4,673.59
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/17	SALVAGE VALUE	0.00
14 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	25.09
REPLACEMENT YEAR	2031-2032	INTEREST	0.08
13 YEAR REM LIFE		MONTHLY ALLOCTN	25.17

REMARKS:

15 lin. ft. of 5' fencing	@	\$ 49.59	=	\$ 744.00
1 - 5' x 2' gate	@	384.00	=	384.00
6 - 4'0" x 2'6" gate	@	399.00	=	2,394.00
				-----
		TOTAL	=	\$ 3,522.00

Canyon Lake Property Owners Association  
Detail Report by Category

Main Gate - Fence, Tubular Steel		QUANTITY	1 total
		UNIT COST	4,664.000
ASSET ID	2098	PERCENT REPL	100.00%
GROUP/FACILITY	3	CURRENT COST	4,664.00
CATEGORY	3	FUTURE COST	7,052.22
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/17	SALVAGE VALUE	0.00
20 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	23.72
REPLACEMENT YEAR	2037-2038	INTEREST	0.08
19 YEAR REM LIFE		MONTHLY ALLOCTN	23.80

REMARKS:

This is ameristar tubular steel fencing and will not require painting in the future:

130 lin. ft. of 4'3" fencing	@	\$ 35.88	=	\$ 4,664.00
				-----
		TOTAL	=	\$ 4,664.00

Main Gate - Fence, Wrought Iron		QUANTITY	1 total
		UNIT COST	14,570.000
ASSET ID	1849	PERCENT REPL	100.00%
GROUP/FACILITY	3	CURRENT COST	14,570.00
CATEGORY	3	FUTURE COST	16,967.42
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/05	SALVAGE VALUE	0.00
20 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	184.62
REPLACEMENT YEAR	2025-2026	INTEREST	0.59
7 YEAR REM LIFE		MONTHLY ALLOCTN	185.21

REMARKS:

This fencing is located at the Main Gate area:

369 lin. ft. of 4'3" fencing	@	\$ 35.88	=	\$ 13,240.0
1 - 4'3" x 6'8" std pedestrian gates w/mesh	@	1,330.00	=	1,330.0
				-----
		TOTAL	=	\$ 14,570.0

Canyon Lake Property Owners Association  
Detail Report by Category

Main Gate - Flagpoles, Wood		QUANTITY	1 flag pole
		UNIT COST	3,491.000
ASSET ID	1643	PERCENT REPL	100.00%
GROUP/FACILITY	3	CURRENT COST	3,491.00
CATEGORY	3	FUTURE COST	4,532.74
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/00	SALVAGE VALUE	0.00
30 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	26.75
REPLACEMENT YEAR 2030-2031		INTEREST	0.09
12 YEAR REM LIFE		MONTHLY ALLOCTN	26.84

REMARKS:

30' Wood (Fir) Flagpole Installed with Base.

Main Gate - Furniture		QUANTITY	4 chairs
		UNIT COST	48.000
ASSET ID	2100	PERCENT REPL	100.00%
GROUP/FACILITY	3	CURRENT COST	192.00
CATEGORY	3	FUTURE COST	204.95
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/17	SALVAGE VALUE	0.00
4 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	5.51
REPLACEMENT YEAR 2021-2022		INTEREST	0.02
3 YEAR REM LIFE		MONTHLY ALLOCTN	5.53

REMARKS:

These are standard sitting chair.

Main Gate - Gate Operator, Barrier		QUANTITY	3 operators
		UNIT COST	2,913.000
ASSET ID	1635	PERCENT REPL	100.00%
GROUP/FACILITY	3	CURRENT COST	8,739.00
CATEGORY	3	FUTURE COST	10,176.96
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/17	SALVAGE VALUE	0.00
8 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	110.74
REPLACEMENT YEAR 2025-2026		INTEREST	0.36
7 YEAR REM LIFE		MONTHLY ALLOCTN	111.10

Canyon Lake Property Owners Association  
Detail Report by Category

Main Gate - Gate Operator, Barrier, Continued ...

REMARKS:

These are "DKS" barrier gate operators.

We are assuming the arms will be replaced using operating budget.

Main Gate - HVAC		QUANTITY	1 total
		UNIT COST	11,790.000
ASSET ID	1633	PERCENT REPL	100.00%
GROUP/FACILITY	3	CURRENT COST	11,790.00
CATEGORY	3	FUTURE COST	15,645.00
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/17	SALVAGE VALUE	0.00
14 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	84.00
REPLACEMENT YEAR 2031-2032		INTEREST	0.27
13 YEAR REM LIFE		MONTHLY ALLOCTN	84.27

REMARKS:

1 - Mr slim mitsubishi inverter	@	\$ 1,649.00	=	\$ 1,649.00
1 - 1 ton mitsubishi (restrooms)	@	1,985.00	=	1,985.00
2 - 1.5 ton Mr slim mitsubishi	@	2,324.00	=	4,648.00
1 - 2 ton mitsubishi (mechanical)	@	2,616.00	=	2,616.00
1 - electric water heater	@	892.00	=	892.00
				-----
		TOTAL	=	\$ 11,790.00

Main Gate - Lighting, Buildings		QUANTITY	1 total
		UNIT COST	2,751.000
ASSET ID	2096	PERCENT REPL	100.00%
GROUP/FACILITY	3	CURRENT COST	2,751.00
CATEGORY	3	FUTURE COST	4,159.66
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/17	SALVAGE VALUE	0.00
20 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	13.99
REPLACEMENT YEAR 2037-2038		INTEREST	0.05
19 YEAR REM LIFE		MONTHLY ALLOCTN	14.04

Canyon Lake Property Owners Association  
Detail Report by Category

Main Gate - Lighting, Buildings, Continued ...

REMARKS:

Exterior:

2 - w/m large lanterns @ \$ 1,107.00 = \$ 2,214.00

Interior:

3 - 4' dbl fluorescent fixtures @ 179.00 = 537.00

-----  
TOTAL = \$ 2,751.00

Main Gate - Lighting, Poles	
-----------------------------	--

	QUANTITY	1 pole
	UNIT COST	1,065.000
ASSET ID 1634	PERCENT REPL	100.00%
GROUP/FACILITY 3	CURRENT COST	1,065.00
CATEGORY 3	FUTURE COST	1,136.85
	ASSIGNED RESERVES	0.00
PLACED IN SERVICE 5/97	SALVAGE VALUE	0.00
24 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	30.58
REPLACEMENT YEAR 2021-2022	INTEREST	0.10
3 YEAR REM LIFE	MONTHLY ALLOCTN	30.68

REMARKS:

This is a pole with a single fixture.

Main Gate - Paint, Exterior	
-----------------------------	--

	QUANTITY	950 sq. ft.
	UNIT COST	0.950
ASSET ID 1640	PERCENT REPL	100.00%
GROUP/FACILITY 3	CURRENT COST	902.50
CATEGORY 3	FUTURE COST	1,051.00
	ASSIGNED RESERVES	0.00
PLACED IN SERVICE 5/17	SALVAGE VALUE	0.00
8 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	11.44
REPLACEMENT YEAR 2025-2026	INTEREST	0.04
7 YEAR REM LIFE	MONTHLY ALLOCTN	11.48

REMARKS:

This is to paint the exterior of the gate house.

Canyon Lake Property Owners Association  
Detail Report by Category

Main Gate - Paint, Interior		QUANTITY	2,771 sq. ft.
		UNIT COST	1.430
ASSET ID	1639	PERCENT REPL	100.00%
GROUP/FACILITY	3	CURRENT COST	3,962.53
CATEGORY	3	FUTURE COST	3,962.53
		ASSIGNED RESERVES	3,962.53
PLACED IN SERVICE	5/17	SALVAGE VALUE	0.00
2 YEAR USEFUL LIFE			
-1 YEAR ADJUSTMENT		MONTHLY CNTRBTN	169.44
REPLACEMENT YEAR 2018-2019		INTEREST	0.54
0 YEAR REM LIFE		MONTHLY ALLOCTN	169.98

REMARKS:

Restrooms - 183 sq. ft.  
 Gates - 2,588  
 -----  
 TOTAL = 2,771 sq. ft.

The useful life of this asset has been decreased due to its present condition.

Main Gate - Paint, Metals		QUANTITY	3,151 sq. ft.
		UNIT COST	0.950
ASSET ID	1854	PERCENT REPL	100.00%
GROUP/FACILITY	3	CURRENT COST	2,993.45
CATEGORY	3	FUTURE COST	3,126.61
		ASSIGNED RESERVES	997.82
PLACED IN SERVICE	5/17	SALVAGE VALUE	0.00
3 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	86.58
REPLACEMENT YEAR 2020-2021		INTEREST	0.86
2 YEAR REM LIFE		MONTHLY ALLOCTN	87.44

REMARKS:

This is to paint all the metal fencing, doors and gates at the entry areas.

**Canyon Lake Property Owners Association**  
Detail Report by Category

<b>Main Gate - Restroom</b>	QUANTITY	1 total
	UNIT COST	2,195.000
ASSET ID 1637	PERCENT REPL	100.00%
GROUP/FACILITY 3	CURRENT COST	2,195.00
CATEGORY 3	FUTURE COST	3,700.46
	ASSIGNED RESERVES	0.00
PLACED IN SERVICE 5/17	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	9.15
REPLACEMENT YEAR 2042-2043	INTEREST	0.03
24 YEAR REM LIFE	MONTHLY ALLOCTN	9.18

REMARKS:

1 toilet, flush valve	@	\$ 916.00	=	\$ 916.00
1 w/m sink, rectangular	@	585.00	=	585.00
130 sq. ft. walls, marlite	@	5.34	=	694.00
				-----
		TOTAL	=	\$ 2,195.00

<b>Main Gate - Roof, Gutter/Down</b>	QUANTITY	132 lin. ft.
	UNIT COST	10.040
ASSET ID 2095	PERCENT REPL	100.00%
GROUP/FACILITY 3	CURRENT COST	1,325.28
CATEGORY 3	FUTURE COST	2,491.06
	ASSIGNED RESERVES	0.00
PLACED IN SERVICE 5/17	SALVAGE VALUE	0.00
22 YEAR USEFUL LIFE		
+8 YEAR ADJUSTMENT	MONTHLY CNTRBTN	4.73
REPLACEMENT YEAR 2047-2048	INTEREST	0.02
29 YEAR REM LIFE	MONTHLY ALLOCTN	4.75

REMARKS:

For budgeting purposes, we are assuming the gutters and downspouts will be replaced inconjunction with the roof replacement.

gutters	-	72 lin. ft.
downspouts	-	60
		---
TOTAL	=	132 lin. ft.



Canyon Lake Property Owners Association  
Detail Report by Category

Main Gate - Roof, Tile		QUANTITY	398 sq. ft.
		UNIT COST	11.330
ASSET ID	1641	PERCENT REPL	100.00%
GROUP/FACILITY	3	CURRENT COST	4,509.34
CATEGORY	3	FUTURE COST	8,475.96
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/17	SALVAGE VALUE	0.00
30 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	16.11
REPLACEMENT YEAR 2047-2048		INTEREST	0.05
29 YEAR REM LIFE		MONTHLY ALLOCTN	16.16

REMARKS:

A funding provision has been established for repairs and/or replacement of the felt underlayment and re-installation of the original tiles.

North Gate - Appliances		QUANTITY	1 provision
		UNIT COST	500.000
ASSET ID	2094	PERCENT REPL	100.00%
GROUP/FACILITY	3	CURRENT COST	500.00
CATEGORY	3	FUTURE COST	522.24
		ASSIGNED RESERVES	333.33
PLACED IN SERVICE	5/14	SALVAGE VALUE	0.00
6 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	7.54
REPLACEMENT YEAR 2020-2021		INTEREST	0.22
2 YEAR REM LIFE		MONTHLY ALLOCTN	7.76

REMARKS:

This is to replace the small refrigerator and microwave.

North Gate - Counter		QUANTITY	18 lin.ft.
		UNIT COST	84.000
ASSET ID	2091	PERCENT REPL	100.00%
GROUP/FACILITY	3	CURRENT COST	1,512.00
CATEGORY	3	FUTURE COST	1,545.26
		ASSIGNED RESERVES	1,431.00
PLACED IN SERVICE	9/00	SALVAGE VALUE	0.00
12 YEAR USEFUL LIFE			
+7 YEAR ADJUSTMENT		MONTHLY CNTRBTN	8.66
REPLACEMENT YEAR 2019-2020		INTEREST	0.87
1 YEAR REM LIFE		MONTHLY ALLOCTN	9.53

Canyon Lake Property Owners Association  
Detail Report by Category

North Gate - Counter, Continued ...

REMARKS:

This is the laminated plastic counters.

North Gate - Furniture		QUANTITY	2 chairs
		UNIT COST	48.000
ASSET ID	1661	PERCENT REPL	100.00%
GROUP/FACILITY	3	CURRENT COST	96.00
CATEGORY	3	FUTURE COST	96.00
		ASSIGNED RESERVES	96.00
PLACED IN SERVICE	5/12	SALVAGE VALUE	0.00
4 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	2.08
REPLACEMENT YEAR	2018-2019	INTEREST	0.01
0 YEAR REM LIFE		MONTHLY ALLOCTN	2.09

REMARKS:

These are standard sitting chairs.

North Gate - Gate		QUANTITY	1 gate
		UNIT COST	474.000
ASSET ID	2092	PERCENT REPL	100.00%
GROUP/FACILITY	3	CURRENT COST	474.00
CATEGORY	3	FUTURE COST	517.11
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/02	SALVAGE VALUE	0.00
20 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	10.28
REPLACEMENT YEAR	2022-2023	INTEREST	0.03
4 YEAR REM LIFE		MONTHLY ALLOCTN	10.31

REMARKS:

1 - 2'0" x 4'0" s/b and w/i gate*	@	\$ 474.00	=	\$ 474.00
				-----
		TOTAL	=	\$ 474.00

\*This is an access gate to the HVAC unit.

Canyon Lake Property Owners Association  
Detail Report by Category

North Gate - Gate Operator, Barrier		QUANTITY	2 operators
		UNIT COST	2,913.000
ASSET ID	1660	PERCENT REPL	100.00%
GROUP/FACILITY	3	CURRENT COST	5,826.00
CATEGORY	3	FUTURE COST	6,085.16
		ASSIGNED RESERVES	4,369.50
PLACED IN SERVICE	5/12	SALVAGE VALUE	0.00
8 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	67.72
REPLACEMENT YEAR	2020-2021	INTEREST	2.77
2 YEAR REM LIFE		MONTHLY ALLOCTN	70.49

REMARKS:

We are assuming the arms will be replaced using operating budget.

North Gate - HVAC		QUANTITY	1 unit
		UNIT COST	5,537.000
ASSET ID	1659	PERCENT REPL	100.00%
GROUP/FACILITY	3	CURRENT COST	5,537.00
CATEGORY	3	FUTURE COST	5,783.31
		ASSIGNED RESERVES	4,746.00
PLACED IN SERVICE	5/06	SALVAGE VALUE	0.00
14 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	39.73
REPLACEMENT YEAR	2020-2021	INTEREST	2.91
2 YEAR REM LIFE		MONTHLY ALLOCTN	42.64

REMARKS:

This is #39 #5370  
 1 Goodman 2.5 ton unit @ \$ 5,537.00 = \$ 5,537.00  
-----  
 TOTAL = \$ 5,537.00

m/n 882140301AD

Canyon Lake Property Owners Association  
Detail Report by Category

North Gate - Lighting		QUANTITY	1 total
		UNIT COST	2,132.000
ASSET ID	2093	PERCENT REPL	100.00%
GROUP/FACILITY	3	CURRENT COST	2,132.00
CATEGORY	3	FUTURE COST	2,226.84
		ASSIGNED RESERVES	1,918.80
PLACED IN SERVICE	5/00	SALVAGE VALUE	0.00
20 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	11.50
REPLACEMENT YEAR	2020-2021	INTEREST	1.16
2 YEAR REM LIFE		MONTHLY ALLOCTN	12.66

REMARKS:

Exterior:

8 - recessed fixtures @ \$ 157.00 = \$ 1,256.00

Interior:

3 - 1' x 1' c/m box fixtures @ 292.00 = 876.00

-----  
TOTAL = \$ 2,132.00

North Gate - Paint, Exterior		QUANTITY	1,620 sq. ft.
		UNIT COST	0.950
ASSET ID	1664	PERCENT REPL	100.00%
GROUP/FACILITY	3	CURRENT COST	1,539.00
CATEGORY	3	FUTURE COST	1,607.46
		ASSIGNED RESERVES	1,154.25
PLACED IN SERVICE	5/12	SALVAGE VALUE	0.00
8 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	17.89
REPLACEMENT YEAR	2020-2021	INTEREST	0.73
2 YEAR REM LIFE		MONTHLY ALLOCTN	18.62

REMARKS:

This is to paint the exterior of the gate house

**Canyon Lake Property Owners Association**  
Detail Report by Category

North Gate - Paint, Interior		QUANTITY	770 sq. ft.
		UNIT COST	1.430
ASSET ID	1663	PERCENT REPL	100.00%
GROUP/FACILITY	3	CURRENT COST	1,101.10
CATEGORY	3	FUTURE COST	1,101.10
		ASSIGNED RESERVES	1,101.10
PLACED IN SERVICE	5/16	SALVAGE VALUE	0.00
2 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	47.08
REPLACEMENT YEAR	2018-2019	INTEREST	0.15
0 YEAR REM LIFE		MONTHLY ALLOCTN	47.23

REMARKS:

This is to paint the interior of the gate house

North Gate - Restroom, Refurb		QUANTITY	1 total
		UNIT COST	12,425.000
ASSET ID	1662	PERCENT REPL	100.00%
GROUP/FACILITY	3	CURRENT COST	12,425.00
CATEGORY	3	FUTURE COST	13,555.01
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/97	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	269.57
REPLACEMENT YEAR	2022-2023	INTEREST	0.87
4 YEAR REM LIFE		MONTHLY ALLOCTN	270.44

REMARKS:

1 toilet, tank type	@	\$ 567.00	=	\$ 567.00
142 sq. ft. of vinyl flooring	@	6.81	=	967.00
2 lin ft of vanity	@	132.00	=	264.00
1 w/m sink, rectangular	@	585.00	=	585.00
12 lin. ft. of lam base cabinets	@	301.00	=	3,612.00
2 - 3'0" x 6'8" SCHB doors	@	512.00	=	1,024.00
2 - 3'0" x 6'8" Dutch doors	@	2,138.00	=	4,276.00
1 - instahot water heater	@	1,130.00	=	1,130.00
				-----
		TOTAL	=	\$ 12,425.00

Canyon Lake Property Owners Association  
Detail Report by Category

North Gate - Roof, Flat		QUANTITY	300 sq. ft.
		UNIT COST	26.850
ASSET ID	1666	PERCENT REPL	100.00%
GROUP/FACILITY	3	CURRENT COST	8,055.00
CATEGORY	3	FUTURE COST	8,413.32
		ASSIGNED RESERVES	7,249.50
PLACED IN SERVICE	5/00	SALVAGE VALUE	0.00
20 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	43.46
REPLACEMENT YEAR	2020-2021	INTEREST	4.38
2 YEAR REM LIFE		MONTHLY ALLOCTN	47.84

REMARKS:

This is a wood structure with a flat roof. We are funding to replace the wood structure and flat roof.

In order to ensure a high quality installation, the client may wish to obtain the services of an independent roofing consultant to work with the client and the roofing contractor providing installation. Consultants are available for the preparation of installation specifications and, if desired, to work with the contractor during the installation process. We have been advised that fees vary upon the size of the job and the extent of detail required by the client. However, fees for a consultant should not exceed six to eight percent of the actual roof replacement cost. The costs we have used do not include this additional expense. Should the client request, we would be happy to incorporate this into our calculations.

The cost used on this component includes the removal and disposal of the existing material.

North Gate - Roof, Tile		QUANTITY	633 sq. ft.
		UNIT COST	11.330
ASSET ID	1665	PERCENT REPL	100.00%
GROUP/FACILITY	3	CURRENT COST	7,171.89
CATEGORY	3	FUTURE COST	9,312.03
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/00	SALVAGE VALUE	0.00
30 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	54.96
REPLACEMENT YEAR	2030-2031	INTEREST	0.18
12 YEAR REM LIFE		MONTHLY ALLOCTN	55.14

REMARKS:

A funding provision has been established for repairs and/or replacement of the felt underlayment and re-installation of the original tiles.

Canyon Lake Property Owners Association  
Detail Report by Category

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CATEGORY SUMMARY:	ASSIGNED RESERVES	56,413.66
	MONTHLY CNTRBTN	10,202.08
	INTEREST	62.15
	MONTHLY ALLOCTN	10,264.23

Canyon Lake Property Owners Association  
Detail Report by Category

Admin Ext - Doors, Glass		QUANTITY	1 total
		UNIT COST	36,935.000
ASSET ID	1411	PERCENT REPL	100.00%
GROUP/FACILITY	12	CURRENT COST	36,935.00
CATEGORY	12	FUTURE COST	44,925.84
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/05	SALVAGE VALUE	0.00
22 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	369.32
REPLACEMENT YEAR	2027-2028	INTEREST	1.19
9 YEAR REM LIFE		MONTHLY ALLOCTN	370.51

REMARKS:

These are glass storefront doors.

11 - 3'0" x 6'8" single glass doors	@	\$ 2,817.00	=	\$ 30,987.00
1 - 3'6" x 6'8" w/two side lights	@	5,948.00	=	5,948.00
				-----
		TOTAL	=	\$ 36,935.00

The assistant managers doors have punch locks on the doors.

Admin Ext - Ext, Railing, Stairs		QUANTITY	180 lin. ft.
		UNIT COST	55.280
ASSET ID	1343	PERCENT REPL	100.00%
GROUP/FACILITY	12	CURRENT COST	9,950.40
CATEGORY	12	FUTURE COST	12,103.16
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/02	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	99.50
REPLACEMENT YEAR	2027-2028	INTEREST	0.32
9 YEAR REM LIFE		MONTHLY ALLOCTN	99.82

REMARKS:

This is to replace the wrought iron railings, 42" high. We have included a provision to replace the 60 lin. ft. of plastic single pipe railing at the stairwell.



Canyon Lake Property Owners Association  
Detail Report by Category

Admin Ext - Flagpole		QUANTITY	1 flag pole
		UNIT COST	3,491.000
ASSET ID	2162	PERCENT REPL	100.00%
GROUP/FACILITY	12	CURRENT COST	3,491.00
CATEGORY	12	FUTURE COST	6,282.38
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/15	SALVAGE VALUE	0.00
30 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	13.21
REPLACEMENT YEAR	2045-2046	INTEREST	0.04
27 YEAR REM LIFE		MONTHLY ALLOCTN	13.25

REMARKS:

This is to replace the flag pole.

Admin Ext - Fountain		QUANTITY	1 fountain
		UNIT COST	5,000.000
ASSET ID	2163	PERCENT REPL	100.00%
GROUP/FACILITY	12	CURRENT COST	5,000.00
CATEGORY	12	FUTURE COST	5,822.72
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/15	SALVAGE VALUE	0.00
10 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	63.36
REPLACEMENT YEAR	2025-2026	INTEREST	0.20
7 YEAR REM LIFE		MONTHLY ALLOCTN	63.56

REMARKS:

This is a triple fountain with a large base.

We have included a provision for the replacement of the fountain, filter pump and motors and associated items necessary for the repair and/or replacement of the water feature.

Admin Ext - Paint, Exterior		QUANTITY	2,200 sq. ft.
		UNIT COST	0.950
ASSET ID	1347	PERCENT REPL	100.00%
GROUP/FACILITY	12	CURRENT COST	2,090.00
CATEGORY	12	FUTURE COST	2,182.97
		ASSIGNED RESERVES	1,567.50
PLACED IN SERVICE	5/12	SALVAGE VALUE	0.00
8 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	24.29
REPLACEMENT YEAR	2020-2021	INTEREST	1.00
2 YEAR REM LIFE		MONTHLY ALLOCTN	25.29

Canyon Lake Property Owners Association  
Detail Report by Category

Admin Ext - Paint, Exterior, Continued ...

REMARKS:

As this information is not in keeping with our experience, we cannot accept responsibility for its accuracy. For the purposes of this report, we are providing the calculations necessary for funding only. No other warranty is intended, expressed or implied.

Admin Ext - Paint, Metals	QUANTITY	630 sq. ft.
	UNIT COST	1.870
ASSET ID 1346	PERCENT REPL	100.00%
GROUP/FACILITY 12	CURRENT COST	1,178.10
CATEGORY 12	FUTURE COST	1,178.10
	ASSIGNED RESERVES	1,178.10
PLACED IN SERVICE 5/15	SALVAGE VALUE	0.00
3 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	33.83
REPLACEMENT YEAR 2018-2019	INTEREST	0.11
0 YEAR REM LIFE	MONTHLY ALLOCTN	33.94

REMARKS:

This is to paint the wrought iron railing located at the back of the building.

As this information is not in keeping with our experience, we cannot accept responsibility for its accuracy. For the purposes of this report, we are providing the calculations necessary for funding only. No other warranty is intended, expressed or implied.

Admin Ext - Planter Urns	QUANTITY	2 urns
	UNIT COST	750.000
ASSET ID 2164	PERCENT REPL	100.00%
GROUP/FACILITY 12	CURRENT COST	1,500.00
CATEGORY 12	FUTURE COST	1,947.61
	ASSIGNED RESERVES	0.00
PLACED IN SERVICE 5/15	SALVAGE VALUE	0.00
15 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	11.49
REPLACEMENT YEAR 2030-2031	INTEREST	0.04
12 YEAR REM LIFE	MONTHLY ALLOCTN	11.53

REMARKS:

This is to replace the large landscape planter urns.

Canyon Lake Property Owners Association  
Detail Report by Category

Admin Int - Accting, Cabinets		QUANTITY	1 total
		UNIT COST	6,615.000
ASSET ID	1335	PERCENT REPL	100.00%
GROUP/FACILITY	12	CURRENT COST	6,615.00
CATEGORY	12	FUTURE COST	10,911.90
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/16	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	28.58
REPLACEMENT YEAR	2041-2042	INTEREST	0.09
23 YEAR REM LIFE		MONTHLY ALLOCTN	28.67

REMARKS:

9 lin. ft. of wood base cabinets	@	\$ 301.00	=	\$ 2,709.00
9 lin. ft. of wood wall cabinets*	@	250.00	=	2,250.00
9 lin. ft. of lam counter tops	@	184.00	=	1,656.00
				-----
		TOTAL	=	\$ 6,615.00

The accounting office was remodeled in 2016 for a cost of \$4,106.

Admin Int - Accting, Doors		QUANTITY	1 total
		UNIT COST	3,274.000
ASSET ID	2156	PERCENT REPL	100.00%
GROUP/FACILITY	12	CURRENT COST	3,274.00
CATEGORY	12	FUTURE COST	3,812.72
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/00	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	41.49
REPLACEMENT YEAR	2025-2026	INTEREST	0.13
7 YEAR REM LIFE		MONTHLY ALLOCTN	41.62

REMARKS:

Exterior:

2 - 3'0" x 7'0" metal doors w/one light @ \$ 1,339.00 = \$ 2,678.00

Interior:

1 - 3'0" x 6'8" s.c.h.b. doors @ 596.00 = 596.00

-----  
TOTAL = \$ 3,274.00

**Canyon Lake Property Owners Association**  
Detail Report by Category

Admin Int - Accting, Furniture		QUANTITY	1 total
		UNIT COST	9,922.000
ASSET ID	1333	PERCENT REPL	100.00%
GROUP/FACILITY	12	CURRENT COST	9,922.00
CATEGORY	12	FUTURE COST	13,455.87
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/16	SALVAGE VALUE	0.00
16 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	66.11
REPLACEMENT YEAR	2032-2033	INTEREST	0.21
14 YEAR REM LIFE		MONTHLY ALLOCTN	66.32

REMARKS:

4 cubicles	@	\$ 500.00	=	\$ 2,000.00
4 storage racks	@	240.00	=	960.00
4 desks	@	959.00	=	3,836.00
5 chairs	@	242.00	=	1,210.00
4 file cabinets	@	479.00	=	1,916.00
				-----
		TOTAL	=	\$ 9,922.00

Admin Int - Accting, Lighting		QUANTITY	1 total
		UNIT COST	4,091.000
ASSET ID	1920	PERCENT REPL	100.00%
GROUP/FACILITY	12	CURRENT COST	4,091.00
CATEGORY	12	FUTURE COST	6,748.39
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/16	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	17.68
REPLACEMENT YEAR	2041-2042	INTEREST	0.06
23 YEAR REM LIFE		MONTHLY ALLOCTN	17.74

REMARKS:

3 - recessed fixtures	@	\$ 157.00	=	\$ 471.00
10 - 4' fluorescent box fixtures	@	362.00	=	3,620.00
				-----
		TOTAL	=	\$ 4,091.00

Canyon Lake Property Owners Association  
Detail Report by Category

Admin Int - Basement, Restrm, Floor		QUANTITY	120 sq.ft.
		UNIT COST	9.917
ASSET ID	1947	PERCENT REPL	100.00%
GROUP/FACILITY	12	CURRENT COST	1,190.04
CATEGORY	12	FUTURE COST	1,613.89
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	6/17	SALVAGE VALUE	0.00
15 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	7.93
REPLACEMENT YEAR	2032-2033	INTEREST	0.03
14 YEAR REM LIFE		MONTHLY ALLOCTN	7.96

REMARKS:

This is vinyl sheet flooring.

The flooring the restrooms was replaced in June 2017 for a cost of \$2,380.

Admin Int - Basement, Restroom		QUANTITY	1 total
		UNIT COST	5,407.000
ASSET ID	1334	PERCENT REPL	100.00%
GROUP/FACILITY	12	CURRENT COST	5,407.00
CATEGORY	12	FUTURE COST	6,296.69
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/00	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	68.51
REPLACEMENT YEAR	2025-2026	INTEREST	0.22
7 YEAR REM LIFE		MONTHLY ALLOCTN	68.73

REMARKS:

2 toilets, flush valve	@	\$ 916.00	=	\$ 1,832.00
2 sinks, counter oval	@	526.00	=	1,052.00
5 lin. ft. of lam counter tops	@	184.00	=	920.00
1 - plastic sink basin (Janitor)	@	579.00	=	579.00
2 - 3'0" x 6'8" SCHB doors	@	512.00	=	1,024.00
				-----
		TOTAL	=	\$ 5,407.00

Canyon Lake Property Owners Association  
Detail Report by Category

<b>Admin Int - Board, Cabinets</b>	QUANTITY	1 total
	UNIT COST	4,630.000
ASSET ID 1923	PERCENT REPL	100.00%
GROUP/FACILITY 12	CURRENT COST	4,630.00
CATEGORY 12	FUTURE COST	5,391.84
	ASSIGNED RESERVES	0.00
PLACED IN SERVICE 5/00	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	58.67
REPLACEMENT YEAR 2025-2026	INTEREST	0.19
7 YEAR REM LIFE	MONTHLY ALLOCTN	58.86

REMARKS:

8 lin. ft. of wood base cabinets	@	\$ 301.00	=	\$ 2,408.00
3 lin. ft. of wood wall cabinets	@	250.00	=	750.00
8 lin. ft. of lam counter tops	@	184.00	=	1,472.00
				-----
		TOTAL	=	\$ 4,630.00

<b>Admin Int - Board, Doors</b>	QUANTITY	1 total
	UNIT COST	2,940.000
ASSET ID 2168	PERCENT REPL	100.00%
GROUP/FACILITY 12	CURRENT COST	2,940.00
CATEGORY 12	FUTURE COST	3,423.76
	ASSIGNED RESERVES	0.00
PLACED IN SERVICE 5/00	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	37.25
REPLACEMENT YEAR 2025-2026	INTEREST	0.12
7 YEAR REM LIFE	MONTHLY ALLOCTN	37.37

REMARKS:

1 - 3'0" x 6'8" h.c.h.b.	@	\$ 262.00	=	\$ 262.00
2 - 3'0" x 7'0" metal doors w/one light*	@	1,339.00	=	2,678.00
				-----
		TOTAL	=	\$ 2,940.00

**Canyon Lake Property Owners Association**  
Detail Report by Category

Admin Int - Board, Furniture		QUANTITY	1 total
		UNIT COST	5,144.000
ASSET ID	1329	PERCENT REPL	100.00%
GROUP/FACILITY	12	CURRENT COST	5,144.00
CATEGORY	12	FUTURE COST	6,122.21
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/10	SALVAGE VALUE	0.00
16 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	57.45
REPLACEMENT YEAR	2026-2027	INTEREST	0.18
8 YEAR REM LIFE		MONTHLY ALLOCTN	57.63

REMARKS:

12 - leather swivel chairs	@	\$ 242.00	=	\$ 2,904.00
4 - 8' folding tables	@	200.00	=	800.00
30 - stackable chairs	@	48.00	=	1,440.00
				-----
		TOTAL	=	\$ 5,144.00

Admin Int - Board, Lighting		QUANTITY	1 total
		UNIT COST	3,658.000
ASSET ID	1924	PERCENT REPL	100.00%
GROUP/FACILITY	12	CURRENT COST	3,658.00
CATEGORY	12	FUTURE COST	4,259.91
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/00	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	46.35
REPLACEMENT YEAR	2025-2026	INTEREST	0.15
7 YEAR REM LIFE		MONTHLY ALLOCTN	46.50

REMARKS:

9 - recessed fixtures	@	\$ 157.00	=	\$ 1,413.00
6 - 4' fluorescent box fixtures	@	362.00	=	2,172.00
1 - c/m round fixture	@	73.00	=	73.00
				-----
		TOTAL	=	\$ 3,658.00

Canyon Lake Property Owners Association  
Detail Report by Category

Admin Int - Board, Music		QUANTITY	1 system
		UNIT COST	5,000.000
ASSET ID	2167	PERCENT REPL	100.00%
GROUP/FACILITY	12	CURRENT COST	5,000.00
CATEGORY	12	FUTURE COST	5,110.00
		ASSIGNED RESERVES	4,736.84
PLACED IN SERVICE	5/00	SALVAGE VALUE	0.00
10 YEAR USEFUL LIFE			
+9 YEAR ADJUSTMENT		MONTHLY CNTRBTN	28.23
REPLACEMENT YEAR	2019-2020	INTEREST	2.86
1 YEAR REM LIFE		MONTHLY ALLOCTN	31.09

REMARKS:

This equipment is located in the closet.  
 Dehon Dual Cassette  
 Ashly Equilizer (DN770R)  
 Crown COMTECH 210 amplifier  
 Audio Receiver ATW-R11

Many of the items are outdated.

The useful life of this asset has been extended due to its present condition.

Admin Int - Board, Television		QUANTITY	1 total
		UNIT COST	3,955.000
ASSET ID	2166	PERCENT REPL	100.00%
GROUP/FACILITY	12	CURRENT COST	3,955.00
CATEGORY	12	FUTURE COST	4,605.78
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/17	SALVAGE VALUE	0.00
8 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	50.12
REPLACEMENT YEAR	2025-2026	INTEREST	0.16
7 YEAR REM LIFE		MONTHLY ALLOCTN	50.28

REMARKS:

1 - 60" television	@	\$ 950.00	=	\$ 950.00
1 - Samsung DVR	@	225.00	=	225.00
1 - projector	@	2,100.00	=	2,100.00
1 - u/c refrirgator	@	680.00	=	680.00
				-----
		TOTAL	=	\$ 3,955.00

These items have varied ages.



Canyon Lake Property Owners Association  
Detail Report by Category

Admin Int - Break, Appliances		QUANTITY	1 total
		UNIT COST	2,916.000
ASSET ID	1944	PERCENT REPL	100.00%
GROUP/FACILITY	12	CURRENT COST	2,916.00
CATEGORY	12	FUTURE COST	3,112.72
		ASSIGNED RESERVES	2,187.00
PLACED IN SERVICE	5/09	SALVAGE VALUE	0.00
10 YEAR USEFUL LIFE			
+2 YEAR ADJUSTMENT		MONTHLY CNTRBTN	23.66
REPLACEMENT YEAR	2021-2022	INTEREST	1.36
3 YEAR REM LIFE		MONTHLY ALLOCTN	25.02

REMARKS:

1 - 18 cu.ft. Refrigerator	@	\$ 1,284.00	=	\$ 1,284.00
1 - Bunn coffeemaker	@	279.00	=	279.00
1 - GE dishwasher	@	931.00	=	931.00
2 - microwaves (Emerson/Magic Chef)	@	211.00	=	422.00
				-----
		TOTAL	=	\$ 2,916.00

Admin Int - Break, Cabinets		QUANTITY	1 total
		UNIT COST	6,437.000
ASSET ID	1926	PERCENT REPL	100.00%
GROUP/FACILITY	12	CURRENT COST	6,437.00
CATEGORY	12	FUTURE COST	7,496.18
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/00	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	81.57
REPLACEMENT YEAR	2025-2026	INTEREST	0.26
7 YEAR REM LIFE		MONTHLY ALLOCTN	81.83

REMARKS:

9 lin. ft. of wood base cabinets	@	\$ 301.00	=	\$ 2,709.00
7 lin. ft. of wood wall cabinets	@	250.00	=	1,750.00
7 lin. ft. of lam counter tops	@	184.00	=	1,288.00
1 large single stainless steel sink	@	690.00	=	690.00
				-----
		TOTAL	=	\$ 6,437.00

Canyon Lake Property Owners Association  
Detail Report by Category

Admin Int - Break, Doors		QUANTITY	1 total
		UNIT COST	1,601.000
ASSET ID	2154	PERCENT REPL	100.00%
GROUP/FACILITY	12	CURRENT COST	1,601.00
CATEGORY	12	FUTURE COST	1,864.44
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/00	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	20.29
REPLACEMENT YEAR	2025-2026	INTEREST	0.07
7 YEAR REM LIFE		MONTHLY ALLOCTN	20.36

REMARKS:

1 - 3'0" x 6'8" h.c.h.b.	@ \$	262.00	= \$	262.00
1 - 3'0" x 7'0" metal doors w/one light*	@	1,339.00	=	1,339.00
				-----
		TOTAL	=	\$ 1,601.00

\*This door to the break room has a push button entry.

Admin Int - Break, Flooring, Vinyl		QUANTITY	30 sq.ft.
		UNIT COST	16.810
ASSET ID	2155	PERCENT REPL	105.00%
GROUP/FACILITY	12	CURRENT COST	529.52
CATEGORY	12	FUTURE COST	603.38
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/00	SALVAGE VALUE	0.00
24 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	7.77
REPLACEMENT YEAR	2024-2025	INTEREST	0.03
6 YEAR REM LIFE		MONTHLY ALLOCTN	7.80

REMARKS:

This is commercial vinyl flooring in the break room.

The measurement indicated represents the actual area to be replaced. The percentage of replacement has been increased above 100% to allow for a waste factor which should be considered when replacing this component.

Canyon Lake Property Owners Association  
Detail Report by Category

Admin Int - Break, Furniture		QUANTITY	1 total
		UNIT COST	632.000
ASSET ID	1929	PERCENT REPL	100.00%
GROUP/FACILITY	12	CURRENT COST	632.00
CATEGORY	12	FUTURE COST	674.64
		ASSIGNED RESERVES	541.71
PLACED IN SERVICE	5/00	SALVAGE VALUE	0.00
16 YEAR USEFUL LIFE			
+5 YEAR ADJUSTMENT		MONTHLY CNTRBTN	3.27
REPLACEMENT YEAR	2021-2022	INTEREST	0.33
3 YEAR REM LIFE		MONTHLY ALLOCTN	3.60

REMARKS:

9 - sitting chairs	@	\$ 48.00	=	\$ 432.00
1 - 8' folding table	@	200.00	=	200.00
				-----
		TOTAL	=	\$ 632.00

Admin Int - Break, Lighting		QUANTITY	1 total
		UNIT COST	2,942.000
ASSET ID	1928	PERCENT REPL	100.00%
GROUP/FACILITY	12	CURRENT COST	2,942.00
CATEGORY	12	FUTURE COST	4,259.00
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/10	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	16.49
REPLACEMENT YEAR	2035-2036	INTEREST	0.05
17 YEAR REM LIFE		MONTHLY ALLOCTN	16.54

REMARKS:

Restroom lights:

3 - c/m globe fixtures	@	\$ 88.00	=	\$ 264.00
2 - exhaust fans	@	434.00	=	868.00

Storage:

2 - 4' fluorescent box fixtures	@	362.00	=	724.00
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Break Room:

3 - 4' fluorescent box fixtures	@	362.00	=	1,086.00
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				-----
		TOTAL	=	\$ 2,942.00

Canyon Lake Property Owners Association  
Detail Report by Category

Admin Int - Corp 1st, Blinds	QUANTITY	200 sq. ft.
	UNIT COST	10.480
ASSET ID 1940	PERCENT REPL	100.00%
GROUP/FACILITY 12	CURRENT COST	2,096.00
CATEGORY 12	FUTURE COST	3,034.29
	ASSIGNED RESERVES	0.00
PLACED IN SERVICE 5/17	SALVAGE VALUE	0.00
18 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	11.75
REPLACEMENT YEAR 2035-2036	INTEREST	0.04
17 YEAR REM LIFE	MONTHLY ALLOCTN	11.79

REMARKS:

These blinds are located in member services, planning/compliance offices board room and the basement areas.

Admin Int - Corp 1st, Cabinets	QUANTITY	1 total
	UNIT COST	50,637.000
ASSET ID 1941	PERCENT REPL	100.00%
GROUP/FACILITY 12	CURRENT COST	50,637.00
CATEGORY 12	FUTURE COST	58,969.06
	ASSIGNED RESERVES	0.00
PLACED IN SERVICE 5/00	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	641.64
REPLACEMENT YEAR 2025-2026	INTEREST	2.06
7 YEAR REM LIFE	MONTHLY ALLOCTN	643.70

REMARKS:

Copy Room:

14 lin. ft. of wood base cabinets	@	\$ 301.00	=	\$ 4,214.00
20 lin. ft. of wood wall cabinets	@	250.00	=	5,000.00
14 lin. ft. of lam counter tops	@	184.00	=	2,576.00

Reception Area:

45 lin. ft. of lam counter tops	@	184.00	=	8,280.00
---------------------------------	---	--------	---	----------

Filing Room:

31 lin. ft. of wood base cabinets	@	301.00	=	9,331.00
18 lin. ft. of wood wall/shelf cabinets	@	250.00	=	4,500.00
18 lin. ft. of lam counter tops	@	184.00	=	3,312.00

Member services, planning/compliance offices.

22 lin. ft. of wood base cabinets	@	301.00	=	6,622.00
25 lin. ft. of wood wall cabinets	@	250.00	=	6,250.00
3 lin. ft. of lam counter tops	@	184.00	=	552.00

TOTAL = \$ 50,637.00

Canyon Lake Property Owners Association  
Detail Report by Category

Admin Int - Corp 1st, Doors	QUANTITY	1 total
	UNIT COST	4,511.000
ASSET ID 2152	PERCENT REPL	100.00%
GROUP/FACILITY 12	CURRENT COST	4,511.00
CATEGORY 12	FUTURE COST	5,253.26
	ASSIGNED RESERVES	0.00
PLACED IN SERVICE 5/00	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	57.16
REPLACEMENT YEAR 2025-2026	INTEREST	0.18
7 YEAR REM LIFE	MONTHLY ALLOCTN	57.34

REMARKS:

1 - 2'0" x 6'8" s.c.h.b. (activites)	@	\$ 428.00	=	\$ 428.00
2 - 3'0" x 7'0" metal doors w/one light	@	1,339.00	=	2,678.00
1 - 3'0" x 6'8" s.c.h.b. doors	@	596.00	=	596.00
1 - 3'6" x 7'0" s.c.h.b. door (activites)	@	809.00	=	809.00
				-----
		TOTAL	=	\$ 4,511.00

Admin Int - Corp 1st, Furniture	QUANTITY	1 total
	UNIT COST	44,206.000
ASSET ID 1330	PERCENT REPL	100.00%
GROUP/FACILITY 12	CURRENT COST	44,206.00
CATEGORY 12	FUTURE COST	59,950.63
	ASSIGNED RESERVES	0.00
PLACED IN SERVICE 5/16	SALVAGE VALUE	0.00
16 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	294.53
REPLACEMENT YEAR 2032-2033	INTEREST	0.95
14 YEAR REM LIFE	MONTHLY ALLOCTN	295.48

REMARKS:

1 - filing system 7'x 3'x 70'	@	8,567.00	=	8,567.00
4 - steel racks	@	350.00	=	1,400.00
8 - plastic chairs	@	48.00	=	384.00
19 - executive chairs	@	328.00	=	6,232.00
4 - desks	@	380.00	=	1,520.00
8 - desk w/return	@	959.00	=	7,672.00
13 - sitting chairs	@	242.00	=	3,146.00
3 - end/small tables	@	303.00	=	909.00
29 - file cabinets/shelves	@	479.00	=	13,891.00
1 - table lamps	@	165.00	=	165.00
2 - 6' tables	@	160.00	=	320.00
				-----
		TOTAL	=	\$ 44,206.00

Canyon Lake Property Owners Association  
Detail Report by Category

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Admin Int - Corp 1st, Furniture, Continued ...

Activities:

- 3 desk w/returns
- 5 filing cabinets
- 1 sitting chair
- 1 end table
- 1 lamp

Filing room:

- 3 chairs
- 4 filing cabinets

Meeting Room:

- 3 horizontal cabinets
- 2 (6') tables
- 8 plastic chairs

Office:

- 1 Desks
- 3 chairs/desk chair

Planning/Compliance:

- 7 desk chairs
- 4 sitting chairs
- 1 wood end table

Office:

- 1 small table
- 4 chairs
- 1 desk chair
- 1 desk w/return

Office/Planning:

- 7 desks w/returns
- 5 filing cabinets
- 2 shelves

Storage Room:

- 7 steel racks
- 4 filing cabinets

Accounting/Manager Office:

- 5 cabinets
- 3 desks
- 8 desk chairs
- 4 cubicles w/desks
- 4' wall cabinet

**Canyon Lake Property Owners Association**  
Detail Report by Category

Admin Int - Corp 1st, Lighting	QUANTITY	1 total
	UNIT COST	15,171.000
ASSET ID 1933	PERCENT REPL	100.00%
GROUP/FACILITY 12	CURRENT COST	15,171.00
CATEGORY 12	FUTURE COST	21,962.38
	ASSIGNED RESERVES	0.00
PLACED IN SERVICE 5/10	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	85.04
REPLACEMENT YEAR 2035-2036	INTEREST	0.27
17 YEAR REM LIFE	MONTHLY ALLOCTN	85.31

REMARKS:

41 - 4' fluorescent box fixtures	@	\$ 362.00	=	\$ 14,842.00
1 - single sided exit sign	@	329.00	=	329.00
				-----
		TOTAL	=	\$ 15,171.00

Admin Int - Corp 1st, Rest, Floor	QUANTITY	120 sq.ft.
	UNIT COST	9.917
ASSET ID 1946	PERCENT REPL	100.00%
GROUP/FACILITY 12	CURRENT COST	1,190.04
CATEGORY 12	FUTURE COST	1,613.89
	ASSIGNED RESERVES	0.00
PLACED IN SERVICE 6/17	SALVAGE VALUE	0.00
15 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	7.93
REPLACEMENT YEAR 2032-2033	INTEREST	0.03
14 YEAR REM LIFE	MONTHLY ALLOCTN	7.96

REMARKS:

The flooring the restrooms was replaced in June 2017 for a cost of \$2,380.

The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

Canyon Lake Property Owners Association  
Detail Report by Category

Admin Int - Corp 1st, Restroom		QUANTITY	1 total
		UNIT COST	8,769.000
ASSET ID	1945	PERCENT REPL	100.00%
GROUP/FACILITY	12	CURRENT COST	8,769.00
CATEGORY	12	FUTURE COST	9,566.51
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/97	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	190.25
REPLACEMENT YEAR	2022-2023	INTEREST	0.61
4 YEAR REM LIFE		MONTHLY ALLOCTN	190.86

REMARKS:

3 toilets, flush valve	@	\$ 916.00	=	\$ 2,748.00
2 sinks, counter oval	@	526.00	=	1,052.00
1 urinal, w/m w/flush valve	@	1,206.00	=	1,206.00
3 toilet partitions	@	913.00	=	2,739.00
2 - 3'0" x 6'8" SCHB doors	@	512.00	=	1,024.00
				-----
		TOTAL	=	\$ 8,769.00

Admin Int - Corp 2nd, Appliances		QUANTITY	1 total
		UNIT COST	1,319.000
ASSET ID	2150	PERCENT REPL	100.00%
GROUP/FACILITY	12	CURRENT COST	1,319.00
CATEGORY	12	FUTURE COST	1,407.98
		ASSIGNED RESERVES	989.25
PLACED IN SERVICE	5/09	SALVAGE VALUE	0.00
12 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	10.70
REPLACEMENT YEAR	2021-2022	INTEREST	0.61
3 YEAR REM LIFE		MONTHLY ALLOCTN	11.31

REMARKS:

1 - u/c igloo refrigerator	@	\$ 200.00	=	\$ 200.00
1 - panasonic microwave	@	160.00	=	160.00
1 - Bunn Coffee CW series	@	279.00	=	279.00
1 - Panasonic television	@	680.00	=	680.00
				-----
		TOTAL	=	\$ 1,319.00



**Canyon Lake Property Owners Association**  
Detail Report by Category

Admin Int - Corp 2nd, Blinds		QUANTITY	334 sq. ft.
		UNIT COST	10.480
ASSET ID	1936	PERCENT REPL	100.00%
GROUP/FACILITY	12	CURRENT COST	3,500.32
CATEGORY	12	FUTURE COST	5,067.26
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/17	SALVAGE VALUE	0.00
18 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	19.62
REPLACEMENT YEAR	2035-2036	INTEREST	0.06
17 YEAR REM LIFE		MONTHLY ALLOCTN	19.68

REMARKS:

The window blinds were replaced in 2017.

Admin Int - Corp 2nd, Cab/Counters		QUANTITY	1 total
		UNIT COST	23,518.000
ASSET ID	1931	PERCENT REPL	100.00%
GROUP/FACILITY	12	CURRENT COST	23,518.00
CATEGORY	12	FUTURE COST	30,535.93
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/00	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE			
+5 YEAR ADJUSTMENT		MONTHLY CNTRBTN	180.22
REPLACEMENT YEAR	2030-2031	INTEREST	0.58
12 YEAR REM LIFE		MONTHLY ALLOCTN	180.80

REMARKS:

This includes the copy/filing room and conference room:

3 lin. ft. of pantry cabinets	@	\$ 587.00	=	\$ 1,761.00
25 lin. ft. of base cabinets	@	301.00	=	7,525.00
40 lin. ft. of wall cabinets	@	250.00	=	10,000.00
23 lin. ft. of lam counter tops	@	184.00	=	4,232.00
				-----
		TOTAL	=	\$ 23,518.00

The useful life of this asset has been extended due to its present condition.

Canyon Lake Property Owners Association  
Detail Report by Category

Admin Int - Corp 2nd, Copier, Unfd	QUANTITY	4 copiers
	UNIT COST	0.000
ASSET ID 2149	PERCENT REPL	0.00%
GROUP/FACILITY 12	CURRENT COST	0.00
CATEGORY 12	FUTURE COST	0.00
	ASSIGNED RESERVES	0.00
PLACED IN SERVICE 5/14	SALVAGE VALUE	0.00
99 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	0.00
REPLACEMENT YEAR 2113-2114	INTEREST	0.00
95 YEAR REM LIFE	MONTHLY ALLOCTN	0.00

REMARKS:

These are "Canon" Image Runner 7260.

We have been informed by the association that these copiers are leased. Therefore we are not budgeting to replace them in the future.

Admin Int - Corp 2nd, Doors	QUANTITY	1 total
	UNIT COST	9,381.000
ASSET ID 2147	PERCENT REPL	100.00%
GROUP/FACILITY 12	CURRENT COST	9,381.00
CATEGORY 12	FUTURE COST	10,924.60
	ASSIGNED RESERVES	0.00
PLACED IN SERVICE 5/00	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	118.87
REPLACEMENT YEAR 2025-2026	INTEREST	0.38
7 YEAR REM LIFE	MONTHLY ALLOCTN	119.25

REMARKS:

3 - 3'0" x 7'0" metal doors w/one light	@	\$ 1,339.00	=	\$ 4,017.00
9 - 3'0" x 6'8" s.c.h.b. doors	@	596.00	=	5,364.00
				-----
		TOTAL	=	\$ 9,381.00

Canyon Lake Property Owners Association  
Detail Report by Category

Admin Int - Corp 2nd, Floor, Carpet	QUANTITY	225 sq. yds.
	UNIT COST	45.700
ASSET ID 1327	PERCENT REPL	107.00%
GROUP/FACILITY 12	CURRENT COST	11,002.28
CATEGORY 12	FUTURE COST	11,744.52
	ASSIGNED RESERVES	7,701.60
PLACED IN SERVICE 5/11	SALVAGE VALUE	0.00
10 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	104.37
REPLACEMENT YEAR 2021-2022	INTEREST	4.84
3 YEAR REM LIFE	MONTHLY ALLOCTN	109.21

REMARKS:

The measurement indicated represents the actual area to be replaced. The percentage of replacement has been increased above 100% to allow for a waste factor which should be considered when replacing this component.

Admin Int - Corp 2nd, Furniture	QUANTITY	1 total
	UNIT COST	22,968.000
ASSET ID 1932	PERCENT REPL	100.00%
GROUP/FACILITY 12	CURRENT COST	22,968.00
CATEGORY 12	FUTURE COST	31,833.66
	ASSIGNED RESERVES	0.00
PLACED IN SERVICE 5/17	SALVAGE VALUE	0.00
16 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	143.85
REPLACEMENT YEAR 2033-2034	INTEREST	0.46
15 YEAR REM LIFE	MONTHLY ALLOCTN	144.31

REMARKS:

1 - 12' conference table	@	\$ 2,464.00	=	\$ 2,464.00
15 - executive chairs	@	328.00	=	4,920.00
1 - desks	@	380.00	=	380.00
4 - desk w/return	@	959.00	=	3,836.00
8 - sitting chairs	@	242.00	=	1,936.00
2 - end tables	@	303.00	=	606.00
1 - round tables	@	832.00	=	832.00
16 - file cabinets/bookshelves	@	479.00	=	7,664.00
2 - table lamps	@	165.00	=	330.00
		TOTAL	=	\$ 22,968.00

**Canyon Lake Property Owners Association**  
Detail Report by Category

Admin Int - Corp 2nd, Furniture, Continued ...

Reception Area:

- 4 upholstered sitting chairs
- 2 end tables
- 2 table lamps
- 5 wood filing cabinets
- 1 wood desk w/return
- 1 (2) wood shelf

IT:

- 1 cabinet (4) drawers

Filing Room:

- 1 (4) drawer cabinet
- 1 (4) drawer horizontal cabinet

Clerk Room:

- 2 desks w/returns
- 2 desk chairs
- 3 sitting chairs
- 2 wood shelves

Conference room:

- 10 upholstered chairs
- 12' conference table
- 3 wood shelves

Manager Office:

- 1 - desk w/return
- 1 - round table
- 4 upholstered chairs
- 1 desk chair
- 2 (4) shelves
- 2 - lateral filing cabinets
- 1 - desk
- 2 - desk chairs

Admin Int - Corp 2nd, Lighting
--------------------------------

	QUANTITY	1 total
ASSET ID 1934	UNIT COST	7,240.000
GROUP/FACILITY 12	PERCENT REPL	100.00%
CATEGORY 12	CURRENT COST	7,240.00
	FUTURE COST	10,481.03
	ASSIGNED RESERVES	0.00
PLACED IN SERVICE 5/10	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	40.58
REPLACEMENT YEAR 2035-2036	INTEREST	0.13
17 YEAR REM LIFE	MONTHLY ALLOCTN	40.71

Canyon Lake Property Owners Association  
Detail Report by Category

Admin Int - Corp 2nd, Lighting, Continued ...

REMARKS:

20 - 4' fluorescent box fixtures @ \$ 362.00 = \$ 7,240.00  
-----  
TOTAL = \$ 7,240.00

Admin Int - Corp 2nd, Safe	QUANTITY	2 safes
	UNIT COST	3,500.000
ASSET ID 1935	PERCENT REPL	100.00%
GROUP/FACILITY 12	CURRENT COST	7,000.00
CATEGORY 12	FUTURE COST	9,088.85
	ASSIGNED RESERVES	0.00
PLACED IN SERVICE 5/00	SALVAGE VALUE	0.00
30 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	53.64
REPLACEMENT YEAR 2030-2031	INTEREST	0.17
12 YEAR REM LIFE	MONTHLY ALLOCTN	53.81

REMARKS:

This is a anisec fire safes.  
One is located in a storage room.

Admin Int - Entry Foyer	QUANTITY	1 total
	UNIT COST	933.000
ASSET ID 2159	PERCENT REPL	100.00%
GROUP/FACILITY 12	CURRENT COST	933.00
CATEGORY 12	FUTURE COST	1,110.42
	ASSIGNED RESERVES	0.00
PLACED IN SERVICE 5/10	SALVAGE VALUE	0.00
16 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	10.42
REPLACEMENT YEAR 2026-2027	INTEREST	0.03
8 YEAR REM LIFE	MONTHLY ALLOCTN	10.45

REMARKS:

12 ' lin. ft. of wood/glass trophy case @ \$ 77.76 = \$ 933.00  
-----  
TOTAL = \$ 933.00

Canyon Lake Property Owners Association  
Detail Report by Category

Admin Int - Entry Foyer Btn Board		QUANTITY	3 boards
		UNIT COST	1,028.000
ASSET ID	2160	PERCENT REPL	100.00%
GROUP/FACILITY	12	CURRENT COST	3,084.00
CATEGORY	12	FUTURE COST	3,751.22
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/15	SALVAGE VALUE	0.00
12 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	30.84
REPLACEMENT YEAR	2027-2028	INTEREST	0.10
9 YEAR REM LIFE		MONTHLY ALLOCTN	30.94

REMARKS:

This is to replace the bulletin boards.

Admin Int - Entry Foyer Drink Ftn		QUANTITY	2 fountains
		UNIT COST	1,642.000
ASSET ID	1326	PERCENT REPL	100.00%
GROUP/FACILITY	12	CURRENT COST	3,284.00
CATEGORY	12	FUTURE COST	3,430.09
		ASSIGNED RESERVES	2,955.60
PLACED IN SERVICE	5/00	SALVAGE VALUE	0.00
20 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	17.72
REPLACEMENT YEAR	2020-2021	INTEREST	1.79
2 YEAR REM LIFE		MONTHLY ALLOCTN	19.51

REMARKS:

These are wall mounted stainless steel drinking fountains.

Admin Int - Entry Foyer Lighting		QUANTITY	1 total
		UNIT COST	3,745.000
ASSET ID	2161	PERCENT REPL	100.00%
GROUP/FACILITY	12	CURRENT COST	3,745.00
CATEGORY	12	FUTURE COST	6,044.66
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/15	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	16.80
REPLACEMENT YEAR	2040-2041	INTEREST	0.05
22 YEAR REM LIFE		MONTHLY ALLOCTN	16.85

Canyon Lake Property Owners Association  
Detail Report by Category

Admin Int - Entry Foyer Lighting, Continued ...

REMARKS:

Entrance:

3 - recessed fixtures @ \$ 157.00 = \$ 471.00  
 10 - 4' single fluorescent fixtures @ 169.00 = 1,690.00

Restroom:

4 - 4' double fluorescent fixtures @ 179.00 = 716.00  
 2 - exhaust fans @ 434.00 = 868.00

-----  
 TOTAL = \$ 3,745.00

Admin Int - Entry Foyer Restroom
----------------------------------

	QUANTITY	1 total
ASSET ID 2169	UNIT COST	24,608.000
GROUP/FACILITY 12	PERCENT REPL	100.00%
CATEGORY 12	CURRENT COST	24,608.00
	FUTURE COST	39,718.79
	ASSIGNED RESERVES	0.00
PLACED IN SERVICE 5/15	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	110.39
REPLACEMENT YEAR 2040-2041	INTEREST	0.35
22 YEAR REM LIFE	MONTHLY ALLOCTN	110.74

REMARKS:

3 toilets, flush valve @ \$ 916.00 = \$ 2,748.00  
 1 w/m urinal, flush valve @ 1,206.00 = 1,206.00  
 2 sinks, counter oval @ 526.00 = 1,052.00  
 1 urinal metal partitions @ 707.00 = 707.00  
 3 toilet metal partitions @ 913.00 = 2,739.00  
 10 lin. ft. of lam counter tops @ 184.00 = 1,840.00  
 636 sq. ft. ceramic tile @ 20.90 = 13,292.00  
 2 - 3'0" x 6'8" SCHB doors @ 512.00 = 1,024.00

-----  
 TOTAL = \$ 24,608.00

Canyon Lake Property Owners Association  
Detail Report by Category

Admin Int - Entry Foyer W. Heater		QUANTITY	1 total
		UNIT COST	517.000
ASSET ID	2170	PERCENT REPL	100.00%
GROUP/FACILITY	12	CURRENT COST	517.00
CATEGORY	12	FUTURE COST	528.37
		ASSIGNED RESERVES	473.92
PLACED IN SERVICE	5/07	SALVAGE VALUE	0.00
12 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	4.25
REPLACEMENT YEAR	2019-2020	INTEREST	0.29
1 YEAR REM LIFE		MONTHLY ALLOCTN	4.54

REMARKS:

This is to replace the 30 gallon electric water heater. This water heater is located in the mens restroom.

Admin Int - Equipment		QUANTITY	1 total
		UNIT COST	34,000.000
ASSET ID	1342	PERCENT REPL	100.00%
GROUP/FACILITY	12	CURRENT COST	34,000.00
CATEGORY	12	FUTURE COST	37,092.19
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/12	SALVAGE VALUE	0.00
10 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	737.65
REPLACEMENT YEAR	2022-2023	INTEREST	2.37
4 YEAR REM LIFE		MONTHLY ALLOCTN	740.02

REMARKS:

1 - projector and screen	@	\$ 1,000.00	=	\$ 1,000.00
2 - pitney bowes DI 380 folding machine*	@	10,000.00	=	20,000.00
1 - graphtec IS210 scanner	@	10,000.00	=	10,000.00
2 - fellows power shredder	@	600.00	=	1,200.00
1 - defibrillator	@	1,800.00	=	1,800.00
				-----
		TOTAL	=	\$ 34,000.00

\*This machine is obsolete. For budgeting purposes, we have used Pitney Bowes OfficeRight folder DF90. The other is a Formax folding machine.



Canyon Lake Property Owners Association  
Detail Report by Category

Admin Int - HR, Blinds		QUANTITY	6 sq. ft.
		UNIT COST	10.480
ASSET ID	1939	PERCENT REPL	100.00%
GROUP/FACILITY	12	CURRENT COST	62.88
CATEGORY	12	FUTURE COST	89.07
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/16	SALVAGE VALUE	0.00
18 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	0.37
REPLACEMENT YEAR	2034-2035	INTEREST	0.00
16 YEAR REM LIFE		MONTHLY ALLOCTN	0.37

REMARKS:

This is to replace the window blinds.

Admin Int - HR, Cabinets		QUANTITY	1 total
		UNIT COST	1,500.000
ASSET ID	1937	PERCENT REPL	100.00%
GROUP/FACILITY	12	CURRENT COST	1,500.00
CATEGORY	12	FUTURE COST	2,474.35
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/16	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	6.48
REPLACEMENT YEAR	2041-2042	INTEREST	0.02
23 YEAR REM LIFE		MONTHLY ALLOCTN	6.50

REMARKS:

6 lin. ft. of wood wall cabinets @ \$ 250.00 = \$ 1,500.00  
-----  
TOTAL = \$ 1,500.00

Admin Int - HR, Doors		QUANTITY	4 doors
		UNIT COST	1,748.000
ASSET ID	2157	PERCENT REPL	100.00%
GROUP/FACILITY	12	CURRENT COST	6,992.00
CATEGORY	12	FUTURE COST	10,804.86
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/16	SALVAGE VALUE	0.00
22 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	34.02
REPLACEMENT YEAR	2038-2039	INTEREST	0.11
20 YEAR REM LIFE		MONTHLY ALLOCTN	34.13

Canyon Lake Property Owners Association  
Detail Report by Category

Admin Int - HR, Doors, Continued ...

REMARKS:

This is to replace the 3' x 6'8" metal doors.

Admin Int - HR, Flooring, Vinyl	QUANTITY	54 sq.ft.
	UNIT COST	6.810
ASSET ID 2158	PERCENT REPL	105.00%
GROUP/FACILITY 12	CURRENT COST	386.13
CATEGORY 12	FUTURE COST	623.24
	ASSIGNED RESERVES	0.00
PLACED IN SERVICE 5/16	SALVAGE VALUE	0.00
24 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	1.73
REPLACEMENT YEAR 2040-2041	INTEREST	0.01
22 YEAR REM LIFE	MONTHLY ALLOCTN	1.74

REMARKS:

This is vinyl flooring in the human resources.

The measurement indicated represents the actual area to be replaced. The percentage of replacement has been increased above 100% to allow for a waste factor which should be considered when replacing this component.

Admin Int - HR, Furniture	QUANTITY	1 total
	UNIT COST	8,217.000
ASSET ID 1331	PERCENT REPL	100.00%
GROUP/FACILITY 12	CURRENT COST	8,217.00
CATEGORY 12	FUTURE COST	11,143.61
	ASSIGNED RESERVES	0.00
PLACED IN SERVICE 5/16	SALVAGE VALUE	0.00
16 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	54.75
REPLACEMENT YEAR 2032-2033	INTEREST	0.18
14 YEAR REM LIFE	MONTHLY ALLOCTN	54.93

Canyon Lake Property Owners Association  
Detail Report by Category

Admin Int - HR, Furniture, Continued ...

REMARKS:

Human resources and managers office:

3 desks	@	\$ 959.00	=	\$ 2,877.00
2 desk chairs	@	328.00	=	656.00
8 sitting chairs	@	242.00	=	1,936.00
4 shelf/cabinets	@	479.00	=	1,916.00
1 table	@	832.00	=	832.00
				-----
TOTAL				= \$ 8,217.00

Admin Int - HR, Lights
------------------------

	QUANTITY	1 total
	UNIT COST	1,448.000
ASSET ID 1938	PERCENT REPL	100.00%
GROUP/FACILITY 12	CURRENT COST	1,448.00
CATEGORY 12	FUTURE COST	2,096.21
	ASSIGNED RESERVES	0.00
PLACED IN SERVICE 5/10	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	8.12
REPLACEMENT YEAR 2035-2036	INTEREST	0.03
17 YEAR REM LIFE	MONTHLY ALLOCTN	8.15

REMARKS:

4 - 4' fluorescent box fixtures	@	\$ 362.00	=	\$ 1,448.00
				-----
TOTAL				= \$ 1,448.00

Admin Int - Interior Ceiling Panel
------------------------------------

	QUANTITY	8,158 sq. ft.
	UNIT COST	2.280
ASSET ID 1925	PERCENT REPL	107.00%
GROUP/FACILITY 12	CURRENT COST	19,902.26
CATEGORY 12	FUTURE COST	22,678.16
	ASSIGNED RESERVES	0.00
PLACED IN SERVICE 5/00	SALVAGE VALUE	0.00
20 YEAR USEFUL LIFE		
+4 YEAR ADJUSTMENT	MONTHLY CNTRBTN	292.09
REPLACEMENT YEAR 2024-2025	INTEREST	0.94
6 YEAR REM LIFE	MONTHLY ALLOCTN	293.03

Canyon Lake Property Owners Association  
Detail Report by Category

Admin Int - Interior Ceiling Panel, Continued ...

REMARKS:

HR	-	332 sq. ft.
Board Room	-	600
Corp POA Room	-	2,025
Activities	-	240
Office	-	80
Filing/Copy	-	800
Meeting Room	-	240
Planning	-	2,746
basement	-	1,095
TOTAL	=	8,158 sq. ft.

The useful life of this asset has been extended due to its present condition.

Admin Int - Interior Floor, Carpet	QUANTITY	550 sq. yds.
	UNIT COST	45.700
ASSET ID 2146	PERCENT REPL	107.00%
GROUP/FACILITY 12	CURRENT COST	26,894.45
CATEGORY 12	FUTURE COST	32,008.83
	ASSIGNED RESERVES	0.00
PLACED IN SERVICE 5/16	SALVAGE VALUE	0.00
10 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	300.36
REPLACEMENT YEAR 2026-2027	INTEREST	0.97
8 YEAR REM LIFE	MONTHLY ALLOCTN	301.33

REMARKS:

The measurement indicated represents the actual area to be replaced. The percentage of replacement has been increased above 100% to allow for a waste factor which should be considered when replacing this component.

Canyon Lake Property Owners Association  
Detail Report by Category

Admin Int - Interior Floor, Tile	QUANTITY	432 sq. ft.
	UNIT COST	20.900
ASSET ID 1328	PERCENT REPL	102.00%
GROUP/FACILITY 12	CURRENT COST	9,209.38
CATEGORY 12	FUTURE COST	15,191.51
	ASSIGNED RESERVES	0.00
PLACED IN SERVICE 5/16	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	39.79
REPLACEMENT YEAR 2041-2042	INTEREST	0.13
23 YEAR REM LIFE	MONTHLY ALLOCTN	39.92

REMARKS:

This is to replace the ceramic tile.

The measurement indicated represents the actual area to be replaced. The percentage of replacement has been increased above 100% to allow for a waste factor which should be considered when replacing this component.

The cost used on this component includes the removal and disposal of the existing material.

Admin Int - Interior Paint	QUANTITY	1 provision
	UNIT COST	25,000.000
ASSET ID 1922	PERCENT REPL	100.00%
GROUP/FACILITY 12	CURRENT COST	25,000.00
CATEGORY 12	FUTURE COST	28,486.91
	ASSIGNED RESERVES	0.00
PLACED IN SERVICE 5/16	SALVAGE VALUE	0.00
8 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	366.91
REPLACEMENT YEAR 2024-2025	INTEREST	1.18
6 YEAR REM LIFE	MONTHLY ALLOCTN	368.09

REMARKS:

This is to paint the interior of the administration building.

The restrooms were painted in 2017 for a cost of \$1,150.

We have excluded budgeting for the 30' wall mural in the board room.

Canyon Lake Property Owners Association  
Detail Report by Category

Admin IT - Access Points/WiFi		QUANTITY	18 access
		UNIT COST	1,100.000
ASSET ID	1370	PERCENT REPL	100.00%
GROUP/FACILITY	12	CURRENT COST	19,800.00
CATEGORY	12	FUTURE COST	21,135.76
		ASSIGNED RESERVES	7,920.00
PLACED IN SERVICE	5/16	SALVAGE VALUE	0.00
5 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	351.01
REPLACEMENT YEAR	2021-2022	INTEREST	5.76
3 YEAR REM LIFE		MONTHLY ALLOCTN	356.77

REMARKS:

This is to replace the Meraki (18) wireless access points.  
 These access points require a (5) contract with Cisco Systems.  
 Two currently are not in use. They are used for spares.  
 The cost estimates on this asset have been provided by the client and incorporated into our report at their request.

Admin IT - Access Switches		QUANTITY	10 switches
		UNIT COST	2,300.000
ASSET ID	2190	PERCENT REPL	100.00%
GROUP/FACILITY	12	CURRENT COST	23,000.00
CATEGORY	12	FUTURE COST	25,091.78
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	12/17	SALVAGE VALUE	0.00
5 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	499.00
REPLACEMENT YEAR	2022-2023	INTEREST	1.60
4 YEAR REM LIFE		MONTHLY ALLOCTN	500.60

REMARKS:

This is to replace the Meraki wireless access switches.  
 These access points require a (5) contract with Cisco Systems.  
 The cost estimates on this asset have been provided by the client and incorporated into our report at their request.

Canyon Lake Property Owners Association  
Detail Report by Category

Admin IT - Battery Back Up		QUANTITY	1 battery
		UNIT COST	20,000.000
ASSET ID	1369	PERCENT REPL	100.00%
GROUP/FACILITY	12	CURRENT COST	20,000.00
CATEGORY	12	FUTURE COST	20,000.00
		ASSIGNED RESERVES	20,000.00
PLACED IN SERVICE	5/00	SALVAGE VALUE	0.00
10 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	181.29
REPLACEMENT YEAR 2018-2019		INTEREST	0.58
0 YEAR REM LIFE		MONTHLY ALLOCTN	181.87

REMARKS:

This is a Powerware 9170 battery backup.

This will be replaced as needed.

Admin IT - Computers, Replace		QUANTITY	1 provision
		UNIT COST	25,000.000
ASSET ID	1355	PERCENT REPL	100.00%
GROUP/FACILITY	12	CURRENT COST	25,000.00
CATEGORY	12	FUTURE COST	25,000.00
		ASSIGNED RESERVES	25,000.00
PLACED IN SERVICE	5/17	SALVAGE VALUE	0.00
1 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	2,122.34
REPLACEMENT YEAR 2018-2019		INTEREST	6.82
0 YEAR REM LIFE		MONTHLY ALLOCTN	2,129.16

REMARKS:

The association has numerous computers, laptops/tablets, printers (stand alone, pass printers) monitors and keyboards throughout the community.

Admin IT - Computers, Software		QUANTITY	1 provision
		UNIT COST	25,000.000
ASSET ID	1371	PERCENT REPL	100.00%
GROUP/FACILITY	12	CURRENT COST	25,000.00
CATEGORY	12	FUTURE COST	25,000.00
		ASSIGNED RESERVES	25,000.00
PLACED IN SERVICE	5/00	SALVAGE VALUE	0.00
1 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	2,122.34
REPLACEMENT YEAR 2018-2019		INTEREST	6.82
0 YEAR REM LIFE		MONTHLY ALLOCTN	2,129.16

Canyon Lake Property Owners Association  
Detail Report by Category

Admin IT - Computers, Software, Continued ...

REMARKS:

This is to replace any software and/or licenses.

Admin IT - Microwave		QUANTITY	1 provision
		UNIT COST	120,000.00
ASSET ID	1951	PERCENT REPL	100.00%
GROUP/FACILITY	12	CURRENT COST	120,000.00
CATEGORY	12	FUTURE COST	149,172.99
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/13	SALVAGE VALUE	0.00
15 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	1,087.73
REPLACEMENT YEAR	2028-2029	INTEREST	3.50
10 YEAR REM LIFE		MONTHLY ALLOCTN	1,091.23

REMARKS:

The wireless infrastructure was completed in 2013. The tower was completed in 2006.

The cost estimates on this asset have been provided by the client and incorporated into our report at their request.

Admin IT - Network Cameras, 2012		QUANTITY	32 cameras
		UNIT COST	700.000
ASSET ID	2183	PERCENT REPL	100.00%
GROUP/FACILITY	12	CURRENT COST	22,400.00
CATEGORY	12	FUTURE COST	22,400.00
		ASSIGNED RESERVES	22,400.00
PLACED IN SERVICE	5/12	SALVAGE VALUE	0.00
8 YEAR USEFUL LIFE			
-2 YEAR ADJUSTMENT		MONTHLY CNTRBTN	250.16
REPLACEMENT YEAR	2018-2019	INTEREST	0.80
0 YEAR REM LIFE		MONTHLY ALLOCTN	250.96



Canyon Lake Property Owners Association  
Detail Report by Category

Admin IT - Network Cameras, 2012, Continued ...

REMARKS:

These cameras are located:

Operations	-	7 cameras
Country Club	-	20
Big Tea	-	3
Skylink	-	2
	-	--
TOTAL	=	32 cameras

The cost estimates on this asset have been provided by the client and incorporated into our report at their request.

Admin IT - Network Cameras, 2014	QUANTITY	103 cameras
	UNIT COST	700.000
ASSET ID 2172	PERCENT REPL	100.00%
GROUP/FACILITY 12	CURRENT COST	72,100.00
CATEGORY 12	FUTURE COST	78,657.27
	ASSIGNED RESERVES	0.00
PLACED IN SERVICE 5/14	SALVAGE VALUE	0.00
8 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	1,564.26
REPLACEMENT YEAR 2022-2023	INTEREST	5.03
4 YEAR REM LIFE	MONTHLY ALLOCTN	1,569.29

REMARKS:

Operations (1 server)	-	21 cameras
Main Gate	-	10
Lodge Int (1 server)	-	33
Lodge Ext (1 server)	-	14
East Gate	-	14
Bluebird Hall (1 server)	-	11
	-	---
TOTAL	=	103 cameras

The cost estimates on this asset have been provided by the client and incorporated into our report at their request.

Canyon Lake Property Owners Association  
Detail Report by Category

Admin IT - Network NVR/DVR		QUANTITY	12 Recording
		UNIT COST	6,000.000
ASSET ID	2191	PERCENT REPL	100.00%
GROUP/FACILITY	12	CURRENT COST	72,000.00
CATEGORY	12	FUTURE COST	75,202.85
		ASSIGNED RESERVES	57,600.00
PLACED IN SERVICE	5/10	SALVAGE VALUE	0.00
10 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	687.41
REPLACEMENT YEAR	2020-2021	INTEREST	35.92
2 YEAR REM LIFE		MONTHLY ALLOCTN	723.33

REMARKS:

The association currently has 6 NVR and 6 DVR. We expect the association to replace all DVR's with NVR in the future.

The cost estimates on this asset have been provided by the client and incorporated into our report at their request.

Admin IT - Network Server, 2003		QUANTITY	1 total
		UNIT COST	32,000.000
ASSET ID	2192	PERCENT REPL	100.00%
GROUP/FACILITY	12	CURRENT COST	32,000.00
CATEGORY	12	FUTURE COST	32,000.00
		ASSIGNED RESERVES	32,000.00
PLACED IN SERVICE	5/03	SALVAGE VALUE	0.00
6 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	469.64
REPLACEMENT YEAR	2018-2019	INTEREST	1.51
0 YEAR REM LIFE		MONTHLY ALLOCTN	471.15

REMARKS:

1 legacy servers	@	\$ 2,000.00	=	\$ 2,000.00
5 various servers	@	6,000.00	=	30,000.00
				-----
		TOTAL	=	\$ 32,000.00

The cost estimates on this asset have been provided by the client and incorporated into our report at their request.

Canyon Lake Property Owners Association  
Detail Report by Category

Admin IT - Network Server, 2010		QUANTITY	1 total
		UNIT COST	19,000.000
ASSET ID	1361	PERCENT REPL	100.00%
GROUP/FACILITY	12	CURRENT COST	19,000.00
CATEGORY	12	FUTURE COST	19,418.00
		ASSIGNED RESERVES	16,888.89
PLACED IN SERVICE	5/10	SALVAGE VALUE	0.00
6 YEAR USEFUL LIFE			
+3 YEAR ADJUSTMENT		MONTHLY CNTRBTN	200.23
REPLACEMENT YEAR	2019-2020	INTEREST	10.53
1 YEAR REM LIFE		MONTHLY ALLOCTN	210.76

REMARKS:

2 video servers	@	\$ 2,000.00	=	\$ 4,000.00	
5 phone/fax server	@	\$ 3,000.00	=	15,000.00	
				-----	
		TOTAL	=	\$ 19,000.00	

Admin IT - Network Server, 2015		QUANTITY	1 server
		UNIT COST	20,000.000
ASSET ID	1705	PERCENT REPL	100.00%
GROUP/FACILITY	12	CURRENT COST	20,000.00
CATEGORY	12	FUTURE COST	21,349.25
		ASSIGNED RESERVES	9,090.91
PLACED IN SERVICE	11/15	SALVAGE VALUE	0.00
6 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	324.58
REPLACEMENT YEAR	2021-2022	INTEREST	6.36
3 YEAR REM LIFE		MONTHLY ALLOCTN	330.94

REMARKS:

The Micros server was replaced in 2015 for a cost of \$20,000.

The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

**Canyon Lake Property Owners Association**  
Detail Report by Category

Admin IT - Network Server, 2018		QUANTITY	2 servers
		UNIT COST	4,444.500
ASSET ID	2171	PERCENT REPL	100.00%
GROUP/FACILITY	12	CURRENT COST	8,889.00
CATEGORY	12	FUTURE COST	10,128.81
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/18	SALVAGE VALUE	0.00
6 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	130.46
REPLACEMENT YEAR	2024-2025	INTEREST	0.42
6 YEAR REM LIFE		MONTHLY ALLOCTN	130.88

REMARKS:

The association replaced the activity directory and the remote desktop servers.

Two servers were replaced in 2018 for a cost of \$8,889.

The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

Admin IT - Network Server, Appliance		QUANTITY	3 Appliances
		UNIT COST	2,000.000
ASSET ID	1362	PERCENT REPL	100.00%
GROUP/FACILITY	12	CURRENT COST	6,000.00
CATEGORY	12	FUTURE COST	6,266.90
		ASSIGNED RESERVES	4,000.00
PLACED IN SERVICE	5/14	SALVAGE VALUE	0.00
5 YEAR USEFUL LIFE			
+1 YEAR ADJUSTMENT		MONTHLY CNTRBTN	90.50
REPLACEMENT YEAR	2020-2021	INTEREST	2.63
2 YEAR REM LIFE		MONTHLY ALLOCTN	93.13

REMARKS:

These are server appliances that back up e-mails message archivers.

One back up server was replaced in February 2018 for no cost to the association.

The cost estimates on this asset have been provided by the client and incorporated into our report at their request.

**Canyon Lake Property Owners Association**  
Detail Report by Category

Admin IT - Network Server, Firewall		QUANTITY	1 total
		UNIT COST	6,000.000
ASSET ID	1364	PERCENT REPL	100.00%
GROUP/FACILITY	12	CURRENT COST	6,000.00
CATEGORY	12	FUTURE COST	6,404.78
		ASSIGNED RESERVES	2,400.00
PLACED IN SERVICE	5/16	SALVAGE VALUE	0.00
5 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	106.37
REPLACEMENT YEAR	2021-2022	INTEREST	1.75
3 YEAR REM LIFE		MONTHLY ALLOCTN	108.12

REMARKS:

The association has Meraki (4) firewalls:

2 - Skylink/Big Tea	@	\$ 1,000.00	=	\$ 2,000.00
2 - Corporate*	@	2,000.00	=	4,000.00
				-----
		TOTAL	=	\$ 6,000.00

\*Only one is in use. The other is used as a backup.

The cost estimates on this asset have been provided by the client and incorporated into our report at their request.

Admin IT - Network Switches		QUANTITY	11 switches
		UNIT COST	2,300.000
ASSET ID	1368	PERCENT REPL	100.00%
GROUP/FACILITY	12	CURRENT COST	25,300.00
CATEGORY	12	FUTURE COST	27,600.95
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	12/17	SALVAGE VALUE	0.00
5 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	548.90
REPLACEMENT YEAR	2022-2023	INTEREST	1.76
4 YEAR REM LIFE		MONTHLY ALLOCTN	550.66

REMARKS:

Operations	-	1 switches
Main Gate	-	1
COD	-	2
East Gate	-	1
Corp	-	3
Bluebird Hall	-	1
Camp/Club	-	2
		--
TOTAL	=	11 switches

Canyon Lake Property Owners Association  
Detail Report by Category

Admin IT - Phones, Replace		QUANTITY	10 phones
		UNIT COST	500.000
ASSET ID	1357	PERCENT REPL	100.00%
GROUP/FACILITY	12	CURRENT COST	5,000.00
CATEGORY	12	FUTURE COST	5,000.00
		ASSIGNED RESERVES	5,000.00
PLACED IN SERVICE	5/17	SALVAGE VALUE	0.00
1 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	424.47
REPLACEMENT YEAR	2018-2019	INTEREST	1.36
0 YEAR REM LIFE		MONTHLY ALLOCTN	425.83

REMARKS:

We are budgeting 10 phones per year to be replaced.

Admin IT - Phones, System		QUANTITY	1 provison
		UNIT COST	300,000.000
ASSET ID	1360	PERCENT REPL	100.00%
GROUP/FACILITY	12	CURRENT COST	300,000.00
CATEGORY	12	FUTURE COST	320,238.79
		ASSIGNED RESERVES	250,000.00
PLACED IN SERVICE	5/03	SALVAGE VALUE	0.00
10 YEAR USEFUL LIFE			
+8 YEAR ADJUSTMENT		MONTHLY CNTRBTN	1,746.87
REPLACEMENT YEAR	2021-2022	INTEREST	151.92
3 YEAR REM LIFE		MONTHLY ALLOCTN	1,898.79

REMARKS:

This is a "Cisco" phone system digital server appliance.

There are 5 servers for the phone system.

Admin IT - POS Systems		QUANTITY	25 systems
		UNIT COST	1,700.000
ASSET ID	1823	PERCENT REPL	100.00%
GROUP/FACILITY	12	CURRENT COST	42,500.00
CATEGORY	12	FUTURE COST	45,367.16
		ASSIGNED RESERVES	30,909.09
PLACED IN SERVICE	5/10	SALVAGE VALUE	0.00
8 YEAR USEFUL LIFE			
+3 YEAR ADJUSTMENT		MONTHLY CNTRBTN	371.31
REPLACEMENT YEAR	2021-2022	INTEREST	19.28
3 YEAR REM LIFE		MONTHLY ALLOCTN	390.59

Canyon Lake Property Owners Association  
Detail Report by Category

Admin IT - POS Systems, Continued ...

REMARKS:

We have been informed that currently the association has 25 hard wired micro pos systems and numerous wireless.

The cost estimates on this asset have been provided by the client and incorporated into our report at their request.

Admin Mechanical - Elevator, Cab	QUANTITY	1 elevator
	UNIT COST	6,774.000
ASSET ID 1353	PERCENT REPL	100.00%
GROUP/FACILITY 12	CURRENT COST	6,774.00
CATEGORY 12	FUTURE COST	8,420.82
	ASSIGNED RESERVES	0.00
PLACED IN SERVICE 5/18	SALVAGE VALUE	0.00
10 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	61.40
REPLACEMENT YEAR 2028-2029	INTEREST	0.20
10 YEAR REM LIFE	MONTHLY ALLOCTN	61.60

REMARKS:

This is a Otis (2) stop elevator.

The flooring was replaced in March 2018 for a cost of \$560.

Admin Mechanical - Elevator, Repair	QUANTITY	1 elevator
	UNIT COST	48,332.000
ASSET ID 1354	PERCENT REPL	100.00%
GROUP/FACILITY 12	CURRENT COST	48,332.00
CATEGORY 12	FUTURE COST	56,284.79
	ASSIGNED RESERVES	0.00
PLACED IN SERVICE 5/00	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	612.43
REPLACEMENT YEAR 2025-2026	INTEREST	1.97
7 YEAR REM LIFE	MONTHLY ALLOCTN	614.40

**Canyon Lake Property Owners Association**  
Detail Report by Category

Admin Mechanical - Elevator, Repair, Continued ...

REMARKS:

This category is for the additional major repair costs associated with hydraulic style elevators such as valve and cylinder replacements.

Cab refurbishing alone is generally sufficient for traction style elevators as all additional maintenance is usually covered within the elevator service agreements.

Admin Mechanical - HVAC, #20-29	QUANTITY	1 total
	UNIT COST	96,587.000
ASSET ID 1350	PERCENT REPL	100.00%
GROUP/FACILITY 12	CURRENT COST	96,587.00
CATEGORY 12	FUTURE COST	100,883.58
	ASSIGNED RESERVES	86,928.30
PLACED IN SERVICE 5/00	SALVAGE VALUE	0.00
14 YEAR USEFUL LIFE		
+6 YEAR ADJUSTMENT	MONTHLY CNTRBTN	521.16
REPLACEMENT YEAR 2020-2021	INTEREST	52.55
2 YEAR REM LIFE	MONTHLY ALLOCTN	573.71

REMARKS:

1 - 2 ton Fujitsu unit #20	@	\$ 6,921.00	=	\$ 6,921.00
4 - 3 ton York unit #23 #24 #25 #29	@	10,115.00	=	40,460.00
3 - 4 ton York unit #21, #22 #26	@	16,402.00	=	49,206.00
				-----
		TOTAL	=	\$ 96,587.00

- Unit #20 MN# AOU24CL SN# DDN018059
- Unit #21 MN# D1NA048N06525C SN#NEHM059810
- Unit #22 MN# D1NA048N06525C SN#NCHM028435
- Unit #23 MN# D1NA036N03625C SN#NDHM051189
- Unit #24 MN# D1NA036N03625C SN#NDHM051188
- Unit #25 MN# D1NA036N03625C SN#NDHM047443
- Unit #26 MN# D1NA048N06525C SN#NCHM028435
- Unit #29 MN# E2D036S25A SN#EBHM064901

The useful life of this asset has been extended due to its present condition.



**Canyon Lake Property Owners Association**  
Detail Report by Category

<b>Admin Mechanical - HVAC, #27 &amp; #28</b>	<b>QUANTITY</b>	2 units
	UNIT COST	10,115.000
ASSET ID 1351	PERCENT REPL	100.00%
GROUP/FACILITY 12	CURRENT COST	20,230.00
CATEGORY 12	FUTURE COST	21,594.77
	ASSIGNED RESERVES	15,895.00
PLACED IN SERVICE 5/07	SALVAGE VALUE	0.00
14 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	144.26
REPLACEMENT YEAR 2021-2022	INTEREST	9.77
3 YEAR REM LIFE	MONTHLY ALLOCTN	154.03

REMARKS:

These are Goodman 4-ton HVAC (#27 and #28) units.

Unit #27 MN#CPLE48-3C SN#0507643568

Unit #28 MN#N2H036AHA2 SN#X063284144

<b>Admin Mechanical - Water Heater</b>	<b>QUANTITY</b>	1 total
	UNIT COST	4,067.000
ASSET ID 1352	PERCENT REPL	100.00%
GROUP/FACILITY 12	CURRENT COST	4,067.00
CATEGORY 12	FUTURE COST	4,067.00
	ASSIGNED RESERVES	4,067.00
PLACED IN SERVICE 5/00	SALVAGE VALUE	0.00
12 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	31.17
REPLACEMENT YEAR 2018-2019	INTEREST	0.10
0 YEAR REM LIFE	MONTHLY ALLOCTN	31.27

REMARKS:

This water heater is located in the ceiling space above the restrooms.

1 - 100 gallon water heater @ \$ 4,067.00	=	\$ 4,067.00
		-----
TOTAL	=	\$ 4,067.00

---

CATEGORY SUMMARY:	ASSIGNED RESERVES	637,430.71
	MONTHLY CNTRBTN	19,918.55
	INTEREST	358.26
	MONTHLY ALLOCTN	20,276.81

**Canyon Lake Property Owners Association**  
Detail Report by Category

Senior Center - Appliances, 2006		QUANTITY	1 total
		UNIT COST	5,360.000
ASSET ID	1775	PERCENT REPL	100.00%
GROUP/FACILITY	19	CURRENT COST	5,360.00
CATEGORY	19	FUTURE COST	5,721.60
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/06	SALVAGE VALUE	0.00
12 YEAR USEFUL LIFE			
+3 YEAR ADJUSTMENT		MONTHLY CNTRBTN	153.92
REPLACEMENT YEAR	2021-2022	INTEREST	0.49
3 YEAR REM LIFE		MONTHLY ALLOCTN	154.41

REMARKS:

1 - sharp microwave	@	\$ 511.00	=	\$ 511.00
1 - GE profile convection oven	@	1,207.00	=	1,207.00
1 - GE profile stovetop (electric)	@	645.00	=	645.00
1 - Whirlpool 18 cu. ft. refrigerator	@	1,284.00	=	1,284.00
1 - 3' range hood	@	1,713.00	=	1,713.00
				-----
		TOTAL	=	\$ 5,360.00

The useful life of this asset has been extended due to its present condition.

Senior Center - Appliances, 2018		QUANTITY	1 dishwasher
		UNIT COST	413.500
ASSET ID	1577	PERCENT REPL	100.00%
GROUP/FACILITY	19	CURRENT COST	413.50
CATEGORY	19	FUTURE COST	536.89
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/18	SALVAGE VALUE	0.00
12 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	3.17
REPLACEMENT YEAR	2030-2031	INTEREST	0.01
12 YEAR REM LIFE		MONTHLY ALLOCTN	3.18

REMARKS:

A new GE dishwasher was installed in 2018 for a cost of \$413.

The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

Canyon Lake Property Owners Association  
Detail Report by Category

Senior Center - Courts, Bocce		QUANTITY	2 courts
		UNIT COST	1,000.000
ASSET ID	1594	PERCENT REPL	100.00%
GROUP/FACILITY	19	CURRENT COST	2,000.00
CATEGORY	19	FUTURE COST	2,000.00
		ASSIGNED RESERVES	2,000.00
PLACED IN SERVICE	5/07	SALVAGE VALUE	0.00
10 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	18.13
REPLACEMENT YEAR 2018-2019		INTEREST	0.06
0 YEAR REM LIFE		MONTHLY ALLOCTN	18.19

REMARKS:

This is to refurbish (2) 10 x 75 bocce ball courts.

Senior Center - Courts, Horseshoe		QUANTITY	2 pits
		UNIT COST	1,000.000
ASSET ID	1593	PERCENT REPL	100.00%
GROUP/FACILITY	19	CURRENT COST	2,000.00
CATEGORY	19	FUTURE COST	2,000.00
		ASSIGNED RESERVES	2,000.00
PLACED IN SERVICE	5/07	SALVAGE VALUE	0.00
10 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	18.13
REPLACEMENT YEAR 2018-2019		INTEREST	0.06
0 YEAR REM LIFE		MONTHLY ALLOCTN	18.19

REMARKS:

This is to refurbish the horseshoe pits.

Senior Center - Doors		QUANTITY	1 total
		UNIT COST	24,066.000
ASSET ID	1576	PERCENT REPL	100.00%
GROUP/FACILITY	19	CURRENT COST	24,066.00
CATEGORY	19	FUTURE COST	31,247.46
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/00	SALVAGE VALUE	0.00
30 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	184.42
REPLACEMENT YEAR 2030-2031		INTEREST	0.59
12 YEAR REM LIFE		MONTHLY ALLOCTN	185.01

Canyon Lake Property Owners Association  
Detail Report by Category

Senior Center - Doors, Continued ...

REMARKS:

2	- 2'0" x 6'8"	s.c.h.b. doors	@	\$ 512.00	=	\$ 1,024.00
4	- 3'0" x 6'8"	s.c.h.b. doors	@	596.00	=	2,384.00
1	- 3'0" x 6'8"	metal doors	@	1,748.00	=	1,748.00
1	- 4'0" x 6'8"	metal storage doors	@	2,008.00	=	2,008.00
6	- 3'0" x 6'8"	storefront doors	@	2,817.00	=	16,902.00
						-----
TOTAL						= \$ 24,066.00

Senior Center - Drinking Fountains
------------------------------------

	QUANTITY	2 fountains
	UNIT COST	1,642.000
ASSET ID 1573	PERCENT REPL	100.00%
GROUP/FACILITY 19	CURRENT COST	3,284.00
CATEGORY 19	FUTURE COST	3,994.49
	ASSIGNED RESERVES	0.00
PLACED IN SERVICE 5/02	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	32.84
REPLACEMENT YEAR 2027-2028	INTEREST	0.11
9 YEAR REM LIFE	MONTHLY ALLOCTN	32.95

REMARKS:

These are "Sunroc" chilled drinking fountains.

Senior Center - Fencing
-------------------------

	QUANTITY	1 total
	UNIT COST	10,097.000
ASSET ID 1777	PERCENT REPL	100.00%
GROUP/FACILITY 19	CURRENT COST	10,097.00
CATEGORY 19	FUTURE COST	11,505.29
	ASSIGNED RESERVES	0.00
PLACED IN SERVICE 5/02	SALVAGE VALUE	0.00
18 YEAR USEFUL LIFE		
+4 YEAR ADJUSTMENT	MONTHLY CNTRBTN	148.19
REPLACEMENT YEAR 2024-2025	INTEREST	0.48
6 YEAR REM LIFE	MONTHLY ALLOCTN	148.67

Canyon Lake Property Owners Association  
Detail Report by Category

Senior Center - Fencing, Continued ...

REMARKS:

85 lin. ft. of 5'0" fencing	@	\$ 49.16	=	\$ 4,179.00
1 - 6'0" x 5'0" vehicle gate	@	1,365.00	=	1,365.00
1 - 7'0" x 5'0" vehicle gate	@	1,594.00	=	1,594.00
1 - 13'0" x 5'0" vehicle gate	@	2,959.00	=	2,959.00
				-----
TOTAL				= \$ 10,097.00

The useful life of this asset has been extended due to its present condition.

Senior Center - Floor, Carpet	QUANTITY	85 sq. yds.
	UNIT COST	45.700
ASSET ID 1574	PERCENT REPL	107.00%
GROUP/FACILITY 19	CURRENT COST	4,156.42
CATEGORY 19	FUTURE COST	4,247.86
	ASSIGNED RESERVES	3,937.66
PLACED IN SERVICE 5/00	SALVAGE VALUE	0.00
6 YEAR USEFUL LIFE		
+13 YEAR ADJUSTMENT	MONTHLY CNTRBTN	23.47
REPLACEMENT YEAR 2019-2020	INTEREST	2.38
1 YEAR REM LIFE	MONTHLY ALLOCTN	25.85

REMARKS:

The measurement indicated represents the actual area to be replaced. The percentage of replacement has been increased above 100% to allow for a waste factor which should be considered when replacing this component.

The useful life of this asset has been extended due to its infrequent use.

Senior Center - Floor, Vinyl	QUANTITY	1,450 sq.ft.
	UNIT COST	5.387
ASSET ID 1716	PERCENT REPL	100.00%
GROUP/FACILITY 19	CURRENT COST	7,811.15
CATEGORY 19	FUTURE COST	10,593.21
	ASSIGNED RESERVES	0.00
PLACED IN SERVICE 5/16	SALVAGE VALUE	0.00
16 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	52.04
REPLACEMENT YEAR 2032-2033	INTEREST	0.17
14 YEAR REM LIFE	MONTHLY ALLOCTN	52.21

Canyon Lake Property Owners Association  
Detail Report by Category

Senior Center - Floor, Vinyl, Continued ...

REMARKS:

A new vinyl flooring was purchased in 2016 for a cost of \$7,810.

The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

Senior Center - Furniture, Exterior		QUANTITY	1 total
		UNIT COST	3,936.000
ASSET ID	1785	PERCENT REPL	100.00%
GROUP/FACILITY	19	CURRENT COST	3,936.00
CATEGORY	19	FUTURE COST	4,022.59
		ASSIGNED RESERVES	3,728.84
PLACED IN SERVICE	5/00	SALVAGE VALUE	0.00
16 YEAR USEFUL LIFE			
+3 YEAR ADJUSTMENT		MONTHLY CNTRBTN	22.23
REPLACEMENT YEAR 2019-2020		INTEREST	2.25
1 YEAR REM LIFE		MONTHLY ALLOCTN	24.48

REMARKS:

16 brunch chairs	@	\$ 187.00	=	\$ 2,992.00
2 brunch tables	@	472.00	=	944.00
				-----
		TOTAL	=	\$ 3,936.00

The useful life of this asset has been extended due to its present condition.

Senior Center - Furniture, Folding		QUANTITY	1 total
		UNIT COST	4,027.000
ASSET ID	1787	PERCENT REPL	100.00%
GROUP/FACILITY	19	CURRENT COST	4,027.00
CATEGORY	19	FUTURE COST	5,343.71
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	12/15	SALVAGE VALUE	0.00
16 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	28.69
REPLACEMENT YEAR 2031-2032		INTEREST	0.09
13 YEAR REM LIFE		MONTHLY ALLOCTN	28.78

Canyon Lake Property Owners Association  
Detail Report by Category

Senior Center - Furniture, Folding, Continued ...

REMARKS:

100 - folding chairs  
 1 - chair rack

New folding chairs and chair rack were purchased in 2015 for a cost of \$3777.

The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

<b>Senior Center - Furniture, Interior</b>	QUANTITY	1 total
ASSET ID 1579	UNIT COST	28,192.000
GROUP/FACILITY 19	PERCENT REPL	100.00%
CATEGORY 19	CURRENT COST	28,192.00
	FUTURE COST	32,124.12
	ASSIGNED RESERVES	0.00
PLACED IN SERVICE 5/00	SALVAGE VALUE	0.00
16 YEAR USEFUL LIFE		
+8 YEAR ADJUSTMENT	MONTHLY CNTRBTN	413.75
REPLACEMENT YEAR 2024-2025	INTEREST	1.33
6 YEAR REM LIFE	MONTHLY ALLOCTN	415.08

REMARKS:

12 - 6'/rd/sq folding tables	@	\$ 165.00	=	\$ 1,980.00
71 - upholstered chairs	@	242.00	=	17,182.00
1 - 8'lin. ft. of wood/glass trophy case	@	688.00	=	688.00
1 - bingo system/scoreboards	@	3,000.00	=	3,000.00
1 - pool table/pingpong	@	2,400.00	=	2,400.00
1 - dbl bulletin board	@	418.00	=	418.00
2 - game/poker tables	@	362.00	=	724.00
1 - defibrillator	@	1,800.00	=	1,800.00
				-----
			TOTAL =	\$ 28,192.00

The useful life of this asset has been extended due to its infrequent use.

Canyon Lake Property Owners Association  
Detail Report by Category

Senior Center - Furniture, Picnic	QUANTITY	2 tables
	UNIT COST	2,149.000
ASSET ID 1572	PERCENT REPL	100.00%
GROUP/FACILITY 19	CURRENT COST	4,298.00
CATEGORY 19	FUTURE COST	4,897.47
	ASSIGNED RESERVES	0.00
PLACED IN SERVICE 5/00	SALVAGE VALUE	0.00
20 YEAR USEFUL LIFE		
+4 YEAR ADJUSTMENT	MONTHLY CNTRBTN	63.08
REPLACEMENT YEAR 2024-2025	INTEREST	0.20
6 YEAR REM LIFE	MONTHLY ALLOCTN	63.28

REMARKS:

This is to replace the round concrete picnic tables.

The useful life of this asset has been extended due to its present condition.

Senior Center - HVAC, 2017	QUANTITY	1 total
	UNIT COST	6,796.000
ASSET ID 1568	PERCENT REPL	100.00%
GROUP/FACILITY 19	CURRENT COST	6,796.00
CATEGORY 19	FUTURE COST	9,018.10
	ASSIGNED RESERVES	0.00
PLACED IN SERVICE 9/17	SALVAGE VALUE	0.00
14 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	48.42
REPLACEMENT YEAR 2031-2032	INTEREST	0.16
13 YEAR REM LIFE	MONTHLY ALLOCTN	48.58

REMARKS:

This is to replace #33 Rheem

1 - 4 ton unit @ \$ 6,796.00	=	\$ 6,796.00
		-----
	TOTAL =	\$ 6,796.00

This system was replaced in September 2017 for a cost of \$6,650.

The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.



Canyon Lake Property Owners Association  
Detail Report by Category

Senior Center - HVAC, Original		QUANTITY	1 total
		UNIT COST	6,796.000
ASSET ID	1780	PERCENT REPL	100.00%
GROUP/FACILITY	19	CURRENT COST	6,796.00
CATEGORY	19	FUTURE COST	7,098.31
		ASSIGNED RESERVES	5,825.14
PLACED IN SERVICE	5/06	SALVAGE VALUE	0.00
14 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	48.76
REPLACEMENT YEAR	2020-2021	INTEREST	3.57
2 YEAR REM LIFE		MONTHLY ALLOCTN	52.33

REMARKS:

This is to replace #32 Rheem

1 - 4 ton unit @ \$ 6,796.00 = \$ 6,796.00
-----
TOTAL = \$ 6,796.00

Senior Center - Kitchen, Refurbish		QUANTITY	1 total
		UNIT COST	29,455.000
ASSET ID	1583	PERCENT REPL	100.00%
GROUP/FACILITY	19	CURRENT COST	29,455.00
CATEGORY	19	FUTURE COST	39,085.95
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/06	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	209.85
REPLACEMENT YEAR	2031-2032	INTEREST	0.67
13 YEAR REM LIFE		MONTHLY ALLOCTN	210.52

REMARKS:

39 lin. ft. of wood base cabinets	@	\$ 301.00	=	\$ 11,739.00
28 lin. ft. of wood wall cabinets	@	250.00	=	7,000.00
6 lin. ft. of wood pantry cabinets	@	257.00	=	1,542.00
47 lin. ft. of lam counter tops	@	184.00	=	8,648.00
1 double stainless sink	@	526.00	=	526.00
				-----
				TOTAL = \$ 29,455.00

Canyon Lake Property Owners Association  
Detail Report by Category

Senior Center - Lighting, Bollards		QUANTITY	9 fixtures
		UNIT COST	1,647.000
ASSET ID	1570	PERCENT REPL	100.00%
GROUP/FACILITY	19	CURRENT COST	14,823.00
CATEGORY	19	FUTURE COST	19,246.28
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/00	SALVAGE VALUE	0.00
30 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	113.59
REPLACEMENT YEAR	2030-2031	INTEREST	0.37
12 YEAR REM LIFE		MONTHLY ALLOCTN	113.96

REMARKS:

These are metal bollard fixtures.

Senior Center - Lighting, Exterior		QUANTITY	1 total
		UNIT COST	3,672.000
ASSET ID	1783	PERCENT REPL	100.00%
GROUP/FACILITY	19	CURRENT COST	3,672.00
CATEGORY	19	FUTURE COST	4,370.29
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/06	SALVAGE VALUE	0.00
20 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	41.01
REPLACEMENT YEAR	2026-2027	INTEREST	0.13
8 YEAR REM LIFE		MONTHLY ALLOCTN	41.14

REMARKS:

3 - double flood fixtures	@	\$ 196.00	=	\$ 588.00
12 - w/m lanterns	@	218.00	=	2,616.00
2 - c/m fans w/lights	@	234.00	=	468.00
				-----
		TOTAL	=	\$ 3,672.00

Senior Center - Lighting, Interior		QUANTITY	1 total
		UNIT COST	7,941.000
ASSET ID	1781	PERCENT REPL	100.00%
GROUP/FACILITY	19	CURRENT COST	7,941.00
CATEGORY	19	FUTURE COST	9,871.52
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/06	SALVAGE VALUE	0.00
22 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	71.98
REPLACEMENT YEAR	2028-2029	INTEREST	0.23
10 YEAR REM LIFE		MONTHLY ALLOCTN	72.21

Canyon Lake Property Owners Association  
Detail Report by Category

Senior Center - Lighting, Interior, Continued ...

REMARKS:

4 - exit sign	@	\$ 329.00	=	\$ 1,316.00
2 - 4' dbl fluorescent	@	179.00	=	358.00
2 - c/m fans w/lights	@	234.00	=	468.00
2 - 4' quad fluorescent	@	262.00	=	524.00
10 - 4' box fluorescent	@	292.00	=	2,920.00
15 - recessed fixtures	@	157.00	=	2,355.00
				-----
			TOTAL =	\$ 7,941.00

Senior Center - Lighting, Kitchen	QUANTITY	20 fixtures
ASSET ID 1779	UNIT COST	157.000
GROUP/FACILITY 19	PERCENT REPL	100.00%
CATEGORY 19	CURRENT COST	3,140.00
	FUTURE COST	3,737.12
PLACED IN SERVICE 5/06	ASSIGNED RESERVES	0.00
20 YEAR USEFUL LIFE	SALVAGE VALUE	0.00
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	35.07
REPLACEMENT YEAR 2026-2027	INTEREST	0.11
8 YEAR REM LIFE	MONTHLY ALLOCTN	35.18

REMARKS:

These are the kitchen recessed lights.

Senior Center - Lighting, Parking	QUANTITY	1 total
ASSET ID 1569	UNIT COST	5,184.000
GROUP/FACILITY 19	PERCENT REPL	100.00%
CATEGORY 19	CURRENT COST	5,184.00
	FUTURE COST	5,533.73
PLACED IN SERVICE 5/97	ASSIGNED RESERVES	0.00
24 YEAR USEFUL LIFE	SALVAGE VALUE	0.00
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	148.87
REPLACEMENT YEAR 2021-2022	INTEREST	0.48
3 YEAR REM LIFE	MONTHLY ALLOCTN	149.35

**Canyon Lake Property Owners Association**  
Detail Report by Category

Senior Center - Lighting, Parking, Continued ...

REMARKS:

Cost based on box style, 400 watt vapor light fixtures, pole and mounting bracket not included.

1 single box fixtures	@	\$ 924.00	=	\$ 924.00	
4 double box fixtures	@	1,065.00	=	4,260.00	
				-----	
		TOTAL	=	\$ 5,184.00	

Senior Center - Mechanical	QUANTITY	1 total
ASSET ID 1595	UNIT COST	3,000.000
GROUP/FACILITY 19	PERCENT REPL	100.00%
CATEGORY 19	CURRENT COST	3,000.00
PLACED IN SERVICE 5/05	FUTURE COST	3,202.39
14 YEAR USEFUL LIFE	ASSIGNED RESERVES	0.00
+2 YEAR ADJUSTMENT	SALVAGE VALUE	0.00
REPLACEMENT YEAR 2021-2022	MONTHLY CNTRBTN	86.15
3 YEAR REM LIFE	INTEREST	0.28
	MONTHLY ALLOCTN	86.43

REMARKS:

1 - generator "Generac" XP8000E	@	\$ 2,500.00	=	\$ 2,500.00	
1 - bandsaw Craftsman	@	500.00	=	500.00	
				-----	
		TOTAL	=	\$ 3,000.00	

The useful life of this asset has been extended due to its infrequent use.

Senior Center - Paint, Exterior	QUANTITY	3,850 sq. ft.
ASSET ID 1589	UNIT COST	0.950
GROUP/FACILITY 19	PERCENT REPL	100.00%
CATEGORY 19	CURRENT COST	3,657.50
PLACED IN SERVICE 5/10	FUTURE COST	3,657.50
8 YEAR USEFUL LIFE	ASSIGNED RESERVES	3,657.50
+0 YEAR ADJUSTMENT	SALVAGE VALUE	0.00
REPLACEMENT YEAR 2018-2019	MONTHLY CNTRBTN	40.85
0 YEAR REM LIFE	INTEREST	0.13
	MONTHLY ALLOCTN	40.98

Canyon Lake Property Owners Association  
Detail Report by Category

Senior Center - Paint, Exterior, Continued ...

REMARKS:

This is to paint the exterior of the senior center.

Senior Center - Paint, Interior		QUANTITY	6,820 sq. ft.
		UNIT COST	1.430
ASSET ID	1588	PERCENT REPL	100.00%
GROUP/FACILITY	19	CURRENT COST	9,752.60
CATEGORY	19	FUTURE COST	9,752.60
		ASSIGNED RESERVES	9,752.60
PLACED IN SERVICE	5/10	SALVAGE VALUE	0.00
8 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	108.92
REPLACEMENT YEAR 2018-2019		INTEREST	0.35
0 YEAR REM LIFE		MONTHLY ALLOCTN	109.27

REMARKS:

This is to paint the interior of the senior center.

Senior Center - Paint, Metals		QUANTITY	843 sq. ft.
		UNIT COST	1.870
ASSET ID	1587	PERCENT REPL	100.00%
GROUP/FACILITY	19	CURRENT COST	1,576.41
CATEGORY	19	FUTURE COST	1,576.41
		ASSIGNED RESERVES	1,576.41
PLACED IN SERVICE	5/15	SALVAGE VALUE	0.00
3 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	45.27
REPLACEMENT YEAR 2018-2019		INTEREST	0.15
0 YEAR REM LIFE		MONTHLY ALLOCTN	45.42

REMARKS:

This is to paint the wrought iron railing at the senior center.

To ensure the longevity of wrought iron, it should be painted as recommended.

Canyon Lake Property Owners Association  
Detail Report by Category

Senior Center - Paint, Trim/Doors		QUANTITY	800 sq. ft.
		UNIT COST	1.380
ASSET ID	1590	PERCENT REPL	100.00%
GROUP/FACILITY	19	CURRENT COST	1,104.00
CATEGORY	19	FUTURE COST	1,104.00
		ASSIGNED RESERVES	1,104.00
PLACED IN SERVICE	5/14	SALVAGE VALUE	0.00
4 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	23.95
REPLACEMENT YEAR	2018-2019	INTEREST	0.08
0 YEAR REM LIFE		MONTHLY ALLOCTN	24.03

REMARKS:

This is to paint the wood trim and doors.

Senior Center - Railing, Stairs		QUANTITY	80 lin. ft.
		UNIT COST	62.600
ASSET ID	1586	PERCENT REPL	100.00%
GROUP/FACILITY	19	CURRENT COST	5,008.00
CATEGORY	19	FUTURE COST	6,091.47
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/02	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	50.08
REPLACEMENT YEAR	2027-2028	INTEREST	0.16
9 YEAR REM LIFE		MONTHLY ALLOCTN	50.24

REMARKS:

This is to replace the triple pipe railings, 42" high.

Senior Center - Restrooms		QUANTITY	1 total
		UNIT COST	16,810.000
ASSET ID	1582	PERCENT REPL	100.00%
GROUP/FACILITY	19	CURRENT COST	16,810.00
CATEGORY	19	FUTURE COST	18,338.82
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/97	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	364.71
REPLACEMENT YEAR	2022-2023	INTEREST	1.17
4 YEAR REM LIFE		MONTHLY ALLOCTN	365.88

**Canyon Lake Property Owners Association**  
Detail Report by Category

Senior Center - Restrooms, Continued ...

REMARKS:

4 toilets, tank type	@	\$ 567.00	=	\$ 2,268.00
1 urinals, w/m unit w/fv	@	1,206.00	=	1,206.00
3 sinks, oval	@	526.00	=	1,578.00
4 lam toilet partitions	@	913.00	=	3,652.00
1 lam urinal partitions	@	707.00	=	707.00
10 lin. ft. of lam counter tops	@	184.00	=	1,840.00
266 sq. ft. of ceramic tile	@	20.90	=	5,559.00
				-----
		TOTAL	=	\$ 16,810.00

Senior Center - Roofs, Gutter/Down
------------------------------------

	QUANTITY	395 lin. ft.
	UNIT COST	10.040
ASSET ID 1592	PERCENT REPL	100.00%
GROUP/FACILITY 19	CURRENT COST	3,965.80
CATEGORY 19	FUTURE COST	5,149.22
	ASSIGNED RESERVES	0.00
PLACED IN SERVICE 5/00	SALVAGE VALUE	0.00
22 YEAR USEFUL LIFE		
+8 YEAR ADJUSTMENT	MONTHLY CNTRBTN	30.39
REPLACEMENT YEAR 2030-2031	INTEREST	0.10
12 YEAR REM LIFE	MONTHLY ALLOCTN	30.49

REMARKS:

For budgeting purposes, we are assuming the gutters and downspouts will be replaced inconjunction with the roof replacement.

Senior Center - Roofs, Tile
-----------------------------

	QUANTITY	4,690 sq. ft.
	UNIT COST	11.330
ASSET ID 1591	PERCENT REPL	100.00%
GROUP/FACILITY 19	CURRENT COST	53,137.70
CATEGORY 19	FUTURE COST	68,994.35
	ASSIGNED RESERVES	0.00
PLACED IN SERVICE 5/00	SALVAGE VALUE	0.00
30 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	407.19
REPLACEMENT YEAR 2030-2031	INTEREST	1.31
12 YEAR REM LIFE	MONTHLY ALLOCTN	408.50

REMARKS:

A funding provision has been established for repairs and/or replacement

Canyon Lake Property Owners Association  
Detail Report by Category

Senior Center - Roofs, Tile, Continued ...

of the felt underlayment and re-installation of the original tiles.

Senior Center - Sound System		QUANTITY	1 total
		UNIT COST	6,052.000
ASSET ID	1786	PERCENT REPL	100.00%
GROUP/FACILITY	19	CURRENT COST	6,052.00
CATEGORY	19	FUTURE COST	6,747.66
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/07	SALVAGE VALUE	0.00
10 YEAR USEFUL LIFE			
+6 YEAR ADJUSTMENT		MONTHLY CNTRBTN	105.81
REPLACEMENT YEAR	2023-2024	INTEREST	0.34
5 YEAR REM LIFE		MONTHLY ALLOCTN	106.15

REMARKS:

1 Sony CD Changer	@	\$ 165.00	=	\$ 165.00
1 Optimus N/V Receiver	@	887.00	=	887.00
1 Piano*	@	5,000.00	=	5,000.00
				-----
		TOTAL	=	\$ 6,052.00

\*For budgeting purposes, we are assuming the piano would be purchased used.  
 The useful life of this asset has been extended due to its present condition.

Senior Center - Television		QUANTITY	1 total
		UNIT COST	1,122.000
ASSET ID	1581	PERCENT REPL	100.00%
GROUP/FACILITY	19	CURRENT COST	1,122.00
CATEGORY	19	FUTURE COST	1,224.04
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/14	SALVAGE VALUE	0.00
8 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	24.34
REPLACEMENT YEAR	2022-2023	INTEREST	0.08
4 YEAR REM LIFE		MONTHLY ALLOCTN	24.42

REMARKS:

1 - 32" Sanyo television	@	\$ 500.00	=	\$ 500.00
1 - 60" Vizio television	@	622.00	=	622.00
				-----
		TOTAL	=	\$ 1,122.00



Canyon Lake Property Owners Association  
Detail Report by Category

Senior Center - Walls, Repairs		QUANTITY	1,800 sq. ft.
		UNIT COST	26.040
ASSET ID	1954	PERCENT REPL	10.00%
GROUP/FACILITY	19	CURRENT COST	4,687.20
CATEGORY	19	FUTURE COST	6,934.73
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/06	SALVAGE VALUE	0.00
30 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	24.99
REPLACEMENT YEAR	2036-2037	INTEREST	0.08
18 YEAR REM LIFE		MONTHLY ALLOCTN	25.07

REMARKS:

This is to repair the block wall.

It is estimated that a percentage of the block walls will require repair or replacement. The actual condition of the block walls should be monitored through time and the estimates adjusted accordingly.

Senior Center - Water Heater		QUANTITY	1 total
		UNIT COST	1,340.000
ASSET ID	1778	PERCENT REPL	100.00%
GROUP/FACILITY	19	CURRENT COST	1,340.00
CATEGORY	19	FUTURE COST	1,560.49
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/15	SALVAGE VALUE	0.00
10 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	16.98
REPLACEMENT YEAR	2025-2026	INTEREST	0.05
7 YEAR REM LIFE		MONTHLY ALLOCTN	17.03

REMARKS:

This is a "Bradford White" hot water heater.

1 - 30 gallon water heater @ \$ 1,340.00 = \$ 1,340.00  
-----  
TOTAL = \$ 1,340.00

The actual date this item was placed-in-service was not available. For budgeting purposes, we have estimated this date based upon its present condition.

**Canyon Lake Property Owners Association**  
Detail Report by Category

Senior Center - Window Blinds, Ext		QUANTITY	184 sq. ft.
		UNIT COST	3.600
ASSET ID	1784	PERCENT REPL	100.00%
GROUP/FACILITY	19	CURRENT COST	662.40
CATEGORY	19	FUTURE COST	958.93
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/17	SALVAGE VALUE	0.00
18 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	3.71
REPLACEMENT YEAR	2035-2036	INTEREST	0.01
17 YEAR REM LIFE		MONTHLY ALLOCTN	3.72

REMARKS:

These are vinyl coated exterior shades.

The actual date this item was placed-in-service was not available. For budgeting purposes, we have estimated this date based upon its present condition.

Senior Center - Window Blinds, Int		QUANTITY	120 sq. ft.
		UNIT COST	10.480
ASSET ID	1782	PERCENT REPL	100.00%
GROUP/FACILITY	19	CURRENT COST	1,257.60
CATEGORY	19	FUTURE COST	1,433.01
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/06	SALVAGE VALUE	0.00
18 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	18.46
REPLACEMENT YEAR	2024-2025	INTEREST	0.06
6 YEAR REM LIFE		MONTHLY ALLOCTN	18.52

REMARKS:

These are 1" prefinished, wood blinds.

---

CATEGORY SUMMARY:	ASSIGNED RESERVES	33,582.15
	MONTHLY CNTRBTN	3,231.41
	INTEREST	18.29
	MONTHLY ALLOCTN	3,249.70

Canyon Lake Property Owners Association  
Detail Report by Category

Operations - Doors, Solid Core		QUANTITY	1 total
		UNIT COST	4,608.000
ASSET ID	2083	PERCENT REPL	100.00%
GROUP/FACILITY	20	CURRENT COST	4,608.00
CATEGORY	20	FUTURE COST	5,027.08
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/00	SALVAGE VALUE	0.00
22 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	99.97
REPLACEMENT YEAR	2022-2023	INTEREST	0.32
4 YEAR REM LIFE		MONTHLY ALLOCTN	100.29

REMARKS:

9 - 3'0" x 6'8" doors @ \$ 512.00 = \$ 4,608.00  
 -----  
 TOTAL = \$ 4,608.00

Operations - Ext, Doors, Glass		QUANTITY	1 total
		UNIT COST	5,634.000
ASSET ID	2082	PERCENT REPL	100.00%
GROUP/FACILITY	20	CURRENT COST	5,634.00
CATEGORY	20	FUTURE COST	6,146.39
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/00	SALVAGE VALUE	0.00
22 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	122.23
REPLACEMENT YEAR	2022-2023	INTEREST	0.39
4 YEAR REM LIFE		MONTHLY ALLOCTN	122.62

REMARKS:

2 - 3'0" x 7'0" single glass door @ \$ 2,817.00 = \$ 5,634.00  
 -----  
 TOTAL = \$ 5,634.00

**Canyon Lake Property Owners Association**  
Detail Report by Category

Operations - Ext, Doors, Overhead		QUANTITY	1 total
		UNIT COST	10,659.000
ASSET ID	1544	PERCENT REPL	100.00%
GROUP/FACILITY	20	CURRENT COST	10,659.00
CATEGORY	20	FUTURE COST	13,250.29
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/03	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	96.62
REPLACEMENT YEAR	2028-2029	INTEREST	0.31
10 YEAR REM LIFE		MONTHLY ALLOCTN	96.93

REMARKS:

These are metal roll-up doors:

3 - 10' x 12' doors @ \$ 3,553.00 = \$ 10,659.00  
 -----  
 TOTAL = \$ 10,659.00

Operations - Ext, Fence, Chain Link		QUANTITY	1,065 total
		UNIT COST	26.270
ASSET ID	1840	PERCENT REPL	100.00%
GROUP/FACILITY	20	CURRENT COST	27,977.55
CATEGORY	20	FUTURE COST	40,501.85
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	9/00	SALVAGE VALUE	0.00
35 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	156.82
REPLACEMENT YEAR	2035-2036	INTEREST	0.50
17 YEAR REM LIFE		MONTHLY ALLOCTN	157.32

REMARKS:

This is to replace the chain link fencing.

Operations - Ext, HVAC		QUANTITY	1 total
		UNIT COST	6,921.000
ASSET ID	1542	PERCENT REPL	100.00%
GROUP/FACILITY	20	CURRENT COST	6,921.00
CATEGORY	20	FUTURE COST	6,921.00
		ASSIGNED RESERVES	6,921.00
PLACED IN SERVICE	5/04	SALVAGE VALUE	0.00
14 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	46.11
REPLACEMENT YEAR	2018-2019	INTEREST	0.15
0 YEAR REM LIFE		MONTHLY ALLOCTN	46.26

Canyon Lake Property Owners Association  
Detail Report by Category

Operations - Ext, HVAC, Continued ...

REMARKS:

#5255

1 - 2.5 ton Arcoaire unit @ \$ 6,921.00 = \$ 6,921.00  
-----  
TOTAL = \$ 6,921.00

Operations - Ext, Ice Machine	QUANTITY	1 total
	UNIT COST	6,092.000
ASSET ID 2085	PERCENT REPL	100.00%
GROUP/FACILITY 20	CURRENT COST	6,092.00
CATEGORY 20	FUTURE COST	6,502.98
	ASSIGNED RESERVES	0.00
PLACED IN SERVICE 9/09	SALVAGE VALUE	0.00
10 YEAR USEFUL LIFE		
+2 YEAR ADJUSTMENT	MONTHLY CNTRBTN	174.94
REPLACEMENT YEAR 2021-2022	INTEREST	0.56
3 YEAR REM LIFE	MONTHLY ALLOCTN	175.50

REMARKS:

This is to replace the Hoshizaki (#12) ice machine.

The useful life of this asset has been extended due to its present condition.

Operations - Ext, Lights, Poles	QUANTITY	4 poles
	UNIT COST	1,065.000
ASSET ID 1543	PERCENT REPL	100.00%
GROUP/FACILITY 20	CURRENT COST	4,260.00
CATEGORY 20	FUTURE COST	4,547.39
	ASSIGNED RESERVES	0.00
PLACED IN SERVICE 5/97	SALVAGE VALUE	0.00
24 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	122.33
REPLACEMENT YEAR 2021-2022	INTEREST	0.39
3 YEAR REM LIFE	MONTHLY ALLOCTN	122.72

REMARKS:

These are tennis style poles with single fixture.

Canyon Lake Property Owners Association  
Detail Report by Category

Operations - Ext, Mechanical, Equip		QUANTITY	1 provision
		UNIT COST	32,705.000
ASSET ID	1560	PERCENT REPL	100.00%
GROUP/FACILITY	20	CURRENT COST	32,705.00
CATEGORY	20	FUTURE COST	33,424.51
		ASSIGNED RESERVES	30,368.93
PLACED IN SERVICE	5/05	SALVAGE VALUE	0.00
14 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	236.10
REPLACEMENT YEAR 2019-2020		INTEREST	18.53
1 YEAR REM LIFE		MONTHLY ALLOCTN	254.63

REMARKS:

1 - Napa 175psi compressor	@	\$ 2,500.00	=	\$ 2,500.00
1 - concrete (wet saw) cutter	@	2,100.00	=	2,100.00
1 - table saw Delta 10" cutter	@	2,795.00	=	2,795.00
2 - electric jack hammers	@	1,500.00	=	3,000.00
1 - Smithy CB1239 Lathe	@	3,936.00	=	3,936.00
3 - portable pressure washer	@	3,330.00	=	9,990.00
1 - vehicle 7000lb hoist	@	3,290.00	=	3,290.00
1 - billygoat yard vacuum	@	4,244.00	=	4,244.00
1 - diagnostic quicksilver terminal	@	850.00	=	850.00
		TOTAL	=	\$ 32,705.00

Operations - Ext, Paint Exterior		QUANTITY	4,470 sq. ft.
		UNIT COST	0.950
ASSET ID	1545	PERCENT REPL	100.00%
GROUP/FACILITY	20	CURRENT COST	4,246.50
CATEGORY	20	FUTURE COST	4,945.24
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/17	SALVAGE VALUE	0.00
8 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	53.81
REPLACEMENT YEAR 2025-2026		INTEREST	0.17
7 YEAR REM LIFE		MONTHLY ALLOCTN	53.98

REMARKS: NONE

**Canyon Lake Property Owners Association**  
Detail Report by Category

Operations - Ext, Roof, Flat		QUANTITY	400 sq. ft.
		UNIT COST	8.400
ASSET ID	1548	PERCENT REPL	100.00%
GROUP/FACILITY	20	CURRENT COST	3,360.00
CATEGORY	20	FUTURE COST	3,360.00
		ASSIGNED RESERVES	3,360.00
PLACED IN SERVICE	5/96	SALVAGE VALUE	0.00
20 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	16.35
REPLACEMENT YEAR 2018-2019		INTEREST	0.05
0 YEAR REM LIFE		MONTHLY ALLOCTN	16.40

REMARKS:

This is the landscaping storage shed.

This is a tar and gravel roof.

In order to ensure a high quality installation, the client may wish to obtain the services of an independent roofing consultant to work with the client and the roofing contractor providing installation. Consultants are available for the preparation of installation specifications and, if desired, to work with the contractor during the installation process. We have been advised that fees vary upon the size of the job and the extent of detail required by the client. However, fees for a consultant should not exceed six to eight percent of the actual roof replacement cost. The costs we have used do not include this additional expense. Should the client request, we would be happy to incorporate this into our calculations.

The cost used on this component includes the removal and disposal of the existing material.

Operations - Ext, Roof, Gutter/Down		QUANTITY	125 lin. ft.
		UNIT COST	10.040
ASSET ID	1836	PERCENT REPL	100.00%
GROUP/FACILITY	20	CURRENT COST	1,255.00
CATEGORY	20	FUTURE COST	1,629.50
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/03	SALVAGE VALUE	0.00
22 YEAR USEFUL LIFE			
+5 YEAR ADJUSTMENT		MONTHLY CNTRBTN	9.62
REPLACEMENT YEAR 2030-2031		INTEREST	0.03
12 YEAR REM LIFE		MONTHLY ALLOCTN	9.65

REMARKS:

For budgeting purposes, we are assuming the gutters and downspouts will be replaced inconjunction with the roof replacement.

Canyon Lake Property Owners Association  
Detail Report by Category

Operations - Ext, Roof, Tile		QUANTITY	3,340 sq. ft.
		UNIT COST	11.330
ASSET ID	1547	PERCENT REPL	100.00%
GROUP/FACILITY	20	CURRENT COST	37,842.20
CATEGORY	20	FUTURE COST	49,134.57
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/00	SALVAGE VALUE	0.00
30 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	289.98
REPLACEMENT YEAR	2030-2031	INTEREST	0.93
12 YEAR REM LIFE		MONTHLY ALLOCTN	290.91

REMARKS:

This is to replace the operations building.

A funding provision has been established for repairs and/or replacement of the felt underlayment and re-installation of the original tiles.

Operations - Ext, Storage, Metal		QUANTITY	1 total
		UNIT COST	15,228.000
ASSET ID	1546	PERCENT REPL	100.00%
GROUP/FACILITY	20	CURRENT COST	15,228.00
CATEGORY	20	FUTURE COST	28,007.09
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/16	SALVAGE VALUE	0.00
30 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	55.95
REPLACEMENT YEAR	2046-2047	INTEREST	0.18
28 YEAR REM LIFE		MONTHLY ALLOCTN	56.13

REMARKS:

6 - metal storage structures @ \$ 2,538.00 = \$ 15,228.00  
-----  
TOTAL = \$ 15,228.00

The operations trailers were replaced in 2016 for a cost of \$14,872.

The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.



Canyon Lake Property Owners Association  
Detail Report by Category

Operations - Ext, Storage, Wood		QUANTITY	1 total
		UNIT COST	12,000.000
ASSET ID	2080	PERCENT REPL	100.00%
GROUP/FACILITY	20	CURRENT COST	12,000.00
CATEGORY	20	FUTURE COST	12,000.00
		ASSIGNED RESERVES	12,000.00
PLACED IN SERVICE	5/00	SALVAGE VALUE	0.00
30 YEAR USEFUL LIFE			
-12 YEAR ADJUSTMENT		MONTHLY CNTRBTN	41.72
REPLACEMENT YEAR	2018-2019	INTEREST	0.13
0 YEAR REM LIFE		MONTHLY ALLOCTN	41.85

REMARKS:

2 - 12' x 20' wood storage structure @ \$ 6,000.00 = \$ 12,000.00  
-----  
TOTAL = \$ 12,000.00

The useful life of this asset has been decreased due to its present condition.

Operations - Ext, Walls, Repairs		QUANTITY	1,020 sq. ft.
		UNIT COST	26.040
ASSET ID	1839	PERCENT REPL	10.00%
GROUP/FACILITY	20	CURRENT COST	2,656.08
CATEGORY	20	FUTURE COST	3,093.12
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/00	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	33.66
REPLACEMENT YEAR	2025-2026	INTEREST	0.11
7 YEAR REM LIFE		MONTHLY ALLOCTN	33.77

REMARKS:

It is estimated that a percentage of the walls will require repair or replacement. The actual condition of the walls should be monitored through time and the estimates adjusted accordingly.

Canyon Lake Property Owners Association  
Detail Report by Category

Operations - Int, Appliances		QUANTITY	1 total
		UNIT COST	5,728.000
ASSET ID	1838	PERCENT REPL	100.00%
GROUP/FACILITY	20	CURRENT COST	5,728.00
CATEGORY	20	FUTURE COST	6,967.24
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/17	SALVAGE VALUE	0.00
10 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	57.28
REPLACEMENT YEAR 2027-2028		INTEREST	0.18
9 YEAR REM LIFE		MONTHLY ALLOCTN	57.46

REMARKS:

3 - microwave ovens	@	\$ 511.00	=	\$ 1,533.00
1 - Sanyo u/c refrigerator	@	680.00	=	680.00
1 - Kenmore A/C unit	@	1,222.00	=	1,222.00
1 - Whirlpool A/C unit	@	1,222.00	=	1,222.00
12 - chairs	@	48.00	=	576.00
3 - tables	@	165.00	=	495.00
				-----
		TOTAL	=	\$ 5,728.00

Operations - Int, Cabinets/Counters		QUANTITY	1 total
		UNIT COST	12,290.000
ASSET ID	2084	PERCENT REPL	100.00%
GROUP/FACILITY	20	CURRENT COST	12,290.00
CATEGORY	20	FUTURE COST	20,719.22
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/17	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	51.25
REPLACEMENT YEAR 2042-2043		INTEREST	0.16
24 YEAR REM LIFE		MONTHLY ALLOCTN	51.41

REMARKS:

Operations Manager Office:

5 lin. ft. of base cabinets	@	\$ 301.00	=	\$ 1,505.00
5 lin. ft. of lam counter tops	@	184.00	=	920.00
1 sink, stainless steel, bar	@	579.00	=	579.00

Filing/Reception:

23 lin. ft. of wall cabinets	@	250.00	=	5,750.00
8 lin. ft. of wall shelving	@	350.00	=	2,800.00
4 lin. ft. of lam counter tops	@	184.00	=	736.00
				-----

TOTAL = \$ 12,290.00

**Canyon Lake Property Owners Association**  
Detail Report by Category

Operations - Int, Floor, Carpet		QUANTITY	117 sq. yds.
		UNIT COST	45.700
ASSET ID	1549	PERCENT REPL	107.00%
GROUP/FACILITY	20	CURRENT COST	5,721.18
CATEGORY	20	FUTURE COST	6,378.82
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/17	SALVAGE VALUE	0.00
6 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	100.03
REPLACEMENT YEAR 2023-2024		INTEREST	0.32
5 YEAR REM LIFE		MONTHLY ALLOCTN	100.35

REMARKS:

The measurement indicated represents the actual area to be replaced. The percentage of replacement has been increased above 100% to allow for a waste factor which should be considered when replacing this component.

The actual date this item was placed-in-service was not available. For budgeting purposes, we have estimated this date based upon its present condition.

Operations - Int, Floor, Vinyl		QUANTITY	343 sq. ft.
		UNIT COST	6.050
ASSET ID	1837	PERCENT REPL	100.00%
GROUP/FACILITY	20	CURRENT COST	2,075.15
CATEGORY	20	FUTURE COST	2,814.25
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	2/18	SALVAGE VALUE	0.00
15 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	13.83
REPLACEMENT YEAR 2032-2033		INTEREST	0.04
14 YEAR REM LIFE		MONTHLY ALLOCTN	13.87

REMARKS:

This is vinyl tile flooring.

New flooring was installed in February 2018 for a cost of \$2,075.

The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

Canyon Lake Property Owners Association  
Detail Report by Category

Operations - Int, Furniture		QUANTITY	1 total
		UNIT COST	13,010.000
ASSET ID	1550	PERCENT REPL	100.00%
GROUP/FACILITY	20	CURRENT COST	13,010.00
CATEGORY	20	FUTURE COST	18,031.87
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/17	SALVAGE VALUE	0.00
16 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	81.48
REPLACEMENT YEAR	2033-2034	INTEREST	0.26
15 YEAR REM LIFE		MONTHLY ALLOCTN	81.74

REMARKS:

20 chairs	@	\$ 242.00	=	\$ 4,840.00
5 desks w/returns	@	639.00	=	3,195.00
11 vertical/horz file cabinets	@	303.00	=	3,333.00
1 sofa	@	1,642.00	=	1,642.00
				-----
		TOTAL	=	\$ 13,010.00

Operations - Int, IT, Printer, ID		QUANTITY	1 printer
		UNIT COST	3,144.000
ASSET ID	1710	PERCENT REPL	100.00%
GROUP/FACILITY	20	CURRENT COST	3,144.00
CATEGORY	20	FUTURE COST	3,582.51
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/16	SALVAGE VALUE	0.00
8 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	46.14
REPLACEMENT YEAR	2024-2025	INTEREST	0.15
6 YEAR REM LIFE		MONTHLY ALLOCTN	46.29

REMARKS:

A new ID card printer was purchased in 2016 for a cost of \$3,000.

The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

Canyon Lake Property Owners Association  
Detail Report by Category

Operations - Int, Lighting		QUANTITY	1 total
		UNIT COST	8,982.000
ASSET ID	2081	PERCENT REPL	100.00%
GROUP/FACILITY	20	CURRENT COST	8,982.00
CATEGORY	20	FUTURE COST	10,459.94
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/00	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	113.81
REPLACEMENT YEAR	2025-2026	INTEREST	0.37
7 YEAR REM LIFE		MONTHLY ALLOCTN	114.18

REMARKS:

40 - recessed fixtures	@	\$ 157.00	=	\$ 6,280.00
3 - c/m fan w/light	@	582.00	=	1,746.00
2 - exhaust fans	@	434.00	=	868.00
1 0 c/m round fixture	@	88.00	=	88.00
				-----
		TOTAL	=	\$ 8,982.00

Operations - Int, Paint, Interior		QUANTITY	2,961 sq. ft.
		UNIT COST	1.430
ASSET ID	1558	PERCENT REPL	100.00%
GROUP/FACILITY	20	CURRENT COST	4,234.23
CATEGORY	20	FUTURE COST	4,930.95
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/17	SALVAGE VALUE	0.00
8 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	53.65
REPLACEMENT YEAR	2025-2026	INTEREST	0.17
7 YEAR REM LIFE		MONTHLY ALLOCTN	53.82

REMARKS:

offices	-	2,090 sq. ft.
restrooms	-	871
		-----
TOTAL	=	2,961 sq. ft.

Canyon Lake Property Owners Association  
Detail Report by Category

	QUANTITY	1 total
Operations - Int, Restrooms	UNIT COST	4,398.000
ASSET ID 1835	PERCENT REPL	100.00%
GROUP/FACILITY 20	CURRENT COST	4,398.00
CATEGORY 20	FUTURE COST	7,414.41
	ASSIGNED RESERVES	0.00
PLACED IN SERVICE 5/17	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	18.34
REPLACEMENT YEAR 2042-2043	INTEREST	0.06
24 YEAR REM LIFE	MONTHLY ALLOCTN	18.40

REMARKS:

This is to refurbish the restroom:

3 toilets, tank type	@	\$ 567.00	=	\$ 1,701.00
2 sinks, w/m rectangular	@	585.00	=	1,170.00
1 sink, stainless, bar	@	579.00	=	579.00
3 lin. ft. of vanity base cabinets	@	132.00	=	396.00
3 lin. ft. of lam counter tops	@	184.00	=	552.00
				-----
				TOTAL = \$ 4,398.00

	QUANTITY	2 television
Operations - Int, Television	UNIT COST	631.000
ASSET ID 1551	PERCENT REPL	100.00%
GROUP/FACILITY 20	CURRENT COST	1,262.00
CATEGORY 20	FUTURE COST	1,469.66
	ASSIGNED RESERVES	0.00
PLACED IN SERVICE 5/17	SALVAGE VALUE	0.00
8 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	15.99
REPLACEMENT YEAR 2025-2026	INTEREST	0.05
7 YEAR REM LIFE	MONTHLY ALLOCTN	16.04

REMARKS:

These are 42" Vizio televisions.

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CATEGORY SUMMARY:	ASSIGNED RESERVES	52,649.93
	MONTHLY CNTRBTN	2,108.01
	INTEREST	24.51
	MONTHLY ALLOCTN	2,132.52

Canyon Lake Property Owners Association  
Detail Report by Category

Diamond Point - BBQ, Charcoal		QUANTITY	1 BBQ
		UNIT COST	910.000
ASSET ID	1870	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	910.00
CATEGORY	22	FUTURE COST	1,014.60
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/13	SALVAGE VALUE	0.00
10 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	15.91
REPLACEMENT YEAR	2023-2024	INTEREST	0.05
5 YEAR REM LIFE		MONTHLY ALLOCTN	15.96

REMARKS:

This is to replace the double charcoal pedestal barbecue.

Diamond Point - Picnic Tables		QUANTITY	1 total
		UNIT COST	3,379.000
ASSET ID	1001	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	3,379.00
CATEGORY	22	FUTURE COST	3,935.00
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/09	SALVAGE VALUE	0.00
16 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	42.82
REPLACEMENT YEAR	2025-2026	INTEREST	0.14
7 YEAR REM LIFE		MONTHLY ALLOCTN	42.96

REMARKS:

1 - 4' metal picnic tables w/back	@	\$ 2,599.00	=	\$ 2,599.00
1 - 4' wood picnic tables w/back	@	780.00	=	780.00
				-----
		TOTAL	=	\$ 3,379.00

Diamond Point - Play, Bark		QUANTITY	14 cu yds
		UNIT COST	198.000
ASSET ID	1006	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	2,772.00
CATEGORY	22	FUTURE COST	2,772.00
		ASSIGNED RESERVES	2,772.00
PLACED IN SERVICE	5/13	SALVAGE VALUE	0.00
12 YEAR USEFUL LIFE			
-7 YEAR ADJUSTMENT		MONTHLY CNTRBTN	21.24
REPLACEMENT YEAR	2018-2019	INTEREST	0.07
0 YEAR REM LIFE		MONTHLY ALLOCTN	21.31

Canyon Lake Property Owners Association  
Detail Report by Category

Diamond Point - Play, Bark, Continued ...

REMARKS:

This is to replace the bark and/or fiber chips located at the tot lot.

The useful life of this asset has been decreased due to its present condition.

Diamond Point - Play, Climber		QUANTITY	1 walker
		UNIT COST	3,895.000
ASSET ID	1004	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	3,895.00
CATEGORY	22	FUTURE COST	4,157.77
		ASSIGNED RESERVES	3,164.69
PLACED IN SERVICE	5/05	SALVAGE VALUE	0.00
16 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	24.91
REPLACEMENT YEAR	2021-2022	INTEREST	1.93
3 YEAR REM LIFE		MONTHLY ALLOCTN	26.84

REMARKS:

This is a small metal and plastic log roller walker.

Diamond Point - Play, Turtle		QUANTITY	1 turtle
		UNIT COST	3,895.000
ASSET ID	1005	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	3,895.00
CATEGORY	22	FUTURE COST	4,157.77
		ASSIGNED RESERVES	3,164.69
PLACED IN SERVICE	5/05	SALVAGE VALUE	0.00
16 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	24.91
REPLACEMENT YEAR	2021-2022	INTEREST	1.93
3 YEAR REM LIFE		MONTHLY ALLOCTN	26.84

REMARKS:

This is a fiberglass extra large climbing turtle.



**Canyon Lake Property Owners Association**  
Detail Report by Category

Diamond Point - Trash Receptacle		QUANTITY	1 receptacle
		UNIT COST	808.000
ASSET ID	1002	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	808.00
CATEGORY	22	FUTURE COST	900.88
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/07	SALVAGE VALUE	0.00
16 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	14.13
REPLACEMENT YEAR	2023-2024	INTEREST	0.05
5 YEAR REM LIFE		MONTHLY ALLOCTN	14.18

REMARKS:

This is to replace the metal receptacle.

East Port - Basketball Court, Bench		QUANTITY	2 benches
		UNIT COST	895.000
ASSET ID	1993	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	1,790.00
CATEGORY	22	FUTURE COST	1,790.00
		ASSIGNED RESERVES	1,790.00
PLACED IN SERVICE	5/02	SALVAGE VALUE	0.00
16 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	10.59
REPLACEMENT YEAR	2018-2019	INTEREST	0.03
0 YEAR REM LIFE		MONTHLY ALLOCTN	10.62

REMARKS:

These are 6' metal park benches without backs and are in poor condition.

East Port - Basketball Court, Bkbd		QUANTITY	4 backboards
		UNIT COST	1,307.000
ASSET ID	1872	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	5,228.00
CATEGORY	22	FUTURE COST	6,788.07
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/10	SALVAGE VALUE	0.00
20 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	40.06
REPLACEMENT YEAR	2030-2031	INTEREST	0.13
12 YEAR REM LIFE		MONTHLY ALLOCTN	40.19

REMARKS:

This is to replace basketball backboards.

**Canyon Lake Property Owners Association**  
Detail Report by Category

East Port - Basketball Court, Caulk	QUANTITY	215 lin. ft.
	UNIT COST	5.000
ASSET ID 1871	PERCENT REPL	100.00%
GROUP/FACILITY 22	CURRENT COST	1,075.00
CATEGORY 22	FUTURE COST	1,198.57
	ASSIGNED RESERVES	0.00
PLACED IN SERVICE 5/17	SALVAGE VALUE	0.00
6 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	18.80
REPLACEMENT YEAR 2023-2024	INTEREST	0.06
5 YEAR REM LIFE	MONTHLY ALLOCTN	18.86

REMARKS:

The basketball mastic was replaced in 2017 for a cost of \$1,075.

The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

East Port - Basketball Court, Fence	QUANTITY	130 lin.ft.
	UNIT COST	17.310
ASSET ID 1874	PERCENT REPL	100.00%
GROUP/FACILITY 22	CURRENT COST	2,250.30
CATEGORY 22	FUTURE COST	3,402.57
	ASSIGNED RESERVES	0.00
PLACED IN SERVICE 7/17	SALVAGE VALUE	0.00
20 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	11.45
REPLACEMENT YEAR 2037-2038	INTEREST	0.04
19 YEAR REM LIFE	MONTHLY ALLOCTN	11.49

REMARKS:

This is to replace 8' chain link basketball fencing.

The fencing was replaced in July 2017 for a cost of \$2,250.

The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

Canyon Lake Property Owners Association  
Detail Report by Category

East Port - Basketball Court, Rail	QUANTITY	1 total
	UNIT COST	10,356.000
ASSET ID 1994	PERCENT REPL	100.00%
GROUP/FACILITY 22	CURRENT COST	10,356.00
CATEGORY 22	FUTURE COST	12,596.51
	ASSIGNED RESERVES	0.00
PLACED IN SERVICE 5/02	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	103.55
REPLACEMENT YEAR 2027-2028	INTEREST	0.33
9 YEAR REM LIFE	MONTHLY ALLOCTN	103.88

REMARKS:

192 lin. ft. of 3' pipe railing @ \$ 53.94 = \$ 10,356.00  
-----  
TOTAL = \$ 10,356.00

East Port - Basketball Court, Surf	QUANTITY	11,400 sq. ft.
	UNIT COST	0.735
ASSET ID 1024	PERCENT REPL	100.00%
GROUP/FACILITY 22	CURRENT COST	8,379.00
CATEGORY 22	FUTURE COST	9,342.15
	ASSIGNED RESERVES	0.00
PLACED IN SERVICE 5/17	SALVAGE VALUE	0.00
6 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	146.50
REPLACEMENT YEAR 2023-2024	INTEREST	0.47
5 YEAR REM LIFE	MONTHLY ALLOCTN	146.97

REMARKS:

The basketball court was resurfaced in 2017 for a cost of \$8,200.

The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

**Canyon Lake Property Owners Association**  
Detail Report by Category

East Port - Benches		QUANTITY	2 benches
		UNIT COST	895.000
ASSET ID	1009	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	1,790.00
CATEGORY	22	FUTURE COST	2,480.94
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	11/17	SALVAGE VALUE	0.00
16 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	11.21
REPLACEMENT YEAR	2033-2034	INTEREST	0.04
15 YEAR REM LIFE		MONTHLY ALLOCTN	11.25

REMARKS:

These are 6' metal park benches without backs.

The benches were replaced in November 2017 for a cost of \$876 each.

The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

East Port - C Tile, Shower		QUANTITY	60 sq. ft.
		UNIT COST	22.600
ASSET ID	1013	PERCENT REPL	102.00%
GROUP/FACILITY	22	CURRENT COST	1,383.12
CATEGORY	22	FUTURE COST	1,383.12
		ASSIGNED RESERVES	1,383.12
PLACED IN SERVICE	5/97	SALVAGE VALUE	0.00
20 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	6.73
REPLACEMENT YEAR	2018-2019	INTEREST	0.02
0 YEAR REM LIFE		MONTHLY ALLOCTN	6.75

REMARKS:

This is to replace the ceramic tile located in the exterior shower and is in poor condition.

The measurement indicated represents the actual area to be replaced. The percentage of replacement has been increased above 100% to allow for a waste factor which should be considered when replacing this component.

The cost used on this component includes the removal and disposal of the existing material.

Canyon Lake Property Owners Association  
Detail Report by Category

East Port - Carport, Repairs		QUANTITY	630 sq. ft.
		UNIT COST	26.850
ASSET ID	1021	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	16,915.50
CATEGORY	22	FUTURE COST	16,915.50
		ASSIGNED RESERVES	16,915.50
PLACED IN SERVICE	5/94	SALVAGE VALUE	0.00
20 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	82.31
REPLACEMENT YEAR	2018-2019	INTEREST	0.26
0 YEAR REM LIFE		MONTHLY ALLOCTN	82.57

REMARKS:

This is to repair the 35' x 18' carport structure.

This structure needs wood replacement.

East Port - Dog Park, Benches		QUANTITY	4 benches
		UNIT COST	494.000
ASSET ID	1988	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	1,976.00
CATEGORY	22	FUTURE COST	2,679.78
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	11/16	SALVAGE VALUE	0.00
16 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	13.17
REPLACEMENT YEAR	2032-2033	INTEREST	0.04
14 YEAR REM LIFE		MONTHLY ALLOCTN	13.21

REMARKS:

This is to replace the 5' vinyl bench.

East Port - Dog Park, Dogie Bins		QUANTITY	2 bin
		UNIT COST	430.000
ASSET ID	1989	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	860.00
CATEGORY	22	FUTURE COST	1,166.30
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	11/16	SALVAGE VALUE	0.00
16 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	5.73
REPLACEMENT YEAR	2032-2033	INTEREST	0.02
14 YEAR REM LIFE		MONTHLY ALLOCTN	5.75

Canyon Lake Property Owners Association  
Detail Report by Category

East Port - Dog Park, Dogie Bins, Continued ...

REMARKS:

This is to replace the entire doggie bin structure located at the dog park.

East Port - Dog Park, Drink Fountn		QUANTITY	2 fountains
		UNIT COST	3,800.000
ASSET ID	1992	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	7,600.00
CATEGORY	22	FUTURE COST	11,244.23
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	11/16	SALVAGE VALUE	0.00
20 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	40.52
REPLACEMENT YEAR	2036-2037	INTEREST	0.13
18 YEAR REM LIFE		MONTHLY ALLOCTN	40.65

REMARKS:

This is a dog driking fountain.

East Port - Dog Park, Fence, CL		QUANTITY	1 total
		UNIT COST	7,366.000
ASSET ID	1709	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	7,366.00
CATEGORY	22	FUTURE COST	12,150.73
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	11/16	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	31.83
REPLACEMENT YEAR	2041-2042	INTEREST	0.10
23 YEAR REM LIFE		MONTHLY ALLOCTN	31.93

REMARKS:

The fencing was installed in 2016 for a cost of \$7,050.

620 lin. ft. of 5'0" fencing @ \$ 11.88 = \$ 7,366.00  
-----  
TOTAL = \$ 7,366.00

The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

Canyon Lake Property Owners Association  
Detail Report by Category

East Port - Dog Park, Picnic Tables		QUANTITY	2 tables
		UNIT COST	957.000
ASSET ID	1987	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	1,914.00
CATEGORY	22	FUTURE COST	2,652.81
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	11/17	SALVAGE VALUE	0.00
16 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	11.99
REPLACEMENT YEAR	2033-2034	INTEREST	0.04
15 YEAR REM LIFE		MONTHLY ALLOCTN	12.03

REMARKS:

This is to replace the 6' metal picnic tables.

The picnic tables were purchased in 2017 for a total cost of \$8,615 or \$957 each.

The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

East Port - Dog Park, Shade		QUANTITY	400 sq.ft.
		UNIT COST	19.600
ASSET ID	1990	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	7,840.00
CATEGORY	22	FUTURE COST	8,553.02
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	11/16	SALVAGE VALUE	0.00
6 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	170.09
REPLACEMENT YEAR	2022-2023	INTEREST	0.55
4 YEAR REM LIFE		MONTHLY ALLOCTN	170.64

REMARKS:

There are two shade structures.

These are "Sunbrella" shade fabric covers that measure 20' x 10' each.

Canyon Lake Property Owners Association  
Detail Report by Category

East Port - Dog Park, Shade Structr		QUANTITY	2 structures
		UNIT COST	5,000.000
ASSET ID	1991	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	10,000.00
CATEGORY	22	FUTURE COST	18,391.84
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	11/16	SALVAGE VALUE	0.00
30 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	36.74
REPLACEMENT YEAR	2046-2047	INTEREST	0.12
28 YEAR REM LIFE		MONTHLY ALLOCTN	36.86

REMARKS:

This is to replace the (2) shade structures.

East Port - Dog Park, Trash Recept		QUANTITY	2 receptacles
		UNIT COST	684.000
ASSET ID	1986	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	1,368.00
CATEGORY	22	FUTURE COST	1,776.22
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/18	SALVAGE VALUE	0.00
12 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	10.48
REPLACEMENT YEAR	2030-2031	INTEREST	0.03
12 YEAR REM LIFE		MONTHLY ALLOCTN	10.51

REMARKS:

This is to replace concrete trash receptacles at the dog park area.

New concrete trash receptacles were purchased in April 2018 for a cost of \$4,102 or \$684 each.

The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.



**Canyon Lake Property Owners Association**  
Detail Report by Category

East Port - Drinking Fountain		QUANTITY	1 fountain
		UNIT COST	1,466.000
ASSET ID	1011	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	1,466.00
CATEGORY	22	FUTURE COST	1,783.17
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/02	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	14.66
REPLACEMENT YEAR	2027-2028	INTEREST	0.05
9 YEAR REM LIFE		MONTHLY ALLOCTN	14.71

REMARKS:

This is to replace the wall mounted stainless steel drinking fountains.

East Port - Lighting, Exteriors		QUANTITY	1 total
		UNIT COST	4,776.000
ASSET ID	1995	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	4,776.00
CATEGORY	22	FUTURE COST	5,324.99
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/03	SALVAGE VALUE	0.00
20 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	83.50
REPLACEMENT YEAR	2023-2024	INTEREST	0.27
5 YEAR REM LIFE		MONTHLY ALLOCTN	83.77

REMARKS:

Carport:

2 - c/m square fixtures @ \$ 187.00 = \$ 374.00  
 1 - double flood @ 392.00 = 392.00

Buildings:

4 - w/m medium vapors @ 719.00 = 2,876.00  
 2 - w/m small vapors @ 371.00 = 742.00  
 2 - flood lights @ 196.00 = 392.00

-----  
 TOTAL = \$ 4,776.00

Canyon Lake Property Owners Association  
Detail Report by Category

East Port - Lighting, Interiors		QUANTITY	1 total
		UNIT COST	4,296.000
ASSET ID	1997	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	4,296.00
CATEGORY	22	FUTURE COST	5,826.08
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/10	SALVAGE VALUE	0.00
22 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	28.62
REPLACEMENT YEAR	2032-2033	INTEREST	0.09
14 YEAR REM LIFE		MONTHLY ALLOCTN	28.71

REMARKS:

Buildings:

24 - 4' fluorescent fixtures @ \$ 179.00 = \$ 4,296.00  
-----  
TOTAL = \$ 4,296.00

East Port - Lighting, Parking, New		QUANTITY	23 poles
		UNIT COST	924.000
ASSET ID	1008	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	21,252.00
CATEGORY	22	FUTURE COST	39,086.33
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/16	SALVAGE VALUE	0.00
30 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	78.09
REPLACEMENT YEAR	2046-2047	INTEREST	0.25
28 YEAR REM LIFE		MONTHLY ALLOCTN	78.34

REMARKS:

The are large LED poles with solar light fixtures.

The actual date this item was placed-in-service was not available. For budgeting purposes, we have estimated this date based upon its present condition.

Canyon Lake Property Owners Association  
Detail Report by Category

East Port - Lighting, Parking, Old		QUANTITY	12 poles
		UNIT COST	924.000
ASSET ID	1996	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	11,088.00
CATEGORY	22	FUTURE COST	12,096.42
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/92	SALVAGE VALUE	0.00
30 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	240.56
REPLACEMENT YEAR 2022-2023		INTEREST	0.77
4 YEAR REM LIFE		MONTHLY ALLOCTN	241.33

REMARKS:

The are large and extra large poles with vapor light fixtures.

The actual date this item was placed-in-service was not available. For budgeting purposes, we have estimated this date based upon its present condition.

East Port - Meeting, Doors		QUANTITY	1 total
		UNIT COST	7,382.000
ASSET ID	1982	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	7,382.00
CATEGORY	22	FUTURE COST	10,686.59
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/10	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	41.38
REPLACEMENT YEAR 2035-2036		INTEREST	0.13
17 YEAR REM LIFE		MONTHLY ALLOCTN	41.51

REMARKS:

1 - 3'0" x 6'8" metal doors	@	\$ 1,748.00	=	\$ 1,748.00
2 - 3'0" x 7'0" glass doors	@	2,817.00	=	5,634.00
				-----
TOTAL				= \$ 7,382.00

Canyon Lake Property Owners Association  
Detail Report by Category

East Port - Meeting, Floor, Carpet	QUANTITY	111 sq. yds.
	UNIT COST	45.700
ASSET ID 2001	PERCENT REPL	107.00%
GROUP/FACILITY 22	CURRENT COST	5,427.79
CATEGORY 22	FUTURE COST	5,427.79
	ASSIGNED RESERVES	5,427.79
PLACED IN SERVICE 5/10	SALVAGE VALUE	0.00
6 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	79.66
REPLACEMENT YEAR 2018-2019	INTEREST	0.26
0 YEAR REM LIFE	MONTHLY ALLOCTN	79.92

REMARKS:

The measurement indicated represents the actual area to be replaced. The percentage of replacement has been increased above 100% to allow for a waste factor which should be considered when replacing this component.

East Port - Meeting, HVAC	QUANTITY	1 total
	UNIT COST	6,921.000
ASSET ID 1998	PERCENT REPL	100.00%
GROUP/FACILITY 22	CURRENT COST	6,921.00
CATEGORY 22	FUTURE COST	7,886.32
	ASSIGNED RESERVES	0.00
PLACED IN SERVICE 5/10	SALVAGE VALUE	0.00
14 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	101.57
REPLACEMENT YEAR 2024-2025	INTEREST	0.33
6 YEAR REM LIFE	MONTHLY ALLOCTN	101.90

REMARKS:

1 - 4 ton unit @ \$ 6,921.00 = \$ 6,921.00  
 -----  
 TOTAL = \$ 6,921.00

Canyon Lake Property Owners Association  
Detail Report by Category

East Port - Meeting, Trellis		QUANTITY	360 sq. ft.
		UNIT COST	53.770
ASSET ID	1999	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	19,357.20
CATEGORY	22	FUTURE COST	28,022.56
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/10	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	108.50
REPLACEMENT YEAR	2035-2036	INTEREST	0.35
17 YEAR REM LIFE		MONTHLY ALLOCTN	108.85

REMARKS:

This is to replace the metal trellis.

East Port - Meeting, Window Blinds		QUANTITY	128 sq. ft.
		UNIT COST	8.230
ASSET ID	2000	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	1,053.44
CATEGORY	22	FUTURE COST	1,309.54
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/10	SALVAGE VALUE	0.00
18 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	9.55
REPLACEMENT YEAR	2028-2029	INTEREST	0.03
10 YEAR REM LIFE		MONTHLY ALLOCTN	9.58

REMARKS:

These are plastic prefinished, mini blinds.

East Port - Paint, Carport		QUANTITY	630 sq. ft.
		UNIT COST	2.930
ASSET ID	1020	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	1,845.90
CATEGORY	22	FUTURE COST	1,845.90
		ASSIGNED RESERVES	1,845.90
PLACED IN SERVICE	5/16	SALVAGE VALUE	0.00
4 YEAR USEFUL LIFE			
-2 YEAR ADJUSTMENT		MONTHLY CNTRBTN	40.05
REPLACEMENT YEAR	2018-2019	INTEREST	0.13
0 YEAR REM LIFE		MONTHLY ALLOCTN	40.18

REMARKS:

The carport was painted in 2016 for a cost of \$1,770.

**Canyon Lake Property Owners Association**  
Detail Report by Category

East Port - Paint, Carport, Continued ...

The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

East Port - Paint, Exterior	QUANTITY	3,776 sq. ft.
	UNIT COST	0.600
ASSET ID 1019	PERCENT REPL	100.00%
GROUP/FACILITY 22	CURRENT COST	2,265.60
CATEGORY 22	FUTURE COST	2,696.44
	ASSIGNED RESERVES	0.00
PLACED IN SERVICE 5/18	SALVAGE VALUE	0.00
8 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	25.30
REPLACEMENT YEAR 2026-2027	INTEREST	0.08
8 YEAR REM LIFE	MONTHLY ALLOCTN	25.38

REMARKS:

The interior and exterior was painted in April 2018 for a cost of \$3,350.

The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

East Port - Paint, Interior	QUANTITY	2,208 sq. ft.
	UNIT COST	0.500
ASSET ID 1018	PERCENT REPL	100.00%
GROUP/FACILITY 22	CURRENT COST	1,104.00
CATEGORY 22	FUTURE COST	1,313.94
	ASSIGNED RESERVES	0.00
PLACED IN SERVICE 5/18	SALVAGE VALUE	0.00
8 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	12.33
REPLACEMENT YEAR 2026-2027	INTEREST	0.04
8 YEAR REM LIFE	MONTHLY ALLOCTN	12.37

REMARKS:

The interior and exterior was painted in April 2018 for a cost of \$3,350.

The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

**Canyon Lake Property Owners Association**  
Detail Report by Category

East Port - Paint, Metals		QUANTITY	2,498 sq. ft.
		UNIT COST	1.870
ASSET ID	1017	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	4,671.26
CATEGORY	22	FUTURE COST	4,671.26
		ASSIGNED RESERVES	4,671.26
PLACED IN SERVICE	5/15	SALVAGE VALUE	0.00
3 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	134.14
REPLACEMENT YEAR	2018-2019	INTEREST	0.43
0 YEAR REM LIFE		MONTHLY ALLOCTN	134.57

REMARKS:

This is to paint the wrought iron railing at East Port Park.

railing	-	672 sq. ft.
chain link	-	1,056
wrought iron	-	770
		-----
TOTAL	=	2,498 sq. ft.

To ensure the longevity of wrought iron, it should be painted as recommended.

East Port - Pickle Ball, Bleachers		QUANTITY	150 sq.ft.
		UNIT COST	30.750
ASSET ID	1985	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	4,612.50
CATEGORY	22	FUTURE COST	7,776.03
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/17	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	19.23
REPLACEMENT YEAR	2042-2043	INTEREST	0.06
24 YEAR REM LIFE		MONTHLY ALLOCTN	19.29

REMARKS:

These are metal 3 row bleachers measuring 5' x 30'.

New pickle ball courts were installed in 2017 for a total cost of \$269,000.

Canyon Lake Property Owners Association  
Detail Report by Category

East Port - Pickle Ball, Caulking		QUANTITY	1 provision
		UNIT COST	2,500.000
ASSET ID	1969	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	2,500.00
CATEGORY	22	FUTURE COST	2,911.36
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/17	SALVAGE VALUE	0.00
8 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	31.68
REPLACEMENT YEAR	2025-2026	INTEREST	0.10
7 YEAR REM LIFE		MONTHLY ALLOCTN	31.78

REMARKS:

We have included a provision for the court caulking to be replaced.  
 New pickle ball courts were installed in 2017 for a total cost of \$269,000.

East Port - Pickle Ball, Chain Link		QUANTITY	1 total
		UNIT COST	19,370.000
ASSET ID	1976	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	19,370.00
CATEGORY	22	FUTURE COST	40,593.83
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/17	SALVAGE VALUE	0.00
35 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	61.06
REPLACEMENT YEAR	2052-2053	INTEREST	0.20
34 YEAR REM LIFE		MONTHLY ALLOCTN	61.26

REMARKS:

This is vinyl coated chain link fencing.  
 New pickle ball courts were installed in 2017 for a total cost of \$269,000.

370 lin. ft. of 4' fencing	@	\$ 15.03	=	\$ 5,561.00
478 lin. ft. of 8' fencing	@	28.89	=	13,809.00
				-----
		TOTAL	=	\$ 19,370.00



Canyon Lake Property Owners Association  
Detail Report by Category

East Port - Pickle Ball, Furniture		QUANTITY	1 total
		UNIT COST	5,284.000
ASSET ID	1977	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	5,284.00
CATEGORY	22	FUTURE COST	7,323.63
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/17	SALVAGE VALUE	0.00
16 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	33.09
REPLACEMENT YEAR	2033-2034	INTEREST	0.11
15 YEAR REM LIFE		MONTHLY ALLOCTN	33.20

REMARKS:

New pickle ball courts were installed in 2017 for a total cost of \$269,000.

2 - 6' wood benches w/out back	@	\$ 438.00	=	\$ 876.00
4 - 8' metal picnic tables	@	1,102.00	=	4,408.00
				-----
		TOTAL	=	\$ 5,284.00

East Port - Pickle Ball, Lights		QUANTITY	12 fixtures
		UNIT COST	924.000
ASSET ID	1979	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	11,088.00
CATEGORY	22	FUTURE COST	16,765.64
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/17	SALVAGE VALUE	0.00
20 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	56.40
REPLACEMENT YEAR	2037-2038	INTEREST	0.18
19 YEAR REM LIFE		MONTHLY ALLOCTN	56.58

REMARKS:

New pickle ball courts were installed in 2017 for a total cost of \$269,000.

Cost based on box style light fixtures, pole and mounting bracket not included.

**Canyon Lake Property Owners Association**  
Detail Report by Category

East Port - Pickle Ball, Resurface		QUANTITY	8,840 sq.ft.
		UNIT COST	0.590
ASSET ID	1711	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	5,215.60
CATEGORY	22	FUTURE COST	5,815.12
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/17	SALVAGE VALUE	0.00
6 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	91.19
REPLACEMENT YEAR 2023-2024		INTEREST	0.29
5 YEAR REM LIFE		MONTHLY ALLOCTN	91.48

REMARKS:

New pickle ball courts were installed in 2017 for a total cost of \$269,000.  
This is to resurface the pickle ball courts.  
Current cost is based on acutal expenditure incurred at the tennis courts.

East Port - Pickle Ball, Shade		QUANTITY	800 sq.ft.
		UNIT COST	19.600
ASSET ID	1978	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	15,680.00
CATEGORY	22	FUTURE COST	17,482.38
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/17	SALVAGE VALUE	0.00
6 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	274.15
REPLACEMENT YEAR 2023-2024		INTEREST	0.88
5 YEAR REM LIFE		MONTHLY ALLOCTN	275.03

REMARKS:

New pickle ball courts were installed in 2017 for a total cost of \$269,000.  
There are four awnings.  
These are "Sunbrella" shade fabric covers that measure 20' x 10' each.

**Canyon Lake Property Owners Association**  
Detail Report by Category

East Port - Pickle Ball, Shade Stru		QUANTITY	4 structures
		UNIT COST	5,000.000
ASSET ID	1984	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	20,000.00
CATEGORY	22	FUTURE COST	37,592.91
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/17	SALVAGE VALUE	0.00
30 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	71.44
REPLACEMENT YEAR 2047-2048		INTEREST	0.23
29 YEAR REM LIFE		MONTHLY ALLOCTN	71.67

REMARKS:

New pickle ball courts were installed in 2017 for a total cost of \$269,000. .  
 There are four awnings. This is to replace the shade structures.

East Port - Picnic Tables, Metal		QUANTITY	7 tables
		UNIT COST	957.230
ASSET ID	1875	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	6,700.61
CATEGORY	22	FUTURE COST	9,287.05
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	11/17	SALVAGE VALUE	0.00
16 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	41.97
REPLACEMENT YEAR 2033-2034		INTEREST	0.13
15 YEAR REM LIFE		MONTHLY ALLOCTN	42.10

REMARKS:

This is to replace the 6' metal picnic tables.  
 The picnic tables were purchased in 2017 for a total cost of \$8,615 or \$957 each.  
 The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

**Canyon Lake Property Owners Association**  
Detail Report by Category

East Port - Railing, Pipe		QUANTITY	1 total
		UNIT COST	6,419.000
ASSET ID	2002	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	6,419.00
CATEGORY	22	FUTURE COST	10,821.54
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/17	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	26.77
REPLACEMENT YEAR	2042-2043	INTEREST	0.09
24 YEAR REM LIFE		MONTHLY ALLOCTN	26.86

REMARKS:

New pickle ball courts were installed in 2017 for a total cost of \$269,000.

This is galvanized steel railing:

119 lin. ft. of 3' three pipe railing @ \$ 53.94	=	\$ 6,419.00	
		-----	
TOTAL	=	\$ 6,419.00	

East Port - Railing, Wrought Iron		QUANTITY	1 total
		UNIT COST	13,772.000
ASSET ID	1012	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	13,772.00
CATEGORY	22	FUTURE COST	16,751.55
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/02	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	137.71
REPLACEMENT YEAR	2027-2028	INTEREST	0.44
9 YEAR REM LIFE		MONTHLY ALLOCTN	138.15

REMARKS:

220 lin. ft. of 3'6" wrought iron railing @ \$ 62.60	=	\$ 13,772.00	
		-----	
TOTAL	=	\$ 13,772.00	

**Canyon Lake Property Owners Association**  
Detail Report by Category

<b>East Port - Restrooms</b>	QUANTITY	1 total
	UNIT COST	23,533.000
ASSET ID 1980	PERCENT REPL	100.00%
GROUP/FACILITY 22	CURRENT COST	23,533.00
CATEGORY 22	FUTURE COST	39,673.34
	ASSIGNED RESERVES	0.00
PLACED IN SERVICE 5/17	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	98.13
REPLACEMENT YEAR 2042-2043	INTEREST	0.32
24 YEAR REM LIFE	MONTHLY ALLOCTN	98.45

REMARKS:

5 toilets, stainless steel	@	\$ 1,816.00	=	\$ 9,080.00
1 urinal, stainless steel	@	3,201.00	=	3,201.00
2 sinks, stainless steel	@	588.00	=	1,176.00
5 lam toilet partitions	@	1,149.00	=	5,745.00
1 lam urinal partitions	@	673.00	=	673.00
1 - 3'0" x 6'8" metal doors	@	1,748.00	=	1,748.00
2 - 3'0" x 7'0" w/i gates	@	955.00	=	1,910.00
				-----
		TOTAL	=	\$ 23,533.00

<b>East Port - Roof, Flat</b>	QUANTITY	1,782 sq.ft.
	UNIT COST	8.400
ASSET ID 1022	PERCENT REPL	100.00%
GROUP/FACILITY 22	CURRENT COST	14,968.80
CATEGORY 22	FUTURE COST	19,435.59
	ASSIGNED RESERVES	0.00
PLACED IN SERVICE 5/10	SALVAGE VALUE	0.00
20 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	114.70
REPLACEMENT YEAR 2030-2031	INTEREST	0.37
12 YEAR REM LIFE	MONTHLY ALLOCTN	115.07

REMARKS:

Carport	-	630 sq.ft.		
Meeting Room	-	1,152		
		-----		
		TOTAL	=	1,782 sq.ft.

In order to ensure a high quality installation, the client may wish to obtain the services of an independent roofing consultant to work with the client and the roofing contractor providing installation. Consultants are available for the preparation of installation specifications and, if desired, to work with the contractor during the installation process. We have been advised that fees vary upon the size of the job and the extent of

Canyon Lake Property Owners Association  
Detail Report by Category

East Port - Roof, Flat, Continued ...

detail required by the client. However, fees for a consultant should not exceed six to eight percent of the actual roof replacement cost. The costs we have used do not include this additional expense. Should the client request, we would be happy to incorporate this into our calculations.

The cost used on this component includes the removal and disposal of the existing material.

East Port - Roof, Gutter/Down		QUANTITY	45 lin. ft.
		UNIT COST	10.040
ASSET ID	1873	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	451.80
CATEGORY	22	FUTURE COST	537.72
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/96	SALVAGE VALUE	0.00
22 YEAR USEFUL LIFE			
+8 YEAR ADJUSTMENT		MONTHLY CNTRBTN	5.05
REPLACEMENT YEAR	2026-2027	INTEREST	0.02
8 YEAR REM LIFE		MONTHLY ALLOCTN	5.07

REMARKS:

For budgeting purposes, we are assuming the gutters and downspouts will be replaced inconjunction with the roof replacement.

East Port - Roof, Tile, Replace		QUANTITY	1,920 sq. ft.
		UNIT COST	11.330
ASSET ID	1023	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	21,753.60
CATEGORY	22	FUTURE COST	25,890.37
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/96	SALVAGE VALUE	0.00
30 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	242.95
REPLACEMENT YEAR	2026-2027	INTEREST	0.78
8 YEAR REM LIFE		MONTHLY ALLOCTN	243.73

REMARKS:

This is to replace the clay restroom tile roof.

A funding provision has been established for repairs and/or replacement of the felt underlayment and re-installation of the original tiles.

Canyon Lake Property Owners Association  
Detail Report by Category

East Port - Snack Bar, Appliances		QUANTITY	1 total
		UNIT COST	891.000
ASSET ID	2004	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	891.00
CATEGORY	22	FUTURE COST	930.64
		ASSIGNED RESERVES	712.80
PLACED IN SERVICE	5/10	SALVAGE VALUE	0.00
10 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	8.51
REPLACEMENT YEAR	2020-2021	INTEREST	0.44
2 YEAR REM LIFE		MONTHLY ALLOCTN	8.95

REMARKS:

1 - Refrigerator	@	\$ 680.00	=	\$ 680.00
1 - Microwave	@	211.00	=	211.00
				-----
		TOTAL	=	\$ 891.00

East Port - Snack Bar, Counters		QUANTITY	23 lin. ft.
		UNIT COST	170.000
ASSET ID	2005	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	3,910.00
CATEGORY	22	FUTURE COST	5,660.33
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/10	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	21.92
REPLACEMENT YEAR	2035-2036	INTEREST	0.07
17 YEAR REM LIFE		MONTHLY ALLOCTN	21.99

REMARKS:

These are stainless steel counters for food service.

All costs are per lin. ft. and are based upon approximately 2' of depth.

Canyon Lake Property Owners Association  
Detail Report by Category

East Port - Snack Bar, Doors		QUANTITY	1 total
		UNIT COST	3,732.000
ASSET ID	1014	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	3,732.00
CATEGORY	22	FUTURE COST	4,071.41
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/97	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	80.97
REPLACEMENT YEAR	2022-2023	INTEREST	0.26
4 YEAR REM LIFE		MONTHLY ALLOCTN	81.23

REMARKS:

These are roll up doors:

1 - 8' x 6' doors	@	\$ 1,333.00	=	\$ 1,333.00
1 - 9' x 10' doors	@	2,399.00	=	2,399.00
				-----
		TOTAL	=	\$ 3,732.00

East Port - Snack Bar, Water Heater		QUANTITY	1 total
		UNIT COST	1,038.000
ASSET ID	2013	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	1,038.00
CATEGORY	22	FUTURE COST	1,084.17
		ASSIGNED RESERVES	830.40
PLACED IN SERVICE	5/10	SALVAGE VALUE	0.00
10 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	9.91
REPLACEMENT YEAR	2020-2021	INTEREST	0.52
2 YEAR REM LIFE		MONTHLY ALLOCTN	10.43

REMARKS:

This is a small 20 gallon water heater.



Canyon Lake Property Owners Association  
Detail Report by Category

East Port - Trash Receptacles, 2010		QUANTITY	2 receptacles
		UNIT COST	808.000
ASSET ID	2003	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	1,616.00
CATEGORY	22	FUTURE COST	1,923.31
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/10	SALVAGE VALUE	0.00
16 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	18.05
REPLACEMENT YEAR 2026-2027		INTEREST	0.06
8 YEAR REM LIFE		MONTHLY ALLOCTN	18.11

REMARKS:

This is to replace metal trash receptacles.

East Port - Trash Receptacles, 2018		QUANTITY	4 receptacles
		UNIT COST	684.000
ASSET ID	1010	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	2,736.00
CATEGORY	22	FUTURE COST	3,875.52
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/18	SALVAGE VALUE	0.00
16 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	16.18
REPLACEMENT YEAR 2034-2035		INTEREST	0.05
16 YEAR REM LIFE		MONTHLY ALLOCTN	16.23

REMARKS:

This is to replace concrete trash receptacles.

New concrete trash receptacles were purchased in April 2018 for a cost of \$4,102 or \$684 each.

The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

**Canyon Lake Property Owners Association**  
Detail Report by Category

Emerald Park - Furniture, 2011		QUANTITY	1 total
		UNIT COST	3,235.000
ASSET ID	1025	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	3,235.00
CATEGORY	22	FUTURE COST	3,934.89
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/11	SALVAGE VALUE	0.00
16 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	32.35
REPLACEMENT YEAR 2027-2028		INTEREST	0.10
9 YEAR REM LIFE		MONTHLY ALLOCTN	32.45

REMARKS:

1 - 4' metal picnic tables	@	\$ 1,102.00	=	\$ 1,102.00
1 - 8' bench w/back	@	895.00	=	895.00
1 - trash receptacle	@	808.00	=	808.00
1 - dog station	@	430.00	=	430.00
				-----
		TOTAL	=	\$ 3,235.00

Emerald Park - Furniture, 2017		QUANTITY	1 table
		UNIT COST	1,102.000
ASSET ID	1876	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	1,102.00
CATEGORY	22	FUTURE COST	1,527.37
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/17	SALVAGE VALUE	0.00
16 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	6.90
REPLACEMENT YEAR 2033-2034		INTEREST	0.02
15 YEAR REM LIFE		MONTHLY ALLOCTN	6.92

REMARKS:

One picnic table was replaced in July 2017 for a cost of \$1,078.

The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

**Canyon Lake Property Owners Association**  
Detail Report by Category

<b>Emerald Park - Play Structure</b>		QUANTITY	1 structure
		UNIT COST	26,822.000
ASSET ID	1026	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	26,822.00
CATEGORY	22	FUTURE COST	37,175.31
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	7/17	SALVAGE VALUE	0.00
16 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	167.99
REPLACEMENT YEAR 2033-2034		INTEREST	0.54
15 YEAR REM LIFE		MONTHLY ALLOCTN	168.53

REMARKS:

This is a "Miracle" play structure.

This play structure was replaced in July 2017 for a cost of \$26,245.

This structure consist of the following items:

- |                  |                 |
|------------------|-----------------|
| 3 platforms      | 1 tunnel slide  |
| 1 set of stairs  | 1 climbing pole |
| 1 steering wheel | 1 rock slide    |
| 1 large canopy   |                 |

The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

<b>Harrelson Park - Bench</b>		QUANTITY	2 benches
		UNIT COST	895.000
ASSET ID	2008	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	1,790.00
CATEGORY	22	FUTURE COST	2,130.40
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/10	SALVAGE VALUE	0.00
16 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	19.99
REPLACEMENT YEAR 2026-2027		INTEREST	0.06
8 YEAR REM LIFE		MONTHLY ALLOCTN	20.05

REMARKS:

These are 6' metal park benches with backs.

Canyon Lake Property Owners Association  
Detail Report by Category

Harrelson Park - Picnic Table		QUANTITY	1 table
		UNIT COST	1,463.000
ASSET ID	1030	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	1,463.00
CATEGORY	22	FUTURE COST	2,027.72
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/17	SALVAGE VALUE	0.00
16 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	9.16
REPLACEMENT YEAR	2033-2034	INTEREST	0.03
15 YEAR REM LIFE		MONTHLY ALLOCTN	9.19

REMARKS:

This is to replace the 6' metal picnic tables.

Harrelson Park - Railing, Pipe		QUANTITY	1 total
		UNIT COST	1,633.000
ASSET ID	2007	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	1,633.00
CATEGORY	22	FUTURE COST	2,813.58
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/18	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	6.58
REPLACEMENT YEAR	2043-2044	INTEREST	0.02
25 YEAR REM LIFE		MONTHLY ALLOCTN	6.60

REMARKS:

This is galvanized steel hand railing:

70 lin. ft. single pipe railing	@	\$ 23.33	=	\$ 1,633.00
				-----
		TOTAL	=	\$ 1,633.00

Harrelson Park - Trash Receptacles		QUANTITY	1 receptacle
		UNIT COST	808.000
ASSET ID	1031	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	808.00
CATEGORY	22	FUTURE COST	920.70
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/07	SALVAGE VALUE	0.00
12 YEAR USEFUL LIFE			
+5 YEAR ADJUSTMENT		MONTHLY CNTRBTN	11.86
REPLACEMENT YEAR	2024-2025	INTEREST	0.04
6 YEAR REM LIFE		MONTHLY ALLOCTN	11.90

Canyon Lake Property Owners Association  
Detail Report by Category

Harrelson Park - Trash Receptacles, Continued ...

REMARKS:

This is to replace the metal trash receptacles.

Trash lids were replaced in 2017 for a cost of \$112 each.

Holiday Harbor - BBQ, Charcoal		QUANTITY	1 total
		UNIT COST	4,720.000
ASSET ID	1879	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	4,720.00
CATEGORY	22	FUTURE COST	4,929.96
		ASSIGNED RESERVES	3,776.00
PLACED IN SERVICE	5/10	SALVAGE VALUE	0.00
10 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	45.06
REPLACEMENT YEAR	2020-2021	INTEREST	2.35
2 YEAR REM LIFE		MONTHLY ALLOCTN	47.41

REMARKS:

This is to replace the double charcoal pedestal barbecue.

6 - single, BBQ	@	\$ 635.00	=	\$ 3,810.00
1 - double, BBQ	@	910.00	=	910.00
				-----
		TOTAL	=	\$ 4,720.00

Holiday Harbor - Bicycle Rack		QUANTITY	6 lin. ft.
		UNIT COST	145.000
ASSET ID	2014	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	870.00
CATEGORY	22	FUTURE COST	991.34
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/97	SALVAGE VALUE	0.00
22 YEAR USEFUL LIFE			
+5 YEAR ADJUSTMENT		MONTHLY CNTRBTN	12.77
REPLACEMENT YEAR	2024-2025	INTEREST	0.04
6 YEAR REM LIFE		MONTHLY ALLOCTN	12.81

REMARKS:

This is to replace the bicycle rack.

Canyon Lake Property Owners Association  
Detail Report by Category

Holiday Harbor - C Tile, Shower		QUANTITY	60 sq. ft.
		UNIT COST	22.600
ASSET ID	1043	PERCENT REPL	102.00%
GROUP/FACILITY	22	CURRENT COST	1,383.12
CATEGORY	22	FUTURE COST	1,383.12
		ASSIGNED RESERVES	1,383.12
PLACED IN SERVICE	5/97	SALVAGE VALUE	0.00
20 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	6.73
REPLACEMENT YEAR	2018-2019	INTEREST	0.02
0 YEAR REM LIFE		MONTHLY ALLOCTN	6.75

REMARKS:

This is to replace the ceramic tile located in the exterior shower.

The measurement indicated represents the actual area to be replaced. The percentage of replacement has been increased above 100% to allow for a waste factor which should be considered when replacing this component.

The cost used on this component includes the removal and disposal of the existing material.

Holiday Harbor - Dance Floor		QUANTITY	16 pieces
		UNIT COST	237.500
ASSET ID	1055	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	3,800.00
CATEGORY	22	FUTURE COST	3,800.00
		ASSIGNED RESERVES	3,800.00
PLACED IN SERVICE	5/97	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE			
-4 YEAR ADJUSTMENT		MONTHLY CNTRBTN	15.32
REPLACEMENT YEAR	2018-2019	INTEREST	0.05
0 YEAR REM LIFE		MONTHLY ALLOCTN	15.37

REMARKS:

These are 4x4 wood sectional parts to the portable dance floor.

The association received a quote to replace the dance floor for \$3,360 + shipping and handling and taxes.

The cost estimates on this asset have been based upon actual quotations provided to the client.

The useful life of this asset has been decreased due to its present condition.

Canyon Lake Property Owners Association  
Detail Report by Category

Holiday Harbor - Drinking Fountain		QUANTITY	1 fountain
		UNIT COST	1,466.000
ASSET ID	1041	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	1,466.00
CATEGORY	22	FUTURE COST	1,744.78
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/01	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	16.37
REPLACEMENT YEAR	2026-2027	INTEREST	0.05
8 YEAR REM LIFE		MONTHLY ALLOCTN	16.42

REMARKS:

This is to replace the wall mounted stainless steel drinking fountain.

Holiday Harbor - Fencing, Iron		QUANTITY	1 total
		UNIT COST	35,582.000
ASSET ID	1042	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	35,582.00
CATEGORY	22	FUTURE COST	39,672.07
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/98	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	622.11
REPLACEMENT YEAR	2023-2024	INTEREST	2.00
5 YEAR REM LIFE		MONTHLY ALLOCTN	624.11

REMARKS:

70 lin. ft. of 3'0" fencing	@	\$ 31.86	=	\$ 2,230.00
985 lin. ft. of 3'6" fencing	@	33.86	=	33,352.00
				-----
		TOTAL	=	\$ 35,582.00

The fence was repaired in March 2016 for a cost of \$1,300 and \$5,200.

Canyon Lake Property Owners Association  
Detail Report by Category

Holiday Harbor - Flagpole		QUANTITY	1 flag pole
		UNIT COST	3,491.000
ASSET ID	2015	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	3,491.00
CATEGORY	22	FUTURE COST	3,808.50
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/97	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	75.74
REPLACEMENT YEAR	2022-2023	INTEREST	0.24
4 YEAR REM LIFE		MONTHLY ALLOCTN	75.98

REMARKS:

This is to replace the 40' flagpole with Base.

Holiday Harbor - Folding, Chairs		QUANTITY	97 tables
		UNIT COST	48.000
ASSET ID	1880	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	4,656.00
CATEGORY	22	FUTURE COST	5,422.12
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/10	SALVAGE VALUE	0.00
15 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	59.00
REPLACEMENT YEAR	2025-2026	INTEREST	0.19
7 YEAR REM LIFE		MONTHLY ALLOCTN	59.19

REMARKS:

This is to replace the folding chairs.

Holiday Harbor - Folding, Tables		QUANTITY	31 tables
		UNIT COST	200.000
ASSET ID	1045	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	6,200.00
CATEGORY	22	FUTURE COST	7,220.18
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/10	SALVAGE VALUE	0.00
15 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	78.56
REPLACEMENT YEAR	2025-2026	INTEREST	0.25
7 YEAR REM LIFE		MONTHLY ALLOCTN	78.81

REMARKS:

This is to replace the folding tables.



Canyon Lake Property Owners Association  
Detail Report by Category

Holiday Harbor - Furniture		QUANTITY	1 total
		UNIT COST	50,730.000
ASSET ID	1036	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	50,730.00
CATEGORY	22	FUTURE COST	55,343.73
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/99	SALVAGE VALUE	0.00
16 YEAR USEFUL LIFE			
+7 YEAR ADJUSTMENT		MONTHLY CNTRBTN	1,100.62
REPLACEMENT YEAR 2022-2023		INTEREST	3.54
4 YEAR REM LIFE		MONTHLY ALLOCTN	1,104.16

REMARKS:

13 - 4' square picnic tables	@	\$ 2,599.00	=	\$ 33,787.00
9 - 6' metal bench w/back	@	895.00	=	8,055.00
11 - trash receptacle	@	808.00	=	8,888.00
				-----
		TOTAL	=	\$ 50,730.00

The useful life of this asset has been extended due to its present condition.

Holiday Harbor - Horseshoe Pits		QUANTITY	2 pits
		UNIT COST	1,000.000
ASSET ID	1053	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	2,000.00
CATEGORY	22	FUTURE COST	2,000.00
		ASSIGNED RESERVES	2,000.00
PLACED IN SERVICE	5/07	SALVAGE VALUE	0.00
10 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	18.13
REPLACEMENT YEAR 2018-2019		INTEREST	0.06
0 YEAR REM LIFE		MONTHLY ALLOCTN	18.19

REMARKS:

This is to refurbish the horseshoe pits.

**Canyon Lake Property Owners Association**  
Detail Report by Category

Holiday Harbor - Lighting, Exterior		QUANTITY	1 total
		UNIT COST	4,559.000
ASSET ID	2017	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	4,559.00
CATEGORY	22	FUTURE COST	4,761.80
		ASSIGNED RESERVES	4,103.10
PLACED IN SERVICE	5/00	SALVAGE VALUE	0.00
20 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	24.60
REPLACEMENT YEAR 2020-2021		INTEREST	2.48
2 YEAR REM LIFE		MONTHLY ALLOCTN	27.08

REMARKS:

2 - w/m cage fixtures	@	\$ 188.00	=	\$ 376.00
1 - w/m large vapor	@	1,239.00	=	1,239.00
4 - w/m small vapors	@	371.00	=	1,484.00
20 - w/m canister fixtures	@	73.00	=	1,460.00
				-----
		TOTAL	=	\$ 4,559.00

Holiday Harbor - Lighting, Interior		QUANTITY	1 total
		UNIT COST	1,359.000
ASSET ID	2023	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	1,359.00
CATEGORY	22	FUTURE COST	1,548.55
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/00	SALVAGE VALUE	0.00
22 YEAR USEFUL LIFE			
+2 YEAR ADJUSTMENT		MONTHLY CNTRBTN	19.95
REPLACEMENT YEAR 2024-2025		INTEREST	0.06
6 YEAR REM LIFE		MONTHLY ALLOCTN	20.01

REMARKS:

1 - 4' single fluorescent fixtures	@	\$ 169.00	=	\$ 169.00
7 - 4' double fluorescent fixtures	@	170.00	=	1,190.00
				-----
		TOTAL	=	\$ 1,359.00

The useful life of this asset has been extended due to its present condition.

Canyon Lake Property Owners Association  
Detail Report by Category

Holiday Harbor - Lighting, Park		QUANTITY	20 poles
		UNIT COST	2,250.000
ASSET ID	1034	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	45,000.00
CATEGORY	22	FUTURE COST	48,035.82
		ASSIGNED RESERVES	39,375.00
PLACED IN SERVICE	5/97	SALVAGE VALUE	0.00
24 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	210.52
REPLACEMENT YEAR	2021-2022	INTEREST	23.72
3 YEAR REM LIFE		MONTHLY ALLOCTN	234.24

REMARKS:

These are 12' round poles with mushroom fixtures.

Holiday Harbor - Lighting, Parking		QUANTITY	7 fixtures
		UNIT COST	2,908.000
ASSET ID	1035	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	20,356.00
CATEGORY	22	FUTURE COST	24,759.99
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/97	SALVAGE VALUE	0.00
30 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	203.54
REPLACEMENT YEAR	2027-2028	INTEREST	0.65
9 YEAR REM LIFE		MONTHLY ALLOCTN	204.19

REMARKS:

These are better than average light poles with oblong fixtures.

Holiday Harbor - Paint, Exterior		QUANTITY	2,380 sq. ft.
		UNIT COST	0.845
ASSET ID	1050	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	2,011.10
CATEGORY	22	FUTURE COST	2,393.54
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/18	SALVAGE VALUE	0.00
8 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	22.46
REPLACEMENT YEAR	2026-2027	INTEREST	0.07
8 YEAR REM LIFE		MONTHLY ALLOCTN	22.53

REMARKS:

The interior and exterior was painted in April 2018 for a cost of \$3,750.

**Canyon Lake Property Owners Association**  
Detail Report by Category

Holiday Harbor - Paint, Exterior, Continued ...

The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

<b>Holiday Harbor - Paint, Interior</b>		QUANTITY	1,760 sq. ft.
		UNIT COST	1.000
ASSET ID	1049	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	1,760.00
CATEGORY	22	FUTURE COST	2,094.69
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/18	SALVAGE VALUE	0.00
8 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	19.66
REPLACEMENT YEAR	2026-2027	INTEREST	0.06
8 YEAR REM LIFE		MONTHLY ALLOCTN	19.72

REMARKS:

The interior and exterior was painted in April 2018 for a cost of \$3,750.

The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

<b>Holiday Harbor - Paint, Metals</b>		QUANTITY	9,607 sq. ft.
		UNIT COST	1.870
ASSET ID	1048	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	17,965.09
CATEGORY	22	FUTURE COST	19,177.06
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/18	SALVAGE VALUE	0.00
3 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	515.90
REPLACEMENT YEAR	2021-2022	INTEREST	1.66
3 YEAR REM LIFE		MONTHLY ALLOCTN	517.56

REMARKS:

This is to paint the wrought iron railing at Holiday Harbor Park.

Fence/railing - 3,807 sq. ft.  
trellis - 5,800  
-----  
TOTAL = 9,607 sq. ft.

To ensure the longevity of wrought iron, it should be painted as recom-

Canyon Lake Property Owners Association  
Detail Report by Category

Holiday Harbor - Paint, Metals, Continued ...

mended.

Holiday Harbor - Play, PIP		QUANTITY	3,000 sq.ft.
		UNIT COST	15.250
ASSET ID	1040	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	45,750.00
CATEGORY	22	FUTURE COST	55,647.95
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/15	SALVAGE VALUE	0.00
12 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	457.46
REPLACEMENT YEAR	2027-2028	INTEREST	1.47
9 YEAR REM LIFE		MONTHLY ALLOCTN	458.93

REMARKS:

This is to replace the poured-in-place surface located at the tot lot.

New poured in place surface was installed in June 2015 for a cost of \$42,915.

The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

Holiday Harbor - Play, Spiral Slide		QUANTITY	1 slide
		UNIT COST	2,665.000
ASSET ID	1877	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	2,665.00
CATEGORY	22	FUTURE COST	3,536.38
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/15	SALVAGE VALUE	0.00
16 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	18.99
REPLACEMENT YEAR	2031-2032	INTEREST	0.06
13 YEAR REM LIFE		MONTHLY ALLOCTN	19.05

REMARKS:

A new spiral slide was installed in 2015. The association spent \$2,500 to renovate the park in 2015.

The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

Canyon Lake Property Owners Association  
Detail Report by Category

Holiday Harbor - Play, Structure		QUANTITY	1 total
		UNIT COST	76,392.000
ASSET ID	1037	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	76,392.00
CATEGORY	22	FUTURE COST	103,600.16
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/16	SALVAGE VALUE	0.00
16 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	508.98
REPLACEMENT YEAR 2032-2033		INTEREST	1.64
14 YEAR REM LIFE		MONTHLY ALLOCTN	510.62

REMARKS:

This is a "Miracle KC" play structure for ages 5-12

This play structure consist of the following components:

- |                   |                 |                      |
|-------------------|-----------------|----------------------|
| 1 canopy          | 1 pull-up bar   | 2 game boards        |
| 1 twisting slide  | 1 climbing wall | 1 sml twisting slide |
| 2 small trains    | 10 platforms    | 1 slide              |
| 1 climbing arch   | 1 bridge        | 1 monkey bar         |
| 1 climbing ladder | 1 rock slide    |                      |

The association spent \$2,500 in 2015 to renovate the park.

Holiday Harbor - Railing, Pipe		QUANTITY	1 total
		UNIT COST	4,495.000
ASSET ID	2018	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	4,495.00
CATEGORY	22	FUTURE COST	7,744.66
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/18	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	18.12
REPLACEMENT YEAR 2043-2044		INTEREST	0.06
25 YEAR REM LIFE		MONTHLY ALLOCTN	18.18

REMARKS:

This is galvanized steel railing:

40 lin. ft. of 2'6" two pipe railing	@	\$ 44.95	=	\$ 1,798.00
50 lin. ft. of 3' two pipe railing	@	53.94	=	2,697.00
				-----
		TOTAL	=	\$ 4,495.00

Canyon Lake Property Owners Association  
Detail Report by Category

Holiday Harbor - Restrooms		QUANTITY	1 total
		UNIT COST	27,029.000
ASSET ID	2009	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	27,029.00
CATEGORY	22	FUTURE COST	44,586.21
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/16	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	116.80
REPLACEMENT YEAR 2041-2042		INTEREST	0.38
23 YEAR REM LIFE		MONTHLY ALLOCTN	117.18

REMARKS:

5 toilets, stainless steel	@	\$ 1,816.00	=	\$ 9,080.00
1 urinal, stainless steel	@	3,201.00	=	3,201.00
2 sinks, stainless steel	@	588.00	=	1,176.00
5 lam toilet partitions	@	1,149.00	=	5,745.00
1 lam urinal partitions	@	673.00	=	673.00
3 - 3'0" x 6'8" metal doors	@	1,748.00	=	5,244.00
2 - 3'0" x 7'0" w/i gates	@	955.00	=	1,910.00
				-----
		TOTAL	=	\$ 27,029.00

Holiday Harbor - Roof, Gutter/Down		QUANTITY	70 lin. ft.
		UNIT COST	10.040
ASSET ID	1878	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	702.80
CATEGORY	22	FUTURE COST	836.45
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/96	SALVAGE VALUE	0.00
22 YEAR USEFUL LIFE			
+8 YEAR ADJUSTMENT		MONTHLY CNTRBTN	7.85
REPLACEMENT YEAR 2026-2027		INTEREST	0.03
8 YEAR REM LIFE		MONTHLY ALLOCTN	7.88

REMARKS:

For budgeting purposes, we are assuming the gutters and downspouts will be replaced inconjunction with the roof replacement.

**Canyon Lake Property Owners Association**  
Detail Report by Category

<b>Holiday Harbor - Roof, Tile</b>		QUANTITY	1,390 sq. ft.
		UNIT COST	11.330
ASSET ID	1052	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	15,748.70
CATEGORY	22	FUTURE COST	18,743.55
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/96	SALVAGE VALUE	0.00
30 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	175.88
REPLACEMENT YEAR 2026-2027		INTEREST	0.57
8 YEAR REM LIFE		MONTHLY ALLOCTN	176.45

REMARKS:

A funding provision has been established for repairs and/or replacement of the felt underlayment and re-installation of the original tiles.

<b>Holiday Harbor - Snack Bar, Counter</b>		QUANTITY	23 lin. ft.
		UNIT COST	170.000
ASSET ID	2011	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	3,910.00
CATEGORY	22	FUTURE COST	5,660.33
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/10	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	21.92
REPLACEMENT YEAR 2035-2036		INTEREST	0.07
17 YEAR REM LIFE		MONTHLY ALLOCTN	21.99

REMARKS:

These are stainless steel counters for food service.

All costs are per lin. ft. and are based upon approximately 2' of depth.

<b>Holiday Harbor - Snack Bar, Door, G</b>		QUANTITY	1 total
		UNIT COST	2,399.000
ASSET ID	2012	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	2,399.00
CATEGORY	22	FUTURE COST	2,617.18
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/97	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	52.05
REPLACEMENT YEAR 2022-2023		INTEREST	0.17
4 YEAR REM LIFE		MONTHLY ALLOCTN	52.22



Canyon Lake Property Owners Association  
Detail Report by Category

Holiday Harbor - Snack Bar, Door, G, Continued ...

REMARKS:

1 - 9' x 10' doors @ \$ 2,399.00 = \$ 2,399.00  
 -----  
 TOTAL = \$ 2,399.00

Holiday Harbor - Snack Bar, Door, P
-------------------------------------

	QUANTITY	1 total
	UNIT COST	1,333.000
ASSET ID 2016	PERCENT REPL	100.00%
GROUP/FACILITY 22	CURRENT COST	1,333.00
CATEGORY 22	FUTURE COST	1,333.00
	ASSIGNED RESERVES	1,333.00
PLACED IN SERVICE 5/97	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE		
-4 YEAR ADJUSTMENT	MONTHLY CNTRBTN	5.37
REPLACEMENT YEAR 2018-2019	INTEREST	0.02
0 YEAR REM LIFE	MONTHLY ALLOCTN	5.39

REMARKS:

1 - 8' x 6' doors @ \$ 1,333.00 = \$ 1,333.00  
 -----  
 TOTAL = \$ 1,333.00

The useful life of this asset has been decreased due to its present condition.

Holiday Harbor - Snack Bar, Refrig
------------------------------------

	QUANTITY	1 refrig
	UNIT COST	680.000
ASSET ID 1881	PERCENT REPL	100.00%
GROUP/FACILITY 22	CURRENT COST	680.00
CATEGORY 22	FUTURE COST	741.84
	ASSIGNED RESERVES	0.00
PLACED IN SERVICE 5/10	SALVAGE VALUE	0.00
12 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	14.75
REPLACEMENT YEAR 2022-2023	INTEREST	0.05
4 YEAR REM LIFE	MONTHLY ALLOCTN	14.80

REMARKS:

This is to replace the refrigerator.

Canyon Lake Property Owners Association  
Detail Report by Category

Holiday Harbor - Snack Bar, W Heatr		QUANTITY	1 total
		UNIT COST	1,038.000
ASSET ID	2006	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	1,038.00
CATEGORY	22	FUTURE COST	1,084.17
		ASSIGNED RESERVES	830.40
PLACED IN SERVICE	5/10	SALVAGE VALUE	0.00
10 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	9.91
REPLACEMENT YEAR	2020-2021	INTEREST	0.52
2 YEAR REM LIFE		MONTHLY ALLOCTN	10.43

REMARKS:

This is a small 20 gallon gas fired water heater.

Holiday Harbor - Trellis, Metal		QUANTITY	1,840 sq. ft.
		UNIT COST	53.770
ASSET ID	1051	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	98,936.80
CATEGORY	22	FUTURE COST	117,751.11
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/96	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE			
+5 YEAR ADJUSTMENT		MONTHLY CNTRBTN	1,104.93
REPLACEMENT YEAR	2026-2027	INTEREST	3.55
8 YEAR REM LIFE		MONTHLY ALLOCTN	1,108.48

REMARKS:

This is to replace the metal trellis.

The useful life of this asset has been extended due to its present condition.

Holiday Harbor - Volleyball Court		QUANTITY	1 Court
		UNIT COST	1,000.000
ASSET ID	1054	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	1,000.00
CATEGORY	22	FUTURE COST	1,164.54
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/15	SALVAGE VALUE	0.00
10 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	12.67
REPLACEMENT YEAR	2025-2026	INTEREST	0.04
7 YEAR REM LIFE		MONTHLY ALLOCTN	12.71

Canyon Lake Property Owners Association  
Detail Report by Category

Holiday Harbor - Volleyball Court, Continued ...

REMARKS:

This is a sand volleyball court.

This is to replace the net, poles and additional sand.

Indian Beach - BBQ, Charcoal		QUANTITY	1 BBQ
		UNIT COST	635.000
ASSET ID	1882	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	635.00
CATEGORY	22	FUTURE COST	707.99
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/13	SALVAGE VALUE	0.00
10 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	11.10
REPLACEMENT YEAR 2023-2024		INTEREST	0.04
5 YEAR REM LIFE		MONTHLY ALLOCTN	11.14

REMARKS:

This is to replace the single charcoal pedestal barbecue.

Indian Beach - Concrete, Stage		QUANTITY	785 sq. ft.
		UNIT COST	8.625
ASSET ID	1065	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	6,770.63
CATEGORY	22	FUTURE COST	12,726.39
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	7/17	SALVAGE VALUE	0.00
30 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	24.19
REPLACEMENT YEAR 2047-2048		INTEREST	0.08
29 YEAR REM LIFE		MONTHLY ALLOCTN	24.27

REMARKS:

The performing stage was refurbished in July 2017 for a cost of \$6,625. This included new sheeting, stairs, and roof.

The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

**Canyon Lake Property Owners Association**  
Detail Report by Category

Indian Beach - Furniture		QUANTITY	1 total
		UNIT COST	2,782.000
ASSET ID	2019	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	2,782.00
CATEGORY	22	FUTURE COST	3,534.41
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/13	SALVAGE VALUE	0.00
16 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	23.09
REPLACEMENT YEAR	2029-2030	INTEREST	0.07
11 YEAR REM LIFE		MONTHLY ALLOCTN	23.16

REMARKS:

2 - 4' wood bench w/back	@	\$ 438.00	=	\$ 876.00
1 - 4' metal bench w/back	@	538.00	=	538.00
2 - concrete trash receptacle	@	684.00	=	1,368.00
				-----
		TOTAL	=	\$ 2,782.00

Indian Beach - Lighting, Exterior		QUANTITY	1 total
		UNIT COST	2,179.000
ASSET ID	2022	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	2,179.00
CATEGORY	22	FUTURE COST	2,429.47
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/03	SALVAGE VALUE	0.00
20 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	38.10
REPLACEMENT YEAR	2023-2024	INTEREST	0.12
5 YEAR REM LIFE		MONTHLY ALLOCTN	38.22

REMARKS:

1 - double flood	@	\$ 392.00	=	\$ 392.00
4 - flood lights	@	196.00	=	784.00
1 - w/m cage fixtures	@	188.00	=	188.00
2 - w/m small vapors	@	371.00	=	742.00
1 - w/m canister fixtures	@	73.00	=	73.00
				-----
		TOTAL	=	\$ 2,179.00

Canyon Lake Property Owners Association  
Detail Report by Category

Indian Beach - Lighting, Interior		QUANTITY	1 total
		UNIT COST	1,016.000
ASSET ID	2024	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	1,016.00
CATEGORY	22	FUTURE COST	1,108.40
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/00	SALVAGE VALUE	0.00
22 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	22.04
REPLACEMENT YEAR	2022-2023	INTEREST	0.07
4 YEAR REM LIFE		MONTHLY ALLOCTN	22.11

REMARKS:

4	- 4' single fluorescent fixtures	@	\$ 169.00	=	\$ 676.00
2	- 4' double fluorescent fixtures	@	170.00	=	340.00
					-----
	TOTAL	=			\$ 1,016.00

Indian Beach - Lighting, Parking		QUANTITY	2 poles
		UNIT COST	2,712.000
ASSET ID	1056	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	5,424.00
CATEGORY	22	FUTURE COST	5,789.92
		ASSIGNED RESERVES	4,746.00
PLACED IN SERVICE	5/97	SALVAGE VALUE	0.00
24 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	25.37
REPLACEMENT YEAR	2021-2022	INTEREST	2.86
3 YEAR REM LIFE		MONTHLY ALLOCTN	28.23

REMARKS:

These are round poles with large vapor fixtures.

Indian Beach - Paint, Exterior		QUANTITY	570 sq. ft.
		UNIT COST	1.072
ASSET ID	1883	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	611.04
CATEGORY	22	FUTURE COST	681.28
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/15	SALVAGE VALUE	0.00
8 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	10.68
REPLACEMENT YEAR	2023-2024	INTEREST	0.03
5 YEAR REM LIFE		MONTHLY ALLOCTN	10.71

**Canyon Lake Property Owners Association**  
Detail Report by Category

Indian Beach - Paint, Exterior, Continued ...

REMARKS:

The restroom building is composed of brick and slumpstone. There is very little painting except for trim and doors.

The interior of the restrooms do not require painting.

Indian Beach - Paint, Metals		QUANTITY	570 sq. ft.
		UNIT COST	1.870
ASSET ID	2021	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	1,065.90
CATEGORY	22	FUTURE COST	1,065.90
		ASSIGNED RESERVES	1,065.90
PLACED IN SERVICE	5/15	SALVAGE VALUE	0.00
3 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	30.61
REPLACEMENT YEAR	2018-2019	INTEREST	0.10
0 YEAR REM LIFE		MONTHLY ALLOCTN	30.71

REMARKS: NONE

Indian Beach - Picnic Table		QUANTITY	4 tables
		UNIT COST	958.000
ASSET ID	1057	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	3,832.00
CATEGORY	22	FUTURE COST	3,916.30
		ASSIGNED RESERVES	3,592.50
PLACED IN SERVICE	5/03	SALVAGE VALUE	0.00
16 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	24.80
REPLACEMENT YEAR	2019-2020	INTEREST	2.18
1 YEAR REM LIFE		MONTHLY ALLOCTN	26.98

REMARKS:

This is to replace the 6' wood, metal or concrete picnic tables.

One table top was replaced in July 2017 for a cost of \$205 and one post was replaced for a cost of \$115.

Canyon Lake Property Owners Association  
Detail Report by Category

Indian Beach - Play, Climber		QUANTITY	1 climber
		UNIT COST	3,895.000
ASSET ID	2027	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	3,895.00
CATEGORY	22	FUTURE COST	4,948.43
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/13	SALVAGE VALUE	0.00
16 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	32.33
REPLACEMENT YEAR	2029-2030	INTEREST	0.10
11 YEAR REM LIFE		MONTHLY ALLOCTN	32.43

REMARKS:

This is a rock climbing wall and sitting stool.

Indian Beach - Play, PIP		QUANTITY	4,838 sq.ft.
		UNIT COST	15.250
ASSET ID	1060	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	73,779.50
CATEGORY	22	FUTURE COST	85,919.55
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/13	SALVAGE VALUE	0.00
12 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	934.89
REPLACEMENT YEAR	2025-2026	INTEREST	3.01
7 YEAR REM LIFE		MONTHLY ALLOCTN	937.90

REMARKS:

This is to replace the poured-in-place surface located at the tot lot.

Indian Beach - Play, Structure		QUANTITY	1 structure
		UNIT COST	104,760.000
ASSET ID	1059	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	104,760.00
CATEGORY	22	FUTURE COST	133,093.04
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/13	SALVAGE VALUE	0.00
16 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	869.49
REPLACEMENT YEAR	2029-2030	INTEREST	2.80
11 YEAR REM LIFE		MONTHLY ALLOCTN	872.29

Canyon Lake Property Owners Association  
Detail Report by Category

Indian Beach - Play, Structure, Continued ...

REMARKS:

This is a " Miracle" play structure.

This play structure consist of the following components:

2 large canopy	1 fire pole	1 climbing wall
1 double slide	2 climbing pole	1 twisting slide
15 platforms	1 rock slide	1 rock wall
3 arch climber	2 bridge	1 monkey bar
2 climbing ladder	1 game board	
1 tunnel slide	1 metal roof	

Indian Beach - Railing
------------------------

	QUANTITY	1 total
ASSET ID 2020	UNIT COST	8,495.000
GROUP/FACILITY 22	PERCENT REPL	100.00%
CATEGORY 22	CURRENT COST	8,495.00
	FUTURE COST	10,560.20
	ASSIGNED RESERVES	0.00
PLACED IN SERVICE 5/03	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	77.00
REPLACEMENT YEAR 2028-2029	INTEREST	0.25
10 YEAR REM LIFE	MONTHLY ALLOCTN	77.25

REMARKS:

34 lin. ft. of 3' wood railing	@	\$ 43.75	=	\$ 1,488.00
37 lin. ft. of 3' iron railing	@	55.28	=	2,045.00
92 lin. ft. of 3'6" pipe railing	@	53.94	=	4,962.00
				-----
			TOTAL	= \$ 8,495.00

Indian Beach - Restrooms
--------------------------

	QUANTITY	1 total
ASSET ID 1063	UNIT COST	16,811.000
GROUP/FACILITY 22	PERCENT REPL	100.00%
CATEGORY 22	CURRENT COST	16,811.00
	FUTURE COST	19,577.17
	ASSIGNED RESERVES	0.00
PLACED IN SERVICE 5/00	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	213.02
REPLACEMENT YEAR 2025-2026	INTEREST	0.68
7 YEAR REM LIFE	MONTHLY ALLOCTN	213.70



**Canyon Lake Property Owners Association**  
Detail Report by Category

Indian Beach - Restrooms, Continued ...

REMARKS:

5 toilets, tank type	@	\$ 567.00	=	\$ 2,835.00
2 urinals, w/m unit w/fv	@	1,206.00	=	2,412.00
3 sinks, rectangular	@	585.00	=	1,755.00
5 metal toilet partitions	@	913.00	=	4,565.00
3 - 3'0" x 6'8" metal doors	@	1,748.00	=	5,244.00
				-----
		TOTAL	=	\$ 16,811.00

Indian Beach - Roof, Tile, Replace		QUANTITY		1,025 sq. ft.
		UNIT COST		6.890
ASSET ID 1064		PERCENT REPL		100.00%
GROUP/FACILITY 22		CURRENT COST		7,062.25
CATEGORY 22		FUTURE COST		7,538.69
		ASSIGNED RESERVES		6,400.16
PLACED IN SERVICE 5/89		SALVAGE VALUE		0.00
30 YEAR USEFUL LIFE				
+2 YEAR ADJUSTMENT		MONTHLY CNTRBTN		26.98
REPLACEMENT YEAR 2021-2022		INTEREST		3.83
3 YEAR REM LIFE		MONTHLY ALLOCTN		30.81

REMARKS:

This is a lightweight concrete tile.

A funding provision has been established for repairs and/or replacement of the felt underlayment and re-installation of the original tiles.

Indian Beach - Storage Building		QUANTITY		100 sq. ft.
		UNIT COST		25.000
ASSET ID 1066		PERCENT REPL		100.00%
GROUP/FACILITY 22		CURRENT COST		2,500.00
CATEGORY 22		FUTURE COST		2,668.66
		ASSIGNED RESERVES		2,265.63
PLACED IN SERVICE 5/89		SALVAGE VALUE		0.00
30 YEAR USEFUL LIFE				
+2 YEAR ADJUSTMENT		MONTHLY CNTRBTN		9.55
REPLACEMENT YEAR 2021-2022		INTEREST		1.36
3 YEAR REM LIFE		MONTHLY ALLOCTN		10.91

REMARKS:

This is a 10 x 10 structure.

Canyon Lake Property Owners Association  
Detail Report by Category

Indian Beach - Swing Set		QUANTITY	1 swing sets
		UNIT COST	3,878.000
ASSET ID	2026	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	3,878.00
CATEGORY	22	FUTURE COST	5,614.01
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/13	SALVAGE VALUE	0.00
22 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	21.74
REPLACEMENT YEAR	2035-2036	INTEREST	0.07
17 YEAR REM LIFE		MONTHLY ALLOCTN	21.81

REMARKS:

This is a quadruple swing set.

Indian Beach - Trash Receptacles		QUANTITY	6 receptacles
		UNIT COST	684.000
ASSET ID	1058	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	4,104.00
CATEGORY	22	FUTURE COST	4,884.44
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	4/15	SALVAGE VALUE	0.00
12 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	45.83
REPLACEMENT YEAR	2026-2027	INTEREST	0.15
8 YEAR REM LIFE		MONTHLY ALLOCTN	45.98

REMARKS:

This is to replace the metal or concrete trash or ash receptacles.

Trash lids were replaced in 2017 for a cost of \$112 each.

Trash receptacles were replaced in 2015 for a cost of \$684 each.

The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

Canyon Lake Property Owners Association  
Detail Report by Category

Lions Park - BBQ, Charcoal		QUANTITY	3 BBQ's
		UNIT COST	635.000
ASSET ID	1884	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	1,905.00
CATEGORY	22	FUTURE COST	2,123.98
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/13	SALVAGE VALUE	0.00
10 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	33.31
REPLACEMENT YEAR	2023-2024	INTEREST	0.11
5 YEAR REM LIFE		MONTHLY ALLOCTN	33.42

REMARKS:

This is to replace the single charcoal pedestal barbecue.

Lions Park - Dog Bins		QUANTITY	2 bins
		UNIT COST	430.000
ASSET ID	2025	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	860.00
CATEGORY	22	FUTURE COST	1,166.30
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	11/16	SALVAGE VALUE	0.00
16 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	5.73
REPLACEMENT YEAR	2032-2033	INTEREST	0.02
14 YEAR REM LIFE		MONTHLY ALLOCTN	5.75

REMARKS:

This is to replace the entire doggie bin structure.

One is new and the other is in poor condition.

Lions Park - Picnic Table, Concrete		QUANTITY	2 tables
		UNIT COST	2,149.000
ASSET ID	1069	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	4,298.00
CATEGORY	22	FUTURE COST	5,957.03
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/13	SALVAGE VALUE	0.00
20 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	26.92
REPLACEMENT YEAR	2033-2034	INTEREST	0.09
15 YEAR REM LIFE		MONTHLY ALLOCTN	27.01

Canyon Lake Property Owners Association  
Detail Report by Category

Lions Park - Picnic Table, Concrete, Continued ...

REMARKS:

This is to replace the 4' concrete picnic tables.

Lions Park - Picnic Table, Metal		QUANTITY	1 table
		UNIT COST	2,599.000
ASSET ID	1067	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	2,599.00
CATEGORY	22	FUTURE COST	3,301.92
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/13	SALVAGE VALUE	0.00
16 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	21.57
REPLACEMENT YEAR 2029-2030		INTEREST	0.07
11 YEAR REM LIFE		MONTHLY ALLOCTN	21.64

REMARKS:

This is to replace the 4' square metal picnic tables.

Lions Park - Railing, Stairs		QUANTITY	70 lin. ft.
		UNIT COST	53.940
ASSET ID	1885	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	3,775.80
CATEGORY	22	FUTURE COST	4,592.69
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/02	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	37.75
REPLACEMENT YEAR 2027-2028		INTEREST	0.12
9 YEAR REM LIFE		MONTHLY ALLOCTN	37.87

REMARKS:

This is to replace the 3'6" galvanized pipe railings.

Canyon Lake Property Owners Association  
Detail Report by Category

Lions Park - Trash Receptacles		QUANTITY	1 receptacles
		UNIT COST	808.000
ASSET ID	1068	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	808.00
CATEGORY	22	FUTURE COST	808.00
		ASSIGNED RESERVES	808.00
PLACED IN SERVICE	5/13	SALVAGE VALUE	0.00
12 YEAR USEFUL LIFE			
-7 YEAR ADJUSTMENT		MONTHLY CNTRBTN	6.19
REPLACEMENT YEAR 2018-2019		INTEREST	0.02
0 YEAR REM LIFE		MONTHLY ALLOCTN	6.21

REMARKS:

This is to replace the metal trash receptacles.

The useful life of this asset has been decreased due to its present condition.

Moonstone Park - BBQ, Charcoal		QUANTITY	1 total
		UNIT COST	2,110.000
ASSET ID	1886	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	2,110.00
CATEGORY	22	FUTURE COST	2,457.19
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/15	SALVAGE VALUE	0.00
10 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	26.74
REPLACEMENT YEAR 2025-2026		INTEREST	0.09
7 YEAR REM LIFE		MONTHLY ALLOCTN	26.83

REMARKS:

1 - double BBQ	@	\$ 910.00	=	\$ 910.00
1 - triple BBQ	@	1,200.00	=	1,200.00
				-----
		TOTAL	=	\$ 2,110.00

Canyon Lake Property Owners Association  
Detail Report by Category

Moonstone Park - P Table, Concrete		QUANTITY	1 table
		UNIT COST	2,149.000
ASSET ID	1071	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	2,149.00
CATEGORY	22	FUTURE COST	3,111.01
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/15	SALVAGE VALUE	0.00
20 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	12.05
REPLACEMENT YEAR	2035-2036	INTEREST	0.04
17 YEAR REM LIFE		MONTHLY ALLOCTN	12.09

REMARKS:

This is to replace the concrete picnic table.

Moonstone Park - P Table, Wood		QUANTITY	1 table
		UNIT COST	590.000
ASSET ID	2028	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	590.00
CATEGORY	22	FUTURE COST	590.00
		ASSIGNED RESERVES	590.00
PLACED IN SERVICE	5/00	SALVAGE VALUE	0.00
20 YEAR USEFUL LIFE			
-2 YEAR ADJUSTMENT		MONTHLY CNTRBTN	2.87
REPLACEMENT YEAR	2018-2019	INTEREST	0.01
0 YEAR REM LIFE		MONTHLY ALLOCTN	2.88

REMARKS:

This is to replace the 4' wood picnic table.

The useful life of this asset has been decreased due to its present condition.

Moonstone Park - Sand, Replenish		QUANTITY	1 provision
		UNIT COST	1,000.000
ASSET ID	2029	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	1,000.00
CATEGORY	22	FUTURE COST	1,164.54
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/15	SALVAGE VALUE	0.00
10 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	12.67
REPLACEMENT YEAR	2025-2026	INTEREST	0.04
7 YEAR REM LIFE		MONTHLY ALLOCTN	12.71

Canyon Lake Property Owners Association  
Detail Report by Category

Moonstone Park - Sand, Replenish, Continued ...

REMARKS:

This is to replenish the sand at the park area.

Moonstone Park - Swing Set		QUANTITY	1 swing sets
		UNIT COST	2,340.000
ASSET ID	1074	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	2,340.00
CATEGORY	22	FUTURE COST	2,552.82
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/00	SALVAGE VALUE	0.00
22 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	50.77
REPLACEMENT YEAR 2022-2023		INTEREST	0.16
4 YEAR REM LIFE		MONTHLY ALLOCTN	50.93

REMARKS:

This is a double swing set.

Moonstone Park - Trash Receptacles		QUANTITY	2 receptacles
		UNIT COST	808.000
ASSET ID	1073	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	1,616.00
CATEGORY	22	FUTURE COST	2,144.39
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/15	SALVAGE VALUE	0.00
16 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	11.51
REPLACEMENT YEAR 2031-2032		INTEREST	0.04
13 YEAR REM LIFE		MONTHLY ALLOCTN	11.55

REMARKS:

This is to replace the metal trash receptacles.

Canyon Lake Property Owners Association  
Detail Report by Category

Outrigger Park - Furniture		QUANTITY	1 total
		UNIT COST	2,598.000
ASSET ID	1079	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	2,598.00
CATEGORY	22	FUTURE COST	3,523.32
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/16	SALVAGE VALUE	0.00
16 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	17.31
REPLACEMENT YEAR	2032-2033	INTEREST	0.06
14 YEAR REM LIFE		MONTHLY ALLOCTN	17.37

REMARKS:

2 - 6' metal bench w/back	@	\$ 895.00	=	\$ 1,790.00
1 - concrete trash receptacle	@	808.00	=	808.00
				-----
		TOTAL	=	\$ 2,598.00

Outrigger Park - Play, Structure		QUANTITY	1 structure
		UNIT COST	62,527.000
ASSET ID	1078	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	62,527.00
CATEGORY	22	FUTURE COST	84,796.93
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/16	SALVAGE VALUE	0.00
16 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	416.60
REPLACEMENT YEAR	2032-2033	INTEREST	1.34
14 YEAR REM LIFE		MONTHLY ALLOCTN	417.94

REMARKS:

This is a "Miracle KC" play structure.

The play structure and swing set was insatlled in 2016 for a cost of \$71,747.

This play structure consist of the following components:  
 ship/pirate theme, ramps, slide, 4 platforms, sails  
 stairs, twisting slide, climbing chain, 4 game  
 boards, climbing pole,, steering wheel



Canyon Lake Property Owners Association  
Detail Report by Category

Outrigger Park - Play, Surface		QUANTITY	2,550 sq.ft.
		UNIT COST	2.498
ASSET ID	1887	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	6,369.90
CATEGORY	22	FUTURE COST	7,918.48
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/16	SALVAGE VALUE	0.00
12 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	57.74
REPLACEMENT YEAR	2028-2029	INTEREST	0.19
10 YEAR REM LIFE		MONTHLY ALLOCTN	57.93

REMARKS:

New play surface was installed in 2016 for a cost of \$6,100.

The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

Outrigger Park - Play, Swing Set		QUANTITY	1 swing sets
		UNIT COST	3,120.000
ASSET ID	1076	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	3,120.00
CATEGORY	22	FUTURE COST	4,821.39
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/16	SALVAGE VALUE	0.00
22 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	15.18
REPLACEMENT YEAR	2038-2039	INTEREST	0.05
20 YEAR REM LIFE		MONTHLY ALLOCTN	15.23

REMARKS:

3.5" OD Arch swing w/ 2 belt seats and 2 tot seats. This swing set was purchased and installed along with the play structure for a cost of \$71,747.

**Canyon Lake Property Owners Association**  
Detail Report by Category

Outrigger Park - Railing, Stairs		QUANTITY	30 lin. ft.
		UNIT COST	53.940
ASSET ID	2030	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	1,618.20
CATEGORY	22	FUTURE COST	1,884.47
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/00	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	20.50
REPLACEMENT YEAR	2025-2026	INTEREST	0.07
7 YEAR REM LIFE		MONTHLY ALLOCTN	20.57

REMARKS:

This is to replace the 3'6" painted pipe railings.

Roadrunner Park - Awning		QUANTITY	1 awning
		UNIT COST	3,598.000
ASSET ID	1080	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	3,598.00
CATEGORY	22	FUTURE COST	4,774.44
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	6/16	SALVAGE VALUE	0.00
15 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	25.63
REPLACEMENT YEAR	2031-2032	INTEREST	0.08
13 YEAR REM LIFE		MONTHLY ALLOCTN	25.71

REMARKS:

This is a 10' x 18' retractable awning including all hardware.

The awning was replaced in June 2016 for a cost of \$3,598.

The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

Canyon Lake Property Owners Association  
Detail Report by Category

Roadrunner Park - BBQ, Charcoal		QUANTITY	2 BBQ's
		UNIT COST	910.000
ASSET ID	1889	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	1,820.00
CATEGORY	22	FUTURE COST	2,029.20
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/13	SALVAGE VALUE	0.00
10 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	31.82
REPLACEMENT YEAR 2023-2024		INTEREST	0.10
5 YEAR REM LIFE		MONTHLY ALLOCTN	31.92

REMARKS:

This is to replace the double charcoal pedestal barbecue.

Roadrunner Park - Benches		QUANTITY	4 benches
		UNIT COST	1,379.000
ASSET ID	1082	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	5,516.00
CATEGORY	22	FUTURE COST	5,637.35
		ASSIGNED RESERVES	5,171.25
PLACED IN SERVICE	5/03	SALVAGE VALUE	0.00
16 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	35.70
REPLACEMENT YEAR 2019-2020		INTEREST	3.14
1 YEAR REM LIFE		MONTHLY ALLOCTN	38.84

REMARKS:

These are painted 10' wood benches with backs.

Roadrunner Park - Fence, Chain Link		QUANTITY	75 total
		UNIT COST	26.270
ASSET ID	1890	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	1,970.25
CATEGORY	22	FUTURE COST	3,180.10
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	9/05	SALVAGE VALUE	0.00
35 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	8.84
REPLACEMENT YEAR 2040-2041		INTEREST	0.03
22 YEAR REM LIFE		MONTHLY ALLOCTN	8.87

REMARKS:

This is to replace the chain link fencing at the horseshoe pits.

Canyon Lake Property Owners Association  
Detail Report by Category

<b>Roadrunner Park - Fence, Iron</b>	QUANTITY	1 total
ASSET ID 1083	UNIT COST	7,795.000
GROUP/FACILITY 22	PERCENT REPL	100.00%
CATEGORY 22	CURRENT COST	7,795.00
	FUTURE COST	10,121.08
PLACED IN SERVICE 5/05	ASSIGNED RESERVES	0.00
25 YEAR USEFUL LIFE	SALVAGE VALUE	0.00
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	59.73
REPLACEMENT YEAR 2030-2031	INTEREST	0.19
12 YEAR REM LIFE	MONTHLY ALLOCTN	59.92

REMARKS:

This is to replace the wrought iron:

160 lin. ft. of 3' iron railing	@	\$ 31.86	=	\$ 5,098.00
50 lin. ft. of double pipe railing	@	53.94	=	2,697.00
				-----
		TOTAL	=	\$ 7,795.00

<b>Roadrunner Park - Furniture</b>	QUANTITY	1 total
ASSET ID 1081	UNIT COST	15,562.000
GROUP/FACILITY 22	PERCENT REPL	100.00%
CATEGORY 22	CURRENT COST	15,562.00
	FUTURE COST	17,732.53
PLACED IN SERVICE 5/08	ASSIGNED RESERVES	0.00
16 YEAR USEFUL LIFE	SALVAGE VALUE	0.00
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	228.39
REPLACEMENT YEAR 2024-2025	INTEREST	0.73
6 YEAR REM LIFE	MONTHLY ALLOCTN	229.12

REMARKS:

10 - 8' metal picnic tables	@	\$ 1,102.00	=	\$ 11,020.00
2 - 6' metal picnic tables	@	1,463.00	=	2,926.00
2 - trash receptacle	@	808.00	=	1,616.00
				-----
		TOTAL	=	\$ 15,562.00

Canyon Lake Property Owners Association  
Detail Report by Category

Roadrunner Park - Horseshoe Pits		QUANTITY	3 pits
		UNIT COST	1,150.000
ASSET ID	1089	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	3,450.00
CATEGORY	22	FUTURE COST	3,450.00
		ASSIGNED RESERVES	3,450.00
PLACED IN SERVICE	5/07	SALVAGE VALUE	0.00
10 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	31.27
REPLACEMENT YEAR	2018-2019	INTEREST	0.10
0 YEAR REM LIFE		MONTHLY ALLOCTN	31.37

REMARKS:

This is to refurbish the horseshoe pits.

These horseshoe pits have 2 small wood benches we have included a funding provision for their replacement.

Roadrunner Park - Paint, Metals		QUANTITY	480 sq. ft.
		UNIT COST	1.870
ASSET ID	1085	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	897.60
CATEGORY	22	FUTURE COST	897.60
		ASSIGNED RESERVES	897.60
PLACED IN SERVICE	5/13	SALVAGE VALUE	0.00
3 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	25.78
REPLACEMENT YEAR	2018-2019	INTEREST	0.08
0 YEAR REM LIFE		MONTHLY ALLOCTN	25.86

REMARKS:

This is to paint the wrought iron railing.

To ensure the longevity of wrought iron, it should be painted as recommended.

Canyon Lake Property Owners Association  
Detail Report by Category

Roadrunner Park - Paint, Pavillon		QUANTITY	2,750 sq. ft.
		UNIT COST	1.380
ASSET ID	1086	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	3,795.00
CATEGORY	22	FUTURE COST	3,963.82
		ASSIGNED RESERVES	1,897.50
PLACED IN SERVICE	5/16	SALVAGE VALUE	0.00
4 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	83.50
REPLACEMENT YEAR	2020-2021	INTEREST	1.38
2 YEAR REM LIFE		MONTHLY ALLOCTN	84.88

REMARKS:

This is to paint the patio cover.

The patio cover was replaced in 2016 for a cost of \$42,000.

Roadrunner Park - Pavillon		QUANTITY	1 pavillion
		UNIT COST	43,848.000
ASSET ID	1087	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	43,848.00
CATEGORY	22	FUTURE COST	72,330.32
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/16	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	189.47
REPLACEMENT YEAR	2041-2042	INTEREST	0.61
23 YEAR REM LIFE		MONTHLY ALLOCTN	190.08

REMARKS:

This is park picnic pavillion.

This pavillion was installed in 2016 for a cost of \$42,000.

The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

Canyon Lake Property Owners Association  
Detail Report by Category

Roadrunner Park - Volleyball Court		QUANTITY	1 Court
		UNIT COST	1,000.000
ASSET ID	1090	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	1,000.00
CATEGORY	22	FUTURE COST	1,190.16
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/16	SALVAGE VALUE	0.00
10 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	11.17
REPLACEMENT YEAR	2026-2027	INTEREST	0.04
8 YEAR REM LIFE		MONTHLY ALLOCTN	11.21

REMARKS:

This is a sand volleyball court.

This is to replace the net, poles and additional sand.

Rob Caveney Park - BBQ, Charcoal		QUANTITY	1 BBQ's
		UNIT COST	910.000
ASSET ID	2031	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	910.00
CATEGORY	22	FUTURE COST	1,059.74
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/15	SALVAGE VALUE	0.00
10 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	11.53
REPLACEMENT YEAR	2025-2026	INTEREST	0.04
7 YEAR REM LIFE		MONTHLY ALLOCTN	11.57

REMARKS:

This is to replace the double charcoal pedestal barbecue.

Rob Caveney Park - Fence Chain Link		QUANTITY	165 total
		UNIT COST	26.270
ASSET ID	1893	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	4,334.55
CATEGORY	22	FUTURE COST	6,996.22
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	9/05	SALVAGE VALUE	0.00
35 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	19.45
REPLACEMENT YEAR	2040-2041	INTEREST	0.06
22 YEAR REM LIFE		MONTHLY ALLOCTN	19.51

Canyon Lake Property Owners Association  
Detail Report by Category

Rob Caveney Park - Fence Chain Link, Continued ...

REMARKS:

This is to replace the chain link fencing along the top of the slope.

Rob Caveney Park - Furniture		QUANTITY	1 total
		UNIT COST	4,982.000
ASSET ID	1091	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	4,982.00
CATEGORY	22	FUTURE COST	8,041.25
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/15	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	22.35
REPLACEMENT YEAR	2040-2041	INTEREST	0.07
22 YEAR REM LIFE		MONTHLY ALLOCTN	22.42

REMARKS:

2 - 4' concrete picnic tables	@	\$ 2,149.00	=	\$ 4,298.00
1 - concrete trash receptacle	@	684.00	=	684.00
				-----
		TOTAL	=	\$ 4,982.00

Rob Caveney Park - Play, Bark		QUANTITY	30 sq.ft.
		UNIT COST	198.000
ASSET ID	1892	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	5,940.00
CATEGORY	22	FUTURE COST	7,225.11
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/15	SALVAGE VALUE	0.00
12 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	59.40
REPLACEMENT YEAR	2027-2028	INTEREST	0.19
9 YEAR REM LIFE		MONTHLY ALLOCTN	59.59

REMARKS:

This is to replace the bark and/or fiber chips located at the tot lot.



**Canyon Lake Property Owners Association**  
Detail Report by Category

Rob Caveney Park - Play, Structure		QUANTITY	1 structure
		UNIT COST	10,644.000
ASSET ID	1092	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	10,644.00
CATEGORY	22	FUTURE COST	14,124.29
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/15	SALVAGE VALUE	0.00
16 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	75.83
REPLACEMENT YEAR	2031-2032	INTEREST	0.24
13 YEAR REM LIFE		MONTHLY ALLOCTN	76.07

REMARKS:

This is a "Miracle" TC Custom play structure.

This play structure consist of the following components:  
 3 platforms, 1 twisting slide, 1 firemans pole  
 1 arched climber, 1 slide, 1 set of stairs

A new play structure was installed in April 2015 for a cost of \$9,985.

The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

Rob Caveney Park - Play, Swing Set		QUANTITY	1 swing sets
		UNIT COST	3,878.000
ASSET ID	1093	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	3,878.00
CATEGORY	22	FUTURE COST	5,614.01
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/15	SALVAGE VALUE	0.00
20 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	21.74
REPLACEMENT YEAR	2035-2036	INTEREST	0.07
17 YEAR REM LIFE		MONTHLY ALLOCTN	21.81

REMARKS:

This is a 3.5" OD Arch swing set with 2 toddler and 2 belt seats.

A new swing set was intalled in 2015 for a cost of \$3,878.

The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

Canyon Lake Property Owners Association  
Detail Report by Category

Sierra Park - BBQ, Charcoal		QUANTITY	1 total
		UNIT COST	2,455.000
ASSET ID	1899	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	2,455.00
CATEGORY	22	FUTURE COST	2,737.20
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/13	SALVAGE VALUE	0.00
10 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	42.92
REPLACEMENT YEAR	2023-2024	INTEREST	0.14
5 YEAR REM LIFE		MONTHLY ALLOCTN	43.06

REMARKS:

1 - single BBQ	@	\$ 635.00	=	\$ 635.00	
2 - double BBQ	@	\$ 910.00	=	1,820.00	
				-----	
		TOTAL	=	\$ 2,455.00	

Sierra Park - Bridge, Pedestrian		QUANTITY	80 sq. ft.
		UNIT COST	51.940
ASSET ID	1095	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	4,155.20
CATEGORY	22	FUTURE COST	6,282.88
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/12	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	21.13
REPLACEMENT YEAR	2037-2038	INTEREST	0.07
19 YEAR REM LIFE		MONTHLY ALLOCTN	21.20

REMARKS:

This is a trex bridge with metal railings.

Sierra Park - Drinking Fountain		QUANTITY	1 fountain
		UNIT COST	1,466.000
ASSET ID	1895	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	1,466.00
CATEGORY	22	FUTURE COST	2,216.67
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/12	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	7.46
REPLACEMENT YEAR	2037-2038	INTEREST	0.02
19 YEAR REM LIFE		MONTHLY ALLOCTN	7.48

Canyon Lake Property Owners Association  
Detail Report by Category

Sierra Park - Drinking Fountain, Continued ...

REMARKS:

This is a Elkay stainless steel drinking fountain.

Sierra Park - Furniture	QUANTITY	1 total
	UNIT COST	5,652.000
ASSET ID 1096	PERCENT REPL	100.00%
GROUP/FACILITY 22	CURRENT COST	5,652.00
CATEGORY 22	FUTURE COST	7,833.68
	ASSIGNED RESERVES	0.00
PLACED IN SERVICE 9/17	SALVAGE VALUE	0.00
16 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	35.40
REPLACEMENT YEAR 2033-2034	INTEREST	0.11
15 YEAR REM LIFE	MONTHLY ALLOCTN	35.51

REMARKS:

3 - 6' metal benches w/back  
 1 - 8' metal picnic table

The furniture was replaced in September 2017 for a cost of \$5,530.

The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

Sierra Park - Lighting, Exterior	QUANTITY	1 total
	UNIT COST	3,717.000
ASSET ID 2035	PERCENT REPL	100.00%
GROUP/FACILITY 22	CURRENT COST	3,717.00
CATEGORY 22	FUTURE COST	5,040.87
	ASSIGNED RESERVES	0.00
PLACED IN SERVICE 5/12	SALVAGE VALUE	0.00
20 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	24.77
REPLACEMENT YEAR 2032-2033	INTEREST	0.08
14 YEAR REM LIFE	MONTHLY ALLOCTN	24.85

REMARKS:

3 - w/m large vapor @ \$ 1,239.00 = \$ 3,717.00  
-----  
 TOTAL = \$ 3,717.00

Canyon Lake Property Owners Association  
Detail Report by Category

Sierra Park - Lighting, Interior		QUANTITY	1 total
		UNIT COST	340.000
ASSET ID	2034	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	340.00
CATEGORY	22	FUTURE COST	481.61
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/12	SALVAGE VALUE	0.00
22 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	2.01
REPLACEMENT YEAR	2034-2035	INTEREST	0.01
16 YEAR REM LIFE		MONTHLY ALLOCTN	2.02

REMARKS:

2 - 4' double fluorescent fixtures @ \$ 170.00 = \$ 340.00  
-----  
TOTAL = \$ 340.00

The useful life of this asset has been extended due to its present condition.

Sierra Park - Paint, Exterior		QUANTITY	400 sq. ft.
		UNIT COST	1.380
ASSET ID	1898	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	552.00
CATEGORY	22	FUTURE COST	564.14
		ASSIGNED RESERVES	414.00
PLACED IN SERVICE	5/15	SALVAGE VALUE	0.00
4 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	12.23
REPLACEMENT YEAR	2019-2020	INTEREST	0.28
1 YEAR REM LIFE		MONTHLY ALLOCTN	12.51

REMARKS:

This is to paint the exterior wood trim and doors.

The actual date this item was placed-in-service was not available. For budgeting purposes, we have estimated this date based upon its present condition.

Canyon Lake Property Owners Association  
Detail Report by Category

Sierra Park - Paint, Interior	QUANTITY	700 sq. ft.
	UNIT COST	1.430
ASSET ID 1900	PERCENT REPL	100.00%
GROUP/FACILITY 22	CURRENT COST	1,001.00
CATEGORY 22	FUTURE COST	1,001.00
	ASSIGNED RESERVES	1,001.00
PLACED IN SERVICE 5/10	SALVAGE VALUE	0.00
8 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	11.18
REPLACEMENT YEAR 2018-2019	INTEREST	0.04
0 YEAR REM LIFE	MONTHLY ALLOCTN	11.22

REMARKS:

This is to paint the interior of the restrooms.

Sierra Park - Paint, Metals	QUANTITY	700 sq. ft.
	UNIT COST	1.870
ASSET ID 1106	PERCENT REPL	100.00%
GROUP/FACILITY 22	CURRENT COST	1,309.00
CATEGORY 22	FUTURE COST	1,309.00
	ASSIGNED RESERVES	1,309.00
PLACED IN SERVICE 5/15	SALVAGE VALUE	0.00
3 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	37.59
REPLACEMENT YEAR 2018-2019	INTEREST	0.12
0 YEAR REM LIFE	MONTHLY ALLOCTN	37.71

REMARKS:

This is to paint the wrought iron railing.

To ensure the longevity of wrought iron, it should be painted as recommended.

Sierra Park - Picnic Tables	QUANTITY	6 tables
	UNIT COST	2,149.000
ASSET ID 1097	PERCENT REPL	100.00%
GROUP/FACILITY 22	CURRENT COST	12,894.00
CATEGORY 22	FUTURE COST	18,666.07
	ASSIGNED RESERVES	0.00
PLACED IN SERVICE 5/15	SALVAGE VALUE	0.00
20 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	72.27
REPLACEMENT YEAR 2035-2036	INTEREST	0.23
17 YEAR REM LIFE	MONTHLY ALLOCTN	72.50

Canyon Lake Property Owners Association  
Detail Report by Category

Sierra Park - Picnic Tables, Continued ...

REMARKS:

This is to replace the 6' concrete picnic tables.

Sierra Park - Play, Bark	QUANTITY	4,261 sq.ft.
	UNIT COST	2.293
ASSET ID 1896	PERCENT REPL	100.00%
GROUP/FACILITY 22	CURRENT COST	9,770.47
CATEGORY 22	FUTURE COST	11,884.30
	ASSIGNED RESERVES	0.00
PLACED IN SERVICE 7/15	SALVAGE VALUE	0.00
12 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	97.70
REPLACEMENT YEAR 2027-2028	INTEREST	0.31
9 YEAR REM LIFE	MONTHLY ALLOCTN	98.01

REMARKS:

This is to replace the bark and/or fiber chips located at the tot lot.

A new engineered wood fiber wa installed in July 2015 for a cost of \$9,745.

The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

Sierra Park - Play, Golf Baskets	QUANTITY	4 stations
	UNIT COST	3,500.000
ASSET ID 1101	PERCENT REPL	100.00%
GROUP/FACILITY 22	CURRENT COST	14,000.00
CATEGORY 22	FUTURE COST	16,662.31
	ASSIGNED RESERVES	0.00
PLACED IN SERVICE 5/04	SALVAGE VALUE	0.00
22 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	156.35
REPLACEMENT YEAR 2026-2027	INTEREST	0.50
8 YEAR REM LIFE	MONTHLY ALLOCTN	156.85

REMARKS:

This is to replace the frisbee golf baskets and poles.

Canyon Lake Property Owners Association  
Detail Report by Category

Sierra Park - Play, Merry-Go-Round		QUANTITY	1 Merry-go-rd
		UNIT COST	3,494.000
ASSET ID	2032	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	3,494.00
CATEGORY	22	FUTURE COST	4,636.44
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/15	SALVAGE VALUE	0.00
16 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	24.89
REPLACEMENT YEAR	2031-2032	INTEREST	0.08
13 YEAR REM LIFE		MONTHLY ALLOCTN	24.97

REMARKS:

This is a large plastic Merry-Go-Round.

Sierra Park - Play, Structure		QUANTITY	2 structures
		UNIT COST	44,183.500
ASSET ID	1098	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	88,367.00
CATEGORY	22	FUTURE COST	117,260.50
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/15	SALVAGE VALUE	0.00
16 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	629.55
REPLACEMENT YEAR	2031-2032	INTEREST	2.02
13 YEAR REM LIFE		MONTHLY ALLOCTN	631.57

REMARKS:

These are "Miracle" KC Custom play structures.

The new play structures was intalled in February 2015 for a cost of \$88,367

This smaller play structure consist of the following components:

3 platforms, 2 climbers, stairs, dbl slide, tic-tac-toe, game board canopy

This larger play structure consist of the following components:

5 platforms, 2 canopys, climber, 2 slides, lrg climbing wall firemans pole, large slide, rock wall

The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

Canyon Lake Property Owners Association  
Detail Report by Category

Sierra Park - Play, Swing Set		QUANTITY	1 swing sets
		UNIT COST	3,878.000
ASSET ID	1100	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	3,878.00
CATEGORY	22	FUTURE COST	5,863.74
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/15	SALVAGE VALUE	0.00
22 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	19.73
REPLACEMENT YEAR	2037-2038	INTEREST	0.06
19 YEAR REM LIFE		MONTHLY ALLOCTN	19.79

REMARKS:

This is a 3.5" OD Arch swing set with 2 toddler and 2 belt seats.

A new swing set was intalled in February 2015 for a cost of \$3,878.

The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

Sierra Park - Railing, Wrought Iron		QUANTITY	200 lin. ft.
		UNIT COST	55.280
ASSET ID	1102	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	11,056.00
CATEGORY	22	FUTURE COST	13,743.81
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/03	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	100.22
REPLACEMENT YEAR	2028-2029	INTEREST	0.32
10 YEAR REM LIFE		MONTHLY ALLOCTN	100.54

REMARKS:

This is to replace the 3'6" wrought iron railings.



**Canyon Lake Property Owners Association**  
Detail Report by Category

Sierra Park - Restrooms		QUANTITY	1 total
		UNIT COST	14,896.000
ASSET ID	1104	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	14,896.00
CATEGORY	22	FUTURE COST	22,523.54
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/12	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	75.77
REPLACEMENT YEAR 2037-2038		INTEREST	0.24
19 YEAR REM LIFE		MONTHLY ALLOCTN	76.01

REMARKS:

4 - toilets, tank type	@	\$ 567.00	=	\$ 2,268.00
1 - urinals, w/m unit w/fv	@	1,148.00	=	1,148.00
2 - sinks, rectangular	@	585.00	=	1,170.00
4 - metal toilet partitions	@	913.00	=	3,652.00
2 - metal urinal partitions	@	707.00	=	1,414.00
3 - 3'0" x 6'8" metal doors	@	1,748.00	=	5,244.00
				-----
		TOTAL	=	\$ 14,896.00

Sierra Park - Restrooms, Urinal		QUANTITY	1 total
		UNIT COST	1,148.000
ASSET ID	1897	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	1,148.00
CATEGORY	22	FUTURE COST	1,852.94
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/15	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	5.15
REPLACEMENT YEAR 2040-2041		INTEREST	0.02
22 YEAR REM LIFE		MONTHLY ALLOCTN	5.17

REMARKS:

A urinal was replaced in March 2015 for a cost of \$1,077.

The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

Canyon Lake Property Owners Association  
Detail Report by Category

Sierra Park - Roof, Tile, Replace		QUANTITY	630 sq. ft.
		UNIT COST	6.890
ASSET ID	1107	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	4,340.70
CATEGORY	22	FUTURE COST	7,317.81
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/12	SALVAGE VALUE	0.00
30 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	18.10
REPLACEMENT YEAR	2042-2043	INTEREST	0.06
24 YEAR REM LIFE		MONTHLY ALLOCTN	18.16

REMARKS:

A funding provision has been established for repairs and/or replacement of the felt underlayment and re-installation of the original tiles.

The actual date this item was placed-in-service was not available. For budgeting purposes, we have estimated this date based upon its present condition.

Sierra Park - Trash Receptacle		QUANTITY	9 receptacle
		UNIT COST	628.000
ASSET ID	1894	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	5,652.00
CATEGORY	22	FUTURE COST	8,546.12
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	9/17	SALVAGE VALUE	0.00
20 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	28.75
REPLACEMENT YEAR	2037-2038	INTEREST	0.09
19 YEAR REM LIFE		MONTHLY ALLOCTN	28.84

REMARKS:

This is to replace the concrete trash receptacles.

These trash receptacles were installed in September 2017 for a cost of \$5,530.

The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

Canyon Lake Property Owners Association  
Detail Report by Category

Sierra Park - Volleyball Court		QUANTITY	1 Court
		UNIT COST	1,000.000
ASSET ID	2033	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	1,000.00
CATEGORY	22	FUTURE COST	1,216.35
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/17	SALVAGE VALUE	0.00
10 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	10.00
REPLACEMENT YEAR 2027-2028		INTEREST	0.03
9 YEAR REM LIFE		MONTHLY ALLOCTN	10.03

REMARKS:

This is a sand volleyball court.

This is to replace the net, poles and additional sand.

Ski Slalom - BBQ, Built-in		QUANTITY	1 BBQ
		UNIT COST	1,595.000
ASSET ID	1125	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	1,595.00
CATEGORY	22	FUTURE COST	1,595.00
		ASSIGNED RESERVES	1,595.00
PLACED IN SERVICE	5/04	SALVAGE VALUE	0.00
12 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	12.22
REPLACEMENT YEAR 2018-2019		INTEREST	0.04
0 YEAR REM LIFE		MONTHLY ALLOCTN	12.26

REMARKS:

This is a built-in barbecue.

8'x5' masonry structure with metal grates.

Ski Slalom - Lighting, Interior		QUANTITY	1 total
		UNIT COST	1,098.000
ASSET ID	2036	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	1,098.00
CATEGORY	22	FUTURE COST	1,335.55
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/05	SALVAGE VALUE	0.00
22 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	10.98
REPLACEMENT YEAR 2027-2028		INTEREST	0.04
9 YEAR REM LIFE		MONTHLY ALLOCTN	11.02

**Canyon Lake Property Owners Association**  
Detail Report by Category

Ski Slalom - Lighting, Interior, Continued ...

REMARKS:

2 - 4' double fluorescent fixtures	@	\$ 170.00	=	\$ 340.00
1 - w/m canister fixture	@	73.00	=	73.00
1 - w/m small vapor fixture	@	371.00	=	371.00
2 - recessed lights	@	157.00	=	314.00
				-----
				TOTAL = \$ 1,098.00

Ski Slalom - Paint Interior
-----------------------------

	QUANTITY	616 sq. ft.
	UNIT COST	1.430
ASSET ID 1905	PERCENT REPL	100.00%
GROUP/FACILITY 22	CURRENT COST	880.88
CATEGORY 22	FUTURE COST	880.88
	ASSIGNED RESERVES	880.88
PLACED IN SERVICE 5/14	SALVAGE VALUE	0.00
4 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	19.11
REPLACEMENT YEAR 2018-2019	INTEREST	0.06
0 YEAR REM LIFE	MONTHLY ALLOCTN	19.17

REMARKS:

This is to paint the interior of the restrooms and railing.

Ski Slalom - Pavillion, Paint
-------------------------------

	QUANTITY	2,400 sq. ft.
	UNIT COST	1.380
ASSET ID 1128	PERCENT REPL	100.00%
GROUP/FACILITY 22	CURRENT COST	3,312.00
CATEGORY 22	FUTURE COST	3,535.44
	ASSIGNED RESERVES	0.00
PLACED IN SERVICE 5/17	SALVAGE VALUE	0.00
4 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	95.11
REPLACEMENT YEAR 2021-2022	INTEREST	0.31
3 YEAR REM LIFE	MONTHLY ALLOCTN	95.42

REMARKS:

This is to repaint the pavillion structure.

Canyon Lake Property Owners Association  
Detail Report by Category

Ski Slalom - Pavillion, Repairs		QUANTITY	800 sq. ft.
		UNIT COST	24.640
ASSET ID	1122	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	19,712.00
CATEGORY	22	FUTURE COST	23,976.66
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/17	SALVAGE VALUE	0.00
10 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	197.10
REPLACEMENT YEAR 2027-2028		INTEREST	0.63
9 YEAR REM LIFE		MONTHLY ALLOCTN	197.73

REMARKS:

This is the 40' x 20' wood pavillion. This includes the entire paviliion.

The pavillion was repaired (6 posts and railings) were replaced in July 2017 for a cost of \$1,650.

Ski Slalom - Picnic Table		QUANTITY	1 total
		UNIT COST	7,763.000
ASSET ID	1123	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	7,763.00
CATEGORY	22	FUTURE COST	8,469.02
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/06	SALVAGE VALUE	0.00
16 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	168.42
REPLACEMENT YEAR 2022-2023		INTEREST	0.54
4 YEAR REM LIFE		MONTHLY ALLOCTN	168.96

REMARKS:

1 - 6' metal picnic tables	@	\$ 1,463.00	=	\$ 1,463.00
1 - 8' metal picnic tables	@	1,102.00	=	1,102.00
2 - 4' sq metal picnic tables	@	2,599.00	=	5,198.00
				-----
		TOTAL	=	\$ 7,763.00

**Canyon Lake Property Owners Association**  
Detail Report by Category

Ski Slalom - Railing, Pipe		QUANTITY	1 total
ASSET ID	1904	UNIT COST	1,187.000
GROUP/FACILITY	22	PERCENT REPL	100.00%
CATEGORY	22	CURRENT COST	1,187.00
		FUTURE COST	1,475.57
PLACED IN SERVICE	5/03	ASSIGNED RESERVES	0.00
25 YEAR USEFUL LIFE		SALVAGE VALUE	0.00
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	10.76
REPLACEMENT YEAR 2028-2029		INTEREST	0.03
10 YEAR REM LIFE		MONTHLY ALLOCTN	10.79

REMARKS:

22 lin. ft. of double pipe railing @ \$ 53.94 = \$ 1,187.00  
 -----  
 TOTAL = \$ 1,187.00

Ski Slalom - Restrooms		QUANTITY	1 total
ASSET ID	1126	UNIT COST	7,094.000
GROUP/FACILITY	22	PERCENT REPL	100.00%
CATEGORY	22	CURRENT COST	7,094.00
		FUTURE COST	8,818.61
PLACED IN SERVICE	5/03	ASSIGNED RESERVES	0.00
25 YEAR USEFUL LIFE		SALVAGE VALUE	0.00
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	64.30
REPLACEMENT YEAR 2028-2029		INTEREST	0.21
10 YEAR REM LIFE		MONTHLY ALLOCTN	64.51

REMARKS:

2 - toilets, tank type @ \$ 567.00 = \$ 1,134.00  
 1 - urinals, w/m unit w/fv @ 1,206.00 = 1,206.00  
 2 - sinks, rectangular @ 585.00 = 1,170.00  
 98 sq. ft. of ceramic tile @ 20.90 = 2,048.00  
 3 - 3'0" x 6'8" SCHB doors @ 512.00 = 1,536.00  
 -----  
 TOTAL = \$ 7,094.00

**Canyon Lake Property Owners Association**  
Detail Report by Category

<b>Ski Slalom - Roofs, Tile</b>	QUANTITY	1,485 sq. ft.
	UNIT COST	11.330
ASSET ID 1131	PERCENT REPL	100.00%
GROUP/FACILITY 22	CURRENT COST	16,825.05
CATEGORY 22	FUTURE COST	20,465.13
	ASSIGNED RESERVES	0.00
PLACED IN SERVICE 5/92	SALVAGE VALUE	0.00
30 YEAR USEFUL LIFE		
+5 YEAR ADJUSTMENT	MONTHLY CNTRBTN	168.24
REPLACEMENT YEAR 2027-2028	INTEREST	0.54
9 YEAR REM LIFE	MONTHLY ALLOCTN	168.78

REMARKS:

Pavillion - 930 sq. ft.  
 Restroom/Storage - 555  
 -----  
 TOTAL = 1,485 sq. ft.

A funding provision has been established for repairs and/or replacement of the felt underlayment and re-installation of the original tiles.

The useful life of this asset has been extended due to its present condition.

<b>Ski Slalom - Storage, Door</b>	QUANTITY	1 total
	UNIT COST	1,706.000
ASSET ID 2037	PERCENT REPL	100.00%
GROUP/FACILITY 22	CURRENT COST	1,706.00
CATEGORY 22	FUTURE COST	1,861.16
	ASSIGNED RESERVES	0.00
PLACED IN SERVICE 5/97	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	37.01
REPLACEMENT YEAR 2022-2023	INTEREST	0.12
4 YEAR REM LIFE	MONTHLY ALLOCTN	37.13

REMARKS:

This is a metal rollup door.  
 1 - 8' x 8' doors @ \$ 1,706.00 = \$ 1,706.00  
 -----  
 TOTAL = \$ 1,706.00

**Canyon Lake Property Owners Association**  
Detail Report by Category

Ski Slalom - Trash Receptacles		QUANTITY	2 receptacles
ASSET ID	1124	UNIT COST	808.000
GROUP/FACILITY	22	PERCENT REPL	100.00%
CATEGORY	22	CURRENT COST	1,616.00
		FUTURE COST	1,762.97
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/06	SALVAGE VALUE	0.00
16 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	35.06
REPLACEMENT YEAR 2022-2023		INTEREST	0.11
4 YEAR REM LIFE		MONTHLY ALLOCTN	35.17

REMARKS:

This is to replace the metal trash receptacles.

Steelhead Park - BBQ, Charcoal		QUANTITY	1 BBQ
ASSET ID	1902	UNIT COST	635.000
GROUP/FACILITY	22	PERCENT REPL	100.00%
CATEGORY	22	CURRENT COST	635.00
		FUTURE COST	707.99
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/13	SALVAGE VALUE	0.00
10 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	11.10
REPLACEMENT YEAR 2023-2024		INTEREST	0.04
5 YEAR REM LIFE		MONTHLY ALLOCTN	11.14

REMARKS:

This is to replace the single charcoal pedestal barbecue.

Steelhead Park - Fence, Chain Link		QUANTITY	450 lin.ft.
ASSET ID	1903	UNIT COST	26.270
GROUP/FACILITY	22	PERCENT REPL	100.00%
CATEGORY	22	CURRENT COST	11,821.50
		FUTURE COST	15,018.70
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	9/94	SALVAGE VALUE	0.00
35 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	98.12
REPLACEMENT YEAR 2029-2030		INTEREST	0.32
11 YEAR REM LIFE		MONTHLY ALLOCTN	98.44

REMARKS:

This is to replace the chain link fencing on top of slope.



**Canyon Lake Property Owners Association**  
Detail Report by Category

Steelhead Park - Picnic Tables		QUANTITY	2 tables
		UNIT COST	2,149.000
ASSET ID	1109	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	4,298.00
CATEGORY	22	FUTURE COST	4,792.05
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/95	SALVAGE VALUE	0.00
20 YEAR USEFUL LIFE			
+8 YEAR ADJUSTMENT		MONTHLY CNTRBTN	75.15
REPLACEMENT YEAR 2023-2024		INTEREST	0.24
5 YEAR REM LIFE		MONTHLY ALLOCTN	75.39

REMARKS:

This is to replace the 4' square concrete picnic tables.

The useful life of this asset has been extended due to its present condition.

Steelhead Park - Play, Bark		QUANTITY	6,245 sq.ft.
		UNIT COST	2.140
ASSET ID	1901	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	13,364.30
CATEGORY	22	FUTURE COST	16,613.27
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/16	SALVAGE VALUE	0.00
12 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	121.14
REPLACEMENT YEAR 2028-2029		INTEREST	0.39
10 YEAR REM LIFE		MONTHLY ALLOCTN	121.53

REMARKS:

This is to replace the bark and/or fiber chips located at the tot lot.

The association installed new bark at the tot lot in 2016 for a total cost of \$12,793.

The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

Canyon Lake Property Owners Association  
Detail Report by Category

Steelhead Park - Play, Merry-Go-Rd		QUANTITY	1 Merry-go-rd
		UNIT COST	3,494.000
ASSET ID	2038	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	3,494.00
CATEGORY	22	FUTURE COST	4,636.44
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/15	SALVAGE VALUE	0.00
16 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	24.89
REPLACEMENT YEAR 2031-2032		INTEREST	0.08
13 YEAR REM LIFE		MONTHLY ALLOCTN	24.97

REMARKS:

This is a large plastic Merry-Go-Round.

Steelhead Park - Play, Structure		QUANTITY	1 structure
		UNIT COST	68,576.000
ASSET ID	1111	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	68,576.00
CATEGORY	22	FUTURE COST	93,000.37
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/16	SALVAGE VALUE	0.00
16 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	456.91
REPLACEMENT YEAR 2032-2033		INTEREST	1.47
14 YEAR REM LIFE		MONTHLY ALLOCTN	458.38

REMARKS:

This is a "Miracle" TC Custom play structure.

This large play structure consist of the following components:  
 4 platforms, set stairs, twisting slide, rock slide  
 chain climber, slide, climbing ladder, arched climber, canopy

A new play structure was intalled in 2016 for a cost of \$65,686.

The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

Canyon Lake Property Owners Association  
Detail Report by Category

Steelhead Park - Play, Swing Set		QUANTITY	1 swing sets
		UNIT COST	3,878.000
ASSET ID	1110	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	3,878.00
CATEGORY	22	FUTURE COST	5,992.74
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/16	SALVAGE VALUE	0.00
22 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	18.87
REPLACEMENT YEAR	2038-2039	INTEREST	0.06
20 YEAR REM LIFE		MONTHLY ALLOCTN	18.93

REMARKS:

This is a quadruple swing set.

Steelhead Park - Trash Receptacles		QUANTITY	2 receptacles
		UNIT COST	808.000
ASSET ID	1108	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	1,616.00
CATEGORY	22	FUTURE COST	1,762.97
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/06	SALVAGE VALUE	0.00
16 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	35.06
REPLACEMENT YEAR	2022-2023	INTEREST	0.11
4 YEAR REM LIFE		MONTHLY ALLOCTN	35.17

REMARKS:

This is to replace the metal trash receptacles.

Sunset Park - Fencing, Wrought Iron		QUANTITY	1 total
		UNIT COST	13,850.000
ASSET ID	1119	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	13,850.00
CATEGORY	22	FUTURE COST	22,846.54
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/16	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	59.85
REPLACEMENT YEAR	2041-2042	INTEREST	0.19
23 YEAR REM LIFE		MONTHLY ALLOCTN	60.04

Canyon Lake Property Owners Association  
Detail Report by Category

Sunset Park - Fencing, Wrought Iron, Continued ...

REMARKS:

This is to replace the wrought iron fencing.

355 lin. ft. of 3'6" fencing	@	\$ 33.86	=	\$ 12,020.00
3 - 3'2" x 3'5" gates	@	610.00	=	1,830.00
				-----
		TOTAL	=	\$ 13,850.00

Sunset Park - Lighting, Pole w/Fx
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	QUANTITY	1 pole
ASSET ID 1113	UNIT COST	1,065.000
GROUP/FACILITY 22	PERCENT REPL	100.00%
CATEGORY 22	CURRENT COST	1,065.00
	FUTURE COST	1,267.53
	ASSIGNED RESERVES	0.00
PLACED IN SERVICE 5/02	SALVAGE VALUE	0.00
24 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	11.89
REPLACEMENT YEAR 2026-2027	INTEREST	0.04
8 YEAR REM LIFE	MONTHLY ALLOCTN	11.93

REMARKS:

There is one square poles with square box fixtures.

Sunset Park - Paint, Metals
-----------------------------

	QUANTITY	1,312 sq. ft.
ASSET ID 1120	UNIT COST	1.870
GROUP/FACILITY 22	PERCENT REPL	100.00%
CATEGORY 22	CURRENT COST	2,453.44
	FUTURE COST	2,507.42
	ASSIGNED RESERVES	1,635.63
PLACED IN SERVICE 5/16	SALVAGE VALUE	0.00
3 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	71.46
REPLACEMENT YEAR 2019-2020	INTEREST	1.19
1 YEAR REM LIFE	MONTHLY ALLOCTN	72.65

REMARKS:

This is to paint the wrought iron railing at the tot lot.

To ensure the longevity of wrought iron, it should be painted as recommended.

Canyon Lake Property Owners Association  
Detail Report by Category

Sunset Park - Play, PIP		QUANTITY	4,500 sq.ft.
		UNIT COST	11.020
ASSET ID	2039	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	49,590.00
CATEGORY	22	FUTURE COST	61,645.74
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/16	SALVAGE VALUE	0.00
12 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	449.50
REPLACEMENT YEAR	2028-2029	INTEREST	1.45
10 YEAR REM LIFE		MONTHLY ALLOCTN	450.95

REMARKS:

This is to replace the poured-in-place surface located at the tot lot.

The poured in place surface was installed in 2016 for a cost of \$43,875. A small portion at the swing set was installed in 2016 for a cos of \$3,460.

The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

Sunset Park - Play, Structure		QUANTITY	2 structures
		UNIT COST	45,242.000
ASSET ID	1117	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	90,484.00
CATEGORY	22	FUTURE COST	122,711.24
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/16	SALVAGE VALUE	0.00
16 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	602.87
REPLACEMENT YEAR	2032-2033	INTEREST	1.94
14 YEAR REM LIFE		MONTHLY ALLOCTN	604.81

REMARKS:

New play structures were purchased in 2016 for a total cost of \$86,340. In 2017 the dinosaur bridge was repaired for a cost of \$700.

This small play structure (ages 2-5) consist of the following components:  
 2 platforms, slide, bubble, rock climbing wall, set of stairs

This large play structure (ages 5-12) consist of the following components:  
 slide, 4 platforms, draw bridge, tube, suspension bridge, twisting slide, climbing wall, firemans pole, rings, corkscrew, sidewinder

The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where

Canyon Lake Property Owners Association  
Detail Report by Category

Sunset Park - Play, Structure, Continued ...

applicable.

Sunset Park - Play, Swing Sets		QUANTITY	1 total
		UNIT COST	6,160.000
ASSET ID	1118	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	6,160.00
CATEGORY	22	FUTURE COST	9,519.16
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/16	SALVAGE VALUE	0.00
22 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	29.98
REPLACEMENT YEAR	2038-2039	INTEREST	0.10
20 YEAR REM LIFE		MONTHLY ALLOCTN	30.08

REMARKS:

New play equipment was purchased in 2016 for a total cost of \$137,973.

1 - double swing set	@	\$ 3,040.00	=	\$ 3,040.00
1 - quad swing set	@	3,120.00	=	3,120.00
				-----
		TOTAL	=	\$ 6,160.00

The double toddler swing set was installed in 2016 for a cost of \$3,040.

Sunset Park - Shade Fabric, 2004		QUANTITY	460 sq.ft.
		UNIT COST	19.600
ASSET ID	1115	PERCENT REPL	100.00%
GROUP/FACILITY	22	CURRENT COST	9,016.00
CATEGORY	22	FUTURE COST	9,417.07
		ASSIGNED RESERVES	7,889.00
PLACED IN SERVICE	5/04	SALVAGE VALUE	0.00
10 YEAR USEFUL LIFE			
+6 YEAR ADJUSTMENT		MONTHLY CNTRBTN	58.01
REPLACEMENT YEAR	2020-2021	INTEREST	4.80
2 YEAR REM LIFE		MONTHLY ALLOCTN	62.81

REMARKS:

This is to replace the fabric shade covers.

**Canyon Lake Property Owners Association**  
Detail Report by Category

<b>Sunset Park - Shade Fabric, 2012</b>		QUANTITY	1,600 sq.ft.
	ASSET ID 1114	UNIT COST	19.600
GROUP/FACILITY	22	PERCENT REPL	100.00%
CATEGORY	22	CURRENT COST	31,360.00
		FUTURE COST	34,212.09
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/12	SALVAGE VALUE	0.00
10 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	680.38
REPLACEMENT YEAR 2022-2023		INTEREST	2.19
4 YEAR REM LIFE		MONTHLY ALLOCTN	682.57

REMARKS:

This is to replace the fabric shade covers.

<b>Sunset Park - Shade Structures</b>		QUANTITY	2 structures
	ASSET ID 2040	UNIT COST	5,000.000
GROUP/FACILITY	22	PERCENT REPL	100.00%
CATEGORY	22	CURRENT COST	10,000.00
		FUTURE COST	18,391.84
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	11/16	SALVAGE VALUE	0.00
30 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	36.74
REPLACEMENT YEAR 2046-2047		INTEREST	0.12
28 YEAR REM LIFE		MONTHLY ALLOCTN	36.86

REMARKS:

This is to replace the (2) shade structures.

<b>Sunset Park - Volleyball Court</b>		QUANTITY	1 Court
	ASSET ID 1121	UNIT COST	1,000.000
GROUP/FACILITY	22	PERCENT REPL	100.00%
CATEGORY	22	CURRENT COST	1,000.00
		FUTURE COST	1,090.95
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/12	SALVAGE VALUE	0.00
10 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	21.70
REPLACEMENT YEAR 2022-2023		INTEREST	0.07
4 YEAR REM LIFE		MONTHLY ALLOCTN	21.77

REMARKS:

This is to refurbish the volleyball court.

Canyon Lake Property Owners Association  
Detail Report by Category

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CATEGORY SUMMARY:	ASSIGNED RESERVES	144,887.82
	MONTHLY CNTRBTN	18,475.11
	INTEREST	112.05
	MONTHLY ALLOCTN	18,587.16



**Canyon Lake Property Owners Association**  
Detail Report by Category

Gault Field #1 - Bleachers		QUANTITY	1 total
		UNIT COST	6,416.000
ASSET ID	1292	PERCENT REPL	100.00%
GROUP/FACILITY	23	CURRENT COST	6,416.00
CATEGORY	23	FUTURE COST	8,151.25
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/04	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	53.25
REPLACEMENT YEAR 2029-2030		INTEREST	0.17
11 YEAR REM LIFE		MONTHLY ALLOCTN	53.42

REMARKS:

These are aluminum bleachers.

1 - 15' x 10' five seat bleacher	@	\$ 2,916.00	=	\$ 2,916.00
1 - 30' x 6' three seat bleacher	@	3,500.00	=	3,500.00
				-----
		TOTAL	=	\$ 6,416.00

Gault Field #1 - Dugouts		QUANTITY	2 dugouts
		UNIT COST	3,800.000
ASSET ID	1289	PERCENT REPL	100.00%
GROUP/FACILITY	23	CURRENT COST	7,600.00
CATEGORY	23	FUTURE COST	8,660.02
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/05	SALVAGE VALUE	0.00
10 YEAR USEFUL LIFE			
+9 YEAR ADJUSTMENT		MONTHLY CNTRBTN	111.54
REPLACEMENT YEAR 2024-2025		INTEREST	0.36
6 YEAR REM LIFE		MONTHLY ALLOCTN	111.90

REMARKS:

There are (2) dugouts or 30'x 9'sq. ft. each. These dugouts are corrugated metal roofs with (2) 15' metal benches.

The useful life of this asset has been extended due to its present condition.

**Canyon Lake Property Owners Association**  
Detail Report by Category

<b>Gault Field #1 - Fence, Chain Link</b>		QUANTITY	1 total
		UNIT COST	21,871.000
ASSET ID	1291	PERCENT REPL	100.00%
GROUP/FACILITY	23	CURRENT COST	21,871.00
CATEGORY	23	FUTURE COST	32,358.23
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/01	SALVAGE VALUE	0.00
35 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	116.60
REPLACEMENT YEAR	2036-2037	INTEREST	0.37
18 YEAR REM LIFE		MONTHLY ALLOCTN	116.97

REMARKS:

625 lin. ft. of 6' fencing	@	\$ 19.97	=	\$ 12,481.00
100 lin. ft. of 10' fencing	@	32.46	=	3,246.00
95 lin. ft. of 20' fencing	@	64.67	=	6,144.00
				-----
		TOTAL	=	\$ 21,871.00

<b>Gault Field #1 - Fence, Priv Slat</b>		QUANTITY	470 lin. ft.
		UNIT COST	4.895
ASSET ID	1302	PERCENT REPL	100.00%
GROUP/FACILITY	23	CURRENT COST	2,300.65
CATEGORY	23	FUTURE COST	3,052.90
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/16	SALVAGE VALUE	0.00
15 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	16.39
REPLACEMENT YEAR	2031-2032	INTEREST	0.05
13 YEAR REM LIFE		MONTHLY ALLOCTN	16.44

REMARKS:

New 6' fencing and privacy slats were installed for a cost of \$2,300.

The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

Canyon Lake Property Owners Association  
Detail Report by Category

Gault Field #1 - Lights, Baseball		QUANTITY	1 total
		UNIT COST	47,726.000
ASSET ID	1301	PERCENT REPL	100.00%
GROUP/FACILITY	23	CURRENT COST	47,726.00
CATEGORY	23	FUTURE COST	63,331.05
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/01	SALVAGE VALUE	0.00
30 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	340.01
REPLACEMENT YEAR	2031-2032	INTEREST	1.09
13 YEAR REM LIFE		MONTHLY ALLOCTN	341.10
REMARKS:			
	6 poles	@ \$ 6,560.00	= \$ 39,360.00
	47 lights MHI	@ 178.00	= 8,366.00
			-----
	TOTAL	=	\$ 47,726.00

Gault Field #1 - Shade Structures		QUANTITY	900 sq.ft.
		UNIT COST	17.930
ASSET ID	1290	PERCENT REPL	100.00%
GROUP/FACILITY	23	CURRENT COST	16,137.00
CATEGORY	23	FUTURE COST	22,857.94
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/04	SALVAGE VALUE	0.00
30 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	95.42
REPLACEMENT YEAR	2034-2035	INTEREST	0.31
16 YEAR REM LIFE		MONTHLY ALLOCTN	95.73
REMARKS:			
This is to replace both shade structure at Gault field.			

Gault Field #2 - Bleachers		QUANTITY	1 total
		UNIT COST	6,880.000
ASSET ID	1297	PERCENT REPL	100.00%
GROUP/FACILITY	23	CURRENT COST	6,880.00
CATEGORY	23	FUTURE COST	8,740.74
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/04	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	57.10
REPLACEMENT YEAR	2029-2030	INTEREST	0.18
11 YEAR REM LIFE		MONTHLY ALLOCTN	57.28

Canyon Lake Property Owners Association  
Detail Report by Category

Gault Field #2 - Bleachers, Continued ...

REMARKS:

These are aluminum bleachers.

2 - 35' x 5' three seat bleacher @ \$ 3,440.00	=	\$ 6,880.00
		-----
TOTAL	=	\$ 6,880.00

<b>Gault Field #2 - Dugouts</b>	QUANTITY	2 dugouts
ASSET ID 1298	UNIT COST	3,800.000
GROUP/FACILITY 23	PERCENT REPL	100.00%
CATEGORY 23	CURRENT COST	7,600.00
	FUTURE COST	9,045.25
PLACED IN SERVICE 2/17	ASSIGNED RESERVES	0.00
10 YEAR USEFUL LIFE	SALVAGE VALUE	0.00
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	84.88
REPLACEMENT YEAR 2026-2027	INTEREST	0.27
8 YEAR REM LIFE	MONTHLY ALLOCTN	85.15

REMARKS:

There are (2) dugouts or 270 sq. ft. each. These dugouts are wood with composition rolled roofs with (2) 15' metal benches.

These dugout were refurbished in February 2017 for a cost of \$910.

<b>Gault Field #2 - Fence, Chain Link</b>	QUANTITY	1 total
ASSET ID 1299	UNIT COST	13,542.000
GROUP/FACILITY 23	PERCENT REPL	100.00%
CATEGORY 23	CURRENT COST	13,542.00
	FUTURE COST	20,035.44
PLACED IN SERVICE 5/01	ASSIGNED RESERVES	0.00
35 YEAR USEFUL LIFE	SALVAGE VALUE	0.00
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	72.20
REPLACEMENT YEAR 2036-2037	INTEREST	0.23
18 YEAR REM LIFE	MONTHLY ALLOCTN	72.43

**Canyon Lake Property Owners Association**  
Detail Report by Category

Gault Field #2 - Fence, Chain Link, Continued ...

REMARKS:

300 lin. ft. of 6' fencing	@	\$ 19.97	=	\$ 5,991.00
150 lin. ft. of 15' fencing	@	50.34	=	7,551.00
				-----
		TOTAL	=	\$ 13,542.00

Gault Field #2 - Fence, Priv Slats	QUANTITY	315 lin. ft.
	UNIT COST	32.143
ASSET ID 1304	PERCENT REPL	100.00%
GROUP/FACILITY 23	CURRENT COST	10,125.05
CATEGORY 23	FUTURE COST	11,288.90
	ASSIGNED RESERVES	0.00
PLACED IN SERVICE 5/06	SALVAGE VALUE	0.00
15 YEAR USEFUL LIFE		
+2 YEAR ADJUSTMENT	MONTHLY CNTRBTN	177.02
REPLACEMENT YEAR 2023-2024	INTEREST	0.57
5 YEAR REM LIFE	MONTHLY ALLOCTN	177.59

REMARKS:

This is 6' heigh privacy slats.

The useful life of this asset has been extended due to its present condition.

Gault Field #2 - Light, Baseball 01	QUANTITY	1 total
	UNIT COST	29,800.000
ASSET ID 1305	PERCENT REPL	100.00%
GROUP/FACILITY 23	CURRENT COST	29,800.00
CATEGORY 23	FUTURE COST	35,466.92
	ASSIGNED RESERVES	0.00
PLACED IN SERVICE 5/01	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	332.81
REPLACEMENT YEAR 2026-2027	INTEREST	1.07
8 YEAR REM LIFE	MONTHLY ALLOCTN	333.88

REMARKS:

4 poles	@	\$ 6,560.00	=	\$ 26,240.00
20 lights MHI	@	178.00	=	3,560.00
				-----
		TOTAL	=	\$ 29,800.00

Canyon Lake Property Owners Association  
Detail Report by Category

Gault Field #2 - Light, Baseball 17		QUANTITY	1 total
		UNIT COST	3,916.000
ASSET ID	1846	PERCENT REPL	100.00%
GROUP/FACILITY	23	CURRENT COST	3,916.00
CATEGORY	23	FUTURE COST	6,601.83
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/17	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	16.33
REPLACEMENT YEAR 2042-2043		INTEREST	0.05
24 YEAR REM LIFE		MONTHLY ALLOCTN	16.38

REMARKS:

22 lights MHI @ \$ 178.00 = \$ 3,916.00  
-----  
TOTAL = \$ 3,916.00

22 lights were replaced in 2017 for a cost of \$3,819.

The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

Gault Field #2 - Shade Structures		QUANTITY	900 sq.ft.
		UNIT COST	17.930
ASSET ID	1300	PERCENT REPL	100.00%
GROUP/FACILITY	23	CURRENT COST	16,137.00
CATEGORY	23	FUTURE COST	20,501.36
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/99	SALVAGE VALUE	0.00
30 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	133.93
REPLACEMENT YEAR 2029-2030		INTEREST	0.43
11 YEAR REM LIFE		MONTHLY ALLOCTN	134.36

REMARKS:

This is to replace the shade structure at Gault field.

**Canyon Lake Property Owners Association**  
Detail Report by Category

Gault Field #3 - Bleacher		QUANTITY	1 bleacher
		UNIT COST	1,474.000
ASSET ID	1293	PERCENT REPL	100.00%
GROUP/FACILITY	23	CURRENT COST	1,474.00
CATEGORY	23	FUTURE COST	2,379.12
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/15	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	6.61
REPLACEMENT YEAR 2040-2041		INTEREST	0.02
22 YEAR REM LIFE		MONTHLY ALLOCTN	6.63

REMARKS:

This is a aluminum bleacher.

1 - 15' x 5' five seat bleacher @ \$ 1,474.00	=	\$ 1,474.00
		-----
TOTAL	=	\$ 1,474.00

Gault Field #3 - Dugouts		QUANTITY	2 dugouts
		UNIT COST	3,800.000
ASSET ID	1294	PERCENT REPL	100.00%
GROUP/FACILITY	23	CURRENT COST	7,600.00
CATEGORY	23	FUTURE COST	8,660.02
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/05	SALVAGE VALUE	0.00
10 YEAR USEFUL LIFE			
+9 YEAR ADJUSTMENT		MONTHLY CNTRBTN	111.54
REPLACEMENT YEAR 2024-2025		INTEREST	0.36
6 YEAR REM LIFE		MONTHLY ALLOCTN	111.90

REMARKS:

There are (2) dugouts or 30'x9'sq. ft. each. These dugouts are corrugated metal roofs with (2) 15' metal benches.

Canyon Lake Property Owners Association  
Detail Report by Category

<b>Gault Field #3 - Fence, Chain Link</b>	QUANTITY	1 total
ASSET ID 1295	UNIT COST	19,916.000
GROUP/FACILITY 23	PERCENT REPL	100.00%
CATEGORY 23	CURRENT COST	19,916.00
	FUTURE COST	29,465.80
PLACED IN SERVICE 5/01	ASSIGNED RESERVES	0.00
35 YEAR USEFUL LIFE	SALVAGE VALUE	0.00
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	106.18
REPLACEMENT YEAR 2036-2037	INTEREST	0.34
18 YEAR REM LIFE	MONTHLY ALLOCTN	106.52

REMARKS:

400 lin. ft. of 4' fencing	@	\$ 13.67	=	\$ 5,468.00
570 lin. ft. of 6' fencing	@	19.97	=	11,383.00
40 lin. ft. of 8' fencing	@	26.27	=	1,051.00
40 lin. ft. of 15' fencing	@	50.34	=	2,014.00
				-----
		TOTAL	=	\$ 19,916.00

<b>Gault Field #3 - Fence, Priv Slat</b>	QUANTITY	210 lin.ft.
ASSET ID 1303	UNIT COST	32.143
GROUP/FACILITY 23	PERCENT REPL	100.00%
CATEGORY 23	CURRENT COST	6,750.03
	FUTURE COST	9,355.55
PLACED IN SERVICE 5/18	ASSIGNED RESERVES	0.00
15 YEAR USEFUL LIFE	SALVAGE VALUE	0.00
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	42.28
REPLACEMENT YEAR 2033-2034	INTEREST	0.14
15 YEAR REM LIFE	MONTHLY ALLOCTN	42.42

REMARKS:

250 lin. ft. of 4' fencing  
40 lin. ft. of 8' fencing

This fencing was replaced in February 2018 for a cost of \$6,750.

The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.



**Canyon Lake Property Owners Association**  
Detail Report by Category

<b>Gault Field #3 - Shade</b>		QUANTITY	450 sq.ft.
		UNIT COST	17.930
ASSET ID	1296	PERCENT REPL	100.00%
GROUP/FACILITY	23	CURRENT COST	8,068.50
CATEGORY	23	FUTURE COST	11,428.97
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/04	SALVAGE VALUE	0.00
30 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	47.71
REPLACEMENT YEAR 2034-2035		INTEREST	0.15
16 YEAR REM LIFE		MONTHLY ALLOCTN	47.86

REMARKS:

This is to replace the shade structure at Gault field.

<b>Gault Field #4 - Bleacher</b>		QUANTITY	1 bleacher
		UNIT COST	899.000
ASSET ID	1285	PERCENT REPL	100.00%
GROUP/FACILITY	23	CURRENT COST	899.00
CATEGORY	23	FUTURE COST	1,069.96
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/01	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	10.04
REPLACEMENT YEAR 2026-2027		INTEREST	0.03
8 YEAR REM LIFE		MONTHLY ALLOCTN	10.07

REMARKS:

These are aluminum bleachers.

1 - 10' x 5' five seat bleacher @ \$ 899.00	=	\$ 899.00	
		-----	
TOTAL	=	\$ 899.00	

<b>Gault Field #4 - Dugouts</b>		QUANTITY	2 dugouts
		UNIT COST	3,800.000
ASSET ID	1288	PERCENT REPL	100.00%
GROUP/FACILITY	23	CURRENT COST	7,600.00
CATEGORY	23	FUTURE COST	8,660.02
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/05	SALVAGE VALUE	0.00
10 YEAR USEFUL LIFE			
+9 YEAR ADJUSTMENT		MONTHLY CNTRBTN	111.54
REPLACEMENT YEAR 2024-2025		INTEREST	0.36
6 YEAR REM LIFE		MONTHLY ALLOCTN	111.90

**Canyon Lake Property Owners Association**  
Detail Report by Category

Gault Field #4 - Dugouts, Continued ...

REMARKS:

There are (2) dugouts or 30'x9'sq. ft. each. These dugouts are corrugated metal roofs with (1) 25' metal bench with out a back.

<b>Gault Field #4 - Fence, Chain Link</b>		QUANTITY	1 total
		UNIT COST	5,103.000
ASSET ID	1286	PERCENT REPL	100.00%
GROUP/FACILITY	23	CURRENT COST	5,103.00
CATEGORY	23	FUTURE COST	7,549.91
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/01	SALVAGE VALUE	0.00
35 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	27.21
REPLACEMENT YEAR	2036-2037	INTEREST	0.09
18 YEAR REM LIFE		MONTHLY ALLOCTN	27.30

REMARKS:

60 lin. ft. of 4' fencing	@	\$ 13.67	=	\$ 820.00
50 lin. ft. of 6' fencing	@	19.97	=	999.00
125 lin. ft. of 8' fencing	@	26.27	=	3,284.00
				-----
		TOTAL	=	\$ 5,103.00

<b>Gault Field #4 - Shade Structures</b>		QUANTITY	250 sq.ft.
		UNIT COST	17.930
ASSET ID	1287	PERCENT REPL	100.00%
GROUP/FACILITY	23	CURRENT COST	4,482.50
CATEGORY	23	FUTURE COST	5,948.15
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/01	SALVAGE VALUE	0.00
30 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	31.93
REPLACEMENT YEAR	2031-2032	INTEREST	0.10
13 YEAR REM LIFE		MONTHLY ALLOCTN	32.03

REMARKS:

This is to replace the shade structure at Gault field.

**Canyon Lake Property Owners Association**  
Detail Report by Category

<b>Gault Field - Barbecue, Built-In</b>		QUANTITY	1 BBQ
		UNIT COST	4,595.000
ASSET ID	2052	PERCENT REPL	100.00%
GROUP/FACILITY	23	CURRENT COST	4,595.00
CATEGORY	23	FUTURE COST	4,595.00
		ASSIGNED RESERVES	4,595.00
PLACED IN SERVICE	5/02	SALVAGE VALUE	0.00
12 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	35.21
REPLACEMENT YEAR 2018-2019		INTEREST	0.11
0 YEAR REM LIFE		MONTHLY ALLOCTN	35.32

REMARKS:

This is a 4' x 15' concrete and stucco built in barbecue structure. This structure houses a stainless steel "Turbo" barbecue.

<b>Gault Field - Bulletin Boards</b>		QUANTITY	2 boards
		UNIT COST	1,028.000
ASSET ID	2056	PERCENT REPL	100.00%
GROUP/FACILITY	23	CURRENT COST	2,056.00
CATEGORY	23	FUTURE COST	2,500.81
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/15	SALVAGE VALUE	0.00
12 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	20.56
REPLACEMENT YEAR 2027-2028		INTEREST	0.07
9 YEAR REM LIFE		MONTHLY ALLOCTN	20.63

REMARKS:

These are 4'x3' and 4'x4' bulletin boards.

<b>Gault Field - Fence, Chain Link</b>		QUANTITY	1 total
		UNIT COST	54,002.000
ASSET ID	1306	PERCENT REPL	100.00%
GROUP/FACILITY	23	CURRENT COST	54,002.00
CATEGORY	23	FUTURE COST	79,896.17
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/01	SALVAGE VALUE	0.00
35 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	287.90
REPLACEMENT YEAR 2036-2037		INTEREST	0.93
18 YEAR REM LIFE		MONTHLY ALLOCTN	288.83

Canyon Lake Property Owners Association  
Detail Report by Category

Gault Field - Fence, Chain Link, Continued ...

REMARKS:

1,160 lin. ft. of 6' fencing	@	\$ 19.97	=	\$ 23,165.00
475 lin. ft. of 20' fencing	@	64.92	=	30,837.00
				-----
		TOTAL	=	\$ 54,002.00

Gault Field - Netting	QUANTITY	39,300 sq. ft.
	UNIT COST	0.930
ASSET ID 1309	PERCENT REPL	100.00%
GROUP/FACILITY 23	CURRENT COST	36,549.00
CATEGORY 23	FUTURE COST	39,014.69
	ASSIGNED RESERVES	26,581.09
PLACED IN SERVICE 5/10	SALVAGE VALUE	0.00
10 YEAR USEFUL LIFE		
+1 YEAR ADJUSTMENT	MONTHLY CNTRBTN	319.32
REPLACEMENT YEAR 2021-2022	INTEREST	16.58
3 YEAR REM LIFE	MONTHLY ALLOCTN	335.90

REMARKS:

The useful life of this asset has been extended due to its present condition.

Gault Field - Paint, Exterior	QUANTITY	2,620 sq. ft.
	UNIT COST	1.380
ASSET ID 2053	PERCENT REPL	100.00%
GROUP/FACILITY 23	CURRENT COST	3,615.60
CATEGORY 23	FUTURE COST	3,776.44
	ASSIGNED RESERVES	2,711.70
PLACED IN SERVICE 5/12	SALVAGE VALUE	0.00
8 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	42.02
REPLACEMENT YEAR 2020-2021	INTEREST	1.72
2 YEAR REM LIFE	MONTHLY ALLOCTN	43.74

REMARKS:

There is minimal trim painting on these buildings.

This is to paint the exterior of the restrooms, storage and snack bar.

**Canyon Lake Property Owners Association**  
Detail Report by Category

<b>Gault Field - Paint, Interior</b>	QUANTITY	660 sq.ft.
	UNIT COST	1.430
ASSET ID 1908	PERCENT REPL	100.00%
GROUP/FACILITY 23	CURRENT COST	943.80
CATEGORY 23	FUTURE COST	985.78
	ASSIGNED RESERVES	707.85
PLACED IN SERVICE 5/12	SALVAGE VALUE	0.00
8 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	10.97
REPLACEMENT YEAR 2020-2021	INTEREST	0.45
2 YEAR REM LIFE	MONTHLY ALLOCTN	11.42

REMARKS:

This is to paint the interior of the restrooms and snack bar.

snack bar	-	300 sq.ft.
restrooms	-	360
		---
<b>TOTAL</b>	<b>=</b>	<b>660 sq.ft.</b>

<b>Gault Field - Paint, Metals</b>	QUANTITY	1 Total
	UNIT COST	3,755.000
ASSET ID 1320	PERCENT REPL	100.00%
GROUP/FACILITY 23	CURRENT COST	3,755.00
CATEGORY 23	FUTURE COST	3,837.61
	ASSIGNED RESERVES	2,503.33
PLACED IN SERVICE 5/16	SALVAGE VALUE	0.00
3 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	109.37
REPLACEMENT YEAR 2019-2020	INTEREST	1.82
1 YEAR REM LIFE	MONTHLY ALLOCTN	111.19

REMARKS:

This is to paint the wrought iron railing at Gault Field.

1,350 sq. ft. of Railing	@	\$ 1.87	=	\$ 2,525.00
10 metal poles	@	123.00	=	1,230.00
				-----
<b>TOTAL</b>	<b>=</b>	<b>\$ 3,755.00</b>		

To ensure the longevity of wrought iron, it should be painted as recommended.

Canyon Lake Property Owners Association  
Detail Report by Category

Gault Field - Paint, Trellis		QUANTITY	2,950 sq. ft.
		UNIT COST	0.950
ASSET ID	1321	PERCENT REPL	100.00%
GROUP/FACILITY	23	CURRENT COST	2,802.50
CATEGORY	23	FUTURE COST	2,864.16
		ASSIGNED RESERVES	1,917.50
PLACED IN SERVICE	3/16	SALVAGE VALUE	0.00
4 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	77.52
REPLACEMENT YEAR	2019-2020	INTEREST	1.37
1 YEAR REM LIFE		MONTHLY ALLOCTN	78.89

REMARKS:

This is to paint the wood trellis.

The trellis was painted in March 2016 for a cost of \$2,800.

The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

Gault Field - Picnic Tables		QUANTITY	1 total
		UNIT COST	3,667.000
ASSET ID	2055	PERCENT REPL	100.00%
GROUP/FACILITY	23	CURRENT COST	3,667.00
CATEGORY	23	FUTURE COST	3,914.39
		ASSIGNED RESERVES	3,055.83
PLACED IN SERVICE	5/03	SALVAGE VALUE	0.00
16 YEAR USEFUL LIFE			
+2 YEAR ADJUSTMENT		MONTHLY CNTRBTN	21.35
REPLACEMENT YEAR	2021-2022	INTEREST	1.86
3 YEAR REM LIFE		MONTHLY ALLOCTN	23.21

REMARKS:

1 - 6' metal picnic tables	@	\$ 1,463.00	=	\$ 1,463.00
2 - 8' metal picnic tables	@	1,102.00	=	2,204.00
				-----
		TOTAL	=	\$ 3,667.00

**Canyon Lake Property Owners Association**  
Detail Report by Category

Gault Field - Pitching Cages		QUANTITY	2 cages
		UNIT COST	3,524.000
ASSET ID	1325	PERCENT REPL	100.00%
GROUP/FACILITY	23	CURRENT COST	7,048.00
CATEGORY	23	FUTURE COST	10,203.08
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/00	SALVAGE VALUE	0.00
35 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	39.50
REPLACEMENT YEAR 2035-2036		INTEREST	0.13
17 YEAR REM LIFE		MONTHLY ALLOCTN	39.63

REMARKS:

These are 70' x 15' chain link pitching cages.

Gault Field - Railing, Pipe		QUANTITY	450 lin. ft.
		UNIT COST	66.940
ASSET ID	1319	PERCENT REPL	100.00%
GROUP/FACILITY	23	CURRENT COST	30,123.00
CATEGORY	23	FUTURE COST	36,640.07
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/02	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	301.21
REPLACEMENT YEAR 2027-2028		INTEREST	0.97
9 YEAR REM LIFE		MONTHLY ALLOCTN	302.18

REMARKS:

This is to replace the 3' five pipe railings.

Gault Field - Restrooms		QUANTITY	1 total
		UNIT COST	23,354.000
ASSET ID	1315	PERCENT REPL	100.00%
GROUP/FACILITY	23	CURRENT COST	23,354.00
CATEGORY	23	FUTURE COST	29,031.55
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/03	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	211.69
REPLACEMENT YEAR 2028-2029		INTEREST	0.68
10 YEAR REM LIFE		MONTHLY ALLOCTN	212.37

Canyon Lake Property Owners Association  
Detail Report by Category

Gault Field - Restrooms, Continued ...

REMARKS:

5 toilets, flus valve	@	\$ 916.00	=	\$ 4,580.00
2 urinals, w/m unit w/fv	@	1,206.00	=	2,412.00
3 sinks, rectangular	@	585.00	=	1,755.00
5 - metal toliet partitions	@	913.00	=	4,565.00
3 - metal urinal/divider partition	@	707.00	=	2,121.00
4 - 3'0" x 6'8" metal doors	@	1,748.00	=	6,992.00
1 - 3'0" x 6'8" gates	@	929.00	=	929.00
				-----
		TOTAL	=	\$ 23,354.00

Gault Field - Restrooms, Lights
---------------------------------

	QUANTITY	1 total
	UNIT COST	1,816.000
ASSET ID 2054	PERCENT REPL	100.00%
GROUP/FACILITY 23	CURRENT COST	1,816.00
CATEGORY 23	FUTURE COST	1,981.16
	ASSIGNED RESERVES	0.00
PLACED IN SERVICE 5/00	SALVAGE VALUE	0.00
22 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	39.40
REPLACEMENT YEAR 2022-2023	INTEREST	0.13
4 YEAR REM LIFE	MONTHLY ALLOCTN	39.53

REMARKS:

Interior:

4 - 4' single fluorescent fixtures @ \$ 169.00 = \$ 676.00

Exterior:

1 - double flood @ 392.00 = 392.00  
 4 - w/m square fixture @ 187.00 = 748.00

-----  
 TOTAL = \$ 1,816.00



Canyon Lake Property Owners Association  
Detail Report by Category

Gault Field - Roof, Tile, Replace		QUANTITY	1,931 sq. ft.
		UNIT COST	6.890
ASSET ID	1322	PERCENT REPL	100.00%
GROUP/FACILITY	23	CURRENT COST	13,304.59
CATEGORY	23	FUTURE COST	14,514.60
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/98	SALVAGE VALUE	0.00
30 YEAR USEFUL LIFE			
-6 YEAR ADJUSTMENT		MONTHLY CNTRBTN	288.65
REPLACEMENT YEAR 2022-2023		INTEREST	0.93
4 YEAR REM LIFE		MONTHLY ALLOCTN	289.58

REMARKS:

These are concrete tile roofs.

This includes the concession stand, restrooms, storage unit roofs.

A funding provision has been established for repairs and/or replacement of the felt underlayment and re-installation of the original tiles.

The useful life of this asset has been decreased due to its present condition.

Gault Field - Scoreboard, Boxes		QUANTITY	2 boardboxes
		UNIT COST	3,000.000
ASSET ID	1324	PERCENT REPL	100.00%
GROUP/FACILITY	23	CURRENT COST	6,000.00
CATEGORY	23	FUTURE COST	6,545.68
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/01	SALVAGE VALUE	0.00
15 YEAR USEFUL LIFE			
+6 YEAR ADJUSTMENT		MONTHLY CNTRBTN	130.17
REPLACEMENT YEAR 2022-2023		INTEREST	0.42
4 YEAR REM LIFE		MONTHLY ALLOCTN	130.59

REMARKS:

This is to refurbish the scoreboard boxes.

**Canyon Lake Property Owners Association**  
Detail Report by Category

<b>Gault Field - Scoreboard, Replace</b>		QUANTITY	2 boards
		UNIT COST	10,000.000
ASSET ID	1323	PERCENT REPL	100.00%
GROUP/FACILITY	23	CURRENT COST	20,000.00
CATEGORY	23	FUTURE COST	21,349.25
		ASSIGNED RESERVES	16,470.59
PLACED IN SERVICE	5/04	SALVAGE VALUE	0.00
15 YEAR USEFUL LIFE			
+2 YEAR ADJUSTMENT		MONTHLY CNTRBTN	121.84
REPLACEMENT YEAR 2021-2022		INTEREST	10.03
3 YEAR REM LIFE		MONTHLY ALLOCTN	131.87

REMARKS:

This is to replace the (2) electric scoreboards m/n 336J Elay.

These scoreboards were refurbished in February 2018 for a cost of \$3,558. Therefore we have adjusted the remaining life.

<b>Gault Field - Snack Bar, Appliances</b>		QUANTITY	1 total
		UNIT COST	9,514.000
ASSET ID	1313	PERCENT REPL	100.00%
GROUP/FACILITY	23	CURRENT COST	9,514.00
CATEGORY	23	FUTURE COST	10,155.84
		ASSIGNED RESERVES	7,135.50
PLACED IN SERVICE	5/09	SALVAGE VALUE	0.00
10 YEAR USEFUL LIFE			
+2 YEAR ADJUSTMENT		MONTHLY CNTRBTN	77.18
REPLACEMENT YEAR 2021-2022		INTEREST	4.42
3 YEAR REM LIFE		MONTHLY ALLOCTN	81.60

REMARKS:

1 - "Star" roller hot dog warmer	@	\$ 500.00	=	\$ 500.00
1 - soda fountain/ice dispenser	@	2,893.00	=	2,893.00
1 - popcorn machine	@	900.00	=	900.00
1 - chili/cheese machine	@	856.00	=	856.00
1 - soft pretzel warmer	@	2.00	=	2.00
1 - "Bunn" slushy machine	@	2,419.00	=	2,419.00
1 - microwave	@	414.00	=	414.00
1 - dbl coffee maker	@	850.00	=	850.00
1 - small refirgerator	@	680.00	=	680.00
		TOTAL	=	\$ 9,514.00

The useful life of this asset has been extended due to its present condition.

**Canyon Lake Property Owners Association**  
Detail Report by Category

<b>Gault Field - Snack Bar, Counters</b>		QUANTITY	25 lin. ft.
		UNIT COST	170.000
ASSET ID	2044	PERCENT REPL	100.00%
GROUP/FACILITY	23	CURRENT COST	4,250.00
CATEGORY	23	FUTURE COST	6,152.54
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/10	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	23.82
REPLACEMENT YEAR	2035-2036	INTEREST	0.08
17 YEAR REM LIFE		MONTHLY ALLOCTN	23.90

REMARKS:

These are stainless steel counters for food service.

All costs are per lin. ft. and are based upon approximately 2' of depth.

<b>Gault Field - Snack Bar, Doors</b>		QUANTITY	1 total
		UNIT COST	7,394.000
ASSET ID	1310	PERCENT REPL	100.00%
GROUP/FACILITY	23	CURRENT COST	7,394.00
CATEGORY	23	FUTURE COST	9,811.63
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/06	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	52.68
REPLACEMENT YEAR	2031-2032	INTEREST	0.17
13 YEAR REM LIFE		MONTHLY ALLOCTN	52.85

REMARKS:

Snack Bar:

1 - 9' x 4' doors @ \$ 708.00 = \$ 708.00

Storage Areas:

1 - 10' x 10' doors @ 1,966.00 = 1,966.00

4 - 6' x 10' doors @ 1,180.00 = 4,720.00

-----  
TOTAL = \$ 7,394.00

Canyon Lake Property Owners Association  
Detail Report by Category

Gault Field - Snack Bar, Flooring		QUANTITY	300 sq. ft.
		UNIT COST	20.900
ASSET ID	2047	PERCENT REPL	102.00%
GROUP/FACILITY	23	CURRENT COST	6,395.40
CATEGORY	23	FUTURE COST	7,779.04
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/02	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	63.95
REPLACEMENT YEAR	2027-2028	INTEREST	0.21
9 YEAR REM LIFE		MONTHLY ALLOCTN	64.16

REMARKS:

This is to replace the snack bar flooring.

The measurement indicated represents the actual area to be replaced. The percentage of replacement has been increased above 100% to allow for a waste factor which should be considered when replacing this component.

The cost used on this component includes the removal and disposal of the existing material.

Gault Field - Snack Bar, Granite		QUANTITY	9 lin. ft.
		UNIT COST	268.000
ASSET ID	2051	PERCENT REPL	100.00%
GROUP/FACILITY	23	CURRENT COST	2,412.00
CATEGORY	23	FUTURE COST	4,340.62
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/10	SALVAGE VALUE	0.00
35 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	9.13
REPLACEMENT YEAR	2045-2046	INTEREST	0.03
27 YEAR REM LIFE		MONTHLY ALLOCTN	9.16

REMARKS:

This is a granite counter top.

All costs are per lin. ft. and are based upon approximately 2' of depth.

Canyon Lake Property Owners Association  
Detail Report by Category

Gault Field - Snack Bar, HVAC		QUANTITY	1 unit
		UNIT COST	5,537.000
ASSET ID	2050	PERCENT REPL	100.00%
GROUP/FACILITY	23	CURRENT COST	5,537.00
CATEGORY	23	FUTURE COST	5,783.31
		ASSIGNED RESERVES	4,798.73
PLACED IN SERVICE	5/05	SALVAGE VALUE	0.00
15 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	37.54
REPLACEMENT YEAR	2020-2021	INTEREST	2.93
2 YEAR REM LIFE		MONTHLY ALLOCTN	40.47

REMARKS:

This is a roof mounted unit and we did not have access during the site inspection.

Gault Field - Snack Bar, Ice Machin		QUANTITY	1 total
		UNIT COST	6,092.000
ASSET ID	1312	PERCENT REPL	100.00%
GROUP/FACILITY	23	CURRENT COST	6,092.00
CATEGORY	23	FUTURE COST	6,226.02
		ASSIGNED RESERVES	5,623.38
PLACED IN SERVICE	5/06	SALVAGE VALUE	0.00
10 YEAR USEFUL LIFE			
+3 YEAR ADJUSTMENT		MONTHLY CNTRBTN	46.78
REPLACEMENT YEAR	2019-2020	INTEREST	3.44
1 YEAR REM LIFE		MONTHLY ALLOCTN	50.22

REMARKS:

This is a small Ice-O-Matic ice machine.

Gault Field - Snack Bar, Lights		QUANTITY	1 total
		UNIT COST	1,020.000
ASSET ID	2049	PERCENT REPL	100.00%
GROUP/FACILITY	23	CURRENT COST	1,020.00
CATEGORY	23	FUTURE COST	1,112.77
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/00	SALVAGE VALUE	0.00
22 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	22.13
REPLACEMENT YEAR	2022-2023	INTEREST	0.07
4 YEAR REM LIFE		MONTHLY ALLOCTN	22.20

**Canyon Lake Property Owners Association**  
Detail Report by Category

Gault Field - Snack Bar, Lights, Continued ...

REMARKS:

6 - 4' double fluoresent fixtures @ \$ 170.00 = \$ 1,020.00  
-----  
TOTAL = \$ 1,020.00

Gault Field - Snack Bar, Marlite	QUANTITY	592 sq. ft.
	UNIT COST	5.340
ASSET ID 2048	PERCENT REPL	102.00%
GROUP/FACILITY 23	CURRENT COST	3,224.51
CATEGORY 23	FUTURE COST	3,674.25
	ASSIGNED RESERVES	0.00
PLACED IN SERVICE 5/02	SALVAGE VALUE	0.00
20 YEAR USEFUL LIFE		
+2 YEAR ADJUSTMENT	MONTHLY CNTRBTN	47.32
REPLACEMENT YEAR 2024-2025	INTEREST	0.15
6 YEAR REM LIFE	MONTHLY ALLOCTN	47.47

REMARKS:

These walls are covered in marlite, plastic coated panels.

The measurement indicated represents the actual area to be replaced. The percentage of replacement has been increased above 100% to allow for a waste factor which should be considered when replacing this component.

The cost used on this component includes the removal and disposal of the existing material.

Gault Field - Snack Bar, Refrig	QUANTITY	1 total
	UNIT COST	4,129.000
ASSET ID 1311	PERCENT REPL	100.00%
GROUP/FACILITY 23	CURRENT COST	4,129.00
CATEGORY 23	FUTURE COST	4,312.67
	ASSIGNED RESERVES	3,440.83
PLACED IN SERVICE 5/08	SALVAGE VALUE	0.00
12 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	33.71
REPLACEMENT YEAR 2020-2021	INTEREST	2.12
2 YEAR REM LIFE	MONTHLY ALLOCTN	35.83

**Canyon Lake Property Owners Association**  
Detail Report by Category

Gault Field - Snack Bar, Refrig, Continued ...

REMARKS:

1 - Turbo Air 2 door merchandiser @ \$ 4,129.00	=	\$ 4,129.00
		-----
TOTAL	=	\$ 4,129.00

Gault Field - Snack Bar, Shelves	QUANTITY	1 provision
	UNIT COST	1,000.000
ASSET ID 2046	PERCENT REPL	100.00%
GROUP/FACILITY 23	CURRENT COST	1,000.00
CATEGORY 23	FUTURE COST	1,447.66
	ASSIGNED RESERVES	0.00
PLACED IN SERVICE 5/10	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	5.61
REPLACEMENT YEAR 2035-2036	INTEREST	0.02
17 YEAR REM LIFE	MONTHLY ALLOCTN	5.63

REMARKS:

The snack bar is equipped with miscellaneous shelving. We have included a provision for their replacement.

Gault Field - Snack Bar, Sink	QUANTITY	1 sinks
	UNIT COST	574.000
ASSET ID 2045	PERCENT REPL	100.00%
GROUP/FACILITY 23	CURRENT COST	574.00
CATEGORY 23	FUTURE COST	830.95
	ASSIGNED RESERVES	0.00
PLACED IN SERVICE 5/10	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	3.22
REPLACEMENT YEAR 2035-2036	INTEREST	0.01
17 YEAR REM LIFE	MONTHLY ALLOCTN	3.23

REMARKS:

This is a wall mounted stainless steel utility sink.

**Canyon Lake Property Owners Association**  
Detail Report by Category

Gault Field - Trellis, Wood		QUANTITY	1,475 sq. ft.
		UNIT COST	26.850
ASSET ID	1308	PERCENT REPL	100.00%
GROUP/FACILITY	23	CURRENT COST	39,603.75
CATEGORY	23	FUTURE COST	47,135.00
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/01	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	442.30
REPLACEMENT YEAR 2026-2027		INTEREST	1.42
8 YEAR REM LIFE		MONTHLY ALLOCTN	443.72

REMARKS:

This is to replace the wood trellis.

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CATEGORY SUMMARY:	ASSIGNED RESERVES	79,541.33
	MONTHLY CNTRBTN	5,024.57
	INTEREST	60.01
	MONTHLY ALLOCTN	5,084.58



**Canyon Lake Property Owners Association**  
Detail Report by Category

Vehicle - Boat, Motors, 2014		QUANTITY	1 total
		UNIT COST	6,979.000
ASSET ID	1829	PERCENT REPL	100.00%
GROUP/FACILITY	31	CURRENT COST	6,979.00
CATEGORY	31	FUTURE COST	6,979.00
		ASSIGNED RESERVES	6,979.00
PLACED IN SERVICE	5/14	SALVAGE VALUE	0.00
2 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	298.42
REPLACEMENT YEAR 2018-2019		INTEREST	0.96
0 YEAR REM LIFE		MONTHLY ALLOCTN	299.38

REMARKS:

This is to replace the outboard motors.

1 - 60 hp Mercury Motor (operations)	@	\$ 6,979.00	=	\$ 6,979.00
				-----
		TOTAL	=	\$ 6,979.00

The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

Vehicle - Boat, Motors, 2016		QUANTITY	1 motor
		UNIT COST	12,727.000
ASSET ID	1830	PERCENT REPL	100.00%
GROUP/FACILITY	31	CURRENT COST	12,727.00
CATEGORY	31	FUTURE COST	12,727.00
		ASSIGNED RESERVES	12,727.00
PLACED IN SERVICE	11/16	SALVAGE VALUE	0.00
2 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	544.21
REPLACEMENT YEAR 2018-2019		INTEREST	1.75
0 YEAR REM LIFE		MONTHLY ALLOCTN	545.96

REMARKS:

This is to replace the outboard motors.

1 - 20 hp Mercury Motor (wakeless)	@	\$ 4,229.00	=	\$ 4,229.00
1 - 90 hp Mercury Motor (operations)	@	8,498.00	=	8,498.00
				-----
		TOTAL	=	\$ 12,727.00

The 90 hp Mercury motor was replaced in 2016 for a cost of \$8,089.

The wakeless motor was in late 2016 for a cost of \$3,866.

Canyon Lake Property Owners Association  
Detail Report by Category

Vehicle - Boat, Motors, 2016, Continued ...

The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

Vehicle - Boat, Motors, 2018		QUANTITY	1 motor
		UNIT COST	8,498.000
ASSET ID	1632	PERCENT REPL	100.00%
GROUP/FACILITY	31	CURRENT COST	8,498.00
CATEGORY	31	FUTURE COST	8,876.03
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/18	SALVAGE VALUE	0.00
2 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	363.38
REPLACEMENT YEAR	2020-2021	INTEREST	1.17
2 YEAR REM LIFE		MONTHLY ALLOCTN	364.55

REMARKS:

This is to replace the 90 hp Mercury motor for the hurricane patrol boat.

The 90 hp Mercury motor was replaced in March 2018 for a cost of \$8,498. It was previously replaced in 2016 for a cost of \$8,089.

The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

For budgeting purposes, we have used the next fiscal year's beginning date as the placed-in-service date for this component.

Vehicle - Boat, Patrol & Operations		QUANTITY	3 boats
		UNIT COST	40,000.000
ASSET ID	1629	PERCENT REPL	100.00%
GROUP/FACILITY	31	CURRENT COST	120,000.00
CATEGORY	31	FUTURE COST	152,454.80
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/14	SALVAGE VALUE	0.00
15 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	995.98
REPLACEMENT YEAR	2029-2030	INTEREST	3.20
11 YEAR REM LIFE		MONTHLY ALLOCTN	999.18

REMARKS:

This is to replace the two "Hurricane" and "Sweetwater" marine patrol boats

Canyon Lake Property Owners Association  
Detail Report by Category

Vehicle - Boat, Trailers		QUANTITY	3 trailers
		UNIT COST	3,500.000
ASSET ID	1631	PERCENT REPL	100.00%
GROUP/FACILITY	31	CURRENT COST	10,500.00
CATEGORY	31	FUTURE COST	14,873.17
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/14	SALVAGE VALUE	0.00
20 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	62.09
REPLACEMENT YEAR 2034-2035		INTEREST	0.20
16 YEAR REM LIFE		MONTHLY ALLOCTN	62.29

REMARKS:

This is to replace the boat trailers.

Vehicle - Boat, Wakeless		QUANTITY	1 boat
		UNIT COST	39,073.000
ASSET ID	1630	PERCENT REPL	100.00%
GROUP/FACILITY	31	CURRENT COST	39,073.00
CATEGORY	31	FUTURE COST	54,155.20
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/18	SALVAGE VALUE	0.00
15 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	244.71
REPLACEMENT YEAR 2033-2034		INTEREST	0.79
15 YEAR REM LIFE		MONTHLY ALLOCTN	245.50

REMARKS:

The association purchased a "Boston Whaler" model 170 Montauk boat in May 2018 for a cost of \$39,072.

The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

Canyon Lake Property Owners Association  
Detail Report by Category

Vehicle - Chevy, 1998		QUANTITY	4 truck
		UNIT COST	23,800.000
ASSET ID	2185	PERCENT REPL	100.00%
GROUP/FACILITY	31	CURRENT COST	95,200.00
CATEGORY	31	FUTURE COST	95,200.00
		ASSIGNED RESERVES	95,200.00
PLACED IN SERVICE	5/98	SALVAGE VALUE	0.00
15 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	596.24
REPLACEMENT YEAR 2018-2019		INTEREST	1.92
0 YEAR REM LIFE		MONTHLY ALLOCTN	598.16

REMARKS:

These are Chevy S10 pick ups.

VIN#

1GCCS14X7W8157264  
 1GCCS14X3WK166482  
 1GCCS14X9WK166454  
 1GCCS14X7W8117540

Vehicle - Chevy, 2001		QUANTITY	4 truck
		UNIT COST	23,800.000
ASSET ID	1613	PERCENT REPL	100.00%
GROUP/FACILITY	31	CURRENT COST	95,200.00
CATEGORY	31	FUTURE COST	95,200.00
		ASSIGNED RESERVES	95,200.00
PLACED IN SERVICE	5/01	SALVAGE VALUE	0.00
15 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	596.24
REPLACEMENT YEAR 2018-2019		INTEREST	1.92
0 YEAR REM LIFE		MONTHLY ALLOCTN	598.16

REMARKS:

These are Chevy S10 pick ups.

VIN#

1GCCS14W618153139  
 1GCCS145618154198  
 1GCCS145718154551  
 1GCCS14WX18154620

Canyon Lake Property Owners Association  
Detail Report by Category

Vehicle - Chevy, 2014		QUANTITY	3 trucks
		UNIT COST	30,000.000
ASSET ID	1602	PERCENT REPL	100.00%
GROUP/FACILITY	31	CURRENT COST	90,000.00
CATEGORY	31	FUTURE COST	114,341.10
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/14	SALVAGE VALUE	0.00
15 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	746.98
REPLACEMENT YEAR 2029-2030		INTEREST	2.40
11 YEAR REM LIFE		MONTHLY ALLOCTN	749.38

REMARKS:

These are Chevy Silverado 2500HD trucks.

VIN#

1GB0CVCG7EF175061  
 1GB0CVCG7EF174472  
 1GB0CVCGXEF144897

Vehicle - Chevy, Stake Truck, 1998		QUANTITY	1 truck
		UNIT COST	50,000.000
ASSET ID	1623	PERCENT REPL	100.00%
GROUP/FACILITY	31	CURRENT COST	50,000.00
CATEGORY	31	FUTURE COST	50,000.00
		ASSIGNED RESERVES	50,000.00
PLACED IN SERVICE	5/98	SALVAGE VALUE	0.00
15 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	313.15
REPLACEMENT YEAR 2018-2019		INTEREST	1.01
0 YEAR REM LIFE		MONTHLY ALLOCTN	314.16

REMARKS:

This is a Chevy C1500.

VIN#

1GCEC14XW6WZ203934

**Canyon Lake Property Owners Association**  
Detail Report by Category

Vehicle - Chevy, Stake Truck, 2000		QUANTITY	1 truck
		UNIT COST	50,000.000
ASSET ID	1624	PERCENT REPL	100.00%
GROUP/FACILITY	31	CURRENT COST	50,000.00
CATEGORY	31	FUTURE COST	50,000.00
		ASSIGNED RESERVES	50,000.00
PLACED IN SERVICE	5/00	SALVAGE VALUE	0.00
15 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	313.15
REPLACEMENT YEAR 2018-2019		INTEREST	1.01
0 YEAR REM LIFE		MONTHLY ALLOCTN	314.16

REMARKS:

This is to replace the wood paneled Chevy C2500 stake truck license 6J70972

VIN#  
1GCGC24R4YR186000

Vehicle - Ford, 1992-2		QUANTITY	1 truck
		UNIT COST	23,800.000
ASSET ID	1606	PERCENT REPL	100.00%
GROUP/FACILITY	31	CURRENT COST	23,800.00
CATEGORY	31	FUTURE COST	23,800.00
		ASSIGNED RESERVES	23,800.00
PLACED IN SERVICE	5/92	SALVAGE VALUE	0.00
15 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	149.06
REPLACEMENT YEAR 2018-2019		INTEREST	0.48
0 YEAR REM LIFE		MONTHLY ALLOCTN	149.54

REMARKS:

This is a Ford Ranger license 4M91182.

VIN#  
1FTCR10U3NUC64986

Canyon Lake Property Owners Association  
Detail Report by Category

Vehicle - Ford, 2002		QUANTITY	1 truck
		UNIT COST	23,800.000
ASSET ID	1615	PERCENT REPL	100.00%
GROUP/FACILITY	31	CURRENT COST	23,800.00
CATEGORY	31	FUTURE COST	23,800.00
		ASSIGNED RESERVES	23,800.00
PLACED IN SERVICE	5/02	SALVAGE VALUE	0.00
15 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	149.06
REPLACEMENT YEAR	2018-2019	INTEREST	0.48
0 YEAR REM LIFE		MONTHLY ALLOCTN	149.54

REMARKS:

This is a Ford Ranger License 6W92418.

VIN#

1FTYR14U22PA03505

Vehicle - Ford, Escapes		QUANTITY	2 hybrid
		UNIT COST	23,800.000
ASSET ID	1616	PERCENT REPL	100.00%
GROUP/FACILITY	31	CURRENT COST	47,600.00
CATEGORY	31	FUTURE COST	53,071.51
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/08	SALVAGE VALUE	0.00
15 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	832.23
REPLACEMENT YEAR	2023-2024	INTEREST	2.68
5 YEAR REM LIFE		MONTHLY ALLOCTN	834.91

REMARKS:

These are Ford Escape ACC HYBRID license 6KMP995 and 6AYS652.

VIN#

1FMCU49H08KA60597

1FMCU49H78KA66039

Canyon Lake Property Owners Association  
Detail Report by Category

Vehicle - Ford, Water Truck		QUANTITY	1 truck
		UNIT COST	50,000.000
ASSET ID	1625	PERCENT REPL	100.00%
GROUP/FACILITY	31	CURRENT COST	50,000.00
CATEGORY	31	FUTURE COST	50,000.00
		ASSIGNED RESERVES	50,000.00
PLACED IN SERVICE	5/71	SALVAGE VALUE	0.00
15 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	313.15
REPLACEMENT YEAR 2018-2019		INTEREST	1.01
0 YEAR REM LIFE		MONTHLY ALLOCTN	314.16

REMARKS:

1971 Ford N700 water truck license 165186.

Vehicle - GMC, Dump Trucks		QUANTITY	2 truck
		UNIT COST	40,000.000
ASSET ID	1621	PERCENT REPL	100.00%
GROUP/FACILITY	31	CURRENT COST	80,000.00
CATEGORY	31	FUTURE COST	80,000.00
		ASSIGNED RESERVES	80,000.00
PLACED IN SERVICE	5/00	SALVAGE VALUE	0.00
15 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	501.04
REPLACEMENT YEAR 2018-2019		INTEREST	1.61
0 YEAR REM LIFE		MONTHLY ALLOCTN	502.65

REMARKS:

This is to replace the (2) GMC C6500 flat bed dump trucks license 6K43034 and 6K43036.

Vehicle - Golf Cart, Country Club		QUANTITY	1 cart
		UNIT COST	2,788.000
ASSET ID	1712	PERCENT REPL	100.00%
GROUP/FACILITY	31	CURRENT COST	2,788.00
CATEGORY	31	FUTURE COST	3,542.03
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/17	SALVAGE VALUE	0.00
12 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	23.14
REPLACEMENT YEAR 2029-2030		INTEREST	0.07
11 YEAR REM LIFE		MONTHLY ALLOCTN	23.21



Canyon Lake Property Owners Association  
Detail Report by Category

Vehicle - Golf Cart, Country Club, Continued ...

REMARKS:

The country club golf cart was replaced in January 2017 for a cost of \$2,561 this included a golf cart cover.

The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

Vehicle - Golf Cart, Enclosed		QUANTITY	1 cart
		UNIT COST	2,788.000
ASSET ID	1618	PERCENT REPL	100.00%
GROUP/FACILITY	31	CURRENT COST	2,788.00
CATEGORY	31	FUTURE COST	3,246.75
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/13	SALVAGE VALUE	0.00
12 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	35.33
REPLACEMENT YEAR	2025-2026	INTEREST	0.11
7 YEAR REM LIFE		MONTHLY ALLOCTN	35.44

REMARKS:

This is to replace the enclosed golf cart and cover.

This golf cart was replaced in January 2017 for a cost of \$2,561 this included a golf cart cover.

Vehicle - Golf Cart, Happy Camp		QUANTITY	1 cart
		UNIT COST	10,005.000
ASSET ID	1619	PERCENT REPL	100.00%
GROUP/FACILITY	31	CURRENT COST	10,005.00
CATEGORY	31	FUTURE COST	12,437.30
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/16	SALVAGE VALUE	0.00
12 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	90.69
REPLACEMENT YEAR	2028-2029	INTEREST	0.29
10 YEAR REM LIFE		MONTHLY ALLOCTN	90.98

Canyon Lake Property Owners Association  
Detail Report by Category

Vehicle - Golf Cart, Happy Camp, Continued ...

REMARKS:

This is to replace the EZGo Terrain golf cart and cover.

This golf cart was replaced in January 2016 for a cost of \$10,005.

Vehicle - Toyota, 2013		QUANTITY	6 trucks
		UNIT COST	24,742.000
ASSET ID	2186	PERCENT REPL	100.00%
GROUP/FACILITY	31	CURRENT COST	148,452.00
CATEGORY	31	FUTURE COST	184,541.91
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/13	SALVAGE VALUE	0.00
15 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	1,345.63
REPLACEMENT YEAR	2028-2029	INTEREST	4.33
10 YEAR REM LIFE		MONTHLY ALLOCTN	1,349.96

REMARKS:

This is to replace the (6) Toyota Tacoma pickup trucks.

VIN#

- 5TFNX4CN5DX031435
- 5TFNX4CN3DX031465
- 5TFNX4CN0DX031584
- 5TFNX4CN7DX031632
- 5TFNX4CN1DX031609
- 5TFNX4CN1DX031562

The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

Canyon Lake Property Owners Association  
Detail Report by Category

Vehicle - Toyota, 2017		QUANTITY	9 trucks
		UNIT COST	24,742.000
ASSET ID	1717	PERCENT REPL	100.00%
GROUP/FACILITY	31	CURRENT COST	222,678.00
CATEGORY	31	FUTURE COST	301,988.12
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/17	SALVAGE VALUE	0.00
15 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	1,483.65
REPLACEMENT YEAR	2032-2033	INTEREST	4.77
14 YEAR REM LIFE		MONTHLY ALLOCTN	1,488.42

REMARKS:

This is to replace the (9) Toyota Tacoma pickup trucks.

- VIN#5TFRX5GN9HX093854
- VIN#5TFRX5GN9HX093746
- VIN#5TFRX5GN9HX093864
- VIN#5TFRX5GN5HX094932
- VIN#5TFRX5GN5HX095580
- VIN#5TFRX5GN2HX093348
- VIN#5TFRX5GN3HX093679
- VIN#5TFRX5GN0HX095583
- VIN#5TFRX5GN2HX096329

The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

Vehicle - Toyota, 2018		QUANTITY	1 truck
		UNIT COST	23,800.000
ASSET ID	1607	PERCENT REPL	100.00%
GROUP/FACILITY	31	CURRENT COST	23,800.00
CATEGORY	31	FUTURE COST	32,986.82
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/18	SALVAGE VALUE	0.00
15 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	149.06
REPLACEMENT YEAR	2033-2034	INTEREST	0.48
15 YEAR REM LIFE		MONTHLY ALLOCTN	149.54

REMARKS:

This is a Toyota Tacoma truck VIN 5TFRX5GN9HX103437.

The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

Canyon Lake Property Owners Association  
Detail Report by Category

Vehicle - Tractor, Fermec		QUANTITY	1 tractor
		UNIT COST	40,000.000
ASSET ID	1627	PERCENT REPL	100.00%
GROUP/FACILITY	31	CURRENT COST	40,000.00
CATEGORY	31	FUTURE COST	40,000.00
		ASSIGNED RESERVES	40,000.00
PLACED IN SERVICE	5/01	SALVAGE VALUE	0.00
15 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	250.52
REPLACEMENT YEAR 2018-2019		INTEREST	0.81
0 YEAR REM LIFE		MONTHLY ALLOCTN	251.33

REMARKS:

This is a 2001 4WD Fermec 640B tractor VIN#Y6CN0608

Vehicle - Tractor, Kubota, 2003		QUANTITY	1 tractor
		UNIT COST	5,500.000
ASSET ID	1914	PERCENT REPL	100.00%
GROUP/FACILITY	31	CURRENT COST	5,500.00
CATEGORY	31	FUTURE COST	5,500.00
		ASSIGNED RESERVES	5,500.00
PLACED IN SERVICE	5/03	SALVAGE VALUE	0.00
15 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	34.45
REPLACEMENT YEAR 2018-2019		INTEREST	0.11
0 YEAR REM LIFE		MONTHLY ALLOCTN	34.56

REMARKS:

This is a 2003 4WD Kubota L4300 DT-R tracotr VIN# 52036

Vehicle - Tractor, Kubota, 2014		QUANTITY	1 tractor
		UNIT COST	30,000.000
ASSET ID	1626	PERCENT REPL	100.00%
GROUP/FACILITY	31	CURRENT COST	30,000.00
CATEGORY	31	FUTURE COST	38,113.70
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/14	SALVAGE VALUE	0.00
15 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	248.99
REPLACEMENT YEAR 2029-2030		INTEREST	0.80
11 YEAR REM LIFE		MONTHLY ALLOCTN	249.79

REMARKS:

This is a 2014 Kubota Excavator SN14Y0854 model U35-4.

Canyon Lake Property Owners Association  
Detail Report by Category

Vehicle - Trailers		QUANTITY	2 trailers
		UNIT COST	7,793.000
ASSET ID	1909	PERCENT REPL	100.00%
GROUP/FACILITY	31	CURRENT COST	15,586.00
CATEGORY	31	FUTURE COST	20,682.18
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	7/16	SALVAGE VALUE	0.00
15 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	111.04
REPLACEMENT YEAR	2031-2032	INTEREST	0.36
13 YEAR REM LIFE		MONTHLY ALLOCTN	111.40

REMARKS:

The association purchased (2) Acme heavy-duty dump trailers tandem axel. License 4PN7218 and 4PN7219 in 2016 for a cost of \$14,872.

The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

CATEGORY SUMMARY:	ASSIGNED RESERVES	533,206.00
	MONTHLY CNTRBTN	10,791.59
	INTEREST	34.72
	MONTHLY ALLOCTN	10,826.31

**Canyon Lake Property Owners Association**  
Detail Report by Category

<b>Equestrian - Barn, Hay, Replace</b>		QUANTITY	10,750 sq.ft.
		UNIT COST	10.340
ASSET ID	1176	PERCENT REPL	100.00%
GROUP/FACILITY	52	CURRENT COST	111,155.00
CATEGORY	52	FUTURE COST	179,410.85
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/00	SALVAGE VALUE	0.00
40 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	498.66
REPLACEMENT YEAR 2040-2041		INTEREST	1.60
22 YEAR REM LIFE		MONTHLY ALLOCTN	500.26

REMARKS:

This is a metal roofed hay barn measuring 29' x 48' with 4 chain link gates

<b>Equestrian - Barn, Roof, Metal</b>		QUANTITY	20,500 sq. ft.
		UNIT COST	3.870
ASSET ID	1773	PERCENT REPL	100.00%
GROUP/FACILITY	52	CURRENT COST	79,335.00
CATEGORY	52	FUTURE COST	139,697.33
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/04	SALVAGE VALUE	0.00
40 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	309.64
REPLACEMENT YEAR 2044-2045		INTEREST	1.00
26 YEAR REM LIFE		MONTHLY ALLOCTN	310.64

REMARKS:

Hay Barn - 10,750 sq. ft.  
Tack Barn - 9,750  
-----  
TOTAL = 20,500 sq. ft.

In order to ensure a high quality installation, the client may wish to obtain the services of an independent roofing consultant to work with the client and the roofing contractor providing installation. Consultants are available for the preparation of installation specifications and, if desired, to work with the contractor during the installation process. We have been advised that fees vary upon the size of the job and the extent of detail required by the client. However, fees for a consultant should not exceed six to eight percent of the actual roof replacement cost. The costs we have used do not include this additional expense. Should the client request, we would be happy to incorporate this into our calculations.

The cost used on this component includes the removal and disposal of the existing material.

**Canyon Lake Property Owners Association**  
Detail Report by Category

Equestrian - Barn, Tack, First Aid		QUANTITY	1 total
		UNIT COST	2,856.000
ASSET ID	1769	PERCENT REPL	100.00%
GROUP/FACILITY	52	CURRENT COST	2,856.00
CATEGORY	52	FUTURE COST	3,473.89
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/07	SALVAGE VALUE	0.00
20 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	28.56
REPLACEMENT YEAR 2027-2028		INTEREST	0.09
9 YEAR REM LIFE		MONTHLY ALLOCTN	28.65

REMARKS:

1 - u/c refrigerator	@	\$ 680.00	=	\$ 680.00
1 - microwave	@	211.00	=	211.00
1 - plastic basin	@	579.00	=	579.00
1 - pub table w/4 chairs	@	1,028.00	=	1,028.00
2 - 4'fluorescent fixtures	@	179.00	=	358.00
				-----
		TOTAL	=	\$ 2,856.00

Equestrian - Barn, Tack, Replace		QUANTITY	9,200 sq.ft.
		UNIT COST	17.580
ASSET ID	1774	PERCENT REPL	100.00%
GROUP/FACILITY	52	CURRENT COST	161,736.00
CATEGORY	52	FUTURE COST	261,051.63
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/00	SALVAGE VALUE	0.00
40 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	725.57
REPLACEMENT YEAR 2040-2041		INTEREST	2.33
22 YEAR REM LIFE		MONTHLY ALLOCTN	727.90

REMARKS:

This is a metal roofed tack stalls.

Canyon Lake Property Owners Association  
Detail Report by Category

Equestrian - Barn, Tack, Restroom		QUANTITY	1 total
		UNIT COST	1,680.000
ASSET ID	1771	PERCENT REPL	100.00%
GROUP/FACILITY	52	CURRENT COST	1,680.00
CATEGORY	52	FUTURE COST	1,956.44
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/00	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	21.29
REPLACEMENT YEAR	2025-2026	INTEREST	0.07
7 YEAR REM LIFE		MONTHLY ALLOCTN	21.36

REMARKS:

1 - toilets, flush valve	@	\$ 916.00	=	\$ 916.00
1 - sink, rectangular	@	585.00	=	585.00
1 - 4'fluorescent fixtures	@	179.00	=	179.00
				-----
		TOTAL	=	\$ 1,680.00

Equestrian - Bleachers		QUANTITY	189 sq.ft.
		UNIT COST	30.750
ASSET ID	1175	PERCENT REPL	100.00%
GROUP/FACILITY	52	CURRENT COST	5,811.75
CATEGORY	52	FUTURE COST	7,069.11
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/96	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE			
+6 YEAR ADJUSTMENT		MONTHLY CNTRBTN	58.11
REPLACEMENT YEAR	2027-2028	INTEREST	0.19
9 YEAR REM LIFE		MONTHLY ALLOCTN	58.30

REMARKS:

These are metal 3 row bleachers measuring 3'x13' and 5'x30'.

The useful life of this asset has been extended due to its present condition.



Canyon Lake Property Owners Association  
Detail Report by Category

Equestrian - Doors, Roll Up, Metal		QUANTITY	2 doors
ASSET ID	1187	UNIT COST	2,606.000
GROUP/FACILITY	52	PERCENT REPL	100.00%
CATEGORY	52	CURRENT COST	5,212.00
		FUTURE COST	6,916.18
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/06	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	37.13
REPLACEMENT YEAR	2031-2032	INTEREST	0.12
13 YEAR REM LIFE		MONTHLY ALLOCTN	37.25

REMARKS:

These are 8'x11' "Raynor" fire doors at the tack stalls.

Equestrian - Fence, Chain Link		QUANTITY	1 total
ASSET ID	1177	UNIT COST	7,820.000
GROUP/FACILITY	52	PERCENT REPL	100.00%
CATEGORY	52	CURRENT COST	7,820.00
		FUTURE COST	9,307.09
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/91	SALVAGE VALUE	0.00
35 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	87.33
REPLACEMENT YEAR	2026-2027	INTEREST	0.28
8 YEAR REM LIFE		MONTHLY ALLOCTN	87.61

REMARKS:

275 lin. ft. of 5' fencing	@	\$ 19.97	=	\$ 5,492.00
1 - 5' x 23' gates	@	2,328.00	=	2,328.00
				-----
		TOTAL	=	\$ 7,820.00

Equestrian - Fence, Corrals		QUANTITY	345 lin. ft.
ASSET ID	1178	UNIT COST	38.610
GROUP/FACILITY	52	PERCENT REPL	100.00%
CATEGORY	52	CURRENT COST	13,320.45
		FUTURE COST	16,202.31
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/91	SALVAGE VALUE	0.00
35 YEAR USEFUL LIFE			
+1 YEAR ADJUSTMENT		MONTHLY CNTRBTN	133.19
REPLACEMENT YEAR	2027-2028	INTEREST	0.43
9 YEAR REM LIFE		MONTHLY ALLOCTN	133.62

Canyon Lake Property Owners Association  
Detail Report by Category

Equestrian - Fence, Corrals, Continued ...

REMARKS:

Stock corrals, 4" post pipe, 2" rail pipe.

The useful life of this asset has been extended due to its present condition.

Equestrian - Fence, Hot Walker		QUANTITY	1 walker
		UNIT COST	8,427.000
ASSET ID	1194	PERCENT REPL	100.00%
GROUP/FACILITY	52	CURRENT COST	8,427.00
CATEGORY	52	FUTURE COST	8,995.51
		ASSIGNED RESERVES	7,584.30
PLACED IN SERVICE	5/91	SALVAGE VALUE	0.00
26 YEAR USEFUL LIFE			
+4 YEAR ADJUSTMENT		MONTHLY CNTRBTN	33.64
REPLACEMENT YEAR	2021-2022	INTEREST	4.55
3 YEAR REM LIFE		MONTHLY ALLOCTN	38.19

REMARKS:

This is a hot walker with a 4 horse capacity.

Equestrian - Fence, Round Pen		QUANTITY	20 panels
		UNIT COST	524.823
ASSET ID	1183	PERCENT REPL	100.00%
GROUP/FACILITY	52	CURRENT COST	10,496.46
CATEGORY	52	FUTURE COST	16,941.92
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/15	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	47.09
REPLACEMENT YEAR	2040-2041	INTEREST	0.15
22 YEAR REM LIFE		MONTHLY ALLOCTN	47.24

REMARKS:

This is a round exercise pen. This pen has 20 panels measuring 170 lin ft. and one double gate.

Three (3) new panels were installed in 2015 for a cost of \$1,477.

The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where

Canyon Lake Property Owners Association  
Detail Report by Category

Equestrian - Fence, Round Pen, Continued ...

applicable.

Equestrian - Fence, Solid Board		QUANTITY	520 lin. ft.
		UNIT COST	44.020
ASSET ID	1180	PERCENT REPL	100.00%
GROUP/FACILITY	52	CURRENT COST	22,890.40
CATEGORY	52	FUTURE COST	24,434.65
		ASSIGNED RESERVES	18,598.45
PLACED IN SERVICE	5/05	SALVAGE VALUE	0.00
16 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	146.39
REPLACEMENT YEAR	2021-2022	INTEREST	11.35
3 YEAR REM LIFE		MONTHLY ALLOCTN	157.74

REMARKS: NONE

Equestrian - Fence, Stalls, Pipe		QUANTITY	2,425 lin. ft.
		UNIT COST	38.610
ASSET ID	1179	PERCENT REPL	100.00%
GROUP/FACILITY	52	CURRENT COST	93,629.25
CATEGORY	52	FUTURE COST	113,885.81
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/91	SALVAGE VALUE	0.00
35 YEAR USEFUL LIFE			
+1 YEAR ADJUSTMENT		MONTHLY CNTRBTN	936.22
REPLACEMENT YEAR	2027-2028	INTEREST	3.01
9 YEAR REM LIFE		MONTHLY ALLOCTN	939.23

REMARKS:

These are pipe railing stalls.

The useful life of this asset has been extended due to its present condition.

Canyon Lake Property Owners Association  
Detail Report by Category

Equestrian - Fence, Vinyl		QUANTITY	1,250 lin. ft.
		UNIT COST	39.950
ASSET ID	1181	PERCENT REPL	100.00%
GROUP/FACILITY	52	CURRENT COST	49,937.50
CATEGORY	52	FUTURE COST	67,723.49
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/02	SALVAGE VALUE	0.00
30 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	332.72
REPLACEMENT YEAR	2032-2033	INTEREST	1.07
14 YEAR REM LIFE		MONTHLY ALLOCTN	333.79

REMARKS:

This is 4'6" vinyl fencing.

Equestrian - Gazebo		QUANTITY	1 gazebos
		UNIT COST	12,983.000
ASSET ID	1182	PERCENT REPL	100.00%
GROUP/FACILITY	52	CURRENT COST	12,983.00
CATEGORY	52	FUTURE COST	12,983.00
		ASSIGNED RESERVES	12,983.00
PLACED IN SERVICE	5/95	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE			
-2 YEAR ADJUSTMENT		MONTHLY CNTRBTN	52.34
REPLACEMENT YEAR	2018-2019	INTEREST	0.17
0 YEAR REM LIFE		MONTHLY ALLOCTN	52.51

REMARKS:

This is a all wood gazebo with built in benches and a composition shingle roof.

The useful life of this asset has been decreased due to its present condition.

Equestrian - Grounds		QUANTITY	1 total
		UNIT COST	3,588.000
ASSET ID	1770	PERCENT REPL	100.00%
GROUP/FACILITY	52	CURRENT COST	3,588.00
CATEGORY	52	FUTURE COST	4,270.31
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/10	SALVAGE VALUE	0.00
16 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	40.07
REPLACEMENT YEAR	2026-2027	INTEREST	0.13
8 YEAR REM LIFE		MONTHLY ALLOCTN	40.20

Canyon Lake Property Owners Association  
Detail Report by Category

Equestrian - Grounds, Continued ...

REMARKS:

1 - dog station	@	\$ 1,430.00	=	\$ 1,430.00
1 - 10' bike rack	@	520.00	=	520.00
1 - picnic table	@	1,638.00	=	1,638.00
				-----
TOTAL				= \$ 3,588.00

Equestrian - Lights, Barn	QUANTITY	6 fixtures
	UNIT COST	719.000
ASSET ID 1171	PERCENT REPL	100.00%
GROUP/FACILITY 52	CURRENT COST	4,314.00
CATEGORY 52	FUTURE COST	4,605.03
	ASSIGNED RESERVES	3,896.52
PLACED IN SERVICE 5/90	SALVAGE VALUE	0.00
20 YEAR USEFUL LIFE		
+11 YEAR ADJUSTMENT	MONTHLY CNTRBTN	16.84
REPLACEMENT YEAR 2021-2022	INTEREST	2.33
3 YEAR REM LIFE	MONTHLY ALLOCTN	19.17

REMARKS:

These are wall mounted vapor floods.

The useful life of this asset has been extended due to its present condition.

Equestrian - Lights, Poles, Concret	QUANTITY	4 fixtures
	UNIT COST	2,712.000
ASSET ID 1172	PERCENT REPL	100.00%
GROUP/FACILITY 52	CURRENT COST	10,848.00
CATEGORY 52	FUTURE COST	14,394.99
	ASSIGNED RESERVES	0.00
PLACED IN SERVICE 5/96	SALVAGE VALUE	0.00
35 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	77.28
REPLACEMENT YEAR 2031-2032	INTEREST	0.25
13 YEAR REM LIFE	MONTHLY ALLOCTN	77.53

Canyon Lake Property Owners Association  
Detail Report by Category

Equestrian - Lights, Poles, Concret, Continued ...

REMARKS:

Replacement cost is based on a 1000 watt mercury vapor fixture; cobra style head, anodized aluminium reflector, glass lens, die cast aluminium housing with photoelectric control, and excluding mounting arm @ \$173 and excluding concrete pole.

Equestrian - Lights, Poles, Wood		QUANTITY	12 fixtures
		UNIT COST	2,880.000
ASSET ID	1173	PERCENT REPL	100.00%
GROUP/FACILITY	52	CURRENT COST	34,560.00
CATEGORY	52	FUTURE COST	41,132.10
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/96	SALVAGE VALUE	0.00
30 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	385.97
REPLACEMENT YEAR	2026-2027	INTEREST	1.24
8 YEAR REM LIFE		MONTHLY ALLOCTN	387.21

REMARKS: NONE

Equestrian - Residence, Deck		QUANTITY	100 sq. ft.
		UNIT COST	30.900
ASSET ID	1952	PERCENT REPL	100.00%
GROUP/FACILITY	52	CURRENT COST	3,090.00
CATEGORY	52	FUTURE COST	3,090.00
		ASSIGNED RESERVES	3,090.00
PLACED IN SERVICE	5/10	SALVAGE VALUE	0.00
8 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	34.51
REPLACEMENT YEAR	2018-2019	INTEREST	0.11
0 YEAR REM LIFE		MONTHLY ALLOCTN	34.62

REMARKS: NONE

**Canyon Lake Property Owners Association**  
Detail Report by Category

Equestrian - Residence, HVAC		QUANTITY	1 total
ASSET ID	1170	UNIT COST	5,537.000
GROUP/FACILITY	52	PERCENT REPL	100.00%
CATEGORY	52	CURRENT COST	5,537.00
		FUTURE COST	5,910.54
		ASSIGNED RESERVES	4,429.60
PLACED IN SERVICE	5/06	SALVAGE VALUE	0.00
10 YEAR USEFUL LIFE			
+5 YEAR ADJUSTMENT		MONTHLY CNTRBTN	37.31
REPLACEMENT YEAR	2021-2022	INTEREST	2.71
3 YEAR REM LIFE		MONTHLY ALLOCTN	40.02

REMARKS:

NOTE: this unit is equipped with a reverse cycle heat pump:

1 - 2.5 ton unit @ \$ 5,537.00	=	\$ 5,537.00
		-----
	TOTAL =	\$ 5,537.00

Equestrian - Residence, Paint		QUANTITY	1,375 sq. ft.
ASSET ID	1190	UNIT COST	0.950
GROUP/FACILITY	52	PERCENT REPL	100.00%
CATEGORY	52	CURRENT COST	1,306.25
		FUTURE COST	1,306.25
		ASSIGNED RESERVES	1,306.25
PLACED IN SERVICE	5/06	SALVAGE VALUE	0.00
8 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	14.59
REPLACEMENT YEAR	2018-2019	INTEREST	0.05
0 YEAR REM LIFE		MONTHLY ALLOCTN	14.64

REMARKS: NONE

Equestrian - Residence, Replace		QUANTITY	825 residence
ASSET ID	1191	UNIT COST	58.560
GROUP/FACILITY	52	PERCENT REPL	100.00%
CATEGORY	52	CURRENT COST	48,312.00
		FUTURE COST	71,477.79
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/06	SALVAGE VALUE	0.00
30 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	257.56
REPLACEMENT YEAR	2036-2037	INTEREST	0.83
18 YEAR REM LIFE		MONTHLY ALLOCTN	258.39

Canyon Lake Property Owners Association  
Detail Report by Category

Equestrian - Residence, Replace, Continued ...

REMARKS:

This is to replace the modular 15' x 55' caretakers residence.

Equestrian - Residence, Roof		QUANTITY	900 sq. ft.
		UNIT COST	3.870
ASSET ID	1192	PERCENT REPL	100.00%
GROUP/FACILITY	52	CURRENT COST	3,483.00
CATEGORY	52	FUTURE COST	3,968.80
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/04	SALVAGE VALUE	0.00
20 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	51.12
REPLACEMENT YEAR	2024-2025	INTEREST	0.16
6 YEAR REM LIFE		MONTHLY ALLOCTN	51.28

REMARKS:

This is to replace the caretakers residence roof.

In order to ensure a high quality installation, the client may wish to obtain the services of an independent roofing consultant to work with the client and the roofing contractor providing installation. Consultants are available for the preparation of installation specifications and, if desired, to work with the contractor during the installation process. We have been advised that fees vary upon the size of the job and the extent of detail required by the client. However, fees for a consultant should not exceed six to eight percent of the actual roof replacement cost. The costs we have used do not include this additional expense. Should the client request, we would be happy to incorporate this into our calculations.

The cost used on this component includes the removal and disposal of the existing material.



**Canyon Lake Property Owners Association**  
Detail Report by Category

<b>Equestrian - Sand Replacement</b>	QUANTITY	1 total
	UNIT COST	8,932.000
ASSET ID 1174	PERCENT REPL	100.00%
GROUP/FACILITY 52	CURRENT COST	8,932.00
CATEGORY 52	FUTURE COST	8,932.00
	ASSIGNED RESERVES	8,932.00
PLACED IN SERVICE 11/17	SALVAGE VALUE	0.00
1 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	758.27
REPLACEMENT YEAR 2018-2019	INTEREST	2.44
0 YEAR REM LIFE	MONTHLY ALLOCTN	760.71

REMARKS:

The association replaced the sand in 2017 for a cost of \$8,932.

This cost is based on the addition of a four inch layer of sand to the already existing level.

The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

<b>Equestrian - Shade Structure, Lower</b>	QUANTITY	1 structure
	UNIT COST	11,962.000
ASSET ID 1772	PERCENT REPL	100.00%
GROUP/FACILITY 52	CURRENT COST	11,962.00
CATEGORY 52	FUTURE COST	21,526.73
	ASSIGNED RESERVES	0.00
PLACED IN SERVICE 5/15	SALVAGE VALUE	0.00
30 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	45.27
REPLACEMENT YEAR 2045-2046	INTEREST	0.15
27 YEAR REM LIFE	MONTHLY ALLOCTN	45.42

REMARKS:

850 sq. ft. of tile roofing	@	\$ 6.89	=	\$ 5,857.00
850 sq. ft. of painting	@	1.38	=	1,173.00
2 - 4' fluorescent fixtures	@	179.00	=	358.00
1 - c/m fan	@	234.00	=	234.00
1 - BBQ propane	@	716.00	=	716.00
1 - 6' wood bench w/back	@	1,206.00	=	1,206.00
1 - 5' wood picnic table	@	780.00	=	780.00
1 - 8' wood picnic table	@	1,638.00	=	1,638.00
				-----
		TOTAL	=	\$ 11,962.00

Canyon Lake Property Owners Association  
Detail Report by Category

Equestrian - Shade Structure, Upper		QUANTITY	500 sq.ft.
		UNIT COST	6.620
ASSET ID	1186	PERCENT REPL	100.00%
GROUP/FACILITY	52	CURRENT COST	3,310.00
CATEGORY	52	FUTURE COST	4,688.59
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/04	SALVAGE VALUE	0.00
30 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	19.57
REPLACEMENT YEAR	2034-2035	INTEREST	0.06
16 YEAR REM LIFE		MONTHLY ALLOCTN	19.63

REMARKS:

This is a corrugated metal shade structure.

The upper shade structure was repaired in 2015 for a cost of \$2,850.

Equestrian - Viewing Stands		QUANTITY	2 stands
		UNIT COST	5,000.000
ASSET ID	1184	PERCENT REPL	100.00%
GROUP/FACILITY	52	CURRENT COST	10,000.00
CATEGORY	52	FUTURE COST	10,444.84
		ASSIGNED RESERVES	9,200.00
PLACED IN SERVICE	5/95	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	45.65
REPLACEMENT YEAR	2020-2021	INTEREST	5.53
2 YEAR REM LIFE		MONTHLY ALLOCTN	51.18

REMARKS:

These are the upper (150 sq.ft.) and lower (180 sq. ft.) viewing stands.

Equestrian - Wash Station		QUANTITY	1 wash stn
		UNIT COST	4,559.000
ASSET ID	1195	PERCENT REPL	100.00%
GROUP/FACILITY	52	CURRENT COST	4,559.00
CATEGORY	52	FUTURE COST	5,309.16
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/99	SALVAGE VALUE	0.00
26 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	57.77
REPLACEMENT YEAR	2025-2026	INTEREST	0.19
7 YEAR REM LIFE		MONTHLY ALLOCTN	57.96

Canyon Lake Property Owners Association  
Detail Report by Category

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Equestrian - Wash Station, Continued ...

REMARKS:

This is a 3 stall pipe rail wash station.

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CATEGORY SUMMARY:	ASSIGNED RESERVES	70,020.12
	MONTHLY CNTRBTN	5,289.66
	INTEREST	42.59
	MONTHLY ALLOCTN	5,332.25

**Canyon Lake Property Owners Association**  
Detail Report by Category

<b>Campground - Electrical, 30 AMP</b>		QUANTITY	1 system
		UNIT COST	80,300.000
ASSET ID	1264	PERCENT REPL	100.00%
GROUP/FACILITY	53	CURRENT COST	80,300.00
CATEGORY	53	FUTURE COST	238,374.80
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/18	SALVAGE VALUE	0.00
50 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	191.38
REPLACEMENT YEAR	2068-2069	INTEREST	0.62
50 YEAR REM LIFE		MONTHLY ALLOCTN	192.00

REMARKS:

The association is currently in the process of a complete remodel and upgrading the campground. This remodel is costing approximately \$774,300. Approximately \$649,300 from the reserves and \$125,000 from the streets reserve.

The electrical system was previously upgraded in 2016 for a cost of \$14,595 and in 2012 for a cost of \$30,250.

<b>Campground - Electrical, Pedestals</b>		QUANTITY	1 system
		UNIT COST	176,000.000
ASSET ID	1282	PERCENT REPL	100.00%
GROUP/FACILITY	53	CURRENT COST	176,000.00
CATEGORY	53	FUTURE COST	522,465.31
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/18	SALVAGE VALUE	0.00
50 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	419.46
REPLACEMENT YEAR	2068-2069	INTEREST	1.35
50 YEAR REM LIFE		MONTHLY ALLOCTN	420.81

REMARKS:

The association is currently in the process of a complete remodel and upgrading the campground. This remodel is costing approximately \$774,300. Approximately \$649,300 from the reserves and \$125,000 from the streets reserve.

55 - pedestals @ \$ 3,200.00 = \$ 176,000.00  
 -----  
 TOTAL = \$ 176,000.00

Canyon Lake Property Owners Association  
Detail Report by Category

Campground - Lighting, Restrooms		QUANTITY	1 total
		UNIT COST	1,835.000
ASSET ID	2181	PERCENT REPL	100.00%
GROUP/FACILITY	53	CURRENT COST	1,835.00
CATEGORY	53	FUTURE COST	2,136.94
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/00	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	23.25
REPLACEMENT YEAR	2025-2026	INTEREST	0.07
7 YEAR REM LIFE		MONTHLY ALLOCTN	23.32

REMARKS:

2 - w/m lanterns	@	\$ 218.00	=	\$ 436.00
7 - 4' double fluourescent fixtures	@	179.00	=	1,253.00
2 - w/m canister fixtures	@	73.00	=	146.00
				-----
		TOTAL	=	\$ 1,835.00

Campground - Lights, Poles, Concret		QUANTITY	3 fixtures
		UNIT COST	2,712.000
ASSET ID	1263	PERCENT REPL	100.00%
GROUP/FACILITY	53	CURRENT COST	8,136.00
CATEGORY	53	FUTURE COST	17,425.78
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/18	SALVAGE VALUE	0.00
35 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	25.08
REPLACEMENT YEAR	2053-2054	INTEREST	0.08
35 YEAR REM LIFE		MONTHLY ALLOCTN	25.16

REMARKS:

The association is currently in the process of a complete remodel and upgrading the campground. This remodel is costing approximately \$774,300. Approximately \$649,300 from the reserves and \$125,000 from the streets reserve.

Replacement cost is based on a 1000 watt mercury vapor fixture; cobra style head, anodized aluminium reflector, glass lens, die cast aluminium housing with photoelectric control, and excluding mounting arm @ \$173 and excluding concrete pole.

Canyon Lake Property Owners Association  
Detail Report by Category

Campground - Picnic Tables		QUANTITY	50 tables
		UNIT COST	1,463.000
ASSET ID	1273	PERCENT REPL	100.00%
GROUP/FACILITY	53	CURRENT COST	73,150.00
CATEGORY	53	FUTURE COST	103,616.44
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/18	SALVAGE VALUE	0.00
16 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	432.57
REPLACEMENT YEAR	2034-2035	INTEREST	1.39
16 YEAR REM LIFE		MONTHLY ALLOCTN	433.96

REMARKS:

This is to replace the picnic tables.

The association is currently in the process of a complete remodel and upgrading the campground. This remodel is costing approximately \$774,300. Approximately \$649,300 from the reserves and \$125,000 from the streets reserve.

Campground - Pits, Fire		QUANTITY	10 metal
		UNIT COST	500.000
ASSET ID	1274	PERCENT REPL	100.00%
GROUP/FACILITY	53	CURRENT COST	5,000.00
CATEGORY	53	FUTURE COST	6,492.03
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/18	SALVAGE VALUE	0.00
12 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	38.31
REPLACEMENT YEAR	2030-2031	INTEREST	0.12
12 YEAR REM LIFE		MONTHLY ALLOCTN	38.43

REMARKS:

These are metal baskets for the fire pits.

The association is currently in the process of a complete remodel and upgrading the campground. This remodel is costing approximately \$774,300. Approximately \$649,300 from the reserves and \$125,000 from the streets reserve.

Canyon Lake Property Owners Association  
Detail Report by Category

Campground - Pits, Horseshoe		QUANTITY	2 pits
		UNIT COST	1,000.000
ASSET ID	1278	PERCENT REPL	100.00%
GROUP/FACILITY	53	CURRENT COST	2,000.00
CATEGORY	53	FUTURE COST	2,380.33
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/18	SALVAGE VALUE	0.00
8 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	22.34
REPLACEMENT YEAR	2026-2027	INTEREST	0.07
8 YEAR REM LIFE		MONTHLY ALLOCTN	22.41

REMARKS:

This is to refurbish the horseshoe pits.

The association is currently in the process of a complete remodel and upgrading the campground. This remodel is costing approximately \$774,300. Approximately \$649,300 from the reserves and \$125,000 from the streets reserve.

Campground - Railing, Stairs		QUANTITY	265 lin. ft.
		UNIT COST	62.600
ASSET ID	1275	PERCENT REPL	100.00%
GROUP/FACILITY	53	CURRENT COST	16,589.00
CATEGORY	53	FUTURE COST	28,582.00
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/18	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	66.87
REPLACEMENT YEAR	2043-2044	INTEREST	0.22
25 YEAR REM LIFE		MONTHLY ALLOCTN	67.09

REMARKS:

This is to replace the 3' wrought iron railings.

The association is currently in the process of a complete remodel and upgrading the campground. This remodel is costing approximately \$774,300. Approximately \$649,300 from the reserves and \$125,000 from the streets reserve.

Canyon Lake Property Owners Association  
Detail Report by Category

Campground - Sewer, Connections		QUANTITY	34 connections
		UNIT COST	500.000
ASSET ID	1283	PERCENT REPL	100.00%
GROUP/FACILITY	53	CURRENT COST	17,000.00
CATEGORY	53	FUTURE COST	26,270.41
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/18	SALVAGE VALUE	0.00
20 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	82.72
REPLACEMENT YEAR	2038-2039	INTEREST	0.27
20 YEAR REM LIFE		MONTHLY ALLOCTN	82.99

REMARKS:

The Happy Camp septic system was previously repaired in 2016 for a cost of \$1,790.

The association is currently in the process of a complete remodel and upgrading the campground. This remodel is costing approximately \$774,300. Approximately \$649,300 from the reserves and \$125,000 from the streets reserve.

Campground - Sewer, Lift Station		QUANTITY	1 system
		UNIT COST	10,000.000
ASSET ID	1280	PERCENT REPL	100.00%
GROUP/FACILITY	53	CURRENT COST	10,000.00
CATEGORY	53	FUTURE COST	15,453.18
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/18	SALVAGE VALUE	0.00
20 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	48.66
REPLACEMENT YEAR	2038-2039	INTEREST	0.16
20 YEAR REM LIFE		MONTHLY ALLOCTN	48.82

REMARKS:

The pump controls for the lift station were replaced in November 2017 for an unknown cost.

The association is currently in the process of a complete remodel and upgrading the campground. This remodel is costing approximately \$774,300. Approximately \$649,300 from the reserves and \$125,000 from the streets reserve.



**Canyon Lake Property Owners Association**  
Detail Report by Category

<b>Campground - Sewer, Tank</b>		QUANTITY	2 tank
		UNIT COST	15,208.000
ASSET ID	1279	PERCENT REPL	100.00%
GROUP/FACILITY	53	CURRENT COST	30,416.00
CATEGORY	53	FUTURE COST	65,145.35
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/18	SALVAGE VALUE	0.00
35 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	93.78
REPLACEMENT YEAR	2053-2054	INTEREST	0.30
35 YEAR REM LIFE		MONTHLY ALLOCTN	94.08

REMARKS:

This is to replace the 2000 gallon sewer tanks.

The association is currently in the process of a complete remodel and upgrading the campground. This remodel is costing approximately \$774,300. Approximately \$649,300 from the reserves and \$125,000 from the streets reserve.

<b>Campground - Tank, Bioxin</b>		QUANTITY	1 tank
		UNIT COST	8,207.000
ASSET ID	1281	PERCENT REPL	100.00%
GROUP/FACILITY	53	CURRENT COST	8,207.00
CATEGORY	53	FUTURE COST	14,451.33
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/09	SALVAGE VALUE	0.00
35 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	32.03
REPLACEMENT YEAR	2044-2045	INTEREST	0.10
26 YEAR REM LIFE		MONTHLY ALLOCTN	32.13

REMARKS:

This is to replace the 550 gallon sewer tank.

**Canyon Lake Property Owners Association**  
Detail Report by Category

<b>Campground - Tank, Fuel Hose</b>		QUANTITY	200 lin.ft.
		UNIT COST	25.000
ASSET ID	1271	PERCENT REPL	100.00%
GROUP/FACILITY	53	CURRENT COST	5,000.00
CATEGORY	53	FUTURE COST	5,337.31
		ASSIGNED RESERVES	4,250.00
PLACED IN SERVICE	5/01	SALVAGE VALUE	0.00
10 YEAR USEFUL LIFE			
+10 YEAR ADJUSTMENT		MONTHLY CNTRBTN	26.83
REPLACEMENT YEAR	2021-2022	INTEREST	2.57
3 YEAR REM LIFE		MONTHLY ALLOCTN	29.40

REMARKS:

This hose is approximately 200 lineal feet.

<b>Campground - Tank, Fuel Lines</b>		QUANTITY	225 lin. ft.
		UNIT COST	250.000
ASSET ID	1270	PERCENT REPL	100.00%
GROUP/FACILITY	53	CURRENT COST	56,250.00
CATEGORY	53	FUTURE COST	83,222.10
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/01	SALVAGE VALUE	0.00
35 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	299.88
REPLACEMENT YEAR	2036-2037	INTEREST	0.96
18 YEAR REM LIFE		MONTHLY ALLOCTN	300.84

REMARKS:

This is to replace the fuel lines.

<b>Campground - Tank, Fuel Management</b>		QUANTITY	1 tank
		UNIT COST	30,000.000
ASSET ID	1266	PERCENT REPL	100.00%
GROUP/FACILITY	53	CURRENT COST	30,000.00
CATEGORY	53	FUTURE COST	38,952.20
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/10	SALVAGE VALUE	0.00
20 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	229.89
REPLACEMENT YEAR	2030-2031	INTEREST	0.74
12 YEAR REM LIFE		MONTHLY ALLOCTN	230.63

REMARKS:

This is to manage the fuel.

**Canyon Lake Property Owners Association**  
Detail Report by Category

Campground - Tank, Fuel Pump (dock)		QUANTITY	1 pump
		UNIT COST	20,000.000
ASSET ID	1267	PERCENT REPL	100.00%
GROUP/FACILITY	53	CURRENT COST	20,000.00
CATEGORY	53	FUTURE COST	25,968.13
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/10	SALVAGE VALUE	0.00
20 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	153.26
REPLACEMENT YEAR	2030-2031	INTEREST	0.49
12 YEAR REM LIFE		MONTHLY ALLOCTN	153.75

REMARKS:

This is a "Bennet" pump.

Campground - Tank, Fuel Pump (OP)		QUANTITY	1 pump
		UNIT COST	20,000.000
ASSET ID	1268	PERCENT REPL	100.00%
GROUP/FACILITY	53	CURRENT COST	20,000.00
CATEGORY	53	FUTURE COST	21,818.94
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/02	SALVAGE VALUE	0.00
20 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	433.91
REPLACEMENT YEAR	2022-2023	INTEREST	1.39
4 YEAR REM LIFE		MONTHLY ALLOCTN	435.30

REMARKS:

This is a "Gas Boy" pump.

Campground - Tank, Fuel Storage		QUANTITY	1 tank
		UNIT COST	15,208.000
ASSET ID	1265	PERCENT REPL	100.00%
GROUP/FACILITY	53	CURRENT COST	15,208.00
CATEGORY	53	FUTURE COST	18,498.23
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/92	SALVAGE VALUE	0.00
35 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	152.07
REPLACEMENT YEAR	2027-2028	INTEREST	0.49
9 YEAR REM LIFE		MONTHLY ALLOCTN	152.56

**Canyon Lake Property Owners Association**  
Detail Report by Category

Campground - Tank, Fuel Storage, Continued ...

REMARKS:

The association is currently in the process of a complete remodel and upgrading the campground. This remodel is costing approximately \$774,300. Approximately \$649,300 from the reserves and \$125,000 from the streets reserve.

Campground - Tank, Leak Alert		QUANTITY	1 system
		UNIT COST	2,000.000
ASSET ID	1269	PERCENT REPL	100.00%
GROUP/FACILITY	53	CURRENT COST	2,000.00
CATEGORY	53	FUTURE COST	2,134.93
		ASSIGNED RESERVES	1,700.00
PLACED IN SERVICE	5/01	SALVAGE VALUE	0.00
20 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	10.73
REPLACEMENT YEAR	2021-2022	INTEREST	1.03
3 YEAR REM LIFE		MONTHLY ALLOCTN	11.76

REMARKS: NONE

Campground - Water, Connections		QUANTITY	67 connections
		UNIT COST	500.000
ASSET ID	1284	PERCENT REPL	100.00%
GROUP/FACILITY	53	CURRENT COST	33,500.00
CATEGORY	53	FUTURE COST	51,768.16
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/18	SALVAGE VALUE	0.00
20 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	163.02
REPLACEMENT YEAR	2038-2039	INTEREST	0.52
20 YEAR REM LIFE		MONTHLY ALLOCTN	163.54

REMARKS:

The association is currently in the process of a complete remodel and upgrading the campground. This remodel is costing approximately \$774,300. Approximately \$649,300 from the reserves and \$125,000 from the streets reserve.

Canyon Lake Property Owners Association  
Detail Report by Category

Campground Building - Awnings		QUANTITY	3 awnings
		UNIT COST	498.000
ASSET ID	1262	PERCENT REPL	100.00%
GROUP/FACILITY	53	CURRENT COST	1,494.00
CATEGORY	53	FUTURE COST	1,739.83
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/10	SALVAGE VALUE	0.00
15 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	18.93
REPLACEMENT YEAR 2025-2026		INTEREST	0.06
7 YEAR REM LIFE		MONTHLY ALLOCTN	18.99

REMARKS:

These are corrugated metal awnings.

Campground Building - Deck		QUANTITY	100 sq. ft.
		UNIT COST	24.180
ASSET ID	1259	PERCENT REPL	100.00%
GROUP/FACILITY	53	CURRENT COST	2,418.00
CATEGORY	53	FUTURE COST	3,139.55
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/10	SALVAGE VALUE	0.00
20 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	18.53
REPLACEMENT YEAR 2030-2031		INTEREST	0.06
12 YEAR REM LIFE		MONTHLY ALLOCTN	18.59

REMARKS:

This is a small deck on the private residence.

Campground Building - HVAC		QUANTITY	1 total
		UNIT COST	6,759.000
ASSET ID	1252	PERCENT REPL	100.00%
GROUP/FACILITY	53	CURRENT COST	6,759.00
CATEGORY	53	FUTURE COST	7,059.67
		ASSIGNED RESERVES	5,407.20
PLACED IN SERVICE	5/10	SALVAGE VALUE	0.00
10 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	64.53
REPLACEMENT YEAR 2020-2021		INTEREST	3.37
2 YEAR REM LIFE		MONTHLY ALLOCTN	67.90

Canyon Lake Property Owners Association  
Detail Report by Category

Campground Building - HVAC, Continued ...

REMARKS:

NOTE: this unit is equipped with a reverse cycle heat pump:

1 - 2.5 ton unit	@	\$ 5,537.00	=	\$ 5,537.00	
1 - window unit (office)	@	1,222.00	=	1,222.00	
				-----	
		TOTAL	=	\$ 6,759.00	

Campground Building - Laundry Room
------------------------------------

	QUANTITY			1 total	
	UNIT COST			1,771.000	
ASSET ID 1255	PERCENT REPL			100.00%	
GROUP/FACILITY 53	CURRENT COST			1,771.00	
CATEGORY 53	FUTURE COST			2,018.01	
	ASSIGNED RESERVES			0.00	
PLACED IN SERVICE 5/99	SALVAGE VALUE			0.00	
25 YEAR USEFUL LIFE					
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN			25.99	
REPLACEMENT YEAR 2024-2025	INTEREST			0.08	
6 YEAR REM LIFE	MONTHLY ALLOCTN			26.07	

REMARKS:

1 - double plastic sink	@	\$ 579.00	=	\$ 579.00	
1 - small refrigerator	@	680.00	=	680.00	
1 - 3'0 x 6'8" SCHB door	@	512.00	=	512.00	
				-----	
		TOTAL	=	\$ 1,771.00	

Campground Building - Office
------------------------------

	QUANTITY			1 total	
	UNIT COST			1,000.000	
ASSET ID 1258	PERCENT REPL			100.00%	
GROUP/FACILITY 53	CURRENT COST			1,000.00	
CATEGORY 53	FUTURE COST			1,722.95	
	ASSIGNED RESERVES			0.00	
PLACED IN SERVICE 5/18	SALVAGE VALUE			0.00	
25 YEAR USEFUL LIFE					
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN			4.03	
REPLACEMENT YEAR 2043-2044	INTEREST			0.01	
25 YEAR REM LIFE	MONTHLY ALLOCTN			4.04	

**Canyon Lake Property Owners Association**  
Detail Report by Category

Campground Building - Office, Continued ...

REMARKS:

The association is currently in the process of a complete remodel and upgrading the campground. This remodel is costing approximately \$774,300. Approximately \$649,300 from the reserves and \$125,000 from the streets reserve.

This is a 10'x 10' shed/office. This "office" is equipped with a small counter, window a/c unit and miscellaneous furniture.

Campground Building - Paint, Exter		QUANTITY	2,855 sq. ft.
		UNIT COST	0.950
ASSET ID	1256	PERCENT REPL	100.00%
GROUP/FACILITY	53	CURRENT COST	2,712.25
CATEGORY	53	FUTURE COST	3,228.02
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/18	SALVAGE VALUE	0.00
8 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	30.29
REPLACEMENT YEAR	2026-2027	INTEREST	0.10
8 YEAR REM LIFE		MONTHLY ALLOCTN	30.39

REMARKS:

The association is currently in the process of a complete remodel and upgrading the campground. This remodel is costing approximately \$774,300. Approximately \$649,300 from the reserves and \$125,000 from the streets reserve.

Restrooms - 1,480 sq. ft.  
 Residence - 1,375  
 -----  
 TOTAL = 2,855 sq. ft.

Campground Building - Paint, Inter		QUANTITY	4,746 sq. ft.
		UNIT COST	1.430
ASSET ID	2182	PERCENT REPL	100.00%
GROUP/FACILITY	53	CURRENT COST	6,786.78
CATEGORY	53	FUTURE COST	7,404.02
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/18	SALVAGE VALUE	0.00
4 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	147.24
REPLACEMENT YEAR	2022-2023	INTEREST	0.47
4 YEAR REM LIFE		MONTHLY ALLOCTN	147.71

Canyon Lake Property Owners Association  
Detail Report by Category

Campground Building - Paint, Inter, Continued ...

REMARKS:

This is to paint the restrooms and residence.

Campground Building - Paint, Metals		QUANTITY	795 sq.ft.
		UNIT COST	1.870
ASSET ID	1277	PERCENT REPL	100.00%
GROUP/FACILITY	53	CURRENT COST	1,486.65
CATEGORY	53	FUTURE COST	1,586.94
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/18	SALVAGE VALUE	0.00
3 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	42.69
REPLACEMENT YEAR	2021-2022	INTEREST	0.14
3 YEAR REM LIFE		MONTHLY ALLOCTN	42.83

REMARKS:

The association is currently in the process of a complete remodel and upgrading the campground. This remodel is costing approximately \$774,300. Approximately \$649,300 from the reserves and \$125,000 from the streets reserve.

To ensure the longevity of wrought iron, it should be painted as recommended.

Campground Building - Residence		QUANTITY	1 residence
		UNIT COST	75,000.000
ASSET ID	1257	PERCENT REPL	100.00%
GROUP/FACILITY	53	CURRENT COST	75,000.00
CATEGORY	53	FUTURE COST	110,962.80
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/06	SALVAGE VALUE	0.00
30 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	399.84
REPLACEMENT YEAR	2036-2037	INTEREST	1.29
18 YEAR REM LIFE		MONTHLY ALLOCTN	401.13

REMARKS:

This is to replace the modular 15' x 55' caretakers residence.



**Canyon Lake Property Owners Association**  
Detail Report by Category

<b>Campground Building - Restrooms</b>	QUANTITY	1 total
ASSET ID 1254	UNIT COST	78,113.000
GROUP/FACILITY 53	PERCENT REPL	100.00%
CATEGORY 53	CURRENT COST	78,113.00
	FUTURE COST	134,584.71
PLACED IN SERVICE 5/18	ASSIGNED RESERVES	0.00
25 YEAR USEFUL LIFE	SALVAGE VALUE	0.00
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	314.88
REPLACEMENT YEAR 2043-2044	INTEREST	1.01
25 YEAR REM LIFE	MONTHLY ALLOCTN	315.89

REMARKS:

11 - toilets, tank type	@	\$ 567.00	=	\$ 6,237.00
2 - urinals, w/m unit w/fv	@	1,206.00	=	2,412.00
11 - metal toilet partitions	@	913.00	=	10,043.00
1 - metal urinal partitions	@	707.00	=	707.00
1,386 sq.ft. of shower wall tile	@	22.60	=	31,324.00
900 sq.ft. of floor tile	@	20.90	=	18,810.00
8 lin. ft. of tile counters w/sinks	@	225.00	=	1,800.00
3 - 3'0" x 6'8" metal doors	@	1,748.00	=	5,244.00
3 - 3'0" x 6'8" SCHB doors	@	512.00	=	1,536.00
		TOTAL	=	\$ 78,113.00

The association is currently in the process of a complete remodel and upgrading the campground. This remodel is costing approximately \$774,300. Approximately \$649,300 from the reserves and \$125,000 from the streets reserve.

<b>Campground Building - Roof, Shingle</b>	QUANTITY	900 sq. ft.
ASSET ID 1260	UNIT COST	3.870
GROUP/FACILITY 53	PERCENT REPL	100.00%
CATEGORY 53	CURRENT COST	3,483.00
	FUTURE COST	4,145.34
PLACED IN SERVICE 5/06	ASSIGNED RESERVES	0.00
20 YEAR USEFUL LIFE	SALVAGE VALUE	0.00
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	38.90
REPLACEMENT YEAR 2026-2027	INTEREST	0.13
8 YEAR REM LIFE	MONTHLY ALLOCTN	39.03

REMARKS:

This is the residence roof.

In order to ensure a high quality installation, the client may wish to obtain the services of an independent roofing consultant to work with the client and the roofing contractor providing installation. Consultants are

Canyon Lake Property Owners Association  
Detail Report by Category

Campground Building - Roof, Shingle, Continued ...

available for the preparation of installation specifications and, if desired, to work with the contractor during the installation process. We have been advised that fees vary upon the size of the job and the extent of detail required by the client. However, fees for a consultant should not exceed six to eight percent of the actual roof replacement cost. The costs we have used do not include this additional expense. Should the client request, we would be happy to incorporate this into our calculations.

The cost used on this component includes the removal and disposal of the existing material.

Campground Building - Roof, Tile		QUANTITY	1,360 sq. ft.
		UNIT COST	11.330
ASSET ID	1261	PERCENT REPL	100.00%
GROUP/FACILITY	53	CURRENT COST	15,408.80
CATEGORY	53	FUTURE COST	16,448.32
		ASSIGNED RESERVES	13,867.92
PLACED IN SERVICE	5/91	SALVAGE VALUE	0.00
30 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	61.50
REPLACEMENT YEAR	2021-2022	INTEREST	8.31
3 YEAR REM LIFE		MONTHLY ALLOCTN	69.81

REMARKS:

This includes the restrooms, office and laundry areas.

A funding provision has been established for repairs and/or replacement of the felt underlayment and re-installation of the original tiles.

Campground Building - Water Heater		QUANTITY	1 total
		UNIT COST	4,067.000
ASSET ID	1253	PERCENT REPL	100.00%
GROUP/FACILITY	53	CURRENT COST	4,067.00
CATEGORY	53	FUTURE COST	5,055.72
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/16	SALVAGE VALUE	0.00
12 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	36.86
REPLACEMENT YEAR	2028-2029	INTEREST	0.12
10 YEAR REM LIFE		MONTHLY ALLOCTN	36.98

REMARKS:

This is a tankless water heater.

Canyon Lake Property Owners Association  
Detail Report by Category

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CATEGORY SUMMARY:	ASSIGNED RESERVES	25,225.12
	MONTHLY CNTRBTN	4,150.25
	INTEREST	28.09
	MONTHLY ALLOCTN	4,178.34

Canyon Lake Property Owners Association  
Detail Report by Category

Pool - Awning, Employee Area		QUANTITY	250 sq.ft.
		UNIT COST	10.467
ASSET ID	1860	PERCENT REPL	100.00%
GROUP/FACILITY	54	CURRENT COST	2,616.75
CATEGORY	54	FUTURE COST	3,182.88
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/17	SALVAGE VALUE	0.00
10 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	26.17
REPLACEMENT YEAR	2027-2028	INTEREST	0.08
9 YEAR REM LIFE		MONTHLY ALLOCTN	26.25

REMARKS:

This is a 17' x 17' canvas awning. This is located over the employee area.

The awning was installed in February 2017 for a cost of \$2,560.

The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

Pool - Awning, Snack Bar		QUANTITY	85 sq.ft.
		UNIT COST	19.588
ASSET ID	1136	PERCENT REPL	100.00%
GROUP/FACILITY	54	CURRENT COST	1,664.98
CATEGORY	54	FUTURE COST	1,856.37
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/13	SALVAGE VALUE	0.00
10 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	29.11
REPLACEMENT YEAR	2023-2024	INTEREST	0.09
5 YEAR REM LIFE		MONTHLY ALLOCTN	29.20

REMARKS:

The awning was installed in 2013 for a cost of \$1,500.

The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

Canyon Lake Property Owners Association  
Detail Report by Category

Pool - C Tile, Shower		QUANTITY	160 sq. ft.
		UNIT COST	22.600
ASSET ID	1142	PERCENT REPL	102.00%
GROUP/FACILITY	54	CURRENT COST	3,688.32
CATEGORY	54	FUTURE COST	4,486.28
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/99	SALVAGE VALUE	0.00
20 YEAR USEFUL LIFE			
+8 YEAR ADJUSTMENT		MONTHLY CNTRBTN	36.88
REPLACEMENT YEAR 2027-2028		INTEREST	0.12
9 YEAR REM LIFE		MONTHLY ALLOCTN	37.00

REMARKS:

This is to replace the ceramic tile located in the exterior shower.

The measurement indicated represents the actual area to be replaced. The percentage of replacement has been increased above 100% to allow for a waste factor which should be considered when replacing this component.

The cost used on this component includes the removal and disposal of the existing material.

The useful life of this asset has been extended due to its present condition.

Pool - Drinking Fountain		QUANTITY	1 fountain
		UNIT COST	1,466.000
ASSET ID	1140	PERCENT REPL	100.00%
GROUP/FACILITY	54	CURRENT COST	1,466.00
CATEGORY	54	FUTURE COST	1,670.47
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/99	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	21.52
REPLACEMENT YEAR 2024-2025		INTEREST	0.07
6 YEAR REM LIFE		MONTHLY ALLOCTN	21.59

REMARKS:

This is a stainless steel chilled "Elkay" drinking fountain.

**Canyon Lake Property Owners Association**  
Detail Report by Category

Pool - Equipment, Defibrillator	QUANTITY	1 total
	UNIT COST	1,800.000
ASSET ID 2066	PERCENT REPL	100.00%
GROUP/FACILITY 54	CURRENT COST	1,800.00
CATEGORY 54	FUTURE COST	1,880.07
	ASSIGNED RESERVES	1,440.00
PLACED IN SERVICE 5/10	SALVAGE VALUE	0.00
10 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	17.19
REPLACEMENT YEAR 2020-2021	INTEREST	0.90
2 YEAR REM LIFE	MONTHLY ALLOCTN	18.09

REMARKS:

1 - defibrillator @ \$ 1,800.00 = \$ 1,800.00  
-----  
TOTAL = \$ 1,800.00

Pool - Fencing	QUANTITY	1 total
	UNIT COST	44,142.000
ASSET ID 1141	PERCENT REPL	100.00%
GROUP/FACILITY 54	CURRENT COST	44,142.00
CATEGORY 54	FUTURE COST	58,575.18
	ASSIGNED RESERVES	0.00
PLACED IN SERVICE 5/06	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	314.48
REPLACEMENT YEAR 2031-2032	INTEREST	1.01
13 YEAR REM LIFE	MONTHLY ALLOCTN	315.49

REMARKS:

713 lin. ft. of 6'0" fencing @ \$ 53.17 = \$ 37,910.00  
2 - 2'10" x 6'8" pedestrian restroom gates @ 930.00 = 1,860.00  
4 - 4'0" x 6'0" pedestrian pool gates @ 1,093.00 = 4,372.00  
-----  
TOTAL = \$ 44,142.00

**Canyon Lake Property Owners Association**  
Detail Report by Category

Pool - Furniture		QUANTITY	1 total
		UNIT COST	61,094.000
ASSET ID	1139	PERCENT REPL	100.00%
GROUP/FACILITY	54	CURRENT COST	61,094.00
CATEGORY	54	FUTURE COST	71,146.71
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/18	SALVAGE VALUE	0.00
7 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	774.14
REPLACEMENT YEAR	2025-2026	INTEREST	2.49
7 YEAR REM LIFE		MONTHLY ALLOCTN	776.63

REMARKS:

10 chaise lounges w/pillows  
 68 lounge/brunch chairs  
 30 sand chair  
 12 square brunch tables  
 2 rectangular brunch tables  
 9 tea tables  
 12 umbrellas, fabric w/stand

This furniture was purchased in 2018 for a cost of \$61,094.

The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

Pool - Lighting, Bollards		QUANTITY	7 fixtures
		UNIT COST	946.000
ASSET ID	1135	PERCENT REPL	100.00%
GROUP/FACILITY	54	CURRENT COST	6,622.00
CATEGORY	54	FUTURE COST	8,054.66
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/99	SALVAGE VALUE	0.00
22 YEAR USEFUL LIFE			
+6 YEAR ADJUSTMENT		MONTHLY CNTRBTN	66.21
REPLACEMENT YEAR	2027-2028	INTEREST	0.21
9 YEAR REM LIFE		MONTHLY ALLOCTN	66.42

REMARKS:

These are concrete bollards fixtures.

These lights were upgraded to LED fixtures in September 2017 for a cost of \$4,600. Therefore we have adjusted the remaining life.

**Canyon Lake Property Owners Association**  
Detail Report by Category

Pool - Lighting, Interior/Exterior		QUANTITY	1 total
		UNIT COST	2,444.000
ASSET ID	2065	PERCENT REPL	100.00%
GROUP/FACILITY	54	CURRENT COST	2,444.00
CATEGORY	54	FUTURE COST	2,784.88
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/99	SALVAGE VALUE	0.00
20 YEAR USEFUL LIFE			
+5 YEAR ADJUSTMENT		MONTHLY CNTRBTN	35.87
REPLACEMENT YEAR 2024-2025		INTEREST	0.12
6 YEAR REM LIFE		MONTHLY ALLOCTN	35.99

REMARKS:

4 - recessed fixtures	@	\$ 157.00	=	\$ 628.00
2 - w/m vapor fixtures	@	371.00	=	742.00
6 - 4' fluorescent fixtures	@	179.00	=	1,074.00
				-----
		TOTAL	=	\$ 2,444.00

Pool - Lighting, Pools		QUANTITY	2 provision
		UNIT COST	1,000.000
ASSET ID	1864	PERCENT REPL	100.00%
GROUP/FACILITY	54	CURRENT COST	2,000.00
CATEGORY	54	FUTURE COST	2,229.90
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/13	SALVAGE VALUE	0.00
10 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	34.97
REPLACEMENT YEAR 2023-2024		INTEREST	0.11
5 YEAR REM LIFE		MONTHLY ALLOCTN	35.08

REMARKS:

This is to replace the pool and wader lights.

Pool - Office, Door, Entry		QUANTITY	1 door
		UNIT COST	1,935.000
ASSET ID	1861	PERCENT REPL	100.00%
GROUP/FACILITY	54	CURRENT COST	1,935.00
CATEGORY	54	FUTURE COST	3,333.91
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/18	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	7.80
REPLACEMENT YEAR 2043-2044		INTEREST	0.03
25 YEAR REM LIFE		MONTHLY ALLOCTN	7.83



Canyon Lake Property Owners Association  
Detail Report by Category

Pool - Office, Door, Entry, Continued ...

REMARKS:

This is a 2'0" x 7'0" aluminum door with glass.

The office door was replaced in January 2018 for a cost of \$1,935.

The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

Pool - Office, Door, Rollup	QUANTITY	1 total
ASSET ID 2067	UNIT COST	820.000
GROUP/FACILITY 54	PERCENT REPL	100.00%
CATEGORY 54	CURRENT COST	820.00
	FUTURE COST	934.37
PLACED IN SERVICE 5/99	ASSIGNED RESERVES	0.00
25 YEAR USEFUL LIFE	SALVAGE VALUE	0.00
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	12.03
REPLACEMENT YEAR 2024-2025	INTEREST	0.04
6 YEAR REM LIFE	MONTHLY ALLOCTN	12.07

REMARKS:

This is a roll up door:

1 - 6'9" x 4' doors @ \$ 820.00 = \$ 820.00  
 -----  
 TOTAL = \$ 820.00

Pool - Office, HVAC	QUANTITY	1 total
ASSET ID 1869	UNIT COST	3,604.000
GROUP/FACILITY 54	PERCENT REPL	100.00%
CATEGORY 54	CURRENT COST	3,604.00
	FUTURE COST	4,679.46
PLACED IN SERVICE 8/16	ASSIGNED RESERVES	0.00
14 YEAR USEFUL LIFE	SALVAGE VALUE	0.00
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	27.62
REPLACEMENT YEAR 2030-2031	INTEREST	0.09
12 YEAR REM LIFE	MONTHLY ALLOCTN	27.71

Canyon Lake Property Owners Association  
Detail Report by Category

Pool - Office, HVAC, Continued ...

REMARKS:

A new 18K BTU Midea mini split heat pump was installed in the pool office in August 2016 for a cost of \$3,452.

The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

Pool - Office, Music	QUANTITY	1 total
	UNIT COST	1,000.000
ASSET ID 2073	PERCENT REPL	100.00%
GROUP/FACILITY 54	CURRENT COST	1,000.00
CATEGORY 54	FUTURE COST	1,022.00
	ASSIGNED RESERVES	900.00
PLACED IN SERVICE 5/09	SALVAGE VALUE	0.00
10 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	9.61
REPLACEMENT YEAR 2019-2020	INTEREST	0.56
1 YEAR REM LIFE	MONTHLY ALLOCTN	10.17

REMARKS:

This is to replace the Furman RP8 power supply, Crown amplifier and American Audio disk CD Pro 310 MKII dual CD Player.

Pool - Office, Refrigerator	QUANTITY	1 total
	UNIT COST	1,375.000
ASSET ID 1506	PERCENT REPL	100.00%
GROUP/FACILITY 54	CURRENT COST	1,375.00
CATEGORY 54	FUTURE COST	1,709.27
	ASSIGNED RESERVES	0.00
PLACED IN SERVICE 5/16	SALVAGE VALUE	0.00
12 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	12.46
REPLACEMENT YEAR 2028-2029	INTEREST	0.04
10 YEAR REM LIFE	MONTHLY ALLOCTN	12.50

REMARKS:

This is a "Turbo Air" single door refrigerator.  
m/n TGM-14RV

The actual date this item was placed-in-service was not available. For

Canyon Lake Property Owners Association  
Detail Report by Category

Pool - Office, Refrigerator, Continued ...

budgeting purposes, we have estimated this date based upon its present condition.

Pool - Office, Refurbish		QUANTITY	1 total
ASSET ID 1145		UNIT COST	5,320.000
GROUP/FACILITY 54		PERCENT REPL	100.00%
CATEGORY 54		CURRENT COST	5,320.00
		FUTURE COST	8,044.12
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE 5/12		SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	27.06
REPLACEMENT YEAR 2037-2038		INTEREST	0.09
19 YEAR REM LIFE		MONTHLY ALLOCTN	27.15

REMARKS:

These are laminated cabinets and counters:

6 lin. ft. of wood base cabinets	@	\$ 301.00	=	\$ 1,806.00
2 lin. ft. of wood wall cabinets	@	250.00	=	500.00
2 lin. ft. of wood pantry cabinets	@	587.00	=	1,174.00
10 lin. ft. of lam counter tops	@	184.00	=	1,840.00
				-----
		TOTAL	=	\$ 5,320.00

Pool - Paint, Exterior		QUANTITY	2,750 sq. ft.
ASSET ID 1147		UNIT COST	0.950
GROUP/FACILITY 54		PERCENT REPL	100.00%
CATEGORY 54		CURRENT COST	2,612.50
		FUTURE COST	2,728.71
		ASSIGNED RESERVES	1,959.38
PLACED IN SERVICE 5/12		SALVAGE VALUE	0.00
8 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	30.37
REPLACEMENT YEAR 2020-2021		INTEREST	1.24
2 YEAR REM LIFE		MONTHLY ALLOCTN	31.61

REMARKS: NONE

Canyon Lake Property Owners Association  
Detail Report by Category

Pool - Paint, Interior	QUANTITY	472 sq. ft.
	UNIT COST	1.430
ASSET ID 2069	PERCENT REPL	100.00%
GROUP/FACILITY 54	CURRENT COST	674.96
CATEGORY 54	FUTURE COST	704.98
	ASSIGNED RESERVES	506.22
PLACED IN SERVICE 5/12	SALVAGE VALUE	0.00
8 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	7.85
REPLACEMENT YEAR 2020-2021	INTEREST	0.32
2 YEAR REM LIFE	MONTHLY ALLOCTN	8.17

REMARKS:

This is to paint the floor and walls in the office area.

The restrooms do not have interior painting.

Pool - Paint, Metals	QUANTITY	4,414 sq. ft.
	UNIT COST	1.870
ASSET ID 1146	PERCENT REPL	100.00%
GROUP/FACILITY 54	CURRENT COST	8,254.18
CATEGORY 54	FUTURE COST	8,435.77
	ASSIGNED RESERVES	5,502.79
PLACED IN SERVICE 5/16	SALVAGE VALUE	0.00
3 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	240.42
REPLACEMENT YEAR 2019-2020	INTEREST	3.99
1 YEAR REM LIFE	MONTHLY ALLOCTN	244.41

REMARKS:

This is to paint the wrought iron railing at Pool area.

To ensure the longevity of wrought iron, it should be painted as recommended.

Canyon Lake Property Owners Association  
Detail Report by Category

Pool - Pool, Chair Lift		QUANTITY	1 total
		UNIT COST	6,495.000
ASSET ID	1159	PERCENT REPL	100.00%
GROUP/FACILITY	54	CURRENT COST	6,495.00
CATEGORY	54	FUTURE COST	7,400.90
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/12	SALVAGE VALUE	0.00
12 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	95.32
REPLACEMENT YEAR	2024-2025	INTEREST	0.31
6 YEAR REM LIFE		MONTHLY ALLOCTN	95.63

REMARKS:

This is to replace the "Spectrum Aquatics" chair lift.

This is a stationary, battery powered, chair lift.

Pool - Pool, Chem Controller		QUANTITY	1 total
		UNIT COST	2,453.000
ASSET ID	1156	PERCENT REPL	100.00%
GROUP/FACILITY	54	CURRENT COST	2,453.00
CATEGORY	54	FUTURE COST	3,116.43
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	8/17	SALVAGE VALUE	0.00
12 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	20.36
REPLACEMENT YEAR	2029-2030	INTEREST	0.07
11 YEAR REM LIFE		MONTHLY ALLOCTN	20.43

REMARKS:

A new IPS controller (IPS-M820) was installed in August 2017 for a cost of \$2,400.

The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

**Canyon Lake Property Owners Association**  
Detail Report by Category

Pool - Pool, Chem Pumps		QUANTITY	2 total
		UNIT COST	750.000
ASSET ID	1866	PERCENT REPL	100.00%
GROUP/FACILITY	54	CURRENT COST	1,500.00
CATEGORY	54	FUTURE COST	1,566.73
		ASSIGNED RESERVES	1,125.00
PLACED IN SERVICE	5/12	SALVAGE VALUE	0.00
8 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	17.43
REPLACEMENT YEAR	2020-2021	INTEREST	0.71
2 YEAR REM LIFE		MONTHLY ALLOCTN	18.14

REMARKS:

This is to replace the Stenner 85M5 chlorine and acid pumps.

Pool - Pool, Covers, Reels		QUANTITY	4 reels
		UNIT COST	2,500.000
ASSET ID	1151	PERCENT REPL	100.00%
GROUP/FACILITY	54	CURRENT COST	10,000.00
CATEGORY	54	FUTURE COST	12,704.57
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/04	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	83.00
REPLACEMENT YEAR	2029-2030	INTEREST	0.27
11 YEAR REM LIFE		MONTHLY ALLOCTN	83.27

REMARKS:

These are stainless steel reels (3) pool reels and (1) line reel.

Pool - Pool, Covers, Replace		QUANTITY	1 total
		UNIT COST	13,704.000
ASSET ID	1150	PERCENT REPL	100.00%
GROUP/FACILITY	54	CURRENT COST	13,704.00
CATEGORY	54	FUTURE COST	14,628.51
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/17	SALVAGE VALUE	0.00
4 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	393.53
REPLACEMENT YEAR	2021-2022	INTEREST	1.27
3 YEAR REM LIFE		MONTHLY ALLOCTN	394.80

Canyon Lake Property Owners Association  
Detail Report by Category

Pool - Pool, Covers, Replace, Continued ...

REMARKS:

This is to replace the (3) pool blankets.

1 - 480 sq. ft. wader cover	@	\$ 3,400.00	=	\$ 3,400.00	
1 - 4968 sq. ft. pool cover	@	10,304.00	=	10,304.00	
				-----	
		TOTAL	=	\$ 13,704.00	

The pool covers were replaced in 2017 for a cost of \$13,704.

The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

Pool - Pool, Deck Caulking	QUANTITY	1,228 lin. ft.
	UNIT COST	6.730
ASSET ID 1724	PERCENT REPL	100.00%
GROUP/FACILITY 54	CURRENT COST	8,264.44
CATEGORY 54	FUTURE COST	8,264.44
	ASSIGNED RESERVES	8,264.44
PLACED IN SERVICE 5/14	SALVAGE VALUE	0.00
4 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	179.30
REPLACEMENT YEAR 2018-2019	INTEREST	0.58
0 YEAR REM LIFE	MONTHLY ALLOCTN	179.88

REMARKS:

wader	-	88	lin.	ft.	
pool	-	340			
deck	-	800			
		-----			
TOTAL	=	1,228	lin.	ft.	

Deck caulking prevents moisture from seeping through the expansion joints, which otherwise could result in cracking of the deck surface. The caulking material should be carefully monitored for deterioration and replaced as soon as water tight integrity is lost.

Canyon Lake Property Owners Association  
Detail Report by Category

Pool - Pool, Deck Expansion Joints	QUANTITY	800 lin. ft.
	UNIT COST	6.730
ASSET ID 1725	PERCENT REPL	100.00%
GROUP/FACILITY 54	CURRENT COST	5,384.00
CATEGORY 54	FUTURE COST	5,384.00
	ASSIGNED RESERVES	5,384.00
PLACED IN SERVICE 5/14	SALVAGE VALUE	0.00
4 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	116.81
REPLACEMENT YEAR 2018-2019	INTEREST	0.38
0 YEAR REM LIFE	MONTHLY ALLOCTN	117.19

REMARKS:

Deck caulking prevents moisture from seeping through the expansion joints, which otherwise could result in cracking of the deck surface. The caulking material should be carefully monitored for deterioration and replaced as soon as water tight integrity is lost.

Pool - Pool, Deck Kool	QUANTITY	12,470 sq. ft.
	UNIT COST	3.290
ASSET ID 1132	PERCENT REPL	100.00%
GROUP/FACILITY 54	CURRENT COST	41,026.30
CATEGORY 54	FUTURE COST	41,026.30
	ASSIGNED RESERVES	41,026.30
PLACED IN SERVICE 5/14	SALVAGE VALUE	0.00
12 YEAR USEFUL LIFE		
-8 YEAR ADJUSTMENT	MONTHLY CNTRBTN	314.38
REPLACEMENT YEAR 2018-2019	INTEREST	1.01
0 YEAR REM LIFE	MONTHLY ALLOCTN	315.39

REMARKS:

This is typical pool deck coating.

We have included the restroom flooring.

The useful life of this asset has been decreased due to its present condition.



Canyon Lake Property Owners Association  
Detail Report by Category

Pool - Pool, Deck Replacement		QUANTITY	12,350 sq. ft.
		UNIT COST	21.000
ASSET ID	2071	PERCENT REPL	100.00%
GROUP/FACILITY	54	CURRENT COST	259,350.00
CATEGORY	54	FUTURE COST	259,350.00
		ASSIGNED RESERVES	259,350.00
PLACED IN SERVICE	5/99	SALVAGE VALUE	0.00
30 YEAR USEFUL LIFE			
-11 YEAR ADJUSTMENT		MONTHLY CNTRBTN	901.72
REPLACEMENT YEAR 2018-2019		INTEREST	2.90
0 YEAR REM LIFE		MONTHLY ALLOCTN	904.62

REMARKS:

This is to replace the pool deck.

The association is considering replacing the pool deck in 2018-2019.

The useful life of this asset has been decreased at the client's request.

Pool - Pool, Filters		QUANTITY	5 filters
		UNIT COST	2,445.000
ASSET ID	1152	PERCENT REPL	100.00%
GROUP/FACILITY	54	CURRENT COST	12,225.00
CATEGORY	54	FUTURE COST	14,869.86
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/13	SALVAGE VALUE	0.00
14 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	122.24
REPLACEMENT YEAR 2027-2028		INTEREST	0.39
9 YEAR REM LIFE		MONTHLY ALLOCTN	122.63

REMARKS:

These "Purex" triton II sand filter are approximately 36" in diameter.

Pool - Pool, Heater, 2007		QUANTITY	3 heater
		UNIT COST	5,153.000
ASSET ID	1154	PERCENT REPL	100.00%
GROUP/FACILITY	54	CURRENT COST	15,459.00
CATEGORY	54	FUTURE COST	15,799.10
		ASSIGNED RESERVES	14,170.75
PLACED IN SERVICE	5/07	SALVAGE VALUE	0.00
12 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	126.99
REPLACEMENT YEAR 2019-2020		INTEREST	8.70
1 YEAR REM LIFE		MONTHLY ALLOCTN	135.69

Canyon Lake Property Owners Association  
Detail Report by Category

Pool - Pool, Heater, 2007, Continued ...

REMARKS:

This is to replace the "Raypack" 400K BTU pool heater.

Pool - Pool, Heater, 2013	QUANTITY	1 heater
	UNIT COST	5,153.000
ASSET ID 1153	PERCENT REPL	100.00%
GROUP/FACILITY 54	CURRENT COST	5,153.00
CATEGORY 54	FUTURE COST	6,000.90
	ASSIGNED RESERVES	0.00
PLACED IN SERVICE 5/13	SALVAGE VALUE	0.00
12 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	65.30
REPLACEMENT YEAR 2025-2026	INTEREST	0.21
7 YEAR REM LIFE	MONTHLY ALLOCTN	65.51

REMARKS:

This is to replace the "Raypack" 400K BTU pool heater.

Pool - Pool, Pump & Motors	QUANTITY	1 total
	UNIT COST	12,387.000
ASSET ID 1158	PERCENT REPL	100.00%
GROUP/FACILITY 54	CURRENT COST	12,387.00
CATEGORY 54	FUTURE COST	12,938.02
	ASSIGNED RESERVES	9,909.60
PLACED IN SERVICE 5/10	SALVAGE VALUE	0.00
10 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	118.26
REPLACEMENT YEAR 2020-2021	INTEREST	6.18
2 YEAR REM LIFE	MONTHLY ALLOCTN	124.44

REMARKS:

This is to replace the pump and motor for the pool.

2 - 1.0 HP pump/motor	@	\$ 981.00	=	\$ 1,962.00
5 - 2.0 HP pump/motor	@	2,085.00	=	10,425.00
				-----
		TOTAL	=	\$ 12,387.00

**Canyon Lake Property Owners Association**  
Detail Report by Category

<b>Pool - Pool, Replastering &amp; Tile</b>	QUANTITY	1 pool
	UNIT COST	53,817.000
ASSET ID 1148	PERCENT REPL	100.00%
GROUP/FACILITY 54	CURRENT COST	53,817.00
CATEGORY 54	FUTURE COST	56,211.00
	ASSIGNED RESERVES	46,128.86
PLACED IN SERVICE 5/06	SALVAGE VALUE	0.00
12 YEAR USEFUL LIFE		
+2 YEAR ADJUSTMENT	MONTHLY CNTRBTN	386.14
REPLACEMENT YEAR 2020-2021	INTEREST	28.24
2 YEAR REM LIFE	MONTHLY ALLOCTN	414.38

REMARKS:

4,150 sq. ft. of replastering	@	\$ 8.61	=	\$ 35,732.00
336 lin. ft. of trim tile	@	26.79	=	9,001.00
463 lin. ft. of lane tile	@	19.62	=	9,084.00
				-----
			TOTAL	= \$ 53,817.00

The plaster was patched in January 2015 for a cost of \$2,080.

The useful life of this asset has been extended due to its present condition.

<b>Pool - Restrooms</b>	QUANTITY	1 total
	UNIT COST	20,116.000
ASSET ID 1144	PERCENT REPL	100.00%
GROUP/FACILITY 54	CURRENT COST	20,116.00
CATEGORY 54	FUTURE COST	22,921.71
	ASSIGNED RESERVES	0.00
PLACED IN SERVICE 5/99	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	295.23
REPLACEMENT YEAR 2024-2025	INTEREST	0.95
6 YEAR REM LIFE	MONTHLY ALLOCTN	296.18

REMARKS:

6 toilets, tank type	@	\$ 567.00	=	\$ 3,402.00
3 urinals, w/m unit w/fv	@	1,206.00	=	3,618.00
6 sinks, rectangular	@	585.00	=	3,510.00
6 lam toilet partitions	@	1,149.00	=	6,894.00
4 lam urinal partitions	@	673.00	=	2,692.00
				-----
			TOTAL	= \$ 20,116.00

Canyon Lake Property Owners Association  
Detail Report by Category

Pool - Roof, Tile, Replace		QUANTITY	1,780 sq. ft.
		UNIT COST	11.330
ASSET ID	1160	PERCENT REPL	100.00%
GROUP/FACILITY	54	CURRENT COST	20,167.40
CATEGORY	54	FUTURE COST	25,621.81
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/99	SALVAGE VALUE	0.00
30 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	167.39
REPLACEMENT YEAR 2029-2030		INTEREST	0.54
11 YEAR REM LIFE		MONTHLY ALLOCTN	167.93

REMARKS:

A funding provision has been established for repairs and/or replacement of the felt underlayment and re-installation of the original tiles.

Pool - Shade Fabric		QUANTITY	720 sq. ft.
		UNIT COST	14.650
ASSET ID	1138	PERCENT REPL	100.00%
GROUP/FACILITY	54	CURRENT COST	10,548.00
CATEGORY	54	FUTURE COST	12,830.05
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/17	SALVAGE VALUE	0.00
10 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	105.47
REPLACEMENT YEAR 2027-2028		INTEREST	0.34
9 YEAR REM LIFE		MONTHLY ALLOCTN	105.81

REMARKS:

This represents (3) shade fabric covers.

wader	-	240 sq. ft.
pool	-	480
	-	---
TOTAL	=	720 sq. ft.

The shades were replaced in 2017 for a cost of \$10,301.

The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

Canyon Lake Property Owners Association  
Detail Report by Category

Pool - Shade Structures		QUANTITY	720 sq.ft.
		UNIT COST	40.000
ASSET ID	1863	PERCENT REPL	100.00%
GROUP/FACILITY	54	CURRENT COST	28,800.00
CATEGORY	54	FUTURE COST	48,552.77
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/12	SALVAGE VALUE	0.00
30 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	120.10
REPLACEMENT YEAR	2042-2043	INTEREST	0.39
24 YEAR REM LIFE		MONTHLY ALLOCTN	120.49

REMARKS:

This represents (3) shade structures.

Pool - Signs, Bulletin Board		QUANTITY	1 board
		UNIT COST	1,028.000
ASSET ID	2070	PERCENT REPL	100.00%
GROUP/FACILITY	54	CURRENT COST	1,028.00
CATEGORY	54	FUTURE COST	1,097.35
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/09	SALVAGE VALUE	0.00
12 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	29.52
REPLACEMENT YEAR	2021-2022	INTEREST	0.09
3 YEAR REM LIFE		MONTHLY ALLOCTN	29.61

REMARKS:

This is a large 24' x 4'6" bulletin board at the office.

Pool - Storage Building		QUANTITY	70 sq. ft.
		UNIT COST	25.000
ASSET ID	1868	PERCENT REPL	100.00%
GROUP/FACILITY	54	CURRENT COST	1,750.00
CATEGORY	54	FUTURE COST	2,824.61
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/10	SALVAGE VALUE	0.00
30 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	7.85
REPLACEMENT YEAR	2040-2041	INTEREST	0.03
22 YEAR REM LIFE		MONTHLY ALLOCTN	7.88

REMARKS:

This is a 8' x 10' plastic storage structure.

Canyon Lake Property Owners Association  
Detail Report by Category

Pool - Wader, Chem Controller		QUANTITY	1 total
		UNIT COST	1,585.000
ASSET ID	1862	PERCENT REPL	100.00%
GROUP/FACILITY	54	CURRENT COST	1,585.00
CATEGORY	54	FUTURE COST	1,806.07
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/12	SALVAGE VALUE	0.00
12 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	23.26
REPLACEMENT YEAR	2024-2025	INTEREST	0.07
6 YEAR REM LIFE		MONTHLY ALLOCTN	23.33

REMARKS:

A new IPS controller (IPS-M820) was installed in April 2012 for a cost of \$1,400.

The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

Pool - Wader, Chem Pumps		QUANTITY	2 total
		UNIT COST	750.000
ASSET ID	1867	PERCENT REPL	100.00%
GROUP/FACILITY	54	CURRENT COST	1,500.00
CATEGORY	54	FUTURE COST	1,566.73
		ASSIGNED RESERVES	1,125.00
PLACED IN SERVICE	5/12	SALVAGE VALUE	0.00
8 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	17.43
REPLACEMENT YEAR	2020-2021	INTEREST	0.71
2 YEAR REM LIFE		MONTHLY ALLOCTN	18.14

REMARKS:

This is to replace the Stenner 45M5 chlorine and acid pumps.

Canyon Lake Property Owners Association  
Detail Report by Category

Pool - Wader, Filter		QUANTITY	1 filter
		UNIT COST	2,445.000
ASSET ID	2072	PERCENT REPL	100.00%
GROUP/FACILITY	54	CURRENT COST	2,445.00
CATEGORY	54	FUTURE COST	2,786.02
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/10	SALVAGE VALUE	0.00
14 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	35.88
REPLACEMENT YEAR 2024-2025		INTEREST	0.12
6 YEAR REM LIFE		MONTHLY ALLOCTN	36.00

REMARKS:

This is a "Purex" triton TR140C filter.

Pool - Wader, Heater		QUANTITY	1 heater
		UNIT COST	2,098.000
ASSET ID	1155	PERCENT REPL	100.00%
GROUP/FACILITY	54	CURRENT COST	2,098.00
CATEGORY	54	FUTURE COST	2,239.54
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	10/15	SALVAGE VALUE	0.00
6 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	60.25
REPLACEMENT YEAR 2021-2022		INTEREST	0.19
3 YEAR REM LIFE		MONTHLY ALLOCTN	60.44

REMARKS:

This is a Raypack wader heater.

The wader heater was replaced in Octber 2015 for a cost of \$1,968.

The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

**Canyon Lake Property Owners Association**  
Detail Report by Category

Pool - Wader, Pump & Motors		QUANTITY	1 total
		UNIT COST	3,101.000
ASSET ID	1865	PERCENT REPL	100.00%
GROUP/FACILITY	54	CURRENT COST	3,101.00
CATEGORY	54	FUTURE COST	3,611.25
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	10/15	SALVAGE VALUE	0.00
10 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	39.29
REPLACEMENT YEAR	2025-2026	INTEREST	0.13
7 YEAR REM LIFE		MONTHLY ALLOCTN	39.42

REMARKS:

This is to replace the pump and motor for the wader.

1 - 1.0 HP pump/motor	@	\$ 981.00	=	\$ 981.00
1 - 1.65 HP pump/motor	@	2,120.00	=	2,120.00
				-----
		TOTAL	=	\$ 3,101.00

The wader pump and motor was replaced in October 2015 for a cost of \$916.

The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

Pool - Wader, Replastering & Tile		QUANTITY	1 wader
		UNIT COST	4,192.000
ASSET ID	1149	PERCENT REPL	100.00%
GROUP/FACILITY	54	CURRENT COST	4,192.00
CATEGORY	54	FUTURE COST	5,098.93
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/17	SALVAGE VALUE	0.00
10 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	41.92
REPLACEMENT YEAR	2027-2028	INTEREST	0.13
9 YEAR REM LIFE		MONTHLY ALLOCTN	42.05

REMARKS:

1 wader replastering (450 sq. ft.)	@	\$ 1,942.00	=	\$ 1,942.00
84 lin. ft. of trim tile	@	26.79	=	2,250.00
				-----
		TOTAL	=	\$ 4,192.00

The wader was replastered in March 2017 for a cost of \$1,900.



Canyon Lake Property Owners Association  
Detail Report by Category

Pool - Water Heater	QUANTITY	1 total
	UNIT COST	4,067.000
ASSET ID 1143	PERCENT REPL	100.00%
GROUP/FACILITY 54	CURRENT COST	4,067.00
CATEGORY 54	FUTURE COST	4,436.88
	ASSIGNED RESERVES	0.00
PLACED IN SERVICE 5/12	SALVAGE VALUE	0.00
10 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	88.24
REPLACEMENT YEAR 2022-2023	INTEREST	0.28
4 YEAR REM LIFE	MONTHLY ALLOCTN	88.52

REMARKS:

1 - 50 gallon Rheem water heater @ \$ 4,067.00 = \$ 4,067.00  
-----  
TOTAL = \$ 4,067.00

m/n ES5024G  
s/n L200RR0800E00340

CATEGORY SUMMARY:	ASSIGNED RESERVES	396,792.34
	MONTHLY CNTRBTN	5,704.37
	INTEREST	66.79
	MONTHLY ALLOCTN	5,771.16

Canyon Lake Property Owners Association  
Detail Report by Category

Golf - Bridge, Pedestrian Hole #17		QUANTITY	120 sq. ft.
		UNIT COST	51.940
ASSET ID	1242	PERCENT REPL	100.00%
GROUP/FACILITY	60	CURRENT COST	6,232.80
CATEGORY	60	FUTURE COST	7,258.38
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/00	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	78.98
REPLACEMENT YEAR	2025-2026	INTEREST	0.25
7 YEAR REM LIFE		MONTHLY ALLOCTN	79.23

REMARKS:

This is a pedestrian bridge.

Golf - Bridge, Pedestrian Hole #18		QUANTITY	260 sq. ft.
		UNIT COST	51.940
ASSET ID	1243	PERCENT REPL	100.00%
GROUP/FACILITY	60	CURRENT COST	13,504.40
CATEGORY	60	FUTURE COST	13,504.40
		ASSIGNED RESERVES	13,504.40
PLACED IN SERVICE	5/93	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	54.44
REPLACEMENT YEAR	2018-2019	INTEREST	0.18
0 YEAR REM LIFE		MONTHLY ALLOCTN	54.62

REMARKS:

This is a pedestrian bridge.

Golf - Bridge, Vehicle Hole #17		QUANTITY	250 sq. ft.
		UNIT COST	128.060
ASSET ID	1244	PERCENT REPL	100.00%
GROUP/FACILITY	60	CURRENT COST	32,015.00
CATEGORY	60	FUTURE COST	32,015.00
		ASSIGNED RESERVES	32,015.00
PLACED IN SERVICE	5/93	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	129.05
REPLACEMENT YEAR	2018-2019	INTEREST	0.41
0 YEAR REM LIFE		MONTHLY ALLOCTN	129.46

REMARKS:

This is a vehicle bridge.

**Canyon Lake Property Owners Association**  
Detail Report by Category

Golf - Bunkers	QUANTITY	43 bunkers
ASSET ID 1199	UNIT COST	4,604.840
GROUP/FACILITY 60	PERCENT REPL	100.00%
CATEGORY 60	CURRENT COST	198,008.12
	FUTURE COST	230,589.36
PLACED IN SERVICE 6/17	ASSIGNED RESERVES	0.00
8 YEAR USEFUL LIFE	SALVAGE VALUE	0.00
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	2,509.03
REPLACEMENT YEAR 2025-2026	INTEREST	8.07
7 YEAR REM LIFE	MONTHLY ALLOCTN	2,517.10

REMARKS:

This is to refurbish the bunkers.

All the bunkers were refurbished in June 2017 for a cost of \$198,008

Front 9 is a total of 29,217 sq. ft. and the back 9 27,519 sq. ft.

Front 9 is a total of 3091 lin. ft. and the back 9 3221 lin. ft.

The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

Golf - Concrete, Repairs	QUANTITY	106,028 sq. ft.
ASSET ID 1231	UNIT COST	21.000
GROUP/FACILITY 60	PERCENT REPL	10.00%
CATEGORY 60	CURRENT COST	222,658.80
	FUTURE COST	253,714.47
PLACED IN SERVICE 5/89	ASSIGNED RESERVES	0.00
30 YEAR USEFUL LIFE	SALVAGE VALUE	0.00
+5 YEAR ADJUSTMENT	MONTHLY CNTRBTN	3,267.80
REPLACEMENT YEAR 2024-2025	INTEREST	10.50
6 YEAR REM LIFE	MONTHLY ALLOCTN	3,278.30

REMARKS:

These are the concrete golf paths.

Repairs are completed on an "as needed basis". Therefore we have adjusted the remaining life.

**Canyon Lake Property Owners Association**  
Detail Report by Category

<b>Golf - Drinking Fountains</b>		QUANTITY	2 fountains
		UNIT COST	1,466.000
ASSET ID	1916	PERCENT REPL	100.00%
GROUP/FACILITY	60	CURRENT COST	2,932.00
CATEGORY	60	FUTURE COST	4,630.55
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/14	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	13.68
REPLACEMENT YEAR	2039-2040	INTEREST	0.04
21 YEAR REM LIFE		MONTHLY ALLOCTN	13.72

REMARKS:

These are stainless steel drinking fountains.

<b>Golf - Fairways, Refurbish, PH1</b>		QUANTITY	557,568 sq.ft.
		UNIT COST	1.750
ASSET ID	1204	PERCENT REPL	100.00%
GROUP/FACILITY	60	CURRENT COST	975,744.00
CATEGORY	60	FUTURE COST	1,019,149.00
		ASSIGNED RESERVES	910,694.40
PLACED IN SERVICE	5/90	SALVAGE VALUE	0.00
30 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	3,914.55
REPLACEMENT YEAR	2020-2021	INTEREST	545.53
2 YEAR REM LIFE		MONTHLY ALLOCTN	4,460.08

REMARKS:

We are funding for the turf replacement and removing 4-6" below.

<b>Golf - Fairways, Refurbish, PH2</b>		QUANTITY	557,568 sq.ft.
		UNIT COST	1.750
ASSET ID	1205	PERCENT REPL	100.00%
GROUP/FACILITY	60	CURRENT COST	975,744.00
CATEGORY	60	FUTURE COST	1,041,570.27
		ASSIGNED RESERVES	881,317.16
PLACED IN SERVICE	5/90	SALVAGE VALUE	0.00
30 YEAR USEFUL LIFE			
+1 YEAR ADJUSTMENT		MONTHLY CNTRBTN	3,808.10
REPLACEMENT YEAR	2021-2022	INTEREST	528.00
3 YEAR REM LIFE		MONTHLY ALLOCTN	4,336.10

REMARKS:

We are funding for the turf replacement and removing 4-6" below.

Canyon Lake Property Owners Association  
Detail Report by Category

Golf - Fence, Chain Link		QUANTITY	1 total
		UNIT COST	39,940.000
ASSET ID	1234	PERCENT REPL	100.00%
GROUP/FACILITY	60	CURRENT COST	39,940.00
CATEGORY	60	FUTURE COST	48,580.96
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/87	SALVAGE VALUE	0.00
35 YEAR USEFUL LIFE			
+5 YEAR ADJUSTMENT		MONTHLY CNTRBTN	399.37
REPLACEMENT YEAR	2027-2028	INTEREST	1.28
9 YEAR REM LIFE		MONTHLY ALLOCTN	400.65

REMARKS:

2,000 lin. ft. of 6' fencing @ \$ 19.97 = \$ 39,940.00  
-----  
TOTAL = \$ 39,940.00

Golf - Fence, Guard Rails		QUANTITY	1 total
		UNIT COST	15,628.000
ASSET ID	1235	PERCENT REPL	100.00%
GROUP/FACILITY	60	CURRENT COST	15,628.00
CATEGORY	60	FUTURE COST	19,427.30
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/98	SALVAGE VALUE	0.00
30 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	141.66
REPLACEMENT YEAR	2028-2029	INTEREST	0.46
10 YEAR REM LIFE		MONTHLY ALLOCTN	142.12

REMARKS:

These are the guard rails at hole 17.

475 lin. ft. of 3' rail @ \$ 32.90 = \$ 15,628.00  
-----  
TOTAL = \$ 15,628.00

Canyon Lake Property Owners Association  
Detail Report by Category

Golf - Fence, Railing, Stairs	QUANTITY	335 lin. ft.
	UNIT COST	41.800
ASSET ID 1233	PERCENT REPL	100.00%
GROUP/FACILITY 60	CURRENT COST	14,003.00
CATEGORY 60	FUTURE COST	23,607.10
	ASSIGNED RESERVES	0.00
PLACED IN SERVICE 5/17	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	58.39
REPLACEMENT YEAR 2042-2043	INTEREST	0.19
24 YEAR REM LIFE	MONTHLY ALLOCTN	58.58

REMARKS:

The pipe railing was replaced in 2017 for a cost of \$14,000.

The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

Golf - Fence, Split Rail	QUANTITY	1 total
	UNIT COST	14,835.000
ASSET ID 1236	PERCENT REPL	100.00%
GROUP/FACILITY 60	CURRENT COST	14,835.00
CATEGORY 60	FUTURE COST	18,441.51
	ASSIGNED RESERVES	0.00
PLACED IN SERVICE 5/12	SALVAGE VALUE	0.00
16 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	134.47
REPLACEMENT YEAR 2028-2029	INTEREST	0.43
10 YEAR REM LIFE	MONTHLY ALLOCTN	134.90

REMARKS:

500 lin. ft. of 3' fence, 2 rail @ \$ 29.67 = \$ 14,835.00  
 -----  
 TOTAL = \$ 14,835.00

Canyon Lake Property Owners Association  
Detail Report by Category

Golf - Green, Collars		QUANTITY	18 holes
		UNIT COST	11,111.111
ASSET ID	1200	PERCENT REPL	100.00%
GROUP/FACILITY	60	CURRENT COST	200,000.00
CATEGORY	60	FUTURE COST	200,000.00
		ASSIGNED RESERVES	200,000.00
PLACED IN SERVICE	5/05	SALVAGE VALUE	0.00
8 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	2,233.62
REPLACEMENT YEAR	2018-2019	INTEREST	7.18
0 YEAR REM LIFE		MONTHLY ALLOCTN	2,240.80

REMARKS:

The collars of the green form a protective barrier between the green and fairway.

Golf - Green, Refurbish, Hole 3		QUANTITY	1 hole
		UNIT COST	30,350.000
ASSET ID	1910	PERCENT REPL	100.00%
GROUP/FACILITY	60	CURRENT COST	30,350.00
CATEGORY	60	FUTURE COST	55,819.22
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/16	SALVAGE VALUE	0.00
30 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	111.52
REPLACEMENT YEAR	2046-2047	INTEREST	0.36
28 YEAR REM LIFE		MONTHLY ALLOCTN	111.88

REMARKS:

Tee 3 was renovated in 2016 for a cost of \$29,071.

The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

**Canyon Lake Property Owners Association**  
Detail Report by Category

Golf - Green, Refurbish, PH1	QUANTITY	6 holes
ASSET ID 1201	UNIT COST	30,350.000
GROUP/FACILITY 60	PERCENT REPL	100.00%
CATEGORY 60	CURRENT COST	182,100.00
	FUTURE COST	186,106.20
PLACED IN SERVICE 5/88	ASSIGNED RESERVES	176,225.81
30 YEAR USEFUL LIFE	SALVAGE VALUE	0.00
+1 YEAR ADJUSTMENT	MONTHLY CNTRBTN	717.93
REPLACEMENT YEAR 2019-2020	INTEREST	105.44
1 YEAR REM LIFE	MONTHLY ALLOCTN	823.37

REMARKS: NONE

Golf - Green, Refurbish, PH2	QUANTITY	6 holes
ASSET ID 1202	UNIT COST	30,350.000
GROUP/FACILITY 60	PERCENT REPL	100.00%
CATEGORY 60	CURRENT COST	182,100.00
	FUTURE COST	190,200.54
PLACED IN SERVICE 5/89	ASSIGNED RESERVES	170,351.61
30 YEAR USEFUL LIFE	SALVAGE VALUE	0.00
+1 YEAR ADJUSTMENT	MONTHLY CNTRBTN	714.30
REPLACEMENT YEAR 2020-2021	INTEREST	101.99
2 YEAR REM LIFE	MONTHLY ALLOCTN	816.29

REMARKS: NONE

Golf - Green, Refurbish, PH3	QUANTITY	5 holes
ASSET ID 1203	UNIT COST	30,350.000
GROUP/FACILITY 60	PERCENT REPL	100.00%
CATEGORY 60	CURRENT COST	151,750.00
	FUTURE COST	161,987.46
PLACED IN SERVICE 5/90	ASSIGNED RESERVES	137,064.52
30 YEAR USEFUL LIFE	SALVAGE VALUE	0.00
+1 YEAR ADJUSTMENT	MONTHLY CNTRBTN	592.24
REPLACEMENT YEAR 2021-2022	INTEREST	82.12
3 YEAR REM LIFE	MONTHLY ALLOCTN	674.36

REMARKS: NONE



**Canyon Lake Property Owners Association**  
Detail Report by Category

Golf - Irrigation, Controllers		QUANTITY	31 controllers
		UNIT COST	5,483.880
ASSET ID	1211	PERCENT REPL	100.00%
GROUP/FACILITY	60	CURRENT COST	170,000.28
CATEGORY	60	FUTURE COST	181,468.95
		ASSIGNED RESERVES	143,158.13
PLACED IN SERVICE	5/02	SALVAGE VALUE	0.00
15 YEAR USEFUL LIFE			
+4 YEAR ADJUSTMENT		MONTHLY CNTRBTN	948.93
REPLACEMENT YEAR	2021-2022	INTEREST	86.83
3 YEAR REM LIFE		MONTHLY ALLOCTN	1,035.76

REMARKS:

The association received a proposal to upgrade the irrigation system at the 18 holes 79.07 acres of golf course landscaping in 2018 for an approximate cost of \$2,561,633.

The cost estimates on this asset have been provided by the client and incorporated into our report at their request.

Golf - Irrigation, System		QUANTITY	1 system
		UNIT COST	2,377,971.000
ASSET ID	1208	PERCENT REPL	100.00%
GROUP/FACILITY	60	CURRENT COST	2,377,971.00
CATEGORY	60	FUTURE COST	2,709,642.08
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/94	SALVAGE VALUE	0.00
30 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	34,899.76
REPLACEMENT YEAR	2024-2025	INTEREST	112.19
6 YEAR REM LIFE		MONTHLY ALLOCTN	35,011.95

REMARKS:

The association received a proposal to upgrade the irrigation system at the 18 holes 79.07 acres of golf course landscaping in 2018 for an approximate cost of \$2,561,633.

1 - reclaimed station improvement	@	\$ 105,649.00	=	\$ 105,649.00
1 - greens station	@	63,480.00	=	63,480.00
1 - boosters (#3/#4/#5)	@	67,094.00	=	67,094.00
1 - irrigation system*	@	2,141,748.00	=	2,141,748.00
				-----
			TOTAL	= \$ 2,377,971.00

\*This includes repiping (reclaimed/potable), irrigation laterals, heads, valves and the control system.

The cost estimates on this asset have been provided by the client and

**Canyon Lake Property Owners Association**  
Detail Report by Category

Golf - Irrigation, System, Continued ...

incorporated into our report at their request.

Golf - Irrigation, Weather Station	QUANTITY	1 total
	UNIT COST	13,662.000
ASSET ID 1212	PERCENT REPL	100.00%
GROUP/FACILITY 60	CURRENT COST	13,662.00
CATEGORY 60	FUTURE COST	17,738.83
	ASSIGNED RESERVES	0.00
PLACED IN SERVICE 5/12	SALVAGE VALUE	0.00
18 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	104.69
REPLACEMENT YEAR 2030-2031	INTEREST	0.34
12 YEAR REM LIFE	MONTHLY ALLOCTN	105.03

REMARKS:

The association received a proposal to upgrade the irrigation system at the 18 holes 79.07 acres of golf course landscaping in 2018 for an approximate cost of \$2,561,633.

The cost estimates on this asset have been provided by the client and incorporated into our report at their request.

Golf - Lake, Drainage, Repairs	QUANTITY	1 provision
	UNIT COST	25,000.000
ASSET ID 1230	PERCENT REPL	100.00%
GROUP/FACILITY 60	CURRENT COST	25,000.00
CATEGORY 60	FUTURE COST	27,873.69
	ASSIGNED RESERVES	0.00
PLACED IN SERVICE 5/18	SALVAGE VALUE	0.00
5 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	437.09
REPLACEMENT YEAR 2023-2024	INTEREST	1.41
5 YEAR REM LIFE	MONTHLY ALLOCTN	438.50

REMARKS:

The association will be renovating the golf lake in 2018 for a total cost of \$287,000.

**Canyon Lake Property Owners Association**  
Detail Report by Category

Golf - Lake, Edge, Refurbish	QUANTITY	1,170 lin. ft.
	UNIT COST	30.360
ASSET ID 1229	PERCENT REPL	100.00%
GROUP/FACILITY 60	CURRENT COST	35,521.20
CATEGORY 60	FUTURE COST	49,232.41
	ASSIGNED RESERVES	0.00
PLACED IN SERVICE 5/18	SALVAGE VALUE	0.00
15 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	222.47
REPLACEMENT YEAR 2033-2034	INTEREST	0.72
15 YEAR REM LIFE	MONTHLY ALLOCTN	223.19

REMARKS:

The association will be renovating the golf lake in 2018 for a total cost of \$287,000.

Erosin will occur along the edges of the water line. This erodin should be monitored over time and addressed as needed. Good maintenance practice would not allow the need for major repairs to accumulate to the point that they would become a major expense.

For budgeting purposes, we have included a provision for the repairs of the edges every 15 year period.

Golf - Lake, Refurbish	QUANTITY	1,170 lin. ft.
	UNIT COST	239.317
ASSET ID 1228	PERCENT REPL	100.00%
GROUP/FACILITY 60	CURRENT COST	280,000.89
CATEGORY 60	FUTURE COST	537,881.10
	ASSIGNED RESERVES	0.00
PLACED IN SERVICE 5/18	SALVAGE VALUE	0.00
30 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	973.52
REPLACEMENT YEAR 2048-2049	INTEREST	3.13
30 YEAR REM LIFE	MONTHLY ALLOCTN	976.65

REMARKS:

The association will be renovating the golf lake in 2018 for a total cost of \$287,000.

The liner should act as a sealant to prevent erodin and water loss. Our research indicates that the liner should never need complete replacement. However, some erodin will occur along the edges of the water line. This erodin should be monitored over time and addressed as needed. Good maintenance practice would not allow the need for major repairs to accumulate to the point that they would become a major expense.

For budgeting purposes, we have included a provision for the repairs of the liner over a 30 year period.

Canyon Lake Property Owners Association  
Detail Report by Category

Golf - Lake, Refurbish, Continued ...

The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

Golf - Landscape, Tree Trim/Remove		QUANTITY	1 provision
		UNIT COST	15,269.000
ASSET ID	1245	PERCENT REPL	100.00%
GROUP/FACILITY	60	CURRENT COST	15,269.00
CATEGORY	60	FUTURE COST	15,269.00
		ASSIGNED RESERVES	15,269.00
PLACED IN SERVICE	5/17	SALVAGE VALUE	0.00
1 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	1,296.24
REPLACEMENT YEAR	2018-2019	INTEREST	4.17
0 YEAR REM LIFE		MONTHLY ALLOCTN	1,300.41

REMARKS:

The trees were trimmed in 2017 for a total cost of \$15,269.

The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

Golf - Lights, Poles, Metal		QUANTITY	23 fixtures
		UNIT COST	2,386.000
ASSET ID	1240	PERCENT REPL	100.00%
GROUP/FACILITY	60	CURRENT COST	54,878.00
CATEGORY	60	FUTURE COST	65,313.87
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/96	SALVAGE VALUE	0.00
30 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	612.88
REPLACEMENT YEAR	2026-2027	INTEREST	1.97
8 YEAR REM LIFE		MONTHLY ALLOCTN	614.85

REMARKS: NONE

Canyon Lake Property Owners Association  
Detail Report by Category

Golf - Maintenance, Golf Carts		QUANTITY	12 carts
		UNIT COST	2,788.000
ASSET ID	1250	PERCENT REPL	100.00%
GROUP/FACILITY	60	CURRENT COST	33,456.00
CATEGORY	60	FUTURE COST	35,713.03
		ASSIGNED RESERVES	25,092.00
PLACED IN SERVICE	5/09	SALVAGE VALUE	0.00
12 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	271.40
REPLACEMENT YEAR 2021-2022		INTEREST	15.56
3 YEAR REM LIFE		MONTHLY ALLOCTN	286.96

REMARKS:

This is to replace the 12 golf carts.

Cart # 1	Model #EZGO	Serial #3045645	(February 2017 \$2,565)
Cart # 2	Model #2XRT	Serial #AE0523-512321	
Cart # 3	Model #Pioneer	Serial #AD0152-104033	
Cart # 4	Model #1500	Serial #GP0437-436029	
Cart # 5	Model #EZGO	Serial #2197231	
Cart # 6	Model #EZGO	Serial #2197224	
Cart # 7	Model #Club Car	Serial #A9601 480301	
Cart # 8	Model #Club Car	Serial #AC0148-097383	
Cart # 9	Model #Club Car	Serial #A9601 480286	
Cart #10	Model #Club Car	Serial #A9601 480304	
Cart #11	Model #Club Car	Serial #EG9324332071	
Cart #12	Model #EZGO	Serial #3307680	

These golf carts are replaced "as needed".

Golf - Maintenance, Log Splitter		QUANTITY	1 system
		UNIT COST	2,542.000
ASSET ID	1913	PERCENT REPL	100.00%
GROUP/FACILITY	60	CURRENT COST	2,542.00
CATEGORY	60	FUTURE COST	3,373.16
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/16	SALVAGE VALUE	0.00
15 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	18.11
REPLACEMENT YEAR 2031-2032		INTEREST	0.06
13 YEAR REM LIFE		MONTHLY ALLOCTN	18.17

REMARKS:

The association purchased a Swisher 34 ton log splitter in 2016 for a cost of \$2,435.

The current cost used on this asset is based upon actual expenditures

Canyon Lake Property Owners Association  
Detail Report by Category

Golf - Maintenance, Log Splitter, Continued ...

incurred at last replacement, and has been adjusted for inflation where applicable.

Golf - Maintenance, Pressure Washer		QUANTITY	1 washer
		UNIT COST	5,000.000
ASSET ID	1248	PERCENT REPL	100.00%
GROUP/FACILITY	60	CURRENT COST	5,000.00
CATEGORY	60	FUTURE COST	5,222.42
		ASSIGNED RESERVES	4,000.00
PLACED IN SERVICE	5/10	SALVAGE VALUE	0.00
10 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	47.74
REPLACEMENT YEAR	2020-2021	INTEREST	2.49
2 YEAR REM LIFE		MONTHLY ALLOCTN	50.23

REMARKS:

This is to replace the pressure washer.

Golf - Maintenance, Roofs, Metal		QUANTITY	3,050 sq. ft.
		UNIT COST	18.180
ASSET ID	1247	PERCENT REPL	100.00%
GROUP/FACILITY	60	CURRENT COST	55,449.00
CATEGORY	60	FUTURE COST	89,498.02
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/90	SALVAGE VALUE	0.00
50 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	248.75
REPLACEMENT YEAR	2040-2041	INTEREST	0.80
22 YEAR REM LIFE		MONTHLY ALLOCTN	249.55

REMARKS:

These are the maintenance buildings.

In order to ensure a high quality installation, the client may wish to obtain the services of an independent roofing consultant to work with the client and the roofing contractor providing installation. Consultants are available for the preparation of installation specifications and, if desired, to work with the contractor during the installation process. We have been advised that fees vary upon the size of the job and the extent of detail required by the client. However, fees for a consultant should not exceed six to eight percent of the actual roof replacement cost. The costs we have used do not include this additional expense. Should the client request, we would be happy to incorporate this into our calculations.

Canyon Lake Property Owners Association  
 Detail Report by Category

Golf - Maintenance, Septic Tank		QUANTITY	1 tank
		UNIT COST	15,208.000
ASSET ID	1251	PERCENT REPL	100.00%
GROUP/FACILITY	60	CURRENT COST	15,208.00
CATEGORY	60	FUTURE COST	26,779.06
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/09	SALVAGE VALUE	0.00
35 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	59.36
REPLACEMENT YEAR	2044-2045	INTEREST	0.19
26 YEAR REM LIFE		MONTHLY ALLOCTN	59.55

REMARKS:

This is to replace the septic tank.

Golf - Maintenance, Utility Trailer		QUANTITY	1 system
		UNIT COST	4,000.000
ASSET ID	1912	PERCENT REPL	100.00%
GROUP/FACILITY	60	CURRENT COST	4,000.00
CATEGORY	60	FUTURE COST	4,000.00
		ASSIGNED RESERVES	4,000.00
PLACED IN SERVICE	5/91	SALVAGE VALUE	0.00
15 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	25.05
REPLACEMENT YEAR	2018-2019	INTEREST	0.08
0 YEAR REM LIFE		MONTHLY ALLOCTN	25.13

REMARKS:

This is to replace the Zieman utility trailer.  
 Serial #12CT11013MW251709

Golf - Maintenance, Water Treatment		QUANTITY	1 system
		UNIT COST	27,985.000
ASSET ID	1249	PERCENT REPL	100.00%
GROUP/FACILITY	60	CURRENT COST	27,985.00
CATEGORY	60	FUTURE COST	27,985.00
		ASSIGNED RESERVES	27,985.00
PLACED IN SERVICE	5/02	SALVAGE VALUE	0.00
15 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	175.27
REPLACEMENT YEAR	2018-2019	INTEREST	0.56
0 YEAR REM LIFE		MONTHLY ALLOCTN	175.83

Canyon Lake Property Owners Association  
Detail Report by Category

Golf - Maintenance, Water Treatment, Continued ...

REMARKS:

This is currently a "Waterstax" water treatment system.

The association has received a proposal to install a SCE custom bio-system for treating and recycling waster water from the golf and turf areas.

The cost estimates on this asset have been provided by the client and incorporated into our report at their request.

Golf - Maitnenance, Storage Sheds	QUANTITY	1 total
	UNIT COST	26,842.000
ASSET ID 2087	PERCENT REPL	100.00%
GROUP/FACILITY 60	CURRENT COST	26,842.00
CATEGORY 60	FUTURE COST	28,652.83
	ASSIGNED RESERVES	24,157.80
PLACED IN SERVICE 5/91	SALVAGE VALUE	0.00
30 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	107.14
REPLACEMENT YEAR 2021-2022	INTEREST	14.48
3 YEAR REM LIFE	MONTHLY ALLOCTN	121.62

REMARKS:

1 - wood storage structure	@	\$ 4,000.00	=	\$ 4,000.00
9 - metal storage structures*	@	2,538.00	=	22,842.00
				-----
		TOTAL	=	\$ 26,842.00

\*These are medium and large sheet metal storage sheds.

Golf - Netting	QUANTITY	46,000 sq. ft.
	UNIT COST	0.930
ASSET ID 1237	PERCENT REPL	100.00%
GROUP/FACILITY 60	CURRENT COST	42,780.00
CATEGORY 60	FUTURE COST	46,670.71
	ASSIGNED RESERVES	0.00
PLACED IN SERVICE 5/16	SALVAGE VALUE	0.00
6 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	928.14
REPLACEMENT YEAR 2022-2023	INTEREST	2.98
4 YEAR REM LIFE	MONTHLY ALLOCTN	931.12



Canyon Lake Property Owners Association  
Detail Report by Category

Golf - Netting, Continued ...

REMARKS:

This is the netting at holes 7, 10 and the driving range.  
 The netting poles were painted in 2016 for a cost of \$11,730.

Golf - Paint, Metals	QUANTITY	1 total
	UNIT COST	17,747.000
ASSET ID 1239	PERCENT REPL	100.00%
GROUP/FACILITY 60	CURRENT COST	17,747.00
CATEGORY 60	FUTURE COST	18,137.43
	ASSIGNED RESERVES	11,662.31
PLACED IN SERVICE 6/16	SALVAGE VALUE	0.00
3 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	531.06
REPLACEMENT YEAR 2019-2020	INTEREST	8.53
1 YEAR REM LIFE	MONTHLY ALLOCTN	539.59

REMARKS:

2,916 sq. ft. of railing	@	\$	1.87	=	\$	5,453.00
1 metal light/netting poles*	@	\$	12,294.00	=	\$	12,294.00
						-----
			TOTAL	=	\$	17,747.00

\*The light and netting poles were painted in 2016 for a cost of \$11,730.

Golf - Paint, Restrooms	QUANTITY	2 restrooms
	UNIT COST	300.000
ASSET ID 1948	PERCENT REPL	100.00%
GROUP/FACILITY 60	CURRENT COST	600.00
CATEGORY 60	FUTURE COST	640.48
	ASSIGNED RESERVES	0.00
PLACED IN SERVICE 5/18	SALVAGE VALUE	0.00
3 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	17.23
REPLACEMENT YEAR 2021-2022	INTEREST	0.06
3 YEAR REM LIFE	MONTHLY ALLOCTN	17.29

REMARKS:

The restrooms were painted in March 2018.

Canyon Lake Property Owners Association  
Detail Report by Category

Golf - Pump Filter, Hole #11		QUANTITY	1 total
		UNIT COST	15,000.000
ASSET ID	1213	PERCENT REPL	100.00%
GROUP/FACILITY	60	CURRENT COST	15,000.00
CATEGORY	60	FUTURE COST	15,667.26
		ASSIGNED RESERVES	12,500.00
PLACED IN SERVICE	5/08	SALVAGE VALUE	0.00
12 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	122.45
REPLACEMENT YEAR	2020-2021	INTEREST	7.71
2 YEAR REM LIFE		MONTHLY ALLOCTN	130.16

REMARKS:

This is a V-2000 filter at hole 11.

Golf - Pump Filter, Hole #12		QUANTITY	1 total
		UNIT COST	15,000.000
ASSET ID	1214	PERCENT REPL	100.00%
GROUP/FACILITY	60	CURRENT COST	15,000.00
CATEGORY	60	FUTURE COST	15,667.26
		ASSIGNED RESERVES	12,500.00
PLACED IN SERVICE	5/08	SALVAGE VALUE	0.00
12 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	122.45
REPLACEMENT YEAR	2020-2021	INTEREST	7.71
2 YEAR REM LIFE		MONTHLY ALLOCTN	130.16

REMARKS:

This is a AEF filter at hole 12.

Golf - Pump Motor, Hole #11, 2010		QUANTITY	2 total
		UNIT COST	8,939.000
ASSET ID	1215	PERCENT REPL	100.00%
GROUP/FACILITY	60	CURRENT COST	17,878.00
CATEGORY	60	FUTURE COST	18,673.28
		ASSIGNED RESERVES	14,302.40
PLACED IN SERVICE	5/10	SALVAGE VALUE	0.00
10 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	170.69
REPLACEMENT YEAR	2020-2021	INTEREST	8.92
2 YEAR REM LIFE		MONTHLY ALLOCTN	179.61

REMARKS:

These are 60 h.p. motors.

Canyon Lake Property Owners Association  
Detail Report by Category

Golf - Pump Motor, Hole #11, 2017		QUANTITY	1 total
		UNIT COST	8,939.000
ASSET ID	1219	PERCENT REPL	100.00%
GROUP/FACILITY	60	CURRENT COST	8,939.00
CATEGORY	60	FUTURE COST	10,872.94
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/17	SALVAGE VALUE	0.00
10 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	89.38
REPLACEMENT YEAR	2027-2028	INTEREST	0.29
9 YEAR REM LIFE		MONTHLY ALLOCTN	89.67

REMARKS:

This is to replace the 60 h.p. motor.

The motor was replaced in June 2017 for a cost of \$8,939.

The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

Golf - Pump Motor, Hole #12, 2007		QUANTITY	1 total
		UNIT COST	8,312.000
ASSET ID	1216	PERCENT REPL	100.00%
GROUP/FACILITY	60	CURRENT COST	8,312.00
CATEGORY	60	FUTURE COST	8,872.75
		ASSIGNED RESERVES	6,530.86
PLACED IN SERVICE	5/07	SALVAGE VALUE	0.00
10 YEAR USEFUL LIFE			
+4 YEAR ADJUSTMENT		MONTHLY CNTRBTN	59.27
REPLACEMENT YEAR	2021-2022	INTEREST	4.01
3 YEAR REM LIFE		MONTHLY ALLOCTN	63.28

REMARKS:

This is 30 h.p. motor.

The pressure switch and transducer were replaced in 2017 for a cost of \$1,514.

The useful life of this asset has been extended due to its present condition.

**Canyon Lake Property Owners Association**  
Detail Report by Category

Golf - Pump Motor, Hole #12, 2013		QUANTITY	1 total
		UNIT COST	8,312.000
ASSET ID	1217	PERCENT REPL	100.00%
GROUP/FACILITY	60	CURRENT COST	8,312.00
CATEGORY	60	FUTURE COST	9,267.44
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/13	SALVAGE VALUE	0.00
10 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	145.32
REPLACEMENT YEAR 2023-2024		INTEREST	0.47
5 YEAR REM LIFE		MONTHLY ALLOCTN	145.79

REMARKS:

This is 30 h.p. motor.

The information used on this asset has been provided with the assistance of the client's maintenance contractor.

Golf - Pump Motor, Hole #6		QUANTITY	1 total
		UNIT COST	8,312.000
ASSET ID	1218	PERCENT REPL	100.00%
GROUP/FACILITY	60	CURRENT COST	8,312.00
CATEGORY	60	FUTURE COST	9,892.65
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/16	SALVAGE VALUE	0.00
10 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	92.83
REPLACEMENT YEAR 2026-2027		INTEREST	0.30
8 YEAR REM LIFE		MONTHLY ALLOCTN	93.13

REMARKS:

This is 30 h.p. pump and motor.

This pump was replaced in 2016 for a cost of \$8,312.

The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

**Canyon Lake Property Owners Association**  
Detail Report by Category

Golf - Pump Station, Hole #11		QUANTITY	1 total
		UNIT COST	25,000.000
ASSET ID	1225	PERCENT REPL	100.00%
GROUP/FACILITY	60	CURRENT COST	25,000.00
CATEGORY	60	FUTURE COST	32,460.17
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/00	SALVAGE VALUE	0.00
30 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	191.57
REPLACEMENT YEAR	2030-2031	INTEREST	0.62
12 YEAR REM LIFE		MONTHLY ALLOCTN	192.19

REMARKS:

This is to replace the pump station.

Golf - Pump Station, Hole #12		QUANTITY	1 total
		UNIT COST	15,000.000
ASSET ID	1226	PERCENT REPL	100.00%
GROUP/FACILITY	60	CURRENT COST	15,000.00
CATEGORY	60	FUTURE COST	17,092.15
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/04	SALVAGE VALUE	0.00
20 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	220.14
REPLACEMENT YEAR	2024-2025	INTEREST	0.71
6 YEAR REM LIFE		MONTHLY ALLOCTN	220.85

REMARKS:

This is to replace the pump station.

Golf - Pump Station, Hole #6		QUANTITY	1 total
		UNIT COST	10,000.000
ASSET ID	1227	PERCENT REPL	100.00%
GROUP/FACILITY	60	CURRENT COST	10,000.00
CATEGORY	60	FUTURE COST	10,000.00
		ASSIGNED RESERVES	10,000.00
PLACED IN SERVICE	5/94	SALVAGE VALUE	0.00
20 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	48.66
REPLACEMENT YEAR	2018-2019	INTEREST	0.16
0 YEAR REM LIFE		MONTHLY ALLOCTN	48.82

REMARKS:

This is to replace the pump station.

Canyon Lake Property Owners Association  
Detail Report by Category

Golf - Pump, Hole #11, 2010		QUANTITY	2 pumps
		UNIT COST	8,500.000
ASSET ID	1220	PERCENT REPL	100.00%
GROUP/FACILITY	60	CURRENT COST	17,000.00
CATEGORY	60	FUTURE COST	22,072.91
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/10	SALVAGE VALUE	0.00
20 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	130.27
REPLACEMENT YEAR	2030-2031	INTEREST	0.42
12 YEAR REM LIFE		MONTHLY ALLOCTN	130.69

REMARKS:

These are (2) 60 h.p. pumps.

The information used on this asset has been provided with the assistance of the client's maintenance contractor.

Golf - Pump, Hole #11, 2017		QUANTITY	1 total
		UNIT COST	8,500.000
ASSET ID	1221	PERCENT REPL	100.00%
GROUP/FACILITY	60	CURRENT COST	8,500.00
CATEGORY	60	FUTURE COST	12,852.45
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/17	SALVAGE VALUE	0.00
20 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	43.23
REPLACEMENT YEAR	2037-2038	INTEREST	0.14
19 YEAR REM LIFE		MONTHLY ALLOCTN	43.37

REMARKS:

This is to replace the pump.

The information used on this asset has been provided with the assistance of the client's maintenance contractor.

Canyon Lake Property Owners Association  
Detail Report by Category

Golf - Pump, Hole #12, 2007		QUANTITY	1 total
		UNIT COST	8,500.000
ASSET ID	1222	PERCENT REPL	100.00%
GROUP/FACILITY	60	CURRENT COST	8,500.00
CATEGORY	60	FUTURE COST	10,338.96
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/07	SALVAGE VALUE	0.00
20 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	84.99
REPLACEMENT YEAR 2027-2028		INTEREST	0.27
9 YEAR REM LIFE		MONTHLY ALLOCTN	85.26

REMARKS:

This is to replace the pump.

Golf - Pump, Hole #12, 2013		QUANTITY	1 total
		UNIT COST	8,500.000
ASSET ID	1223	PERCENT REPL	100.00%
GROUP/FACILITY	60	CURRENT COST	8,500.00
CATEGORY	60	FUTURE COST	11,781.01
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/13	SALVAGE VALUE	0.00
20 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	53.24
REPLACEMENT YEAR 2033-2034		INTEREST	0.17
15 YEAR REM LIFE		MONTHLY ALLOCTN	53.41

REMARKS:

This is to replace the pump.

Golf - Pump, Hole #6		QUANTITY	1 total
		UNIT COST	8,500.000
ASSET ID	1224	PERCENT REPL	100.00%
GROUP/FACILITY	60	CURRENT COST	8,500.00
CATEGORY	60	FUTURE COST	9,273.05
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/02	SALVAGE VALUE	0.00
20 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	184.41
REPLACEMENT YEAR 2022-2023		INTEREST	0.59
4 YEAR REM LIFE		MONTHLY ALLOCTN	185.00

REMARKS:

This is to replace the pump.

**Canyon Lake Property Owners Association**  
Detail Report by Category

<b>Golf - Restrooms (Holes #6 &amp; #16)</b>		QUANTITY	1 total
ASSET ID	1238	UNIT COST	9,068.000
GROUP/FACILITY	60	PERCENT REPL	100.00%
CATEGORY	60	CURRENT COST	9,068.00
		FUTURE COST	9,679.75
PLACED IN SERVICE	5/93	ASSIGNED RESERVES	8,096.43
25 YEAR USEFUL LIFE		SALVAGE VALUE	0.00
+3 YEAR ADJUSTMENT		MONTHLY CNTRBTN	37.97
REPLACEMENT YEAR	2021-2022	INTEREST	4.86
3 YEAR REM LIFE		MONTHLY ALLOCTN	42.83

REMARKS:

4 toilets, tank type	@	\$ 567.00	=	\$ 2,268.00
2 urinals, w/m unit w/fv	@	1,206.00	=	2,412.00
4 sinks, rectangular	@	585.00	=	2,340.00
4 - 3'0" x 6'8" SCHB doors	@	512.00	=	2,048.00
				-----
		TOTAL	=	\$ 9,068.00

The useful life of this asset has been extended due to its present condition.

<b>Golf - Restrooms, Flooring</b>		QUANTITY	2 restrooms
ASSET ID	1915	UNIT COST	1,415.000
GROUP/FACILITY	60	PERCENT REPL	100.00%
CATEGORY	60	CURRENT COST	2,830.00
		FUTURE COST	4,875.95
PLACED IN SERVICE	5/18	ASSIGNED RESERVES	0.00
25 YEAR USEFUL LIFE		SALVAGE VALUE	0.00
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	11.41
REPLACEMENT YEAR	2043-2044	INTEREST	0.04
25 YEAR REM LIFE		MONTHLY ALLOCTN	11.45

REMARKS:

Ceramic tile was installed in the restrooms at restroom holes 6 and 16 for a total cost of \$2,830.

The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.



**Canyon Lake Property Owners Association**  
Detail Report by Category

Golf - Roof, Tile, Replace		QUANTITY	420 sq. ft.
		UNIT COST	11.330
ASSET ID	1241	PERCENT REPL	100.00%
GROUP/FACILITY	60	CURRENT COST	4,758.60
CATEGORY	60	FUTURE COST	5,079.63
		ASSIGNED RESERVES	4,282.74
PLACED IN SERVICE	5/91	SALVAGE VALUE	0.00
30 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	18.99
REPLACEMENT YEAR	2021-2022	INTEREST	2.57
3 YEAR REM LIFE		MONTHLY ALLOCTN	21.56

REMARKS:

A funding provision has been established for repairs and/or replacement of the felt underlayment and re-installation of the original tiles.

Golf - Tunnels		QUANTITY	330 lin. ft.
		UNIT COST	42.425
ASSET ID	1246	PERCENT REPL	100.00%
GROUP/FACILITY	60	CURRENT COST	14,000.25
CATEGORY	60	FUTURE COST	14,000.25
		ASSIGNED RESERVES	14,000.25
PLACED IN SERVICE	5/93	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	56.44
REPLACEMENT YEAR	2018-2019	INTEREST	0.18
0 YEAR REM LIFE		MONTHLY ALLOCTN	56.62

REMARKS:

There are two tunnels located near hole 5 and 9.

The association is currently considering upgrading the tunnels in 2018-2019 for a cost of \$14,000.

The cost estimates on this asset have been provided by the client and incorporated into our report at their request.

**Canyon Lake Property Owners Association**  
Detail Report by Category

Golf - Walls, Block, Repairs		QUANTITY	5,070 sq. ft.
		UNIT COST	26.040
ASSET ID	1232	PERCENT REPL	10.00%
GROUP/FACILITY	60	CURRENT COST	13,202.28
CATEGORY	60	FUTURE COST	16,411.86
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/03	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	119.67
REPLACEMENT YEAR	2028-2029	INTEREST	0.38
10 YEAR REM LIFE		MONTHLY ALLOCTN	120.05

REMARKS:

It is estimated that a percentage of the block walls will require repair or replacement. The actual condition of the block walls should be monitored through time and the estimates adjusted accordingly.

CATEGORY SUMMARY:	ASSIGNED RESERVES	2,858,709.82
	MONTHLY CNTRBTN	62,807.34
	INTEREST	1,689.50
	MONTHLY ALLOCTN	64,496.84

Canyon Lake Property Owners Association  
Detail Report by Category

Country Club - Bar, Bar Sink/Drink		QUANTITY	1 lin. ft.
		UNIT COST	697.000
ASSET ID	1790	PERCENT REPL	100.00%
GROUP/FACILITY	70	CURRENT COST	697.00
CATEGORY	70	FUTURE COST	945.25
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/17	SALVAGE VALUE	0.00
15 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	4.64
REPLACEMENT YEAR	2032-2033	INTEREST	0.01
14 YEAR REM LIFE		MONTHLY ALLOCTN	4.65

REMARKS:

A new bar sink, drink filler with an ice bin was installed in 2017 for a cost if \$697.

The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

Country Club - Bar, Bar Station		QUANTITY	11 lin. ft.
		UNIT COST	466.000
ASSET ID	1745	PERCENT REPL	100.00%
GROUP/FACILITY	70	CURRENT COST	5,126.00
CATEGORY	70	FUTURE COST	6,951.70
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/17	SALVAGE VALUE	0.00
15 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	34.15
REPLACEMENT YEAR	2032-2033	INTEREST	0.11
14 YEAR REM LIFE		MONTHLY ALLOCTN	34.26

REMARKS:

This is a 11' stainless steel (3) sink, 6 containers bar station.

**Canyon Lake Property Owners Association**  
Detail Report by Category

Country Club - Bar, Cooler		QUANTITY	1 total
		UNIT COST	5,008.000
ASSET ID	1438	PERCENT REPL	100.00%
GROUP/FACILITY	70	CURRENT COST	5,008.00
CATEGORY	70	FUTURE COST	6,091.47
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	9/17	SALVAGE VALUE	0.00
10 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	50.08
REPLACEMENT YEAR	2027-2028	INTEREST	0.16
9 YEAR REM LIFE		MONTHLY ALLOCTN	50.24

REMARKS:

1 - "True" TDD3S 70" stainless kegerator #20 @ \$ 3,073.00 = \$ 3,073.00  
 1 - "True" TD5018S stainless bar cooler #18 @ 1,935.00 = 1,935.00  
 -----  
 TOTAL = \$ 5,008.00

A new kegerator was purchased for a cost of \$3,073 and the cooler was purchased for a cost of \$1,935 in September 2017.

The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

Country Club - Bar, Counter		QUANTITY	64 lin.ft.
		UNIT COST	317.141
ASSET ID	1750	PERCENT REPL	100.00%
GROUP/FACILITY	70	CURRENT COST	20,297.02
CATEGORY	70	FUTURE COST	24,688.25
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	9/17	SALVAGE VALUE	0.00
10 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	202.95
REPLACEMENT YEAR	2027-2028	INTEREST	0.65
9 YEAR REM LIFE		MONTHLY ALLOCTN	203.60

REMARKS:

This includes the bar area, hostess counter and mens restroom.

New counters were installed in 2017 for a cost of \$20,297

The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

Canyon Lake Property Owners Association  
Detail Report by Category

Country Club - Bar, Foot Rest		QUANTITY	1 total
		UNIT COST	624.000
ASSET ID	1791	PERCENT REPL	100.00%
GROUP/FACILITY	70	CURRENT COST	624.00
CATEGORY	70	FUTURE COST	846.25
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/17	SALVAGE VALUE	0.00
15 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	4.16
REPLACEMENT YEAR	2032-2033	INTEREST	0.01
14 YEAR REM LIFE		MONTHLY ALLOCTN	4.17

REMARKS:

New foot rests were installed in 2017 for a cost of \$624.

The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

Country Club - Bar, Furniture		QUANTITY	1 total
		UNIT COST	11,511.000
ASSET ID	1747	PERCENT REPL	100.00%
GROUP/FACILITY	70	CURRENT COST	11,511.00
CATEGORY	70	FUTURE COST	15,954.25
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/17	SALVAGE VALUE	0.00
16 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	72.09
REPLACEMENT YEAR	2033-2034	INTEREST	0.23
15 YEAR REM LIFE		MONTHLY ALLOCTN	72.32

REMARKS:

3 bar tables	@	\$ 753.00	=	\$ 2,259.00
36 barstools	@	257.00	=	9,252.00
				-----
		TOTAL	=	\$ 11,511.00

**Canyon Lake Property Owners Association**  
Detail Report by Category

Country Club - Bar, Refrig, U/C		QUANTITY	1 refrig
		UNIT COST	1,900.000
ASSET ID	1961	PERCENT REPL	100.00%
GROUP/FACILITY	70	CURRENT COST	1,900.00
CATEGORY	70	FUTURE COST	1,984.52
		ASSIGNED RESERVES	1,583.33
PLACED IN SERVICE	5/08	SALVAGE VALUE	0.00
12 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	15.51
REPLACEMENT YEAR	2020-2021	INTEREST	0.98
2 YEAR REM LIFE		MONTHLY ALLOCTN	16.49

REMARKS:

This is a True #19 two door under counter refrigerator.

Country Club - Bar, Refrig, Walkin		QUANTITY	1 unit
		UNIT COST	8,380.000
ASSET ID	1754	PERCENT REPL	100.00%
GROUP/FACILITY	70	CURRENT COST	8,380.00
CATEGORY	70	FUTURE COST	9,343.26
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/08	SALVAGE VALUE	0.00
15 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	146.51
REPLACEMENT YEAR	2023-2024	INTEREST	0.47
5 YEAR REM LIFE		MONTHLY ALLOCTN	146.98

REMARKS:

This is #16 8'x9' walk in beer refrigerator and is located in the dry storage area.

This refirgerator is equipped with a larkin fan.

Country Club - Bar, Shelves		QUANTITY	1 total
		UNIT COST	10,380.000
ASSET ID	1746	PERCENT REPL	100.00%
GROUP/FACILITY	70	CURRENT COST	10,380.00
CATEGORY	70	FUTURE COST	14,076.99
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/17	SALVAGE VALUE	0.00
15 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	69.16
REPLACEMENT YEAR	2032-2033	INTEREST	0.22
14 YEAR REM LIFE		MONTHLY ALLOCTN	69.38

Canyon Lake Property Owners Association  
Detail Report by Category

Country Club - Bar, Shelves, Continued ...

REMARKS:

17 lin. ft. of stainless steel shelves*	@	\$ 448.00	=	\$ 7,616.00
4 lin. ft. of wood shelves w/stone top*	@	691.00	=	2,764.00
				-----
		TOTAL	=	\$ 10,380.00

\*This includes the 5'5" double liquor shelves and (2) overhead wine racks.

\*\*This is a liquor shelf .

New tile for the cabinets was installed in 2017 for a cost of \$2,553.

Country Club - Equipment	QUANTITY	1 total
	UNIT COST	1,800.000
ASSET ID 1397	PERCENT REPL	100.00%
GROUP/FACILITY 70	CURRENT COST	1,800.00
CATEGORY 70	FUTURE COST	2,006.91
	ASSIGNED RESERVES	0.00
PLACED IN SERVICE 5/00	SALVAGE VALUE	0.00
10 YEAR USEFUL LIFE		
+13 YEAR ADJUSTMENT	MONTHLY CNTRBTN	31.47
REPLACEMENT YEAR 2023-2024	INTEREST	0.10
5 YEAR REM LIFE	MONTHLY ALLOCTN	31.57

REMARKS:

1 - defibrillator	@	\$ 1,800.00	=	\$ 1,800.00
				-----
		TOTAL	=	\$ 1,800.00

The useful life of this asset has been extended due to its present condition.

Canyon Lake Property Owners Association  
Detail Report by Category

Country Club - Ext, BBQ		QUANTITY	1 BBQ
		UNIT COST	4,790.000
ASSET ID	1406	PERCENT REPL	100.00%
GROUP/FACILITY	70	CURRENT COST	4,790.00
CATEGORY	70	FUTURE COST	5,700.89
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/16	SALVAGE VALUE	0.00
10 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	53.50
REPLACEMENT YEAR	2026-2027	INTEREST	0.17
8 YEAR REM LIFE		MONTHLY ALLOCTN	53.67

REMARKS:

This is a "Magic Cater" 60" 8 burner outdoor grill.

A new barbecue was purchased in 2016 for a cost of \$4,588.

The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

Country Club - Ext, Door, Entry New		QUANTITY	1 total
		UNIT COST	6,765.000
ASSET ID	1730	PERCENT REPL	100.00%
GROUP/FACILITY	70	CURRENT COST	6,765.00
CATEGORY	70	FUTURE COST	10,919.12
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/18	SALVAGE VALUE	0.00
22 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	30.35
REPLACEMENT YEAR	2040-2041	INTEREST	0.10
22 YEAR REM LIFE		MONTHLY ALLOCTN	30.45

REMARKS:

These are aluminum framed glass double doors and single doors with closers.

1 - 3'0" x 6'8" single doors	@	\$ 2,817.00	=	\$ 2,817.00
1 - 3'0" x 6'8" double doors	@	3,948.00	=	3,948.00
				-----
		TOTAL	=	\$ 6,765.00

The bar door was replaced in 2018 for a cost of \$2,450 and the exit to the golf course was replaced in August 2016 for a cost of \$3,215. Two closures were replaced in 2017 for a cost of \$733.



Canyon Lake Property Owners Association  
Detail Report by Category

Country Club - Ext, Door, Entry Old		QUANTITY	1 total
		UNIT COST	18,609.000
ASSET ID	1344	PERCENT REPL	100.00%
GROUP/FACILITY	70	CURRENT COST	18,609.00
CATEGORY	70	FUTURE COST	20,301.43
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/00	SALVAGE VALUE	0.00
22 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	403.74
REPLACEMENT YEAR	2022-2023	INTEREST	1.30
4 YEAR REM LIFE		MONTHLY ALLOCTN	405.04

REMARKS:

These are aluminum framed glass double doors and single doors with closers.

1 - 3'0" x 6'8" single doors	@	\$ 2,817.00	=	\$ 2,817.00
4 - 3'0" x 6'8" double doors	@	3,948.00	=	15,792.00
				-----
		TOTAL	=	\$ 18,609.00

Country Club - Ext, Door, Utility		QUANTITY	1 total
		UNIT COST	8,740.000
ASSET ID	1412	PERCENT REPL	100.00%
GROUP/FACILITY	70	CURRENT COST	8,740.00
CATEGORY	70	FUTURE COST	10,178.12
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/00	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	110.75
REPLACEMENT YEAR	2025-2026	INTEREST	0.36
7 YEAR REM LIFE		MONTHLY ALLOCTN	111.11

REMARKS:

5 - 3'0" x 6'8" metal doors	@	\$ 1,748.00	=	\$ 8,740.00
				-----
		TOTAL	=	\$ 8,740.00

Canyon Lake Property Owners Association  
Detail Report by Category

Country Club - Ext, Drink Fountain		QUANTITY	1 fountain
		UNIT COST	1,466.000
ASSET ID	1407	PERCENT REPL	100.00%
GROUP/FACILITY	70	CURRENT COST	1,466.00
CATEGORY	70	FUTURE COST	1,783.17
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/02	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	14.66
REPLACEMENT YEAR 2027-2028		INTEREST	0.05
9 YEAR REM LIFE		MONTHLY ALLOCTN	14.71

REMARKS:

This is a Elkay stainless steel drinking fountain. This drinking fountain is located near the golf cart area.

Country Club - Ext, Fencing, Entry		QUANTITY	1 total
		UNIT COST	16,437.000
ASSET ID	1409	PERCENT REPL	100.00%
GROUP/FACILITY	70	CURRENT COST	16,437.00
CATEGORY	70	FUTURE COST	16,437.00
		ASSIGNED RESERVES	16,437.00
PLACED IN SERVICE	5/02	SALVAGE VALUE	0.00
18 YEAR USEFUL LIFE			
-2 YEAR ADJUSTMENT		MONTHLY CNTRBTN	87.63
REPLACEMENT YEAR 2018-2019		INTEREST	0.28
0 YEAR REM LIFE		MONTHLY ALLOCTN	87.91

REMARKS:

This fencing and gates are located at the entrance to the country club.

180 lin. ft. of 5'8" fencing	@	\$ 53.17	=	\$ 9,571.00
2 - 13'0" x 5'8" vehicle gates	@	3,433.00	=	6,866.00
				-----
		TOTAL	=	\$ 16,437.00

The useful life of this asset has been decreased due to its present condition.

Canyon Lake Property Owners Association  
Detail Report by Category

Country Club - Ext, Fencing, Golf	QUANTITY	1 total
	UNIT COST	14,761.000
ASSET ID 1768	PERCENT REPL	100.00%
GROUP/FACILITY 70	CURRENT COST	14,761.00
CATEGORY 70	FUTURE COST	16,819.81
	ASSIGNED RESERVES	0.00
PLACED IN SERVICE 5/02	SALVAGE VALUE	0.00
18 YEAR USEFUL LIFE		
+4 YEAR ADJUSTMENT	MONTHLY CNTRBTN	216.64
REPLACEMENT YEAR 2024-2025	INTEREST	0.70
6 YEAR REM LIFE	MONTHLY ALLOCTN	217.34

REMARKS:

This fencing and gates are located at the golf area of the country club.

66 lin. ft. of 8'0" fencing	@	\$ 69.20	=	\$ 4,567.00
2 - 8'0" x 4'0" gates	@	1,457.00	=	2,914.00
4 - 8'0" x 4'10" gates	@	1,820.00	=	7,280.00
				-----
		TOTAL	=	\$ 14,761.00

Country Club - Ext, Flag Pole	QUANTITY	1 pole
	UNIT COST	6,159.000
ASSET ID 1743	PERCENT REPL	100.00%
GROUP/FACILITY 70	CURRENT COST	6,159.00
CATEGORY 70	FUTURE COST	7,996.89
	ASSIGNED RESERVES	0.00
PLACED IN SERVICE 5/90	SALVAGE VALUE	0.00
40 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	47.20
REPLACEMENT YEAR 2030-2031	INTEREST	0.15
12 YEAR REM LIFE	MONTHLY ALLOCTN	47.35

REMARKS:

This is a 40' steel flag pole at the entrance to the country club.

Canyon Lake Property Owners Association  
Detail Report by Category

Country Club - Ext, Fountain		QUANTITY	1 fountain
		UNIT COST	5,000.000
ASSET ID	1419	PERCENT REPL	100.00%
GROUP/FACILITY	70	CURRENT COST	5,000.00
CATEGORY	70	FUTURE COST	5,000.00
		ASSIGNED RESERVES	5,000.00
PLACED IN SERVICE	5/02	SALVAGE VALUE	0.00
10 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	45.32
REPLACEMENT YEAR	2018-2019	INTEREST	0.15
0 YEAR REM LIFE		MONTHLY ALLOCTN	45.47

REMARKS:

This is a three pond system.

We have included a provision for the replacement of the fountain, filter, pump and motors and associated items necessary for the repair and/or replacement of the water feature.

Country Club - Ext, Ice Machines		QUANTITY	2 total
		UNIT COST	6,092.000
ASSET ID	1733	PERCENT REPL	100.00%
GROUP/FACILITY	70	CURRENT COST	12,184.00
CATEGORY	70	FUTURE COST	13,005.96
		ASSIGNED RESERVES	9,050.97
PLACED IN SERVICE	9/09	SALVAGE VALUE	0.00
10 YEAR USEFUL LIFE			
+2 YEAR ADJUSTMENT		MONTHLY CNTRBTN	101.23
REPLACEMENT YEAR	2021-2022	INTEREST	5.62
3 YEAR REM LIFE		MONTHLY ALLOCTN	106.85

REMARKS:

This is to replace the (2) Hoshizaki ice machines. (#1 and #14)

The useful life of this asset has been extended due to its present condition.

**Canyon Lake Property Owners Association**  
Detail Report by Category

Country Club - Ext, Light, Bollard		QUANTITY	9 fixtures
		UNIT COST	946.000
ASSET ID	1403	PERCENT REPL	100.00%
GROUP/FACILITY	70	CURRENT COST	8,514.00
CATEGORY	70	FUTURE COST	9,288.32
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/00	SALVAGE VALUE	0.00
22 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	184.72
REPLACEMENT YEAR	2022-2023	INTEREST	0.59
4 YEAR REM LIFE		MONTHLY ALLOCTN	185.31

REMARKS:

These are metal bollard lights.

Country Club - Ext, Light, Building		QUANTITY	1 total
		UNIT COST	1,099.000
ASSET ID	1729	PERCENT REPL	100.00%
GROUP/FACILITY	70	CURRENT COST	1,099.00
CATEGORY	70	FUTURE COST	1,396.23
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	10/17	SALVAGE VALUE	0.00
12 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	9.12
REPLACEMENT YEAR	2029-2030	INTEREST	0.03
11 YEAR REM LIFE		MONTHLY ALLOCTN	9.15

REMARKS:

These are exterior building lights:

7 - recessed fixtures @ \$ 157.00 = \$ 1,099.00  
 -----  
 TOTAL = \$ 1,099.00

Country Club - Ext, Light, Grounds		QUANTITY	1 total
		UNIT COST	1,896.000
ASSET ID	1744	PERCENT REPL	100.00%
GROUP/FACILITY	70	CURRENT COST	1,896.00
CATEGORY	70	FUTURE COST	1,896.00
		ASSIGNED RESERVES	1,896.00
PLACED IN SERVICE	5/00	SALVAGE VALUE	0.00
15 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	11.87
REPLACEMENT YEAR	2018-2019	INTEREST	0.04
0 YEAR REM LIFE		MONTHLY ALLOCTN	11.91

Canyon Lake Property Owners Association  
Detail Report by Category

Country Club - Ext, Light, Grounds, Continued ...

REMARKS:

4 - large spot lights	@	\$ 376.00	=	\$ 1,504.00
2 - p/m flood lights	@	196.00	=	392.00
				-----
		TOTAL	=	\$ 1,896.00

Country Club - Ext, Light, Parking
------------------------------------

	QUANTITY	1 total
	UNIT COST	13,817.000
ASSET ID 1402	PERCENT REPL	100.00%
GROUP/FACILITY 70	CURRENT COST	13,817.00
CATEGORY 70	FUTURE COST	21,351.66
	ASSIGNED RESERVES	0.00
PLACED IN SERVICE 5/14	SALVAGE VALUE	0.00
24 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	67.24
REPLACEMENT YEAR 2038-2039	INTEREST	0.22
20 YEAR REM LIFE	MONTHLY ALLOCTN	67.46

REMARKS:

These are 25' poles with light fixtures.

4 - 25' poles w/triple fixtures	@	\$ 3,188.00	=	\$ 12,752.00
1 - 25' poles w/single fixture	@	1,065.00	=	1,065.00
				-----
		TOTAL	=	\$ 13,817.00

Country Club - Ext, Paint, Building
-------------------------------------

	QUANTITY	8,320 sq. ft.
	UNIT COST	0.950
ASSET ID 1416	PERCENT REPL	100.00%
GROUP/FACILITY 70	CURRENT COST	7,904.00
CATEGORY 70	FUTURE COST	7,904.00
	ASSIGNED RESERVES	7,904.00
PLACED IN SERVICE 5/12	SALVAGE VALUE	0.00
8 YEAR USEFUL LIFE		
-2 YEAR ADJUSTMENT	MONTHLY CNTRBTN	88.27
REPLACEMENT YEAR 2018-2019	INTEREST	0.28
0 YEAR REM LIFE	MONTHLY ALLOCTN	88.55

REMARKS:

The useful life of this asset has been decreased due to its present condition.

**Canyon Lake Property Owners Association**  
Detail Report by Category

Country Club - Ext, Paint, Metals		QUANTITY	1 total
		UNIT COST	13,080.000
ASSET ID	1415	PERCENT REPL	100.00%
GROUP/FACILITY	70	CURRENT COST	13,080.00
CATEGORY	70	FUTURE COST	13,661.85
		ASSIGNED RESERVES	3,847.06
PLACED IN SERVICE	7/17	SALVAGE VALUE	0.00
3 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	399.59
REPLACEMENT YEAR	2020-2021	INTEREST	3.54
2 YEAR REM LIFE		MONTHLY ALLOCTN	403.13

REMARKS:

6,171 sq.ft. of fence/rail/gates	@	\$ 1.87	=	\$ 11,540.00
14 - light standards	@	110.00	=	1,540.00
				-----
		TOTAL	=	\$ 13,080.00

To ensure the longevity of wrought iron, it should be painted as recommended.

Country Club - Ext, Railing		QUANTITY	1,100 lin. ft.
		UNIT COST	14.000
ASSET ID	1410	PERCENT REPL	100.00%
GROUP/FACILITY	70	CURRENT COST	15,400.00
CATEGORY	70	FUTURE COST	25,962.24
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	7/17	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	64.22
REPLACEMENT YEAR	2042-2043	INTEREST	0.21
24 YEAR REM LIFE		MONTHLY ALLOCTN	64.43

REMARKS:

This is to replace the 3'7" wrought iron railings

New wrought iron railings were installed at the club in 2017 for a cost of \$15,400.

**Canyon Lake Property Owners Association**  
Detail Report by Category

Country Club - Ext, Roof, Flat	QUANTITY	3,490 sq. ft.
	UNIT COST	8.400
ASSET ID 1417	PERCENT REPL	100.00%
GROUP/FACILITY 70	CURRENT COST	29,316.00
CATEGORY 70	FUTURE COST	30,620.09
	ASSIGNED RESERVES	26,873.00
PLACED IN SERVICE 5/96	SALVAGE VALUE	0.00
20 YEAR USEFUL LIFE		
+4 YEAR ADJUSTMENT	MONTHLY CNTRBTN	137.90
REPLACEMENT YEAR 2020-2021	INTEREST	16.17
2 YEAR REM LIFE	MONTHLY ALLOCTN	154.07

REMARKS:

This includes 2 skylights.

In order to ensure a high quality installation, the client may wish to obtain the services of an independent roofing consultant to work with the client and the roofing contractor providing installation. Consultants are available for the preparation of installation specifications and, if desired, to work with the contractor during the installation process. We have been advised that fees vary upon the size of the job and the extent of detail required by the client. However, fees for a consultant should not exceed six to eight percent of the actual roof replacement cost. The costs we have used do not include this additional expense. Should the client request, we would be happy to incorporate this into our calculations.

The cost used on this component includes the removal and disposal of the existing material.

The useful life of this asset has been extended due to its present condition.

Country Club - Ext, Roof, Tile	QUANTITY	5,250 sq. ft.
	UNIT COST	11.330
ASSET ID 1418	PERCENT REPL	100.00%
GROUP/FACILITY 70	CURRENT COST	59,482.50
CATEGORY 70	FUTURE COST	77,232.48
	ASSIGNED RESERVES	0.00
PLACED IN SERVICE 5/00	SALVAGE VALUE	0.00
30 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	455.81
REPLACEMENT YEAR 2030-2031	INTEREST	1.47
12 YEAR REM LIFE	MONTHLY ALLOCTN	457.28

REMARKS:

A funding provision has been established for repairs and/or replacement of the felt underlayment and re-installation of the original tiles.



**Canyon Lake Property Owners Association**  
Detail Report by Category

Country Club - Ext, Trash		QUANTITY	1 total
		UNIT COST	2,708.000
ASSET ID	1742	PERCENT REPL	100.00%
GROUP/FACILITY	70	CURRENT COST	2,708.00
CATEGORY	70	FUTURE COST	2,828.46
		ASSIGNED RESERVES	2,369.50
PLACED IN SERVICE	5/04	SALVAGE VALUE	0.00
16 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	17.42
REPLACEMENT YEAR	2020-2021	INTEREST	1.44
2 YEAR REM LIFE		MONTHLY ALLOCTN	18.86

REMARKS:

2 - 12' x 4'10" chain link gates	@	\$ 950.00	=	\$ 1,900.00
1 - concrete trash receptacle	@	808.00	=	808.00
				-----
		TOTAL	=	\$ 2,708.00

Country Club - Fire Alarm		QUANTITY	1 system
		UNIT COST	10,000.000
ASSET ID	1399	PERCENT REPL	100.00%
GROUP/FACILITY	70	CURRENT COST	10,000.00
CATEGORY	70	FUTURE COST	10,444.84
		ASSIGNED RESERVES	9,000.00
PLACED IN SERVICE	5/00	SALVAGE VALUE	0.00
20 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	53.96
REPLACEMENT YEAR	2020-2021	INTEREST	5.44
2 YEAR REM LIFE		MONTHLY ALLOCTN	59.40

REMARKS:

The fire control panel is located in the storage room. MS5UD Fire Lite panel.  
 We have allocated \$10,000 for the replacement of the fire control panel and inspection of the related system components. This includes a general provision for smoke detectors, pull stations, strobes, electromagnetic door closures, extinguishers, bells, fire telephone jacks and other system componets that may require repairs or replacement. As actual conditions vary greatly between differing facilities, this figure should be considered for budgetary purposes only.

**Canyon Lake Property Owners Association**  
Detail Report by Category

Country Club - Floor, Carpet		QUANTITY	320 sq. yds.
		UNIT COST	28.190
ASSET ID	1385	PERCENT REPL	100.00%
GROUP/FACILITY	70	CURRENT COST	9,020.80
CATEGORY	70	FUTURE COST	10,057.72
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	10/17	SALVAGE VALUE	0.00
6 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	157.72
REPLACEMENT YEAR	2023-2024	INTEREST	0.51
5 YEAR REM LIFE		MONTHLY ALLOCTN	158.23

REMARKS:

The carpeting was replaced in October 2017 for a cost of \$9,020.

A small piece of stair carpeting needs to be replaced. Approximately 106 sq.ft.

The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

Country Club - Floor, Ceramic Tile		QUANTITY	1 total
		UNIT COST	22,255.000
ASSET ID	1386	PERCENT REPL	100.00%
GROUP/FACILITY	70	CURRENT COST	22,255.00
CATEGORY	70	FUTURE COST	37,518.81
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	10/17	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	92.80
REPLACEMENT YEAR	2042-2043	INTEREST	0.30
24 YEAR REM LIFE		MONTHLY ALLOCTN	93.10

REMARKS:

New ceramic tile flooring was installed in October 2017 for a cost of \$22,255.

The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

**Canyon Lake Property Owners Association**  
Detail Report by Category

Country Club - Floor, Dance Floor		QUANTITY	480 sq.ft.
		UNIT COST	16.900
ASSET ID	1751	PERCENT REPL	100.00%
GROUP/FACILITY	70	CURRENT COST	8,112.00
CATEGORY	70	FUTURE COST	8,112.00
		ASSIGNED RESERVES	8,112.00
PLACED IN SERVICE	10/00	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE			
-7 YEAR ADJUSTMENT		MONTHLY CNTRBTN	32.70
REPLACEMENT YEAR 2018-2019		INTEREST	0.11
0 YEAR REM LIFE		MONTHLY ALLOCTN	32.81

REMARKS:

The dance floor needs to be refinished.

The useful life of this asset has been decreased due to its present condition.

Country Club - Int, Furniture, New		QUANTITY	1 total
		UNIT COST	47,016.000
ASSET ID	1387	PERCENT REPL	100.00%
GROUP/FACILITY	70	CURRENT COST	47,016.00
CATEGORY	70	FUTURE COST	65,164.21
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/17	SALVAGE VALUE	0.00
16 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	294.46
REPLACEMENT YEAR 2033-2034		INTEREST	0.95
15 YEAR REM LIFE		MONTHLY ALLOCTN	295.41

REMARKS:

84 chairs	@	\$ 242.00	=	\$ 20,328.00
18 tables	@	832.00	=	14,976.00
20 barstools	@	257.00	=	5,140.00
1 6' wood credenza	@	2,898.00	=	2,898.00
1 cabinet (bar area)	@	2,553.00	=	2,553.00
1 Decorations/plants/clock	@	1,121.00	=	1,121.00
		TOTAL	=	\$ 47,016.00

The tabletops were replaced in October 2017 for a cost of \$1,854. A new credenza was installed for a cost of \$2,898 and a new cabinet for a cost of \$2,553. Decorations (plants/clock/Sign) were installed for a cost of \$1019.

**Canyon Lake Property Owners Association**  
Detail Report by Category

Country Club - Int, Furniture, Old		QUANTITY	1 total
		UNIT COST	6,539.000
ASSET ID	1739	PERCENT REPL	100.00%
GROUP/FACILITY	70	CURRENT COST	6,539.00
CATEGORY	70	FUTURE COST	6,829.88
		ASSIGNED RESERVES	5,885.10
PLACED IN SERVICE	5/00	SALVAGE VALUE	0.00
16 YEAR USEFUL LIFE			
+4 YEAR ADJUSTMENT		MONTHLY CNTRBTN	35.28
REPLACEMENT YEAR 2020-2021		INTEREST	3.56
2 YEAR REM LIFE		MONTHLY ALLOCTN	38.84

REMARKS:

1 - glass table w/4 chairs	@	\$ 1,140.00	=	\$ 1,140.00
1 - 5' upholstered bench	@	438.00	=	438.00
1 - upholstered loveseat	@	1,289.00	=	1,289.00
1 - upholstered stool	@	317.00	=	317.00
20 ' lin. ft. of wood/glass trophy case	@	77.76	=	1,555.00
9 - 8' folding tables	@	200.00	=	1,800.00
				-----
		TOTAL	=	\$ 6,539.00

The useful life of this asset has been extended due to its present condition.

Country Club - Int, Lights, New		QUANTITY	1 total
		UNIT COST	7,780.000
ASSET ID	1789	PERCENT REPL	100.00%
GROUP/FACILITY	70	CURRENT COST	7,780.00
CATEGORY	70	FUTURE COST	11,763.77
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/17	SALVAGE VALUE	0.00
20 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	39.57
REPLACEMENT YEAR 2037-2038		INTEREST	0.13
19 YEAR REM LIFE		MONTHLY ALLOCTN	39.70

**Canyon Lake Property Owners Association**  
Detail Report by Category

Country Club - Int, Lights, New, Continued ...

REMARKS:

Restaraunt:

5 - ceiling fans	@	\$ 236.00	=	\$ 1,180.00
36 - recessed fixtures	@	157.00	=	5,652.00
4 - 14"/23" hanging spheres	@	237.00	=	948.00
				-----
			TOTAL =	\$ 7,780.00

The spheres were installed in 2017 for a cost of \$948. \$473 was spent on the ceiling fans in 2017. The lights were upgraded to LED fixtures for a cost of \$2,066.

Country Club - Int, Lights, Orig	QUANTITY	1 total
	UNIT COST	20,698.000
ASSET ID 1738	PERCENT REPL	100.00%
GROUP/FACILITY 70	CURRENT COST	20,698.00
CATEGORY 70	FUTURE COST	21,618.73
	ASSIGNED RESERVES	18,628.20
PLACED IN SERVICE 5/00	SALVAGE VALUE	0.00
20 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	111.68
REPLACEMENT YEAR 2020-2021	INTEREST	11.26
2 YEAR REM LIFE	MONTHLY ALLOCTN	122.94

REMARKS:

Womens locker room:

13 - recessed fixtures	@	\$ 157.00	=	\$ 2,041.00
2 - exhaust fans	@	434.00	=	868.00

Mens restroom

3 - 4' fluourescent	@	179.00	=	537.00
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Employee Restroom:

1 - 4' fluourescent	@	179.00	=	179.00
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Lobby:

7 - recessed fixtures	@	157.00	=	1,099.00
1 - dbl floods security w/exit	@	376.00	=	376.00

Bar Area:

11 - recessed fixtures	@	\$ 157.00	=	1,727.00
1 - dbl security floods w/ exit	@	376.00	=	376.00

Restaraunt:

1 - exit sign	@	329.00	=	329.00
36 - recessed fixtures	@	157.00	=	5,652.00

Canyon Lake Property Owners Association  
Detail Report by Category

Country Club - Int, Lights, orig, Continued ...

Kitchen

7 - recessed fixtures	@	\$ 157.00	=	1,099.00
Mens Locker Room:				
5 - 4' fluorescent	@	179.00	=	895.00
Pro Shop:				
13 - 4' box fixtures fluorescent	@	262.00	=	3,406.00
				-----
TOTAL				= \$20,698.00

Country Club - Int, Paint
---------------------------

	QUANTITY	9,550 sq. ft.
	UNIT COST	1.430
ASSET ID 1398	PERCENT REPL	100.00%
GROUP/FACILITY 70	CURRENT COST	13,656.50
CATEGORY 70	FUTURE COST	15,903.61
	ASSIGNED RESERVES	0.00
PLACED IN SERVICE 5/17	SALVAGE VALUE	0.00
8 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	173.05
REPLACEMENT YEAR 2025-2026	INTEREST	0.56
7 YEAR REM LIFE	MONTHLY ALLOCTN	173.61

REMARKS:

The handrails were painted in 2018 for a cost of \$780. The ceilings, bar, restaurant and stairs were painted for a cost of \$8,300.

Country Club - Int, Railing, Repl
-----------------------------------

	QUANTITY	1 total
	UNIT COST	2,982.000
ASSET ID 1752	PERCENT REPL	100.00%
GROUP/FACILITY 70	CURRENT COST	2,982.00
CATEGORY 70	FUTURE COST	3,627.15
	ASSIGNED RESERVES	0.00
PLACED IN SERVICE 5/02	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	29.82
REPLACEMENT YEAR 2027-2028	INTEREST	0.10
9 YEAR REM LIFE	MONTHLY ALLOCTN	29.92

Canyon Lake Property Owners Association  
Detail Report by Category

Country Club - Int, Railing, Repl, Continued ...

REMARKS:

17 lin. ft. of single railing	@	\$ 35.47	=	\$ 603.00
38 lin. ft. of 3'6" railing	@	62.60	=	2,379.00
				-----
		TOTAL	=	\$ 2,982.00

The wood handrail was refinished in 2018 for a cost of \$780.

Country Club - Kitchen, Bev Cooler
------------------------------------

	QUANTITY	1 total
	UNIT COST	4,494.000
ASSET ID 1427	PERCENT REPL	100.00%
GROUP/FACILITY 70	CURRENT COST	4,494.00
CATEGORY 70	FUTURE COST	4,494.00
	ASSIGNED RESERVES	4,494.00
PLACED IN SERVICE 5/06	SALVAGE VALUE	0.00
10 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	40.74
REPLACEMENT YEAR 2018-2019	INTEREST	0.13
0 YEAR REM LIFE	MONTHLY ALLOCTN	40.87

REMARKS:

1 - "Bev Air" counter top cooler #5110	@	\$ 977.00	=	\$ 977.00
1 - "True" 48" stainless two door cooler	@	3,517.00	=	3,517.00
				-----
		TOTAL	=	\$ 4,494.00

Country Club - Kitchen, Broiler
---------------------------------

	QUANTITY	2 broiler
	UNIT COST	5,184.000
ASSET ID 1428	PERCENT REPL	100.00%
GROUP/FACILITY 70	CURRENT COST	10,368.00
CATEGORY 70	FUTURE COST	12,074.00
	ASSIGNED RESERVES	0.00
PLACED IN SERVICE 5/10	SALVAGE VALUE	0.00
15 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	131.38
REPLACEMENT YEAR 2025-2026	INTEREST	0.42
7 YEAR REM LIFE	MONTHLY ALLOCTN	131.80

REMARKS:

This is a Vulcan 36" charbroiler grill and a Vulcan Salamander.

**Canyon Lake Property Owners Association**  
Detail Report by Category

Country Club - Kitchen, Dishwasher		QUANTITY	1 dishwashers
		UNIT COST	37,453.000
ASSET ID	1430	PERCENT REPL	100.00%
GROUP/FACILITY	70	CURRENT COST	37,453.00
CATEGORY	70	FUTURE COST	43,615.70
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/15	SALVAGE VALUE	0.00
10 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	474.58
REPLACEMENT YEAR	2025-2026	INTEREST	1.53
7 YEAR REM LIFE		MONTHLY ALLOCTN	476.11

REMARKS:

This is a CMA dismatics 12 lin. ft. dishwashing system.

Country Club - Kitchen, Disposal		QUANTITY	1 disposal
		UNIT COST	2,037.000
ASSET ID	1734	PERCENT REPL	100.00%
GROUP/FACILITY	70	CURRENT COST	2,037.00
CATEGORY	70	FUTURE COST	2,762.51
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	7/17	SALVAGE VALUE	0.00
15 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	13.57
REPLACEMENT YEAR	2032-2033	INTEREST	0.04
14 YEAR REM LIFE		MONTHLY ALLOCTN	13.61

REMARKS:

A new "Insinkerator" disposal was installed in 2017 for a cost of \$2,037.

The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

Country Club - Kitchen, Doors		QUANTITY	1 total
		UNIT COST	6,618.000
ASSET ID	1749	PERCENT REPL	100.00%
GROUP/FACILITY	70	CURRENT COST	6,618.00
CATEGORY	70	FUTURE COST	7,706.96
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/00	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	83.86
REPLACEMENT YEAR	2025-2026	INTEREST	0.27
7 YEAR REM LIFE		MONTHLY ALLOCTN	84.13



**Canyon Lake Property Owners Association**  
Detail Report by Category

Country Club - Kitchen, Doors, Continued ...

REMARKS:

1 - accordian door	@	\$ 5,000.00	=	\$ 5,000.00
2 - swinging kitchen doors*	@	809.00	=	1,618.00
				-----
		TOTAL	=	\$ 6,618.00

These are "Eliason" 2'6" x 7' swinging aluminum doors.

Country Club - Kitchen, Exhaust
---------------------------------

	QUANTITY	1 system
ASSET ID 1433	UNIT COST	8,389.000
GROUP/FACILITY 70	PERCENT REPL	100.00%
CATEGORY 70	CURRENT COST	8,389.00
	FUTURE COST	12,411.56
	ASSIGNED RESERVES	0.00
PLACED IN SERVICE 5/16	SALVAGE VALUE	0.00
20 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	44.72
REPLACEMENT YEAR 2036-2037	INTEREST	0.14
18 YEAR REM LIFE	MONTHLY ALLOCTN	44.86

REMARKS:

The exhaust system in the kitchen was replaced in 2016 for a cost of \$8389.

Country Club - Kitchen, Fire System
-------------------------------------

	QUANTITY	1 system
ASSET ID 1431	UNIT COST	5,000.000
GROUP/FACILITY 70	PERCENT REPL	100.00%
CATEGORY 70	CURRENT COST	5,000.00
	FUTURE COST	5,337.31
	ASSIGNED RESERVES	4,250.00
PLACED IN SERVICE 5/01	SALVAGE VALUE	0.00
20 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	26.83
REPLACEMENT YEAR 2021-2022	INTEREST	2.57
3 YEAR REM LIFE	MONTHLY ALLOCTN	29.40

Canyon Lake Property Owners Association  
Detail Report by Category

Country Club - Kitchen, Fire System, Continued ...

REMARKS:

This is a Buckeye system.

We have allocated \$5000 for the replacement of the fire control panel and inspection of the related system components. This includes a general provision for smoke detectors, pull stations, strobes, electromagnetic door closures, bells, fire telephone jacks and other system components that may require repairs or replacement. As actual conditions vary greatly between differing facilities, this figure should be considered for budgetary purposes only.

Country Club - Kitchen, Food Prep	QUANTITY	36 lin. ft.
ASSET ID 1435	UNIT COST	448.000
GROUP/FACILITY 70	PERCENT REPL	100.00%
CATEGORY 70	CURRENT COST	16,128.00
	FUTURE COST	18,781.78
	ASSIGNED RESERVES	0.00
PLACED IN SERVICE 5/00	SALVAGE VALUE	0.00
15 YEAR USEFUL LIFE		
+10 YEAR ADJUSTMENT	MONTHLY CNTRBTN	204.36
REPLACEMENT YEAR 2025-2026	INTEREST	0.66
7 YEAR REM LIFE	MONTHLY ALLOCTN	205.02

REMARKS:

This is to replace the food preparation tables and sinks.

Country Club - Kitchen, Freezer	QUANTITY	1 units
ASSET ID 1442	UNIT COST	8,380.000
GROUP/FACILITY 70	PERCENT REPL	100.00%
CATEGORY 70	CURRENT COST	8,380.00
	FUTURE COST	9,343.26
	ASSIGNED RESERVES	0.00
PLACED IN SERVICE 5/08	SALVAGE VALUE	0.00
15 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	146.51
REPLACEMENT YEAR 2023-2024	INTEREST	0.47
5 YEAR REM LIFE	MONTHLY ALLOCTN	146.98

Canyon Lake Property Owners Association  
Detail Report by Category

Country Club - Kitchen, Freezer, Continued ...

REMARKS:

This is a 7'x4' Bally Northstar #15 walk-in freezer.

#3628

Country Club - Kitchen, Freezer u/c		QUANTITY	1 total
		UNIT COST	2,231.000
ASSET ID	1432	PERCENT REPL	100.00%
GROUP/FACILITY	70	CURRENT COST	2,231.00
CATEGORY	70	FUTURE COST	2,433.90
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/10	SALVAGE VALUE	0.00
12 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	48.40
REPLACEMENT YEAR	2022-2023	INTEREST	0.16
4 YEAR REM LIFE		MONTHLY ALLOCTN	48.56

REMARKS:

This is a True (1 door) Freezer

Country Club - Kitchen, Fryer		QUANTITY	1 fryer
		UNIT COST	3,218.000
ASSET ID	1429	PERCENT REPL	100.00%
GROUP/FACILITY	70	CURRENT COST	3,218.00
CATEGORY	70	FUTURE COST	3,829.95
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	10/16	SALVAGE VALUE	0.00
10 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	35.94
REPLACEMENT YEAR	2026-2027	INTEREST	0.12
8 YEAR REM LIFE		MONTHLY ALLOCTN	36.06

REMARKS:

The deep fryer was replaced in 2016 for a cost of \$3,218.

The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

Canyon Lake Property Owners Association  
Detail Report by Category

Country Club - Kitchen, Grills		QUANTITY	2 grills
		UNIT COST	3,500.000
ASSET ID	1762	PERCENT REPL	100.00%
GROUP/FACILITY	70	CURRENT COST	7,000.00
CATEGORY	70	FUTURE COST	8,151.81
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/10	SALVAGE VALUE	0.00
15 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	88.70
REPLACEMENT YEAR	2025-2026	INTEREST	0.29
7 YEAR REM LIFE		MONTHLY ALLOCTN	88.99

REMARKS:

These are "Vulcan" (4) burner unit and a 3' flat grill with single oven.

Country Club - Kitchen, Ice Machine		QUANTITY	1 total
		UNIT COST	6,092.000
ASSET ID	1426	PERCENT REPL	100.00%
GROUP/FACILITY	70	CURRENT COST	6,092.00
CATEGORY	70	FUTURE COST	6,941.69
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	9/14	SALVAGE VALUE	0.00
10 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	89.41
REPLACEMENT YEAR	2024-2025	INTEREST	0.29
6 YEAR REM LIFE		MONTHLY ALLOCTN	89.70

REMARKS:

This is to replace the kitchen Hoshizaki ice machine.

This ice machine was replaced in September 2014.

Country Club - Kitchen, Ice Tea		QUANTITY	1 maker
		UNIT COST	850.000
ASSET ID	1757	PERCENT REPL	100.00%
GROUP/FACILITY	70	CURRENT COST	850.00
CATEGORY	70	FUTURE COST	907.34
		ASSIGNED RESERVES	728.57
PLACED IN SERVICE	5/00	SALVAGE VALUE	0.00
15 YEAR USEFUL LIFE			
+6 YEAR ADJUSTMENT		MONTHLY CNTRBTN	4.39
REPLACEMENT YEAR	2021-2022	INTEREST	0.44
3 YEAR REM LIFE		MONTHLY ALLOCTN	4.83

Canyon Lake Property Owners Association  
Detail Report by Category

Country Club - Kitchen, Ice Tea, Continued ...

REMARKS:

This is to replace the Brewmatic ice tea maker.

The useful life of this asset has been extended due to its present condition.

Country Club - Kitchen, Microwave		QUANTITY	1 total
		UNIT COST	414.000
ASSET ID	1736	PERCENT REPL	100.00%
GROUP/FACILITY	70	CURRENT COST	414.00
CATEGORY	70	FUTURE COST	451.65
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	11/17	SALVAGE VALUE	0.00
5 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	8.98
REPLACEMENT YEAR	2022-2023	INTEREST	0.03
4 YEAR REM LIFE		MONTHLY ALLOCTN	9.01

REMARKS:

A new "Amana" commercial microwave was purchased in November 2017 for a cost of \$414.

The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

Country Club - Kitchen, Prep/Cooler		QUANTITY	2 coolers
		UNIT COST	2,655.000
ASSET ID	1436	PERCENT REPL	100.00%
GROUP/FACILITY	70	CURRENT COST	5,310.00
CATEGORY	70	FUTURE COST	6,458.81
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	1/18	SALVAGE VALUE	0.00
10 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	53.10
REPLACEMENT YEAR	2027-2028	INTEREST	0.17
9 YEAR REM LIFE		MONTHLY ALLOCTN	53.27

Canyon Lake Property Owners Association  
Detail Report by Category

Country Club - Kitchen, Prep/Cooler, Continued ...

REMARKS:

These are (2) #7 and #17 door food prep tables.

A new sandwich/salad unit 15.5 cu.ft. True TSSU-60-16 unit was purchased in 2017 for a cost of \$2,655.

A new "True" TSSU-60-16 60" sandwich and salad prep refrigerator was purchased in 2017 for a cost of \$2,464.

The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

Country Club - Kitchen, Range		QUANTITY	1 range
		UNIT COST	12,702.000
ASSET ID	1437	PERCENT REPL	100.00%
GROUP/FACILITY	70	CURRENT COST	12,702.00
CATEGORY	70	FUTURE COST	14,792.05
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/10	SALVAGE VALUE	0.00
15 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	160.95
REPLACEMENT YEAR	2025-2026	INTEREST	0.52
7 YEAR REM LIFE		MONTHLY ALLOCTN	161.47

REMARKS:

This is a 3' (6) "Vulcan" with a single oven unit.

Country Club - Kitchen, Range Hood		QUANTITY	10 lin. ft.
		UNIT COST	933.000
ASSET ID	1761	PERCENT REPL	100.00%
GROUP/FACILITY	70	CURRENT COST	9,330.00
CATEGORY	70	FUTURE COST	11,104.24
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/06	SALVAGE VALUE	0.00
20 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	104.20
REPLACEMENT YEAR	2026-2027	INTEREST	0.34
8 YEAR REM LIFE		MONTHLY ALLOCTN	104.54

Canyon Lake Property Owners Association  
Detail Report by Category

Country Club - Kitchen, Range Hood, Continued ...

REMARKS:

#5116  
 This is a 10' range hood.

Country Club - Kitchen, Refrig		QUANTITY	2 refrigs
		UNIT COST	1,900.000
ASSET ID	1439	PERCENT REPL	100.00%
GROUP/FACILITY	70	CURRENT COST	3,800.00
CATEGORY	70	FUTURE COST	3,969.04
		ASSIGNED RESERVES	3,166.67
PLACED IN SERVICE	5/08	SALVAGE VALUE	0.00
12 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	31.02
REPLACEMENT YEAR	2020-2021	INTEREST	1.95
2 YEAR REM LIFE		MONTHLY ALLOCTN	32.97

REMARKS:

This is a True 5' #6 two door horizontal refrigerator and #8 under counter refrigerator.

Country Club - Kitchen, Refrig Walk		QUANTITY	1 unit
		UNIT COST	6,050.000
ASSET ID	1443	PERCENT REPL	100.00%
GROUP/FACILITY	70	CURRENT COST	6,050.00
CATEGORY	70	FUTURE COST	8,204.80
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	11/17	SALVAGE VALUE	0.00
15 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	40.31
REPLACEMENT YEAR	2032-2033	INTEREST	0.13
14 YEAR REM LIFE		MONTHLY ALLOCTN	40.44

REMARKS:

This is a "Northstar" walk-in 8'x8' refrigerator.

The compressor for the walk in refrigerator was replaced in 2017 for a cost of \$5,920.

The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

Canyon Lake Property Owners Association  
Detail Report by Category

Country Club - Kitchen, Shelves		QUANTITY	6 shelves
		UNIT COST	350.000
ASSET ID	1758	PERCENT REPL	100.00%
GROUP/FACILITY	70	CURRENT COST	2,100.00
CATEGORY	70	FUTURE COST	2,726.65
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/05	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	16.09
REPLACEMENT YEAR	2030-2031	INTEREST	0.05
12 YEAR REM LIFE		MONTHLY ALLOCTN	16.14

REMARKS:

These are miscellaneous food storage shelves.

Country Club - Kitchen, Slicer		QUANTITY	1 slicer
		UNIT COST	1,900.000
ASSET ID	1441	PERCENT REPL	100.00%
GROUP/FACILITY	70	CURRENT COST	1,900.00
CATEGORY	70	FUTURE COST	2,633.40
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/08	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	11.90
REPLACEMENT YEAR	2033-2034	INTEREST	0.04
15 YEAR REM LIFE		MONTHLY ALLOCTN	11.94

REMARKS:

This is a "Hobart" food slicer.

#5125

Country Club - Kitchen, Waffles		QUANTITY	3 waffles
		UNIT COST	1,500.000
ASSET ID	1963	PERCENT REPL	100.00%
GROUP/FACILITY	70	CURRENT COST	4,500.00
CATEGORY	70	FUTURE COST	4,803.58
		ASSIGNED RESERVES	3,857.14
PLACED IN SERVICE	5/00	SALVAGE VALUE	0.00
15 YEAR USEFUL LIFE			
+6 YEAR ADJUSTMENT		MONTHLY CNTRBTN	23.26
REPLACEMENT YEAR	2021-2022	INTEREST	2.33
3 YEAR REM LIFE		MONTHLY ALLOCTN	25.59



Canyon Lake Property Owners Association  
Detail Report by Category

Country Club - Kitchen, Waffles, Continued ...

REMARKS:

We are funding to the replace the waffle makers with a "Wells" single waffle maker.

Country Club - Kitchen, Waitress	QUANTITY	1 total
ASSET ID 1763	UNIT COST	22,330.000
GROUP/FACILITY 70	PERCENT REPL	100.00%
CATEGORY 70	CURRENT COST	22,330.00
	FUTURE COST	26,004.29
	ASSIGNED RESERVES	0.00
PLACED IN SERVICE 5/00	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	282.95
REPLACEMENT YEAR 2025-2026	INTEREST	0.91
7 YEAR REM LIFE	MONTHLY ALLOCTN	283.86

REMARKS:

6 lin. ft. of wood base cabinets	@	\$ 301.00	=	\$ 1,806.00
2 lin. ft. of wood wall cabinets*	@	250.00	=	500.00
9 lin. ft. of lam counter tops	@	184.00	=	1,656.00
41 lin. ft. of stainless steel shelves	@	448.00	=	18,368.00
				-----
			TOTAL	= \$ 22,330.00

Country Club - Kitchen, Warmers	QUANTITY	3 warmers
ASSET ID 1444	UNIT COST	2,072.000
GROUP/FACILITY 70	PERCENT REPL	100.00%
CATEGORY 70	CURRENT COST	6,216.00
	FUTURE COST	6,492.51
	ASSIGNED RESERVES	5,387.20
PLACED IN SERVICE 5/05	SALVAGE VALUE	0.00
15 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	42.14
REPLACEMENT YEAR 2020-2021	INTEREST	3.29
2 YEAR REM LIFE	MONTHLY ALLOCTN	45.43

REMARKS:

#9 (3) station warmer unit, and a Carter Hoffman (located outside) and and one is located at the waitress station.

Canyon Lake Property Owners Association  
Detail Report by Category

Country Club - Magnolia, Cabinets		QUANTITY	1 total
		UNIT COST	15,528.000
ASSET ID	1393	PERCENT REPL	100.00%
GROUP/FACILITY	70	CURRENT COST	15,528.00
CATEGORY	70	FUTURE COST	23,995.70
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/13	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	75.56
REPLACEMENT YEAR	2038-2039	INTEREST	0.24
20 YEAR REM LIFE		MONTHLY ALLOCTN	75.80

REMARKS:

17 lin. ft. of wood base cabinets	@	\$ 301.00	=	\$ 5,117.00
17 lin. ft. of wood wall cabinets	@	250.00	=	4,250.00
6 lin. ft. of wood pantry cabinets	@	257.00	=	1,542.00
21 lin. ft. of lam counter tops	@	184.00	=	3,864.00
72 sq. ft. of window blinds	@	10.48	=	755.00
				-----
		TOTAL	=	\$ 15,528.00

Country Club - Magnolia, Ceiling		QUANTITY	1,200 sq.ft.
		UNIT COST	2.280
ASSET ID	1766	PERCENT REPL	107.00%
GROUP/FACILITY	70	CURRENT COST	2,927.52
CATEGORY	70	FUTURE COST	4,057.54
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/13	SALVAGE VALUE	0.00
20 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	18.34
REPLACEMENT YEAR	2033-2034	INTEREST	0.06
15 YEAR REM LIFE		MONTHLY ALLOCTN	18.40

REMARKS:

This is to replace the fiberboard panels.

**Canyon Lake Property Owners Association**  
Detail Report by Category

Country Club - Magnolia, Doors		QUANTITY	2 doors
		UNIT COST	1,747.500
ASSET ID	1707	PERCENT REPL	100.00%
GROUP/FACILITY	70	CURRENT COST	3,495.00
CATEGORY	70	FUTURE COST	5,765.25
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/16	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	15.10
REPLACEMENT YEAR	2041-2042	INTEREST	0.05
23 YEAR REM LIFE		MONTHLY ALLOCTN	15.15

REMARKS:

Two metal doors were replaced in 2016 for a cost of \$3,495.

The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

Country Club - Magnolia, Flooring		QUANTITY	120 sq. yds
		UNIT COST	25.153
ASSET ID	1727	PERCENT REPL	107.00%
GROUP/FACILITY	70	CURRENT COST	3,229.65
CATEGORY	70	FUTURE COST	3,300.70
		ASSIGNED RESERVES	2,691.38
PLACED IN SERVICE	5/13	SALVAGE VALUE	0.00
6 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	49.04
REPLACEMENT YEAR	2019-2020	INTEREST	1.73
1 YEAR REM LIFE		MONTHLY ALLOCTN	50.77

REMARKS:

The measurement indicated represents the actual area to be replaced. The percentage of replacement has been increased above 100% to allow for a waste factor which should be considered when replacing this component.

**Canyon Lake Property Owners Association**  
Detail Report by Category

Country Club - Magnolia, Furniture		QUANTITY	1 total
		UNIT COST	20,188.000
ASSET ID	1764	PERCENT REPL	100.00%
GROUP/FACILITY	70	CURRENT COST	20,188.00
CATEGORY	70	FUTURE COST	31,196.88
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/13	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	98.24
REPLACEMENT YEAR 2038-2039		INTEREST	0.32
20 YEAR REM LIFE		MONTHLY ALLOCTN	98.56

REMARKS:

3 - 8' folding tables	@	\$ 200.00	=	\$	600.00
9 - round tables	@	832.00	=		7,488.00
50 - sitting chairs	@	242.00	=		12,100.00
					-----
		TOTAL	=	\$	20,188.00

Country Club - Magnolia, Lights		QUANTITY	22 lights
		UNIT COST	179.000
ASSET ID	1765	PERCENT REPL	100.00%
GROUP/FACILITY	70	CURRENT COST	3,938.00
CATEGORY	70	FUTURE COST	5,700.87
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/13	SALVAGE VALUE	0.00
22 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	22.07
REPLACEMENT YEAR 2035-2036		INTEREST	0.07
17 YEAR REM LIFE		MONTHLY ALLOCTN	22.14

REMARKS:

These are 4' fluoresent fixtures.

Country Club - Magnolia, Restroom		QUANTITY	1 total
		UNIT COST	6,743.000
ASSET ID	1389	PERCENT REPL	100.00%
GROUP/FACILITY	70	CURRENT COST	6,743.00
CATEGORY	70	FUTURE COST	10,420.08
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/13	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	32.81
REPLACEMENT YEAR 2038-2039		INTEREST	0.11
20 YEAR REM LIFE		MONTHLY ALLOCTN	32.92

Canyon Lake Property Owners Association  
Detail Report by Category

Country Club - Magnolia, Restroom, Continued ...

REMARKS:

1 toilets, flush valve	@	\$ 916.00	=	\$ 916.00
1 urinals, w/m unit w/fv	@	1,206.00	=	1,206.00
1 sink, rectangular	@	585.00	=	585.00
1 toilet partitions	@	913.00	=	913.00
1 urinal partitions	@	673.00	=	673.00
60 sq. ft. ceramic tile	@	20.90	=	1,254.00
1 - 3'0" x 6'8" SCHB doors	@	512.00	=	512.00
128 sq. ft. marlite	@	5.34	=	684.00
				-----
		TOTAL	=	\$ 6,743.00

Country Club - Magnolia, Television
-------------------------------------

	QUANTITY	1 total
ASSET ID 2194	UNIT COST	622.000
GROUP/FACILITY 70	PERCENT REPL	100.00%
CATEGORY 70	CURRENT COST	622.00
	FUTURE COST	663.96
PLACED IN SERVICE 5/13	ASSIGNED RESERVES	388.75
8 YEAR USEFUL LIFE	SALVAGE VALUE	0.00
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	7.18
REPLACEMENT YEAR 2021-2022	INTEREST	0.25
3 YEAR REM LIFE	MONTHLY ALLOCTN	7.43

REMARKS:

1 - 60" Vizio television	@	\$ 622.00	=	\$ 622.00
				-----
		TOTAL	=	\$ 622.00

Country Club - Mechanical Coolers
-----------------------------------

	QUANTITY	1 cooler
ASSET ID 1423	UNIT COST	15,431.000
GROUP/FACILITY 70	PERCENT REPL	100.00%
CATEGORY 70	CURRENT COST	15,431.00
	FUTURE COST	20,926.98
PLACED IN SERVICE 5/18	ASSIGNED RESERVES	0.00
14 YEAR USEFUL LIFE	SALVAGE VALUE	0.00
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	102.81
REPLACEMENT YEAR 2032-2033	INTEREST	0.33
14 YEAR REM LIFE	MONTHLY ALLOCTN	103.14

Canyon Lake Property Owners Association  
Detail Report by Category

Country Club - Mechanical Coolers, Continued ...

REMARKS:

This is to replace the swamp coolers.

The swamp coolers were replaced in May 2018 for a cost of \$15,431.

Country Club - Mechanical Curtains		QUANTITY	2 air curtain
		UNIT COST	2,800.000
ASSET ID	1759	PERCENT REPL	100.00%
GROUP/FACILITY	70	CURRENT COST	5,600.00
CATEGORY	70	FUTURE COST	7,114.56
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	11/17	SALVAGE VALUE	0.00
12 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	46.48
REPLACEMENT YEAR	2029-2030	INTEREST	0.15
11 YEAR REM LIFE		MONTHLY ALLOCTN	46.63

REMARKS:

This is to replace the (2) #1 and #2 Mars air curtains.

Country Club - Mechanical HVAC 2005		QUANTITY	1 total
		UNIT COST	21,835.000
ASSET ID	1421	PERCENT REPL	100.00%
GROUP/FACILITY	70	CURRENT COST	21,835.00
CATEGORY	70	FUTURE COST	22,315.37
		ASSIGNED RESERVES	20,275.36
PLACED IN SERVICE	5/05	SALVAGE VALUE	0.00
14 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	157.63
REPLACEMENT YEAR	2019-2020	INTEREST	12.37
1 YEAR REM LIFE		MONTHLY ALLOCTN	170.00

REMARKS:

2 - 3 ton Carrier unit #16,#17	@	\$ 6,921.00	=	\$ 13,842.00
1 - 6 ton Carrier unit #14	@	7,993.00	=	7,993.00
				-----
		TOTAL	=	\$ 21,835.00

#14 supplies dining room, #16 hallways and #17 proshop.

**Canyon Lake Property Owners Association**  
Detail Report by Category

Country Club - Mechanical HVAC 2012	QUANTITY	1 total
	UNIT COST	6,921.000
ASSET ID 1420	PERCENT REPL	100.00%
GROUP/FACILITY 70	CURRENT COST	6,921.00
CATEGORY 70	FUTURE COST	8,237.13
	ASSIGNED RESERVES	0.00
PLACED IN SERVICE 5/12	SALVAGE VALUE	0.00
14 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	77.29
REPLACEMENT YEAR 2026-2027	INTEREST	0.25
8 YEAR REM LIFE	MONTHLY ALLOCTN	77.54

REMARKS:

This supplies the Magnolia room:

1 - 3 ton Carrier unit	@	\$ 6,921.00	=	\$ 6,921.00
				-----
				TOTAL = \$ 6,921.00

Country Club - Mechanical HVAC 2017	QUANTITY	1 total
	UNIT COST	7,993.000
ASSET ID 1731	PERCENT REPL	100.00%
GROUP/FACILITY 70	CURRENT COST	7,993.00
CATEGORY 70	FUTURE COST	10,606.48
	ASSIGNED RESERVES	0.00
PLACED IN SERVICE 7/17	SALVAGE VALUE	0.00
14 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	56.94
REPLACEMENT YEAR 2031-2032	INTEREST	0.18
13 YEAR REM LIFE	MONTHLY ALLOCTN	57.12

REMARKS:

This supplies the bar area:

1 - 6 ton Carrier unit #15	@	\$ 7,993.00	=	\$ 7,993.00
				-----
				TOTAL = \$ 7,993.00

This unit was replaced in July 2017 for a cost of \$7,993.

The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

Canyon Lake Property Owners Association  
Detail Report by Category

Country Club - Mechanical Water		QUANTITY	1 heater
		UNIT COST	4,067.000
ASSET ID	1732	PERCENT REPL	100.00%
GROUP/FACILITY	70	CURRENT COST	4,067.00
CATEGORY	70	FUTURE COST	4,840.40
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/12	SALVAGE VALUE	0.00
14 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	45.42
REPLACEMENT YEAR	2026-2027	INTEREST	0.15
8 YEAR REM LIFE		MONTHLY ALLOCTN	45.57

REMARKS:

This is to replace the water heater 199K BTU.

Country Club - Patio Deck Resurface		QUANTITY	2,980 sq. ft.
		UNIT COST	5.320
ASSET ID	1400	PERCENT REPL	100.00%
GROUP/FACILITY	70	CURRENT COST	15,853.60
CATEGORY	70	FUTURE COST	17,295.43
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/10	SALVAGE VALUE	0.00
12 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	343.96
REPLACEMENT YEAR	2022-2023	INTEREST	1.11
4 YEAR REM LIFE		MONTHLY ALLOCTN	345.07

REMARKS:

Current cost is based on actual expenditures incurred.

Country Club - Patio Deck Seal		QUANTITY	2,980 sq. ft.
		UNIT COST	2.940
ASSET ID	1401	PERCENT REPL	100.00%
GROUP/FACILITY	70	CURRENT COST	8,761.20
CATEGORY	70	FUTURE COST	8,761.20
		ASSIGNED RESERVES	8,761.20
PLACED IN SERVICE	5/10	SALVAGE VALUE	0.00
4 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	190.08
REPLACEMENT YEAR	2018-2019	INTEREST	0.61
0 YEAR REM LIFE		MONTHLY ALLOCTN	190.69

REMARKS:

Current cost is based on actual expenditures incurred.



**Canyon Lake Property Owners Association**  
Detail Report by Category

<b>Country Club - Patio Furniture</b>		QUANTITY	1 total
		UNIT COST	28,990.000
ASSET ID	1405	PERCENT REPL	100.00%
GROUP/FACILITY	70	CURRENT COST	28,990.00
CATEGORY	70	FUTURE COST	40,180.16
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/17	SALVAGE VALUE	0.00
16 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	181.56
REPLACEMENT YEAR	2033-2034	INTEREST	0.58
15 YEAR REM LIFE		MONTHLY ALLOCTN	182.14

REMARKS:

60 lounge/brunch chairs	@	\$ 287.00	=	\$ 17,220.00
1 bar table w/2 barstools	@	346.00	=	346.00
14 brunch tables	@	472.00	=	6,608.00
8 umbrellas, fabric w/stand	@	527.00	=	4,216.00
2 large planter urns	@	300.00	=	600.00
				-----
		TOTAL	=	\$ 28,990.00

The actual date this item was placed-in-service was not available. For budgeting purposes, we have estimated this date based upon its present condition.

<b>Country Club - Patio Heaters</b>		QUANTITY	3 heaters
		UNIT COST	748.666
ASSET ID	1408	PERCENT REPL	100.00%
GROUP/FACILITY	70	CURRENT COST	2,246.00
CATEGORY	70	FUTURE COST	2,504.17
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	9/15	SALVAGE VALUE	0.00
8 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	39.27
REPLACEMENT YEAR	2023-2024	INTEREST	0.13
5 YEAR REM LIFE		MONTHLY ALLOCTN	39.40

REMARKS:

These are torch lamp propane gas patio heaters.

New patio heaters were installed in September 2015 for a cost of \$2,246

The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

Canyon Lake Property Owners Association  
Detail Report by Category

Country Club - Patio Lights		QUANTITY	1 total
		UNIT COST	708.000
ASSET ID	1755	PERCENT REPL	100.00%
GROUP/FACILITY	70	CURRENT COST	708.00
CATEGORY	70	FUTURE COST	960.16
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/17	SALVAGE VALUE	0.00
15 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	4.72
REPLACEMENT YEAR	2032-2033	INTEREST	0.02
14 YEAR REM LIFE		MONTHLY ALLOCTN	4.74

REMARKS:

3 - ceiling fan @ \$ 236.00 = \$ 708.00  
 -----  
 TOTAL = \$ 708.00

Country Club - Patio Television		QUANTITY	1 television
		UNIT COST	622.000
ASSET ID	1756	PERCENT REPL	100.00%
GROUP/FACILITY	70	CURRENT COST	622.00
CATEGORY	70	FUTURE COST	693.50
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/15	SALVAGE VALUE	0.00
8 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	10.87
REPLACEMENT YEAR	2023-2024	INTEREST	0.04
5 YEAR REM LIFE		MONTHLY ALLOCTN	10.91

REMARKS:

This is a 60" Sharp television.

Country Club - Posting Room		QUANTITY	1 total
		UNIT COST	10,290.000
ASSET ID	1753	PERCENT REPL	100.00%
GROUP/FACILITY	70	CURRENT COST	10,290.00
CATEGORY	70	FUTURE COST	11,225.84
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/97	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	223.25
REPLACEMENT YEAR	2022-2023	INTEREST	0.72
4 YEAR REM LIFE		MONTHLY ALLOCTN	223.97

Canyon Lake Property Owners Association  
Detail Report by Category

Country Club - Posting Room, Continued ...

REMARKS:

14 lin. ft. of wood base cabinets	@	\$ 301.00	=	\$ 4,214.00
14 lin. ft. of wood wall cabinets*	@	250.00	=	3,500.00
14 lin. ft. of lam counter tops	@	184.00	=	2,576.00
				-----
		TOTAL	=	\$ 10,290.00

\*These have glass fronts.

Country Club - Pro Shop, Awning
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	QUANTITY	1 total
ASSET ID 1737	UNIT COST	1,626.000
GROUP/FACILITY 70	PERCENT REPL	100.00%
CATEGORY 70	CURRENT COST	1,626.00
	FUTURE COST	1,977.78
	ASSIGNED RESERVES	0.00
PLACED IN SERVICE 11/17	SALVAGE VALUE	0.00
10 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	16.26
REPLACEMENT YEAR 2027-2028	INTEREST	0.05
9 YEAR REM LIFE	MONTHLY ALLOCTN	16.31

REMARKS:

A new 22'x2' window awning was installed in November 2017 for a cost of \$1,626.

This awning comes with a 10 year warranty.

The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

Country Club - Pro Shop, Furniture
------------------------------------

	QUANTITY	1 total
ASSET ID 1767	UNIT COST	2,582.000
GROUP/FACILITY 70	PERCENT REPL	100.00%
CATEGORY 70	CURRENT COST	2,582.00
	FUTURE COST	2,816.82
	ASSIGNED RESERVES	0.00
PLACED IN SERVICE 5/97	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	56.02
REPLACEMENT YEAR 2022-2023	INTEREST	0.18
4 YEAR REM LIFE	MONTHLY ALLOCTN	56.20

**Canyon Lake Property Owners Association**  
Detail Report by Category

Country Club - Pro Shop, Furniture, Continued ...

REMARKS:

1 - wood credenza	@	\$ 448.00	=	\$ 448.00
1 - executive desk chair	@	328.00	=	328.00
6 ' lin. ft. wood cabinet	@	301.00	=	1,806.00
				-----
		TOTAL	=	\$ 2,582.00

Country Club - Pro Shop, Refurb	QUANTITY	1 total
ASSET ID 1394	UNIT COST	17,039.000
GROUP/FACILITY 70	PERCENT REPL	100.00%
CATEGORY 70	CURRENT COST	17,039.00
	FUTURE COST	18,588.64
PLACED IN SERVICE 5/97	ASSIGNED RESERVES	0.00
25 YEAR USEFUL LIFE	SALVAGE VALUE	0.00
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	369.67
REPLACEMENT YEAR 2022-2023	INTEREST	1.19
4 YEAR REM LIFE	MONTHLY ALLOCTN	370.86

REMARKS:

23 lin. ft. of wood base cabinets	@	\$ 301.00	=	\$ 6,923.00
23 lin. ft. of granite counter tops	@	368.00	=	8,464.00
500 sq. ft. of ceiling tile	@	2.28	=	1,140.00
1 - 3'0" x 6'8" interior wood door	@	512.00	=	512.00
				-----
		TOTAL	=	\$ 17,039.00

Country Club - Restaurant, Artwork	QUANTITY	1 total
ASSET ID 1788	UNIT COST	3,220.000
GROUP/FACILITY 70	PERCENT REPL	100.00%
CATEGORY 70	CURRENT COST	3,220.00
	FUTURE COST	4,366.85
PLACED IN SERVICE 10/17	ASSIGNED RESERVES	0.00
15 YEAR USEFUL LIFE	SALVAGE VALUE	0.00
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	21.45
REPLACEMENT YEAR 2032-2033	INTEREST	0.07
14 YEAR REM LIFE	MONTHLY ALLOCTN	21.52

REMARKS:

New artwork and (24) golf images were installed in 2017 for a cost of \$3220

Canyon Lake Property Owners Association  
Detail Report by Category

Country Club - Restaurant, Artwork, Continued ...

The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

Country Club - Restaurant, Blinds		QUANTITY	1 total
		UNIT COST	4,177.000
ASSET ID	1728	PERCENT REPL	100.00%
GROUP/FACILITY	70	CURRENT COST	4,177.00
CATEGORY	70	FUTURE COST	5,306.70
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	10/17	SALVAGE VALUE	0.00
12 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	34.67
REPLACEMENT YEAR	2029-2030	INTEREST	0.11
11 YEAR REM LIFE		MONTHLY ALLOCTN	34.78

REMARKS:

New window blinds were installed in October 2017 for a cost of \$4,177.

The restaurant and bar area was refurbished for a cost of \$29,318.

The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

Country Club - Restroom, Employee		QUANTITY	1 total
		UNIT COST	4,880.000
ASSET ID	1388	PERCENT REPL	100.00%
GROUP/FACILITY	70	CURRENT COST	4,880.00
CATEGORY	70	FUTURE COST	5,323.82
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/97	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	105.88
REPLACEMENT YEAR	2022-2023	INTEREST	0.34
4 YEAR REM LIFE		MONTHLY ALLOCTN	106.22

**Canyon Lake Property Owners Association**  
Detail Report by Category

Country Club - Restroom, Employee, Continued ...

REMARKS:

This is to refurbish the employee restroom:

1 toilets, tank type	@	\$ 567.00	=	\$ 567.00
2 sinks, w/m rectangular	@	585.00	=	1,170.00
6 metal lockers	@	154.00	=	924.00
1 SCHB door	@	512.00	=	512.00
46 sq. ft. ceiling panels	@	2.28	=	105.00
46 sq. ft. ceramic tile	@	20.90	=	961.00
120 sq. ft. marlite	@	5.34	=	641.00
TOTAL				= \$ 4,880.00

One sink is located in the kitchen area.

Country Club - Restroom, Men's Lock	QUANTITY	1 total
ASSET ID 1391	UNIT COST	23,179.000
GROUP/FACILITY 70	PERCENT REPL	100.00%
CATEGORY 70	CURRENT COST	23,179.00
	FUTURE COST	25,287.06
PLACED IN SERVICE 5/97	ASSIGNED RESERVES	0.00
25 YEAR USEFUL LIFE	SALVAGE VALUE	0.00
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	502.89
REPLACEMENT YEAR 2022-2023	INTEREST	1.62
4 YEAR REM LIFE	MONTHLY ALLOCTN	504.51

REMARKS:

3 toilets, tank type	@	\$ 567.00	=	\$ 1,701.00
3 urinals, w/m unit w/fv	@	1,206.00	=	3,618.00
2 sinks, counter oval	@	526.00	=	1,052.00
26 lockers	@	154.00	=	4,004.00
3 partitions	@	913.00	=	2,739.00
6 lin. ft. laminated counter top	@	184.00	=	1,104.00
328 sq. ft. of ceramic tile	@	20.90	=	6,855.00
314 sq. ft. of ceiling tile	@	2.28	=	716.00
2 - 3'0" x 6'8" SCHB/Metal doors	@	695.00	=	1,390.00
TOTAL				= \$ 23,179.00

Canyon Lake Property Owners Association  
Detail Report by Category

Country Club - Restroom, Mens		QUANTITY	1 total
ASSET ID	1390	UNIT COST	14,648.000
GROUP/FACILITY	70	PERCENT REPL	100.00%
CATEGORY	70	CURRENT COST	14,648.00
		FUTURE COST	24,694.48
PLACED IN SERVICE	5/17	ASSIGNED RESERVES	0.00
25 YEAR USEFUL LIFE		SALVAGE VALUE	0.00
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	61.08
REPLACEMENT YEAR	2042-2043	INTEREST	0.20
24 YEAR REM LIFE		MONTHLY ALLOCTN	61.28

REMARKS:

1 toilets, tank type	@	\$ 567.00	=	\$ 567.00
2 urinals, w/m unit w/fv	@	1,206.00	=	2,412.00
2 sinks, oval	@	611.00	=	1,222.00
1 lam toilet partitions	@	1,149.00	=	1,149.00
2 lam urinal partitions	@	673.00	=	1,346.00
356 sq. ft. of ceramic tile	@	20.90	=	7,440.00
1 - 3'0" x 6'8" SCHB doors	@	512.00	=	512.00
				-----
		TOTAL	=	\$ 14,648.00

Country Club - Restroom, Womens		QUANTITY	1 total
ASSET ID	1392	UNIT COST	27,863.000
GROUP/FACILITY	70	PERCENT REPL	100.00%
CATEGORY	70	CURRENT COST	27,863.00
		FUTURE COST	30,397.05
PLACED IN SERVICE	5/97	ASSIGNED RESERVES	0.00
25 YEAR USEFUL LIFE		SALVAGE VALUE	0.00
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	604.51
REPLACEMENT YEAR	2022-2023	INTEREST	1.94
4 YEAR REM LIFE		MONTHLY ALLOCTN	606.45

REMARKS:

4 toilets, flush valve	@	\$ 916.00	=	\$ 3,664.00
2 sinks, counter oval	@	526.00	=	1,052.00
2 sinks, stainless/basin*	@	579.00	=	1,158.00
4 toilet partitions	@	913.00	=	3,652.00
21 lin. ft. of lam base cabinets	@	301.00	=	6,321.00
12 lin. ft. of lam wall cabinets	@	250.00	=	3,000.00
26 lin. ft. of lam counter tops	@	184.00	=	4,784.00
129 sq. ft. ceramic tile	@	20.90	=	2,696.00
3 - 3'0" x 6'8" SCHB doors*	@	512.00	=	1,536.00
		TOTAL	=	\$ 27,863.00

\*These items are located in the storage room.

Canyon Lake Property Owners Association  
Detail Report by Category

Country Club - Signage		QUANTITY	1 total
		UNIT COST	4,678.000
ASSET ID	1741	PERCENT REPL	100.00%
GROUP/FACILITY	70	CURRENT COST	4,678.00
CATEGORY	70	FUTURE COST	5,103.45
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/97	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	101.49
REPLACEMENT YEAR	2022-2023	INTEREST	0.33
4 YEAR REM LIFE		MONTHLY ALLOCTN	101.82

REMARKS:

3 - 2'x3' bulletin board	@	\$ 462.00	=	\$ 1,386.00
11 - 4" letters "Country Club"	@	92.00	=	1,012.00
10 - 8" letters "Canyon Lake"	@	178.00	=	1,780.00
1 - insignia/plaque dedication	@	500.00	=	500.00
				-----
		TOTAL	=	\$ 4,678.00

Country Club - Televisions, 2012		QUANTITY	1 total
		UNIT COST	3,500.000
ASSET ID	1965	PERCENT REPL	100.00%
GROUP/FACILITY	70	CURRENT COST	3,500.00
CATEGORY	70	FUTURE COST	3,655.69
		ASSIGNED RESERVES	2,625.00
PLACED IN SERVICE	5/12	SALVAGE VALUE	0.00
8 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	40.68
REPLACEMENT YEAR	2020-2021	INTEREST	1.67
2 YEAR REM LIFE		MONTHLY ALLOCTN	42.35

REMARKS:

7 - 42" televisions	@	\$ 500.00	=	\$ 3,500.00
				-----
		TOTAL	=	\$ 3,500.00



Canyon Lake Property Owners Association  
Detail Report by Category

Country Club - Televisions, 2018		QUANTITY	1 total
		UNIT COST	622.000
ASSET ID	1396	PERCENT REPL	100.00%
GROUP/FACILITY	70	CURRENT COST	622.00
CATEGORY	70	FUTURE COST	740.28
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/18	SALVAGE VALUE	0.00
8 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	6.95
REPLACEMENT YEAR	2026-2027	INTEREST	0.02
8 YEAR REM LIFE		MONTHLY ALLOCTN	6.97

REMARKS:

1 - 60" LG LED television @ \$ 622.00 = \$ 622.00  
-----  
TOTAL = \$ 622.00

A new 60" television was installed in April 2018 for a cost of \$622.

CATEGORY SUMMARY:	ASSIGNED RESERVES	173,211.43
	MONTHLY CNTRBTN	10,127.40
	INTEREST	103.21
	MONTHLY ALLOCTN	10,230.61

Canyon Lake Property Owners Association  
Detail Report by Category

Lodge - Bar, Coolers/Refrig	QUANTITY	1 total
	UNIT COST	22,853.000
ASSET ID 1499	PERCENT REPL	100.00%
GROUP/FACILITY 80	CURRENT COST	22,853.00
CATEGORY 80	FUTURE COST	29,672.49
	ASSIGNED RESERVES	0.00
PLACED IN SERVICE 5/14	SALVAGE VALUE	0.00
16 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	175.12
REPLACEMENT YEAR 2030-2031	INTEREST	0.56
12 YEAR REM LIFE	MONTHLY ALLOCTN	175.68

REMARKS:

1 - 6' Perlick 6 door cooler/kegerator	@	\$ 3,073.00	=	\$ 3,073.00
2 - tall beverage coolers	@	900.00	=	1,800.00
1 - Perlick #26 3'1" cooler	@	1,200.00	=	1,200.00
2 - Perlick ice mackers	@	3,275.00	=	6,550.00
1 - Scotsman #24 ice machine	@	3,478.00	=	3,478.00
2 - commercial blenders	@	1,050.00	=	2,100.00
1 - Jackson #28 glass washer	@	4,072.00	=	4,072.00
1 - u/c refrigerator #2	@	580.00	=	580.00
				-----
		TOTAL	=	\$ 22,853.00

Lodge - Bar, Equipment	QUANTITY	1 total
	UNIT COST	25,422.000
ASSET ID 1470	PERCENT REPL	100.00%
GROUP/FACILITY 80	CURRENT COST	25,422.00
CATEGORY 80	FUTURE COST	40,149.35
	ASSIGNED RESERVES	0.00
PLACED IN SERVICE 5/14	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	118.65
REPLACEMENT YEAR 2039-2040	INTEREST	0.38
21 YEAR REM LIFE	MONTHLY ALLOCTN	119.03

REMARKS:

3 - 1'1" small Perlick Sinks	@	\$ 675.00	=	\$ 2,025.00
1 - plastic kitchen basin	@	579.00	=	579.00
1 - 6'1" (3) station bar/sink/shelf	@	2,800.00	=	2,800.00
2 - 3'1" cocktail (6) stations	@	1,445.00	=	2,890.00
1 - 2'1" (3) shelf glass station	@	600.00	=	600.00
1 - 18'0" shelving	@	1,200.00	=	1,200.00
1 - brass hanging glasses	@	200.00	=	200.00
8 lin. ft. island	@	301.00	=	2,408.00
40 lin. ft. bar counter	@	318.00	=	12,720.00
				-----
		TOTAL	=	\$ 25,422.00

Canyon Lake Property Owners Association  
Detail Report by Category

Lodge - Bar, Floor		QUANTITY	650 sq.ft.
		UNIT COST	6.810
ASSET ID	1465	PERCENT REPL	102.00%
GROUP/FACILITY	80	CURRENT COST	4,515.03
CATEGORY	80	FUTURE COST	7,130.66
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/14	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	21.07
REPLACEMENT YEAR	2039-2040	INTEREST	0.07
21 YEAR REM LIFE		MONTHLY ALLOCTN	21.14

REMARKS:

This is to replace the vinyl flooring at the bar area.

The measurement indicated represents the actual area to be replaced. The percentage of replacement has been increased above 100% to allow for a waste factor which should be considered when replacing this component.

Lodge - Bar, Furniture		QUANTITY	1 total
		UNIT COST	36,106.000
ASSET ID	1795	PERCENT REPL	100.00%
GROUP/FACILITY	80	CURRENT COST	36,106.00
CATEGORY	80	FUTURE COST	50,042.94
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/17	SALVAGE VALUE	0.00
16 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	226.13
REPLACEMENT YEAR	2033-2034	INTEREST	0.73
15 YEAR REM LIFE		MONTHLY ALLOCTN	226.86

REMARKS:

65 chairs	@	\$ 242.00	=	\$ 15,730.00
9 barstools	@	257.00	=	2,313.00
13 bar tables	@	753.00	=	9,789.00
17 cocktail chairs	@	242.00	=	4,114.00
5 cocktail tables	@	832.00	=	4,160.00
				-----
		TOTAL	=	\$ 36,106.00

Canyon Lake Property Owners Association  
Detail Report by Category

Lodge - Bar, Lighting		QUANTITY	1 total
		UNIT COST	9,029.000
ASSET ID	1825	PERCENT REPL	100.00%
GROUP/FACILITY	80	CURRENT COST	9,029.00
CATEGORY	80	FUTURE COST	14,259.64
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/14	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	42.14
REPLACEMENT YEAR	2039-2040	INTEREST	0.14
21 YEAR REM LIFE		MONTHLY ALLOCTN	42.28

REMARKS:

30 - recessed fixtures	@	\$ 157.00	=	\$ 4,710.00
1 - c/m fan w/light	@	582.00	=	582.00
3 - single sided exit	@	329.00	=	987.00
1 - extra large chandelier	@	908.00	=	908.00
6 - w/m sconces	@	307.00	=	1,842.00
				-----
		TOTAL	=	\$ 9,029.00

Lodge - Bar, Patio, Furniture		QUANTITY	1 total
		UNIT COST	8,755.000
ASSET ID	1818	PERCENT REPL	100.00%
GROUP/FACILITY	80	CURRENT COST	8,755.00
CATEGORY	80	FUTURE COST	11,873.22
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/16	SALVAGE VALUE	0.00
16 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	58.33
REPLACEMENT YEAR	2032-2033	INTEREST	0.19
14 YEAR REM LIFE		MONTHLY ALLOCTN	58.52

REMARKS:

34 sitting chairs	@	\$ 132.57	=	\$ 4,507.00
9 square tables	@	472.00	=	4,248.00
				-----
		TOTAL	=	\$ 8,755.00

The patio chairs were replaced in 2016 for a cost of \$4,303.

The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

Canyon Lake Property Owners Association  
Detail Report by Category

Lodge - Bar, Stage	QUANTITY	64 sq.ft.
	UNIT COST	6.700
ASSET ID 2101	PERCENT REPL	100.00%
GROUP/FACILITY 80	CURRENT COST	428.80
CATEGORY 80	FUTURE COST	510.34
	ASSIGNED RESERVES	0.00
PLACED IN SERVICE 5/06	SALVAGE VALUE	0.00
20 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	4.79
REPLACEMENT YEAR 2026-2027	INTEREST	0.02
8 YEAR REM LIFE	MONTHLY ALLOCTN	4.81

REMARKS:

This is the small dance floor in the bar area.

Lodge - Bar, Televisions	QUANTITY	1 total
	UNIT COST	4,736.000
ASSET ID 1477	PERCENT REPL	100.00%
GROUP/FACILITY 80	CURRENT COST	4,736.00
CATEGORY 80	FUTURE COST	5,166.72
	ASSIGNED RESERVES	0.00
PLACED IN SERVICE 5/14	SALVAGE VALUE	0.00
8 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	102.75
REPLACEMENT YEAR 2022-2023	INTEREST	0.33
4 YEAR REM LIFE	MONTHLY ALLOCTN	103.08

REMARKS:

These are Samsung televisions:

6 - 42" televisions	@	\$ 631.00	=	\$ 3,786.00
1 - 60" television	@	950.00	=	950.00
				-----
		TOTAL	=	\$ 4,736.00

Canyon Lake Property Owners Association  
Detail Report by Category

Lodge - Bar, Window Tinting	QUANTITY	1 total
	UNIT COST	3,034.000
ASSET ID 1801	PERCENT REPL	100.00%
GROUP/FACILITY 80	CURRENT COST	3,034.00
CATEGORY 80	FUTURE COST	3,382.75
	ASSIGNED RESERVES	0.00
PLACED IN SERVICE 12/17	SALVAGE VALUE	0.00
6 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	53.05
REPLACEMENT YEAR 2023-2024	INTEREST	0.17
5 YEAR REM LIFE	MONTHLY ALLOCTN	53.22

REMARKS:

New window tinting was applied in December 2017 for a cost of \$2,969.

The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

Lodge - Ext, Bicycle Rack	QUANTITY	12 lin. ft.
	UNIT COST	145.000
ASSET ID 1817	PERCENT REPL	100.00%
GROUP/FACILITY 80	CURRENT COST	1,740.00
CATEGORY 80	FUTURE COST	1,898.25
	ASSIGNED RESERVES	0.00
PLACED IN SERVICE 5/00	SALVAGE VALUE	0.00
22 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	37.75
REPLACEMENT YEAR 2022-2023	INTEREST	0.12
4 YEAR REM LIFE	MONTHLY ALLOCTN	37.87

REMARKS:

This is to replace the bicycle rack.

Lodge - Ext, Concrete, Bench/Table	QUANTITY	1 total
	UNIT COST	19,261.000
ASSET ID 1487	PERCENT REPL	100.00%
GROUP/FACILITY 80	CURRENT COST	19,261.00
CATEGORY 80	FUTURE COST	22,430.30
	ASSIGNED RESERVES	0.00
PLACED IN SERVICE 5/00	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	244.06
REPLACEMENT YEAR 2025-2026	INTEREST	0.78
7 YEAR REM LIFE	MONTHLY ALLOCTN	244.84

**Canyon Lake Property Owners Association**  
Detail Report by Category

Lodge - Ext, Concrete, Bench/Table, Continued ...

REMARKS:

These items are constructed on concrete.

3	- round picnic tables	@	\$ 2,400.00	=	\$ 7,200.00
4	- 6' benches w/back	@	1,970.00	=	7,880.00
1	- trash receptacle	@	1,065.00	=	1,065.00
2	- ash receptacles	@	808.00	=	1,616.00
2	- landscape urns	@	750.00	=	1,500.00
					-----
TOTAL					= \$ 19,261.00

Lodge - Ext, Decks, Resurface
-------------------------------

	QUANTITY	1,960 sq. ft.
ASSET ID 1483	UNIT COST	5.320
GROUP/FACILITY 80	PERCENT REPL	100.00%
CATEGORY 80	CURRENT COST	10,427.20
	FUTURE COST	13,247.31
PLACED IN SERVICE 5/17	ASSIGNED RESERVES	0.00
12 YEAR USEFUL LIFE	SALVAGE VALUE	0.00
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	86.54
REPLACEMENT YEAR 2029-2030	INTEREST	0.28
11 YEAR REM LIFE	MONTHLY ALLOCTN	86.82

REMARKS:

This is a elastomeric deck surface.

The deck was replaced in 2017 for a cost of \$10,020.

The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

Canyon Lake Property Owners Association  
Detail Report by Category

Lodge - Ext, Decks, Seal/Recoat	QUANTITY	1,960 sq. ft.
	UNIT COST	2.940
ASSET ID 1482	PERCENT REPL	100.00%
GROUP/FACILITY 80	CURRENT COST	5,762.40
CATEGORY 80	FUTURE COST	5,762.40
	ASSIGNED RESERVES	5,762.40
PLACED IN SERVICE 5/17	SALVAGE VALUE	0.00
2 YEAR USEFUL LIFE		
-1 YEAR ADJUSTMENT	MONTHLY CNTRBTN	246.40
REPLACEMENT YEAR 2018-2019	INTEREST	0.79
0 YEAR REM LIFE	MONTHLY ALLOCTN	247.19

REMARKS:

This is to clean and seal the deck.

The useful life of this asset has been decreased due to its present condition.

Lodge - Ext, Doors, Entrance	QUANTITY	1 total
	UNIT COST	17,222.000
ASSET ID 1824	PERCENT REPL	100.00%
GROUP/FACILITY 80	CURRENT COST	17,222.00
CATEGORY 80	FUTURE COST	20,055.79
	ASSIGNED RESERVES	0.00
PLACED IN SERVICE 5/00	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	218.23
REPLACEMENT YEAR 2025-2026	INTEREST	0.70
7 YEAR REM LIFE	MONTHLY ALLOCTN	218.93

REMARKS:

These are highly decorative entrance doors.

2 - 3'0" x 8'0" entrance doors @ \$ 8,611.00	=	\$ 17,222.00
		-----
TOTAL	=	\$ 17,222.00



**Canyon Lake Property Owners Association**  
Detail Report by Category

Lodge - Ext, Doors, Storefront		QUANTITY	1 total
		UNIT COST	56,937.000
ASSET ID	1491	PERCENT REPL	100.00%
GROUP/FACILITY	80	CURRENT COST	56,937.00
CATEGORY	80	FUTURE COST	62,115.24
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/00	SALVAGE VALUE	0.00
22 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	1,235.29
REPLACEMENT YEAR	2022-2023	INTEREST	3.97
4 YEAR REM LIFE		MONTHLY ALLOCTN	1,239.26

REMARKS:

These are aluminum framed glass double doors and single doors with closers.

9 - 3'0" x 8'0" single doors	@	\$ 2,817.00	=	\$ 25,353.00
8 - 3'0" x 8'0" double doors	@	3,948.00	=	31,584.00
				-----
		TOTAL	=	\$ 56,937.00

Weather stripping was replaced in July 2017 for a cost of \$637.

Lodge - Ext, Doors, Utility		QUANTITY	1 total
		UNIT COST	12,051.000
ASSET ID	1492	PERCENT REPL	100.00%
GROUP/FACILITY	80	CURRENT COST	12,051.00
CATEGORY	80	FUTURE COST	15,647.10
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	9/05	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	92.35
REPLACEMENT YEAR	2030-2031	INTEREST	0.30
12 YEAR REM LIFE		MONTHLY ALLOCTN	92.65

REMARKS:

9 - 3'0" x 7'0" metal doors	@	\$ 1,339.00	=	\$ 12,051.00
				-----
		TOTAL	=	\$ 12,051.00

One utility door was replaced in 2017 for a cost of \$1,310.

Canyon Lake Property Owners Association  
Detail Report by Category

Lodge - Ext, Fencing		QUANTITY	1 total
		UNIT COST	97,296.000
ASSET ID	1489	PERCENT REPL	100.00%
GROUP/FACILITY	80	CURRENT COST	97,296.00
CATEGORY	80	FUTURE COST	118,345.85
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/02	SALVAGE VALUE	0.00
20 YEAR USEFUL LIFE			
+5 YEAR ADJUSTMENT		MONTHLY CNTRBTN	972.88
REPLACEMENT YEAR	2027-2028	INTEREST	3.13
9 YEAR REM LIFE		MONTHLY ALLOCTN	976.01

REMARKS:

420 lin. ft. of 3'6" railing	@	\$ 62.60	=	\$ 26,292.00
1,230 lin. ft. of 6'3" fencing	@	56.95	=	70,049.00
1 - 3'5" x 6'0" pedestrian gate	@	955.00	=	955.00
				-----
		TOTAL	=	\$ 97,296.00

The fence was repaired in 2016 for a cost of \$3,900

The useful life of this asset has been extended due to its present condition.

Lodge - Ext, Flag Pole		QUANTITY	1 pole
		UNIT COST	6,159.000
ASSET ID	1816	PERCENT REPL	100.00%
GROUP/FACILITY	80	CURRENT COST	6,159.00
CATEGORY	80	FUTURE COST	9,941.00
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/00	SALVAGE VALUE	0.00
40 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	27.63
REPLACEMENT YEAR	2040-2041	INTEREST	0.09
22 YEAR REM LIFE		MONTHLY ALLOCTN	27.72

REMARKS:

This is a 40' steel flag pole at the entrance to the lodge.

Canyon Lake Property Owners Association  
Detail Report by Category

Lodge - Ext, Fountain		QUANTITY	1 fountain
		UNIT COST	5,000.000
ASSET ID	1498	PERCENT REPL	100.00%
GROUP/FACILITY	80	CURRENT COST	5,000.00
CATEGORY	80	FUTURE COST	5,000.00
		ASSIGNED RESERVES	5,000.00
PLACED IN SERVICE	5/02	SALVAGE VALUE	0.00
10 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	45.32
REPLACEMENT YEAR	2018-2019	INTEREST	0.15
0 YEAR REM LIFE		MONTHLY ALLOCTN	45.47

REMARKS:

This is a triple fountain with a large base.

We have included a provision for the replacement of the fountain, filter pump and motors and associated items necessary for the repair and/or replacement of the water feature.

Lodge - Ext, Lighting, Bollards		QUANTITY	26 fixtures
		UNIT COST	1,647.000
ASSET ID	1485	PERCENT REPL	100.00%
GROUP/FACILITY	80	CURRENT COST	42,822.00
CATEGORY	80	FUTURE COST	49,868.15
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/00	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	542.61
REPLACEMENT YEAR	2025-2026	INTEREST	1.74
7 YEAR REM LIFE		MONTHLY ALLOCTN	544.35

REMARKS:

This is to replace the metal bollard lights.

Lodge - Ext, Lighting, Building		QUANTITY	1 total
		UNIT COST	11,553.000
ASSET ID	1821	PERCENT REPL	100.00%
GROUP/FACILITY	80	CURRENT COST	11,553.00
CATEGORY	80	FUTURE COST	12,066.92
		ASSIGNED RESERVES	10,397.70
PLACED IN SERVICE	5/00	SALVAGE VALUE	0.00
20 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	62.34
REPLACEMENT YEAR	2020-2021	INTEREST	6.29
2 YEAR REM LIFE		MONTHLY ALLOCTN	68.63

**Canyon Lake Property Owners Association**  
Detail Report by Category

Lodge - Ext, Lighting, Building, Continued ...

REMARKS:

2	- entry w/m lanterns	@	\$ 649.00	=	\$ 1,298.00
1	- small w/m lanterns	@	218.00	=	218.00
4	- vapor fixtures	@	719.00	=	2,876.00
29	- recessed fixtures	@	157.00	=	4,553.00
8	- step illumination fixtures	@	326.00	=	2,608.00
					-----
TOTAL					= \$ 11,553.00

Lodge - Ext, Lighting, Grounds
--------------------------------

	QUANTITY	26 lights
ASSET ID 1956	UNIT COST	2,712.000
GROUP/FACILITY 80	PERCENT REPL	100.00%
CATEGORY 80	CURRENT COST	70,512.00
	FUTURE COST	89,582.44
	ASSIGNED RESERVES	0.00
PLACED IN SERVICE 2/00	SALVAGE VALUE	0.00
30 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	585.24
REPLACEMENT YEAR 2029-2030	INTEREST	1.88
11 YEAR REM LIFE	MONTHLY ALLOCTN	587.12

REMARKS:

These are round poles with decorative lanterns.

Lodge - Ext, Lighting, Parking Lot
------------------------------------

	QUANTITY	27 lights
ASSET ID 1484	UNIT COST	1,065.000
GROUP/FACILITY 80	PERCENT REPL	100.00%
CATEGORY 80	CURRENT COST	28,755.00
	FUTURE COST	54,049.21
	ASSIGNED RESERVES	0.00
PLACED IN SERVICE 2/18	SALVAGE VALUE	0.00
30 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	102.72
REPLACEMENT YEAR 2047-2048	INTEREST	0.33
29 YEAR REM LIFE	MONTHLY ALLOCTN	103.05

REMARKS:

These are 20' and 30' round poles with square and oblong lanterns.

(27) lights were upgraded the LED fixtures in February 2018 for a cost of \$8,631.

Canyon Lake Property Owners Association  
Detail Report by Category

Lodge - Ext, Lighting, Pole w/Bell		QUANTITY	9 poles
		UNIT COST	2,712.000
ASSET ID	1134	PERCENT REPL	100.00%
GROUP/FACILITY	80	CURRENT COST	24,408.00
CATEGORY	80	FUTURE COST	27,812.34
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/00	SALVAGE VALUE	0.00
24 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	358.22
REPLACEMENT YEAR	2024-2025	INTEREST	1.15
6 YEAR REM LIFE		MONTHLY ALLOCTN	359.37

REMARKS:

These are round poles with double bell fixtures located near the pool area.

Lodge - Ext, Paint, Exterior		QUANTITY	12,300 sq. ft.
		UNIT COST	0.950
ASSET ID	1495	PERCENT REPL	100.00%
GROUP/FACILITY	80	CURRENT COST	11,685.00
CATEGORY	80	FUTURE COST	12,204.80
		ASSIGNED RESERVES	8,763.75
PLACED IN SERVICE	5/12	SALVAGE VALUE	0.00
8 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	135.82
REPLACEMENT YEAR	2020-2021	INTEREST	5.57
2 YEAR REM LIFE		MONTHLY ALLOCTN	141.39

REMARKS:

The exterior was power washed and gutters were painted in 2017 for a cost of \$2,980.

Lodge - Ext, Paint, Metals		QUANTITY	1 total
		UNIT COST	29,296.000
ASSET ID	1494	PERCENT REPL	100.00%
GROUP/FACILITY	80	CURRENT COST	29,296.00
CATEGORY	80	FUTURE COST	29,940.51
		ASSIGNED RESERVES	19,530.67
PLACED IN SERVICE	5/16	SALVAGE VALUE	0.00
3 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	853.31
REPLACEMENT YEAR	2019-2020	INTEREST	14.17
1 YEAR REM LIFE		MONTHLY ALLOCTN	867.48

**Canyon Lake Property Owners Association**  
Detail Report by Category

Lodge - Ext, Paint, Metals, Continued ...

REMARKS:

This is to paint the wrought iron fencing, railing, trash gates and light standards at the lodge area:

9,431 sq.ft. of fence/rail/gates	@	\$ 1.87	=	\$ 17,636.00
106 - light standards*	@	110.00	=	11,660.00
				-----
		TOTAL	=	\$ 29,296.00

\*This includes the tennis court lighting.

To ensure the longevity of wrought iron, it should be painted as recommended.

<b>Lodge - Ext, Roof, Access Ladders</b>	QUANTITY	3 ladders
ASSET ID 1822	UNIT COST	3,868.000
GROUP/FACILITY 80	PERCENT REPL	100.00%
CATEGORY 80	CURRENT COST	11,604.00
	FUTURE COST	17,168.16
PLACED IN SERVICE 5/96	ASSIGNED RESERVES	0.00
40 YEAR USEFUL LIFE	SALVAGE VALUE	0.00
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	61.86
REPLACEMENT YEAR 2036-2037	INTEREST	0.20
18 YEAR REM LIFE	MONTHLY ALLOCTN	62.06

REMARKS:

This is to replace the roof ladders.

<b>Lodge - Ext, Roof, Flat</b>	QUANTITY	3,930 sq. ft.
ASSET ID 1496	UNIT COST	4.340
GROUP/FACILITY 80	PERCENT REPL	100.00%
CATEGORY 80	CURRENT COST	17,056.20
	FUTURE COST	17,814.93
PLACED IN SERVICE 5/96	ASSIGNED RESERVES	15,634.85
20 YEAR USEFUL LIFE	SALVAGE VALUE	0.00
+4 YEAR ADJUSTMENT	MONTHLY CNTRBTN	80.23
REPLACEMENT YEAR 2020-2021	INTEREST	9.41
2 YEAR REM LIFE	MONTHLY ALLOCTN	89.64

**Canyon Lake Property Owners Association**  
Detail Report by Category

Lodge - Ext, Roof, Flat, Continued ...

REMARKS:

This is a composition roll roofing material.

In order to ensure a high quality installation, the client may wish to obtain the services of an independent roofing consultant to work with the client and the roofing contractor providing installation. Consultants are available for the preparation of installation specifications and, if desired, to work with the contractor during the installation process. We have been advised that fees vary upon the size of the job and the extent of detail required by the client. However, fees for a consultant should not exceed six to eight percent of the actual roof replacement cost. The costs we have used do not include this additional expense. Should the client request, we would be happy to incorporate this into our calculations.

The cost used on this component includes the removal and disposal of the existing material.

The useful life of this asset has been extended due to its present condition.

Lodge - Ext, Roof, Tile	QUANTITY	11,100 sq. ft.
	UNIT COST	11.330
ASSET ID 1497	PERCENT REPL	100.00%
GROUP/FACILITY 80	CURRENT COST	125,763.00
CATEGORY 80	FUTURE COST	163,291.52
	ASSIGNED RESERVES	0.00
PLACED IN SERVICE 5/96	SALVAGE VALUE	0.00
30 YEAR USEFUL LIFE		
+4 YEAR ADJUSTMENT	MONTHLY CNTRBTN	963.71
REPLACEMENT YEAR 2030-2031	INTEREST	3.10
12 YEAR REM LIFE	MONTHLY ALLOCTN	966.81

REMARKS:

(25) tiles were replaced in July 2017 for a cost of \$975. Therefore we have extended the remaining life.

A funding provision has been established for repairs and/or replacement of the felt underlayment and re-installation of the original tiles.

Canyon Lake Property Owners Association  
Detail Report by Category

<b>Lodge - Ext, Sewer Lift</b>	QUANTITY	1 total
ASSET ID 1806	UNIT COST	10,000.000
GROUP/FACILITY 80	PERCENT REPL	100.00%
CATEGORY 80	CURRENT COST	10,000.00
	FUTURE COST	13,860.01
PLACED IN SERVICE 5/18	ASSIGNED RESERVES	0.00
15 YEAR USEFUL LIFE	SALVAGE VALUE	0.00
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	62.63
REPLACEMENT YEAR 2033-2034	INTEREST	0.20
15 YEAR REM LIFE	MONTHLY ALLOCTN	62.83

REMARKS:

The association replaced the sewer pump lift station in January 2018 for a cost of \$10,000.

The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

<b>Lodge - Ext, Trash Gates</b>	QUANTITY	1 total
ASSET ID 1819	UNIT COST	4,428.000
GROUP/FACILITY 80	PERCENT REPL	100.00%
CATEGORY 80	CURRENT COST	4,428.00
	FUTURE COST	5,156.61
PLACED IN SERVICE 5/05	ASSIGNED RESERVES	0.00
20 YEAR USEFUL LIFE	SALVAGE VALUE	0.00
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	56.11
REPLACEMENT YEAR 2025-2026	INTEREST	0.18
7 YEAR REM LIFE	MONTHLY ALLOCTN	56.29

REMARKS:

These are heavy duty corrugated metal trash gates.

1 - 6'2" x 3'3" trash gate	@	\$ 1,433.00	=	\$ 1,433.00
1 - 6'2" x 6'9" trash gate	@	2,995.00	=	2,995.00
				-----
		TOTAL	=	\$ 4,428.00



Canyon Lake Property Owners Association  
Detail Report by Category

Lodge - Foyer 1st, Furniture		QUANTITY	1 total
		UNIT COST	2,000.000
ASSET ID	1467	PERCENT REPL	100.00%
GROUP/FACILITY	80	CURRENT COST	2,000.00
CATEGORY	80	FUTURE COST	2,596.81
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/14	SALVAGE VALUE	0.00
16 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	15.33
REPLACEMENT YEAR 2030-2031		INTEREST	0.05
12 YEAR REM LIFE		MONTHLY ALLOCTN	15.38

REMARKS:

This is the first floor entrance foyer.

This is to replace the large round table, artwork and artificial plants.

Lodge - Foyer 1st, Restrooms		QUANTITY	1 total
		UNIT COST	47,273.000
ASSET ID	1800	PERCENT REPL	100.00%
GROUP/FACILITY	80	CURRENT COST	47,273.00
CATEGORY	80	FUTURE COST	77,980.10
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/16	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	204.27
REPLACEMENT YEAR 2041-2042		INTEREST	0.66
23 YEAR REM LIFE		MONTHLY ALLOCTN	204.93

REMARKS:

8 toilets, flush valve	@	\$ 916.00	=	\$ 7,328.00
4 urinals, w/m unit w/fv	@	1,206.00	=	4,824.00
7 sinks, oval	@	526.00	=	3,682.00
8 lam toilet partitions	@	1,149.00	=	9,192.00
2 lam urinal partitions	@	673.00	=	1,346.00
432 sq. ft. of ceramic tile	@	20.90	=	9,029.00
480 sq. ft. of wall c tile	@	22.60	=	10,848.00
2 - 3'0" x 6'8" SCHB doors	@	512.00	=	1,024.00
				-----
		TOTAL	=	\$ 47,273.00

Canyon Lake Property Owners Association  
Detail Report by Category

Lodge - Foyer 2nd, Cabinet/Counter		QUANTITY	1 total
		UNIT COST	12,194.000
ASSET ID	2114	PERCENT REPL	100.00%
GROUP/FACILITY	80	CURRENT COST	12,194.00
CATEGORY	80	FUTURE COST	20,114.85
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/16	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	52.69
REPLACEMENT YEAR	2041-2042	INTEREST	0.17
23 YEAR REM LIFE		MONTHLY ALLOCTN	52.86

REMARKS:

This is the foyer on the second level:

26 lin. ft. of granite counter tops	@	\$ 268.00	=	\$ 6,968.00
26 lin. ft. of wood base cabinets	@	201.00	=	5,226.00
				-----
		TOTAL	=	\$ 12,194.00

Lodge - Foyer 2nd, Drinking Fountn		QUANTITY	2 fountains
		UNIT COST	3,183.000
ASSET ID	1462	PERCENT REPL	100.00%
GROUP/FACILITY	80	CURRENT COST	6,366.00
CATEGORY	80	FUTURE COST	10,501.16
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/16	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	27.51
REPLACEMENT YEAR	2041-2042	INTEREST	0.09
23 YEAR REM LIFE		MONTHLY ALLOCTN	27.60

REMARKS:

This is the foyer on the second level:

These are Elkay chilled drinking fountain.

Canyon Lake Property Owners Association  
Detail Report by Category

Lodge - Foyer 2nd, Flooring		QUANTITY	2,725 sq.ft.
		UNIT COST	6.394
ASSET ID	1793	PERCENT REPL	100.00%
GROUP/FACILITY	80	CURRENT COST	17,423.65
CATEGORY	80	FUTURE COST	26,345.48
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/17	SALVAGE VALUE	0.00
20 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	88.62
REPLACEMENT YEAR	2037-2038	INTEREST	0.28
19 YEAR REM LIFE		MONTHLY ALLOCTN	88.90

REMARKS:

This is the foyer on the second level:

This is the foyer and Pool View Room. We are assuming the pool view manager office was replaced.

The flooring was replaced in May 2017 for a cost of \$17,050.

The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

Lodge - Foyer 2nd, Furniture		QUANTITY	1 total
		UNIT COST	8,201.000
ASSET ID	2115	PERCENT REPL	100.00%
GROUP/FACILITY	80	CURRENT COST	8,201.00
CATEGORY	80	FUTURE COST	11,121.91
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/16	SALVAGE VALUE	0.00
16 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	54.64
REPLACEMENT YEAR	2032-2033	INTEREST	0.18
14 YEAR REM LIFE		MONTHLY ALLOCTN	54.82

REMARKS:

18 - bar chairs	@	\$ 257.00	=	\$ 4,626.00
3 - pub tables	@	753.00	=	2,259.00
2 - chairs	@	242.00	=	484.00
1 - cocktail table	@	832.00	=	832.00
				-----
		TOTAL	=	\$ 8,201.00

**Canyon Lake Property Owners Association**  
Detail Report by Category

<b>Lodge - Holiday Bar, Doors, Glass</b>		QUANTITY	1 total
		UNIT COST	22,536.000
ASSET ID	2126	PERCENT REPL	100.00%
GROUP/FACILITY	80	CURRENT COST	22,536.00
CATEGORY	80	FUTURE COST	25,679.24
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/00	SALVAGE VALUE	0.00
22 YEAR USEFUL LIFE			
+2 YEAR ADJUSTMENT		MONTHLY CNTRBTN	330.74
REPLACEMENT YEAR 2024-2025		INTEREST	1.06
6 YEAR REM LIFE		MONTHLY ALLOCTN	331.80

REMARKS:

These are aluminum framed glass double doors and single doors with closers.

8 - 3'0" x 7'0" single doors @ \$ 2,817.00 = \$ 22,536.00  
-----  
TOTAL = \$ 22,536.00

<b>Lodge - Holiday Bar, Doors, SCHB</b>		QUANTITY	1 total
		UNIT COST	3,576.000
ASSET ID	2127	PERCENT REPL	100.00%
GROUP/FACILITY	80	CURRENT COST	3,576.00
CATEGORY	80	FUTURE COST	4,164.41
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/00	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	45.31
REPLACEMENT YEAR 2025-2026		INTEREST	0.15
7 YEAR REM LIFE		MONTHLY ALLOCTN	45.46

REMARKS:

6 - 3'0" x 6'8" s.c.h.b. doors @ \$ 596.00 = \$ 3,576.00  
-----  
TOTAL = \$ 3,576.00

Canyon Lake Property Owners Association  
Detail Report by Category

Lodge - Holiday Bay, Chair Lft		QUANTITY	1 total
	ASSET ID 1539	UNIT COST	6,495.000
GROUP/FACILITY	80	PERCENT REPL	100.00%
CATEGORY	80	CURRENT COST	6,495.00
		FUTURE COST	7,563.72
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/00	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	82.30
REPLACEMENT YEAR 2025-2026		INTEREST	0.26
7 YEAR REM LIFE		MONTHLY ALLOCTN	82.56

REMARKS:

This is to replace the chair lift.

Lodge - Holiday Bay, Drapes		QUANTITY	85 lin. ft.
	ASSET ID 1468	UNIT COST	100.730
GROUP/FACILITY	80	PERCENT REPL	100.00%
CATEGORY	80	CURRENT COST	8,562.05
		FUTURE COST	9,970.89
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	7/17	SALVAGE VALUE	0.00
8 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	108.49
REPLACEMENT YEAR 2025-2026		INTEREST	0.35
7 YEAR REM LIFE		MONTHLY ALLOCTN	108.84

REMARKS:

front - 25 lin. ft.  
back - 60  
--  
TOTAL = 85 lin. ft.

These drapes were replaced in July 2017 for a cost of \$8,562.

The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

Canyon Lake Property Owners Association  
Detail Report by Category

Lodge - Holiday Bay, Flooring		QUANTITY	3,300 sq.ft.
		UNIT COST	8.787
ASSET ID	1792	PERCENT REPL	100.00%
GROUP/FACILITY	80	CURRENT COST	28,997.10
CATEGORY	80	FUTURE COST	42,901.32
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	1/17	SALVAGE VALUE	0.00
20 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	154.59
REPLACEMENT YEAR	2036-2037	INTEREST	0.50
18 YEAR REM LIFE		MONTHLY ALLOCTN	155.09

REMARKS:

The flooring was replaced in January 2017 for a cost of \$28,997. The dressing room flooring was replaced also in August 2017 for a cost of \$2,380.

The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

Lodge - Holiday Bay, Furniture		QUANTITY	450 chairs
		UNIT COST	130.223
ASSET ID	1796	PERCENT REPL	100.00%
GROUP/FACILITY	80	CURRENT COST	58,600.35
CATEGORY	80	FUTURE COST	79,471.75
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	3/17	SALVAGE VALUE	0.00
16 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	390.44
REPLACEMENT YEAR	2032-2033	INTEREST	1.26
14 YEAR REM LIFE		MONTHLY ALLOCTN	391.70

REMARKS:

(450) everflex ZM banquet chairs were purchased in March 2017 for a cost of \$57,337.

The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

**Canyon Lake Property Owners Association**  
Detail Report by Category

Lodge - Holiday Bay, Lighting		QUANTITY	1 total
		UNIT COST	13,100.000
ASSET ID	2124	PERCENT REPL	100.00%
GROUP/FACILITY	80	CURRENT COST	13,100.00
CATEGORY	80	FUTURE COST	15,255.54
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/00	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	166.00
REPLACEMENT YEAR	2025-2026	INTEREST	0.53
7 YEAR REM LIFE		MONTHLY ALLOCTN	166.53

REMARKS:

38 - recessed fixtures	@	\$ 157.00	=	\$ 5,966.00
6 - single sided exit	@	329.00	=	1,974.00
3 - dbl security fixtures	@	392.00	=	1,176.00
Restrooms:				
7 - 4 light vanity fixtures	@	476.00	=	3,332.00
1 - 8 light vanity fixtures	@	652.00	=	652.00
				-----
		TOTAL	=	\$ 13,100.00

Lodge - Holiday Bay, Paint, Int		QUANTITY	1 total
		UNIT COST	2,080.000
ASSET ID	1957	PERCENT REPL	100.00%
GROUP/FACILITY	80	CURRENT COST	2,080.00
CATEGORY	80	FUTURE COST	2,530.01
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	8/17	SALVAGE VALUE	0.00
10 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	20.80
REPLACEMENT YEAR	2027-2028	INTEREST	0.07
9 YEAR REM LIFE		MONTHLY ALLOCTN	20.87

REMARKS:

The holiday bay and dressing room area was painted in August 2017 for a cost of \$2,070.

The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

Canyon Lake Property Owners Association  
Detail Report by Category

Lodge - Holiday Bay, Projector		QUANTITY	1 total
		UNIT COST	2,100.000
ASSET ID	2125	PERCENT REPL	100.00%
GROUP/FACILITY	80	CURRENT COST	2,100.00
CATEGORY	80	FUTURE COST	2,554.33
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	8/17	SALVAGE VALUE	0.00
10 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	21.00
REPLACEMENT YEAR	2027-2028	INTEREST	0.07
9 YEAR REM LIFE		MONTHLY ALLOCTN	21.07

REMARKS:

This is a ceiling mounted projector.

Lodge - Holiday Bay, Restrooms		QUANTITY	1 total
		UNIT COST	28,472.000
ASSET ID	1799	PERCENT REPL	100.00%
GROUP/FACILITY	80	CURRENT COST	28,472.00
CATEGORY	80	FUTURE COST	31,061.44
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/97	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	617.72
REPLACEMENT YEAR	2022-2023	INTEREST	1.99
4 YEAR REM LIFE		MONTHLY ALLOCTN	619.71

REMARKS:

8 - toilets, flush valve	@	\$ 916.00	=	\$ 7,328.00
2 - urinals, w/m unit w/fv	@	1,206.00	=	2,412.00
6 - sinks, oval	@	526.00	=	3,156.00
8 lam toilet partitions	@	1,149.00	=	9,192.00
20 lin ft. of marble counter tops	@	268.00	=	5,360.00
2 - 3'0" x 6'8" SCHB doors	@	512.00	=	1,024.00
				-----
		TOTAL	=	\$ 28,472.00



Canyon Lake Property Owners Association  
Detail Report by Category

Lodge - Holiday Bay, Stage Floor		QUANTITY	448 sq.ft.
		UNIT COST	6.700
ASSET ID	1794	PERCENT REPL	100.00%
GROUP/FACILITY	80	CURRENT COST	3,001.60
CATEGORY	80	FUTURE COST	4,538.58
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/17	SALVAGE VALUE	0.00
20 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	15.27
REPLACEMENT YEAR	2037-2038	INTEREST	0.05
19 YEAR REM LIFE		MONTHLY ALLOCTN	15.32

REMARKS:

The stage flooring was replaced including the stairs in May 2017 for a cost of \$3,000.

The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

Lodge - Holiday Bay, Stage Lights		QUANTITY	1 total
		UNIT COST	10,348.000
ASSET ID	1541	PERCENT REPL	100.00%
GROUP/FACILITY	80	CURRENT COST	10,348.00
CATEGORY	80	FUTURE COST	12,586.78
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/17	SALVAGE VALUE	0.00
10 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	103.47
REPLACEMENT YEAR	2027-2028	INTEREST	0.33
9 YEAR REM LIFE		MONTHLY ALLOCTN	103.80

REMARKS:

These are large stage spot lights.

13 - spot lights	@	\$ 196.00	=	\$ 2,548.00
24 - large stage lights	@	325.00	=	7,800.00
				-----
		TOTAL	=	\$ 10,348.00

Canyon Lake Property Owners Association  
Detail Report by Category

Lodge - Holiday Bay, Stage Music		QUANTITY	1 system
		UNIT COST	5,000.000
ASSET ID	1540	PERCENT REPL	100.00%
GROUP/FACILITY	80	CURRENT COST	5,000.00
CATEGORY	80	FUTURE COST	5,110.00
		ASSIGNED RESERVES	4,736.84
PLACED IN SERVICE	5/00	SALVAGE VALUE	0.00
10 YEAR USEFUL LIFE			
+9 YEAR ADJUSTMENT		MONTHLY CNTRBTN	28.23
REPLACEMENT YEAR	2019-2020	INTEREST	2.86
1 YEAR REM LIFE		MONTHLY ALLOCTN	31.09

REMARKS:

This equipment is located in the back stage area.  
 Yamaha MG 20 Mixer  
 Shure m/n SLS4  
 Audio-Technica-Amplifier  
 Ashly Equilizer (7channel)  
 Teac Double Cassette deck  
 Teac DVD 5 disk  
 Crown CD 1000 amplifier

Many of the items are outdated.

The useful life of this asset has been extended due to its present condition.

Lodge - Holiday Bay, Stage Replace		QUANTITY	1 system
		UNIT COST	3,000.000
ASSET ID	1466	PERCENT REPL	100.00%
GROUP/FACILITY	80	CURRENT COST	3,000.00
CATEGORY	80	FUTURE COST	3,418.43
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/89	SALVAGE VALUE	0.00
30 YEAR USEFUL LIFE			
+5 YEAR ADJUSTMENT		MONTHLY CNTRBTN	44.03
REPLACEMENT YEAR	2024-2025	INTEREST	0.14
6 YEAR REM LIFE		MONTHLY ALLOCTN	44.17

REMARKS:

This is a portable "Wanger" stage.

**Canyon Lake Property Owners Association**  
Detail Report by Category

<b>Lodge - Holiday Bay, Stage Restroom</b>		QUANTITY	1 total
		UNIT COST	11,275.000
ASSET ID	2142	PERCENT REPL	100.00%
GROUP/FACILITY	80	CURRENT COST	11,275.00
CATEGORY	80	FUTURE COST	11,275.00
		ASSIGNED RESERVES	11,275.00
PLACED IN SERVICE	5/97	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE			
-4 YEAR ADJUSTMENT		MONTHLY CNTRBTN	45.45
REPLACEMENT YEAR	2018-2019	INTEREST	0.15
0 YEAR REM LIFE		MONTHLY ALLOCTN	45.60

REMARKS:

1 toilet, flush valve	@	\$ 916.00	=	\$ 916.00
1 sink, rectangular	@	585.00	=	585.00
29 lin. ft. of lam counter tops	@	184.00	=	5,336.00
104 sq. ft. of flooring	@	20.90	=	2,174.00
3 - 3'0" x 6'8" SCHB doors	@	512.00	=	1,536.00
2 - fire extinguisher*	@	364.00	=	728.00
				-----
		TOTAL	=	\$ 11,275.00

\*One is located in the pool view room

The useful life of this asset has been decreased due to its present condition.

<b>Lodge - Holiday Bay, Wifi</b>		QUANTITY	1 wifi
		UNIT COST	1,664.000
ASSET ID	1713	PERCENT REPL	100.00%
GROUP/FACILITY	80	CURRENT COST	1,664.00
CATEGORY	80	FUTURE COST	1,980.43
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/16	SALVAGE VALUE	0.00
10 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	18.58
REPLACEMENT YEAR	2026-2027	INTEREST	0.06
8 YEAR REM LIFE		MONTHLY ALLOCTN	18.64

REMARKS:

Wireless access was added in 2016 for a cost of \$1,594.

The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

**Canyon Lake Property Owners Association**  
Detail Report by Category

Lodge - Int, Bulletin Boards		QUANTITY	3 boards
		UNIT COST	1,028.000
ASSET ID	2102	PERCENT REPL	100.00%
GROUP/FACILITY	80	CURRENT COST	3,084.00
CATEGORY	80	FUTURE COST	3,751.22
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/15	SALVAGE VALUE	0.00
12 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	30.84
REPLACEMENT YEAR	2027-2028	INTEREST	0.10
9 YEAR REM LIFE		MONTHLY ALLOCTN	30.94

REMARKS:

This is to replace the bulletin boards.

Lodge - Int, Fire Alarm		QUANTITY	1 system
		UNIT COST	10,000.000
ASSET ID	1481	PERCENT REPL	100.00%
GROUP/FACILITY	80	CURRENT COST	10,000.00
CATEGORY	80	FUTURE COST	10,444.84
		ASSIGNED RESERVES	9,000.00
PLACED IN SERVICE	5/00	SALVAGE VALUE	0.00
20 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	53.96
REPLACEMENT YEAR	2020-2021	INTEREST	5.44
2 YEAR REM LIFE		MONTHLY ALLOCTN	59.40

REMARKS:

This is a MS-9200 UDLS Fire control panel.

We have allocated \$10,000 for the replacement of the fire control panel and inspection of the related system components. This includes a general provision for smoke detectors, pull stations, strobes, electromagnetic door closures, bells, fire telephone jacks and other system components that may require repairs or replacement. As actual conditions vary greatly between differing facilities, this figure should be considered for budgetary purposes only.

Canyon Lake Property Owners Association  
Detail Report by Category

Lodge - Int, Floor, Carpet	QUANTITY	450 sq. yds.
	UNIT COST	45.700
ASSET ID 1463	PERCENT REPL	107.00%
GROUP/FACILITY 80	CURRENT COST	22,004.55
CATEGORY 80	FUTURE COST	22,983.40
	ASSIGNED RESERVES	14,669.70
PLACED IN SERVICE 5/14	SALVAGE VALUE	0.00
6 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	331.89
REPLACEMENT YEAR 2020-2021	INTEREST	9.65
2 YEAR REM LIFE	MONTHLY ALLOCTN	341.54

REMARKS:

The measurement indicated represents the actual area to be replaced. The percentage of replacement has been increased above 100% to allow for a waste factor which should be considered when replacing this component.

Lodge - Int, Floor, Marble	QUANTITY	2,450 sq. ft.
	UNIT COST	50.000
ASSET ID 1464	PERCENT REPL	102.00%
GROUP/FACILITY 80	CURRENT COST	124,950.00
CATEGORY 80	FUTURE COST	151,982.76
	ASSIGNED RESERVES	0.00
PLACED IN SERVICE 5/00	SALVAGE VALUE	0.00
35 YEAR USEFUL LIFE		
-8 YEAR ADJUSTMENT	MONTHLY CNTRBTN	1,249.40
REPLACEMENT YEAR 2027-2028	INTEREST	4.02
9 YEAR REM LIFE	MONTHLY ALLOCTN	1,253.42

REMARKS:

We assume this includes the restrooms, hallways, lobby.

The measurement indicated represents the actual area to be replaced. The percentage of replacement has been increased above 100% to allow for a waste factor which should be considered when replacing this component.

The cost used on this component includes the removal and disposal of the existing material.

The useful life of this asset has been decreased due to its present condition.

Canyon Lake Property Owners Association  
Detail Report by Category

Lodge - Int, Lighting, Restrooms		QUANTITY	1 total
		UNIT COST	5,758.000
ASSET ID	1828	PERCENT REPL	100.00%
GROUP/FACILITY	80	CURRENT COST	5,758.00
CATEGORY	80	FUTURE COST	6,705.45
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/00	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	72.96
REPLACEMENT YEAR	2025-2026	INTEREST	0.23
7 YEAR REM LIFE		MONTHLY ALLOCTN	73.19

REMARKS:

4 - recessed fixtures	@	\$ 157.00	=	\$ 628.00
26 - 4' fluorescent fixtures	@	179.00	=	4,654.00
1 - 8 light vanity	@	476.00	=	476.00
				-----
		TOTAL	=	\$ 5,758.00

Lodge - Int, Paint, Interior		QUANTITY	17,300 sq. ft.
		UNIT COST	1.430
ASSET ID	1480	PERCENT REPL	100.00%
GROUP/FACILITY	80	CURRENT COST	24,739.00
CATEGORY	80	FUTURE COST	25,839.49
		ASSIGNED RESERVES	18,554.25
PLACED IN SERVICE	5/12	SALVAGE VALUE	0.00
8 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	287.55
REPLACEMENT YEAR	2020-2021	INTEREST	11.78
2 YEAR REM LIFE		MONTHLY ALLOCTN	299.33

REMARKS:

This is to paint the interior of the lodge.

Lodge - Int, Window Blinds		QUANTITY	82 blinds
		UNIT COST	196.270
ASSET ID	1723	PERCENT REPL	100.00%
GROUP/FACILITY	80	CURRENT COST	16,094.14
CATEGORY	80	FUTURE COST	23,298.77
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	7/17	SALVAGE VALUE	0.00
18 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	90.21
REPLACEMENT YEAR	2035-2036	INTEREST	0.29
17 YEAR REM LIFE		MONTHLY ALLOCTN	90.50

Canyon Lake Property Owners Association  
Detail Report by Category

Lodge - Int, Window Blinds, Continued ...

REMARKS:

These are "Roll-a-shades". This includes all the blinds located in the lodge.  
 New window blinds (82) were installed in July 2017 for a cost of \$15,747  
 The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

Lodge - Kitchen, Broiler		QUANTITY	1 broiler
		UNIT COST	5,184.000
ASSET ID	1505	PERCENT REPL	100.00%
GROUP/FACILITY	80	CURRENT COST	5,184.00
CATEGORY	80	FUTURE COST	6,444.27
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/13	SALVAGE VALUE	0.00
15 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	46.99
REPLACEMENT YEAR	2028-2029	INTEREST	0.15
10 YEAR REM LIFE		MONTHLY ALLOCTN	47.14

REMARKS:

This is a 3' "Vulcan" salamander.  
 #6

Lodge - Kitchen, Charbroiler/Griddl		QUANTITY	2 systems
		UNIT COST	6,004.000
ASSET ID	1523	PERCENT REPL	100.00%
GROUP/FACILITY	80	CURRENT COST	12,008.00
CATEGORY	80	FUTURE COST	12,818.09
		ASSIGNED RESERVES	10,292.57
PLACED IN SERVICE	5/00	SALVAGE VALUE	0.00
10 YEAR USEFUL LIFE			
+11 YEAR ADJUSTMENT		MONTHLY CNTRBTN	62.07
REPLACEMENT YEAR	2021-2022	INTEREST	6.22
3 YEAR REM LIFE		MONTHLY ALLOCTN	68.29

REMARKS:

These are "Vulcan" counter charbroiler and griddle.  
 #8

Canyon Lake Property Owners Association  
Detail Report by Category

Lodge - Kitchen, Charbroiler/Griddl, Continued ...

The useful life of this asset has been extended due to its present condition.

Lodge - Kitchen, Curtains		QUANTITY	2 air curtain
		UNIT COST	2,800.000
ASSET ID	2119	PERCENT REPL	100.00%
GROUP/FACILITY	80	CURRENT COST	5,600.00
CATEGORY	80	FUTURE COST	6,811.55
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	11/15	SALVAGE VALUE	0.00
12 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	56.00
REPLACEMENT YEAR	2027-2028	INTEREST	0.18
9 YEAR REM LIFE		MONTHLY ALLOCTN	56.18

REMARKS:

This is to replace the (2) Mars air curtains.

Lodge - Kitchen, Dishwasher		QUANTITY	1 dishwasher
		UNIT COST	32,224.000
ASSET ID	1515	PERCENT REPL	100.00%
GROUP/FACILITY	80	CURRENT COST	32,224.00
CATEGORY	80	FUTURE COST	39,195.62
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/17	SALVAGE VALUE	0.00
10 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	322.21
REPLACEMENT YEAR	2027-2028	INTEREST	1.04
9 YEAR REM LIFE		MONTHLY ALLOCTN	323.25

REMARKS:

This is a "Jackson" WWS m/n Rackstar 66CE.  
s/n 176332556

A new dishwasher system was installed in 2017 for a cost of \$32,224

The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.



**Canyon Lake Property Owners Association**  
Detail Report by Category

Lodge - Kitchen, Disposal		QUANTITY	1 disposal
		UNIT COST	1,608.000
ASSET ID	1522	PERCENT REPL	100.00%
GROUP/FACILITY	80	CURRENT COST	1,608.00
CATEGORY	80	FUTURE COST	1,716.48
		ASSIGNED RESERVES	1,378.29
PLACED IN SERVICE	5/00	SALVAGE VALUE	0.00
8 YEAR USEFUL LIFE			
+13 YEAR ADJUSTMENT		MONTHLY CNTRBTN	8.31
REPLACEMENT YEAR	2021-2022	INTEREST	0.83
3 YEAR REM LIFE		MONTHLY ALLOCTN	9.14

REMARKS:

This is a "Salvajor" scrapmaster food waste disposal.  
 m/n 200

Lodge - Kitchen, Doors		QUANTITY	1 total
		UNIT COST	4,178.000
ASSET ID	2103	PERCENT REPL	100.00%
GROUP/FACILITY	80	CURRENT COST	4,178.00
CATEGORY	80	FUTURE COST	4,865.47
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/00	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	52.94
REPLACEMENT YEAR	2025-2026	INTEREST	0.17
7 YEAR REM LIFE		MONTHLY ALLOCTN	53.11

REMARKS:

2 - swinging kitchen doors*	@	\$ 809.00	=	\$ 1,618.00
5 - 3'0" x 6'8" SCHB doors	@	512.00	=	2,560.00
				-----
		TOTAL	=	\$ 4,178.00

\*These are "Eliason" 2'6" x 7' swinging aluminum doors.

**Canyon Lake Property Owners Association**  
Detail Report by Category

<b>Lodge - Kitchen, Fire System</b>		QUANTITY	1 system
		UNIT COST	5,000.000
ASSET ID	1514	PERCENT REPL	100.00%
GROUP/FACILITY	80	CURRENT COST	5,000.00
CATEGORY	80	FUTURE COST	5,337.31
		ASSIGNED RESERVES	4,250.00
PLACED IN SERVICE	5/01	SALVAGE VALUE	0.00
20 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	26.83
REPLACEMENT YEAR 2021-2022		INTEREST	2.57
3 YEAR REM LIFE		MONTHLY ALLOCTN	29.40

REMARKS:

This is a "Firemaster" system (4 wet chemical system),

We have allocated \$5,000 for the replacement of the fire control panel and inspection of the related system components. This includes a general provision for smoke detectors, pull stations, strobes, electromagnetic door closures, bells, fire telephone jacks and other system components that may require repairs or replacement. As actual conditions vary greatly between differing facilities, this figure should be considered for budgetary purposes only.

<b>Lodge - Kitchen, Food Mixers</b>		QUANTITY	1 mixers
		UNIT COST	12,442.000
ASSET ID	1520	PERCENT REPL	100.00%
GROUP/FACILITY	80	CURRENT COST	12,442.00
CATEGORY	80	FUTURE COST	13,281.37
		ASSIGNED RESERVES	8,675.19
PLACED IN SERVICE	5/08	SALVAGE VALUE	0.00
10 YEAR USEFUL LIFE			
+3 YEAR ADJUSTMENT		MONTHLY CNTRBTN	118.96
REPLACEMENT YEAR 2021-2022		INTEREST	5.46
3 YEAR REM LIFE		MONTHLY ALLOCTN	124.42

REMARKS:

This is a hobart mixer #5216.

The useful life of this asset has been extended due to its present condition.

**Canyon Lake Property Owners Association**  
Detail Report by Category

Lodge - Kitchen, Food Prep, 2016		QUANTITY	1 prep
		UNIT COST	2,854.000
ASSET ID	1526	PERCENT REPL	100.00%
GROUP/FACILITY	80	CURRENT COST	2,854.00
CATEGORY	80	FUTURE COST	3,547.83
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	8/16	SALVAGE VALUE	0.00
12 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	25.87
REPLACEMENT YEAR	2028-2029	INTEREST	0.08
10 YEAR REM LIFE		MONTHLY ALLOCTN	25.95

REMARKS:

The association installed at "Turbo Air" 16 cu.ft. sandwich prep and salad cooler with two drawers and 16 pans in August 2016 for a cost of \$2,854.

The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

Lodge - Kitchen, Food Prep, Orig		QUANTITY	67 lin. ft.
		UNIT COST	448.000
ASSET ID	2117	PERCENT REPL	100.00%
GROUP/FACILITY	80	CURRENT COST	30,016.00
CATEGORY	80	FUTURE COST	38,972.98
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/00	SALVAGE VALUE	0.00
15 YEAR USEFUL LIFE			
+15 YEAR ADJUSTMENT		MONTHLY CNTRBTN	230.01
REPLACEMENT YEAR	2030-2031	INTEREST	0.74
12 YEAR REM LIFE		MONTHLY ALLOCTN	230.75

REMARKS:

This is to replace the 12' (3) bay stainless steel food preparation table and sink, (5) 8' food preparation table with two shelves, and the 15' table with multiple shelves and large sink.

Canyon Lake Property Owners Association  
Detail Report by Category

Lodge - Kitchen, Freezer		QUANTITY	2 freezers
		UNIT COST	4,048.000
ASSET ID	2120	PERCENT REPL	100.00%
GROUP/FACILITY	80	CURRENT COST	8,096.00
CATEGORY	80	FUTURE COST	8,642.18
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/09	SALVAGE VALUE	0.00
12 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	232.49
REPLACEMENT YEAR	2021-2022	INTEREST	0.75
3 YEAR REM LIFE		MONTHLY ALLOCTN	233.24

REMARKS:

Continental #16 s/n 14611131 one door freezer  
 True #17 s/n 5378787 one door freezer

Lodge - Kitchen, Freezer, Reach-In		QUANTITY	1 total
		UNIT COST	4,048.000
ASSET ID	1809	PERCENT REPL	100.00%
GROUP/FACILITY	80	CURRENT COST	4,048.00
CATEGORY	80	FUTURE COST	5,255.95
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/18	SALVAGE VALUE	0.00
12 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	31.02
REPLACEMENT YEAR	2030-2031	INTEREST	0.10
12 YEAR REM LIFE		MONTHLY ALLOCTN	31.12

REMARKS:

The association installed a "Traulsen" G22010 52" G series two section solid door reach freezer in April 2018 for a cost of \$4,048.

The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

**Canyon Lake Property Owners Association**  
Detail Report by Category

<b>Lodge - Kitchen, Freezer, Walk-In</b>		QUANTITY	1 unit
		UNIT COST	5,400.000
ASSET ID	1503	PERCENT REPL	100.00%
GROUP/FACILITY	80	CURRENT COST	5,400.00
CATEGORY	80	FUTURE COST	7,484.40
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/18	SALVAGE VALUE	0.00
15 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	33.82
REPLACEMENT YEAR	2033-2034	INTEREST	0.11
15 YEAR REM LIFE		MONTHLY ALLOCTN	33.93

REMARKS:

This is a 12' x 6'8" Pacific walk-in freezer #23.

The compressor was replaced in March 2018 for a cost of \$5,400.

The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

<b>Lodge - Kitchen, Fryer</b>		QUANTITY	1 dual fryer
		UNIT COST	11,126.000
ASSET ID	1516	PERCENT REPL	100.00%
GROUP/FACILITY	80	CURRENT COST	11,126.00
CATEGORY	80	FUTURE COST	13,533.09
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	6/17	SALVAGE VALUE	0.00
10 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	111.25
REPLACEMENT YEAR	2027-2028	INTEREST	0.36
9 YEAR REM LIFE		MONTHLY ALLOCTN	111.61

REMARKS:

This is a Vulcan deep fryer.

The deep fryer was replaced in June 2017 for a cost of \$11,126.

The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

Canyon Lake Property Owners Association  
Detail Report by Category

Lodge - Kitchen, Hoods		QUANTITY	2 system
		UNIT COST	6,100.000
ASSET ID	1524	PERCENT REPL	100.00%
GROUP/FACILITY	80	CURRENT COST	12,200.00
CATEGORY	80	FUTURE COST	18,049.95
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/16	SALVAGE VALUE	0.00
20 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	65.04
REPLACEMENT YEAR	2036-2037	INTEREST	0.21
18 YEAR REM LIFE		MONTHLY ALLOCTN	65.25

REMARKS:

This is a 17' Greenheck kitchen vent system.

The exhaust system was replaced in 2016 for a cost of \$6,100.

The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

Lodge - Kitchen, Ice Machine		QUANTITY	1 total
		UNIT COST	6,092.000
ASSET ID	1519	PERCENT REPL	100.00%
GROUP/FACILITY	80	CURRENT COST	6,092.00
CATEGORY	80	FUTURE COST	7,250.49
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/16	SALVAGE VALUE	0.00
10 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	68.04
REPLACEMENT YEAR	2026-2027	INTEREST	0.22
8 YEAR REM LIFE		MONTHLY ALLOCTN	68.26

REMARKS:

This is a Hoshizaki ice machine m/n KM1300SRF.

Canyon Lake Property Owners Association  
Detail Report by Category

Lodge - Kitchen, Ice Tea		QUANTITY	1 maker
		UNIT COST	850.000
ASSET ID	2136	PERCENT REPL	100.00%
GROUP/FACILITY	80	CURRENT COST	850.00
CATEGORY	80	FUTURE COST	907.34
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/00	SALVAGE VALUE	0.00
15 YEAR USEFUL LIFE			
+6 YEAR ADJUSTMENT		MONTHLY CNTRBTN	24.41
REPLACEMENT YEAR	2021-2022	INTEREST	0.08
3 YEAR REM LIFE		MONTHLY ALLOCTN	24.49

REMARKS:

This is to replace the Bunn ice tea maker.  
 #TB3

The useful life of this asset has been extended due to its present condition.

Lodge - Kitchen, Lighting		QUANTITY	28 lights
		UNIT COST	179.000
ASSET ID	2122	PERCENT REPL	100.00%
GROUP/FACILITY	80	CURRENT COST	5,012.00
CATEGORY	80	FUTURE COST	5,711.06
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/09	SALVAGE VALUE	0.00
15 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	73.56
REPLACEMENT YEAR	2024-2025	INTEREST	0.24
6 YEAR REM LIFE		MONTHLY ALLOCTN	73.80

REMARKS:

These are 4' fluorescent fixtures.

Lodge - Kitchen, Microwave		QUANTITY	1 Microwave
		UNIT COST	858.510
ASSET ID	1959	PERCENT REPL	100.00%
GROUP/FACILITY	80	CURRENT COST	858.51
CATEGORY	80	FUTURE COST	1,164.28
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	7/17	SALVAGE VALUE	0.00
15 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	5.72
REPLACEMENT YEAR	2032-2033	INTEREST	0.02
14 YEAR REM LIFE		MONTHLY ALLOCTN	5.74

Canyon Lake Property Owners Association  
Detail Report by Category

Lodge - Kitchen, Microwave, Continued ...

REMARKS:

This is a Panasonic microwave.

A new microwave 3PRLVL was purchased in July 2017 for a cost of \$858.

The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

Lodge - Kitchen, Oven		QUANTITY	3 ovens
		UNIT COST	6,220.000
ASSET ID	1521	PERCENT REPL	100.00%
GROUP/FACILITY	80	CURRENT COST	18,660.00
CATEGORY	80	FUTURE COST	19,490.07
		ASSIGNED RESERVES	16,172.00
PLACED IN SERVICE	5/05	SALVAGE VALUE	0.00
15 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	126.51
REPLACEMENT YEAR	2020-2021	INTEREST	9.87
2 YEAR REM LIFE		MONTHLY ALLOCTN	136.38

REMARKS:

There are two "Southbend" ovens and one Vulcan oven.  
 #4 and #5

Lodge - Kitchen, Pizza Box		QUANTITY	1 total
		UNIT COST	4,458.000
ASSET ID	2121	PERCENT REPL	100.00%
GROUP/FACILITY	80	CURRENT COST	4,458.00
CATEGORY	80	FUTURE COST	5,915.64
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/16	SALVAGE VALUE	0.00
15 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	31.76
REPLACEMENT YEAR	2031-2032	INTEREST	0.10
13 YEAR REM LIFE		MONTHLY ALLOCTN	31.86



Canyon Lake Property Owners Association  
Detail Report by Category

Lodge - Kitchen, Pizza Box, Continued ...

REMARKS:

1 - Turbo Air 5' 2 drawer w/food prep	@	\$ 2,180.00	=	\$ 2,180.00
1 - Avantico 4'4" pizza box w/food prep	@	2,278.00	=	2,278.00
				-----
			TOTAL	= \$ 4,458.00

Turbo Air #18  
 Avantico m/n 178PICL1

Lodge - Kitchen, Portable Bars	QUANTITY	1 total
	UNIT COST	4,358.000
ASSET ID 2138	PERCENT REPL	100.00%
GROUP/FACILITY 80	CURRENT COST	4,358.00
CATEGORY 80	FUTURE COST	5,658.46
	ASSIGNED RESERVES	0.00
PLACED IN SERVICE 5/05	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	33.40
REPLACEMENT YEAR 2030-2031	INTEREST	0.11
12 YEAR REM LIFE	MONTHLY ALLOCTN	33.51

REMARKS:

These items are located in the basement area:

1 - 5' portable keg coolerw/4 handles	@	\$ 1,600.00	=	\$ 1,600.00
2 - 5' portable bars w/sinks	@	1,379.00	=	2,758.00
				-----
			TOTAL	= \$ 4,358.00

Lodge - Kitchen, Ranges	QUANTITY	1 total
	UNIT COST	19,725.000
ASSET ID 1508	PERCENT REPL	100.00%
GROUP/FACILITY 80	CURRENT COST	19,725.00
CATEGORY 80	FUTURE COST	22,970.65
	ASSIGNED RESERVES	0.00
PLACED IN SERVICE 5/10	SALVAGE VALUE	0.00
15 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	249.94
REPLACEMENT YEAR 2025-2026	INTEREST	0.80
7 YEAR REM LIFE	MONTHLY ALLOCTN	250.74

Canyon Lake Property Owners Association  
Detail Report by Category

Lodge - Kitchen, Ranges, Continued ...

REMARKS:

1 - 10 burner 5' unit US Range #12	@	\$ 9,550.00	=	\$ 9,550.00
1 - 6 burner 3' unit Wolf	@	10,175.00	=	10,175.00
				-----
		TOTAL	=	\$ 19,725.00

Lodge - Kitchen, Refrig 2016
------------------------------

	QUANTITY	1 total
ASSET ID 1808	UNIT COST	4,082.000
GROUP/FACILITY 80	PERCENT REPL	100.00%
CATEGORY 80	CURRENT COST	4,082.00
	FUTURE COST	5,074.37
PLACED IN SERVICE 5/16	ASSIGNED RESERVES	0.00
12 YEAR USEFUL LIFE	SALVAGE VALUE	0.00
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	37.00
REPLACEMENT YEAR 2028-2029	INTEREST	0.12
10 YEAR REM LIFE	MONTHLY ALLOCTN	37.12

REMARKS:

This is a "Turbo Air" 4 drawer refrigerator.

The association installed a solid door reach in refrigerator in March 2016 for a cost of \$3,910.

The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

Lodge - Kitchen, Refrig Horiz, Old
------------------------------------

	QUANTITY	1 refrig
ASSET ID 1807	UNIT COST	2,854.000
GROUP/FACILITY 80	PERCENT REPL	100.00%
CATEGORY 80	CURRENT COST	2,854.00
	FUTURE COST	2,980.96
PLACED IN SERVICE 5/08	ASSIGNED RESERVES	2,378.33
12 YEAR USEFUL LIFE	SALVAGE VALUE	0.00
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	23.30
REPLACEMENT YEAR 2020-2021	INTEREST	1.47
2 YEAR REM LIFE	MONTHLY ALLOCTN	24.77

**Canyon Lake Property Owners Association**  
Detail Report by Category

Lodge - Kitchen, Refrig Horiz, Old, Continued ...

REMARKS:

This is a horizontal refrigerator.

The cost estimates on this asset have been based upon actual quotations provided to the client.

Lodge - Kitchen, Refrig Reach-In		QUANTITY	1 total
		UNIT COST	3,780.000
ASSET ID	2068	PERCENT REPL	100.00%
GROUP/FACILITY	80	CURRENT COST	3,780.00
CATEGORY	80	FUTURE COST	4,698.95
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/16	SALVAGE VALUE	0.00
12 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	34.26
REPLACEMENT YEAR	2028-2029	INTEREST	0.11
10 YEAR REM LIFE		MONTHLY ALLOCTN	34.37

REMARKS:

This is a "Traulsen" 2 door refrigerator and was replaced in April 2016 for a cost of \$3,621.

#15  
m/n G20010  
s/n T95292D15

The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

Lodge - Kitchen, Refrig Walk-In		QUANTITY	2 units
		UNIT COST	5,400.000
ASSET ID	1502	PERCENT REPL	100.00%
GROUP/FACILITY	80	CURRENT COST	10,800.00
CATEGORY	80	FUTURE COST	14,968.81
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/18	SALVAGE VALUE	0.00
15 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	67.64
REPLACEMENT YEAR	2033-2034	INTEREST	0.22
15 YEAR REM LIFE		MONTHLY ALLOCTN	67.86

Canyon Lake Property Owners Association  
Detail Report by Category

Lodge - Kitchen, Refrig Walk-In, Continued ...

REMARKS:

This is a 10' x 8' and a 12' x 6'8" walk in refrigerators.  
 #22

The walk in refrigerator compressor was replaced in March 2018 for a cost of \$2,524.

The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

Lodge - Kitchen, Shelves		QUANTITY	17 shelves
		UNIT COST	350.000
ASSET ID	2104	PERCENT REPL	100.00%
GROUP/FACILITY	80	CURRENT COST	5,950.00
CATEGORY	80	FUTURE COST	7,725.52
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/05	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	45.59
REPLACEMENT YEAR 2030-2031		INTEREST	0.15
12 YEAR REM LIFE		MONTHLY ALLOCTN	45.74

REMARKS:

These are 3' steel miscellaneous food storage shelves.

Lodge - Kitchen, Sinks		QUANTITY	1 total
		UNIT COST	1,225.000
ASSET ID	2118	PERCENT REPL	100.00%
GROUP/FACILITY	80	CURRENT COST	1,225.00
CATEGORY	80	FUTURE COST	1,426.57
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/00	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	15.52
REPLACEMENT YEAR 2025-2026		INTEREST	0.05
7 YEAR REM LIFE		MONTHLY ALLOCTN	15.57

Canyon Lake Property Owners Association  
Detail Report by Category

Lodge - Kitchen, Sinks, Continued ...

REMARKS:

1 - stainless steel sink	@	\$ 640.00	=	\$	640.00
1 - porcelain sink	@	585.00	=		585.00
					-----
		TOTAL	=		\$ 1,225.00

Lodge - Kitchen, Slicer	QUANTITY	1 slicer
	UNIT COST	1,700.000
ASSET ID 1504	PERCENT REPL	100.00%
GROUP/FACILITY 80	CURRENT COST	1,700.00
CATEGORY 80	FUTURE COST	2,207.29
	ASSIGNED RESERVES	0.00
PLACED IN SERVICE 2/16	SALVAGE VALUE	0.00
15 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	13.03
REPLACEMENT YEAR 2030-2031	INTEREST	0.04
12 YEAR REM LIFE	MONTHLY ALLOCTN	13.07

REMARKS:

This is a "Hobart" POA #1943 food slicer.

A new slicer was purchased in February 2016 for a cost of \$1,629.  
m/n Edge 12-1

The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

Lodge - Kitchen, Tilt Skillet	QUANTITY	1 total
	UNIT COST	12,395.000
ASSET ID 1529	PERCENT REPL	100.00%
GROUP/FACILITY 80	CURRENT COST	12,395.00
CATEGORY 80	FUTURE COST	14,434.54
	ASSIGNED RESERVES	0.00
PLACED IN SERVICE 5/10	SALVAGE VALUE	0.00
15 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	157.06
REPLACEMENT YEAR 2025-2026	INTEREST	0.50
7 YEAR REM LIFE	MONTHLY ALLOCTN	157.56

Canyon Lake Property Owners Association  
Detail Report by Category

Lodge - Kitchen, Tilt Skillet, Continued ...

REMARKS:

This is a Groen electric tilting steamer.  
 POA #5239

Lodge - Kitchen, Waitress		QUANTITY	1 total
		UNIT COST	1,806.000
ASSET ID	2105	PERCENT REPL	100.00%
GROUP/FACILITY	80	CURRENT COST	1,806.00
CATEGORY	80	FUTURE COST	2,103.17
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/00	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	22.88
REPLACEMENT YEAR	2025-2026	INTEREST	0.07
7 YEAR REM LIFE		MONTHLY ALLOCTN	22.95

REMARKS:

6 lin. ft. of wood base cabinets @ \$ 301.00 = \$ 1,806.00  
TOTAL = \$ 1,806.00

Lodge - Kitchen, Warmers		QUANTITY	1 total
		UNIT COST	20,530.000
ASSET ID	1501	PERCENT REPL	100.00%
GROUP/FACILITY	80	CURRENT COST	20,530.00
CATEGORY	80	FUTURE COST	21,443.26
		ASSIGNED RESERVES	17,792.67
PLACED IN SERVICE	5/05	SALVAGE VALUE	0.00
15 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	139.19
REPLACEMENT YEAR	2020-2021	INTEREST	10.86
2 YEAR REM LIFE		MONTHLY ALLOCTN	150.05

**Canyon Lake Property Owners Association**  
Detail Report by Category

Lodge - Kitchen, Warmers, Continued ...

REMARKS:

These are commonly known as "hot boxes":

4 - plate warmers	Carter Hoffman	@	\$ 3,545.00	=	\$ 14,180.00
2 - drawer wells unit		@	3,175.00	=	6,350.00
					-----
TOTAL					= \$ 20,530.00

m/n RW-2  
s/n RR 3602

Lodge - Mechanical, Coolers, 2006
-----------------------------------

	QUANTITY	2 cooler
ASSET ID 1960	UNIT COST	15,431.000
GROUP/FACILITY 80	PERCENT REPL	100.00%
CATEGORY 80	CURRENT COST	30,862.00
	FUTURE COST	32,234.87
	ASSIGNED RESERVES	26,453.14
PLACED IN SERVICE 5/06	SALVAGE VALUE	0.00
14 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	221.43
REPLACEMENT YEAR 2020-2021	INTEREST	16.19
2 YEAR REM LIFE	MONTHLY ALLOCTN	237.62

REMARKS:

This is to replace (2) swamp coolers.

The cost estimates on this asset have been based upon actual quotations provided to the client.

Lodge - Mechanical, Coolers, 2018
-----------------------------------

	QUANTITY	1 cooler
ASSET ID 1534	UNIT COST	15,431.000
GROUP/FACILITY 80	PERCENT REPL	100.00%
CATEGORY 80	CURRENT COST	15,431.00
	FUTURE COST	20,926.98
	ASSIGNED RESERVES	0.00
PLACED IN SERVICE 5/18	SALVAGE VALUE	0.00
14 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	102.81
REPLACEMENT YEAR 2032-2033	INTEREST	0.33
14 YEAR REM LIFE	MONTHLY ALLOCTN	103.14

**Canyon Lake Property Owners Association**  
Detail Report by Category

Lodge - Mechanical, Coolers, 2018, Continued ...

REMARKS:

This is to replace a swamp cooler.

The (CW-H15 480V 3HP) cooler was replaced in May 2018 for a cost of \$15,431

The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

Lodge - Mechanical, Curtains		QUANTITY	4 air curtain
ASSET ID	2137	UNIT COST	1,484.000
GROUP/FACILITY	80	PERCENT REPL	100.00%
CATEGORY	80	CURRENT COST	5,936.00
		FUTURE COST	6,475.86
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/10	SALVAGE VALUE	0.00
12 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	128.79
REPLACEMENT YEAR	2022-2023	INTEREST	0.41
4 YEAR REM LIFE		MONTHLY ALLOCTN	129.20

REMARKS:

This is to replace the (4) #1, #2, #3,#4 Daikin w/m FAU air curtains.

Lodge - Mechanical, Elevator, Cab		QUANTITY	2 elevators
ASSET ID	1537	UNIT COST	6,774.000
GROUP/FACILITY	80	PERCENT REPL	100.00%
CATEGORY	80	CURRENT COST	13,548.00
		FUTURE COST	16,841.63
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/18	SALVAGE VALUE	0.00
10 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	122.80
REPLACEMENT YEAR	2028-2029	INTEREST	0.39
10 YEAR REM LIFE		MONTHLY ALLOCTN	123.19

REMARKS:

These are Otis (2) stop elevators. One is a service elevator the other is a public elevator.

New flooring was installed in the elevators in 2018 for a cost of \$3,510. New padding was installed at the service elevator for a cost of \$834.



Canyon Lake Property Owners Association  
Detail Report by Category

Lodge - Mechanical, Elevator, Rep	QUANTITY	2 elevators
ASSET ID 1538	UNIT COST	48,332.000
GROUP/FACILITY 80	PERCENT REPL	100.00%
CATEGORY 80	CURRENT COST	96,664.00
	FUTURE COST	112,569.58
PLACED IN SERVICE 5/00	ASSIGNED RESERVES	0.00
25 YEAR USEFUL LIFE	SALVAGE VALUE	0.00
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	1,224.87
REPLACEMENT YEAR 2025-2026	INTEREST	3.94
7 YEAR REM LIFE	MONTHLY ALLOCTN	1,228.81

REMARKS:

These are Otis (2) stop elevators. One is a service elevator the other is a public elevator.

This category is for the additional major repair costs associated with hydraulic style elevators such as valve and cylinder replacements.

Lodge - Mechanical, Fans	QUANTITY	1 total
ASSET ID 1535	UNIT COST	3,160.000
GROUP/FACILITY 80	PERCENT REPL	100.00%
CATEGORY 80	CURRENT COST	3,160.00
	FUTURE COST	3,229.52
PLACED IN SERVICE 5/05	ASSIGNED RESERVES	2,934.29
14 YEAR USEFUL LIFE	SALVAGE VALUE	0.00
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	22.81
REPLACEMENT YEAR 2019-2020	INTEREST	1.79
1 YEAR REM LIFE	MONTHLY ALLOCTN	24.60

REMARKS:

This is to replace the exhaust fan.

3 - small exhaust fans @	\$ 310.00	=	\$ 930.00
2 - large exhaust fans @	1,115.00	=	2,230.00
			-----
	TOTAL	=	\$ 3,160.00

One exhaust fan was replaced in 2016 for a cost of \$296.

**Canyon Lake Property Owners Association**  
Detail Report by Category

<b>Lodge - Mechanical, HVAC</b>		QUANTITY	1 total
ASSET ID	1531	UNIT COST	54,078.000
GROUP/FACILITY	80	PERCENT REPL	100.00%
CATEGORY	80	CURRENT COST	54,078.00
		FUTURE COST	54,078.00
PLACED IN SERVICE	5/00	ASSIGNED RESERVES	54,078.00
14 YEAR USEFUL LIFE		SALVAGE VALUE	0.00
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	360.31
REPLACEMENT YEAR	2018-2019	INTEREST	1.16
0 YEAR REM LIFE		MONTHLY ALLOCTN	361.47

REMARKS:

2 - XXX ton XXX unit #2,#3*	@	\$ 12,924.00	=	\$ 25,848.00
1 - 3 ton York unit #11	@	10,115.00	=	10,115.00
1 - 4 ton York unit #8	@	10,115.00	=	10,115.00
1 - 5 ton York unit #12	@	8,000.00	=	8,000.00
				-----
		TOTAL	=	\$ 54,078.00

\*The data plates are illegible.

<b>Lodge - Mechanical, HVAC, 2016</b>		QUANTITY	1 system
ASSET ID	1812	UNIT COST	7,378.000
GROUP/FACILITY	80	PERCENT REPL	100.00%
CATEGORY	80	CURRENT COST	7,378.00
		FUTURE COST	9,579.64
PLACED IN SERVICE	7/16	ASSIGNED RESERVES	0.00
14 YEAR USEFUL LIFE		SALVAGE VALUE	0.00
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	56.54
REPLACEMENT YEAR	2030-2031	INTEREST	0.18
12 YEAR REM LIFE		MONTHLY ALLOCTN	56.72

REMARKS:

The association replaced unit #4 in July 2016 for a cost of \$7,378.

The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

Canyon Lake Property Owners Association  
Detail Report by Category

Lodge - Mechanical, HVAC, 2017		QUANTITY	1 system
ASSET ID	1811	UNIT COST	58,832.000
GROUP/FACILITY	80	PERCENT REPL	100.00%
CATEGORY	80	CURRENT COST	58,832.00
		FUTURE COST	78,068.40
PLACED IN SERVICE	5/17	ASSIGNED RESERVES	0.00
14 YEAR USEFUL LIFE		SALVAGE VALUE	0.00
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	419.14
REPLACEMENT YEAR	2031-2032	INTEREST	1.35
13 YEAR REM LIFE		MONTHLY ALLOCTN	420.49

REMARKS:

1 - 8.5 ton York unit #roof	@	\$ 14,954.00	=	\$ 14,954.00
1 - XX ton unit #6*	@	12,924.00	=	12,924.00
2 - 5 ton unit #10, #7	@	8,000.00	=	16,000.00
1 - 10 ton unit #5	@	14,954.00	=	14,954.00
				-----
		TOTAL	=	\$ 58,832.00

The association replaced unit #10 in October 2017 for a cost of \$7,243, unit #5 for a cost of \$14,954, unit #6 for a cost of \$12,924 and unit #7 for a cost of \$8,000.

\*This data plate was illegible.

The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

Lodge - Mechanical, HVAC, FAU		QUANTITY	1 total
ASSET ID	1532	UNIT COST	6,367.000
GROUP/FACILITY	80	PERCENT REPL	100.00%
CATEGORY	80	CURRENT COST	6,367.00
		FUTURE COST	6,507.07
PLACED IN SERVICE	5/00	ASSIGNED RESERVES	6,031.89
18 YEAR USEFUL LIFE		SALVAGE VALUE	0.00
+1 YEAR ADJUSTMENT		MONTHLY CNTRBTN	35.95
REPLACEMENT YEAR	2019-2020	INTEREST	3.65
1 YEAR REM LIFE		MONTHLY ALLOCTN	39.60

REMARKS:

This is a "Goodman" forced air furnance.

m/n: ZYGO7E4B1AA1A111A1  
 S/N: N1B4471763

Canyon Lake Property Owners Association  
Detail Report by Category

Lodge - Mechanical, HVAC, Heat Pump		QUANTITY	1 total
		UNIT COST	2,944.000
ASSET ID	1533	PERCENT REPL	100.00%
GROUP/FACILITY	80	CURRENT COST	2,944.00
CATEGORY	80	FUTURE COST	3,142.61
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/00	SALVAGE VALUE	0.00
18 YEAR USEFUL LIFE			
+3 YEAR ADJUSTMENT		MONTHLY CNTRBTN	84.54
REPLACEMENT YEAR	2021-2022	INTEREST	0.27
3 YEAR REM LIFE		MONTHLY ALLOCTN	84.81

REMARKS:

This is to replace the heat pumps #9 and #13.

The useful life of this asset has been extended due to its present condition.

Lodge - Offices, Appliances		QUANTITY	1 total
		UNIT COST	360.000
ASSET ID	2140	PERCENT REPL	100.00%
GROUP/FACILITY	80	CURRENT COST	360.00
CATEGORY	80	FUTURE COST	384.29
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/09	SALVAGE VALUE	0.00
12 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	10.34
REPLACEMENT YEAR	2021-2022	INTEREST	0.03
3 YEAR REM LIFE		MONTHLY ALLOCTN	10.37

REMARKS:

This includes the Manager, Food and Beverage Office and Pool View Office:

1 - u/c summit refrigerator	@	\$ 200.00	=	\$ 200.00
1 - panasonic microwave	@	160.00	=	160.00
				-----
		TOTAL	=	\$ 360.00

Canyon Lake Property Owners Association  
Detail Report by Category

Lodge - Offices, Furniture		QUANTITY	1 total
		UNIT COST	16,049.000
ASSET ID	1471	PERCENT REPL	100.00%
GROUP/FACILITY	80	CURRENT COST	16,049.00
CATEGORY	80	FUTURE COST	20,838.13
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/05	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	122.98
REPLACEMENT YEAR	2030-2031	INTEREST	0.40
12 YEAR REM LIFE		MONTHLY ALLOCTN	123.38

REMARKS:

This includes the Manager, Food and Beverage Office and Pool View Office:

3 - desk w/large shelf	@	\$ 959.00	=	\$ 2,877.00
1 - computer desk	@	380.00	=	380.00
1 - shelf system	@	350.00	=	350.00
5 - sitting chairs	@	242.00	=	1,210.00
12 - 6' metal lockers	@	936.00	=	11,232.00
				-----
		TOTAL	=	\$ 16,049.00

Lodge - Offices, Lighting		QUANTITY	1 total
		UNIT COST	3,197.000
ASSET ID	2107	PERCENT REPL	100.00%
GROUP/FACILITY	80	CURRENT COST	3,197.00
CATEGORY	80	FUTURE COST	3,723.05
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/05	SALVAGE VALUE	0.00
20 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	40.51
REPLACEMENT YEAR	2025-2026	INTEREST	0.13
7 YEAR REM LIFE		MONTHLY ALLOCTN	40.64

REMARKS:

This includes the Manager, Food and Beverage Office and Pool View Office:

4 - recessed fixtures	@	\$ 157.00	=	\$ 628.00
7 - 4' fluorescent fixtures	@	179.00	=	1,253.00
4 - exit sign	@	329.00	=	1,316.00
				-----
		TOTAL	=	\$ 3,197.00

Canyon Lake Property Owners Association  
 Detail Report by Category

Lodge - Offices, Restroom		QUANTITY	1 total
		UNIT COST	2,834.000
ASSET ID	2141	PERCENT REPL	100.00%
GROUP/FACILITY	80	CURRENT COST	2,834.00
CATEGORY	80	FUTURE COST	3,300.32
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/00	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	35.91
REPLACEMENT YEAR	2025-2026	INTEREST	0.12
7 YEAR REM LIFE		MONTHLY ALLOCTN	36.03

REMARKS:

This includes the Manager, Food and Beverage Office and Pool View Office:

1 toilets, tank type	@	\$ 567.00	=	\$ 567.00
1 sink, rectangular	@	585.00	=	585.00
56 sq. ft. of flooring	@	20.90	=	1,170.00
1 - 3'0" x 6'8" SCHB doors	@	512.00	=	512.00
				-----
		TOTAL	=	\$ 2,834.00

Lodge - Offices, Water Heater		QUANTITY	1 heater
		UNIT COST	4,067.000
ASSET ID	2139	PERCENT REPL	100.00%
GROUP/FACILITY	80	CURRENT COST	4,067.00
CATEGORY	80	FUTURE COST	4,341.37
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/05	SALVAGE VALUE	0.00
12 YEAR USEFUL LIFE			
+4 YEAR ADJUSTMENT		MONTHLY CNTRBTN	116.79
REPLACEMENT YEAR	2021-2022	INTEREST	0.38
3 YEAR REM LIFE		MONTHLY ALLOCTN	117.17

REMARKS:

This is a 80 gallon "American Standard" gas water heater.

**Canyon Lake Property Owners Association**  
Detail Report by Category

Lodge - Pool View, Ceiling, Panels		QUANTITY	1,496 sq. ft.
		UNIT COST	2.280
ASSET ID	2144	PERCENT REPL	100.00%
GROUP/FACILITY	80	CURRENT COST	3,410.88
CATEGORY	80	FUTURE COST	4,240.09
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/00	SALVAGE VALUE	0.00
14 YEAR USEFUL LIFE			
+14 YEAR ADJUSTMENT		MONTHLY CNTRBTN	30.92
REPLACEMENT YEAR	2028-2029	INTEREST	0.10
10 YEAR REM LIFE		MONTHLY ALLOCTN	31.02

REMARKS:

These are the fiberboard ceiling tiles.

The useful life of this asset has been extended due to its present condition.

Lodge - Pool View, Doors, Glass		QUANTITY	1 total
		UNIT COST	8,451.000
ASSET ID	2145	PERCENT REPL	100.00%
GROUP/FACILITY	80	CURRENT COST	8,451.00
CATEGORY	80	FUTURE COST	9,629.72
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/00	SALVAGE VALUE	0.00
22 YEAR USEFUL LIFE			
+2 YEAR ADJUSTMENT		MONTHLY CNTRBTN	124.03
REPLACEMENT YEAR	2024-2025	INTEREST	0.40
6 YEAR REM LIFE		MONTHLY ALLOCTN	124.43

REMARKS:

These are aluminum framed glass double doors and single doors with closers.

3 - 3'0" x 7'0" single doors @ \$ 2,817.00	=	\$ 8,451.00
		-----
	TOTAL =	\$ 8,451.00

Canyon Lake Property Owners Association  
Detail Report by Category

Lodge - Pool View, Furniture		QUANTITY	1 total
		UNIT COST	19,088.000
ASSET ID	1797	PERCENT REPL	100.00%
GROUP/FACILITY	80	CURRENT COST	19,088.00
CATEGORY	80	FUTURE COST	24,783.99
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/14	SALVAGE VALUE	0.00
16 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	146.27
REPLACEMENT YEAR	2030-2031	INTEREST	0.47
12 YEAR REM LIFE		MONTHLY ALLOCTN	146.74

REMARKS:

72 sitting chairs	@	\$ 242.00	=	\$ 17,424.00
2 6' tables	@	832.00	=	1,664.00
				-----
		TOTAL	=	\$ 19,088.00

Lodge - Pool View, Lighting		QUANTITY	1 total
		UNIT COST	3,454.000
ASSET ID	2143	PERCENT REPL	100.00%
GROUP/FACILITY	80	CURRENT COST	3,454.00
CATEGORY	80	FUTURE COST	4,022.34
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/00	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	43.77
REPLACEMENT YEAR	2025-2026	INTEREST	0.14
7 YEAR REM LIFE		MONTHLY ALLOCTN	43.91

REMARKS:

22 - recessed fixtures	@	\$ 157.00	=	\$ 3,454.00
				-----
		TOTAL	=	\$ 3,454.00



Canyon Lake Property Owners Association  
Detail Report by Category

Lodge - Pool View, Lockers		QUANTITY	8 sets
		UNIT COST	468.000
ASSET ID	1802	PERCENT REPL	100.00%
GROUP/FACILITY	80	CURRENT COST	3,744.00
CATEGORY	80	FUTURE COST	4,756.59
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/14	SALVAGE VALUE	0.00
15 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	31.07
REPLACEMENT YEAR	2029-2030	INTEREST	0.10
11 YEAR REM LIFE		MONTHLY ALLOCTN	31.17

REMARKS:

This is to replace the wood lockers.

Lodge - Pool View, Window Tinting		QUANTITY	1 total
		UNIT COST	1,869.000
ASSET ID	1805	PERCENT REPL	100.00%
GROUP/FACILITY	80	CURRENT COST	1,869.00
CATEGORY	80	FUTURE COST	2,083.84
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	12/17	SALVAGE VALUE	0.00
6 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	32.68
REPLACEMENT YEAR	2023-2024	INTEREST	0.11
5 YEAR REM LIFE		MONTHLY ALLOCTN	32.79

REMARKS:

New window tinting was applied in December 2017 for a cost of \$1,869.

The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

Lodge - Restaurant, Ceiling Fans		QUANTITY	4 fans
		UNIT COST	582.000
ASSET ID	1820	PERCENT REPL	100.00%
GROUP/FACILITY	80	CURRENT COST	2,328.00
CATEGORY	80	FUTURE COST	2,893.96
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/16	SALVAGE VALUE	0.00
12 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	21.10
REPLACEMENT YEAR	2028-2029	INTEREST	0.07
10 YEAR REM LIFE		MONTHLY ALLOCTN	21.17

Canyon Lake Property Owners Association  
Detail Report by Category

Lodge - Restaurant, Ceiling Fans, Continued ...

REMARKS:

This is to replace the (4) ceiling fans.

The actual date this item was placed-in-service was not available. For budgeting purposes, we have estimated this date based upon its present condition.

Lodge - Restaurant, Furniture	QUANTITY	1 total
ASSET ID 1798	UNIT COST	92,189.000
GROUP/FACILITY 80	PERCENT REPL	100.00%
CATEGORY 80	CURRENT COST	92,189.00
	FUTURE COST	92,189.00
PLACED IN SERVICE 5/00	ASSIGNED RESERVES	92,189.00
16 YEAR USEFUL LIFE	SALVAGE VALUE	0.00
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	545.15
REPLACEMENT YEAR 2018-2019	INTEREST	1.75
0 YEAR REM LIFE	MONTHLY ALLOCTN	546.90

REMARKS:

14 - Tables	@	\$ 832.00	=	\$ 11,648.00
220 - chairs	@	242.00	=	53,240.00
5 - upholstered booths w/wood tables	@	1,200.00	=	6,000.00
21 - large rd table	@	753.00	=	15,813.00
11 - 8' folding tables	@	200.00	=	2,200.00
1 - wood checkin station	@	2,898.00	=	2,898.00
6 - child wood highchairs	@	65.00	=	390.00
				-----
				TOTAL = \$ 92,189.00

\*We have excluded budgeting for the replacement of the piano.

Lodge - Restaurant, Lighting	QUANTITY	1 total
ASSET ID 1826	UNIT COST	11,541.000
GROUP/FACILITY 80	PERCENT REPL	100.00%
CATEGORY 80	CURRENT COST	11,541.00
	FUTURE COST	13,440.01
PLACED IN SERVICE 5/00	ASSIGNED RESERVES	0.00
25 YEAR USEFUL LIFE	SALVAGE VALUE	0.00
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	146.24
REPLACEMENT YEAR 2025-2026	INTEREST	0.47
7 YEAR REM LIFE	MONTHLY ALLOCTN	146.71

Canyon Lake Property Owners Association  
Detail Report by Category

Lodge - Restaurant, Lighting, Continued ...

REMARKS:

33 - recessed fixtures	@	\$ 157.00	=	\$ 5,181.00
4 - c/m fan w/light	@	582.00	=	2,328.00
2 - single sided exit	@	329.00	=	658.00
4 - w/m sconces	@	307.00	=	1,228.00
2 - dbl security fixtures	@	392.00	=	784.00
2 - (2) track lights	@	354.00	=	708.00
3 - single track lights	@	218.00	=	654.00
				-----
			TOTAL =	\$ 11,541.00

Lodge - Restaurant, Patio Furniture
-------------------------------------

	QUANTITY	1 total
ASSET ID 2123	UNIT COST	6,134.000
GROUP/FACILITY 80	PERCENT REPL	100.00%
CATEGORY 80	CURRENT COST	6,134.00
	FUTURE COST	8,501.73
PLACED IN SERVICE 5/17	ASSIGNED RESERVES	0.00
16 YEAR USEFUL LIFE	SALVAGE VALUE	0.00
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	38.42
REPLACEMENT YEAR 2033-2034	INTEREST	0.12
15 YEAR REM LIFE	MONTHLY ALLOCTN	38.54

REMARKS:

6 - bar tables	@	\$ 753.00	=	\$ 4,518.00
2 - ash receptacles	@	808.00	=	1,616.00
				-----
			TOTAL =	\$ 6,134.00

Lodge - Restaurant, TV
------------------------

	QUANTITY	1 television
ASSET ID 1827	UNIT COST	750.000
GROUP/FACILITY 80	PERCENT REPL	100.00%
CATEGORY 80	CURRENT COST	750.00
	FUTURE COST	854.61
PLACED IN SERVICE 5/16	ASSIGNED RESERVES	0.00
8 YEAR USEFUL LIFE	SALVAGE VALUE	0.00
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	11.01
REPLACEMENT YEAR 2024-2025	INTEREST	0.04
6 YEAR REM LIFE	MONTHLY ALLOCTN	11.05

Canyon Lake Property Owners Association  
Detail Report by Category

Lodge - Restaurant, TV, Continued ...

REMARKS:

This is a 42" Samsung television.

Lodge - Restaurant, Window Tinting	QUANTITY	1 total
	UNIT COST	1,100.000
ASSET ID 1804	PERCENT REPL	100.00%
GROUP/FACILITY 80	CURRENT COST	1,100.00
CATEGORY 80	FUTURE COST	1,226.44
	ASSIGNED RESERVES	0.00
PLACED IN SERVICE 12/17	SALVAGE VALUE	0.00
6 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	19.23
REPLACEMENT YEAR 2023-2024	INTEREST	0.06
5 YEAR REM LIFE	MONTHLY ALLOCTN	19.29

REMARKS:

New window tinting was applied in December 2017 for a cost of \$1,100.

The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

Lodge - Restroom, Hallway	QUANTITY	1 total
	UNIT COST	2,013.000
ASSET ID 2108	PERCENT REPL	100.00%
GROUP/FACILITY 80	CURRENT COST	2,013.00
CATEGORY 80	FUTURE COST	2,196.08
	ASSIGNED RESERVES	0.00
PLACED IN SERVICE 5/97	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	43.67
REPLACEMENT YEAR 2022-2023	INTEREST	0.14
4 YEAR REM LIFE	MONTHLY ALLOCTN	43.81

REMARKS:

1 - toilets, flush valve	@	\$ 916.00	=	\$ 916.00
1 - sinks, rectangular	@	585.00	=	585.00
1 - 3'0" x 6'8" SCHB doors	@	512.00	=	512.00
				-----
		TOTAL	=	\$ 2,013.00

Canyon Lake Property Owners Association  
Detail Report by Category

<div style="border: 1px solid black; padding: 2px;">Lodge - Sunset Beach, Cabinet/Ctr</div>	QUANTITY	1 total
ASSET ID 2109	UNIT COST	26,841.000
GROUP/FACILITY 80	PERCENT REPL	100.00%
CATEGORY 80	CURRENT COST	26,841.00
	FUTURE COST	44,276.09
PLACED IN SERVICE 5/16	ASSIGNED RESERVES	0.00
25 YEAR USEFUL LIFE	SALVAGE VALUE	0.00
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	115.98
REPLACEMENT YEAR 2041-2042	INTEREST	0.37
23 YEAR REM LIFE	MONTHLY ALLOCTN	116.35

REMARKS:

These are laminated wood cabinets:

19 lin. ft. of granite counter tops	@	\$ 268.00	=	\$ 5,092.00
19 lin. ft. of base cabinets	@	160.00	=	3,040.00
19 lin. ft. of wall cabinets	@	132.00	=	2,508.00
750 sq. ft. of ceramic tile flooring	@	20.90	=	15,675.00
1 large stainless steel sink	@	526.00	=	526.00
				-----
		TOTAL	=	\$ 26,841.00

<div style="border: 1px solid black; padding: 2px;">Lodge - Sunset Beach, Doors</div>	QUANTITY	2 doors
ASSET ID 2113	UNIT COST	512.000
GROUP/FACILITY 80	PERCENT REPL	100.00%
CATEGORY 80	CURRENT COST	1,024.00
	FUTURE COST	1,245.54
PLACED IN SERVICE 5/05	ASSIGNED RESERVES	0.00
22 YEAR USEFUL LIFE	SALVAGE VALUE	0.00
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	10.24
REPLACEMENT YEAR 2027-2028	INTEREST	0.03
9 YEAR REM LIFE	MONTHLY ALLOCTN	10.27

REMARKS:

These are 3'0 x 7'0 interior doors.

Canyon Lake Property Owners Association  
Detail Report by Category

Lodge - Sunset Beach, Floor		QUANTITY	1 total
		UNIT COST	13,214.000
ASSET ID	1958	PERCENT REPL	100.00%
GROUP/FACILITY	80	CURRENT COST	13,214.00
CATEGORY	80	FUTURE COST	19,980.27
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/17	SALVAGE VALUE	0.00
20 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	67.21
REPLACEMENT YEAR	2037-2038	INTEREST	0.22
19 YEAR REM LIFE		MONTHLY ALLOCTN	67.43

REMARKS:

The flooring was replaced in May 2017 for a cost of \$13,214.

The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

Lodge - Sunset Beach, Floor Carpet		QUANTITY	84 sq. yds.
		UNIT COST	45.700
ASSET ID	2111	PERCENT REPL	107.00%
GROUP/FACILITY	80	CURRENT COST	4,107.52
CATEGORY	80	FUTURE COST	4,290.24
		ASSIGNED RESERVES	2,738.35
PLACED IN SERVICE	5/14	SALVAGE VALUE	0.00
6 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	61.95
REPLACEMENT YEAR	2020-2021	INTEREST	1.80
2 YEAR REM LIFE		MONTHLY ALLOCTN	63.75

REMARKS:

The measurement indicated represents the actual area to be replaced. The percentage of replacement has been increased above 100% to allow for a waste factor which should be considered when replacing this component.

**Canyon Lake Property Owners Association**  
Detail Report by Category

<b>Lodge - Sunset Beach, Furniture</b>	QUANTITY	1 total
ASSET ID 2110	UNIT COST	17,304.000
GROUP/FACILITY 80	PERCENT REPL	100.00%
CATEGORY 80	CURRENT COST	17,304.00
	FUTURE COST	22,467.63
PLACED IN SERVICE 5/14	ASSIGNED RESERVES	0.00
16 YEAR USEFUL LIFE	SALVAGE VALUE	0.00
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	132.60
REPLACEMENT YEAR 2030-2031	INTEREST	0.43
12 YEAR REM LIFE	MONTHLY ALLOCTN	133.03

REMARKS:

44 - chairs	@	\$ 242.00	=	\$ 10,648.00
2 - round tables	@	832.00	=	1,664.00
6 - 8' folding tables	@	832.00	=	4,992.00
				-----
		TOTAL	=	\$ 17,304.00

<b>Lodge - Sunset Beach, Lighting</b>	QUANTITY	1 total
ASSET ID 2112	UNIT COST	2,856.000
GROUP/FACILITY 80	PERCENT REPL	100.00%
CATEGORY 80	CURRENT COST	2,856.00
	FUTURE COST	3,115.74
PLACED IN SERVICE 5/00	ASSIGNED RESERVES	0.00
22 YEAR USEFUL LIFE	SALVAGE VALUE	0.00
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	61.96
REPLACEMENT YEAR 2022-2023	INTEREST	0.20
4 YEAR REM LIFE	MONTHLY ALLOCTN	62.16

REMARKS:

2 - exit sign	@	\$ 329.00	=	\$ 658.00
14 - recessed fixtures	@	157.00	=	2,198.00
				-----
		TOTAL	=	\$ 2,856.00

**Canyon Lake Property Owners Association**  
Detail Report by Category

<b>Lodge - Sunset Beach, Partitons</b>		QUANTITY	75 lin.ft.
		UNIT COST	400.000
ASSET ID	1478	PERCENT REPL	100.00%
GROUP/FACILITY	80	CURRENT COST	30,000.00
CATEGORY	80	FUTURE COST	32,728.40
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/97	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	650.87
REPLACEMENT YEAR	2022-2023	INTEREST	2.09
4 YEAR REM LIFE		MONTHLY ALLOCTN	652.96

REMARKS:

There are (2) 75 lin.ft. movable partitions.

<b>Lodge - Tennis Courts, Bulletin Brd</b>		QUANTITY	1 board
		UNIT COST	1,028.000
ASSET ID	2041	PERCENT REPL	100.00%
GROUP/FACILITY	80	CURRENT COST	1,028.00
CATEGORY	80	FUTURE COST	1,250.41
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/15	SALVAGE VALUE	0.00
12 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	10.28
REPLACEMENT YEAR	2027-2028	INTEREST	0.03
9 YEAR REM LIFE		MONTHLY ALLOCTN	10.31

REMARKS:

This is a standard bulletin board for the tennis area.

<b>Lodge - Tennis Courts, Caulking</b>		QUANTITY	420 lin. ft.
		UNIT COST	5.220
ASSET ID	1815	PERCENT REPL	100.00%
GROUP/FACILITY	80	CURRENT COST	2,192.40
CATEGORY	80	FUTURE COST	2,498.19
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	9/16	SALVAGE VALUE	0.00
8 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	32.18
REPLACEMENT YEAR	2024-2025	INTEREST	0.10
6 YEAR REM LIFE		MONTHLY ALLOCTN	32.28

REMARKS:

New caulking was installed in September 2016 for a cost of \$2,100.



**Canyon Lake Property Owners Association**  
Detail Report by Category

Lodge - Tennis Courts, Caulking, Continued ...

The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

Lodge - Tennis Courts, Chain Link		QUANTITY	1,716 lin.ft.
		UNIT COST	24.202
ASSET ID	1165	PERCENT REPL	100.00%
GROUP/FACILITY	80	CURRENT COST	41,530.63
CATEGORY	80	FUTURE COST	85,162.44
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	9/16	SALVAGE VALUE	0.00
35 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	133.98
REPLACEMENT YEAR	2051-2052	INTEREST	0.43
33 YEAR REM LIFE		MONTHLY ALLOCTN	134.41

REMARKS:

This is 10' vinyl coated chain link fencing.

New chain link was installed in September 2016 for a cost of \$26,794 and a bottom rail was installed for a cost of \$12,987.

The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

Lodge - Tennis Courts, Drinking Ftn		QUANTITY	2 fountains
		UNIT COST	4,900.000
ASSET ID	2042	PERCENT REPL	100.00%
GROUP/FACILITY	80	CURRENT COST	9,800.00
CATEGORY	80	FUTURE COST	11,412.54
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/00	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	124.18
REPLACEMENT YEAR	2025-2026	INTEREST	0.40
7 YEAR REM LIFE		MONTHLY ALLOCTN	124.58

REMARKS:

This is to replace the concrete drinking fountains.

Canyon Lake Property Owners Association  
Detail Report by Category

<div style="border: 1px solid black; padding: 2px;">Lodge - Tennis Courts, Furniture</div>	QUANTITY	1 total
ASSET ID 1164	UNIT COST	16,474.000
GROUP/FACILITY 80	PERCENT REPL	100.00%
CATEGORY 80	CURRENT COST	16,474.00
	FUTURE COST	16,836.43
PLACED IN SERVICE 5/06	ASSIGNED RESERVES	15,206.77
16 YEAR USEFUL LIFE	SALVAGE VALUE	0.00
-3 YEAR ADJUSTMENT	MONTHLY CNTRBTN	126.50
REPLACEMENT YEAR 2019-2020	INTEREST	9.31
1 YEAR REM LIFE	MONTHLY ALLOCTN	135.81

REMARKS:

6 - 5' wood benches w/backs	@	\$ 494.00	=	\$ 2,964.00
3 - 5' wood picnic tables	@	1,638.00	=	4,914.00
4 - 6' concrete picnic tables	@	2,149.00	=	8,596.00
				-----
		TOTAL	=	\$ 16,474.00

<div style="border: 1px solid black; padding: 2px;">Lodge - Tennis Courts, Lights Ext</div>	QUANTITY	1 total
ASSET ID 1161	UNIT COST	46,620.000
GROUP/FACILITY 80	PERCENT REPL	100.00%
CATEGORY 80	CURRENT COST	46,620.00
	FUTURE COST	53,122.39
PLACED IN SERVICE 5/00	ASSIGNED RESERVES	0.00
20 YEAR USEFUL LIFE	SALVAGE VALUE	0.00
+4 YEAR ADJUSTMENT	MONTHLY CNTRBTN	684.21
REPLACEMENT YEAR 2024-2025	INTEREST	2.20
6 YEAR REM LIFE	MONTHLY ALLOCTN	686.41

REMARKS:

Cost based on box style, 400 watt vapor light fixtures, pole and mounting bracket not included.

29 - Single Fixtures*	@	\$ 924.00	=	\$ 26,796.00
16 - Double Fixtures	@	1,239.00	=	19,824.00
				-----
		TOTAL	=	\$ 46,620.00

\*Five (5) lights are located on the seawall.

The useful life of this asset has been extended due to its present condition.

Canyon Lake Property Owners Association  
Detail Report by Category

Lodge - Tennis Courts, Lights Int		QUANTITY	1 total
		UNIT COST	526.000
ASSET ID	2043	PERCENT REPL	100.00%
GROUP/FACILITY	80	CURRENT COST	526.00
CATEGORY	80	FUTURE COST	599.36
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/00	SALVAGE VALUE	0.00
22 YEAR USEFUL LIFE			
+2 YEAR ADJUSTMENT		MONTHLY CNTRBTN	7.72
REPLACEMENT YEAR	2024-2025	INTEREST	0.02
6 YEAR REM LIFE		MONTHLY ALLOCTN	7.74

REMARKS:

2 - 4' single fluorescent fixtures	@	\$ 169.00	=	\$ 338.00
1 - w/m cage fixture	@	188.00	=	188.00
				-----
		TOTAL	=	\$ 526.00

Lodge - Tennis Courts, Paint, Fence		QUANTITY	1 total
		UNIT COST	24,900.000
ASSET ID	1814	PERCENT REPL	100.00%
GROUP/FACILITY	80	CURRENT COST	24,900.00
CATEGORY	80	FUTURE COST	26,007.65
		ASSIGNED RESERVES	11,318.18
PLACED IN SERVICE	9/16	SALVAGE VALUE	0.00
4 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	594.84
REPLACEMENT YEAR	2020-2021	INTEREST	8.54
2 YEAR REM LIFE		MONTHLY ALLOCTN	603.38

REMARKS:

The chain link was painted in September 2016 for a cost of \$24,900.

The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

Canyon Lake Property Owners Association  
Detail Report by Category

Lodge - Tennis Courts, Railings		QUANTITY	1 provision
		UNIT COST	25,000.000
ASSET ID	1813	PERCENT REPL	100.00%
GROUP/FACILITY	80	CURRENT COST	25,000.00
CATEGORY	80	FUTURE COST	29,113.62
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/00	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	316.78
REPLACEMENT YEAR	2025-2026	INTEREST	1.02
7 YEAR REM LIFE		MONTHLY ALLOCTN	317.80

REMARKS:

These are double pipe railings.

Lodge - Tennis Courts, Restrooms		QUANTITY	1 total
		UNIT COST	11,693.000
ASSET ID	1166	PERCENT REPL	100.00%
GROUP/FACILITY	80	CURRENT COST	11,693.00
CATEGORY	80	FUTURE COST	18,873.21
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/15	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	52.46
REPLACEMENT YEAR	2040-2041	INTEREST	0.17
22 YEAR REM LIFE		MONTHLY ALLOCTN	52.63

REMARKS:

3 - toilets, tank type	@	\$ 567.00	=	\$ 1,701.00
1 - urinals, w/m unit w/fv	@	1,206.00	=	1,206.00
2 - sinks, rectangular	@	585.00	=	1,170.00
3 - lam toilet partitions	@	1,149.00	=	3,447.00
1 - lam urinal partitions	@	673.00	=	673.00
2 - 3'0" x 6'8" metal doors	@	1,748.00	=	3,496.00
				-----
		TOTAL	=	\$ 11,693.00

**Canyon Lake Property Owners Association**  
Detail Report by Category

<b>Lodge - Tennis Courts, Resurface</b>		QUANTITY	43,200 sq. ft.
		UNIT COST	0.595
ASSET ID	1168	PERCENT REPL	100.00%
GROUP/FACILITY	80	CURRENT COST	25,704.00
CATEGORY	80	FUTURE COST	28,041.70
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	9/16	SALVAGE VALUE	0.00
6 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	557.67
REPLACEMENT YEAR	2022-2023	INTEREST	1.79
4 YEAR REM LIFE		MONTHLY ALLOCTN	559.46

REMARKS:

The tennis courts were resurfaced in September 2016 for a cost of \$24,600.

The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

<b>Lodge - Tennis Courts, Roof, Tile</b>		QUANTITY	345 sq. ft.
		UNIT COST	11.330
ASSET ID	1167	PERCENT REPL	100.00%
GROUP/FACILITY	80	CURRENT COST	3,908.85
CATEGORY	80	FUTURE COST	4,652.18
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/96	SALVAGE VALUE	0.00
30 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	43.65
REPLACEMENT YEAR	2026-2027	INTEREST	0.14
8 YEAR REM LIFE		MONTHLY ALLOCTN	43.79

REMARKS:

This tile roof has 2 skylights.

A funding provision has been established for repairs and/or replacement of the felt underlayment and re-installation of the original tiles.

Canyon Lake Property Owners Association  
Detail Report by Category

Lodge - Tennis Courts, Shades		QUANTITY	1 total
		UNIT COST	27,597.000
ASSET ID	1163	PERCENT REPL	100.00%
GROUP/FACILITY	80	CURRENT COST	27,597.00
CATEGORY	80	FUTURE COST	30,106.86
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	2/17	SALVAGE VALUE	0.00
6 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	598.74
REPLACEMENT YEAR	2022-2023	INTEREST	1.92
4 YEAR REM LIFE		MONTHLY ALLOCTN	600.66

REMARKS:

1 - spectator awning	@	\$ 2,700.00	=	\$ 2,700.00
1 - sloped canopy cover	@	19,641.00	=	19,641.00
3 - radius canopy covers	@	1,752.00	=	5,256.00
				-----
		TOTAL	=	\$ 27,597.00

These are "Sunbrella" shade fabric covers.

These shades were replaced in February 2017 for a cost of \$5,142. The sloped shade was replaced for a cost of \$19,641.

The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

Lodge - Tennis Courts, Windscreen		QUANTITY	888 lin. ft.
		UNIT COST	9.858
ASSET ID	1169	PERCENT REPL	100.00%
GROUP/FACILITY	80	CURRENT COST	8,753.90
CATEGORY	80	FUTURE COST	9,550.04
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	9/16	SALVAGE VALUE	0.00
6 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	189.92
REPLACEMENT YEAR	2022-2023	INTEREST	0.61
4 YEAR REM LIFE		MONTHLY ALLOCTN	190.53

REMARKS:

This is 9'4" windscreen.

New windscreen was installed in September 2016 for a cost of \$8,385.

The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

Canyon Lake Property Owners Association  
Detail Report by Category

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Lodge - Tennis Courts, Windscreen, Continued ...

applicable.

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CATEGORY SUMMARY:	ASSIGNED RESERVES	395,213.83
	MONTHLY CNTRBTN	24,132.19
	INTEREST	210.40
	MONTHLY ALLOCTN	24,342.59

**Canyon Lake Property Owners Association**  
Detail Report by Category

Lake - Beach, Refurbish	QUANTITY	15 beaches
ASSET ID 1706	UNIT COST	8,247.000
GROUP/FACILITY 100	PERCENT REPL	100.00%
CATEGORY 100	CURRENT COST	123,705.00
	FUTURE COST	167,764.39
PLACED IN SERVICE 5/02	ASSIGNED RESERVES	0.00
30 YEAR USEFUL LIFE	SALVAGE VALUE	0.00
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	824.22
REPLACEMENT YEAR 2032-2033	INTEREST	2.65
14 YEAR REM LIFE	MONTHLY ALLOCTN	826.87

REMARKS:

The association refurbished Moonstone Beach in 2015 for a cost of \$7,722.

The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

Lake - Boat, Passage, Canyon Lake	QUANTITY	140 lin.ft.
ASSET ID 1917	UNIT COST	500.000
GROUP/FACILITY 100	PERCENT REPL	100.00%
CATEGORY 100	CURRENT COST	70,000.00
	FUTURE COST	94,931.55
PLACED IN SERVICE 5/02	ASSIGNED RESERVES	0.00
30 YEAR USEFUL LIFE	SALVAGE VALUE	0.00
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	466.39
REPLACEMENT YEAR 2032-2033	INTEREST	1.50
14 YEAR REM LIFE	MONTHLY ALLOCTN	467.89

REMARKS:

This is the original tunnel access connecting the East Bay to Holiday Bay.

Lake - Boat, Passage, Main/East Bay	QUANTITY	452 sq.ft.
ASSET ID 1918	UNIT COST	250.000
GROUP/FACILITY 100	PERCENT REPL	100.00%
CATEGORY 100	CURRENT COST	113,000.00
	FUTURE COST	113,000.00
PLACED IN SERVICE 5/69	ASSIGNED RESERVES	113,000.00
30 YEAR USEFUL LIFE	SALVAGE VALUE	0.00
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	392.88
REPLACEMENT YEAR 2018-2019	INTEREST	1.26
0 YEAR REM LIFE	MONTHLY ALLOCTN	394.14



Canyon Lake Property Owners Association  
Detail Report by Category

Lake - Boat, Passage, Main/East Bay, Continued ...

REMARKS:

This is the original tunnel access connecting the East Bay to the Main Lake.

Lake - Boat, Ramps, East Port	QUANTITY	3,000 sq.ft.
	UNIT COST	21.000
ASSET ID 1673	PERCENT REPL	100.00%
GROUP/FACILITY 100	CURRENT COST	63,000.00
CATEGORY 100	FUTURE COST	85,438.40
	ASSIGNED RESERVES	0.00
PLACED IN SERVICE 5/02	SALVAGE VALUE	0.00
30 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	419.75
REPLACEMENT YEAR 2032-2033	INTEREST	1.35
14 YEAR REM LIFE	MONTHLY ALLOCTN	421.10

REMARKS: NONE

Lake - Boat, Ramps, Fire Station	QUANTITY	3,350 sq.ft.
	UNIT COST	21.000
ASSET ID 1674	PERCENT REPL	100.00%
GROUP/FACILITY 100	CURRENT COST	70,350.00
CATEGORY 100	FUTURE COST	83,728.11
	ASSIGNED RESERVES	0.00
PLACED IN SERVICE 5/96	SALVAGE VALUE	0.00
30 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	785.67
REPLACEMENT YEAR 2026-2027	INTEREST	2.53
8 YEAR REM LIFE	MONTHLY ALLOCTN	788.20

REMARKS: NONE

Canyon Lake Property Owners Association  
Detail Report by Category

Lake - Boat, Ramps, Holiday	QUANTITY	9,800 sq.ft.
	UNIT COST	21.000
ASSET ID 1675	PERCENT REPL	100.00%
GROUP/FACILITY 100	CURRENT COST	205,800.00
CATEGORY 100	FUTURE COST	219,683.81
	ASSIGNED RESERVES	185,220.00
PLACED IN SERVICE 5/91	SALVAGE VALUE	0.00
30 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	821.43
REPLACEMENT YEAR 2021-2022	INTEREST	111.03
3 YEAR REM LIFE	MONTHLY ALLOCTN	932.46
REMARKS: NONE		

Lake - Boat, Ski, Jump	QUANTITY	1 ramp
	UNIT COST	30,000.000
ASSET ID 1676	PERCENT REPL	100.00%
GROUP/FACILITY 100	CURRENT COST	30,000.00
CATEGORY 100	FUTURE COST	30,000.00
	ASSIGNED RESERVES	30,000.00
PLACED IN SERVICE 5/85	SALVAGE VALUE	0.00
30 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	104.31
REPLACEMENT YEAR 2018-2019	INTEREST	0.34
0 YEAR REM LIFE	MONTHLY ALLOCTN	104.65
REMARKS:		

This ramp is located in the jump lagoon.

Lake - Boat, Ski, Towers	QUANTITY	2 towers
	UNIT COST	7,500.000
ASSET ID 1677	PERCENT REPL	100.00%
GROUP/FACILITY 100	CURRENT COST	15,000.00
CATEGORY 100	FUTURE COST	21,247.39
	ASSIGNED RESERVES	0.00
PLACED IN SERVICE 5/04	SALVAGE VALUE	0.00
30 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	88.70
REPLACEMENT YEAR 2034-2035	INTEREST	0.29
16 YEAR REM LIFE	MONTHLY ALLOCTN	88.99
REMARKS:		

These towers are located in the north ski area.

**Canyon Lake Property Owners Association**  
Detail Report by Category

Lake - Buoys	QUANTITY	176 buoys
	UNIT COST	421.260
ASSET ID 1678	PERCENT REPL	18.00%
GROUP/FACILITY 100	CURRENT COST	13,345.52
CATEGORY 100	FUTURE COST	13,345.52
	ASSIGNED RESERVES	13,345.52
PLACED IN SERVICE 5/17	SALVAGE VALUE	0.00
1 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	1,132.95
REPLACEMENT YEAR 2018-2019	INTEREST	3.64
0 YEAR REM LIFE	MONTHLY ALLOCTN	1,136.59

REMARKS:

These are solar powered illuminating pencil buoy with reflective stickers and stripes.

(31) buoys were replaced in 2017 for a cost of \$13,059.

(25) buoys were replaced in 2016 for a cost of \$8,014.

The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

Lake - Lighthouse	QUANTITY	1 structure
	UNIT COST	50,000.000
ASSET ID 1679	PERCENT REPL	100.00%
GROUP/FACILITY 100	CURRENT COST	50,000.00
CATEGORY 100	FUTURE COST	50,000.00
	ASSIGNED RESERVES	50,000.00
PLACED IN SERVICE 5/02	SALVAGE VALUE	0.00
30 YEAR USEFUL LIFE		
-14 YEAR ADJUSTMENT	MONTHLY CNTRBTN	173.84
REPLACEMENT YEAR 2018-2019	INTEREST	0.56
0 YEAR REM LIFE	MONTHLY ALLOCTN	174.40

REMARKS:

This lighthouse is in the middle of the lake near the lodge.

The useful life of this asset has been decreased due to its present condition.

Canyon Lake Property Owners Association  
Detail Report by Category

Lake - Refurbishment/Dredging		QUANTITY	16,770,600 sq.ft.
		UNIT COST	11.926
ASSET ID	1669	PERCENT REPL	1.00%
GROUP/FACILITY	100	CURRENT COST	2,000,061.76
CATEGORY	100	FUTURE COST	2,959,099.24
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/06	SALVAGE VALUE	0.00
30 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	10,662.85
REPLACEMENT YEAR	2036-2037	INTEREST	34.28
18 YEAR REM LIFE		MONTHLY ALLOCTN	10,697.13

REMARKS:

Sediment accumulation is more prevalent in the East Bay.

For budgeting purposes, we have included a provision for the minor repairs refurbishment and dredging of the lake over a 30 year period.

The cost estimates on this asset have been provided by the client and incorporated into our report at their request.

Lake - Sea Wall, Holiday		QUANTITY	785 lin.ft.
		UNIT COST	1,000.000
ASSET ID	1671	PERCENT REPL	100.00%
GROUP/FACILITY	100	CURRENT COST	785,000.00
CATEGORY	100	FUTURE COST	934,279.51
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/96	SALVAGE VALUE	0.00
30 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	8,766.94
REPLACEMENT YEAR	2026-2027	INTEREST	28.18
8 YEAR REM LIFE		MONTHLY ALLOCTN	8,795.12

REMARKS:

located at Holiday Harbor and the Beach.

**Canyon Lake Property Owners Association**  
Detail Report by Category

Lake - Sea Wall, Sea Port	QUANTITY	195 lin.ft.
ASSET ID 1670	UNIT COST	1,000.000
GROUP/FACILITY 100	PERCENT REPL	100.00%
CATEGORY 100	CURRENT COST	195,000.00
	FUTURE COST	288,503.27
PLACED IN SERVICE 5/06	ASSIGNED RESERVES	0.00
30 YEAR USEFUL LIFE	SALVAGE VALUE	0.00
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	1,039.60
REPLACEMENT YEAR 2036-2037	INTEREST	3.34
18 YEAR REM LIFE	MONTHLY ALLOCTN	1,042.94

REMARKS: NONE

Lake - Sea Wall, Sunset	QUANTITY	215 lin.ft.
ASSET ID 1672	UNIT COST	1,000.000
GROUP/FACILITY 100	PERCENT REPL	100.00%
CATEGORY 100	CURRENT COST	215,000.00
	FUTURE COST	413,014.53
PLACED IN SERVICE 5/18	ASSIGNED RESERVES	0.00
30 YEAR USEFUL LIFE	SALVAGE VALUE	0.00
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	747.52
REPLACEMENT YEAR 2048-2049	INTEREST	2.40
30 YEAR REM LIFE	MONTHLY ALLOCTN	749.92

REMARKS:

The association repaired the drainage in December 2017 for a cost of \$5500 and January 2018 for a cost of \$5050.

Lake - Shoreline	QUANTITY	11,088 lin.ft.
ASSET ID 1668	UNIT COST	10.020
GROUP/FACILITY 100	PERCENT REPL	27.50%
CATEGORY 100	CURRENT COST	30,552.98
	FUTURE COST	31,912.10
PLACED IN SERVICE 5/18	ASSIGNED RESERVES	0.00
2 YEAR USEFUL LIFE	SALVAGE VALUE	0.00
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	1,306.45
REPLACEMENT YEAR 2020-2021	INTEREST	4.20
2 YEAR REM LIFE	MONTHLY ALLOCTN	1,310.65

**Canyon Lake Property Owners Association**  
Detail Report by Category

Lake - Shoreline, Continued ...

REMARKS:

The association spent \$30,071 in January 2018 to install geotextile fabric and rocks to the main causeway.

In December 2017, \$19,587 and December 2015, \$8495 was spent to repair the causeway.

The Moonstone beach was repaired in 2016 for a cost of \$7,722.

Lake - Solar Bees	QUANTITY	7 bees
	UNIT COST	75,000.000
ASSET ID 1667	PERCENT REPL	100.00%
GROUP/FACILITY 100	CURRENT COST	525,000.00
CATEGORY 100	FUTURE COST	711,986.64
	ASSIGNED RESERVES	0.00
PLACED IN SERVICE 5/07	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	3,497.96
REPLACEMENT YEAR 2032-2033	INTEREST	11.24
14 YEAR REM LIFE	MONTHLY ALLOCTN	3,509.20

REMARKS:

This is to replace the solar bees circulators in the East Bay.

Lake - Swim Lanes	QUANTITY	1 provision
	UNIT COST	2,500.000
ASSET ID 1919	PERCENT REPL	100.00%
GROUP/FACILITY 100	CURRENT COST	2,500.00
CATEGORY 100	FUTURE COST	2,500.00
	ASSIGNED RESERVES	2,500.00
PLACED IN SERVICE 5/17	SALVAGE VALUE	0.00
1 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	212.23
REPLACEMENT YEAR 2018-2019	INTEREST	0.68
0 YEAR REM LIFE	MONTHLY ALLOCTN	212.91

REMARKS:

This is to replace the swim lanes.

Canyon Lake Property Owners Association  
Detail Report by Category

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CATEGORY SUMMARY:	ASSIGNED RESERVES	394,065.52
	MONTHLY CNTRBTN	31,443.69
	INTEREST	209.47
	MONTHLY ALLOCTN	31,653.16

**Canyon Lake Property Owners Association**  
Detail Report by Category

Docks - Diamond Point, Replace		QUANTITY	520 sq. ft.
		UNIT COST	55.556
ASSET ID	1682	PERCENT REPL	100.00%
GROUP/FACILITY	120	CURRENT COST	28,889.12
CATEGORY	120	FUTURE COST	30,174.22
		ASSIGNED RESERVES	25,679.22
PLACED IN SERVICE	5/02	SALVAGE VALUE	0.00
18 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	169.20
REPLACEMENT YEAR	2020-2021	INTEREST	15.57
2 YEAR REM LIFE		MONTHLY ALLOCTN	184.77

REMARKS:

This is a wood deck with trex decking. (2) 4'x 20' ramp sections, (3) 6'x20 deck sections, 4' x 40' and 6' x 60" sections.

The cost estimates on this asset have been based upon actual quotations provided to the client.

Docks - East Port, Replace		QUANTITY	440 sq. ft.
		UNIT COST	39.091
ASSET ID	1683	PERCENT REPL	100.00%
GROUP/FACILITY	120	CURRENT COST	17,200.04
CATEGORY	120	FUTURE COST	25,447.53
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/18	SALVAGE VALUE	0.00
18 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	91.70
REPLACEMENT YEAR	2036-2037	INTEREST	0.29
18 YEAR REM LIFE		MONTHLY ALLOCTN	91.99

REMARKS:

This deck was modified and replaced in January 2018 for a cost of \$17,200.

This includes a 32' ramp x 4' wide, 2 sections 8' x 20'.

The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

For budgeting purposes, we have used the next fiscal year's beginning date as the placed-in-service date for this component.



Canyon Lake Property Owners Association  
Detail Report by Category

Docks - Happy Camp Gas, Replace		QUANTITY	520 sq. ft.
		UNIT COST	55.556
ASSET ID	1966	PERCENT REPL	100.00%
GROUP/FACILITY	120	CURRENT COST	28,889.12
CATEGORY	120	FUTURE COST	32,209.86
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/03	SALVAGE VALUE	0.00
18 YEAR USEFUL LIFE			
+2 YEAR ADJUSTMENT		MONTHLY CNTRBTN	505.09
REPLACEMENT YEAR	2023-2024	INTEREST	1.62
5 YEAR REM LIFE		MONTHLY ALLOCTN	506.71

REMARKS:

This is the gas dock located at Happy Camp shore.

This is the gas dock at 30550 Longhorn Drive.

Ramp 32' x 4' and 6'x 100' and the platform is 8'x12'.

The useful life of this asset has been extended due to its present condition.

Docks - Happy Camp, Replace		QUANTITY	1,440 sq. ft.
		UNIT COST	55.556
ASSET ID	1681	PERCENT REPL	100.00%
GROUP/FACILITY	120	CURRENT COST	80,000.64
CATEGORY	120	FUTURE COST	118,361.26
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/18	SALVAGE VALUE	0.00
18 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	426.50
REPLACEMENT YEAR	2036-2037	INTEREST	1.37
18 YEAR REM LIFE		MONTHLY ALLOCTN	427.87

REMARKS:

This is (3) separate docks. Middle dock 6'x80', West 6' x 80', East 6'x 80'

The associaton will be replacing these docks in 2018 for a total cost of \$80,000.

The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

For budgeting purposes, we have used the next fiscal year's beginning date as the placed-in-service date for this component.

**Canyon Lake Property Owners Association**  
Detail Report by Category

<b>Docks - Harrelson, Replace</b>		QUANTITY	320 sq. ft.
		UNIT COST	55.556
ASSET ID	1684	PERCENT REPL	100.00%
GROUP/FACILITY	120	CURRENT COST	17,777.92
CATEGORY	120	FUTURE COST	18,568.75
		ASSIGNED RESERVES	16,000.13
PLACED IN SERVICE	5/00	SALVAGE VALUE	0.00
18 YEAR USEFUL LIFE			
+2 YEAR ADJUSTMENT		MONTHLY CNTRBTN	95.92
REPLACEMENT YEAR	2020-2021	INTEREST	9.67
2 YEAR REM LIFE		MONTHLY ALLOCTN	105.59

REMARKS:

This is a wood deck with trex decking located at 30270 Longhorn Drive.  
 4' x 20' ramp with (2) 6' x 20' sections.

The useful life of this asset has been extended due to its present condition.

<b>Docks - Holiday Harbor, Launch Ramp</b>		QUANTITY	920 sq. ft.
		UNIT COST	106.620
ASSET ID	1685	PERCENT REPL	100.00%
GROUP/FACILITY	120	CURRENT COST	98,090.40
CATEGORY	120	FUTURE COST	135,953.36
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	12/15	SALVAGE VALUE	0.00
18 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	614.34
REPLACEMENT YEAR	2033-2034	INTEREST	1.97
15 YEAR REM LIFE		MONTHLY ALLOCTN	616.31

REMARKS:

This is the dock in the boat launch area near Holiday Harbor.

This 42' gangway was replaced in December 2015 for a cost of \$92,013.

The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

**Canyon Lake Property Owners Association**  
Detail Report by Category

<b>Docks - Holiday Harbor, Railing</b>		QUANTITY	35 lin. ft.
		UNIT COST	66.940
ASSET ID	2189	PERCENT REPL	100.00%
GROUP/FACILITY	120	CURRENT COST	2,342.90
CATEGORY	120	FUTURE COST	3,391.71
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	12/10	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	13.13
REPLACEMENT YEAR	2035-2036	INTEREST	0.04
17 YEAR REM LIFE		MONTHLY ALLOCTN	13.17

REMARKS:

This is the 3'6" aluminum pipe railing leading to the dock.

<b>Docks - Holiday Harbor, Replace</b>		QUANTITY	920 sq. ft.
		UNIT COST	55.556
ASSET ID	1967	PERCENT REPL	100.00%
GROUP/FACILITY	120	CURRENT COST	51,111.52
CATEGORY	120	FUTURE COST	53,385.16
		ASSIGNED RESERVES	45,846.81
PLACED IN SERVICE	12/00	SALVAGE VALUE	0.00
18 YEAR USEFUL LIFE			
+2 YEAR ADJUSTMENT		MONTHLY CNTRBTN	282.16
REPLACEMENT YEAR	2020-2021	INTEREST	27.74
2 YEAR REM LIFE		MONTHLY ALLOCTN	309.90

REMARKS:

This is to replace the new decking. This includes (1) 4' x 20' ramp and (7) 6'x20' sections.

The useful life of this asset has been extended due to its present condition.

<b>Docks - Jump Lagoon, Replace</b>		QUANTITY	320 sq. ft.
		UNIT COST	55.556
ASSET ID	1686	PERCENT REPL	100.00%
GROUP/FACILITY	120	CURRENT COST	17,777.92
CATEGORY	120	FUTURE COST	18,568.75
		ASSIGNED RESERVES	16,000.13
PLACED IN SERVICE	5/00	SALVAGE VALUE	0.00
18 YEAR USEFUL LIFE			
+2 YEAR ADJUSTMENT		MONTHLY CNTRBTN	95.92
REPLACEMENT YEAR	2020-2021	INTEREST	9.67
2 YEAR REM LIFE		MONTHLY ALLOCTN	105.59

**Canyon Lake Property Owners Association**  
Detail Report by Category

Docks - Jump Lagoon, Replace, Continued ...

REMARKS:

This is a wood deck with trex decking. This includes 4' x 20' ramp and (3) 6' x 20' sections.

The useful life of this asset has been extended due to its present condition.

Docks - Lions, Replace		QUANTITY	420 sq. ft.
		UNIT COST	55.556
ASSET ID	1687	PERCENT REPL	100.00%
GROUP/FACILITY	120	CURRENT COST	23,333.52
CATEGORY	120	FUTURE COST	24,371.49
		ASSIGNED RESERVES	21,000.17
		SALVAGE VALUE	0.00
PLACED IN SERVICE	5/00		
18 YEAR USEFUL LIFE			
+2 YEAR ADJUSTMENT		MONTHLY CNTRBTN	125.90
REPLACEMENT YEAR	2020-2021	INTEREST	12.69
2 YEAR REM LIFE		MONTHLY ALLOCTN	138.59

REMARKS:

This is a wood deck with trex decking that includes (6) 4' x 20' sections and 10' x 10' platform.

Located at 30250 Yellow Feather drive.

The floatation on the gangway was replaced in August 2015.

The useful life of this asset has been extended due to its present condition.

Docks - Lodge, Gates, Wrought Iron		QUANTITY	1 total
		UNIT COST	2,057.000
ASSET ID	2059	PERCENT REPL	100.00%
GROUP/FACILITY	120	CURRENT COST	2,057.00
CATEGORY	120	FUTURE COST	3,043.34
		ASSIGNED RESERVES	0.00
		SALVAGE VALUE	0.00
PLACED IN SERVICE	5/18		
18 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	10.97
REPLACEMENT YEAR	2036-2037	INTEREST	0.04
18 YEAR REM LIFE		MONTHLY ALLOCTN	11.01

Canyon Lake Property Owners Association  
Detail Report by Category

Docks - Lodge, Gates, Wrought Iron, Continued ...

REMARKS:

16 lin. ft. of 8' wrought iron	@	\$ 69.20	=	\$ 1,107.00
1 - 4' x 7' st pedestrian gates w/mesh	@	950.00	=	950.00
				-----
			TOTAL =	\$ 2,057.00

The actual date this item was placed-in-service was not available. For budgeting purposes, we have estimated this date based upon its present condition.

Docks - Lodge, Lighting, Pagodas	QUANTITY	22 pagodas
ASSET ID 2057	UNIT COST	187.000
GROUP/FACILITY 120	PERCENT REPL	100.00%
CATEGORY 120	CURRENT COST	4,114.00
	FUTURE COST	5,341.65
	ASSIGNED RESERVES	0.00
PLACED IN SERVICE 5/18	SALVAGE VALUE	0.00
12 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	31.53
REPLACEMENT YEAR 2030-2031	INTEREST	0.10
12 YEAR REM LIFE	MONTHLY ALLOCTN	31.63

REMARKS:

This is to replace the pagoda fixtures.

The actual date this item was placed-in-service was not available. For budgeting purposes, we have estimated this date based upon its present condition.

Docks - Lodge, Lighting, Poles	QUANTITY	4 poles
ASSET ID 2058	UNIT COST	1,932.000
GROUP/FACILITY 120	PERCENT REPL	100.00%
CATEGORY 120	CURRENT COST	7,728.00
	FUTURE COST	12,473.46
	ASSIGNED RESERVES	0.00
PLACED IN SERVICE 5/18	SALVAGE VALUE	0.00
22 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	34.67
REPLACEMENT YEAR 2040-2041	INTEREST	0.11
22 YEAR REM LIFE	MONTHLY ALLOCTN	34.78

Canyon Lake Property Owners Association  
Detail Report by Category

Docks - Lodge, Lighting, Poles, Continued ...

REMARKS:

This is to replace the poles with LED fixtures.

The actual date this item was placed-in-service was not available. For budgeting purposes, we have estimated this date based upon its present condition.

Docks - Lodge, Replace		QUANTITY	1,360 sq. ft.
		UNIT COST	55.556
ASSET ID	1968	PERCENT REPL	100.00%
GROUP/FACILITY	120	CURRENT COST	75,556.16
CATEGORY	120	FUTURE COST	111,785.64
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/18	SALVAGE VALUE	0.00
18 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	402.81
REPLACEMENT YEAR	2036-2037	INTEREST	1.29
18 YEAR REM LIFE		MONTHLY ALLOCTN	404.10

REMARKS:

This is a wood deck with trex decking that includes 4' x 56' ramp and a dock 200' x 6'.

Docks - Lodge, Slips, 1993		QUANTITY	72 boat slips
		UNIT COST	5,922.000
ASSET ID	1845	PERCENT REPL	100.00%
GROUP/FACILITY	120	CURRENT COST	426,384.00
CATEGORY	120	FUTURE COST	445,351.27
		ASSIGNED RESERVES	394,800.00
PLACED IN SERVICE	5/93	SALVAGE VALUE	0.00
18 YEAR USEFUL LIFE			
+9 YEAR ADJUSTMENT		MONTHLY CNTRBTN	1,841.72
REPLACEMENT YEAR	2020-2021	INTEREST	236.96
2 YEAR REM LIFE		MONTHLY ALLOCTN	2,078.68

REMARKS:

These are aluminum frames and decking with 3 fingers for boat docking.

This includes 36' x 4' ramp and 100'x6' dock.

Canyon Lake Property Owners Association  
Detail Report by Category

Docks - Lodge, Slips, 2007		QUANTITY	24 boat slips
		UNIT COST	5,922.000
ASSET ID	1697	PERCENT REPL	100.00%
GROUP/FACILITY	120	CURRENT COST	142,128.00
CATEGORY	120	FUTURE COST	158,465.28
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/07	SALVAGE VALUE	0.00
18 YEAR USEFUL LIFE			
-2 YEAR ADJUSTMENT		MONTHLY CNTRBTN	2,484.93
REPLACEMENT YEAR	2023-2024	INTEREST	7.99
5 YEAR REM LIFE		MONTHLY ALLOCTN	2,492.92

REMARKS:

These are aluminum frames and trex decking with 2 headwalks with boat slips for docking.

Docks - Moonstone, Replace		QUANTITY	320 sq. ft.
		UNIT COST	55.556
ASSET ID	1690	PERCENT REPL	100.00%
GROUP/FACILITY	120	CURRENT COST	17,777.92
CATEGORY	120	FUTURE COST	24,109.79
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	7/14	SALVAGE VALUE	0.00
18 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	118.45
REPLACEMENT YEAR	2032-2033	INTEREST	0.38
14 YEAR REM LIFE		MONTHLY ALLOCTN	118.83

REMARKS:

This is a 20' ramp and 40' dock located at 2232 Whirlaway Court.

This dock was replaced in 2014 for a cost of \$10,000.

Docks - Old Wranger, Trash		QUANTITY	1 trash
		UNIT COST	808.000
ASSET ID	2061	PERCENT REPL	100.00%
GROUP/FACILITY	120	CURRENT COST	808.00
CATEGORY	120	FUTURE COST	881.49
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/04	SALVAGE VALUE	0.00
18 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	17.53
REPLACEMENT YEAR	2022-2023	INTEREST	0.06
4 YEAR REM LIFE		MONTHLY ALLOCTN	17.59

Canyon Lake Property Owners Association  
Detail Report by Category

Docks - Old Wrangler, Trash, Continued ...

REMARKS:

This is to replace the trash receptacle.

Docks - Old Wrangler, Replace		QUANTITY	260 sq. ft.
		UNIT COST	55.556
ASSET ID	1696	PERCENT REPL	100.00%
GROUP/FACILITY	120	CURRENT COST	14,444.56
CATEGORY	120	FUTURE COST	16,104.93
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/02	SALVAGE VALUE	0.00
18 YEAR USEFUL LIFE			
+3 YEAR ADJUSTMENT		MONTHLY CNTRBTN	252.55
REPLACEMENT YEAR	2023-2024	INTEREST	0.81
5 YEAR REM LIFE		MONTHLY ALLOCTN	253.36

REMARKS:

This is a 60' ramp and 10'x10' platform located at Old Wrangler and Vacation.

The useful life of this asset has been extended due to its present condition.

Docks - Pebble Cove, Replace		QUANTITY	180 sq. ft.
		UNIT COST	55.556
ASSET ID	1691	PERCENT REPL	100.00%
GROUP/FACILITY	120	CURRENT COST	10,000.08
CATEGORY	120	FUTURE COST	13,860.12
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/15	SALVAGE VALUE	0.00
18 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	62.63
REPLACEMENT YEAR	2033-2034	INTEREST	0.20
15 YEAR REM LIFE		MONTHLY ALLOCTN	62.83

REMARKS:

This is a 20' ramp and 10'x10' platform located at Continental Drive.

A new boarding dock and matching gangway was installed in April 2015 for a cost of \$8,450.



Canyon Lake Property Owners Association  
Detail Report by Category

Docks - Pebble Cove, Trash		QUANTITY	1 trash
		UNIT COST	808.000
ASSET ID	2060	PERCENT REPL	100.00%
GROUP/FACILITY	120	CURRENT COST	808.00
CATEGORY	120	FUTURE COST	808.00
		ASSIGNED RESERVES	808.00
PLACED IN SERVICE	5/00	SALVAGE VALUE	0.00
18 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	4.31
REPLACEMENT YEAR	2018-2019	INTEREST	0.01
0 YEAR REM LIFE		MONTHLY ALLOCTN	4.32

REMARKS:

This is to replace the trash receptacle.

Docks - Pole Lights		QUANTITY	11 fixtures
		UNIT COST	1,897.000
ASSET ID	1680	PERCENT REPL	100.00%
GROUP/FACILITY	120	CURRENT COST	20,867.00
CATEGORY	120	FUTURE COST	25,381.55
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/02	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	208.65
REPLACEMENT YEAR	2027-2028	INTEREST	0.67
9 YEAR REM LIFE		MONTHLY ALLOCTN	209.32

REMARKS:

This is to replace the pole lights on the docks.

Docks - Roadrunner, Replace		QUANTITY	510 sq. ft.
		UNIT COST	55.556
ASSET ID	1692	PERCENT REPL	100.00%
GROUP/FACILITY	120	CURRENT COST	28,333.56
CATEGORY	120	FUTURE COST	39,270.33
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	8/15	SALVAGE VALUE	0.00
18 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	177.45
REPLACEMENT YEAR	2033-2034	INTEREST	0.57
15 YEAR REM LIFE		MONTHLY ALLOCTN	178.02

Canyon Lake Property Owners Association  
Detail Report by Category

Docks - Roadrunner, Replace, Continued ...

REMARKS:

This includes a 4'x20' gangway section, 6' x 20', 6' x 12', 6 x 48' "T" configuration.  
 A new boarding dock and matching gangway was installed in August 2015 for a cost of \$27,245.

The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

Docks - Sierra, Replace		QUANTITY	420 sq. ft.
		UNIT COST	55.556
ASSET ID	1693	PERCENT REPL	100.00%
GROUP/FACILITY	120	CURRENT COST	23,333.52
CATEGORY	120	FUTURE COST	32,340.27
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	3/16	SALVAGE VALUE	0.00
18 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	146.14
REPLACEMENT YEAR	2033-2034	INTEREST	0.47
15 YEAR REM LIFE		MONTHLY ALLOCTN	146.61

REMARKS:

This includes a 40' gangway section, 6' x 20' headwalk, and 12'x12' fishing dock.  
 A new boarding dock and matching gangway was installed in March 2016 for a cost of \$19,670.

Docks - Ski Slalom, Replace		QUANTITY	1,800 sq. ft.
		UNIT COST	55.556
ASSET ID	1694	PERCENT REPL	100.00%
GROUP/FACILITY	120	CURRENT COST	100,000.80
CATEGORY	120	FUTURE COST	104,449.24
		ASSIGNED RESERVES	88,889.60
PLACED IN SERVICE	5/02	SALVAGE VALUE	0.00
18 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	585.71
REPLACEMENT YEAR	2020-2021	INTEREST	53.90
2 YEAR REM LIFE		MONTHLY ALLOCTN	639.61

Canyon Lake Property Owners Association  
Detail Report by Category

Docks - Ski Slalom, Replace, Continued ...

REMARKS:

This includes (3) docks located at 22300 Vacation Drive.

This includes (2) 2' x 20' ramps, (12) 6'x20' sections, and 100 pieces of 20' trex material.

Docks - Skipper Island, BBQ	QUANTITY	1 BBQ
	UNIT COST	635.000
ASSET ID 2063	PERCENT REPL	100.00%
GROUP/FACILITY 120	CURRENT COST	635.00
CATEGORY 120	FUTURE COST	648.97
	ASSIGNED RESERVES	571.50
PLACED IN SERVICE 5/09	SALVAGE VALUE	0.00
10 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	6.10
REPLACEMENT YEAR 2019-2020	INTEREST	0.35
1 YEAR REM LIFE	MONTHLY ALLOCTN	6.45

REMARKS:

This is to replace the barbecue.

Docks - Skipper Island, P Table	QUANTITY	1 table
	UNIT COST	780.000
ASSET ID 2064	PERCENT REPL	100.00%
GROUP/FACILITY 120	CURRENT COST	780.00
CATEGORY 120	FUTURE COST	797.16
	ASSIGNED RESERVES	731.25
PLACED IN SERVICE 5/03	SALVAGE VALUE	0.00
16 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	5.05
REPLACEMENT YEAR 2019-2020	INTEREST	0.44
1 YEAR REM LIFE	MONTHLY ALLOCTN	5.49

REMARKS:

This is to replace the 4' wood picnic table.

**Canyon Lake Property Owners Association**  
Detail Report by Category

<b>Docks - Skipper Island, Replace</b>		QUANTITY	240 sq. ft.
		UNIT COST	55.556
ASSET ID	1695	PERCENT REPL	100.00%
GROUP/FACILITY	120	CURRENT COST	13,333.44
CATEGORY	120	FUTURE COST	18,480.16
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/15	SALVAGE VALUE	0.00
18 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	83.51
REPLACEMENT YEAR	2033-2034	INTEREST	0.27
15 YEAR REM LIFE		MONTHLY ALLOCTN	83.78

REMARKS:

This is the island on the lake. It includes 4'x20' and (2) 6'x20' headwalks  
 A new boarding dock and matching gangway was installed in May 2015 for a cost of \$12,300.

<b>Docks - Skipper Island, Trash</b>		QUANTITY	1 trash
		UNIT COST	808.000
ASSET ID	2062	PERCENT REPL	100.00%
GROUP/FACILITY	120	CURRENT COST	808.00
CATEGORY	120	FUTURE COST	825.78
		ASSIGNED RESERVES	763.11
PLACED IN SERVICE	5/01	SALVAGE VALUE	0.00
18 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	4.76
REPLACEMENT YEAR	2019-2020	INTEREST	0.46
1 YEAR REM LIFE		MONTHLY ALLOCTN	5.22

REMARKS:

This is to replace the trash receptacle.

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CATEGORY SUMMARY:	ASSIGNED RESERVES	611,089.92
	MONTHLY CNTRBTN	8,899.33
	INTEREST	385.71
	MONTHLY ALLOCTN	9,285.04

Canyon Lake Property Owners Association  
Detail Report by Category

Fairway Estates - Access Phones		QUANTITY	2 phones
		UNIT COST	3,247.000
ASSET ID	2175	PERCENT REPL	100.00%
GROUP/FACILITY	130	CURRENT COST	6,494.00
CATEGORY	130	FUTURE COST	6,636.87
		ASSIGNED RESERVES	6,112.00
PLACED IN SERVICE	5/02	SALVAGE VALUE	0.00
12 YEAR USEFUL LIFE			
+5 YEAR ADJUSTMENT		MONTHLY CNTRBTN	40.03
REPLACEMENT YEAR	2019-2020	INTEREST	3.71
1 YEAR REM LIFE		MONTHLY ALLOCTN	43.74

REMARKS:

This is to replace the entrance access phone.

Fairway Estates - Fencing, Iron		QUANTITY	1 total
		UNIT COST	64,850.000
ASSET ID	2174	PERCENT REPL	100.00%
GROUP/FACILITY	130	CURRENT COST	64,850.00
CATEGORY	130	FUTURE COST	73,895.05
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/94	SALVAGE VALUE	0.00
20 YEAR USEFUL LIFE			
+10 YEAR ADJUSTMENT		MONTHLY CNTRBTN	951.76
REPLACEMENT YEAR	2024-2025	INTEREST	3.06
6 YEAR REM LIFE		MONTHLY ALLOCTN	954.82

REMARKS:

1,250 lin. ft. of 4'0" fencing	@	\$ 35.88	=	\$ 44,850.00
4 - vehicle gates	@	5,000.00	=	20,000.00
				-----
		TOTAL	=	\$ 64,850.00

The fencing was repaired in December 2017 for a cost of \$1,030.

The useful life of this asset has been extended due to its present condition.

Canyon Lake Property Owners Association  
Detail Report by Category

Fairway Estates - Lane Spike		QUANTITY	2 lane spikes
		UNIT COST	2,687.000
ASSET ID	2179	PERCENT REPL	100.00%
GROUP/FACILITY	130	CURRENT COST	5,374.00
CATEGORY	130	FUTURE COST	5,492.23
		ASSIGNED RESERVES	4,926.17
PLACED IN SERVICE	5/07	SALVAGE VALUE	0.00
12 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	44.15
REPLACEMENT YEAR 2019-2020		INTEREST	3.02
1 YEAR REM LIFE		MONTHLY ALLOCTN	47.17

REMARKS:

This is to replace the lane spikes.

Fairway Estates - Lighting Street		QUANTITY	4 lights
		UNIT COST	1,065.000
ASSET ID	2173	PERCENT REPL	100.00%
GROUP/FACILITY	130	CURRENT COST	4,260.00
CATEGORY	130	FUTURE COST	4,854.17
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/94	SALVAGE VALUE	0.00
30 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	62.52
REPLACEMENT YEAR 2024-2025		INTEREST	0.20
6 YEAR REM LIFE		MONTHLY ALLOCTN	62.72

REMARKS:

These are square poles with square fixtures. These lights ar similar to tennis court lights.

Fairway Estates - Operators, 2008		QUANTITY	5 gate operat
		UNIT COST	2,650.000
ASSET ID	2176	PERCENT REPL	100.00%
GROUP/FACILITY	130	CURRENT COST	13,250.00
CATEGORY	130	FUTURE COST	13,250.00
		ASSIGNED RESERVES	13,250.00
PLACED IN SERVICE	5/08	SALVAGE VALUE	0.00
10 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	120.10
REPLACEMENT YEAR 2018-2019		INTEREST	0.39
0 YEAR REM LIFE		MONTHLY ALLOCTN	120.49

Canyon Lake Property Owners Association  
Detail Report by Category

Fairway Estates - Operators, 2008, Continued ...

REMARKS:

swing - 3 gate operators  
 sliding - 2  
 - -  
 TOTAL = 5 gate operators

Fairway Estates - Operators, 2016	QUANTITY	1 gate operat
ASSET ID 2177	UNIT COST	2,650.000
GROUP/FACILITY 130	PERCENT REPL	100.00%
CATEGORY 130	CURRENT COST	2,650.00
PLACED IN SERVICE 5/16	FUTURE COST	3,153.94
10 YEAR USEFUL LIFE	ASSIGNED RESERVES	0.00
+0 YEAR ADJUSTMENT	SALVAGE VALUE	0.00
REPLACEMENT YEAR 2026-2027	MONTHLY CNTRBTN	29.60
8 YEAR REM LIFE	INTEREST	0.10
	MONTHLY ALLOCTN	29.70

REMARKS:

The "Big Tee" exit gate operator was replaced in November 2016 for a cost of \$2,528.

Fairway Estates - Paint, W Iron	QUANTITY	5,240 sq. ft.
ASSET ID 2178	UNIT COST	1.870
GROUP/FACILITY 130	PERCENT REPL	100.00%
CATEGORY 130	CURRENT COST	9,798.80
PLACED IN SERVICE 5/16	FUTURE COST	10,014.37
3 YEAR USEFUL LIFE	ASSIGNED RESERVES	6,532.53
+0 YEAR ADJUSTMENT	SALVAGE VALUE	0.00
REPLACEMENT YEAR 2019-2020	MONTHLY CNTRBTN	285.41
1 YEAR REM LIFE	INTEREST	4.74
	MONTHLY ALLOCTN	290.15

REMARKS:

This is to paint the wrought iron throughout the community.

To ensure the longevity of wrought iron, it should be painted as recommended.

Canyon Lake Property Owners Association  
Detail Report by Category

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CATEGORY SUMMARY:	ASSIGNED RESERVES	30,820.70
	MONTHLY CNTRBTN	1,533.57
	INTEREST	15.22
	MONTHLY ALLOCTN	1,548.79



Canyon Lake Property Owners Association  
Detail Report by Category

Grounds - Backflow Devices		QUANTITY	12 backflows
		UNIT COST	1,260.000
ASSET ID	1855	PERCENT REPL	100.00%
GROUP/FACILITY	999	CURRENT COST	15,120.00
CATEGORY	999	FUTURE COST	24,941.49
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	4/18	SALVAGE VALUE	0.00
24 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	65.34
REPLACEMENT YEAR	2041-2042	INTEREST	0.21
23 YEAR REM LIFE		MONTHLY ALLOCTN	65.55

REMARKS:

These devices require an annual inspection and should be repaired "as needed."  
 (12) backflow devices were either rebuilt or replaced in March 2018 for a cost of \$4,881

Grounds - Irrigation, System		QUANTITY	1 provision
		UNIT COST	2,800,000.000
ASSET ID	1852	PERCENT REPL	100.00%
GROUP/FACILITY	999	CURRENT COST	2,800,000.00
CATEGORY	999	FUTURE COST	3,190,534.21
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	4/95	SALVAGE VALUE	0.00
30 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	41,093.57
REPLACEMENT YEAR	2024-2025	INTEREST	132.10
6 YEAR REM LIFE		MONTHLY ALLOCTN	41,225.67

REMARKS:

This is to refurbish the system wide irrigation system.  
 The cost estimates on this asset have been based upon actual quotations provided to the client.

**Canyon Lake Property Owners Association**  
Detail Report by Category

Grounds - Landscape, Refurbish		QUANTITY	1 provision
		UNIT COST	25,000.000
ASSET ID	1853	PERCENT REPL	100.00%
GROUP/FACILITY	999	CURRENT COST	25,000.00
CATEGORY	999	FUTURE COST	25,000.00
		ASSIGNED RESERVES	25,000.00
PLACED IN SERVICE	4/18	SALVAGE VALUE	0.00
1 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	2,122.34
REPLACEMENT YEAR	2018-2019	INTEREST	6.82
0 YEAR REM LIFE		MONTHLY ALLOCTN	2,129.16

REMARKS: NONE

Grounds - Landscape, Tree Trimming		QUANTITY	1 provision
		UNIT COST	17,700.000
ASSET ID	1859	PERCENT REPL	100.00%
GROUP/FACILITY	999	CURRENT COST	17,700.00
CATEGORY	999	FUTURE COST	17,700.00
		ASSIGNED RESERVES	17,700.00
PLACED IN SERVICE	7/17	SALVAGE VALUE	0.00
1 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	1,502.62
REPLACEMENT YEAR	2018-2019	INTEREST	4.83
0 YEAR REM LIFE		MONTHLY ALLOCTN	1,507.45

REMARKS:

The palm trees were trimmed in July 2017 for a cost of \$17,700.

Grounds - Mailboxes, 2016		QUANTITY	4 total
		UNIT COST	1,828.250
ASSET ID	1847	PERCENT REPL	100.00%
GROUP/FACILITY	999	CURRENT COST	7,313.00
CATEGORY	999	FUTURE COST	12,063.30
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/16	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	31.60
REPLACEMENT YEAR	2041-2042	INTEREST	0.10
23 YEAR REM LIFE		MONTHLY ALLOCTN	31.70

REMARKS:

The association replaced the (1-16 mailbox and 1-8 mailbox) located in San Joaquin in March 2016 for a cost of \$3,381. Another (2-16 mailboxes) were replaced in 2016 located in the Fairway Estates for a cost of \$3,932.

Canyon Lake Property Owners Association  
Detail Report by Category

Grounds - Mailboxes, 2016, Continued ...

The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

For budgeting purposes, we have used the next fiscal year's beginning date as the placed-in-service date for this component.

Grounds - Mailboxes, 2018	QUANTITY	1 total
	UNIT COST	400,000.000
ASSET ID 1698	PERCENT REPL	100.00%
GROUP/FACILITY 999	CURRENT COST	400,000.00
CATEGORY 999	FUTURE COST	689,179.56
	ASSIGNED RESERVES	0.00
PLACED IN SERVICE 5/18	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	1,612.42
REPLACEMENT YEAR 2043-2044	INTEREST	5.18
25 YEAR REM LIFE	MONTHLY ALLOCTN	1,617.60

REMARKS:

The association is currently in the process of replacing the mailboxes in 2018 for a cost of \$400,000.

The cost to replace the estate mailboxes was \$13,557  
 San Joaquin - \$3,381.

The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

For budgeting purposes, we have used the next fiscal year's beginning date as the placed-in-service date for this component.

Grounds - Mailboxes, Slabs	QUANTITY	100 slabs
	UNIT COST	6,925.000
ASSET ID 1848	PERCENT REPL	100.00%
GROUP/FACILITY 999	CURRENT COST	692,500.00
CATEGORY 999	FUTURE COST	2,055,722.87
	ASSIGNED RESERVES	0.00
PLACED IN SERVICE 5/18	SALVAGE VALUE	0.00
50 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	1,650.44
REPLACEMENT YEAR 2068-2069	INTEREST	5.31
50 YEAR REM LIFE	MONTHLY ALLOCTN	1,655.75

Canyon Lake Property Owners Association  
Detail Report by Category

Grounds - Mailboxes, Slabs, Continued ...

REMARKS:

The association is currently in the process of replacing the mailboxes and slabs in 2018 for a cost of \$400,000.

A new mailbox concrete slab was installed in March 2016 for a cost of \$6,925.

The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

For budgeting purposes, we have used the next fiscal year's beginning date as the placed-in-service date for this component.

Grounds - Perimeter, Fencing	QUANTITY	1 total
	UNIT COST	100,000.000
ASSET ID 1726	PERCENT REPL	100.00%
GROUP/FACILITY 999	CURRENT COST	100,000.00
CATEGORY 999	FUTURE COST	129,840.67
	ASSIGNED RESERVES	0.00
PLACED IN SERVICE 11/69	SALVAGE VALUE	0.00
50 YEAR USEFUL LIFE		
+11 YEAR ADJUSTMENT	MONTHLY CNTRBTN	766.29
REPLACEMENT YEAR 2030-2031	INTEREST	2.46
12 YEAR REM LIFE	MONTHLY ALLOCTN	768.75

REMARKS:

During the on-site inspection we noted chain link, barbed wire and stucco walls around the perimeter of the community. Most of these areas are inaccessible to properly inspect. Therefore we are budgeting a provision for their replacement.

**Canyon Lake Property Owners Association**  
Detail Report by Category

Grounds - Signs, Eastport		QUANTITY	1 total
		UNIT COST	15,000.000
ASSET ID	1699	PERCENT REPL	100.00%
GROUP/FACILITY	999	CURRENT COST	15,000.00
CATEGORY	999	FUTURE COST	23,179.77
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/18	SALVAGE VALUE	0.00
20 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	72.99
REPLACEMENT YEAR	2038-2039	INTEREST	0.23
20 YEAR REM LIFE		MONTHLY ALLOCTN	73.22

REMARKS:

The association will be replacing the signage in Eastport in 2018 for a cost of \$15,000.

The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

For budgeting purposes, we have used the next fiscal year's beginning date as the placed-in-service date for this component.

Grounds - Signs, Entrance		QUANTITY	1 total
		UNIT COST	232,689.000
ASSET ID	1722	PERCENT REPL	100.00%
GROUP/FACILITY	999	CURRENT COST	232,689.00
CATEGORY	999	FUTURE COST	392,281.07
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	8/17	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	970.31
REPLACEMENT YEAR	2042-2043	INTEREST	3.12
24 YEAR REM LIFE		MONTHLY ALLOCTN	973.43

REMARKS:

These are aluminum lighthouses insignia with side waterfalls. These signs read "Canyon Lake" and "A Private Community".

New monument signs were installed in August 2017 for a cost of \$227,680.

The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

Canyon Lake Property Owners Association  
Detail Report by Category

Grounds - Signs, Estates		QUANTITY	1 total
		UNIT COST	12,000.000
ASSET ID	1700	PERCENT REPL	100.00%
GROUP/FACILITY	999	CURRENT COST	12,000.00
CATEGORY	999	FUTURE COST	18,543.82
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/18	SALVAGE VALUE	0.00
20 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	58.39
REPLACEMENT YEAR	2038-2039	INTEREST	0.19
20 YEAR REM LIFE		MONTHLY ALLOCTN	58.58

REMARKS:

The association will be replacing the signage in the Estates in 2018 for a cost of \$12,000.

The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

For budgeting purposes, we have used the next fiscal year's beginning date as the placed-in-service date for this component.

Grounds - Signs, Monuments		QUANTITY	16 signs
		UNIT COST	15,000.000
ASSET ID	1856	PERCENT REPL	100.00%
GROUP/FACILITY	999	CURRENT COST	240,000.00
CATEGORY	999	FUTURE COST	256,191.04
		ASSIGNED RESERVES	216,774.19
PLACED IN SERVICE	5/90	SALVAGE VALUE	0.00
25 YEAR USEFUL LIFE			
+6 YEAR ADJUSTMENT		MONTHLY CNTRBTN	936.66
REPLACEMENT YEAR	2021-2022	INTEREST	129.87
3 YEAR REM LIFE		MONTHLY ALLOCTN	1,066.53

REMARKS:

This is to replace the concrete monument signs located throughout the community.

The cost estimates on this asset have been based upon actual quotations provided to the client.

Canyon Lake Property Owners Association  
Detail Report by Category

Grounds - Signs, Operations		QUANTITY	1 sign
		UNIT COST	3,500.000
ASSET ID	2086	PERCENT REPL	100.00%
GROUP/FACILITY	999	CURRENT COST	3,500.00
CATEGORY	999	FUTURE COST	5,292.19
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/17	SALVAGE VALUE	0.00
20 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	17.80
REPLACEMENT YEAR	2037-2038	INTEREST	0.06
19 YEAR REM LIFE		MONTHLY ALLOCTN	17.86

REMARKS:

This is to replace the operations sign. This is a plastic lighthouse mounted to the operations building.

Grounds - Signs, POA		QUANTITY	34 total
		UNIT COST	257.000
ASSET ID	2165	PERCENT REPL	100.00%
GROUP/FACILITY	0	CURRENT COST	8,738.00
CATEGORY	999	FUTURE COST	17,532.37
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/15	SALVAGE VALUE	0.00
35 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	28.87
REPLACEMENT YEAR	2050-2051	INTEREST	0.09
32 YEAR REM LIFE		MONTHLY ALLOCTN	28.96

REMARKS:

This is to replace the monument sign located at the POA office.

It reads "31512 Canyon Lake (w/insignia) Property Owners Association".

Grounds - Signs, Street		QUANTITY	350 total
		UNIT COST	95.816
ASSET ID	1857	PERCENT REPL	100.00%
GROUP/FACILITY	999	CURRENT COST	33,535.60
CATEGORY	999	FUTURE COST	44,500.79
		ASSIGNED RESERVES	0.00
PLACED IN SERVICE	5/11	SALVAGE VALUE	0.00
20 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT		MONTHLY CNTRBTN	238.92
REPLACEMENT YEAR	2031-2032	INTEREST	0.77
13 YEAR REM LIFE		MONTHLY ALLOCTN	239.69

Canyon Lake Property Owners Association  
Detail Report by Category

Grounds - Signs, Street, Continued ...

REMARKS:

This is to replace the street signs throughout the community.

These street signs were replaced in March 2011 for a cost of \$29,060.

The current cost used on this asset is based upon actual expenditures incurred at last replacement, and has been adjusted for inflation where applicable.

For budgeting purposes, we have used the next fiscal year's beginning date as the placed-in-service date for this component.

Grounds - Signs, Traffic	QUANTITY	1 total
	UNIT COST	39,190.000
ASSET ID 1858	PERCENT REPL	100.00%
GROUP/FACILITY 999	CURRENT COST	39,190.00
CATEGORY 999	FUTURE COST	53,148.11
	ASSIGNED RESERVES	0.00
PLACED IN SERVICE 5/12	SALVAGE VALUE	0.00
20 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT	MONTHLY CNTRBTN	261.11
REPLACEMENT YEAR 2032-2033	INTEREST	0.84
14 YEAR REM LIFE	MONTHLY ALLOCTN	261.95

REMARKS:

Traffic signs, reflectorized, with 2" galvanized steel pipe post 10' long set 2' into the ground:

230 - "STOP" - 24" x 24"	@	\$ 148.00	=	\$ 34,040.00
50 - Speed Limit, 18" x 24"	@	103.00	=	5,150.00
				-----
		TOTAL	=	\$ 39,190.00

CATEGORY SUMMARY:

ASSIGNED RESERVES	259,474.19
MONTHLY CNTRBTN	51,429.67
INTEREST	292.18
MONTHLY ALLOCTN	51,721.85



Canyon Lake Property Owners Association  
Detail Report by Category

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TOTAL ALL ASSETS:	ASSIGNED RESERVES	6,788,055.34
	MONTHLY CNTRBTN	276,133.57
	INTEREST	3,728.08
	MONTHLY ALLOCTN	279,861.65
CONTINGENCY @ 3.00%:	ASSIGNED RESERVES	203,641.66
	MONTHLY CNTRBTN	8,284.01
	INTEREST	145.80
	MONTHLY ALLOCTN	8,429.81
GRAND TOTALS:	ASSIGNED RESERVES	6,991,697.00
	MONTHLY CNTRBTN	284,417.58
	INTEREST	3,873.88
	MONTHLY ALLOCTN	288,291.46

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## PART III - APPENDIX

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### A. Legal Issues Affecting Community Associations

#### Selected California Statutes Affecting Common Interest Developments

Revised March 2013

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**1. CALIFORNIA CIVIL CODE SECTION 4080 - 4190**  
**Definitions**

4080. "Association" means a nonprofit corporation or unincorporated association created for the purpose of managing a common interest development.

4085. "Board" means the board of directors of the association.

4090. "Board meeting" means either of the following:

(a) A congregation, at the same time and place, of a sufficient number of directors to establish a quorum of the board, to hear, discuss, or deliberate upon any item of business that is within the authority of the board.

(b) A teleconference, where a sufficient number of directors to establish a quorum of the board, in different locations, are connected by electronic means, through audio or video, or both. A teleconference meeting shall be conducted in a manner that protects the rights of members of the association and otherwise complies with the requirements of this act. Except for a meeting that will be held solely in executive session, the notice of the teleconference meeting shall identify at least one physical location so that members of the association may attend, and at least one director shall be present at that location. Participation by directors in a teleconference meeting constitutes presence at that meeting as long as all directors participating are able to hear one another, as well as members of the association speaking on matters before the board.

4095. (a) "Common area" means the entire common interest development except the separate interests therein. The estate in the common area may be a fee, a life estate, an estate for years, or any combination of the foregoing.

(b) Notwithstanding subdivision (a), in a planned development described in subdivision (b) of Section 4175, the common area may consist of mutual or reciprocal easement rights appurtenant to the separate interests.

4100. "Common interest development" means any of the following:

- (a) A community apartment project.
- (b) A condominium project.
- (c) A planned development.
- (d) A stock cooperative.

4105. "Community apartment project" means a development in which an undivided interest in land is coupled with the right of exclusive occupancy of any apartment located thereon.

4110. (a) "Community service organization or similar entity" means a nonprofit entity, other than an association, that is organized to provide services to residents of the common interest development or to the public in addition to the residents, to the extent community common area or facilities are available to the public.

(b) "Community service organization or similar entity" does not include an entity that has been organized solely to raise moneys and contribute to other nonprofit organizations that are qualified as tax exempt under Section 501(c)(3) of the Internal Revenue Code and that provide housing or housing assistance.

4120. "Condominium plan" means a plan described in Section 4285.

4125. (a) A "condominium project" means a real property development consisting of condominiums.

(b) A condominium consists of an undivided interest in common in a portion of real property coupled with a separate interest in space called a unit, the boundaries of which are described on a recorded final map, parcel map, or condominium plan in sufficient detail to locate all boundaries thereof. The area within these boundaries may be filled with air, earth, water, or fixtures, or any combination thereof, and need not be physically attached to land except by easements for access and, if necessary, support. The description of the unit may refer to (1) boundaries described in the recorded final map, parcel map, or condominium plan, (2) physical boundaries, either in existence, or to be constructed, such as walls, floors, and ceilings of a structure or any portion thereof, (3) an entire structure containing one or more units, or (4) any combination thereof.

(c) The portion or portions of the real property held in undivided interest may be all of the real property, except for the separate interests, or may include a particular three-dimensional portion thereof, the boundaries of which are described on a recorded final map, parcel map, or condominium plan. The area within these boundaries may be filled with air, earth, water, or fixtures, or any combination thereof, and need not be physically attached to land except by easements for access and, if necessary, support.

(d) An individual condominium within a condominium project may include, in addition, a separate interest in other portions of the real property.

4130. "Declarant" means the person or group of persons designated in the declaration as declarant, or if no declarant is designated, the person or group of persons who sign the original declaration or who succeed to special rights, preferences, or privileges designated in the declaration as belonging to the signator of the original declaration.

4135. "Declaration" means the document, however denominated, that contains the information required by Sections 4250 and 4255.

4140. "Director" means a natural person who serves on the board.

4145. (a) "Exclusive use common area" means a portion of the common area designated by the declaration for the exclusive use of one or more, but fewer than all, of the owners of the separate interests and which is or will be appurtenant to the separate interest or interests.

(b) Unless the declaration otherwise provides, any shutters, awnings, window boxes, doorsteps, stoops, porches, balconies, patios, exterior doors, doorframes, and hardware incident thereto, screens and windows or other fixtures designed to serve a single separate interest, but located outside the boundaries of the separate interest, are exclusive use common area allocated exclusively to that separate interest.

(c) Notwithstanding the provisions of the declaration, internal and external telephone wiring designed to serve a single separate interest, but located outside the boundaries of the separate interest, is exclusive use common area allocated exclusively to that separate interest.

4150. "Governing documents" means the declaration and any other documents, such as bylaws, operating rules, articles of incorporation, or articles of association, which govern the operation of the common interest development or association.



4158. (a) A "managing agent" is a person who, for compensation or in expectation of compensation, exercises control over the assets of a common interest development.

(b) A "managing agent" does not include any of the following:

(1) A regulated financial institution operating within the normal course of its regulated business practice.

(2) An attorney at law acting within the scope of the attorney's license.

4160. "Member" means an owner of a separate interest.

4170. "Person" means a natural person, corporation, government or governmental subdivision or agency, business trust, estate, trust, partnership, limited liability company, association, or other entity.

4175. "Planned development" means a real property development other than a community apartment project, a condominium project, or a stock cooperative, having either or both of the following features:

(a) Common area that is owned either by an association or in common by the owners of the separate interests who possess appurtenant rights to the beneficial use and enjoyment of the common area.

(b) Common area and an association that maintains the common area with the power to levy assessments that may become a lien upon the separate interests in accordance with Article 2 (commencing with Section 5650) of Chapter 8.

4177. "Reserve accounts" means both of the following:

(a) Moneys that the board has identified for use to defray the future repair or replacement of, or additions to, those major components that the association is obligated to maintain.

(b) The funds received, and not yet expended or disposed of, from either a compensatory damage award or settlement to an association from any person for injuries to property, real or personal, arising from any construction or design defects. These funds shall be separately itemized from funds described in subdivision (a).

4178. "Reserve account requirements" means the estimated funds that the board has determined are required to be available at a specified point in time to repair, replace, or restore those major components that the association is obligated to maintain.

4185. (a) "Separate interest" has the following meanings:

(1) In a community apartment project, "separate interest" means the exclusive right to occupy an apartment, as specified in Section 4105.

(2) In a condominium project, "separate interest" means a separately owned unit, as specified in Section 4125.

(3) In a planned development, "separate interest" means a separately owned lot, parcel, area, or space.

(4) In a stock cooperative, "separate interest" means the exclusive right to occupy a portion of the real property, as specified in Section 4190.

(b) Unless the declaration or condominium plan, if any exists, otherwise provides, if walls, floors, or ceilings are designated as boundaries of a separate interest, the interior surfaces of the perimeter walls, floors, ceilings, windows, doors, and outlets located within the separate interest are part of the separate interest and any other portions of the walls, floors, or ceilings are part of the common area.

(c) The estate in a separate interest may be a fee, a life estate, an estate for years, or any combination of the foregoing.

4190. (a) "Stock cooperative" means a development in which a corporation is formed or availed of, primarily for the purpose of holding title to, either in fee simple or for a term of years, improved real property, and all or substantially all of the shareholders of the corporation receive a right of exclusive occupancy in a portion of the real property, title to which is held by the corporation. The owners' interest in the corporation, whether evidenced by a share of stock, a certificate of membership, or otherwise, shall be deemed to be an interest in a common interest development and a real estate development for purposes of subdivision (f) of Section 25100 of the Corporations Code.

(b) A "stock cooperative" includes a limited equity housing cooperative which is a stock cooperative that meets the criteria of Section 817.

## **2. CALIFORNIA CIVIL CODE SECTION 4775 - 4790**

### **Maintenance**

4775. (a) Unless otherwise provided in the declaration of a common interest development, the association is responsible for repairing, replacing, or maintaining the common area, other than exclusive use common area, and the owner of each separate interest is responsible for maintaining that separate interest and any exclusive use common area appurtenant to the separate interest.

(b) The costs of temporary relocation during the repair and maintenance of the areas within the responsibility of the association shall be borne by the owner of the separate interest affected.

4780. (a) In a community apartment project, condominium project, or stock cooperative, unless otherwise provided in the declaration, the association is responsible for the repair and maintenance of the common area occasioned by the presence of wood-destroying pests or organisms.

(b) In a planned development, unless a different maintenance scheme is provided in the declaration, each owner of a separate interest is responsible for the repair and maintenance of that separate interest as may be occasioned by the presence of wood-destroying pests or organisms. Upon approval of the majority of all members of the association, pursuant to Section 4065, that responsibility may be delegated to the association, which shall be entitled to recover the cost thereof as a special assessment.

4785. (a) The association may cause the temporary, summary removal of any occupant of a common interest development for such periods and at such times as may be necessary for prompt, effective treatment of wood-destroying pests or organisms.

(b) The association shall give notice of the need to temporarily vacate a separate interest to the occupants and to the owners, not less than 15 days nor more than 30 days prior to the date of the temporary relocation. The notice shall state the reason for the temporary relocation, the date and time of the beginning of treatment, the anticipated date and time of termination of treatment, and that the occupants will be responsible for their own accommodations during the temporary relocation.

(c) Notice by the association shall be deemed complete upon either:

(1) Personal delivery of a copy of the notice to the occupants, and if an occupant is not the owner, individual delivery pursuant to Section 4040, of a copy of the notice to the owner.

(2) Individual delivery pursuant to Section 4040 to the occupant at the address of the separate interest, and if the occupant is not the owner, individual delivery pursuant to Section 4040, of a copy of the notice to the owner.

(d) For purposes of this section, "occupant" means an owner, resident, guest, invitee, tenant, lessee, sublessee, or other person in possession of the separate interest.

4790. Notwithstanding the provisions of the declaration, a member is entitled to reasonable access to the common area for the purpose of maintaining the internal and external telephone wiring made part of the exclusive use common area of the member's separate interest pursuant to subdivision (c) of Section 4145. The access shall be subject to the consent of the association, whose approval shall not be unreasonably withheld, and which may include the association's approval of telephone wiring upon the exterior of the common area, and other conditions as the association determines reasonable.

### **3. CALIFORNIA CIVIL CODE SECTION 4800 - 4820 Association Existence and Powers**

4800. A common interest development shall be managed by an association that may be incorporated or unincorporated. The association may be referred to as an owners' association or a community association.

4805. (a) Unless the governing documents provide otherwise, and regardless of whether the association is incorporated or unincorporated, the association may exercise the powers granted to a nonprofit mutual benefit corporation, as enumerated in Section 7140 of the Corporations Code, except that an unincorporated association may not adopt or use a corporate seal or issue membership certificates in accordance with Section 7313 of the Corporations Code.

(b) The association, whether incorporated or unincorporated, may exercise the powers granted to an association in this act.

4820. Whenever two or more associations have consolidated any of their functions under a joint neighborhood association or similar organization, members of each participating association shall be (a) entitled to attend all meetings of the joint association other than executive sessions, (b) given reasonable opportunity for participation in those meetings, and (c) entitled to the same access to the joint association's records as they are to the participating association's records.

### **4. CALIFORNIA CIVIL CODE SECTION 5300 - 5320 Annual Reports**

5300. (a) Notwithstanding a contrary provision in the governing documents, an association shall distribute an annual budget report 30 to 90 days before the end of its fiscal year.

(b) Unless the governing documents impose more stringent standards, the annual budget report shall include all of the following information:

(1) A pro forma operating budget, showing the estimated revenue and expenses on an accrual basis.

(2) A summary of the association's reserves, prepared pursuant to Section 5565.

(3) A summary of the reserve funding plan adopted by the board, as specified in paragraph (5) of subdivision (b) of Section 5550. The summary shall include notice to

members that the full reserve study plan is available upon request, and the association shall provide the full reserve plan to any member upon request.

(4) A statement as to whether the board has determined to defer or not undertake repairs or replacement of any major component with a remaining life of 30 years or less, including a justification for the deferral or decision not to undertake the repairs or replacement.

(5) A statement as to whether the board, consistent with the reserve funding plan adopted pursuant to Section 5560, has determined or anticipates that the levy of one or more special assessments will be required to repair, replace, or restore any major component or to provide adequate reserves therefor. If so, the statement shall also set out the estimated amount, commencement date, and duration of the assessment.

(6) A statement as to the mechanism or mechanisms by which the board will fund reserves to repair or replace major components, including assessments, borrowing, use of other assets, deferral of selected replacements or repairs, or alternative mechanisms.

(7) A general statement addressing the procedures used for the calculation and establishment of those reserves to defray the future repair, replacement, or additions to those major components that the association is obligated to maintain. The statement shall include, but need not be limited to, reserve calculations made using the formula described in paragraph (4) of subdivision (b) of Section 5570, and may not assume a rate of return on cash reserves in excess of 2 percent above the discount rate published by the Federal Reserve Bank of San Francisco at the time the calculation was made.

(8) A statement as to whether the association has any outstanding loans with an original term of more than one year, including the payee, interest rate, amount outstanding, annual payment, and when the loan is scheduled to be retired.

(9) A summary of the association's property, general liability, earthquake, flood, and fidelity insurance policies. For each policy, the summary shall include the name of the insurer, the type of insurance, the policy limit, and the amount of the deductible, if any. To the extent that any of the required information is specified in the insurance policy declaration page, the association may meet its obligation to disclose that information by making copies of that page and distributing it with the annual budget report. The summary distributed pursuant to this paragraph shall contain, in at least 10-point boldface type, the following statement:

"This summary of the association's policies of insurance provides only certain information, as required by Section 5300 of the Civil Code, and should not be considered a substitute for the complete policy terms and conditions contained in the actual policies of insurance. Any association member may, upon request and provision of reasonable notice, review the association's insurance policies and, upon request and payment of reasonable duplication charges, obtain copies of those policies. Although the association maintains the policies of insurance specified in this summary, the association's policies of insurance may not cover your property, including personal property or real property improvements to or around your dwelling, or personal injuries or other losses that occur within or around your dwelling. Even if a loss is covered, you may nevertheless be responsible for paying all or a portion of any deductible that applies. Association members should consult with their individual insurance broker or agent for appropriate additional coverage."

(c) The annual budget report shall be made available to the members pursuant to Section 5320.

(d) The summary of the association's reserves disclosed pursuant to paragraph (2) of subdivision (b) shall not be admissible in evidence to show improper financial management of an association, provided that other relevant and competent evidence of the financial condition of the association is not made inadmissible by this provision.

(e) The Assessment and Reserve Funding Disclosure Summary form, prepared pursuant to Section 5570, shall accompany each annual budget report or summary of the annual budget report that is delivered pursuant to this article.

5305. Unless the governing documents impose more stringent standards, a review of the financial statement of the association shall be prepared in accordance with generally accepted accounting principles by a licensee of the California Board of Accountancy for any fiscal year in which the gross income to the association exceeds seventy-five thousand dollars (\$75,000). A copy of the review of the financial statement shall be distributed to the members within 120 days after the close of each fiscal year, by individual delivery pursuant to Section 4040.

5310. (a) Within 30 to 90 days before the end of its fiscal year, the board shall distribute an annual policy statement that provides the members with information about association policies. The annual policy statement shall include all of the following information:

(1) The name and address of the person designated to receive official communications to the association, pursuant to Section 4035.

(2) A statement explaining that a member may submit a request to have notices sent to up to two different specified addresses, pursuant to subdivision (b) of Section 4040.

(3) The location, if any, designated for posting of a general notice, pursuant to paragraph (3) of subdivision (a) of Section 4045.

(4) Notice of a member's option to receive general notices by individual delivery, pursuant to subdivision (b) of Section 4045.

(5) Notice of a member's right to receive copies of meeting minutes, pursuant to subdivision (b) of Section 4950.

(6) The statement of assessment collection policies required by Section 5730.

(7) A statement describing the association's policies and practices in enforcing lien rights or other legal remedies for default in the payment of assessments.

(8) A statement describing the association's discipline policy, if any, including any schedule of penalties for violations of the governing documents pursuant to Section 5850.

(9) A summary of dispute resolution procedures, pursuant to Sections 5920 and 5965.

(10) A summary of any requirements for association approval of a physical change to property, pursuant to Section 4765.

(11) The mailing address for overnight payment of assessments, pursuant to Section 5655.

(12) Any other information that is required by law or the governing documents or that the board determines to be appropriate for inclusion.

(b) The annual policy statement shall be made available to the members pursuant to Section 5320.

5320. (a) When a report is prepared pursuant to Section 5300 or 5310, the association shall deliver one of the following documents to all members, by individual delivery pursuant to Section 4040:

(1) The full report.

(2) A summary of the report. The summary shall include a general description of the content of the report. Instructions on how to request a complete copy of the report at no cost to the member shall be printed in at least 10-point boldface type on the first page of the summary.

(b) Notwithstanding subdivision (a), if a member has requested to receive all reports in full, the association shall deliver the full report to that member, rather than a summary of the report.

## **5. CALIFORNIA CIVIL CODE SECTION 5500 Accounting**

5500. Unless the governing documents impose more stringent standards, the board shall do all of the following:

(a) Review a current reconciliation of the association's operating accounts on at least a quarterly basis.

(b) Review a current reconciliation of the association's reserve accounts on at least a quarterly basis.

(c) Review, on at least a quarterly basis, the current year's actual reserve revenues and expenses compared to the current year's budget.

(d) Review the latest account statements prepared by the financial institutions where the association has its operating and reserve accounts.

(e) Review an income and expense statement for the association's operating and reserve accounts on at least a quarterly basis.

## **6. CALIFORNIA CIVIL CODE SECTION 5510 - 5520 Use of Reserve Funds**

5510. (a) The signatures of at least two persons, who shall be directors, or one officer who is not a director and one who is a director, shall be required for the withdrawal of moneys from the association's reserve accounts.

(b) The board shall not expend funds designated as reserve funds for any purpose other than the repair, restoration, replacement, or maintenance of, or litigation involving the repair, restoration, replacement, or maintenance of, major components that the association is obligated to repair, restore, replace, or maintain and for which the reserve fund was established.

5515. (a) Notwithstanding Section 5510, the board may authorize the temporary transfer of moneys from a reserve fund to the association's general operating fund to meet short-term cashflow requirements or other expenses, if the board has provided notice of the intent to consider the transfer in a board meeting notice provided pursuant to Section 4920.

(b) The notice shall include the reasons the transfer is needed, some of the options for repayment, and whether a special assessment may be considered.

(c) If the board authorizes the transfer, the board shall issue a written finding, recorded in the board's minutes, explaining the reasons that the transfer is needed, and describing when and how the moneys will be repaid to the reserve fund.

(d) The transferred funds shall be restored to the reserve fund within one year of the date of the initial transfer, except that the board may, after giving the same notice required for considering a transfer, and, upon making a finding supported by documentation that a temporary delay would be in the best interests of the common interest development, temporarily delay the restoration.

(e) The board shall exercise prudent fiscal management in maintaining the integrity of the reserve account, and shall, if necessary, levy a special assessment to recover the full

amount of the expended funds within the time limits required by this section. This special assessment is subject to the limitation imposed by Section 5605. The board may, at its discretion, extend the date the payment on the special assessment is due. Any extension shall not prevent the board from pursuing any legal remedy to enforce the collection of an unpaid special assessment.

5520. (a) When the decision is made to use reserve funds or to temporarily transfer moneys from the reserve fund to pay for litigation pursuant to subdivision (b) of Section 5510, the association shall provide general notice pursuant to Section 4045 of that decision, and of the availability of an accounting of those expenses.

(b) Unless the governing documents impose more stringent standards, the association shall make an accounting of expenses related to the litigation on at least a quarterly basis. The accounting shall be made available for inspection by members of the association at the association's office.

## **7. CALIFORNIA CIVIL CODE SECTION 5550 - 5580 Reserve Planning**

5550. (a) At least once every three years, the board shall cause to be conducted a reasonably competent and diligent visual inspection of the accessible areas of the major components that the association is obligated to repair, replace, restore, or maintain as part of a study of the reserve account requirements of the common interest development, if the current replacement value of the major components is equal to or greater than one-half of the gross budget of the association, excluding the association's reserve account for that period. The board shall review this study, or cause it to be reviewed, annually and shall consider and implement necessary adjustments to the board's analysis of the reserve account requirements as a result of that review.

(b) The study required by this section shall at a minimum include:

(1) Identification of the major components that the association is obligated to repair, replace, restore, or maintain that, as of the date of the study, have a remaining useful life of less than 30 years.

(2) Identification of the probable remaining useful life of the components identified in paragraph (1) as of the date of the study.

(3) An estimate of the cost of repair, replacement, restoration, or maintenance of the components identified in paragraph (1).

(4) An estimate of the total annual contribution necessary to defray the cost to repair, replace, restore, or maintain the components identified in paragraph (1) during and at the end of their useful life, after subtracting total reserve funds as of the date of the study.

(5) A reserve funding plan that indicates how the association plans to fund the contribution identified in paragraph (4) to meet the association's obligation for the repair and replacement of all major components with an expected remaining life of 30 years or less, not including those components that the board has determined will not be replaced or repaired.

5560. (a) The reserve funding plan required by Section 5550 shall include a schedule of the date and amount of any change in regular or special assessments that would be needed to sufficiently fund the reserve funding plan.

(b) The plan shall be adopted by the board at an open meeting before the membership of the association as described in Article 2 (commencing with Section 4900) of Chapter 6.

(c) If the board determines that an assessment increase is necessary to fund the reserve funding plan, any increase shall be approved in a separate action of the board that is consistent with the procedure described in Section 5605.

5565. The summary of the association's reserves required by paragraph (2) of subdivision (b) of Section 5300 shall be based on the most recent review or study conducted pursuant to Section 5550, shall be based only on assets held in cash or cash equivalents, shall be printed in boldface type, and shall include all of the following:

(a) The current estimated replacement cost, estimated remaining life, and estimated useful life of each major component.

(b) As of the end of the fiscal year for which the study is prepared:

(1) The current estimate of the amount of cash reserves necessary to repair, replace, restore, or maintain the major components.

(2) The current amount of accumulated cash reserves actually set aside to repair, replace, restore, or maintain major components.

(3) If applicable, the amount of funds received from either a compensatory damage award or settlement to an association from any person for injuries to property, real or personal, arising out of any construction or design defects, and the expenditure or disposition of funds, including the amounts expended for the direct and indirect costs of repair of construction or design defects. These amounts shall be reported at the end of the fiscal year for which the study is prepared as separate line items under cash reserves pursuant to paragraph (2). Instead of complying with the requirements set forth in this paragraph, an association that is obligated to issue a review of its financial statement pursuant to Section 5305 may include in the review a statement containing all of the information required by this paragraph.

(c) The percentage that the amount determined for purposes of paragraph (2) of subdivision (b) equals the amount determined for purposes of paragraph (1) of subdivision (b).

(d) The current deficiency in reserve funding expressed on a per unit basis. The figure shall be calculated by subtracting the amount determined for purposes of paragraph (2) of subdivision (b) from the amount determined for purposes of paragraph (1) of subdivision (b) and then dividing the result by the number of separate interests within the association, except that if assessments vary by the size or type of ownership interest, then the association shall calculate the current deficiency in a manner that reflects the variation.

5570. (a) The disclosures required by this article with regard to an association or a property shall be summarized on the following form:

Assessment and Reserve Funding Disclosure Summary For the Fiscal Year Ending \_\_\_\_

(1) The regular assessment per ownership interest is \$\_\_\_\_ per \_\_\_\_ . Note: If assessments vary by the size or type of ownership interest, the assessment applicable to this ownership interest may be found on page \_\_\_\_ of the attached summary.

(2) Additional regular or special assessments that have already been scheduled to be imposed or charged, regardless of the purpose, if they have been approved by the board and/or members:





alternate, but generally accepted, method of calculation is also used, the required reserve amount is \$\_\_\_\_. (See attached explanation)

(7) Based on the method of calculation in paragraph (4) of subdivision (b) of Section 5570 of the Civil Code, the estimated amount required in the reserve fund at the end of each of the next five budget years is \$\_\_\_\_, and the projected reserve fund cash balance in each of those years, taking into account only assessments already approved and other known revenues, is \$\_\_\_\_, leaving the reserve at \_\_\_\_ percent funding. If the reserve funding plan approved by the association is implemented, the projected reserve fund cash balance in each of those years will be \$\_\_\_\_, leaving the reserve at \_\_\_\_ percent funding.

Note: The financial representations set forth in this summary are based on the best estimates of the preparer at that time. The estimates are subject to change. At the time this summary was prepared, the assumed long-term before-tax interest rate earned on reserve funds was \_\_\_\_ percent per year, and the assumed long-term inflation rate to be applied to major component repair and replacement costs was \_\_\_\_ percent per year.

(b) For the purposes of preparing a summary pursuant to this section:

(1) "Estimated remaining useful life" means the time reasonably calculated to remain before a major component will require replacement.

(2) "Major component" has the meaning used in Section 55530. Components with an estimated remaining useful life of more than 30 years may be included in a study as a capital asset or disregarded from the reserve calculation, so long as the decision is revealed in the reserve study report and reported in the Assessment and Reserve Funding Disclosure Summary.

(3) The form set out in subdivision (a) shall accompany each annual budget report or summary thereof that is delivered pursuant to Section 5300. The form may be supplemented or modified to clarify the information delivered, so long as the minimum information set out in subdivision (a) is provided.

(4) For the purpose of the report and summary, the amount of reserves needed to be accumulated for a component at a given time shall be computed as the current cost of replacement or repair multiplied by the number of years the component has been in service divided by the useful life of the component. This shall not be construed to require the board to fund reserves in accordance with this calculation.

5580. (a) Unless the governing documents impose more stringent standards, any community service organization whose funding from the association or its members exceeds 10 percent of the organization's annual budget shall prepare and distribute to the association a report that meets the requirements of Section 5012 of the Corporations Code, and that describes in detail administrative costs and identifies the payees of those costs in a manner consistent with the provisions of Article 5 (commencing with Section 5200) of Chapter 6.

(b) If the community service organization does not comply with the standards, the report shall disclose the noncompliance in detail. If a community service organization is responsible for the maintenance of major components for which an association would otherwise be responsible, the community service organization shall supply to the association the information regarding those components that the association would use to complete disclosures and reserve reports required under this article and Section 5300. An association may rely upon information received from a community service organization, and shall provide access to the information pursuant to the provisions of Article 5 (commencing with Section 5200) of Chapter 6.

B. Notes

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Canyon Lake Property Owners Association  
 Canyon Lake, California  
RDA Owner's Summary

<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%;">Report Date</td> <td style="width: 30%;">August 10, 2018</td> <td style="width: 50%;"></td> </tr> <tr> <td>Version</td> <td>001</td> <td></td> </tr> <tr> <td>Account Number</td> <td>3453</td> <td></td> </tr> <tr> <td>Budget Year Beginning</td> <td>5/ 1/18</td> <td></td> </tr> <tr> <td>Ending</td> <td>4/30/19</td> <td></td> </tr> <tr> <td>Total Units Included</td> <td>4800</td> <td></td> </tr> <tr> <td>Phase Development</td> <td>1 of 1</td> <td></td> </tr> </table>	Report Date	August 10, 2018		Version	001		Account Number	3453		Budget Year Beginning	5/ 1/18		Ending	4/30/19		Total Units Included	4800		Phase Development	1 of 1		<table style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2">Parameters:</td> </tr> <tr> <td style="width: 70%;">Inflation</td> <td style="text-align: right;">2.20%</td> </tr> <tr> <td>Annual Contribution Increase</td> <td style="text-align: right;">2.20%</td> </tr> <tr> <td>Investment Yield</td> <td style="text-align: right;">1.00%</td> </tr> <tr> <td>Taxes on Yield</td> <td style="text-align: right;">30.00%</td> </tr> <tr> <td>Contingency</td> <td style="text-align: right;">3.00%</td> </tr> <tr> <td colspan="2">Reserve Fund Balance as of</td> </tr> <tr> <td>5/ 1/18:</td> <td style="text-align: right;">\$6,991,697.00</td> </tr> </table>	Parameters:		Inflation	2.20%	Annual Contribution Increase	2.20%	Investment Yield	1.00%	Taxes on Yield	30.00%	Contingency	3.00%	Reserve Fund Balance as of		5/ 1/18:	\$6,991,697.00
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Project Profile & Introduction

For budgeting purposes, unless otherwise indicated in this report, we have used the actual date each item was originally constructed for aging the components examined in this analysis.

All information as to the improvements, repairs, replacements, and/or other changes to the reserve components has been provided by a representative of the association, actual contracts completed by the association and/or a previous reserve analysis.

RDA On-Site Inspection: April 11, 2018 This is a level II update.

RDA Summary of Calculations

Monthly Contribution to Reserves Required:	\$284,417.58
( \$59.25 per unit per month)	
Average Net Monthly Interest Contribution This Year:	3,873.88
Net Monthly Allocation to Reserves 5/ 1/18 to 4/30/19:	\$288,291.46
( \$60.06 per unit per month)	

RDA Reserve Management Software  
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Canyon Lake Property Owners Association  
RDA Owner's Summary

REPORT DATE: August 10, 2018  
 VERSION: 001  
 ACCOUNT NUMBER: 3453

DESCRIPTION	USE	+/-	REM	CURRENT	FULLY	ASSIGNED
	LIFE	LIFE	LIFE	COST	FUNDED	RESERVES
					RESERVES	RESERVES
Bluebird Hall - Counters	25	0	10	6,448	3,869	0
Bluebird Hall - Doors	25	0	10	5,062	3,037	0
Bluebird Hall - Drinking Fountain	25	0	10	1,466	880	0
Bluebird Hall - Equip, Defib	10	0	2	1,800	1,440	1,440
Bluebird Hall - Fence, Vinyl	25	0	10	7,054	4,232	0
Bluebird Hall - Flooring	15	0	0	8,011	8,011	8,011
Bluebird Hall - Furniture	10	0	2	10,850	8,680	8,680
Bluebird Hall - HVAC	14	+2	1	6,921	6,488	6,488
Bluebird Hall - Lighting, Bollards	22	0	7	3,784	2,580	0
Bluebird Hall - Lighting, Interior	20	0	5	4,328	3,246	0
Bluebird Hall - Lighting, Pole	24	0	9	3,195	1,997	0
Bluebird Hall - Paint Exterior	8	0	2	1,302	976	976
Bluebird Hall - Paint Exterior Trim	4	0	0	669	669	669
Bluebird Hall - Paint Interior	4	0	0	3,332	3,332	3,332
Bluebird Hall - Restrooms	25	0	10	5,747	3,448	0
Bluebird Hall - Roof, Gutter/Down	22	+8	15	1,054	527	0
Bluebird Hall - Roof, Tile	30	0	15	11,024	5,512	0
Bluebird Hall - Storage Building	30	-15	0	2,925	2,925	2,925
Bluebird Hall - Televisions	8	0	2	3,800	2,850	2,850
Bluebird Hall - Walls, Repairs	25	0	10	2,812	1,687	0
Bluebird Hall - Window Blinds	15	+1	1	372	349	349
*** CATEGORY SUMMARY:				91,956	66,736	35,721
Fire Station - Doors, Roll Up Metal	99	0	87	0	0	0
Fire Station - Doors, Solid Core	99	0	81	0	0	0
Fire Station - Floor, Carpet	99	0	81	0	0	0
Fire Station - Generator	99	0	81	0	0	0
Fire Station - HVAC	99	0	86	0	0	0
Fire Station - Kitchen	99	0	78	0	0	0
Fire Station - Paint, Exterior	99	0	93	0	0	0
Fire Station - Paint, Interior	99	0	93	0	0	0
Fire Station - Paint, Trim/Doors	99	0	93	0	0	0
Fire Station - Restrooms	99	0	78	0	0	0
Fire Station - Roof, Flat	99	0	78	0	0	0
Fire Station - Roof, Tile	99	0	78	0	0	0
Fire Station - Storage Buildings	99	0	78	0	0	0
Fire Station - Water Heater	99	0	87	0	0	0
Fire Station - WI, Gates	99	0	81	0	0	0
*** CATEGORY SUMMARY:				0	0	0
East Gate - Counters	12	0	11	1,788	102	0
East Gate - Fence, Wrought Iron	20	0	7	8,224	5,346	0
East Gate - Furniture	4	0	0	192	192	192

**Canyon Lake Property Owners Association**  
RDA Owner's Summary

DESCRIPTION	USE LIFE	+/- LIFE	REM LIFE	CURRENT COST	FULLY FUNDED RESERVES	ASSIGNED RESERVES
East Gate - Gate Operator, Barrier	8	0	1	8,739	7,647	7,647
East Gate - HVAC	14	+1	1	5,537	5,168	5,168
East Gate - Lighting	20	0	2	15,697	14,127	14,127
East Gate - Paint, Exterior	8	0	2	1,264	948	948
East Gate - Paint, Interior	2	0	0	972	972	972
East Gate - Restroom	25	0	4	11,165	9,379	0
East Gate - Roof, Tile	30	0	12	9,631	5,778	0
East Gate - Walls, Block	25	0	7	1,120	806	0
Main Gate - Access System	10	0	9	799,189	79,919	0
Main Gate - Bulletin Boards	12	0	10	2,000	333	0
Main Gate - Counter	12	0	11	1,008	84	0
Main Gate - Doors	25	0	24	16,064	643	0
Main Gate - Fence, Solid Board	14	0	13	3,522	252	0
Main Gate - Fence, Tubular Steel	20	0	19	4,664	233	0
Main Gate - Fence, Wrought Iron	20	0	7	14,570	9,471	0
Main Gate - Flagpoles, Wood	30	0	12	3,491	2,095	0
Main Gate - Furniture	4	0	3	192	48	0
Main Gate - Gate Operator, Barrier	8	0	7	8,739	1,092	0
Main Gate - HVAC	14	0	13	11,790	842	0
Main Gate - Lighting, Buildings	20	0	19	2,751	138	0
Main Gate - Lighting, Poles	24	0	3	1,065	932	0
Main Gate - Paint, Exterior	8	0	7	903	113	0
Main Gate - Paint, Interior	2	-1	0	3,963	3,963	3,963
Main Gate - Paint, Metals	3	0	2	2,993	998	998
Main Gate - Restroom	25	0	24	2,195	88	0
Main Gate - Roof, Gutter/Down	22	+8	29	1,325	44	0
Main Gate - Roof, Tile	30	0	29	4,509	150	0
North Gate - Appliances	6	0	2	500	333	333
North Gate - Counter	12	+7	1	1,512	1,431	1,431
North Gate - Furniture	4	0	0	96	96	96
North Gate - Gate	20	0	4	474	379	0
North Gate - Gate Operator, Barrier	8	0	2	5,826	4,370	4,370
North Gate - HVAC	14	0	2	5,537	4,746	4,746
North Gate - Lighting	20	0	2	2,132	1,919	1,919
North Gate - Paint, Exterior	8	0	2	1,539	1,154	1,154
North Gate - Paint, Interior	2	0	0	1,101	1,101	1,101
North Gate - Restroom, Refurb	25	0	4	12,425	10,437	0
North Gate - Roof, Flat	20	0	2	8,055	7,250	7,250
North Gate - Roof, Tile	30	0	12	7,172	4,303	0
*** CATEGORY SUMMARY:				995,630	189,420	56,414
Admin Ext - Doors, Glass	22	0	9	36,935	21,825	0
Admin Ext - Ext, Railing, Stairs	25	0	9	9,950	6,368	0
Admin Ext - Flagpole	30	0	27	3,491	349	0
Admin Ext - Fountain	10	0	7	5,000	1,500	0
Admin Ext - Paint, Exterior	8	0	2	2,090	1,568	1,568
Admin Ext - Paint, Metals	3	0	0	1,178	1,178	1,178

**Canyon Lake Property Owners Association**  
**RDA Owner's Summary**

DESCRIPTION	USE LIFE	+/- LIFE	REM LIFE	CURRENT COST	FULLY FUNDED RESERVES	ASSIGNED RESERVES
Admin Ext - Planter Urns	15	0	12	1,500	300	0
Admin Int - Accting, Cabinets	25	0	23	6,615	529	0
Admin Int - Accting, Doors	25	0	7	3,274	2,357	0
Admin Int - Accting, Furniture	16	0	14	9,922	1,240	0
Admin Int - Accting, Lighting	25	0	23	4,091	327	0
Admin Int - Basement, Restrm, Floor	15	0	14	1,190	73	0
Admin Int - Basement, Restroom	25	0	7	5,407	3,893	0
Admin Int - Board, Cabinets	25	0	7	4,630	3,334	0
Admin Int - Board, Doors	25	0	7	2,940	2,117	0
Admin Int - Board, Furniture	16	0	8	5,144	2,572	0
Admin Int - Board, Lighting	25	0	7	3,658	2,634	0
Admin Int - Board, Music	10	+9	1	5,000	4,737	4,737
Admin Int - Board, Television	8	0	7	3,955	494	0
Admin Int - Break, Appliances	10	+2	3	2,916	2,187	2,187
Admin Int - Break, Cabinets	25	0	7	6,437	4,635	0
Admin Int - Break, Doors	25	0	7	1,601	1,153	0
Admin Int - Break, Flooring, Vinyl	24	0	6	530	397	0
Admin Int - Break, Furniture	16	+5	3	632	542	542
Admin Int - Break, Lighting	25	0	17	2,942	941	0
Admin Int - Corp 1st, Blinds	18	0	17	2,096	116	0
Admin Int - Corp 1st, Cabinets	25	0	7	50,637	36,459	0
Admin Int - Corp 1st, Doors	25	0	7	4,511	3,248	0
Admin Int - Corp 1st, Furniture	16	0	14	44,206	5,526	0
Admin Int - Corp 1st, Lighting	25	0	17	15,171	4,855	0
Admin Int - Corp 1st, Rest, Floor	15	0	14	1,190	73	0
Admin Int - Corp 1st, Restroom	25	0	4	8,769	7,366	0
Admin Int - Corp 2nd, Appliances	12	0	3	1,319	989	989
Admin Int - Corp 2nd, Blinds	18	0	17	3,500	194	0
Admin Int - Corp 2nd, Cab/Counters	25	+5	12	23,518	14,111	0
Admin Int - Corp 2nd, Copier, Unfd	99	0	95	0	0	0
Admin Int - Corp 2nd, Doors	25	0	7	9,381	6,754	0
Admin Int - Corp 2nd, Floor, Carpet	10	0	3	11,002	7,702	7,702
Admin Int - Corp 2nd, Furniture	16	0	15	22,968	1,436	0
Admin Int - Corp 2nd, Lighting	25	0	17	7,240	2,317	0
Admin Int - Corp 2nd, Safe	30	0	12	7,000	4,200	0
Admin Int - Entry Foyer	16	0	8	933	467	0
Admin Int - Entry Foyer Btn Board	12	0	9	3,084	771	0
Admin Int - Entry Foyer Drink Ftn	20	0	2	3,284	2,956	2,956
Admin Int - Entry Foyer Lighting	25	0	22	3,745	449	0
Admin Int - Entry Foyer Restroom	25	0	22	24,608	2,953	0
Admin Int - Entry Foyer W. Heater	12	0	1	517	474	474
Admin Int - Equipment	10	0	4	34,000	20,400	0
Admin Int - HR, Blinds	18	0	16	63	7	0
Admin Int - HR, Cabinets	25	0	23	1,500	120	0
Admin Int - HR, Doors	22	0	20	6,992	636	0
Admin Int - HR, Flooring, Vinyl	24	0	22	386	32	0
Admin Int - HR, Furniture	16	0	14	8,217	1,027	0

**Canyon Lake Property Owners Association**  
**RDA Owner's Summary**

DESCRIPTION	USE LIFE	+/- LIFE	REM LIFE	CURRENT COST	FULLY FUNDED RESERVES	ASSIGNED RESERVES
Admin Int - HR, Lights	25	0	17	1,448	463	0
Admin Int - Interior Ceiling Panel	20	+4	6	19,902	14,927	0
Admin Int - Interior Floor, Carpet	10	0	8	26,894	5,379	0
Admin Int - Interior Floor, Tile	25	0	23	9,209	737	0
Admin Int - Interior Paint	8	0	6	25,000	6,250	0
Admin IT - Access Points/WiFi	5	0	3	19,800	7,920	7,920
Admin IT - Access Switches	5	0	4	23,000	2,170	0
Admin IT - Battery Back Up	10	0	0	20,000	20,000	20,000
Admin IT - Computers, Replace	1	0	0	25,000	25,000	25,000
Admin IT - Computers, Software	1	0	0	25,000	25,000	25,000
Admin IT - Microwave	15	0	10	120,000	40,000	0
Admin IT - Network Cameras, 2012	8	-2	0	22,400	22,400	22,400
Admin IT - Network Cameras, 2014	8	0	4	72,100	36,050	0
Admin IT - Network NVR/DVR	10	0	2	72,000	57,600	57,600
Admin IT - Network Server, 2003	6	0	0	32,000	32,000	32,000
Admin IT - Network Server, 2010	6	+3	1	19,000	16,889	16,889
Admin IT - Network Server, 2015	6	0	3	20,000	9,091	9,091
Admin IT - Network Server, 2018	6	0	6	8,889	0	0
Admin IT - Network Server, Appliance	5	+1	2	6,000	4,000	4,000
Admin IT - Network Server, Firewall	5	0	3	6,000	2,400	2,400
Admin IT - Network Switches	5	0	4	25,300	2,387	0
Admin IT - Phones, Replace	1	0	0	5,000	5,000	5,000
Admin IT - Phones, System	10	+8	3	300,000	250,000	250,000
Admin IT - POS Systems	8	+3	3	42,500	30,909	30,909
Admin Mechanical - Elevator, Cab	10	0	10	6,774	0	0
Admin Mechanical - Elevator, Repair	25	0	7	48,332	34,799	0
Admin Mechanical - HVAC, #20-29	14	+6	2	96,587	86,928	86,928
Admin Mechanical - HVAC, #27 & #28	14	0	3	20,230	15,895	15,895
Admin Mechanical - Water Heater	12	0	0	4,067	4,067	4,067
*** CATEGORY SUMMARY:				1,553,299	951,148	637,431
Senior Center - Appliances, 2006	12	+3	3	5,360	4,288	0
Senior Center - Appliances, 2018	12	0	12	414	0	0
Senior Center - Courts, Bocce	10	0	0	2,000	2,000	2,000
Senior Center - Courts, Horseshoe	10	0	0	2,000	2,000	2,000
Senior Center - Doors	30	0	12	24,066	14,440	0
Senior Center - Drinking Fountains	25	0	9	3,284	2,102	0
Senior Center - Fencing	18	+4	6	10,097	7,343	0
Senior Center - Floor, Carpet	6	+13	1	4,156	3,938	3,938
Senior Center - Floor, Vinyl	16	0	14	7,811	976	0
Senior Center - Furniture, Exterior	16	+3	1	3,936	3,729	3,729
Senior Center - Furniture, Folding	16	0	13	4,027	631	0
Senior Center - Furniture, Interior	16	+8	6	28,192	21,144	0
Senior Center - Furniture, Picnic	20	+4	6	4,298	3,224	0
Senior Center - HVAC, 2017	14	0	13	6,796	332	0
Senior Center - HVAC, Original	14	0	2	6,796	5,825	5,825
Senior Center - Kitchen, Refurbish	25	0	13	29,455	14,138	0



Canyon Lake Property Owners Association  
RDA Owner's Summary

DESCRIPTION	USE LIFE	+/- LIFE	REM LIFE	CURRENT COST	FULLY FUNDED RESERVES	ASSIGNED RESERVES
Senior Center - Lighting, Bollards	30	0	12	14,823	8,894	0
Senior Center - Lighting, Exterior	20	0	8	3,672	2,203	0
Senior Center - Lighting, Interior	22	0	10	7,941	4,331	0
Senior Center - Lighting, Kitchen	20	0	8	3,140	1,884	0
Senior Center - Lighting, Parking	24	0	3	5,184	4,536	0
Senior Center - Mechanical	14	+2	3	3,000	2,438	0
Senior Center - Paint, Exterior	8	0	0	3,658	3,658	3,658
Senior Center - Paint, Interior	8	0	0	9,753	9,753	9,753
Senior Center - Paint, Metals	3	0	0	1,576	1,576	1,576
Senior Center - Paint, Trim/Doors	4	0	0	1,104	1,104	1,104
Senior Center - Railing, Stairs	25	0	9	5,008	3,205	0
Senior Center - Restrooms	25	0	4	16,810	14,120	0
Senior Center - Roofs, Gutter/Down	22	+8	12	3,966	2,379	0
Senior Center - Roofs, Tile	30	0	12	53,138	31,883	0
Senior Center - Sound System	10	+6	5	6,052	4,161	0
Senior Center - Television	8	0	4	1,122	561	0
Senior Center - Walls, Repairs	30	0	18	4,687	1,875	0
Senior Center - Water Heater	10	0	7	1,340	402	0
Senior Center - Window Blinds, Ext	18	0	17	662	37	0
Senior Center - Window Blinds, Int	18	0	6	1,258	838	0
*** CATEGORY SUMMARY:				290,581	185,947	33,582
Operations - Doors, Solid Core	22	0	4	4,608	3,770	0
Operations - Ext, Doors, Glass	22	0	4	5,634	4,610	0
Operations - Ext, Doors, Overhead	25	0	10	10,659	6,395	0
Operations - Ext, Fence, Chain Link	35	0	17	27,978	14,258	0
Operations - Ext, HVAC	14	0	0	6,921	6,921	6,921
Operations - Ext, Ice Machine	10	+2	3	6,092	4,525	0
Operations - Ext, Lights, Poles	24	0	3	4,260	3,728	0
Operations - Ext, Mechanical, Equip	14	0	1	32,705	30,369	30,369
Operations - Ext, Paint Exterior	8	0	7	4,247	531	0
Operations - Ext, Roof, Flat	20	0	0	3,360	3,360	3,360
Operations - Ext, Roof, Gutter/Down	22	+5	12	1,255	697	0
Operations - Ext, Roof, Tile	30	0	12	37,842	22,705	0
Operations - Ext, Storage, Metal	30	0	28	15,228	1,015	0
Operations - Ext, Storage, Wood	30	-12	0	12,000	12,000	12,000
Operations - Ext, Walls, Repairs	25	0	7	2,656	1,912	0
Operations - Int, Appliances	10	0	9	5,728	573	0
Operations - Int, Cabinets/Counters	25	0	24	12,290	492	0
Operations - Int, Floor, Carpet	6	0	5	5,721	954	0
Operations - Int, Floor, Vinyl	15	0	14	2,075	36	0
Operations - Int, Furniture	16	0	15	13,010	813	0
Operations - Int, IT, Printer, ID	8	0	6	3,144	786	0
Operations - Int, Lighting	25	0	7	8,982	6,467	0
Operations - Int, Paint, Interior	8	0	7	4,234	529	0
Operations - Int, Restrooms	25	0	24	4,398	176	0
Operations - Int, Television	8	0	7	1,262	158	0

**Canyon Lake Property Owners Association**  
RDA Owner's Summary

DESCRIPTION	USE LIFE	+/- LIFE	REM LIFE	CURRENT COST	FULLY FUNDED RESERVES	ASSIGNED RESERVES
*** CATEGORY SUMMARY:				236,289	127,780	52,650
Diamond Point - BBQ, Charcoal	10	0	5	910	455	0
Diamond Point - Picnic Tables	16	0	7	3,379	1,901	0
Diamond Point - Play, Bark	12	-7	0	2,772	2,772	2,772
Diamond Point - Play, Climber	16	0	3	3,895	3,165	3,165
Diamond Point - Play, Turtle	16	0	3	3,895	3,165	3,165
Diamond Point - Trash Receptacle	16	0	5	808	556	0
East Port - Basketball Court, Bench	16	0	0	1,790	1,790	1,790
East Port - Basketball Court, Bkbd	20	0	12	5,228	2,091	0
East Port - Basketball Court, Caulk	6	0	5	1,075	179	0
East Port - Basketball Court, Fence	20	0	19	2,250	95	0
East Port - Basketball Court, Rail	25	0	9	10,356	6,628	0
East Port - Basketball Court, Surf	6	0	5	8,379	1,397	0
East Port - Benches	16	0	15	1,790	58	0
East Port - C Tile, Shower	20	0	0	1,383	1,383	1,383
East Port - Carport, Repairs	20	0	0	16,916	16,916	16,916
East Port - Dog Park, Benches	16	0	14	1,976	191	0
East Port - Dog Park, Dogie Bins	16	0	14	860	83	0
East Port - Dog Park, Drink Fountrn	20	0	18	7,600	585	0
East Port - Dog Park, Fence, CL	25	0	23	7,366	451	0
East Port - Dog Park, Picnic Tables	16	0	15	1,914	62	0
East Port - Dog Park, Shade	6	0	4	7,840	2,138	0
East Port - Dog Park, Shade Structr	30	0	28	10,000	508	0
East Port - Dog Park, Trash Recept	12	0	12	1,368	0	0
East Port - Drinking Fountain	25	0	9	1,466	938	0
East Port - Lighting, Exteriors	20	0	5	4,776	3,582	0
East Port - Lighting, Interiors	22	0	14	4,296	1,562	0
East Port - Lighting, Parking, New	30	0	28	21,252	1,417	0
East Port - Lighting, Parking, Old	30	0	4	11,088	9,610	0
East Port - Meeting, Doors	25	0	17	7,382	2,362	0
East Port - Meeting, Floor, Carpet	6	0	0	5,428	5,428	5,428
East Port - Meeting, HVAC	14	0	6	6,921	3,955	0
East Port - Meeting, Trellis	25	0	17	19,357	6,194	0
East Port - Meeting, Window Blinds	18	0	10	1,053	468	0
East Port - Paint, Carport	4	-2	0	1,846	1,846	1,846
East Port - Paint, Exterior	8	0	8	2,266	0	0
East Port - Paint, Interior	8	0	8	1,104	0	0
East Port - Paint, Metals	3	0	0	4,671	4,671	4,671
East Port - Pickle Ball, Bleachers	25	0	24	4,613	185	0
East Port - Pickle Ball, Caulking	8	0	7	2,500	313	0
East Port - Pickle Ball, Chain Link	35	0	34	19,370	553	0
East Port - Pickle Ball, Furniture	16	0	15	5,284	330	0
East Port - Pickle Ball, Lights	20	0	19	11,088	554	0
East Port - Pickle Ball, Resurface	6	0	5	5,216	869	0
East Port - Pickle Ball, Shade	6	0	5	15,680	2,613	0
East Port - Pickle Ball, Shade Stru	30	0	29	20,000	667	0

Canyon Lake Property Owners Association  
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DESCRIPTION	USE LIFE	+/- LIFE	REM LIFE	CURRENT COST	FULLY FUNDED RESERVES	ASSIGNED RESERVES
East Port - Picnic Tables, Metal	16	0	15	6,701	216	0
East Port - Railing, Pipe	25	0	24	6,419	257	0
East Port - Railing, Wrought Iron	25	0	9	13,772	8,814	0
East Port - Restrooms	25	0	24	23,533	941	0
East Port - Roof, Flat	20	0	12	14,969	5,988	0
East Port - Roof, Gutter/Down	22	+8	8	452	331	0
East Port - Roof, Tile, Replace	30	0	8	21,754	15,953	0
East Port - Snack Bar, Appliances	10	0	2	891	713	713
East Port - Snack Bar, Counters	25	0	17	3,910	1,251	0
East Port - Snack Bar, Doors	25	0	4	3,732	3,135	0
East Port - Snack Bar, Water Heater	10	0	2	1,038	830	830
East Port - Trash Receptacles, 2010	16	0	8	1,616	808	0
East Port - Trash Receptacles, 2018	16	0	16	2,736	0	0
Emerald Park - Furniture, 2011	16	0	9	3,235	1,415	0
Emerald Park - Furniture, 2017	16	0	15	1,102	69	0
Emerald Park - Play Structure	16	0	15	26,822	1,412	0
Harrelson Park - Bench	16	0	8	1,790	895	0
Harrelson Park - Picnic Table	16	0	15	1,463	91	0
Harrelson Park - Railing, Pipe	25	0	25	1,633	0	0
Harrelson Park - Trash Receptacles	12	+5	6	808	523	0
Holiday Harbor - BBQ, Charcoal	10	0	2	4,720	3,776	3,776
Holiday Harbor - Bicycle Rack	22	+5	6	870	677	0
Holiday Harbor - C Tile, Shower	20	0	0	1,383	1,383	1,383
Holiday Harbor - Dance Floor	25	-4	0	3,800	3,800	3,800
Holiday Harbor - Drinking Fountain	25	0	8	1,466	997	0
Holiday Harbor - Fencing, Iron	25	0	5	35,582	28,466	0
Holiday Harbor - Flagpole	25	0	4	3,491	2,932	0
Holiday Harbor - Folding, Chairs	15	0	7	4,656	2,483	0
Holiday Harbor - Folding, Tables	15	0	7	6,200	3,307	0
Holiday Harbor - Furniture	16	+7	4	50,730	41,907	0
Holiday Harbor - Horseshoe Pits	10	0	0	2,000	2,000	2,000
Holiday Harbor - Lighting, Exterior	20	0	2	4,559	4,103	4,103
Holiday Harbor - Lighting, Interior	22	+2	6	1,359	1,019	0
Holiday Harbor - Lighting, Park	24	0	3	45,000	39,375	39,375
Holiday Harbor - Lighting, Parking	30	0	9	20,356	14,249	0
Holiday Harbor - Paint, Exterior	8	0	8	2,011	0	0
Holiday Harbor - Paint, Interior	8	0	8	1,760	0	0
Holiday Harbor - Paint, Metals	3	0	3	17,965	0	0
Holiday Harbor - Play, PIP	12	0	9	45,750	11,438	0
Holiday Harbor - Play, Spiral Slide	16	0	13	2,665	500	0
Holiday Harbor - Play, Structure	16	0	14	76,392	9,549	0
Holiday Harbor - Railing, Pipe	25	0	25	4,495	0	0
Holiday Harbor - Restrooms	25	0	23	27,029	2,162	0
Holiday Harbor - Roof, Gutter/Down	22	+8	8	703	515	0
Holiday Harbor - Roof, Tile	30	0	8	15,749	11,549	0
Holiday Harbor - Snack Bar, Counter	25	0	17	3,910	1,251	0
Holiday Harbor - Snack Bar, Door, G	25	0	4	2,399	2,015	0

Canyon Lake Property Owners Association  
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DESCRIPTION	USE LIFE	+/- LIFE	REM LIFE	CURRENT COST	FULLY FUNDED RESERVES	ASSIGNED RESERVES
Holiday Harbor - Snack Bar, Door, P	25	-4	0	1,333	1,333	1,333
Holiday Harbor - Snack Bar, Refrig	12	0	4	680	453	0
Holiday Harbor - Snack Bar, W Heatr	10	0	2	1,038	830	830
Holiday Harbor - Trellis, Metal	25	+5	8	98,937	72,554	0
Holiday Harbor - Volleyball Court	10	0	7	1,000	300	0
Indian Beach - BBQ, Charcoal	10	0	5	635	318	0
Indian Beach - Concrete, Stage	30	0	29	6,771	189	0
Indian Beach - Furniture	16	0	11	2,782	869	0
Indian Beach - Lighting, Exterior	20	0	5	2,179	1,634	0
Indian Beach - Lighting, Interior	22	0	4	1,016	831	0
Indian Beach - Lighting, Parking	24	0	3	5,424	4,746	4,746
Indian Beach - Paint, Exterior	8	0	5	611	229	0
Indian Beach - Paint, Metals	3	0	0	1,066	1,066	1,066
Indian Beach - Picnic Table	16	0	1	3,832	3,593	3,593
Indian Beach - Play, Climber	16	0	11	3,895	1,217	0
Indian Beach - Play, PIP	12	0	7	73,780	30,741	0
Indian Beach - Play, Structure	16	0	11	104,760	32,738	0
Indian Beach - Railing	25	0	10	8,495	5,097	0
Indian Beach - Restrooms	25	0	7	16,811	12,104	0
Indian Beach - Roof, Tile, Replace	30	+2	3	7,062	6,400	6,400
Indian Beach - Storage Building	30	+2	3	2,500	2,266	2,266
Indian Beach - Swing Set	22	0	17	3,878	881	0
Indian Beach - Trash Receptacles	12	0	8	4,104	1,142	0
Lions Park - BBQ, Charcoal	10	0	5	1,905	953	0
Lions Park - Dog Bins	16	0	14	860	83	0
Lions Park - Picnic Table, Concrete	20	0	15	4,298	1,075	0
Lions Park - Picnic Table, Metal	16	0	11	2,599	812	0
Lions Park - Railing, Stairs	25	0	9	3,776	2,417	0
Lions Park - Trash Receptacles	12	-7	0	808	808	808
Moonstone Park - BBQ, Charcoal	10	0	7	2,110	633	0
Moonstone Park - P Table, Concrete	20	0	17	2,149	322	0
Moonstone Park - P Table, Wood	20	-2	0	590	590	590
Moonstone Park - Sand, Replenish	10	0	7	1,000	300	0
Moonstone Park - Swing Set	22	0	4	2,340	1,915	0
Moonstone Park - Trash Receptacles	16	0	13	1,616	303	0
Outrigger Park - Furniture	16	0	14	2,598	325	0
Outrigger Park - Play, Structure	16	0	14	62,527	7,816	0
Outrigger Park - Play, Surface	12	0	10	6,370	1,062	0
Outrigger Park - Play, Swing Set	22	0	20	3,120	284	0
Outrigger Park - Railing, Stairs	25	0	7	1,618	1,165	0
Roadrunner Park - Awning	15	0	13	3,598	462	0
Roadrunner Park - BBQ, Charcoal	10	0	5	1,820	910	0
Roadrunner Park - Benches	16	0	1	5,516	5,171	5,171
Roadrunner Park - Fence, Chain Link	35	0	22	1,970	720	0
Roadrunner Park - Fence, Iron	25	0	12	7,795	4,053	0
Roadrunner Park - Furniture	16	0	6	15,562	9,726	0
Roadrunner Park - Horseshoe Pits	10	0	0	3,450	3,450	3,450

Canyon Lake Property Owners Association  
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DESCRIPTION	USE LIFE	+/- LIFE	REM LIFE	CURRENT COST	FULLY FUNDED RESERVES	ASSIGNED RESERVES
Roadrunner Park - Paint, Metals	3	0	0	898	898	898
Roadrunner Park - Paint, Pavillon	4	0	2	3,795	1,898	1,898
Roadrunner Park - Pavillon	25	0	23	43,848	3,508	0
Roadrunner Park - Volleyball Court	10	0	8	1,000	200	0
Rob Caveney Park - BBQ, Charcoal	10	0	7	910	273	0
Rob Caveney Park - Fence Chain Link	35	0	22	4,335	1,584	0
Rob Caveney Park - Furniture	25	0	22	4,982	598	0
Rob Caveney Park - Play, Bark	12	0	9	5,940	1,485	0
Rob Caveney Park - Play, Structure	16	0	13	10,644	1,996	0
Rob Caveney Park - Play, Swing Set	20	0	17	3,878	582	0
Sierra Park - BBQ, Charcoal	10	0	5	2,455	1,228	0
Sierra Park - Bridge, Pedestrian	25	0	19	4,155	997	0
Sierra Park - Drinking Fountain	25	0	19	1,466	352	0
Sierra Park - Furniture	16	0	15	5,652	241	0
Sierra Park - Lighting, Exterior	20	0	14	3,717	1,115	0
Sierra Park - Lighting, Interior	22	0	16	340	93	0
Sierra Park - Paint, Exterior	4	0	1	552	414	414
Sierra Park - Paint, Interior	8	0	0	1,001	1,001	1,001
Sierra Park - Paint, Metals	3	0	0	1,309	1,309	1,309
Sierra Park - Picnic Tables	20	0	17	12,894	1,934	0
Sierra Park - Play, Bark	12	0	9	9,770	2,339	0
Sierra Park - Play, Golf Baskets	22	0	8	14,000	8,909	0
Sierra Park - Play, Merry-Go-Round	16	0	13	3,494	655	0
Sierra Park - Play, Structure	16	0	13	88,367	16,569	0
Sierra Park - Play, Swing Set	22	0	19	3,878	529	0
Sierra Park - Railing, Wrought Iron	25	0	10	11,056	6,634	0
Sierra Park - Restrooms	25	0	19	14,896	3,575	0
Sierra Park - Restrooms, Urinal	25	0	22	1,148	138	0
Sierra Park - Roof, Tile, Replace	30	0	24	4,341	868	0
Sierra Park - Trash Receptacle	20	0	19	5,652	192	0
Sierra Park - Volleyball Court	10	0	9	1,000	100	0
Ski Slalom - BBQ, Built-in	12	0	0	1,595	1,595	1,595
Ski Slalom - Lighting, Interior	22	0	9	1,098	649	0
Ski Slalom - Paint Interior	4	0	0	881	881	881
Ski Slalom - Pavillion, Paint	4	0	3	3,312	828	0
Ski Slalom - Pavillion, Repairs	10	0	9	19,712	1,971	0
Ski Slalom - Picnic Table	16	0	4	7,763	5,822	0
Ski Slalom - Railing, Pipe	25	0	10	1,187	712	0
Ski Slalom - Restrooms	25	0	10	7,094	4,256	0
Ski Slalom - Roofs, Tile	30	+5	9	16,825	12,499	0
Ski Slalom - Storage, Door	25	0	4	1,706	1,433	0
Ski Slalom - Trash Receptacles	16	0	4	1,616	1,212	0
Steelhead Park - BBQ, Charcoal	10	0	5	635	318	0
Steelhead Park - Fence, Chain Link	35	0	11	11,822	8,070	0
Steelhead Park - Picnic Tables	20	+8	5	4,298	3,531	0
Steelhead Park - Play, Bark	12	0	10	13,364	2,227	0
Steelhead Park - Play, Merry-Go-Rd	16	0	13	3,494	655	0

**Canyon Lake Property Owners Association**  
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DESCRIPTION	USE LIFE	+/- LIFE	REM LIFE	CURRENT COST	FULLY FUNDED RESERVES	ASSIGNED RESERVES
Steelhead Park - Play, Structure	16	0	14	68,576	8,572	0
Steelhead Park - Play, Swing Set	22	0	20	3,878	353	0
Steelhead Park - Trash Receptacles	16	0	4	1,616	1,212	0
Sunset Park - Fencing, Wrought Iron	25	0	23	13,850	1,108	0
Sunset Park - Lighting, Pole w/Fx	24	0	8	1,065	710	0
Sunset Park - Paint, Metals	3	0	1	2,453	1,636	1,636
Sunset Park - Play, PIP	12	0	10	49,590	8,265	0
Sunset Park - Play, Structure	16	0	14	90,484	11,311	0
Sunset Park - Play, Swing Sets	22	0	20	6,160	560	0
Sunset Park - Shade Fabric, 2004	10	+6	2	9,016	7,889	7,889
Sunset Park - Shade Fabric, 2012	10	0	4	31,360	18,816	0
Sunset Park - Shade Structures	30	0	28	10,000	508	0
Sunset Park - Volleyball Court	10	0	4	1,000	600	0
*** CATEGORY SUMMARY:				1,955,187	725,075	144,888
Gault Field #1 - Bleachers	25	0	11	6,416	3,593	0
Gault Field #1 - Dugouts	10	+9	6	7,600	5,200	0
Gault Field #1 - Fence, Chain Link	35	0	18	21,871	10,623	0
Gault Field #1 - Fence, Priv Slat	15	0	13	2,301	307	0
Gault Field #1 - Lights, Baseball	30	0	13	47,726	27,045	0
Gault Field #1 - Shade Structures	30	0	16	16,137	7,531	0
Gault Field #2 - Bleachers	25	0	11	6,880	3,853	0
Gault Field #2 - Dugouts	10	0	8	7,600	1,027	0
Gault Field #2 - Fence, Chain Link	35	0	18	13,542	6,578	0
Gault Field #2 - Fence, Priv Slats	15	+2	5	10,125	7,147	0
Gault Field #2 - Light, Baseball 01	25	0	8	29,800	20,264	0
Gault Field #2 - Light, Baseball 17	25	0	24	3,916	157	0
Gault Field #2 - Shade Structures	30	0	11	16,137	10,220	0
Gault Field #3 - Bleacher	25	0	22	1,474	177	0
Gault Field #3 - Dugouts	10	+9	6	7,600	5,200	0
Gault Field #3 - Fence, Chain Link	35	0	18	19,916	9,673	0
Gault Field #3 - Fence, Priv Slat	15	0	15	6,750	0	0
Gault Field #3 - Shade	30	0	16	8,069	3,765	0
Gault Field #4 - Bleacher	25	0	8	899	611	0
Gault Field #4 - Dugouts	10	+9	6	7,600	5,200	0
Gault Field #4 - Fence, Chain Link	35	0	18	5,103	2,479	0
Gault Field #4 - Shade Structures	30	0	13	4,483	2,540	0
Gault Field - Barbecue, Built-In	12	0	0	4,595	4,595	4,595
Gault Field - Bulletin Boards	12	0	9	2,056	514	0
Gault Field - Fence, Chain Link	35	0	18	54,002	26,230	0
Gault Field - Netting	10	+1	3	36,549	26,581	26,581
Gault Field - Paint, Exterior	8	0	2	3,616	2,712	2,712
Gault Field - Paint, Interior	8	0	2	944	708	708
Gault Field - Paint, Metals	3	0	1	3,755	2,503	2,503
Gault Field - Paint, Trellis	4	0	1	2,803	1,918	1,918
Gault Field - Picnic Tables	16	+2	3	3,667	3,056	3,056
Gault Field - Pitching Cages	35	0	17	7,048	3,625	0

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DESCRIPTION	USE LIFE	+/- LIFE	REM LIFE	CURRENT COST	FULLY FUNDED RESERVES	ASSIGNED RESERVES
Gault Field - Railing, Pipe	25	0	9	30,123	19,279	0
Gault Field - Restrooms	25	0	10	23,354	14,012	0
Gault Field - Restrooms, Lights	22	0	4	1,816	1,486	0
Gault Field - Roof, Tile, Replace	30	-6	4	13,305	11,087	0
Gault Field - Scoreboard, Boxes	15	+6	4	6,000	4,857	0
Gault Field - Scoreboard, Replace	15	+2	3	20,000	16,471	16,471
Gault Field - Snack Bar, Appliances	10	+2	3	9,514	7,136	7,136
Gault Field - Snack Bar, Counters	25	0	17	4,250	1,360	0
Gault Field - Snack Bar, Doors	25	0	13	7,394	3,549	0
Gault Field - Snack Bar, Flooring	25	0	9	6,395	4,093	0
Gault Field - Snack Bar, Granite	35	0	27	2,412	551	0
Gault Field - Snack Bar, HVAC	15	0	2	5,537	4,799	4,799
Gault Field - Snack Bar, Ice Machin	10	+3	1	6,092	5,623	5,623
Gault Field - Snack Bar, Lights	22	0	4	1,020	835	0
Gault Field - Snack Bar, Marlite	20	+2	6	3,225	2,345	0
Gault Field - Snack Bar, Refrig	12	0	2	4,129	3,441	3,441
Gault Field - Snack Bar, Shelves	25	0	17	1,000	320	0
Gault Field - Snack Bar, Sink	25	0	17	574	184	0
Gault Field - Trellis, Wood	25	0	8	39,604	26,931	0
*** CATEGORY SUMMARY:				556,721	333,987	79,541
Vehicle - Boat, Motors, 2014	2	0	0	6,979	6,979	6,979
Vehicle - Boat, Motors, 2016	2	0	0	12,727	12,727	12,727
Vehicle - Boat, Motors, 2018	2	0	2	8,498	0	0
Vehicle - Boat, Patrol & Operations	15	0	11	120,000	32,000	0
Vehicle - Boat, Trailers	20	0	16	10,500	2,100	0
Vehicle - Boat, Wakeless	15	0	15	39,073	0	0
Vehicle - Chevy, 1998	15	0	0	95,200	95,200	95,200
Vehicle - Chevy, 2001	15	0	0	95,200	95,200	95,200
Vehicle - Chevy, 2014	15	0	11	90,000	24,000	0
Vehicle - Chevy, Stake Truck, 1998	15	0	0	50,000	50,000	50,000
Vehicle - Chevy, Stake Truck, 2000	15	0	0	50,000	50,000	50,000
Vehicle - Ford, 1992-2	15	0	0	23,800	23,800	23,800
Vehicle - Ford, 2002	15	0	0	23,800	23,800	23,800
Vehicle - Ford, Escapes	15	0	5	47,600	31,733	0
Vehicle - Ford, Water Truck	15	0	0	50,000	50,000	50,000
Vehicle - GMC, Dump Trucks	15	0	0	80,000	80,000	80,000
Vehicle - Golf Cart, Country Club	12	0	11	2,788	232	0
Vehicle - Golf Cart, Enclosed	12	0	7	2,788	1,162	0
Vehicle - Golf Cart, Happy Camp	12	0	10	10,005	1,668	0
Vehicle - Toyota, 2013	15	0	10	148,452	49,484	0
Vehicle - Toyota, 2017	15	0	14	222,678	14,845	0
Vehicle - Toyota, 2018	15	0	15	23,800	0	0
Vehicle - Tractor, Fermec	15	0	0	40,000	40,000	40,000
Vehicle - Tractor, Kubota, 2003	15	0	0	5,500	5,500	5,500
Vehicle - Tractor, Kubota, 2014	15	0	11	30,000	8,000	0
Vehicle - Trailers	15	0	13	15,586	1,926	0

**Canyon Lake Property Owners Association**  
RDA Owner's Summary

DESCRIPTION	USE LIFE	+/- LIFE	REM LIFE	CURRENT COST	FULLY FUNDED RESERVES	ASSIGNED RESERVES
*** CATEGORY SUMMARY:				1,304,974	700,356	533,206
Equestrian - Barn, Hay, Replace	40	0	22	111,155	50,020	0
Equestrian - Barn, Roof, Metal	40	0	26	79,335	27,767	0
Equestrian - Barn, Tack, First Aid	20	0	9	2,856	1,571	0
Equestrian - Barn, Tack, Replace	40	0	22	161,736	72,781	0
Equestrian - Barn, Tack, Restroom	25	0	7	1,680	1,210	0
Equestrian - Bleachers	25	+6	9	5,812	4,124	0
Equestrian - Doors, Roll Up, Metal	25	0	13	5,212	2,502	0
Equestrian - Fence, Chain Link	35	0	8	7,820	6,033	0
Equestrian - Fence, Corrals	35	+1	9	13,320	9,990	0
Equestrian - Fence, Hot Walker	26	+4	3	8,427	7,584	7,584
Equestrian - Fence, Round Pen	25	0	22	10,496	1,260	0
Equestrian - Fence, Solid Board	16	0	3	22,890	18,598	18,598
Equestrian - Fence, Stalls, Pipe	35	+1	9	93,629	70,222	0
Equestrian - Fence, Vinyl	30	0	14	49,938	26,633	0
Equestrian - Gazebo	25	-2	0	12,983	12,983	12,983
Equestrian - Grounds	16	0	8	3,588	1,794	0
Equestrian - Lights, Barn	20	+11	3	4,314	3,897	3,897
Equestrian - Lights, Poles, Concret	35	0	13	10,848	6,819	0
Equestrian - Lights, Poles, Wood	30	0	8	34,560	25,344	0
Equestrian - Residence, Deck	8	0	0	3,090	3,090	3,090
Equestrian - Residence, HVAC	10	+5	3	5,537	4,430	4,430
Equestrian - Residence, Paint	8	0	0	1,306	1,306	1,306
Equestrian - Residence, Replace	30	0	18	48,312	19,325	0
Equestrian - Residence, Roof	20	0	6	3,483	2,438	0
Equestrian - Sand Replacement	1	0	0	8,932	8,932	8,932
Equestrian - Shade Structure, Lower	30	0	27	11,962	1,196	0
Equestrian - Shade Structure, Upper	30	0	16	3,310	1,545	0
Equestrian - Viewing Stands	25	0	2	10,000	9,200	9,200
Equestrian - Wash Station	26	0	7	4,559	3,332	0
*** CATEGORY SUMMARY:				741,091	405,925	70,020
Campground - Electrical, 30 AMP	50	0	50	80,300	0	0
Campground - Electrical, Pedestals	50	0	50	176,000	0	0
Campground - Lighting, Restrooms	25	0	7	1,835	1,321	0
Campground - Lights, Poles, Concret	35	0	35	8,136	0	0
Campground - Picnic Tables	16	0	16	73,150	0	0
Campground - Pits, Fire	12	0	12	5,000	0	0
Campground - Pits, Horseshoe	8	0	8	2,000	0	0
Campground - Railing, Stairs	25	0	25	16,589	0	0
Campground - Sewer, Connections	20	0	20	17,000	0	0
Campground - Sewer, Lift Station	20	0	20	10,000	0	0
Campground - Sewer, Tank	35	0	35	30,416	0	0
Campground - Tank, Bioxin	35	0	26	8,207	2,110	0
Campground - Tank, Fuel Hose	10	+10	3	5,000	4,250	4,250
Campground - Tank, Fuel Lines	35	0	18	56,250	27,321	0



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Campground - Tank, Fuel Management	20	0	12	30,000	12,000	0
Campground - Tank, Fuel Pump (dock)	20	0	12	20,000	8,000	0
Campground - Tank, Fuel Pump (OP)	20	0	4	20,000	16,000	0
Campground - Tank, Fuel Storage	35	0	9	15,208	11,297	0
Campground - Tank, Leak Alert	20	0	3	2,000	1,700	1,700
Campground - Water, Connections	20	0	20	33,500	0	0
Campground Building - Awnings	15	0	7	1,494	797	0
Campground Building - Deck	20	0	12	2,418	967	0
Campground Building - HVAC	10	0	2	6,759	5,407	5,407
Campground Building - Laundry Room	25	0	6	1,771	1,346	0
Campground Building - Office	25	0	25	1,000	0	0
Campground Building - Paint, Exter	8	0	8	2,712	0	0
Campground Building - Paint, Inter	4	0	4	6,787	0	0
Campground Building - Paint, Metals	3	0	3	1,487	0	0
Campground Building - Residence	30	0	18	75,000	30,000	0
Campground Building - Restrooms	25	0	25	78,113	0	0
Campground Building - Roof, Shingle	20	0	8	3,483	2,090	0
Campground Building - Roof, Tile	30	0	3	15,409	13,868	13,868
Campground Building - Water Heater	12	0	10	4,067	678	0
*** CATEGORY SUMMARY:				811,090	139,153	25,225
Pool - Awning, Employee Area	10	0	9	2,617	262	0
Pool - Awning, Snack Bar	10	0	5	1,665	832	0
Pool - C Tile, Shower	20	+8	9	3,688	2,503	0
Pool - Drinking Fountain	25	0	6	1,466	1,114	0
Pool - Equipment, Defibrillator	10	0	2	1,800	1,440	1,440
Pool - Fencing	25	0	13	44,142	21,188	0
Pool - Furniture	7	0	7	61,094	0	0
Pool - Lighting, Bollards	22	+6	9	6,622	4,494	0
Pool - Lighting, Interior/Exterior	20	+5	6	2,444	1,857	0
Pool - Lighting, Pools	10	0	5	2,000	1,000	0
Pool - Office, Door, Entry	25	0	25	1,935	0	0
Pool - Office, Door, Rollup	25	0	6	820	623	0
Pool - Office, HVAC	14	0	12	3,604	459	0
Pool - Office, Music	10	0	1	1,000	900	900
Pool - Office, Refrigerator	12	0	10	1,375	229	0
Pool - Office, Refurbish	25	0	19	5,320	1,277	0
Pool - Paint, Exterior	8	0	2	2,613	1,959	1,959
Pool - Paint, Interior	8	0	2	675	506	506
Pool - Paint, Metals	3	0	1	8,254	5,503	5,503
Pool - Pool, Chair Lift	12	0	6	6,495	3,248	0
Pool - Pool, Chem Controller	12	0	11	2,453	157	0
Pool - Pool, Chem Pumps	8	0	2	1,500	1,125	1,125
Pool - Pool, Covers, Reels	25	0	11	10,000	5,600	0
Pool - Pool, Covers, Replace	4	0	3	13,704	3,426	0
Pool - Pool, Deck Caulking	4	0	0	8,264	8,264	8,264
Pool - Pool, Deck Expansion Joints	4	0	0	5,384	5,384	5,384

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Pool - Pool, Deck Kool	12	-8	0	41,026	41,026	41,026
Pool - Pool, Deck Replacement	30	-11	0	259,350	259,350	259,350
Pool - Pool, Filters	14	0	9	12,225	4,366	0
Pool - Pool, Heater, 2007	12	0	1	15,459	14,171	14,171
Pool - Pool, Heater, 2013	12	0	7	5,153	2,147	0
Pool - Pool, Pump & Motors	10	0	2	12,387	9,910	9,910
Pool - Pool, Replastering & Tile	12	+2	2	53,817	46,129	46,129
Pool - Restrooms	25	0	6	20,116	15,288	0
Pool - Roof, Tile, Replace	30	0	11	20,167	12,773	0
Pool - Shade Fabric	10	0	9	10,548	1,055	0
Pool - Shade Structures	30	0	24	28,800	5,760	0
Pool - Signs, Bulletin Board	12	0	3	1,028	771	0
Pool - Storage Building	30	0	22	1,750	467	0
Pool - Wader, Chem Controller	12	0	6	1,585	793	0
Pool - Wader, Chem Pumps	8	0	2	1,500	1,125	1,125
Pool - Wader, Filter	14	0	6	2,445	1,397	0
Pool - Wader, Heater	6	0	3	2,098	971	0
Pool - Wader, Pump & Motors	10	0	7	3,101	836	0
Pool - Wader, Replastering & Tile	10	0	9	4,192	419	0
Pool - Water Heater	10	0	4	4,067	2,440	0
*** CATEGORY SUMMARY:				701,749	494,543	396,792
Golf - Bridge, Pedestrian Hole #17	25	0	7	6,233	4,488	0
Golf - Bridge, Pedestrian Hole #18	25	0	0	13,504	13,504	13,504
Golf - Bridge, Vehicle Hole #17	25	0	0	32,015	32,015	32,015
Golf - Bunkers	8	0	7	198,008	22,927	0
Golf - Concrete, Repairs	30	+5	6	222,659	184,489	0
Golf - Drinking Fountains	25	0	21	2,932	469	0
Golf - Fairways, Refurbish, PH1	30	0	2	975,744	910,694	910,694
Golf - Fairways, Refurbish, PH2	30	+1	3	975,744	881,317	881,317
Golf - Fence, Chain Link	35	+5	9	39,940	30,954	0
Golf - Fence, Guard Rails	30	0	10	15,628	10,419	0
Golf - Fence, Railing, Stairs	25	0	24	14,003	560	0
Golf - Fence, Split Rail	16	0	10	14,835	5,563	0
Golf - Green, Collars	8	0	0	200,000	200,000	200,000
Golf - Green, Refurbish, Hole 3	30	0	28	30,350	2,023	0
Golf - Green, Refurbish, PH1	30	+1	1	182,100	176,226	176,226
Golf - Green, Refurbish, PH2	30	+1	2	182,100	170,352	170,352
Golf - Green, Refurbish, PH3	30	+1	3	151,750	137,065	137,065
Golf - Irrigation, Controllers	15	+4	3	170,000	143,158	143,158
Golf - Irrigation, System	30	0	6	2,377,971	1,902,377	0
Golf - Irrigation, Weather Station	18	0	12	13,662	4,554	0
Golf - Lake, Drainage, Repairs	5	0	5	25,000	0	0
Golf - Lake, Edge, Refurbish	15	0	15	35,521	0	0
Golf - Lake, Refurbish	30	0	30	280,001	0	0
Golf - Landscape, Tree Trim/Remove	1	0	0	15,269	15,269	15,269
Golf - Lights, Poles, Metal	30	0	8	54,878	40,244	0

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DESCRIPTION	USE LIFE	+/- LIFE	REM LIFE	CURRENT COST	FULLY FUNDED RESERVES	ASSIGNED RESERVES
Golf - Maintenance, Golf Carts	12	0	3	33,456	25,092	25,092
Golf - Maintenance, Log Splitter	15	0	13	2,542	339	0
Golf - Maintenance, Pressure Washer	10	0	2	5,000	4,000	4,000
Golf - Maintenance, Roofs, Metal	50	0	22	55,449	31,051	0
Golf - Maintenance, Septic Tank	35	0	26	15,208	3,911	0
Golf - Maintenance, Utility Trailer	15	0	0	4,000	4,000	4,000
Golf - Maintenance, Water Treatment	15	0	0	27,985	27,985	27,985
Golf - Maintenance, Storage Sheds	30	0	3	26,842	24,158	24,158
Golf - Netting	6	0	4	42,780	14,260	0
Golf - Paint, Metals	3	0	1	17,747	11,662	11,662
Golf - Paint, Restrooms	3	0	3	600	0	0
Golf - Pump Filter, Hole #11	12	0	2	15,000	12,500	12,500
Golf - Pump Filter, Hole #12	12	0	2	15,000	12,500	12,500
Golf - Pump Motor, Hole #11, 2010	10	0	2	17,878	14,302	14,302
Golf - Pump Motor, Hole #11, 2017	10	0	9	8,939	894	0
Golf - Pump Motor, Hole #12, 2007	10	+4	3	8,312	6,531	6,531
Golf - Pump Motor, Hole #12, 2013	10	0	5	8,312	4,156	0
Golf - Pump Motor, Hole #6	10	0	8	8,312	1,662	0
Golf - Pump Station, Hole #11	30	0	12	25,000	15,000	0
Golf - Pump Station, Hole #12	20	0	6	15,000	10,500	0
Golf - Pump Station, Hole #6	20	0	0	10,000	10,000	10,000
Golf - Pump, Hole #11, 2010	20	0	12	17,000	6,800	0
Golf - Pump, Hole #11, 2017	20	0	19	8,500	425	0
Golf - Pump, Hole #12, 2007	20	0	9	8,500	4,675	0
Golf - Pump, Hole #12, 2013	20	0	15	8,500	2,125	0
Golf - Pump, Hole #6	20	0	4	8,500	6,800	0
Golf - Restrooms (Holes #6 & #16)	25	+3	3	9,068	8,096	8,096
Golf - Restrooms, Flooring	25	0	25	2,830	0	0
Golf - Roof, Tile, Replace	30	0	3	4,759	4,283	4,283
Golf - Tunnels	25	0	0	14,000	14,000	14,000
Golf - Walls, Block, Repairs	25	0	10	13,202	7,921	0
*** CATEGORY SUMMARY:				6,688,069	5,178,296	2,858,710
Country Club - Bar, Bar Sink/Drink	15	0	14	697	46	0
Country Club - Bar, Bar Station	15	0	14	5,126	342	0
Country Club - Bar, Cooler	10	0	9	5,008	345	0
Country Club - Bar, Counter	10	0	9	20,297	1,400	0
Country Club - Bar, Foot Rest	15	0	14	624	42	0
Country Club - Bar, Furniture	16	0	15	11,511	719	0
Country Club - Bar, Refrig, U/C	12	0	2	1,900	1,583	1,583
Country Club - Bar, Refrig, Walkin	15	0	5	8,380	5,587	0
Country Club - Bar, Shelves	15	0	14	10,380	692	0
Country Club - Equipment	10	+13	5	1,800	1,409	0
Country Club - Ext, BBQ	10	0	8	4,790	958	0
Country Club - Ext, Door, Entry New	22	0	22	6,765	0	0
Country Club - Ext, Door, Entry Old	22	0	4	18,609	15,226	0
Country Club - Ext, Door, Utility	25	0	7	8,740	6,293	0

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DESCRIPTION	USE LIFE	+/- LIFE	REM LIFE	CURRENT COST	FULLY FUNDED RESERVES	ASSIGNED RESERVES
Country Club - Ext, Drink Fountain	25	0	9	1,466	938	0
Country Club - Ext, Fencing, Entry	18	-2	0	16,437	16,437	16,437
Country Club - Ext, Fencing, Golf	18	+4	6	14,761	10,735	0
Country Club - Ext, Flag Pole	40	0	12	6,159	4,311	0
Country Club - Ext, Fountain	10	0	0	5,000	5,000	5,000
Country Club - Ext, Ice Machines	10	+2	3	12,184	9,051	9,051
Country Club - Ext, Light, Bollard	22	0	4	8,514	6,966	0
Country Club - Ext, Light, Building	12	0	11	1,099	55	0
Country Club - Ext, Light, Grounds	15	0	0	1,896	1,896	1,896
Country Club - Ext, Light, Parking	24	0	20	13,817	2,303	0
Country Club - Ext, Paint, Building	8	-2	0	7,904	7,904	7,904
Country Club - Ext, Paint, Metals	3	0	2	13,080	3,847	3,847
Country Club - Ext, Railing	25	0	24	15,400	517	0
Country Club - Ext, Roof, Flat	20	+4	2	29,316	26,873	26,873
Country Club - Ext, Roof, Tile	30	0	12	59,483	35,690	0
Country Club - Ext, Trash	16	0	2	2,708	2,370	2,370
Country Club - Fire Alarm	20	0	2	10,000	9,000	9,000
Country Club - Floor, Carpet	6	0	5	9,021	942	0
Country Club - Floor, Ceramic Tile	25	0	24	22,255	528	0
Country Club - Floor, Dance Floor	25	-7	0	8,112	8,112	8,112
Country Club - Int, Furniture, New	16	0	15	47,016	2,939	0
Country Club - Int, Furniture, Old	16	+4	2	6,539	5,885	5,885
Country Club - Int, Lights, New	20	0	19	7,780	389	0
Country Club - Int, Lights, Orig	20	0	2	20,698	18,628	18,628
Country Club - Int, Paint	8	0	7	13,657	1,707	0
Country Club - Int, Railing, Repl	25	0	9	2,982	1,908	0
Country Club - Kitchen, Bev Cooler	10	0	0	4,494	4,494	4,494
Country Club - Kitchen, Broiler	15	0	7	10,368	5,530	0
Country Club - Kitchen, Dishwasher	10	0	7	37,453	11,236	0
Country Club - Kitchen, Disposal	15	0	14	2,037	114	0
Country Club - Kitchen, Doors	25	0	7	6,618	4,765	0
Country Club - Kitchen, Exhaust	20	0	18	8,389	839	0
Country Club - Kitchen, Fire System	20	0	3	5,000	4,250	4,250
Country Club - Kitchen, Food Prep	15	+10	7	16,128	11,612	0
Country Club - Kitchen, Freezer	15	0	5	8,380	5,587	0
Country Club - Kitchen, Freezer u/c	12	0	4	2,231	1,487	0
Country Club - Kitchen, Fryer	10	0	8	3,218	532	0
Country Club - Kitchen, Grills	15	0	7	7,000	3,733	0
Country Club - Kitchen, Ice Machine	10	0	6	6,092	2,311	0
Country Club - Kitchen, Ice Tea	15	+6	3	850	729	729
Country Club - Kitchen, Microwave	5	0	4	414	46	0
Country Club - Kitchen, Prep/Cooler	10	0	9	5,310	190	0
Country Club - Kitchen, Range	15	0	7	12,702	6,774	0
Country Club - Kitchen, Range Hood	20	0	8	9,330	5,598	0
Country Club - Kitchen, Refrig	12	0	2	3,800	3,167	3,167
Country Club - Kitchen, Refrig Walk	15	0	14	6,050	209	0
Country Club - Kitchen, Shelves	25	0	12	2,100	1,092	0

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Country Club - Kitchen, Slicer	25	0	15	1,900	760	0
Country Club - Kitchen, Waffles	15	+6	3	4,500	3,857	3,857
Country Club - Kitchen, Waitress	25	0	7	22,330	16,078	0
Country Club - Kitchen, Warmers	15	0	2	6,216	5,387	5,387
Country Club - Magnolia, Cabinets	25	0	20	15,528	3,106	0
Country Club - Magnolia, Ceiling	20	0	15	2,928	732	0
Country Club - Magnolia, Doors	25	0	23	3,495	280	0
Country Club - Magnolia, Flooring	6	0	1	3,230	2,691	2,691
Country Club - Magnolia, Furniture	25	0	20	20,188	4,038	0
Country Club - Magnolia, Lights	22	0	17	3,938	895	0
Country Club - Magnolia, Restroom	25	0	20	6,743	1,349	0
Country Club - Magnolia, Television	8	0	3	622	389	389
Country Club - Mechanical Coolers	14	0	14	15,431	0	0
Country Club - Mechanical Curtains	12	0	11	5,600	243	0
Country Club - Mechanical HVAC 2005	14	0	1	21,835	20,275	20,275
Country Club - Mechanical HVAC 2012	14	0	8	6,921	2,966	0
Country Club - Mechanical HVAC 2017	14	0	13	7,993	482	0
Country Club - Mechanical Water	14	0	8	4,067	1,743	0
Country Club - Patio Deck Resurface	12	0	4	15,854	10,569	0
Country Club - Patio Deck Seal	4	0	0	8,761	8,761	8,761
Country Club - Patio Furniture	16	0	15	28,990	1,812	0
Country Club - Patio Heaters	8	0	5	2,246	781	0
Country Club - Patio Lights	15	0	14	708	47	0
Country Club - Patio Television	8	0	5	622	233	0
Country Club - Posting Room	25	0	4	10,290	8,644	0
Country Club - Pro Shop, Awning	10	0	9	1,626	86	0
Country Club - Pro Shop, Furniture	25	0	4	2,582	2,169	0
Country Club - Pro Shop, Refurb	25	0	4	17,039	14,313	0
Country Club - Restaurant, Artwork	15	0	14	3,220	129	0
Country Club - Restaurant, Blinds	12	0	11	4,177	210	0
Country Club - Restroom, Employee	25	0	4	4,880	4,099	0
Country Club - Restroom, Men's Lock	25	0	4	23,179	19,470	0
Country Club - Restroom, Mens	25	0	24	14,648	586	0
Country Club - Restroom, Womens	25	0	4	27,863	23,405	0
Country Club - Signage	25	0	4	4,678	3,930	0
Country Club - Televisions, 2012	8	0	2	3,500	2,625	2,625
Country Club - Televisions, 2018	8	0	8	622	0	0
*** CATEGORY SUMMARY:				948,823	461,005	173,211
Lodge - Bar, Coolers/Refrig	16	0	12	22,853	5,713	0
Lodge - Bar, Equipment	25	0	21	25,422	4,068	0
Lodge - Bar, Floor	25	0	21	4,515	722	0
Lodge - Bar, Furniture	16	0	15	36,106	2,257	0
Lodge - Bar, Lighting	25	0	21	9,029	1,445	0
Lodge - Bar, Patio, Furniture	16	0	14	8,755	1,094	0
Lodge - Bar, Stage	20	0	8	429	257	0
Lodge - Bar, Televisions	8	0	4	4,736	2,368	0

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Lodge - Bar, Window Tinting	6	0	5	3,034	233	0
Lodge - Ext, Bicycle Rack	22	0	4	1,740	1,424	0
Lodge - Ext, Concrete, Bench/Table	25	0	7	19,261	13,868	0
Lodge - Ext, Decks, Resurface	12	0	11	10,427	869	0
Lodge - Ext, Decks, Seal/Recoat	2	-1	0	5,762	5,762	5,762
Lodge - Ext, Doors, Entrance	25	0	7	17,222	12,400	0
Lodge - Ext, Doors, Storefront	22	0	4	56,937	46,585	0
Lodge - Ext, Doors, Utility	25	0	12	12,051	6,188	0
Lodge - Ext, Fencing	20	+5	9	97,296	62,269	0
Lodge - Ext, Flag Pole	40	0	22	6,159	2,772	0
Lodge - Ext, Fountain	10	0	0	5,000	5,000	5,000
Lodge - Ext, Lighting, Bollards	25	0	7	42,822	30,832	0
Lodge - Ext, Lighting, Building	20	0	2	11,553	10,398	10,398
Lodge - Ext, Lighting, Grounds	30	0	11	70,512	43,995	0
Lodge - Ext, Lighting, Parking Lot	30	0	29	28,755	246	0
Lodge - Ext, Lighting, Pole w/Bell	24	0	6	24,408	18,306	0
Lodge - Ext, Paint, Exterior	8	0	2	11,685	8,764	8,764
Lodge - Ext, Paint, Metals	3	0	1	29,296	19,531	19,531
Lodge - Ext, Roof, Access Ladders	40	0	18	11,604	6,382	0
Lodge - Ext, Roof, Flat	20	+4	2	17,056	15,635	15,635
Lodge - Ext, Roof, Tile	30	+4	12	125,763	81,376	0
Lodge - Ext, Sewer Lift	15	0	15	10,000	0	0
Lodge - Ext, Trash Gates	20	0	7	4,428	2,878	0
Lodge - Foyer 1st, Furniture	16	0	12	2,000	500	0
Lodge - Foyer 1st, Restrooms	25	0	23	47,273	3,782	0
Lodge - Foyer 2nd, Cabinet/Counter	25	0	23	12,194	976	0
Lodge - Foyer 2nd, Drinking Fountn	25	0	23	6,366	509	0
Lodge - Foyer 2nd, Flooring	20	0	19	17,424	871	0
Lodge - Foyer 2nd, Furniture	16	0	14	8,201	1,025	0
Lodge - Holiday Bar, Doors, Glass	22	+2	6	22,536	16,902	0
Lodge - Holiday Bar, Doors, SCHB	25	0	7	3,576	2,575	0
Lodge - Holiday Bay, Chair Lft	25	0	7	6,495	4,676	0
Lodge - Holiday Bay, Drapes	8	0	7	8,562	911	0
Lodge - Holiday Bay, Flooring	20	0	18	28,997	2,000	0
Lodge - Holiday Bay, Furniture	16	0	14	58,600	4,508	0
Lodge - Holiday Bay, Lighting	25	0	7	13,100	9,432	0
Lodge - Holiday Bay, Paint, Int	10	0	9	2,080	160	0
Lodge - Holiday Bay, Projector	10	0	9	2,100	162	0
Lodge - Holiday Bay, Restrooms	25	0	4	28,472	23,916	0
Lodge - Holiday Bay, Stage Floor	20	0	19	3,002	150	0
Lodge - Holiday Bay, Stage Lights	10	0	9	10,348	1,035	0
Lodge - Holiday Bay, Stage Music	10	+9	1	5,000	4,737	4,737
Lodge - Holiday Bay, Stage Replace	30	+5	6	3,000	2,486	0
Lodge - Holiday Bay, Stage Restroom	25	-4	0	11,275	11,275	11,275
Lodge - Holiday Bay, Wifi	10	0	8	1,664	333	0
Lodge - Int, Bulletin Boards	12	0	9	3,084	771	0
Lodge - Int, Fire Alarm	20	0	2	10,000	9,000	9,000

Canyon Lake Property Owners Association  
RDA Owner's Summary

DESCRIPTION	USE LIFE	+/- LIFE	REM LIFE	CURRENT COST	FULLY FUNDED RESERVES	ASSIGNED RESERVES
Lodge - Int, Floor, Carpet	6	0	2	22,005	14,670	14,670
Lodge - Int, Floor, Marble	35	-8	9	124,950	83,300	0
Lodge - Int, Lighting, Restrooms	25	0	7	5,758	4,146	0
Lodge - Int, Paint, Interior	8	0	2	24,739	18,554	18,554
Lodge - Int, Window Blinds	18	0	17	16,094	752	0
Lodge - Kitchen, Broiler	15	0	10	5,184	1,728	0
Lodge - Kitchen, Charbroiler/Griddl	10	+11	3	12,008	10,293	10,293
Lodge - Kitchen, Curtains	12	0	9	5,600	1,217	0
Lodge - Kitchen, Dishwasher	10	0	9	32,224	3,222	0
Lodge - Kitchen, Disposal	8	+13	3	1,608	1,378	1,378
Lodge - Kitchen, Doors	25	0	7	4,178	3,008	0
Lodge - Kitchen, Fire System	20	0	3	5,000	4,250	4,250
Lodge - Kitchen, Food Mixers	10	+3	3	12,442	9,571	8,675
Lodge - Kitchen, Food Prep, 2016	12	0	10	2,854	425	0
Lodge - Kitchen, Food Prep, Orig	15	+15	12	30,016	18,010	0
Lodge - Kitchen, Freezer	12	0	3	8,096	6,072	0
Lodge - Kitchen, Freezer, Reach-In	12	0	12	4,048	0	0
Lodge - Kitchen, Freezer, Walk-In	15	0	15	5,400	0	0
Lodge - Kitchen, Fryer	10	0	9	11,126	1,028	0
Lodge - Kitchen, Hoods	20	0	18	12,200	1,220	0
Lodge - Kitchen, Ice Machine	10	0	8	6,092	1,218	0
Lodge - Kitchen, Ice Tea	15	+6	3	850	729	0
Lodge - Kitchen, Lighting	15	0	6	5,012	3,007	0
Lodge - Kitchen, Microwave	15	0	14	859	48	0
Lodge - Kitchen, Oven	15	0	2	18,660	16,172	16,172
Lodge - Kitchen, Pizza Box	15	0	13	4,458	594	0
Lodge - Kitchen, Portable Bars	25	0	12	4,358	2,266	0
Lodge - Kitchen, Ranges	15	0	7	19,725	10,520	0
Lodge - Kitchen, Refrig 2016	12	0	10	4,082	680	0
Lodge - Kitchen, Refrig Horiz, Old	12	0	2	2,854	2,378	2,378
Lodge - Kitchen, Refrig Reach-In	12	0	10	3,780	630	0
Lodge - Kitchen, Refrig Walk-In	15	0	15	10,800	0	0
Lodge - Kitchen, Shelves	25	0	12	5,950	3,094	0
Lodge - Kitchen, Sinks	25	0	7	1,225	882	0
Lodge - Kitchen, Slicer	15	0	12	1,700	268	0
Lodge - Kitchen, Tilt Skillet	15	0	7	12,395	6,611	0
Lodge - Kitchen, Waitress	25	0	7	1,806	1,300	0
Lodge - Kitchen, Warmers	15	0	2	20,530	17,793	17,793
Lodge - Mechanical, Coolers, 2006	14	0	2	30,862	26,453	26,453
Lodge - Mechanical, Coolers, 2018	14	0	14	15,431	0	0
Lodge - Mechanical, Curtains	12	0	4	5,936	3,957	0
Lodge - Mechanical, Elevator, Cab	10	0	10	13,548	0	0
Lodge - Mechanical, Elevator, Rep	25	0	7	96,664	69,598	0
Lodge - Mechanical, Fans	14	0	1	3,160	2,934	2,934
Lodge - Mechanical, HVAC	14	0	0	54,078	54,078	54,078
Lodge - Mechanical, HVAC, 2016	14	0	12	7,378	978	0
Lodge - Mechanical, HVAC, 2017	14	0	13	58,832	4,202	0

**Canyon Lake Property Owners Association**  
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Lodge - Mechanical, HVAC, FAU	18	+1	1	6,367	6,032	6,032
Lodge - Mechanical, HVAC, Heat Pump	18	+3	3	2,944	2,523	0
Lodge - Offices, Appliances	12	0	3	360	270	0
Lodge - Offices, Furniture	25	0	12	16,049	8,345	0
Lodge - Offices, Lighting	20	0	7	3,197	2,078	0
Lodge - Offices, Restroom	25	0	7	2,834	2,040	0
Lodge - Offices, Water Heater	12	+4	3	4,067	3,304	0
Lodge - Pool View, Ceiling, Panels	14	+14	10	3,411	2,193	0
Lodge - Pool View, Doors, Glass	22	+2	6	8,451	6,338	0
Lodge - Pool View, Furniture	16	0	12	19,088	4,772	0
Lodge - Pool View, Lighting	25	0	7	3,454	2,487	0
Lodge - Pool View, Lockers	15	0	11	3,744	998	0
Lodge - Pool View, Window Tinting	6	0	5	1,869	144	0
Lodge - Restaurant, Ceiling Fans	12	0	10	2,328	388	0
Lodge - Restaurant, Furniture	16	0	0	92,189	92,189	92,189
Lodge - Restaurant, Lighting	25	0	7	11,541	8,310	0
Lodge - Restaurant, Patio Furniture	16	0	15	6,134	383	0
Lodge - Restaurant, TV	8	0	6	750	188	0
Lodge - Restaurant, Window Tinting	6	0	5	1,100	85	0
Lodge - Restroom, Hallway	25	0	4	2,013	1,691	0
Lodge - Sunset Beach, Cabinet/Ctr	25	0	23	26,841	2,147	0
Lodge - Sunset Beach, Doors	22	0	9	1,024	605	0
Lodge - Sunset Beach, Floor	20	0	19	13,214	661	0
Lodge - Sunset Beach, Floor Carpet	6	0	2	4,108	2,738	2,738
Lodge - Sunset Beach, Furniture	16	0	12	17,304	4,326	0
Lodge - Sunset Beach, Lighting	22	0	4	2,856	2,337	0
Lodge - Sunset Beach, Partitons	25	0	4	30,000	25,200	0
Lodge - Tennis Courts, Bulletin Brd	12	0	9	1,028	257	0
Lodge - Tennis Courts, Caulking	8	0	6	2,192	477	0
Lodge - Tennis Courts, Chain Link	35	0	33	41,531	1,997	0
Lodge - Tennis Courts, Drinking Ftn	25	0	7	9,800	7,056	0
Lodge - Tennis Courts, Furniture	16	-3	1	16,474	15,207	15,207
Lodge - Tennis Courts, Lights Ext	20	+4	6	46,620	34,965	0
Lodge - Tennis Courts, Lights Int	22	+2	6	526	395	0
Lodge - Tennis Courts, Paint, Fence	4	0	2	24,900	11,318	11,318
Lodge - Tennis Courts, Railings	25	0	7	25,000	18,000	0
Lodge - Tennis Courts, Restrooms	25	0	22	11,693	1,403	0
Lodge - Tennis Courts, Resurface	6	0	4	25,704	7,560	0
Lodge - Tennis Courts, Roof, Tile	30	0	8	3,909	2,866	0
Lodge - Tennis Courts, Shades	6	0	4	27,597	6,571	0
Lodge - Tennis Courts, Windscreen	6	0	4	8,754	2,575	0
*** CATEGORY SUMMARY:				2,339,484	1,222,983	395,214
Lake - Beach, Refurbish	30	0	14	123,705	65,976	0
Lake - Boat, Passage, Canyon Lake	30	0	14	70,000	37,333	0
Lake - Boat, Passage, Main/East Bay	30	0	0	113,000	113,000	113,000
Lake - Boat, Ramps, East Port	30	0	14	63,000	33,600	0



**Canyon Lake Property Owners Association**  
RDA Owner's Summary

DESCRIPTION	USE LIFE	+/- LIFE	REM LIFE	CURRENT COST	FULLY FUNDED RESERVES	ASSIGNED RESERVES
Lake - Boat, Ramps, Fire Station	30	0	8	70,350	51,590	0
Lake - Boat, Ramps, Holiday	30	0	3	205,800	185,220	185,220
Lake - Boat, Ski, Jump	30	0	0	30,000	30,000	30,000
Lake - Boat, Ski, Towers	30	0	16	15,000	7,000	0
Lake - Buoys	1	0	0	13,346	13,346	13,346
Lake - Lighthouse	30	-14	0	50,000	50,000	50,000
Lake - Refurbishment/Dredging	30	0	18	2,000,062	800,025	0
Lake - Sea Wall, Holiday	30	0	8	785,000	575,667	0
Lake - Sea Wall, Sea Port	30	0	18	195,000	78,000	0
Lake - Sea Wall, Sunset	30	0	30	215,000	0	0
Lake - Shoreline	2	0	2	30,553	0	0
Lake - Solar Bees	25	0	14	525,000	231,000	0
Lake - Swim Lanes	1	0	0	2,500	2,500	2,500
*** CATEGORY SUMMARY:				4,507,315	2,274,256	394,066
Docks - Diamond Point, Replace	18	0	2	28,889	25,679	25,679
Docks - East Port, Replace	18	0	18	17,200	0	0
Docks - Happy Camp Gas, Replace	18	+2	5	28,889	21,667	0
Docks - Happy Camp, Replace	18	0	18	80,001	0	0
Docks - Harrelson, Replace	18	+2	2	17,778	16,000	16,000
Docks - Holiday Harbor, Launch Ramp	18	0	15	98,090	13,611	0
Docks - Holiday Harbor, Railing	25	0	17	2,343	712	0
Docks - Holiday Harbor, Replace	18	+2	2	51,112	45,847	45,847
Docks - Jump Lagoon, Replace	18	+2	2	17,778	16,000	16,000
Docks - Lions, Replace	18	+2	2	23,334	21,000	21,000
Docks - Lodge, Gates, Wrought Iron	18	0	18	2,057	0	0
Docks - Lodge, Lighting, Pagodas	12	0	12	4,114	0	0
Docks - Lodge, Lighting, Poles	22	0	22	7,728	0	0
Docks - Lodge, Replace	18	0	18	75,556	0	0
Docks - Lodge, Slips, 1993	18	+9	2	426,384	394,800	394,800
Docks - Lodge, Slips, 2007	18	-2	5	142,128	97,713	0
Docks - Moonstone, Replace	18	0	14	17,778	3,821	0
Docks - Old Wrangler, Trash	18	0	4	808	628	0
Docks - Old Wrangler, Replace	18	+3	5	14,445	11,005	0
Docks - Pebble Cove, Replace	18	0	15	10,000	1,667	0
Docks - Pebble Cove, Trash	18	0	0	808	808	808
Docks - Pole Lights	25	0	9	20,867	13,355	0
Docks - Roadrunner, Replace	18	0	15	28,334	4,390	0
Docks - Sierra, Replace	18	0	15	23,334	2,945	0
Docks - Ski Slalom, Replace	18	0	2	100,001	88,890	88,890
Docks - Skipper Island, BBQ	10	0	1	635	572	572
Docks - Skipper Island, P Table	16	0	1	780	731	731
Docks - Skipper Island, Replace	18	0	15	13,333	2,222	0
Docks - Skipper Island, Trash	18	0	1	808	763	763
*** CATEGORY SUMMARY:				1,255,310	784,826	611,090
Fairway Estates - Access Phones	12	+5	1	6,494	6,112	6,112

Canyon Lake Property Owners Association  
RDA Owner's Summary

DESCRIPTION	USE LIFE	+/- LIFE	REM LIFE	CURRENT COST	FULLY FUNDED RESERVES	ASSIGNED RESERVES
Fairway Estates - Fencing, Iron	20	+10	6	64,850	51,880	0
Fairway Estates - Lane Spike	12	0	1	5,374	4,926	4,926
Fairway Estates - Lighting Street	30	0	6	4,260	3,408	0
Fairway Estates - Operators, 2008	10	0	0	13,250	13,250	13,250
Fairway Estates - Operators, 2016	10	0	8	2,650	530	0
Fairway Estates - Paint, W Iron	3	0	1	9,799	6,533	6,533
*** CATEGORY SUMMARY:				106,677	86,639	30,821
Grounds - Backflow Devices	24	0	23	15,120	55	0
Grounds - Irrigation, System	30	0	6	2,800,000	2,222,350	0
Grounds - Landscape, Refurbish	1	0	0	25,000	25,000	25,000
Grounds - Landscape, Tree Trimming	1	0	0	17,700	17,700	17,700
Grounds - Mailboxes, 2016	25	0	23	7,313	585	0
Grounds - Mailboxes, 2018	25	0	25	400,000	0	0
Grounds - Mailboxes, Slabs	50	0	50	692,500	0	0
Grounds - Perimeter, Fencing	50	+11	12	100,000	80,165	0
Grounds - Signs, Eastport	20	0	20	15,000	0	0
Grounds - Signs, Entrance	25	0	24	232,689	7,051	0
Grounds - Signs, Estates	20	0	20	12,000	0	0
Grounds - Signs, Monuments	25	+6	3	240,000	216,774	216,774
Grounds - Signs, Operations	20	0	19	3,500	175	0
Grounds - Signs, POA	35	0	32	8,738	749	0
Grounds - Signs, Street	20	0	13	33,536	11,737	0
Grounds - Signs, Traffic	20	0	14	39,190	11,757	0
*** CATEGORY SUMMARY:				4,642,286	2,594,098	259,474
TOTAL ASSET SUMMARY:				29,726,530	16,922,172	6,788,055
CONTINGENCY @ 3.00%:					507,665	203,642
GRAND TOTAL:					17,429,837	6,991,697

Percent Fully Funded: 40%