

2012

Reserve Study

Prepared for:

North Fork
Property Owners' Association, Inc.



Prepared by:



Engineering & Planning, Inc.

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**North Fork Property Owners' Association
Reserve Study ~ January 1, 2013**

Reserve Study Summary

INTRODUCTION

The following Reserve Study was performed for North Fork Property Owners' Association, Inc. ("The Association") located in Palm Beach County, Florida. The property has 132 single family homes, with 95 homes on the East side and 37 homes on the West side. Each of these homes holds equal membership and financial obligation for all Common Association Elements except the Recreational Amenities. Per the request of the Board of Directors, this Reserve Study has been divided into three sub-studies for analysis purposes: North Fork East, North Fork West, and Recreational Amenities.

The Reserve Study is for the fiscal year starting January 1, 2013, and ending December 31, 2013. This Reserve Study was prepared consistent to Florida Statute 720.303.

The purpose of this Reserve Study is to produce a reserve funding plan that will project future contributions and expenditures to assure that reserve funds are available as needed.

According to the 2012 Association financials provided, the estimated Association Capital Reserve Fund balance on January 1, 2013 will be approximately \$521,400 (\$506,400 for Common Elements and \$15,000 for Recreational Amenities). The estimated current replacement cost of the reserve items is \$997,978 (\$883,103 for Common Elements and \$114,875 for Recreational Amenities). The future replacement cost is \$1,342,466 (\$1,197,879 for Common Elements and \$114,587 for Recreational Amenities) using an annual compounded inflation rate (expected increase in the cost of materials) of 3.00%.

VARIABLES

The cash flow method was utilized in preparing the reserve plan with the objective that reserve funds would be available as needed. The following describes how the cash flow was produced:

- Reserve Fund Balance – projected from the date of the reserve study to the beginning of the fiscal year above;
- Reserve Item Data - for each reserve item the following was determined: description, category, basis cost, cost, quantity, estimated useful life and estimated remaining life, and 3.00% inflation of materials cost (historical inflation rate of the US dollar);
- Expenditures - the reserve item data above was used to project when the initial and recurring expenditures will be incurred over the next 30 years (includes taxes on interest earned);
- Interest – calculated on the available funds;
- Contribution – determined based on the following: annual contribution increases of 0.0%, interest earned with related taxes.

No items have been reserved that have an estimated useful life of less than two years or a total cost less than \$500.00.

Based upon the following financial assumptions:

- | | |
|--|--------------------------------------|
| • Annual Contribution Increase – 0.00% | • Taxes on Interest Earned - 30.00% |
| • Interest Earned – 1.25% | • Inflation on Reserve Items - 3.00% |

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Interest earned was based on a review of certificate of deposit opportunities. We recommend consulting with an investment planner to maximize interest rates while still retaining flexibility and cash availability. Inflation on reserve items was based on a review of Florida Department of Transportation's estimated inflation and the historical performance of the consumer price index (CPI). FDOT projects inflation to be 3.30 percent per year. The historical rate of inflation based on the CPI is 3.42 percent (1913 to 2007) and the historical rate over the last 20 years is just below three percent.

PROPERTY INFORMATION

Common Capital Elements – Our study includes common capital elements as set forth in your Declaration. This includes the following categories: Drainage / Water Retention, East / West Common Area, Entrance / Security, Roadway / Walkway Area, and Recreational Amenities.

Property Maintained by Others – The street lights are owned and maintained by Florida Power and Light. The Lakes are owned and maintained by the North Palm Beach County Improvement District. The large Preserve Area located south of North Fork - West is also owned by the North Palm Beach County Improvement District.

ITEMS RECOMMENDED FOR OPERATING BUDGET

Additionally, we recommend the following items be added to the operating budget:

- Hurricane Contingency Fund
- Reserve Study Update every 3 years.

CONCLUSION

The required reserve amount at the end of 2013 utilizing the cash flow method is \$476,268. The reserve plan, based on all the assumptions, assures that funds for major repairs and replacement will be available when needed and that this method is equitable for charging current rather than future owners with the cost of current use. The average interest rate earned before and after taxes for this reserve study are 1.24% and 0.87%, respectively.

The current annual contribution for 2012 is \$78,120 for Common Elements and \$5,550 for Recreational Amenities. **The recommended annual contribution for the 2013 year of this reserve study is \$67,464) for Common Elements (\$5,622 monthly and \$42.59 per unit per month and \$21,864) for Recreational Amenities (\$1822 monthly and \$49.24 per unit per month – west side only.** If the cash flow funding plan is adhered to by the board of directors, sufficient funds should be available as needed.

2013 Annual Contributions

Contributions:	Common Elements	Recreational Amenities	Monthly Contribution per member	Yearly Contribution per member
East (95 members)	\$42.59	\$0	\$42.59	\$511.08
West (37 members)	\$42.59	\$49.24	\$91.83	\$1,101.96

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It is recommended that the Association not defer repairs or replacement of any major component with a remaining life of 30 years or less. The association is recommended to collect monthly reserve assessments, determined from this reserve plan, to be deposited in a reserve fund for future projected repairs, replacements, or restoration of the major components.

The financial representations set forth in this summary are based on the best estimates at this time. The estimates are subject to change.

Reserve Study East West Combined Account Forecast

year	beginning balance	annual contribution	expenditures	interest	end balance
2013	506,400.00	67,464.00	103,143.04	5,547.28	476,268.24
2014	476,268.24	67,464.00	11,994.02	6,267.18	538,005.40
2015	538,005.40	67,464.00	41,944.29	6,682.72	570,207.83
2016	570,207.83	67,464.00	12,784.93	7,438.85	632,325.75
2017	632,325.75	67,464.00	3,402.45	8,332.91	704,720.21
2018	704,720.21	67,464.00	46,773.36	8,720.78	734,131.63
2019	734,131.63	67,464.00	41,431.35	9,154.94	769,319.22
2020	769,319.22	67,464.00	686,461.88	1,827.91	152,149.25
2021	152,149.25	67,464.00	4,655.57	2,280.16	217,237.84
2022	217,237.84	67,464.00	55,827.36	2,482.21	231,356.69
2023	231,356.69	67,464.00	68,538.59	2,506.62	232,788.72
2024	232,788.72	67,464.00	9,104.10	3,240.51	294,389.13
2025	294,389.13	67,464.00	63,619.93	3,358.45	301,591.65
2026	301,591.65	67,464.00	12,562.16	4,063.99	360,557.48
2027	360,557.48	67,464.00	16,448.69	4,758.61	416,331.40
2028	416,331.40	67,464.00	15,552.07	5,470.70	473,714.03
2029	473,714.03	67,464.00	35,605.59	5,950.66	511,523.10
2030	511,523.10	67,464.00	61,771.87	6,110.90	523,326.13
2031	523,326.13	67,464.00	21,221.11	6,747.77	576,316.79
2032	576,316.79	67,464.00	3,845.99	7,623.33	647,558.13
2033	647,558.13	67,464.00	160,544.82	6,631.65	561,108.96
2034	561,108.96	67,464.00	104,445.72	6,220.37	530,347.61
2035	530,347.61	67,464.00	85,526.37	6,061.47	518,346.71
2036	518,346.71	67,464.00	5,412.81	6,875.55	587,273.45
2037	587,273.45	67,464.00	47,809.28	7,231.59	614,159.76
2038	614,159.76	67,464.00	32,890.30	7,749.32	656,482.78
2039	656,482.78	67,464.00	56,818.06	7,993.27	675,121.99
2040	675,121.99	67,464.00	693,751.62	581.55	49,415.92
2041	49,415.92	67,464.00	26,276.68	727.99	91,331.23
2042	91,331.23	67,464.00	64,840.58	790.49	43,884.09

**North Fork Property Owners' Association
Reserve Study ~ January 1, 2013**

Property – Definition

Property Information

North Fork Property Owners' Association, Inc.
1930 Commerce Lane, Suite 1
Jupiter, Florida 33458
132 Single Family Homes

Item Parameters	total: 61
West	27
East	27
Recreational Amenities	7
Unit Parameters	

Financial Parameters

Analysis Date	January 1, 2013
Number of Units	132
Rate of Inflation	3.00%
Tax Rate	30.00%
Rate of Investment	1.25%
Rate of Contribution Increase	0.00%
Inflation Compounded	Monthly



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May 30, 2012

Bristol Management Services, Inc.
1930 Commerce Lane
Suite #1
Jupiter, FL 33458

Re: North Fork Property Owners' Association, Inc.
Engineer's Observations

Dear Members of the Board:

We are pleased to submit this DRAFT Reserve Study for the North Fork Property Owners' Association east (North Fork East).

We chose an analysis date of January 1, 2013. This date will allow the Association to continue to follow the contribution schedule included in the 2012 approved budget for the remainder of 2012 and defer any contribution increases until the 2013 fiscal year.

During our site visit to your community (Wednesday, March 21, 2012), we observed the general condition of all common areas within North Fork East. We organized all items into categories based on relation to one another and/or location throughout the community. Our notes and recommendations are listed below.

ENTRANCE AREA / SECURITY

Following is the general condition in which we found the elements included within the entryway area.

The valley gutter, roadway, and striping on the entryway radius have an area of significant water damage (Figure 1). It appears that repair was performed but the problem was not corrected. The road should be milled and repaved. The valley gutter may also need to be repaired to correct the drainage problem. The location of this repair may be the responsibility



Figure 1: Road and curb need repair.

of the Town of Jupiter.

The yellow pavement striping and the road reflectors are worn (Figure 2) and should be replaced as soon as possible. Some of the landscaping lights require immediate attention and others may last up to another five years. An inspection of the wiring and overall condition of these lights is recommended. The small building on the inside of the wall needs pressure washing and painting (Figure 3).

The stop/street sign, double light posts, as well as the entry gate should be expected to last another 10-20 years if properly maintained. Painting of the light posts and gate is recommended every 10 years.

We estimate the life span of gate motors to be about 5 years and the operators typically last about 10 years. The walls should be painted, tiled and grouted about every 7 years. The expected cost and service life of the landscaping shall be based on historic up-keep. The brick pavers are in very good condition considering their age. We suggest fountain motors be replaced every 7 years and a complete replacement of the pump system every third cycle (21 years). The fountain pumps should be replaced about every 7-10 years and the jets should last slightly longer with replacement only required every 15 years.

The curbs and valley gutters are in good condition and should last 20+ years with the exception of minor repairs.

ROADWAY / WALKWAY AREAS

This section of the report includes everything that may be observed in the common walking and driving areas including roadway, sidewalk, driveway turnouts, curb and gutter, cul-de-sacs, trees, irrigation, and landscaping. Also



Figures 2 and 2: Storage shed needs painting and pavement reflectors need replacement.



Figure 3: Standing water in cul-de-sac.

included in this section are roadway striping, stop bars, stop and street signs, driveways, mailboxes, and light posts.

Overall the asphalt is in adequate condition. Milling and resurfacing should be done within the next 5-10 years. The cul-de-sacs drain poorly (Figure 4) and have standing water. In order to correct this problem, we recommend proper grading (sloping) of the roadway at the time of

resurfacing. We recommend replacing or improving sections of valley gutter by adding Type "D" curb around the center circle to convert the existing header curb to a raised Type "D" curb.

The stop bars within the community are faded and require repainting. The mailboxes, mail box posts and light posts



Figure 5: Tree roots causing improper drainage.

should be repainted within the next three years and repainted as needed thereafter. The stop signs and street signs can be expected to last another 10-20 years.

The concrete throughout the neighborhood including valley gutters and sidewalks are in good condition for the most part. The major problems with the concrete elements are heaving due to the roots of the nearby oak trees. The roots have grown large enough to uplift the concrete in the area. There are also several driveways throughout the neighborhood that have damage due to root growth. We recommend correcting the tree root issues concurrently with the road resurfacing, curb repair, and sidewalk repair to maximize cost effectiveness of the work.

In certain areas, the roots have raised the valley gutter creating areas where water is collecting and remaining on the asphalt (Figure 5). This will cause the asphalt to crack. The sidewalk has been raised as well creating a tripping hazard for pedestrians (Figure 6). Because the oak trees are mature, root trimming is no longer an option. We recommend removal of the trees that are causing severe damage to the valley gutter. Consider a tree species with a less aggressive root system such as Dahoon Holly. There are options available



Figure 4: Tree roots causing sidewalk to heave.



Figure 8: Lake Bank Erosion

(Figure 7) is indicative that the drainage system needs an inspection and cleaning. We also recommend repair of problem sections of the lake banks. The majority of the problems are along the eastern bank of the western lake. The erosion cause appears to be yard drains. These areas are hazardous to people walking the lake bank and we recommend returning these sections to a gentle slope. One frequently used solution is filling of the eroded area and placement of a geotube to prevent future erosion.

The yard drains will likely need to be extended out into the lake to prevent future erosion.

Figure 7: Leaf accumulation on grate

other than tree removal to mediate the problem of the raised sidewalk. Some of these options are discussed at <http://shadetreeexpert.com> (see Construction Solutions – Sidewalks and Trees). We recommend consulting with a certified arborist to develop a neighborhood tree plan. Valleycrest landscaping has developed similar solutions for other neighborhoods.

DRAINAGE / WATER RETENTION

The drainage section of the report contains our observations and recommendations regarding the drainage catch basins (grates), underground piping, and wet detention basins (lakes). The leaf accumulation on the inlet grates



EAST/WEST COMMON AREAS

The common areas include the back perimeter wall and the landscaping, irrigation and sidewalk along North Fork Drive. These common areas are in good condition. The wall surrounding the pump near the North Fork West entrance (Figure 9) is slightly wobbly and may need reinforcing or replacing soon. We also noticed an area of standing water on the sidewalk along North Fork Drive (Figure 10). This is likely due to a leaking sprinkler head.



Figure 7: Pump housing walls are not sturdy.



Figure 6: Water standing on sidewalk from a possible irrigation leak.

Please review and contact us with any questions or comments at (772) 345-1948.

Sincerely,

A handwritten signature in cursive script that reads "Shaun MacKenzie".

Shaun G. MacKenzie, P.E.

North Fork Property Owners' Association
EAST – RESERVE STUDY 2012

Item Parameters - Summary

	Basis Cost	Quantity	Service Date	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
Drainage / Water Retention								
Drainage Pipe Repair	\$ 110.00	340.000	01/01/1993	\$ 37,400	20:00	40:00	20:00	\$ 68,096
Drainage System Clean	4,000.00	1.000	01/01/2013	4,000	3:00	3:00	3:00	4,376
Inlet Grate/Inlet Structure	4,000.00	2.000	01/01/1993	8,000	20:00	40:00	20:00	14,566
Lake Fountain	6,000.00	1.000	01/01/2009	6,000	14:00	12:10	8:10	7,835
				\$ 55,400				\$ 94,874
East / West Common Area								
Chainlink Fence (72%)	\$ 9.00	123.000	01/01/2005	\$ 1,107	30:00	30:00	22:00	\$ 2,140
Irrigation Pump Station (72%)	3,000.00	1.920	01/03-01/11	5,760	15:00	10:06	3:02	6,338
Irrigation Wells (72%)	5,000.00	1.740	01/06-01/11	8,700	20:00	18:03	13:04	13,129
Landscaping Replacement - ...	30,000.00	0.720	01/01/2002	21,600	5:00	16:00	5:00	25,090
Perimeter Wall (72%)	10.00	156.000	01/01/2005	1,560	10:00	10:00	2:00	1,656
				\$ 38,727				\$ 48,354
Entrance Area / Security								
Brick Pavers	\$ 2.25	6,000.000	01/01/1993	\$ 13,500	20:00	30:00	10:00	\$ 18,216
Double Light Post	2,000.00	10.000	01/01/1993	20,000	30:00	20:00	0:00	20,000
Entry Gate	2,500.00	4.000	01/01/1993	10,000	30:00	20:00	0:00	10,000
Gate Operator	2,500.00	4.000	01/01/2009	10,000	10:00	8:06	4:06	11,469
Keypad Entry System	7,000.00	1.000	01/01/1993	7,000	10:00	20:00	0:00	7,000
Landscape...	12,000.00	1.000	01/01/2012	12,000	10:00	10:00	9:00	15,714
Pool Fountains	10,000.00	1.000	01/92-01/06	10,000	21:00	14:00	0:00	10,000
				\$ 82,500				\$ 92,400
Roadway / Walkway Area								
Asphalt-Milling/Resurfacing	\$ 11.00	15,900.000	01/01/2000	\$ 174,900	20:00	20:00	7:00	\$ 215,713
Concrete Sidewalk Repair	3.00	1,830.000	01/01/1993	5,490	20:00	27:00	7:00	6,771
Cul-de-sac Upgrades	3,500.00	6.000	01/01/2000	21,000	20:00	20:00	7:00	25,900
Curb and Gutter	27.00	90.000	01/01/1993	2,430	20:00	27:00	7:00	2,997
Irrigation Main Line Repairs	1,000.00	0.720	01/01/1993	720	10:00	20:00	0:00	720
Landscape...	2,500.00	6.000	01/01/1993	15,000	20:00	29:00	9:00	19,642
Oak Tree - Maintenance	2,000.00	15.000	01/01/1993	30,000	5:00	22:00	2:00	31,852
Oak Tree - Replacement	3,000.00	60.000	01/01/1993	180,000	20:00	27:00	7:00	222,003
Roadway Striping	1,000.00	1.000	01/01/1993	1,000	0:00	20:00	0:00	1,000
Single Light Post	1,800.00	5.000	01/01/1993	9,000	30:00	30:00	10:00	12,144
Stop Sign	700.00	9.000	01/01/1993	6,300	20:00	29:00	9:00	8,250
				\$ 445,840				\$ 546,995
				\$ 622,467				\$ 782,625

**North Fork Property Owners' Association
EAST – RESERVE STUDY 2012**

Item Parameters - Full Detail

Drainage Pipe Repair

Item Number	1	Measurement Basis	LF
Type	Common Area	Estimated Useful Life	20:00
Category	Drainage / Water Retention	Basis Cost	110.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Description	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
							Current	Future
910-000-0001		01/01/1993	01/01/2033	20:00	40:00	340.00	\$ 37,400.00	\$ 68,096.24
							\$ 37,400.00	\$ 68,096.24

Comments

We estimated 3400 linear feet of pipe throughout the neighborhood.

Service life of drainage pipes vary depending upon materials. The values included are based on 10% of the drainage pipes requiring repairs every 20 years (at \$110.00 per linear foot).



**North Fork Property Owners' Association
EAST – RESERVE STUDY 2012**

Item Parameters - Full Detail

Drainage System Clean

Item Number	2	Measurement Basis	EA
Type	Common Area	Estimated Useful Life	3:00
Category	Drainage / Water Retention	Basis Cost	4,000.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Code	Description	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost		
							Current	Future	
910-000-0002		01/01/2013	01/01/2016	3:00	3:00	1.00	\$ 4,000.00	\$ 4,376.21	

Comments

**North Fork Property Owners' Association
EAST – RESERVE STUDY 2012**

Item Parameters - Full Detail

Inlet Grate/Inlet Structure

Item Number	3	Measurement Basis	EA
Type	Common Area	Estimated Useful Life	20:00
Category	Drainage / Water Retention	Basis Cost	4,000.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Description	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost		
							Current	Future	
910-000-0003		01/01/1993	01/01/2033	20:00	40:00	2.00	\$ 8,000.00	\$ 14,566.04	
							\$ 8,000.00	\$ 14,566.04	

Comments

Sixteen inlet structures were counted on site.

These structures have a service life of approximately 100 years. We estimate 5-10% fail or need repairs every 20 years.

**North Fork Property Owners' Association
EAST – RESERVE STUDY 2012**

Item Parameters - Full Detail

Lake Fountain

Item Number	32	Measurement Basis	EA
Type	Common Area	Estimated Useful Life	14:00
Category	Drainage / Water Retention	Basis Cost	6,000.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Description	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
							Current	Future
920-001-0032	replace	01/01/2009	01/01/2023	10:00	14:00	0.83 \$	4,980.00 \$	6,719.78
920-002-0032	motor	01/01/2009	01/01/2016	3:00	7:00	0.17 \$	1,020.00 \$	1,115.93
						\$	6,000.00 \$	7,835.71

Comments

According to notes provided by Dan Perez, the lake fountain was replaced in 2009. Typical fountains have a useful life of 14 years (at about \$6000.00). The motor can be expected to last about 7 years (at approximate replacement cost of \$1000.00).

**North Fork Property Owners' Association
EAST – RESERVE STUDY 2012**

Item Parameters - Full Detail

Chainlink Fence (72%)

Item Number	5	Measurement Basis	LF
Type	Common Area	Estimated Useful Life	30:00
Category	East / West Common Area	Basis Cost	9.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Code	Description	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost		
							Current	Future	
910-000-0005		01/01/2005	01/01/2035	22:00	30:00	123.00	\$ 1,107.00	\$ 2,140.05	
						\$	\$ 1,107.00	\$ 2,140.05	

Comments



**North Fork Property Owners' Association
EAST – RESERVE STUDY 2012**

Item Parameters - Full Detail

Irrigation Pump Station (72%)

Item Number	6	Measurement Basis	EA
Type	Common Area	Estimated Useful Life	15:00
Category	East / West Common Area	Basis Cost	3,000.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Description	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost		
							Current	Future	
920-001-0006	pump	01/01/2003	01/01/2018	5:00	15:00	0.72 \$	2,160.00 \$		2,509.09
920-002-0006	motor	01/01/2011	01/01/2014	1:00	3:00	0.24 \$	720.00 \$		741.90
920-003-0006	pump	01/01/2007	01/01/2014	1:00	7:00	0.72 \$	2,160.00 \$		2,225.70
920-004-0006	motor	01/01/2004	01/01/2019	6:00	15:00	0.24 \$	720.00 \$		861.80
						\$	5,760.00 \$		6,338.49

Comments

Community has:

One - 7.5HP Centrifugal Pump. According to Treasure Coast Irrigation, the motor has been replaced multiple times over the last few years. It is estimated that this particular pump has about 5 years remaining. Typically pumps like these cost \$3,000 with installation. Typically the motor will need replacement every 3 years.

One - Time / Controller Box is aged and will need replacing in the next couple years.

One 2HP centrifugal pump installed recently to irrigate the island way along the wall.

Additionally, we have scheduled repairs to the mainline due to root intrusion and aging beginning in 2013 and repeating every 15 years.

**North Fork Property Owners' Association
EAST – RESERVE STUDY 2012**

Item Parameters - Full Detail

Irrigation Wells (72%)

Item Number	7	Measurement Basis	EA
Type	Common Area	Estimated Useful Life	20:00
Category	East / West Common Area	Basis Cost	5,000.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Description	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost		
							Current	Future	
920-001-0007	well east	01/01/2006	01/01/2026	13:00	20:00	0.72 \$	3,600.00 \$		5,314.54
920-002-0007	pump east	01/01/2006	01/01/2016	3:00	10:00	0.15 \$	750.00 \$		820.54
920-003-0007	well west	01/01/2011	01/01/2031	18:00	20:00	0.72 \$	3,600.00 \$		6,173.46
920-004-0007	pump west	01/01/2006	01/01/2016	3:00	10:00	0.15 \$	750.00 \$		820.54
						\$	8,700.00 \$		13,129.08

Comments

Community has two lake recharge wells with submersible pumps. We have scheduled the wells with a useful life of 20 years, however these items vary greatly. The submersible pumps typically last 10 years. We have proportionally adjusted quantities to represent the 72% membership on the East side.

**North Fork Property Owners' Association
EAST – RESERVE STUDY 2012**

Item Parameters - Full Detail

Landscaping Replacement - North Fork...

Item Number	8	Measurement Basis	EA
Type	Common Area	Estimated Useful Life	5:00
Category	East / West Common Area	Basis Cost	30,000.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Description	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
							Current	Future
910-000-0008		01/01/2002	01/01/2018	5:00	16:00	0.72	\$ 21,600.00	\$ 25,090.92

Comments

Estimate provided by Dan Perez based on Board's plans to replace shrubbery along North Fork Drive.



**North Fork Property Owners' Association
EAST – RESERVE STUDY 2012**

Item Parameters - Full Detail

Perimeter Wall (72%)

Item Number	9	Measurement Basis	LF
Type	Common Area	Estimated Useful Life	10:00
Category	East / West Common Area	Basis Cost	10.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Description	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
							Current	Future
910-000-0009	repair	01/01/2005	01/01/2015	2:00	10:00	156.00	\$ 1,560.00	\$ 1,656.34
							\$ 1,560.00	\$ 1,656.34

Comments

Periodic repairs and painting will be required. We estimate \$1.00 per linear foot for repair and \$9 per linear foot for painting every ten years.

Wall was measured at 216 linear feet.

**North Fork Property Owners' Association
EAST – RESERVE STUDY 2012**

Item Parameters - Full Detail

Brick Pavers

Item Number	10	Measurement Basis	SF
Type	Common Area	Estimated Useful Life	20:00
Category	Entrance Area / Security	Basis Cost	2.25
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Description	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
							Current	Future
910-000-0010		01/01/1993	01/01/2023	10:00	30:00	6000.00	\$ 13,500.00	\$ 18,216.27
							\$ 13,500.00	\$ 18,216.27

Comments

Cost is for re-leveling of pavers. Although service life is typically 20 years, the pavers look like they are in good condition. Immediate replacement is not necessary.



**North Fork Property Owners' Association
EAST – RESERVE STUDY 2012**

Item Parameters - Full Detail

Double Light Post

Item Number	22	Measurement Basis	EA
Type	Common Area	Estimated Useful Life	30:00
Category	Entrance Area / Security	Basis Cost	2,000.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Description	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost		
							Current	Future	
910-000-0022		01/01/1993	01/01/2013	0:00	20:00	10.00	\$ 20,000.00	\$ 20,000.00	
							\$ 20,000.00	\$ 20,000.00	

Comments



**North Fork Property Owners' Association
EAST – RESERVE STUDY 2012**

Item Parameters - Full Detail

Entry Gate

Item Number	11	Measurement Basis	EA
Type	Common Area	Estimated Useful Life	30:00
Category	Entrance Area / Security	Basis Cost	2,500.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Description	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost		
							Current	Future	
910-000-0011		01/01/1993	01/01/2013	0:00	20:00	4.00	\$ 10,000.00	\$ 10,000.00	
							\$ 10,000.00	\$ 10,000.00	

Comments

**North Fork Property Owners' Association
EAST – RESERVE STUDY 2012**

Item Parameters - Full Detail

Gate Operator

Item Number	13	Measurement Basis	EA
Type	Common Area	Estimated Useful Life	10:00
Category	Entrance Area / Security	Basis Cost	2,500.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Description	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
							Current	Future
920-001-0013	operator	01/01/2009	01/01/2019	6:00	10:00	2.80	\$ 7,000.00	\$ 8,378.64
920-002-0013	motor only	01/01/2009	01/01/2014	1:00	5:00	1.20	\$ 3,000.00	\$ 3,091.25
						\$	10,000.00	\$ 11,469.89

Comments

Typically gate operators will require replacement at 10 years (about \$10,000.00). The motors typically require replacement every 5 years (about \$3000.00).

**North Fork Property Owners' Association
EAST – RESERVE STUDY 2012**

Item Parameters - Full Detail

Keypad Entry System

Item Number	14	Measurement Basis	EA
Type	Common Area	Estimated Useful Life	10:00
Category	Entrance Area / Security	Basis Cost	7,000.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Description	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost		
							Current	Future	
910-000-0014		01/01/1993	01/01/2013	0:00	20:00	1.00	\$ 7,000.00	\$ 7,000.00	
							\$ 7,000.00	\$ 7,000.00	

Comments

**North Fork Property Owners' Association
EAST – RESERVE STUDY 2012**

Item Parameters - Full Detail

Landscape Replacement-Entry

Item Number	33	Measurement Basis	EA
Type	Common Area	Estimated Useful Life	10:00
Category	Entrance Area / Security	Basis Cost	12,000.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Description	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost		
							Current	Future	
910-000-0033		01/01/2012	01/01/2022	9:00	10:00	1.00	\$ 12,000.00	\$ 15,714.28	
							\$ 12,000.00	\$ 15,714.28	

Comments

**North Fork Property Owners' Association
EAST – RESERVE STUDY 2012**

Item Parameters - Full Detail

Pool Fountains

Item Number	12	Measurement Basis	EA
Type	Common Area	Estimated Useful Life	21:00
Category	Entrance Area / Security	Basis Cost	10,000.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Description	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
							Current	Future
920-001-0012	replace	01/01/1992	01/01/2013	0:00	21:00	0.50	\$ 5,000.00	\$ 5,000.00
920-002-0012	repairs	01/01/2006	01/01/2013	0:00	7:00	0.50	\$ 5,000.00	\$ 5,000.00
						\$ 10,000.00	\$ 10,000.00	

Comments

Typically pool fountains have a useful life of 21 years. We have budgeted \$10,000, however these fountains vary in pricing. Typically every 7 years motors and jets will need replacement as well as minor electrical repairs.



**North Fork Property Owners' Association
EAST – RESERVE STUDY 2012**

Item Parameters - Full Detail

Asphalt-Milling/Resurfacing

Item Number	17	Measurement Basis	SY
Type	Common Area	Estimated Useful Life	20:00
Category	Roadway / Walkway Area	Basis Cost	11.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Code	Description	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost		
							Current	Future	
910-000-0017		01/01/2000	01/01/2020	7:00	20:00	15900.00	\$ 174,900.00	\$ 215,713.75	
							\$ 174,900.00	\$ 215,713.75	

Comments

**North Fork Property Owners' Association
EAST – RESERVE STUDY 2012**

Item Parameters - Full Detail

Concrete Sidewalk Repair

Item Number	18	Measurement Basis	SF
Type	Common Area	Estimated Useful Life	20:00
Category	Roadway / Walkway Area	Basis Cost	3.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Description	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
							Current	Future
910-000-0018		01/01/1993	01/01/2020	7:00	27:00	1830.00	\$ 5,490.00	\$ 6,771.12
							\$ 5,490.00	\$ 6,771.12

Comments

We estimate 18,300 square feet of sidewalk.

A typical concrete sidewalk has a service life of 100 years. The values given are based on the assumption that 20% of the sidewalk will require repair / replacement every 20 years.

**North Fork Property Owners' Association
EAST – RESERVE STUDY 2012**

Item Parameters - Full Detail

Cul-de-sac Upgrades

Item Number	20	Measurement Basis	EA
Type	Common Area	Estimated Useful Life	20:00
Category	Roadway / Walkway Area	Basis Cost	3,500.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Description	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
							Current	Future
910-000-0020		01/01/2000	01/01/2020	7:00	20:00	6.00	\$ 21,000.00	\$ 25,900.45

Comments

Cost does not include milling and grading of asphalt. This price is for interior curbing (with a type "D") around the landscaped circle so that the proper drainage can occur.

About 130 LF of curbing around the inside circle.

**North Fork Property Owners' Association
EAST – RESERVE STUDY 2012**

Item Parameters - Full Detail

Curb and Gutter

Item Number	21	Measurement Basis	LF
Type	Common Area	Estimated Useful Life	20:00
Category	Roadway / Walkway Area	Basis Cost	27.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Description	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
							Current	Future
910-000-0021		01/01/1993	01/01/2020	7:00	27:00	90.00	\$ 2,430.00	\$ 2,997.05

Comments

We estimated 9000 LF of concrete curb and gutter.

Concrete curb & gutter systems have a typical service life of 100 years. Estimated budgeting values are based on the assumption that 10% of curb and gutter will require repair every 20 years.

**North Fork Property Owners' Association
EAST – RESERVE STUDY 2012**

Item Parameters - Full Detail

Irrigation Main Line Repairs

Item Number	36	Measurement Basis	EA
Type	Common Area	Estimated Useful Life	10:00
Category	Roadway / Walkway Area	Basis Cost	1,000.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Description	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
							Current	Future
910-000-0036		01/01/1993	01/01/2013	0:00	20:00	0.72	\$ 720.00	\$ 720.00

Comments

Mainline repairs needed due to root intrusion and aging infrastructure.

**North Fork Property Owners' Association
EAST – RESERVE STUDY 2012**

Item Parameters - Full Detail

Landscape Replacement-Cul-de-sac

Item Number	34	Measurement Basis	EA
Type	Common Area	Estimated Useful Life	20:00
Category	Roadway / Walkway Area	Basis Cost	2,500.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Description	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost		
							Current	Future	
910-000-0034		01/01/1993	01/01/2022	9:00	29:00	6.00	\$ 15,000.00	\$ 19,642.85	
							\$ 15,000.00	\$ 19,642.85	

Comments

**North Fork Property Owners' Association
EAST – RESERVE STUDY 2012**

Item Parameters - Full Detail

Oak Tree - Maintenance

Item Number	24	Measurement Basis	EA
Type	Common Area	Estimated Useful Life	5:00
Category	Roadway / Walkway Area	Basis Cost	2,000.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Description	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost		
							Current	Future	
910-000-0024		01/01/1993	01/01/2015	2:00	22:00	15.00	\$ 30,000.00	\$ 31,852.71	
							\$ 30,000.00	\$ 31,852.71	

Comments

We estimate that every 5 years approx. 15 trees on the West Side will need removal, replacement, or some type of root cutting.

**North Fork Property Owners' Association
EAST – RESERVE STUDY 2012**

Item Parameters - Full Detail

Oak Tree - Replacement

Item Number	35	Measurement Basis	EA
Type	Common Area	Estimated Useful Life	20:00
Category	Roadway / Walkway Area	Basis Cost	3,000.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Description	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost		
							Current	Future	
910-000-0035		01/01/1993	01/01/2020	7:00	27:00	60.00	\$ 180,000.00	\$ 222,003.86	
							\$ 180,000.00	\$ 222,003.86	

Comments

**North Fork Property Owners' Association
EAST – RESERVE STUDY 2012**

Item Parameters - Full Detail

Roadway Striping

Item Number	30	Measurement Basis	EA
Type	Common Area	Estimated Useful Life	0:00
Category	Roadway / Walkway Area	Basis Cost	1,000.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Description	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
							Current	Future
910-000-0030		01/01/1993	01/01/2013	0:00	20:00	1.00	\$ 1,000.00	\$ 1,000.00

Comments

This item includes the stop bars, channelization striping, and reflective pavement markers throughout the community.

When roads are milled and resurfaced in 2020, we suggest using a thermoplastic material that will last for the life of the road.

**North Fork Property Owners' Association
EAST – RESERVE STUDY 2012**

Item Parameters - Full Detail

Single Light Post

Item Number	26	Measurement Basis	EA
Type	Common Area	Estimated Useful Life	30:00
Category	Roadway / Walkway Area	Basis Cost	1,800.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Code	Description	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
							Current	Future
910-000-0026		01/01/1993	01/01/2023	10:00	30:00	5.00	\$ 9,000.00	\$ 12,144.18
							\$ 9,000.00	\$ 12,144.18

Comments



**North Fork Property Owners' Association
EAST – RESERVE STUDY 2012**

Item Parameters - Full Detail

Stop Sign

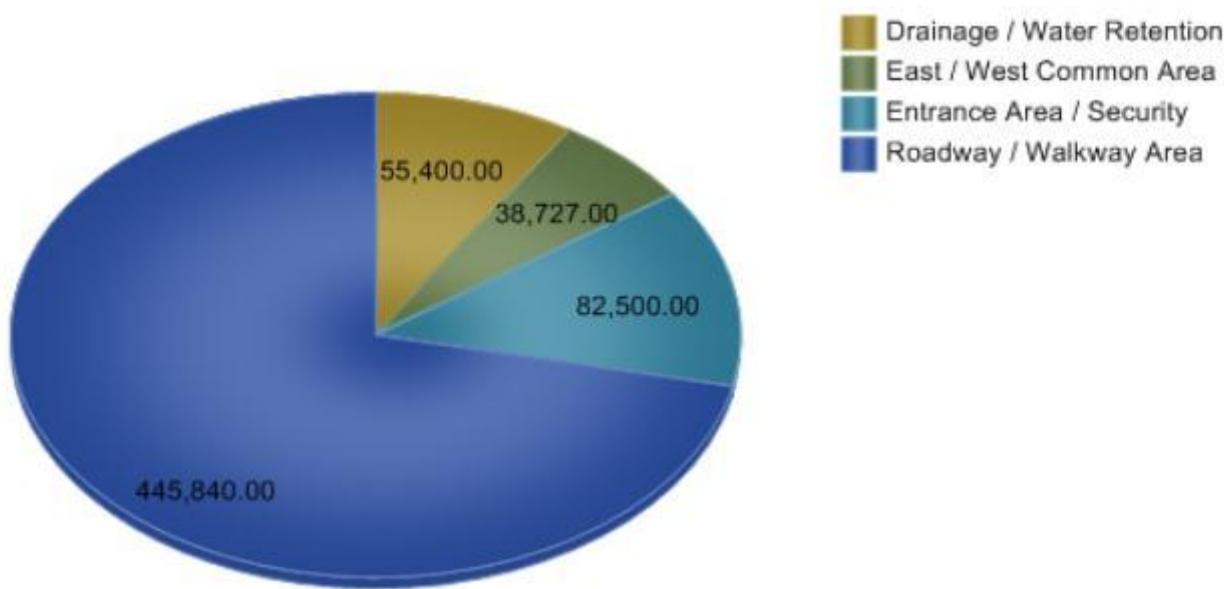
Item Number	28	Measurement Basis	EA
Type	Common Area	Estimated Useful Life	20:00
Category	Roadway / Walkway Area	Basis Cost	700.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Description	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost		
							Current	Future	
910-000-0028		01/01/1993	01/01/2022	9:00	29:00	9.00	\$ 6,300.00	\$ 8,250.00	
							\$ 6,300.00	\$ 8,250.00	

Comments

**North Fork Property Owners' Association
EAST – RESERVE STUDY 2012**

Item Parameter - Chart



North Fork Property Owners' Association
EAST – RESERVE STUDY 2012

Expenditures - Annual

Date	Description	Code	Service Date	Est Life	Future Cost	Salvage Value	Net Expenditure
Year --2013							
01/01/2013	Double Light Post	910-000-0022	01/01/1993	20:00	\$ 20,000.00	\$ 0.00	\$ 20,000.00
01/01/2013	Entry Gate	910-000-0011	01/01/1993	20:00	10,000.00	0.00	10,000.00
01/01/2013	Irrigation Main Line Repairs	910-000-0036	01/01/1993	20:00	720.00	0.00	720.00
01/01/2013	Keypad Entry System	910-000-0014	01/01/1993	20:00	7,000.00	0.00	7,000.00
01/01/2013	Pool Fountains	920-001-0012	01/01/1992	21:00	5,000.00	0.00	5,000.00
01/01/2013	Pool Fountains	920-002-0012	01/01/2006	7:00	5,000.00	0.00	5,000.00
01/01/2013	Roadway Striping	910-000-0030	01/01/1993	20:00	1,000.00	0.00	1,000.00
01/01/2013	Tax Payment	990-000-9990	01/01/2013	:	110.64	0.00	110.64
					\$ 48,830.64	\$ 0.00	\$ 48,830.64
Year --2014							
01/01/2014	Gate Operator	920-002-0013	01/01/2009	5:00	3,091.25	0.00	3,091.25
01/01/2014	Irrigation Pump Station (72%)	920-002-0006	01/01/2011	3:00	741.90	0.00	741.90
01/01/2014	Irrigation Pump Station (72%)	920-003-0006	01/01/2007	7:00	2,225.70	0.00	2,225.70
01/01/2014	Tax Payment	990-000-9990	01/01/2014	:	1,336.41	0.00	1,336.41
					\$ 7,395.26	\$ 0.00	\$ 7,395.26
Year --2015							
01/01/2015	Oak Tree - Maintenance	910-000-0024	01/01/1993	22:00	31,852.71	0.00	31,852.71
01/01/2015	Perimeter Wall (72%)	910-000-0009	01/01/2005	10:00	1,656.34	0.00	1,656.34
01/01/2015	Tax Payment	990-000-9990	01/01/2015	:	1,493.02	0.00	1,493.02
					\$ 35,002.07	\$ 0.00	\$ 35,002.07
Year --2016							
01/01/2016	Drainage System Clean	910-000-0002	01/01/2013	3:00	4,376.21	0.00	4,376.21
01/01/2016	Irrigation Wells (72%)	920-002-0007	01/01/2006	10:00	820.54	0.00	820.54
01/01/2016	Irrigation Wells (72%)	920-004-0007	01/01/2006	10:00	820.54	0.00	820.54
01/01/2016	Lake Fountain	920-002-0032	01/01/2009	7:00	1,115.93	0.00	1,115.93
01/01/2016	Tax Payment	990-000-9990	01/01/2016	:	1,555.88	0.00	1,555.88
					\$ 8,689.10	\$ 0.00	\$ 8,689.10
Year --2017							
01/01/2017	Irrigation Pump Station (72%)	920-002-0006	01/01/2014	3:00	811.68	0.00	811.68
01/01/2017	Tax Payment	990-000-9990	01/01/2017	:	1,715.64	0.00	1,715.64
					\$ 2,527.32	\$ 0.00	\$ 2,527.32
Year --2018							
01/01/2018	Irrigation Pump Station (72%)	920-001-0006	01/01/2003	15:00	2,509.09	0.00	2,509.09
01/01/2018	Landscaping Replacement -...	910-000-0008	01/01/2002	16:00	25,090.92	0.00	25,090.92
01/01/2018	Tax Payment	990-000-9990	01/01/2018	:	1,895.47	0.00	1,895.47
					\$ 29,495.48	\$ 0.00	\$ 29,495.48
Year --2019							
01/01/2019	Drainage System Clean	910-000-0002	01/01/2016	3:00	4,787.79	0.00	4,787.79
01/01/2019	Gate Operator	920-001-0013	01/01/2009	10:00	8,378.64	0.00	8,378.64
01/01/2019	Gate Operator	920-002-0013	01/01/2014	5:00	3,590.85	0.00	3,590.85
01/01/2019	Irrigation Pump Station (72%)	920-004-0006	01/01/2004	15:00	861.80	0.00	861.80
01/01/2019	Tax Payment	990-000-9990	01/01/2019	:	1,981.60	0.00	1,981.60

North Fork Property Owners' Association
EAST – RESERVE STUDY 2012

Expenditures - Annual

Date	Description	Code	Service Date	Est Life	Future Cost	Salvage Value	Net Expenditure
					\$ 19,600.68	\$ 0.00	\$ 19,600.68
Year --2020							
01/01/2020	Asphalt-Milling/Resurfacing	910-000-0017	01/01/2000	20:00	\$ 215,713.75	\$ 0.00	\$ 215,713.75
01/01/2020	Concrete Sidewalk Repair	910-000-0018	01/01/1993	27:00	6,771.12	0.00	6,771.12
01/01/2020	Cul-de-sac Upgrades	910-000-0020	01/01/2000	20:00	25,900.45	0.00	25,900.45
01/01/2020	Curb and Gutter	910-000-0021	01/01/1993	27:00	2,997.05	0.00	2,997.05
01/01/2020	Irrigation Pump Station (72%)	920-002-0006	01/01/2017	3:00	888.02	0.00	888.02
01/01/2020	Oak Tree - Maintenance	910-000-0024	01/01/2015	5:00	37,000.64	0.00	37,000.64
01/01/2020	Oak Tree - Replacement	910-000-0035	01/01/1993	27:00	222,003.86	0.00	222,003.86
01/01/2020	Pool Fountains	920-002-0012	01/01/2013	7:00	6,166.77	0.00	6,166.77
01/01/2020	Tax Payment	990-000-9990	01/01/2020	:	2,026.47	0.00	2,026.47
					\$ 519,468.13	\$ 0.00	\$ 519,468.13
Year --2021							
01/01/2021	Irrigation Pump Station (72%)	920-003-0006	01/01/2014	7:00	2,745.08	0.00	2,745.08
01/01/2021	Tax Payment	990-000-9990	01/01/2021	:	345.15	0.00	345.15
					\$ 3,090.23	\$ 0.00	\$ 3,090.23
Year --2022							
01/01/2022	Drainage System Clean	910-000-0002	01/01/2019	3:00	5,238.09	0.00	5,238.09
01/01/2022	Landscape...	910-000-0034	01/01/1993	29:00	19,642.85	0.00	19,642.85
01/01/2022	Landscape Replacement-Entry	910-000-0033	01/01/2012	10:00	15,714.28	0.00	15,714.28
01/01/2022	Stop Sign	910-000-0028	01/01/1993	29:00	8,250.00	0.00	8,250.00
01/01/2022	Tax Payment	990-000-9990	01/01/2022	:	502.61	0.00	502.61
					\$ 49,347.83	\$ 0.00	\$ 49,347.83
Year --2023							
01/01/2023	Brick Pavers	910-000-0010	01/01/1993	30:00	18,216.27	0.00	18,216.27
01/01/2023	Irrigation Main Line Repairs	910-000-0036	01/01/2013	10:00	971.53	0.00	971.53
01/01/2023	Irrigation Pump Station (72%)	920-002-0006	01/01/2020	3:00	971.53	0.00	971.53
01/01/2023	Keypad Entry System	910-000-0014	01/01/2013	10:00	9,445.47	0.00	9,445.47
01/01/2023	Lake Fountain	920-001-0032	01/01/2009	14:00	6,719.78	0.00	6,719.78
01/01/2023	Lake Fountain	920-002-0032	01/01/2016	7:00	1,376.34	0.00	1,376.34
01/01/2023	Single Light Post	910-000-0026	01/01/1993	30:00	12,144.18	0.00	12,144.18
01/01/2023	Tax Payment	990-000-9990	01/01/2023	:	494.64	0.00	494.64
					\$ 50,339.74	\$ 0.00	\$ 50,339.74
Year --2024							
01/01/2024	Gate Operator	920-002-0013	01/01/2019	5:00	4,171.19	0.00	4,171.19
01/01/2024	Tax Payment	990-000-9990	01/01/2024	:	490.12	0.00	490.12
					\$ 4,661.31	\$ 0.00	\$ 4,661.31
Year --2025							
01/01/2025	Drainage System Clean	910-000-0002	01/01/2022	3:00	5,730.74	0.00	5,730.74
01/01/2025	Oak Tree - Maintenance	910-000-0024	01/01/2020	5:00	42,980.57	0.00	42,980.57
01/01/2025	Perimeter Wall (72%)	910-000-0009	01/01/2015	10:00	2,234.99	0.00	2,234.99
01/01/2025	Tax Payment	990-000-9990	01/01/2025	:	643.37	0.00	643.37

North Fork Property Owners' Association
EAST – RESERVE STUDY 2012

Expenditures - Annual

Date	Description	Code	Service Date	Est Life	Future Cost	Salvage Value	Net Expenditure
					\$ 51,589.67	\$ 0.00	\$ 51,589.67
Year --2026							
01/01/2026	Irrigation Pump Station (72%)	920-002-0006	01/01/2023	3:00	\$ 1,062.91	\$ 0.00	\$ 1,062.91
01/01/2026	Irrigation Wells (72%)	920-001-0007	01/01/2006	20:00	\$ 5,314.54	\$ 0.00	\$ 5,314.54
01/01/2026	Irrigation Wells (72%)	920-002-0007	01/01/2016	10:00	\$ 1,107.20	\$ 0.00	\$ 1,107.20
01/01/2026	Irrigation Wells (72%)	920-004-0007	01/01/2016	10:00	\$ 1,107.20	\$ 0.00	\$ 1,107.20
01/01/2026	Tax Payment	990-000-9990	01/01/2026	:	\$ 635.50	\$ 0.00	\$ 635.50
					\$ 9,227.35	\$ 0.00	\$ 9,227.35
Year --2027							
01/01/2027	Pool Fountains	920-002-0012	01/01/2020	7:00	\$ 7,605.82	\$ 0.00	\$ 7,605.82
01/01/2027	Tax Payment	990-000-9990	01/01/2027	:	\$ 780.82	\$ 0.00	\$ 780.82
					\$ 8,386.64	\$ 0.00	\$ 8,386.64
Year --2028							
01/01/2028	Drainage System Clean	910-000-0002	01/01/2025	3:00	\$ 6,269.73	\$ 0.00	\$ 6,269.73
01/01/2028	Irrigation Pump Station (72%)	920-003-0006	01/01/2021	7:00	\$ 3,385.65	\$ 0.00	\$ 3,385.65
01/01/2028	Tax Payment	990-000-9990	01/01/2028	:	\$ 930.67	\$ 0.00	\$ 930.67
					\$ 10,586.05	\$ 0.00	\$ 10,586.05
Year --2029							
01/01/2029	Gate Operator	920-001-0013	01/01/2019	10:00	\$ 11,305.75	\$ 0.00	\$ 11,305.75
01/01/2029	Gate Operator	920-002-0013	01/01/2024	5:00	\$ 4,845.32	\$ 0.00	\$ 4,845.32
01/01/2029	Irrigation Pump Station (72%)	920-002-0006	01/01/2026	3:00	\$ 1,162.88	\$ 0.00	\$ 1,162.88
01/01/2029	Tax Payment	990-000-9990	01/01/2029	:	\$ 1,073.23	\$ 0.00	\$ 1,073.23
					\$ 18,387.18	\$ 0.00	\$ 18,387.18
Year --2030							
01/01/2030	Lake Fountain	920-002-0032	01/01/2023	7:00	\$ 1,697.52	\$ 0.00	\$ 1,697.52
01/01/2030	Oak Tree - Maintenance	910-000-0024	01/01/2025	5:00	\$ 49,926.95	\$ 0.00	\$ 49,926.95
01/01/2030	Tax Payment	990-000-9990	01/01/2030	:	\$ 1,183.99	\$ 0.00	\$ 1,183.99
					\$ 52,808.46	\$ 0.00	\$ 52,808.46
Year --2031							
01/01/2031	Drainage System Clean	910-000-0002	01/01/2028	3:00	\$ 6,859.40	\$ 0.00	\$ 6,859.40
01/01/2031	Irrigation Wells (72%)	920-003-0007	01/01/2011	20:00	\$ 6,173.46	\$ 0.00	\$ 6,173.46
01/01/2031	Tax Payment	990-000-9990	01/01/2031	:	\$ 1,177.72	\$ 0.00	\$ 1,177.72
					\$ 14,210.58	\$ 0.00	\$ 14,210.58
Year --2032							
01/01/2032	Irrigation Pump Station (72%)	920-002-0006	01/01/2029	3:00	\$ 1,272.25	\$ 0.00	\$ 1,272.25
01/01/2032	Tax Payment	990-000-9990	01/01/2032	:	\$ 1,312.76	\$ 0.00	\$ 1,312.76
					\$ 2,585.01	\$ 0.00	\$ 2,585.01
Year --2033							
01/01/2033	Drainage Pipe Repair	910-000-0001	01/01/1993	40:00	\$ 68,096.24	\$ 0.00	\$ 68,096.24
01/01/2033	Inlet Grate/Inlet Structure	910-000-0003	01/01/1993	40:00	\$ 14,566.04	\$ 0.00	\$ 14,566.04
01/01/2033	Irrigation Main Line Repairs	910-000-0036	01/01/2023	10:00	\$ 1,310.94	\$ 0.00	\$ 1,310.94
01/01/2033	Irrigation Pump Station (72%)	920-001-0006	01/01/2018	15:00	\$ 3,932.83	\$ 0.00	\$ 3,932.83

North Fork Property Owners' Association
EAST – RESERVE STUDY 2012

Expenditures - Annual

Date	Description	Code	Service Date	Est Life	Future Cost	Salvage Value	Net Expenditure
01/01/2033	Keypad Entry System	910-000-0014	01/01/2023	10:00	\$ 12,745.28	\$ 0.00	\$ 12,745.28
01/01/2033	Tax Payment	990-000-9990	01/01/2033	:	1,475.96	0.00	1,475.96
					\$ 102,127.29	\$ 0.00	\$ 102,127.29
Year --2034							
01/01/2034	Drainage System Clean	910-000-0002	01/01/2031	3:00	7,504.54	0.00	7,504.54
01/01/2034	Gate Operator	920-002-0013	01/01/2029	5:00	5,628.41	0.00	5,628.41
01/01/2034	Irrigation Pump Station (72%)	920-004-0006	01/01/2019	15:00	1,350.82	0.00	1,350.82
01/01/2034	Landscaping Replacement -...	910-000-0008	01/01/2018	16:00	40,524.52	0.00	40,524.52
01/01/2034	Pool Fountains	920-001-0012	01/01/2013	21:00	9,380.68	0.00	9,380.68
01/01/2034	Pool Fountains	920-002-0012	01/01/2027	7:00	9,380.68	0.00	9,380.68
01/01/2034	Tax Payment	990-000-9990	01/01/2034	:	1,285.52	0.00	1,285.52
					\$ 75,055.17	\$ 0.00	\$ 75,055.17
Year --2035							
01/01/2035	Chainlink Fence (72%)	910-000-0005	01/01/2005	30:00	2,140.05	0.00	2,140.05
01/01/2035	Irrigation Pump Station (72%)	920-002-0006	01/01/2032	3:00	1,391.90	0.00	1,391.90
01/01/2035	Irrigation Pump Station (72%)	920-003-0006	01/01/2028	7:00	4,175.71	0.00	4,175.71
01/01/2035	Oak Tree - Maintenance	910-000-0024	01/01/2030	5:00	57,995.98	0.00	57,995.98
01/01/2035	Perimeter Wall (72%)	910-000-0009	01/01/2025	10:00	3,015.79	0.00	3,015.79
01/01/2035	Tax Payment	990-000-9990	01/01/2035	:	1,191.38	0.00	1,191.38
					\$ 69,910.81	\$ 0.00	\$ 69,910.81
Year --2036							
01/01/2036	Irrigation Wells (72%)	920-002-0007	01/01/2026	10:00	1,494.00	0.00	1,494.00
01/01/2036	Irrigation Wells (72%)	920-004-0007	01/01/2026	10:00	1,494.00	0.00	1,494.00
01/01/2036	Tax Payment	990-000-9990	01/01/2036	:	1,124.94	0.00	1,124.94
					\$ 4,112.94	\$ 0.00	\$ 4,112.94
Year --2037							
01/01/2037	Drainage System Clean	910-000-0002	01/01/2034	3:00	8,210.35	0.00	8,210.35
01/01/2037	Lake Fountain	920-001-0032	01/01/2023	14:00	10,221.89	0.00	10,221.89
01/01/2037	Lake Fountain	920-002-0032	01/01/2030	7:00	2,093.64	0.00	2,093.64
01/01/2037	Tax Payment	990-000-9990	01/01/2037	:	1,292.81	0.00	1,292.81
					\$ 21,818.69	\$ 0.00	\$ 21,818.69
Year --2038							
01/01/2038	Irrigation Pump Station (72%)	920-002-0006	01/01/2035	3:00	1,522.81	0.00	1,522.81
01/01/2038	Tax Payment	990-000-9990	01/01/2038	:	1,401.73	0.00	1,401.73
					\$ 2,924.54	\$ 0.00	\$ 2,924.54
Year --2039							
01/01/2039	Gate Operator	920-001-0013	01/01/2029	10:00	15,255.45	0.00	15,255.45
01/01/2039	Gate Operator	920-002-0013	01/01/2034	5:00	6,538.05	0.00	6,538.05
01/01/2039	Tax Payment	990-000-9990	01/01/2039	:	1,577.14	0.00	1,577.14
					\$ 23,370.64	\$ 0.00	\$ 23,370.64
Year --2040							
01/01/2040	Asphalt-Milling/Resurfacing	910-000-0017	01/01/2020	20:00	392,761.90	0.00	392,761.90

North Fork Property Owners' Association
EAST – RESERVE STUDY 2012

Expenditures - Annual

Date	Description	Code	Service Date	Est Life	Future Cost	Salvage Value	Net Expenditure
01/01/2040	Concrete Sidewalk Repair	910-000-0018	01/01/2020	20:00	\$ 12,328.55	\$ 0.00	\$ 12,328.55
01/01/2040	Curb and Gutter	910-000-0021	01/01/2020	20:00	5,456.90	0.00	5,456.90
01/01/2040	Drainage System Clean	910-000-0002	01/01/2037	3:00	8,982.55	0.00	8,982.55
01/01/2040	Oak Tree - Maintenance	910-000-0024	01/01/2035	5:00	67,369.11	0.00	67,369.11
01/01/2040	Tax Payment	990-000-9990	01/01/2040	:	1,608.13	0.00	1,608.13
					\$ 488,507.14	\$ 0.00	\$ 488,507.14

Year --2041

01/01/2041	Irrigation Pump Station (72%)	920-002-0006	01/01/2038	3:00	1,666.04	0.00	1,666.04
01/01/2041	Pool Fountains	920-002-0012	01/01/2034	7:00	11,569.70	0.00	11,569.70
01/01/2041	Tax Payment	990-000-9990	01/01/2041	:	39.67	0.00	39.67
					\$ 13,275.41	\$ 0.00	\$ 13,275.41

Year --2042

01/01/2042	Irrigation Pump Station (72%)	920-003-0006	01/01/2035	7:00	5,150.13	0.00	5,150.13
01/01/2042	Landscape...	910-000-0034	01/01/2022	20:00	35,764.81	0.00	35,764.81
01/01/2042	Stop Sign	910-000-0028	01/01/2022	20:00	15,021.22	0.00	15,021.22
01/01/2042	Tax Payment	990-000-9990	01/01/2042	:	147.65	0.00	147.65
					\$ 56,083.81	\$ 0.00	\$ 56,083.81

North Fork Property Owners' Association
EAST – RESERVE STUDY 2012

Expenditures - Category

Description	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Drainage / Water Retention				5,492			4,787			5,238
East / West Common Area		2,967	1,656	1,641	811	27,600	861	888	2,745	
Entrance Area / Security	47,000	3,091					11,969	6,166		15,714
Roadway / Walkway Area	1,720		31,852					510,386		27,892
Tax Payments	110	1,336	1,493	1,555	1,715	1,895	1,981	2,026	345	502
	48,830	7,395	35,002	8,689	2,527	29,495	19,600	519,468	3,090	49,347

**North Fork Property Owners' Association
EAST – RESERVE STUDY 2012**

Expenditures - Category

Description	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Drainage / Water Retention	8,096		5,730			6,269		1,697	6,859	
East / West Common Area	971		2,234	8,591		3,385	1,162		6,173	1,272
Entrance Area / Security	27,661	4,171			7,605		16,151			
Roadway / Walkway Area	13,115		42,980					49,926		
Tax Payments	494	490	643	635	780	930	1,073	1,183	1,177	1,312
	50,339	4,661	51,589	9,227	8,386	10,586	18,387	52,808	14,210	2,585

North Fork Property Owners' Association
EAST – RESERVE STUDY 2012

Expenditures - Category

Description	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
Drainage / Water Retention	82,662	7,504			20,525			8,982		
East / West Common Area	3,932	41,875	10,723	2,988		1,522			1,666	5,150
Entrance Area / Security	12,745	24,389					21,793		11,569	
Roadway / Walkway Area	1,310		57,995					477,916		50,786
Tax Payments	1,475	1,285	1,191	1,124	1,292	1,401	1,577	1,608	39	147
	102,127	75,055	69,910	4,112	21,818	2,924	23,370	488,507	13,275	56,083

North Fork Property Owners' Association
EAST – RESERVE STUDY 2012

Cash Flow - Annual

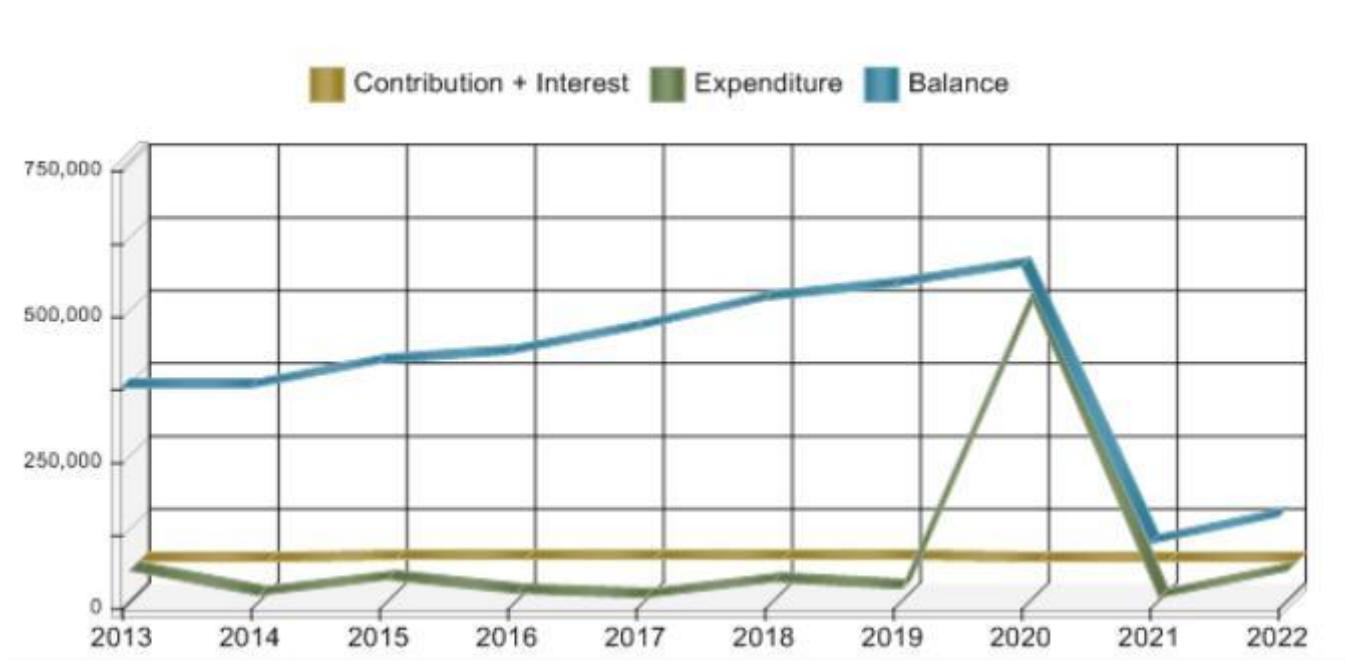
Period		Beginning Balance		Interest Earned		Ending Balance
			Contribution		Expenditures	
01/13 - 12/13	\$	376,500.00	\$ 45,600.00	\$ 4,431.22	\$ 48,830.64	\$ 377,700.58
01/14 - 12/14		377,700.58	45,600.00	4,946.07	7,395.26	420,851.39
01/15 - 12/15		420,851.39	45,600.00	5,156.12	35,002.07	436,605.44
01/16 - 12/16		436,605.44	45,600.00	5,671.16	8,689.10	479,187.50
01/17 - 12/17		479,187.50	45,600.00	6,280.78	2,527.32	528,540.96
01/18 - 12/18		528,540.96	45,600.00	6,576.52	29,495.48	551,222.00
01/19 - 12/19		551,222.00	45,600.00	6,980.88	19,600.68	584,202.20
01/20 - 12/20		584,202.20	45,600.00	1,374.61	519,468.13	111,708.68
01/21 - 12/21		111,708.68	45,600.00	1,653.38	3,090.23	155,871.83
01/22 - 12/22		155,871.83	45,600.00	1,651.52	49,347.83	153,775.52
	\$	376,500.00	\$ 456,000.00	\$ 44,722.26	\$ 723,446.74	\$ 153,775.52

Period		Beginning Balance		Interest Earned		Ending Balance
			Contribution		Expenditures	
01/23 - 12/23		153,775.52	45,600.00	1,613.20	50,339.74	150,648.98
01/24 - 12/24		150,648.98	45,600.00	2,124.08	4,661.31	193,711.75
01/25 - 12/25		193,711.75	45,600.00	2,100.31	51,589.67	189,822.39
01/26 - 12/26		189,822.39	45,600.00	2,561.67	9,227.35	228,756.71
01/27 - 12/27		228,756.71	45,600.00	3,061.35	8,386.64	269,031.42
01/28 - 12/28		269,031.42	45,600.00	3,541.27	10,586.05	307,586.64
01/29 - 12/29		307,586.64	45,600.00	3,932.06	18,387.18	338,731.52
01/30 - 12/30		338,731.52	45,600.00	3,909.08	52,808.46	335,432.14
01/31 - 12/31		335,432.14	45,600.00	4,332.51	14,210.58	371,154.07
01/32 - 12/32		371,154.07	45,600.00	4,921.71	2,585.01	419,090.77
	\$	153,775.52	\$ 456,000.00	\$ 32,097.24	\$ 222,781.99	\$ 419,090.77

Period		Beginning Balance		Interest Earned		Ending Balance
			Contribution		Expenditures	
01/33 - 12/33		419,090.77	45,600.00	4,325.45	102,127.29	366,888.93
01/34 - 12/34		366,888.93	45,600.00	3,995.16	75,055.17	341,428.92
01/35 - 12/35		341,428.92	45,600.00	3,736.99	69,910.81	320,855.10
01/36 - 12/36		320,855.10	45,600.00	4,270.84	4,112.94	366,613.00
01/37 - 12/37		366,613.00	45,600.00	4,632.95	21,818.69	395,027.26
01/38 - 12/38		395,027.26	45,600.00	5,217.80	2,924.54	442,920.52
01/39 - 12/39		442,920.52	45,600.00	5,573.71	23,370.64	470,723.59
01/40 - 12/40		470,723.59	45,600.00	346.53	488,507.14	28,162.98
01/41 - 12/41		28,162.98	45,600.00	480.23	13,275.41	60,967.80
01/42 - 12/42		60,967.80	45,600.00	377.06	56,083.81	50,861.05
	\$	419,090.77	\$ 456,000.00	\$ 32,956.72	\$ 857,186.44	\$ 50,861.05

**North Fork Property Owners' Association
EAST – RESERVE STUDY 2012**

Cash Flow - Chart



North Fork Property Owners' Association
EAST – RESERVE STUDY 2012

Cash Flow - Annual

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Begin Balance	376,500	377,700	420,851	436,605	479,187	528,540	551,222	584,202	111,708	155,871
Contribution	45,600	45,600	45,600	45,600	45,600	45,600	45,600	45,600	45,600	45,600
Average Per Unit	480	480	480	480	480	480	480	480	480	480
Percent Change	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Special Assessment	0	0	0	0	0	0	0	0	0	0
Interest	4,431	4,946	5,156	5,671	6,280	6,576	6,980	1,374	1,653	1,651
Less Tax on Interest	110	1,336	1,493	1,555	1,715	1,895	1,981	2,026	345	502
Net Interest	4,320	3,609	3,663	4,115	4,565	4,681	4,999	-651	1,308	1,148
Less Expenditures	48,720	6,058	33,509	7,133	811	27,600	17,619	517,441	2,745	48,845
Less Deferred...	0	0	0	0	0	0	0	0	0	0
Ending Balance	377,700	420,851	436,605	479,187	528,540	551,222	584,202	111,708	155,871	153,775

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Begin Balance	153,775	150,648	193,711	189,822	228,756	269,031	307,586	338,731	335,432	371,154
Contribution	45,600	45,600	45,600	45,600	45,600	45,600	45,600	45,600	45,600	45,600
Average Per Unit	480	480	480	480	480	480	480	480	480	480
Percent Change	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Special Assessment	0	0	0	0	0	0	0	0	0	0
Interest	1,613	2,124	2,100	2,561	3,061	3,541	3,932	3,909	4,332	4,921
Less Tax on Interest	494	490	643	635	780	930	1,073	1,183	1,177	1,312
Net Interest	1,118	1,633	1,456	1,926	2,280	2,610	2,858	2,725	3,154	3,608
Less Expenditures	49,845	4,171	50,946	8,591	7,605	9,655	17,313	51,624	13,032	1,272
Less Deferred...	0	0	0	0	0	0	0	0	0	0
Ending Balance	150,648	193,711	189,822	228,756	269,031	307,586	338,731	335,432	371,154	419,090

	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
Begin Balance	419,090	366,888	341,428	320,855	366,613	395,027	442,920	470,723	28,162	60,967
Contribution	45,600	45,600	45,600	45,600	45,600	45,600	45,600	45,600	45,600	45,600
Average Per Unit	480	480	480	480	480	480	480	480	480	480
Percent Change	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Special Assessment	0	0	0	0	0	0	0	0	0	0
Interest	4,325	3,995	3,736	4,270	4,632	5,217	5,573	346	480	377
Less Tax on Interest	1,475	1,285	1,191	1,124	1,292	1,401	1,577	1,608	39	147
Net Interest	2,849	2,709	2,545	3,145	3,340	3,816	3,996	-1,261	440	229
Less Expenditures	100,651	73,769	68,719	2,988	20,525	1,522	21,793	486,899	13,235	55,936
Less Deferred...	0	0	0	0	0	0	0	0	0	0
Ending Balance	366,888	341,428	320,855	366,613	395,027	442,920	470,723	28,162	60,967	50,861

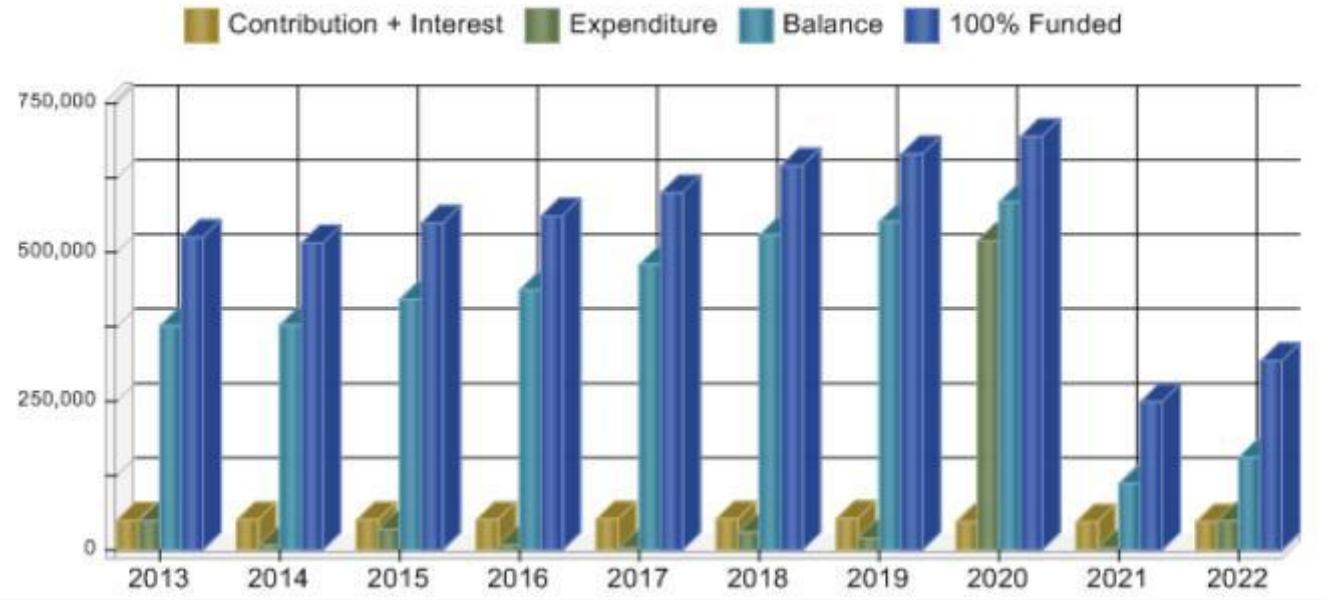
North Fork Property Owners' Association
EAST – RESERVE STUDY 2012

Percent Funded - Annual

Beginning Date	100 %		Beginning Balance	Percent Funded	Contribution	Interest	Expenditure Future Cost	
	Funded Future Cost							
01/01/2013	\$ 524,534.71	\$	376,500.00	71.78 %	\$ 45,600.00	\$ 4,431.22	\$ 48,830.64	
01/01/2014	515,344.38		377,700.58	73.29	45,600.00	4,946.07	7,395.26	
01/01/2015	549,012.59		420,851.39	76.66	45,600.00	5,156.12	35,002.07	
01/01/2016	561,240.73		436,605.44	77.79	45,600.00	5,671.16	8,689.10	
01/01/2017	600,076.43		479,187.50	79.85	45,600.00	6,280.78	2,527.32	
01/01/2018	645,259.12		528,540.96	81.91	45,600.00	6,576.52	29,495.48	
01/01/2019	664,713.00		551,222.00	82.93	45,600.00	6,980.88	19,600.68	
01/01/2020	694,739.28		584,202.20	84.09	45,600.00	1,374.61	519,468.13	
01/01/2021	248,803.55		111,708.68	44.90	45,600.00	1,653.38	3,090.23	
01/01/2022	317,655.91		155,871.83	49.07	45,600.00	1,651.52	49,347.83	
01/01/2023	342,698.81		153,775.52	44.87	45,600.00	1,613.20	50,339.74	
01/01/2024	369,073.13		150,648.98	40.82	45,600.00	2,124.08	4,661.31	
01/01/2025	441,256.20		193,711.75	43.90	45,600.00	2,100.31	51,589.67	
01/01/2026	468,311.18		189,822.39	40.53	45,600.00	2,561.67	9,227.35	
01/01/2027	538,049.38		228,756.71	42.52	45,600.00	3,061.35	8,386.64	
01/01/2028	609,027.17		269,031.42	44.17	45,600.00	3,541.27	10,586.05	
01/01/2029	678,264.82		307,586.64	45.35	45,600.00	3,932.06	18,387.18	
01/01/2030	740,431.94		338,731.52	45.75	45,600.00	3,909.08	52,808.46	
01/01/2031	769,958.94		335,432.14	43.56	45,600.00	4,332.51	14,210.58	
01/01/2032	838,545.94		371,154.07	44.26	45,600.00	4,921.71	2,585.01	
01/01/2033	918,933.43		419,090.77	45.61	45,600.00	4,325.45	102,127.29	
01/01/2034	906,040.51		366,888.93	40.49	45,600.00	3,995.16	75,055.17	
01/01/2035	922,759.59		341,428.92	37.00	45,600.00	3,736.99	69,910.81	
01/01/2036	946,795.63		320,855.10	33.89	45,600.00	4,270.84	4,112.94	
01/01/2037	1,036,667.49		366,613.00	35.36	45,600.00	4,632.95	21,818.69	
01/01/2038	1,109,709.19		395,027.26	35.60	45,600.00	5,217.80	2,924.54	
01/01/2039	1,201,801.69		442,920.52	36.85	45,600.00	5,573.71	23,370.64	
01/01/2040	1,274,367.79		470,723.59	36.94	45,600.00	346.53	488,507.14	
01/01/2041	901,135.52		28,162.98	3.13	45,600.00	480.23	13,275.41	
01/01/2042	1,002,004.45		60,967.80	6.08	45,600.00	377.06	56,083.81	

**North Fork Property Owners' Association
EAST – RESERVE STUDY 2012**

Percent Funded - Annual - Chart



North Fork Property Owners' Association
EAST – RESERVE STUDY 2012

Percent Funded - Cash Flow - Annual

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
100% Funded	524,534	515,344	549,012	561,240	600,076	645,259	664,713	694,739	248,803	317,655
Percent Funded	71.78%	73.29%	76.66%	77.79%	79.85%	81.91%	82.93%	84.09%	44.90%	49.07%
Begin Balance	376,500	377,700	420,851	436,605	479,187	528,540	551,222	584,202	111,708	155,871
Contribution	45,600	45,600	45,600	45,600	45,600	45,600	45,600	45,600	45,600	45,600
Average Per Unit	480	480	480	480	480	480	480	480	480	480
Percent Change	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Special Assessment	0	0	0	0	0	0	0	0	0	0
Interest	4,431	4,946	5,156	5,671	6,280	6,576	6,980	1,374	1,653	1,651
Less Tax on Interest	110	1,336	1,493	1,555	1,715	1,895	1,981	2,026	345	502
Net Interest	4,320	3,609	3,663	4,115	4,565	4,681	4,999	-651	1,308	1,148
Less Expenditures	48,720	6,058	33,509	7,133	811	27,600	17,619	517,441	2,745	48,845
Less Deferred...	0	0	0	0	0	0	0	0	0	0
Ending Balance	377,700	420,851	436,605	479,187	528,540	551,222	584,202	111,708	155,871	153,775
	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
100% Funded	342,698	369,073	441,256	468,311	538,049	609,027	678,264	740,431	769,958	838,545
Percent Funded	44.87%	40.82%	43.90%	40.53%	42.52%	44.17%	45.35%	45.75%	43.56%	44.26%
Begin Balance	153,775	150,648	193,711	189,822	228,756	269,031	307,586	338,731	335,432	371,154
Contribution	45,600	45,600	45,600	45,600	45,600	45,600	45,600	45,600	45,600	45,600
Average Per Unit	480	480	480	480	480	480	480	480	480	480
Percent Change	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Special Assessment	0	0	0	0	0	0	0	0	0	0
Interest	1,613	2,124	2,100	2,561	3,061	3,541	3,932	3,909	4,332	4,921
Less Tax on Interest	494	490	643	635	780	930	1,073	1,183	1,177	1,312
Net Interest	1,118	1,633	1,456	1,926	2,280	2,610	2,858	2,725	3,154	3,608
Less Expenditures	49,845	4,171	50,946	8,591	7,605	9,655	17,313	51,624	13,032	1,272
Less Deferred...	0	0	0	0	0	0	0	0	0	0
Ending Balance	150,648	193,711	189,822	228,756	269,031	307,586	338,731	335,432	371,154	419,090
	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
100% Funded	918,933	906,040	922,759	946,795	1,036,667	1,109,709	1,201,801	1,274,367	901,135	1,002,004
Percent Funded	45.61%	40.49%	37.00%	33.89%	35.36%	35.60%	36.85%	36.94%	3.13%	6.08%
Begin Balance	419,090	366,888	341,428	320,855	366,613	395,027	442,920	470,723	28,162	60,967
Contribution	45,600	45,600	45,600	45,600	45,600	45,600	45,600	45,600	45,600	45,600
Average Per Unit	480	480	480	480	480	480	480	480	480	480
Percent Change	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Special Assessment	0	0	0	0	0	0	0	0	0	0
Interest	4,325	3,995	3,736	4,270	4,632	5,217	5,573	346	480	377
Less Tax on Interest	1,475	1,285	1,191	1,124	1,292	1,401	1,577	1,608	39	147
Net Interest	2,849	2,709	2,545	3,145	3,340	3,816	3,996	-1,261	440	229
Less Expenditures	100,651	73,769	68,719	2,988	20,525	1,522	21,793	486,899	13,235	55,936
Less Deferred...	0	0	0	0	0	0	0	0	0	0
Ending Balance	366,888	341,428	320,855	366,613	395,027	442,920	470,723	28,162	60,967	50,861

North Fork Property Owners' Association
EAST – RESERVE STUDY 2012

Percent Funded - Allocation

Components by Category	100% Funded	Percent Funded	Beginning Balance			Interest	Expenditure	Ending Balance 12/31/2013
			01/01/2013	Contribution	Interest			
Drainage / Water Retention								
Drainage Pipe Repair	\$ 34,048	71.76 %	\$ 24,432	\$ 2,070	\$ 196	\$ 0	\$ 26,699	
Drainage System Clean	121	71.76	87	1,773	168	0	0	2,029
Inlet Grate/Inlet Structure	7,283	71.76	5,226	442	41	0	0	5,711
Lake Fountain	2,557	71.76	1,835	777	73	0	0	2,686
East / West Common Area								
Chainlink Fence (72%)	\$ 570	71.76 %	\$ 409	\$ 86	\$ 8	\$ 0	\$ 504	
Irrigation Pump Station (72%)	4,592	71.76	3,295	960	91	0	0	4,346
Irrigation Wells (72%)	3,626	71.76	2,602	897	85	0	0	3,585
Landscaping Replacement -...	17,250	71.76	12,378	1,906	180	0	0	14,466
Perimeter Wall (72%)	1,325	71.76	950	201	19	0	0	1,171
Entrance Area / Security								
Brick Pavers	\$ 12,144	71.76 %	\$ 8,714	\$ 738	\$ 69	\$ 0	\$ 9,522	
Double Light Post	20,000	71.76	14,352	1,215	115	20,000	-4,316	
Entry Gate	10,000	71.76	7,176	608	57	10,000	-2,158	
Gate Operator	5,824	71.76	4,179	1,770	167	0	0	6,117
Keypad Entry System	7,000	71.76	5,023	425	40	7,000	-1,510	
Landscape...	1,571	71.76	1,127	1,910	181	0	0	3,219
Pool Fountains	10,000	71.76	7,176	1,158	109	10,000	-1,556	
Roadway / Walkway Area								
Asphalt-Milling/Resurfacing	\$ 140,213	71.76 %	\$ 100,617	\$ 13,115	\$ 1,242	\$ 0	\$ 114,975	
Concrete Sidewalk Repair	5,015	71.76	3,599	304	28	0	0	3,933
Cul-de-sac Upgrades	16,835	71.76	12,081	1,574	149	0	0	13,804
Curb and Gutter	2,220	71.76	1,593	134	12	0	0	1,740
Irrigation Main Line Repairs	720	71.76	516	43	4	720	-155	
Landscape...	13,546	71.76	9,721	823	78	0	0	10,622
Oak Tree - Maintenance	28,957	71.76	20,779	1,760	166	0	0	22,706
Oak Tree - Replacement	164,447	71.76	118,007	9,998	947	0	0	128,952
Roadway Striping	1,000	71.76	717	60	5	1,000	-215	
Single Light Post	8,096	71.76	5,809	492	46	0	0	6,348
Stop Sign	5,689	71.76	4,082	345	32	0	0	4,461
Taxes								
Taxes	\$ 0	0.00 %	\$ 0	\$ 0	\$ 110	\$ 110	\$ 0	
	\$ 524,656	71.76 %	\$ 376,493	\$ 45,600	\$ 4,431	\$ 48,830	\$ 377,693	

North Fork Property Owners' Association
EAST – RESERVE STUDY 2012

Percent Funded - Allocation

Components by Category	100% Funded	Percent Funded	Beginning Balance			Ending Balance	
			01/01/2013	Contribution	Interest	Expenditure	12/31/2022
Drainage / Water Retention							
Drainage Pipe Repair	\$ 34,048	71.76 %	\$ 24,432	\$ 20,701	\$ 1,441	\$ 0	\$ 46,575
Drainage System Clean	121	71.76	87	17,737	1,235	14,402	4,658
Inlet Grate/Inlet Structure	7,283	71.76	5,226	4,428	308	0	9,963
Lake Fountain	2,557	71.76	1,835	7,774	541	1,115	9,035
East / West Common Area							
Chainlink Fence (72%)	\$ 570	71.76 %	\$ 409	\$ 866	\$ 60	\$ 0	\$ 1,336
Irrigation Pump Station (72%)	4,592	71.76	3,295	9,605	669	10,783	2,786
Irrigation Wells (72%)	3,626	71.76	2,602	8,979	625	1,641	10,566
Landscaping Replacement -...	17,250	71.76	12,378	19,068	1,328	25,090	7,684
Perimeter Wall (72%)	1,325	71.76	950	2,013	140	1,656	1,448
Entrance Area / Security							
Brick Pavers	\$ 12,144	71.76 %	\$ 8,714	\$ 7,383	\$ 514	\$ 0	\$ 16,612
Double Light Post	20,000	71.76	14,352	12,159	846	20,000	7,358
Entry Gate	10,000	71.76	7,176	6,080	423	10,000	3,679
Gate Operator	5,824	71.76	4,179	17,705	1,233	15,060	8,057
Keypad Entry System	7,000	71.76	5,023	4,256	296	7,000	2,576
Landscape...	1,571	71.76	1,127	19,107	1,330	15,714	5,851
Pool Fountains	10,000	71.76	7,176	11,581	806	16,166	3,397
Roadway / Walkway Area							
Asphalt-Milling/Resurfacing	\$ 140,213	71.76 %	\$ 100,617	\$ 131,151	\$ 9,134	\$ 215,713	\$ 25,189
Concrete Sidewalk Repair	5,015	71.76	3,599	3,049	212	6,771	90
Cul-de-sac Upgrades	16,835	71.76	12,081	15,747	1,096	25,900	3,024
Curb and Gutter	2,220	71.76	1,593	1,349	94	2,997	39
Irrigation Main Line Repairs	720	71.76	516	437	30	720	264
Landscape...	13,546	71.76	9,721	8,237	573	19,642	-1,110
Oak Tree - Maintenance	28,957	71.76	20,779	17,604	1,226	68,853	-29,242
Oak Tree - Replacement	164,447	71.76	118,007	99,982	6,963	222,003	2,949
Roadway Striping	1,000	71.76	717	608	42	1,000	368
Single Light Post	8,096	71.76	5,809	4,921	342	0	11,074
Stop Sign	5,689	71.76	4,082	3,459	240	8,250	-466
Taxes							
Taxes	\$ 0	0.00 %	\$ 0	\$ 0	\$ 12,962	\$ 12,962	\$ 0
				\$ 524,656	71.76 %	\$	



Engineering & Planning, Inc.

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(772) 345-1948 • www.MackenzieEngineeringInc.com

May 30, 2012

Bristol Management Services Inc.
1930 Commerce Lane
Suite #1
Jupiter, FL 33458

Re: North Fork Property Owners' Association, Inc.
Engineer's Observations

Dear Members of the Board:

We are pleased to submit this DRAFT Reserve Study for the western part of the North Fork Property Owners' Association, Inc. – west side (North Fork West).

We chose an analysis date of January 1, 2013. This date will allow the Association to continue to follow the contribution schedule included in the 2012 approved budget for the remainder of 2012 and defer any contribution increases until the 2013 fiscal year.

During our site visit to your community (Wednesday, March 21, 2012), we observed the general condition of all common areas within North Fork West. We organized all the items into categories based on relation to one another and/or location throughout the community. Our notes and recommendations are listed below.

ENTRANCE AREA / SECURITY

From our understanding, work will begin soon on the entryway area to North Fork West. Following is the general condition in which we found the elements included within the entryway area.

Within the entrance area the stop bar is faded and should be repainted (Figure 1). The stop bar appears to be thermoplastic which has a typical service life of 20 years. The stop/street sign, double light posts, as well as the entry gate are in very good condition and

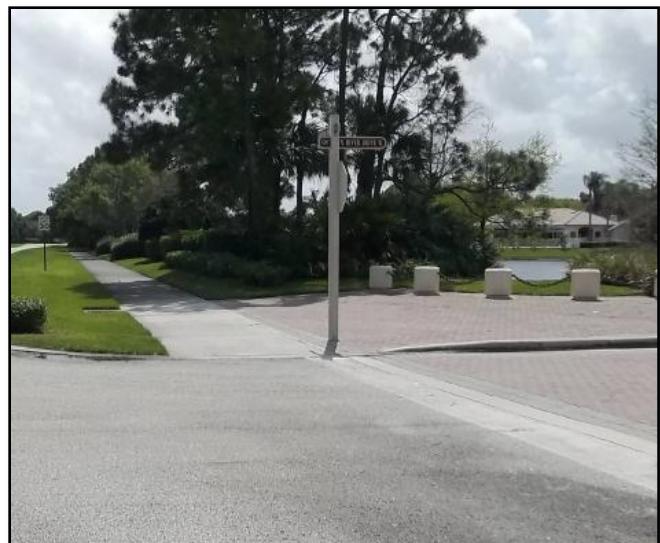


Figure 8: Faded stop bar.

**North Fork Property Owners' Association
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should be expected to last another 20 years if properly maintained. Painting of the light posts and gate is recommended every 10 years. We estimate the service life of gate motors to be about 5 years and the operators typically last about 10 years.

The small landscaping lights are in fair condition but will likely need replacing within the next five years. The larger lights behind the entryway wall should be repaired or removed immediately. We observed exposed wires connected to these lights (Figure 2).

The walls should be painted, tiled and grouted about every 7 years. The expected cost and service life of the landscaping shall be based on historic up-keep. The brick pavers are in very good condition considering their age. The curbs and valley gutters are in good condition and should last another 20+ years with the exception of minor repairs, specifically related to tree root damage. The yellow pavement striping and reflective pavement markers should be replaced (Figure 3).



Figure 9: Landscape lights with exposed wiring.

ROADWAY / WALKWAY AREAS

This section of the report includes everything the common walking and driving areas including the roadways, sidewalks, driveway turnouts, curb and gutters, cul-de-sacs, trees, irrigation, and landscaping. Also included in this section are items along the roads including roadway striping, stop bars, stop and street signs, driveways, mailboxes, and light posts.

Overall the asphalt is in adequate condition. Milling and resurfacing should be done within the next 5-10 years. There are minor cracks and a depressed area along North River Drive West which are consistent with the age of the pavement. The depressed rectangular area in the roadway can be repaired when the roads are milled and resurfaced. The cul-de-sacs have a minor standing water problem. As a part of the future resurfacing, we recommend proper grading of the roadway so rain water will flow from the center to the outer edges without any standing water. This may include milling of



Figure 10: Faded pavement markings & worn reflectors.

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the existing asphalt, replacing sections of valley gutter and adding Type "D" curb around the center circle to replace or modify the existing header curb.

The stop bars within the community are faded and require repainting (Figure 4). The mailboxes, mail box posts and light posts should be repainted within the next three years and repainted as needed thereafter. The stop signs and street signs can be expected to last another 10 to 20 years.

The growth of the oak tree roots in North Fork West are causing minor problems with heaving of the driveways, roadway and valley gutter. These problems will continue to grow in expense if the oak trees are not replaced or the roots are not controlled. Inadequate drainage causes standing water that will rapidly accelerate the deterioration of the asphalt. The trees are too large at this point for successful root trimming. We counted 14 trees that are causing problems to the road, valley gutter and/or driveways. The community may consider replacing the oaks with trees that have a less aggressive root system such as

Dahoon Holly. Other options to consider for repairing these problems without tree removal can be found at <http://shadetreeexpert.com/> under the section "Construction Solutions." We recommend consulting a certified arborist to develop a comprehensive community solution to the trees now and in the future.



Figure 11: Faded stop bars throughout the Community.



Figures 5: Leaf build-up on inlet grate

DRAINAGE / WATER RETENTION

The drainage section of the report contains our observations and recommendations regarding the drainage catch basins (grates), underground piping, and wet/dry retention areas (ponds). We recommend an inspection and a cleaning of the entire drainage system. The large amount of leaf accumulation on the inlet grates (Figure 5) is an indication of the debris within the underground piping system. The metal pipe connected to the weir structure at the Southern outfall needs to be replaced because it is rusted and deteriorating. We spoke with Working Divers regarding others pipes in the Community. Working Divers inspected the pipes

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previously and confirmed that the majority of the drainage pipes are concrete pipes and that only a portion of the pipe that enters the drainage pond is corrugated metal. All other observed entry pipes have been replaced with corrugated aluminum or plastic.

AMENITIES

The amenities in North Fork West include tennis courts, a basketball court and a playground. The basketball and northernmost tennis court were recently re-surfaced, but are already cracking. The courts were improperly repaired and lack a fiberglass mesh overlay. A typical court requires resurfacing about every five years and a full reconstruction approximately every 20 years. Additionally, plant material and roots (Figure 6) have grown up against the courts preventing proper drainage. The vegetation should be removed from within one foot of the court. One way to ensure this is to create a perimeter of rock and gravel. This was done around the majority of the southern tennis court. Other methods used to allow adequate drainage of courts are swales and/or French drains along the perimeters.

The lights on the courts appear to be in fair condition. The benches and fences are in good condition relative to their age.

The playground has several rusty bolt/nuts and connectors that should be replaced (Figure 7). A wasp nest under the platform needs removal. If properly maintained, the playground should last for about 10-15 years.



Figure 12: Tree root growing up to tennis court.



Figure 13: Rusty connectors on the playground.

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Figure 14: Pump housing walls are not sturdy.



Figure 15: Water standing on sidewalk from a possible irrigation leak.



EAST/WEST COMMON AREAS

The common areas include the back perimeter wall and the landscaping, irrigation and sidewalk along North Fork Drive. These common areas are in good condition. The wall surrounding the pump near the North Fork West entrance (Figure 8) is slightly wobbly and may need reinforcing or replacing soon. We also noticed an area of standing water on the sidewalk along North Fork Drive (Figure 9). This is likely due to a leaking sprinkler head.

Please review and contact us with any questions or comments at (772) 345-1948.

Sincerely,

Shaun G. MacKenzie, P.E.

North Fork Property Owners' Association
WEST – RESERVE STUDY 2012

Item Parameters - Summary

	Basis Cost	Quantity	Service Date	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
Drainage / Water Retention								
Drainage Pipe Repair	\$ 110.00	180.000	01/01/2013	\$ 19,800	20:00	20:00	20:00	\$ 36,050
Drainage System Clean	2,000.00	1.000	01/01/2013	2,000	3:00	3:00	3:00	2,188
Inlet Grate/Inlet Structures	4,000.00	1.000	01/01/1989	4,000	20:00	44:00	20:00	7,283
Lake Fountain	6,000.00	1.000	01/01/2009	6,000	14:00	12:10	8:10	7,835
Weir	5,000.00	1.000	01/01/1989	5,000	50:00	50:00	26:00	10,896
Weir - Drainage Pipe	110.00	20.000	01/01/1989	2,200	50:00	24:00	0:00	2,200
				\$ 39,000				\$ 66,454
East / West Common Areas								
Chainlink Fence (28%)	\$ 9.00	48.000	01/01/2005	\$ 432	30:00	30:00	22:00	\$ 835
Irrigation Pump Station (28%)	3,000.00	0.760	01/03-01/11	2,280	15:00	10:06	3:02	2,509
Irrigation Wells (28%)	5,000.00	0.680	01/06-01/11	3,400	20:00	18:03	13:09	5,177
Landscaping Replacement...	30,000.00	0.280	01/01/2002	8,400	5:00	5:00	-6:00	8,400
Perimeter Wall	10.00	216.000	01/01/2005	2,160	10:00	10:00	2:00	2,293
				\$ 16,672				\$ 19,215
Entrance Area / Security								
Brick Pavers - Releveling	\$ 2.25	6,000.000	01/01/1989	\$ 13,500	20:00	29:00	5:00	\$ 15,681
Double Light Post	2,000.00	10.000	01/01/1989	20,000	30:00	24:00	0:00	20,000
Entry Gate	2,500.00	4.000	01/01/1989	10,000	30:00	24:00	0:00	10,000
Gate Operator	2,500.00	4.000	01/01/2009	10,000	10:00	8:06	4:06	11,469
Keypad Entry System	7,000.00	1.000	01/01/1989	7,000	10:00	24:00	0:00	7,000
Large Landscape Light	2,000.00	2.000	01/01/1989	4,000	10:00	24:00	0:00	4,000
Pool Fountains	10,000.00	1.000	01/92-01/06	10,000	21:00	14:00	0:00	10,000
				\$ 74,500				\$ 78,151
Roadway / Walkway Areas								
Asphalt-Milling/Resurfacing	\$ 11.00	6,800.000	01/01/2000	\$ 74,800	20:00	20:00	7:00	\$ 92,254
Cul-de-sac Upgrades	3,500.00	3.000	01/01/2000	10,500	20:00	20:00	7:00	12,950
Curb and Gutter	27.00	381.000	01/01/1989	10,287	20:00	31:00	7:00	12,687
Irrigation Mainline Repairs	1,000.00	0.280	01/01/1989	280	10:00	24:00	0:00	280
Oak Tree - Maintenance	2,000.00	2.000	01/01/1989	4,000	5:00	26:00	2:00	4,247
Oak Tree - Replacement	3,000.00	10.000	01/01/1989	30,000	20:00	31:00	7:00	37,000
Roadway Striping	800.00	1.000	01/01/1989	800	10:00	24:00	0:00	800
Single Light Post	1,800.00	3.000	01/01/1989	5,400	30:00	30:00	6:00	6,463
Stop/Street Sign	700.00	4.000	01/01/1989	2,800	20:00	33:00	9:00	3,666
				\$ 138,867				\$ 170,350
				\$ 269,039				\$ 334,171

**North Fork Property Owners' Association
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Item Parameters - Full Detail

Drainage Pipe Repair

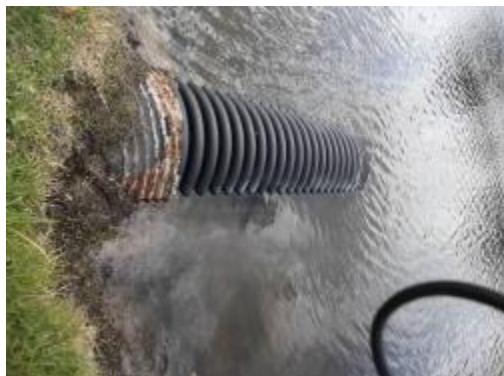
Item Number	49	Measurement Basis	LF
Type	Common Area	Estimated Useful Life	20:00
Category	Drainage / Water Retention	Basis Cost	110.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Description	Service Date	Replace Date	Rem Life	Adj Life	Replacement Cost		
						Quantity	Current	Future
910-000-0049		01/01/2013	01/01/2033	20:00	20:00	180.00	\$ 19,800.00	\$ 36,050.95

Comments

We estimated 1,800 Linear Feet of drainage pipes in the western neighborhood.

The service life of drainage pipes vary depending upon materials. Our values are based on repairs being required on 10% of the drainage pipes every 20 years.



**North Fork Property Owners' Association
WEST – RESERVE STUDY 2012**

Item Parameters - Full Detail

Drainage System Clean

Item Number	1	Measurement Basis	EA
Type	Common Area	Estimated Useful Life	3:00
Category	Drainage / Water Retention	Basis Cost	2,000.00
Tracking Method	Logistical	Salvage Value	\$ 0.00
	Fixed		

Code	Description	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
							Current	Future
910-000-0001		01/01/2013	01/01/2016	3:00	3:00	1.00	\$ 2,000.00	\$ 2,188.10

Comments

**North Fork Property Owners' Association
WEST – RESERVE STUDY 2012**

Item Parameters - Full Detail

Inlet Grate/Inlet Structures

Item Number	47	Measurement Basis	EA
Type	Common Area	Estimated Useful Life	20:00
Category	Drainage / Water Retention	Basis Cost	4,000.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Description	Service Date	Replace Date	Rem Life	Adj Life	Replacement Cost		
						Quantity	Current	Future
910-000-0047		01/01/1989	01/01/2033	20:00	44:00	1.00 \$	4,000.00 \$	7,283.02

Comments

11 inlet structures were counted in North Fork West.

The typical service life of a drainage structure is 100 years. Values are provided based on an estimate of 5-10% failing (needing repairs) every 20 years.

North Fork Property Owners' Association
WEST – RESERVE STUDY 2012

Item Parameters - Full Detail

Lake Fountain

Item Number	48	Measurement Basis	EA
Type	Common Area	Estimated Useful Life	14:00
Category	Drainage / Water Retention	Basis Cost	6,000.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Description	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
							Current	Future
920-001-0048	replace	01/01/2009	01/01/2023	10:00	14:00	0.83 \$	4,980.00 \$	6,719.78
920-002-0048	motor	01/01/2009	01/01/2016	3:00	7:00	0.17 \$	1,020.00 \$	1,115.93
						\$	6,000.00 \$	7,835.71

Comments

According to notes provided by Dan Perez, lake fountain was replaced in 2009. Typical fountains have a useful life of 14 years (at an approximate cost of \$6000.00). The motor can be expected to last about 7 years (at an approximate cost of \$1000.00).

**North Fork Property Owners' Association
WEST – RESERVE STUDY 2012**

Item Parameters - Full Detail

Weir

Item Number	25	Measurement Basis	EA
Type	Common Area	Estimated Useful Life	50:00
Category	Drainage / Water Retention	Basis Cost	5,000.00
Tracking Method	Logistical	Salvage Value	\$ 0.00
	Fixed		

Code	Description	Service Date	Replace Date	Rem Life	Adj Life	Replacement Cost		
						Quantity	Current	Future
910-000-0025		01/01/1989	01/01/2039	26:00	50:00	1.00 \$	5,000.00 \$	10,896.75

Comments



North Fork Property Owners' Association
WEST – RESERVE STUDY 2012

Item Parameters - Full Detail

Weir - Drainage Pipe

Item Number	24	Measurement Basis	LF
Type	Common Area	Estimated Useful Life	50:00
Category	Drainage / Water Retention	Basis Cost	110.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Description	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
							Current	Future
910-000-0024		01/01/1989	01/01/2013	0:00	24:00	20.00	\$ 2,200.00	\$ 2,200.00

Comments

When repair is done, consider removing the pipe and allowing water to flow from the weir structure to a swale that leads to the wetland area.

**North Fork Property Owners' Association
WEST – RESERVE STUDY 2012**

Item Parameters - Full Detail

Chainlink Fence (28%)

Item Number	44	Measurement Basis	LF
Type	Common Area	Estimated Useful Life	30:00
Category	East / West Common Areas	Basis Cost	9.00
Tracking Method	Logistical	Salvage Value	\$ 0.00
	Fixed		

Code	Description	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
							Current	Future
910-000-0044		01/01/2005	01/01/2035	22:00	30:00	48.00	\$ 432.00	\$ 835.14

Comments

Length of fence is estimated at 170 feet.



**North Fork Property Owners' Association
WEST – RESERVE STUDY 2012**

Item Parameters - Full Detail

Irrigation Pump Station (28%)

Item Number	2	Measurement Basis	EA
Type	Common Area	Estimated Useful Life	15:00
Category	East / West Common Areas	Basis Cost	3,000.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Description	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
							Current	Future
920-001-0002	7.5 HP pump	01/01/2003	01/01/2018	5:00	15:00	0.28 \$	840.00 \$	975.76
920-002-0002	7.5 HP motor	01/01/2011	01/01/2014	1:00	3:00	0.10 \$	300.00 \$	309.12
920-003-0002	controller	01/01/2007	01/01/2014	1:00	7:00	0.28 \$	840.00 \$	865.55
920-004-0002	2HP pump	01/01/2004	01/01/2019	6:00	15:00	0.10 \$	300.00 \$	359.08
						\$	2,280.00 \$	2,509.51

Comments

Community has

One -7.5 HP Centrifugal Pump. According to Treasure Coast Irrigation, the motor has been replaced multiple times over the last few years. It is estimated that this particular pump has about 5 years remaining. Typically pumps like these cost approx. \$3,000 with installation. Typically the motor will need replacement every 3 years.

One -Timer/Controller Box is aged and will need replacing in the next couple years.

One - 2HP centrifugal pump installed recently to irrigate the island way area along the wall. This pump typically cost \$1,000 installed.

Additionally, we have scheduled repairs to the mainline due to root intrusion and aging beginning in 2013 and repeating every 15 years.

North Fork Property Owners' Association
WEST – RESERVE STUDY 2012

Item Parameters - Full Detail

Irrigation Wells (28%)

Item Number	46	Measurement Basis	EA
Type	Common Area	Estimated Useful Life	20:00
Category	East / West Common Areas	Basis Cost	5,000.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Description	Service	Replace	Rem	Adj	Replacement Cost		
		Date	Date	Life	Life	Quantity	Current	Future
920-001-0046	Well east	01/01/2006	01/01/2026	13:00	20:00	0.28 \$	1,400.00 \$	2,066.77
920-002-0046	pump east	01/01/2006	01/01/2016	3:00	10:00	0.06 \$	300.00 \$	328.22
920-003-0046	Well west	01/01/2011	01/01/2031	18:00	20:00	0.28 \$	1,400.00 \$	2,400.79
920-004-0046	pump west	01/01/2011	01/01/2021	8:00	10:00	0.06 \$	300.00 \$	381.26
						\$	3,400.00 \$	5,177.04

Comments

Community has two lake recharge wells with submersible pumps. We have scheduled the wells with a useful life of 20 years, however these items vary greatly. They submersible pumps typically last 10 years. We have proportionally adjusted quantities to represent the 28% membership on the West side.

**North Fork Property Owners' Association
WEST – RESERVE STUDY 2012**

Item Parameters - Full Detail

Landscaping Replacement -North Fork...

Item Number	41	Measurement Basis	EA
Type	Common Area	Estimated Useful Life	5:00
Category	East / West Common Areas	Basis Cost	30,000.00
Tracking Method	Logistical	Salvage Value	\$ 0.00
	Fixed		

Code	Description	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
							Current	Future
910-000-0041		01/01/2002	01/01/2007	-6:00	5:00	0.28	\$ 8,400.00	\$ 8,400.00

Comments

Estimate provided by Dan Perez based on Boards plans to replace shrubbery along North Fork Drive.

North Fork Property Owners' Association
WEST – RESERVE STUDY 2012

Item Parameters - Full Detail

Perimeter Wall

Item Number	45	Measurement Basis	LF
Type	Common Area	Estimated Useful Life	10:00
Category	East / West Common Areas	Basis Cost	10.00
Tracking Method	Logistical	Salvage Value	\$ 0.00
	Fixed		

Code	Description	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
							Current	Future
910-000-0045		01/01/2005	01/01/2015	2:00	10:00	216.00	\$ 2,160.00	\$ 2,293.40

Comments

Periodic repairs and painting will be required. We estimate \$1.00 per linear foot for repair and \$9 per linear foot for painting every ten years.

Wall was measured at 216 linear feet.



North Fork Property Owners' Association
WEST – RESERVE STUDY 2012

Item Parameters - Full Detail

Brick Pavers - Releveling

Item Number	13	Measurement Basis	SF
Type	Common Area	Estimated Useful Life	20:00
Category	Entrance Area / Security	Basis Cost	2.25
Tracking Method	Logistical Adjusted	Salvage Value	\$ 0.00

Code	Description	Service Date	Replace Date	Rem Life	Adj Life	Replacement Cost		
						Quantity	Current	Future
910-000-0013		01/01/1989	01/01/2018	5:00	29:00	6000.00 \$	13,500.00 \$	15,681.83

Comments

In our opinion, the brick pavers are in adequate condition. Immediate replacement is not necessary even though the typical 20 year service life has passed.



**North Fork Property Owners' Association
WEST – RESERVE STUDY 2012**

Item Parameters - Full Detail

Double Light Post

Item Number	7	Measurement Basis	EA
Type	Common Area	Estimated Useful Life	30:00
Category	Entrance Area / Security	Basis Cost	2,000.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Description	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost		
							Current	Future	
910-000-0007		01/01/1989	01/01/2013	0:00	24:00	10.00	\$ 20,000.00	\$ 20,000.00	

Comments



**North Fork Property Owners' Association
WEST – RESERVE STUDY 2012**

Item Parameters - Full Detail

Entry Gate

Item Number	8	Measurement Basis	EA
Type	Common Area	Estimated Useful Life	30:00
Category	Entrance Area / Security	Basis Cost	2,500.00
Tracking Method	Logistical Adjusted	Salvage Value	\$ 0.00

Code	Description	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost		
							Current	Future	
910-000-0008		01/01/1989	01/01/2013	0:00	24:00	4.00	\$ 10,000.00	\$ 10,000.00	

Comments



**North Fork Property Owners' Association
WEST – RESERVE STUDY 2012**

Item Parameters - Full Detail

Gate Operator

Item Number	3	Measurement Basis	EA
Type	Common Area	Estimated Useful Life	10:00
Category	Entrance Area / Security	Basis Cost	2,500.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Description	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
							Current	Future
920-001-0003	Operator	01/01/2009	01/01/2019	6:00	10:00	2.80	\$ 7,000.00	\$ 8,378.64
920-002-0003	Motor only	01/01/2009	01/01/2014	1:00	5:00	1.20	\$ 3,000.00	\$ 3,091.25

Comments

Typically gate operators will require replacement at 10 years (at about \$10,000). The motors typically require replacement every 5 years (at about \$3000.00).

**North Fork Property Owners' Association
WEST – RESERVE STUDY 2012**

Item Parameters - Full Detail

Keypad Entry System

Item Number	11	Measurement Basis	EA
Type	Common Area	Estimated Useful Life	10:00
Category	Entrance Area / Security	Basis Cost	7,000.00
Tracking Method	Logistical Adjusted	Salvage Value	\$ 0.00

Code	Description	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost		
							Current	Future	
910-000-0011		01/01/1989	01/01/2013	0:00	24:00	1.00	\$ 7,000.00	\$ 7,000.00	

Comments



North Fork Property Owners' Association
WEST – RESERVE STUDY 2012

Item Parameters - Full Detail

Large Landscape Light

Item Number	10	Measurement Basis	EA
Type	Common Area	Estimated Useful Life	10:00
Category	Entrance Area / Security	Basis Cost	2,000.00
Tracking Method	Logistical Adjusted	Salvage Value	\$ 0.00

Code	Description	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
							Current	Future
910-000-0010		01/01/1989	01/01/2013	0:00	24:00	2.00	\$ 4,000.00	\$ 4,000.00

Comments

Lights are included in the redesign of entryway. Project in planning phase, prices and plans may vary.



North Fork Property Owners' Association
WEST – RESERVE STUDY 2012

Item Parameters - Full Detail

Pool Fountains

Item Number	14	Measurement Basis	EA
Type	Common Area	Estimated Useful Life	21:00
Category	Entrance Area / Security	Basis Cost	10,000.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Description	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
							Current	Future
920-001-0014	replace	01/01/1992	01/01/2013	0:00	21:00	0.50 \$	5,000.00 \$	5,000.00
920-002-0014	motors/jets	01/01/2006	01/01/2013	0:00	7:00	0.50 \$	5,000.00 \$	5,000.00

Comments

Typically pool fountains have a useful life of 21 years. We have budgeted \$10,000, however these fountains vary in pricing. Typically every 7 years motors and jets will need replacement as well as minor electrical repairs.

**North Fork Property Owners' Association
WEST – RESERVE STUDY 2012**

Item Parameters - Full Detail

Asphalt-Milling/Resurfacing

Item Number	17	Measurement Basis	SY
Type	Common Area	Estimated Useful Life	20:00
Category	Roadway / Walkway Areas	Basis Cost	11.00
Tracking Method	Logistical	Salvage Value	\$ 0.00
	Fixed		

Code	Description	Service Date	Replace Date	Rem Life	Adj Life	Replacement Cost		
						Quantity	Current	Future
910-000-0017		01/01/2000	01/01/2020	7:00	20:00	6800.00 \$	74,800.00 \$	92,254.94

Comments

Price includes pavement striping.

**North Fork Property Owners' Association
WEST – RESERVE STUDY 2012**

Item Parameters - Full Detail

Cul-de-sac Upgrades

Item Number	18	Measurement Basis	EA
Type	Common Area	Estimated Useful Life	20:00
Category	Roadway / Walkway Areas	Basis Cost	3,500.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Description	Service Date	Replace Date	Rem Life	Adj Life	Replacement Cost		
						Quantity	Current	Future
910-000-0018		01/01/2000	01/01/2020	7:00	20:00	3.00 \$	10,500.00 \$	12,950.23

Comments

Cost does not include milling and grading of asphalt. This price is to replace interior curbing (with a type "D") around the landscaped circle so that proper drainage can occur.

About 130 LF of curbing around the inside circle.

**North Fork Property Owners' Association
WEST – RESERVE STUDY 2012**

Item Parameters - Full Detail

Curb and Gutter

Item Number	4	Measurement Basis	LF
Type	Common Area	Estimated Useful Life	20:00
Category	Roadway / Walkway Areas	Basis Cost	27.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Description	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
							Current	Future
910-000-0004		01/01/1989	01/01/2020	7:00	31:00	381.00	\$ 10,287.00	\$ 12,687.52

Comments

There is an estimated 3,810 linear feet of valley gutter.

Concrete curb and gutter (C&G) systems typically last about 100 years. Values are based on the assumption that repairs are required at the rate of 10% of the C&G system every 20 years.

**North Fork Property Owners' Association
WEST – RESERVE STUDY 2012**

Item Parameters - Full Detail

Irrigation Mainline Repairs

Item Number	51	Measurement Basis	EA
Type	Common Area	Estimated Useful Life	10:00
Category	Roadway / Walkway Areas	Basis Cost	1,000.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Description	Service Date	Replace Date	Rem Life	Adj Life	Replacement Cost		
						Quantity	Current	Future
910-000-0051		01/01/1989	01/01/2013	0:00	24:00	0.28 \$	280.00 \$	280.00

Comments

Mainline Repairs needed due to Root intrusion and aging infrastructure.

**North Fork Property Owners' Association
WEST – RESERVE STUDY 2012**

Item Parameters - Full Detail

Oak Tree - Maintenance

Item Number	50	Measurement Basis	EA
Type	Common Area	Estimated Useful Life	5:00
Category	Roadway / Walkway Areas	Basis Cost	2,000.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Description	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
							Current	Future
910-000-0050		01/01/1989	01/01/2015	2:00	26:00	2.00	\$ 4,000.00	\$ 4,247.03

Comments

We estimate that every 5 years approx. 2 trees on the West side will need removal, replacement, or some type of root cutting.

North Fork Property Owners' Association
WEST – RESERVE STUDY 2012

Item Parameters - Full Detail

Oak Tree - Replacement

Item Number	22	Measurement Basis	EA
Type	Common Area	Estimated Useful Life	20:00
Category	Roadway / Walkway Areas	Basis Cost	3,000.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Description	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
							Current	Future
910-000-0022		01/01/1989	01/01/2020	7:00	31:00	10.00	\$ 30,000.00	\$ 37,000.64

Comments

We recommend tree replacement be performed concurrently with the road milling and resurfacing.

**North Fork Property Owners' Association
WEST – RESERVE STUDY 2012**

Item Parameters - Full Detail

Roadway Striping

Item Number	5	Measurement Basis	EA
Type	Common Area	Estimated Useful Life	10:00
Category	Roadway / Walkway Areas	Basis Cost	800.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Description	Service Date	Replace Date	Rem Life	Adj Life	Replacement Cost		
						Quantity	Current	Future
910-000-0005		01/01/1989	01/01/2013	0:00	24:00	1.00 \$	800.00 \$	800.00

Comments

This item includes stop bars, channelization striping, and reflective pavement markers throughout the community.

When roads are milled and resurfaced in 2020, we suggest using a thermoplastic material that will last for the life of the road.

**North Fork Property Owners' Association
WEST – RESERVE STUDY 2012**

Item Parameters - Full Detail

Single Light Post

Item Number	19	Measurement Basis	EA
Type	Common Area	Estimated Useful Life	30:00
Category	Roadway / Walkway Areas	Basis Cost	1,800.00
Tracking Method	Logistical	Salvage Value	\$ 0.00
	Fixed		

Code	Description	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
							Current	Future
910-000-0019		01/01/1989	01/01/2019	6:00	30:00	3.00	\$ 5,400.00	\$ 6,463.52

Comments



**North Fork Property Owners' Association
WEST – RESERVE STUDY 2012**

Item Parameters - Full Detail

Stop/Street Sign

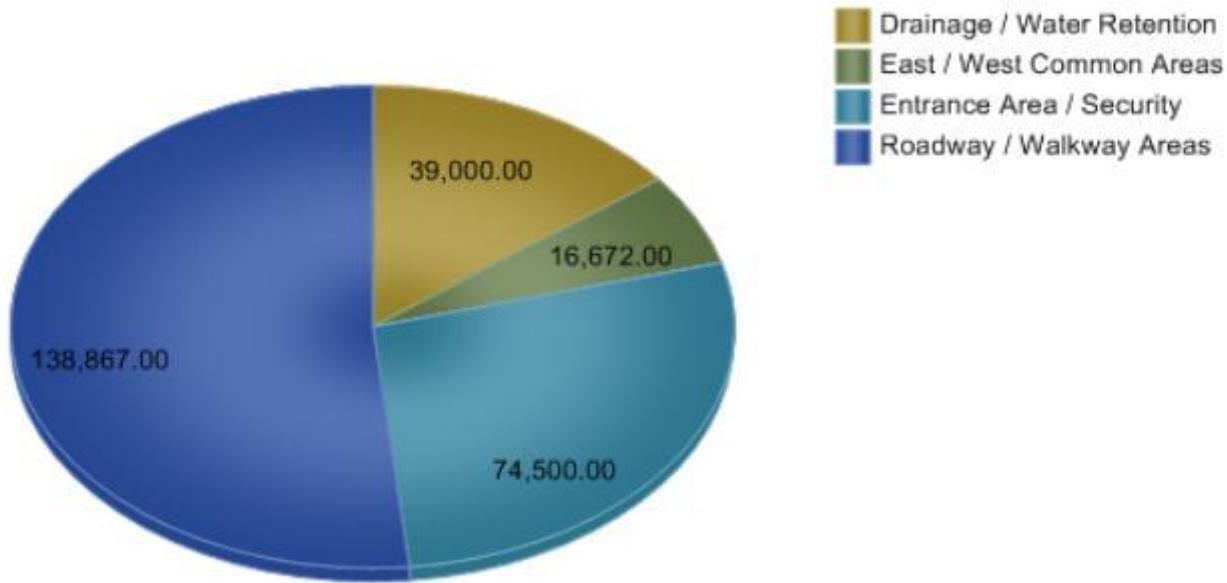
Item Number	6	Measurement Basis	EA
Type	Common Area	Estimated Useful Life	20:00
Category	Roadway / Walkway Areas	Basis Cost	700.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Description	Service Date	Replace Date	Rem Life	Adj Life	Replacement Cost		
						Quantity	Current	Future
910-000-0006		01/01/1989	01/01/2022	9:00	33:00	4.00 \$	2,800.00 \$	3,666.66

Comments

**North Fork Property Owners' Association
WEST – RESERVE STUDY 2012**

Item Parameter - Category - Chart



North Fork Property Owners' Association
WEST – RESERVE STUDY 2012

Expenditures - Annual

Date	Description	Code	Service Date	Est Life	Future Cost	Salvage Value	Net Expenditure
Year --2013							
01/01/2013	Double Light Post	910-000-0007	01/01/1989	24:00	\$ 20,000.00	\$ 0.00	\$ 20,000.00
01/01/2013	Entry Gate	910-000-0008	01/01/1989	24:00	10,000.00	0.00	10,000.00
01/01/2013	Irrigation Mainline Repairs	910-000-0051	01/01/1989	24:00	280.00	0.00	280.00
01/01/2013	Keypad Entry System	910-000-0011	01/01/1989	24:00	7,000.00	0.00	7,000.00
01/01/2013	Large Landscape Light	910-000-0010	01/01/1989	24:00	4,000.00	0.00	4,000.00
01/01/2013	Pool Fountains	920-001-0014	01/01/1992	21:00	5,000.00	0.00	5,000.00
01/01/2013	Pool Fountains	920-002-0014	01/01/2006	7:00	5,000.00	0.00	5,000.00
01/01/2013	Roadway Striping	910-000-0005	01/01/1989	24:00	800.00	0.00	800.00
01/01/2013	Weir - Drainage Pipe	910-000-0024	01/01/1989	24:00	2,200.00	0.00	2,200.00
01/01/2013	Tax Payment	990-000-9990	01/01/2013	:	32.40	0.00	32.40
					\$ 54,312.40	\$ 0.00	\$ 54,312.40
Year --2014							
01/01/2014	Gate Operator	920-002-0003	01/01/2009	5:00	3,091.25	0.00	3,091.25
01/01/2014	Irrigation Pump Station (28%)	920-002-0002	01/01/2011	3:00	309.12	0.00	309.12
01/01/2014	Irrigation Pump Station (28%)	920-003-0002	01/01/2007	7:00	865.55	0.00	865.55
01/01/2014	Tax Payment	990-000-9990	01/01/2014	:	332.84	0.00	332.84
					\$ 4,598.76	\$ 0.00	\$ 4,598.76
Year --2015							
01/01/2015	Oak Tree - Maintenance	910-000-0050	01/01/1989	26:00	4,247.03	0.00	4,247.03
01/01/2015	Perimeter Wall	910-000-0045	01/01/2005	10:00	2,293.40	0.00	2,293.40
01/01/2015	Tax Payment	990-000-9990	01/01/2015	:	401.79	0.00	401.79
					\$ 6,942.22	\$ 0.00	\$ 6,942.22
Year --2016							
01/01/2016	Drainage System Clean	910-000-0001	01/01/2013	3:00	2,188.10	0.00	2,188.10
01/01/2016	Irrigation Wells (28%)	920-002-0046	01/01/2006	10:00	328.22	0.00	328.22
01/01/2016	Lake Fountain	920-002-0048	01/01/2009	7:00	1,115.93	0.00	1,115.93
01/01/2016	Tax Payment	990-000-9990	01/01/2016	:	463.58	0.00	463.58
					\$ 4,095.83	\$ 0.00	\$ 4,095.83
Year --2017							
01/01/2017	Irrigation Pump Station (28%)	920-002-0002	01/01/2014	3:00	338.20	0.00	338.20
01/01/2017	Tax Payment	990-000-9990	01/01/2017	:	536.93	0.00	536.93
					\$ 875.13	\$ 0.00	\$ 875.13
Year --2018							
01/01/2018	Brick Pavers - Releveling	910-000-0013	01/01/1989	29:00	15,681.83	0.00	15,681.83
01/01/2018	Irrigation Pump Station (28%)	920-001-0002	01/01/2003	15:00	975.76	0.00	975.76
01/01/2018	Tax Payment	990-000-9990	01/01/2018	:	620.29	0.00	620.29
					\$ 17,277.88	\$ 0.00	\$ 17,277.88
Year --2019							
01/01/2019	Drainage System Clean	910-000-0001	01/01/2016	3:00	2,393.90	0.00	2,393.90
01/01/2019	Gate Operator	920-001-0003	01/01/2009	10:00	8,378.64	0.00	8,378.64
01/01/2019	Gate Operator	920-002-0003	01/01/2014	5:00	3,590.85	0.00	3,590.85
01/01/2019	Irrigation Pump Station (28%)	920-004-0002	01/01/2004	15:00	359.08	0.00	359.08

North Fork Property Owners' Association
WEST – RESERVE STUDY 2012

Expenditures - Annual

Date	Description	Code	Service Date	Est Life	Future Cost	Salvage Value	Net Expenditure
01/01/2019	Single Light Post	910-000-0019	01/01/1989	30:00	\$ 6,463.52	\$ 0.00	\$ 6,463.52
01/01/2019	Tax Payment	990-000-9990	01/01/2019	:	644.68	0.00	644.68
					\$ 21,830.67	\$ 0.00	\$ 21,830.67
Year --2020							
01/01/2020	Asphalt-Milling/Resurfacing	910-000-0017	01/01/2000	20:00	92,254.94	0.00	92,254.94
01/01/2020	Cul-de-sac Upgrades	910-000-0018	01/01/2000	20:00	12,950.23	0.00	12,950.23
01/01/2020	Curb and Gutter	910-000-0004	01/01/1989	31:00	12,687.52	0.00	12,687.52
01/01/2020	Irrigation Pump Station (28%)	920-002-0002	01/01/2017	3:00	370.01	0.00	370.01
01/01/2020	Oak Tree - Maintenance	910-000-0050	01/01/2015	5:00	4,933.42	0.00	4,933.42
01/01/2020	Oak Tree - Replacement	910-000-0022	01/01/1989	31:00	37,000.64	0.00	37,000.64
01/01/2020	Pool Fountains	920-002-0014	01/01/2013	7:00	6,166.77	0.00	6,166.77
01/01/2020	Tax Payment	990-000-9990	01/01/2020	:	630.22	0.00	630.22
					\$ 166,993.75	\$ 0.00	\$ 166,993.75
Year --2021							
01/01/2021	Irrigation Pump Station (28%)	920-003-0002	01/01/2014	7:00	1,067.53	0.00	1,067.53
01/01/2021	Irrigation Wells (28%)	920-004-0046	01/01/2011	10:00	381.26	0.00	381.26
01/01/2021	Tax Payment	990-000-9990	01/01/2021	:	116.55	0.00	116.55
					\$ 1,565.34	\$ 0.00	\$ 1,565.34
Year --2022							
01/01/2022	Drainage System Clean	910-000-0001	01/01/2019	3:00	2,619.05	0.00	2,619.05
01/01/2022	Stop/Street Sign	910-000-0006	01/01/1989	33:00	3,666.66	0.00	3,666.66
01/01/2022	Tax Payment	990-000-9990	01/01/2022	:	193.82	0.00	193.82
					\$ 6,479.53	\$ 0.00	\$ 6,479.53
Year --2023							
01/01/2023	Irrigation Pump Station (28%)	920-002-0002	01/01/2020	3:00	404.81	0.00	404.81
01/01/2023	Keypad Entry System	910-000-0011	01/01/2013	10:00	9,445.47	0.00	9,445.47
01/01/2023	Lake Fountain	920-001-0048	01/01/2009	14:00	6,719.78	0.00	6,719.78
01/01/2023	Lake Fountain	920-002-0048	01/01/2016	7:00	1,376.34	0.00	1,376.34
01/01/2023	Tax Payment	990-000-9990	01/01/2023	:	252.45	0.00	252.45
					\$ 18,198.85	\$ 0.00	\$ 18,198.85
Year --2024							
01/01/2024	Gate Operator	920-002-0003	01/01/2019	5:00	4,171.19	0.00	4,171.19
01/01/2024	Tax Payment	990-000-9990	01/01/2024	:	271.60	0.00	271.60
					\$ 4,442.79	\$ 0.00	\$ 4,442.79
Year --2025							
01/01/2025	Drainage System Clean	910-000-0001	01/01/2022	3:00	2,865.37	0.00	2,865.37
01/01/2025	Oak Tree - Maintenance	910-000-0050	01/01/2020	5:00	5,730.74	0.00	5,730.74
01/01/2025	Perimeter Wall	910-000-0045	01/01/2015	10:00	3,094.60	0.00	3,094.60
01/01/2025	Tax Payment	990-000-9990	01/01/2025	:	339.55	0.00	339.55
					\$ 12,030.26	\$ 0.00	\$ 12,030.26
Year --2026							
01/01/2026	Irrigation Pump Station (28%)	920-002-0002	01/01/2023	3:00	442.88	0.00	442.88

North Fork Property Owners' Association
WEST – RESERVE STUDY 2012

Expenditures - Annual

Date	Description	Code	Service Date	Est Life	Future Cost	Salvage Value	Net Expenditure
01/01/2026	Irrigation Wells (28%)	920-001-0046	01/01/2006	20:00	\$ 2,066.77	\$ 0.00	\$ 2,066.77
01/01/2026	Irrigation Wells (28%)	920-002-0046	01/01/2016	10:00	442.88	0.00	442.88
01/01/2026	Tax Payment	990-000-9990	01/01/2026	:	382.28	0.00	382.28
					\$ 3,334.81	\$ 0.00	\$ 3,334.81
Year --2027							
01/01/2027	Pool Fountains	920-002-0014	01/01/2020	7:00	7,605.82	0.00	7,605.82
01/01/2027	Tax Payment	990-000-9990	01/01/2027	:	456.23	0.00	456.23
					\$ 8,062.05	\$ 0.00	\$ 8,062.05
Year --2028							
01/01/2028	Drainage System Clean	910-000-0001	01/01/2025	3:00	3,134.86	0.00	3,134.86
01/01/2028	Irrigation Pump Station (28%)	920-003-0002	01/01/2021	7:00	1,316.64	0.00	1,316.64
01/01/2028	Tax Payment	990-000-9990	01/01/2028	:	514.52	0.00	514.52
					\$ 4,966.02	\$ 0.00	\$ 4,966.02
Year --2029							
01/01/2029	Gate Operator	920-001-0003	01/01/2019	10:00	11,305.75	0.00	11,305.75
01/01/2029	Gate Operator	920-002-0003	01/01/2024	5:00	4,845.32	0.00	4,845.32
01/01/2029	Irrigation Pump Station (28%)	920-002-0002	01/01/2026	3:00	484.53	0.00	484.53
01/01/2029	Tax Payment	990-000-9990	01/01/2029	:	582.81	0.00	582.81
					\$ 17,218.41	\$ 0.00	\$ 17,218.41
Year --2030							
01/01/2030	Lake Fountain	920-002-0048	01/01/2023	7:00	1,697.52	0.00	1,697.52
01/01/2030	Oak Tree - Maintenance	910-000-0050	01/01/2025	5:00	6,656.93	0.00	6,656.93
01/01/2030	Tax Payment	990-000-9990	01/01/2030	:	608.96	0.00	608.96
					\$ 8,963.41	\$ 0.00	\$ 8,963.41
Year --2031							
01/01/2031	Drainage System Clean	910-000-0001	01/01/2028	3:00	3,429.70	0.00	3,429.70
01/01/2031	Irrigation Wells (28%)	920-003-0046	01/01/2011	20:00	2,400.79	0.00	2,400.79
01/01/2031	Irrigation Wells (28%)	920-004-0046	01/01/2021	10:00	514.46	0.00	514.46
01/01/2031	Tax Payment	990-000-9990	01/01/2031	:	665.58	0.00	665.58
					\$ 7,010.53	\$ 0.00	\$ 7,010.53
Year --2032							
01/01/2032	Irrigation Pump Station (28%)	920-002-0002	01/01/2029	3:00	530.10	0.00	530.10
01/01/2032	Tax Payment	990-000-9990	01/01/2032	:	730.88	0.00	730.88
					\$ 1,260.98	\$ 0.00	\$ 1,260.98
Year --2033							
01/01/2033	Drainage Pipe Repair	910-000-0049	01/01/2013	20:00	36,050.95	0.00	36,050.95
01/01/2033	Inlet Grate/Inlet Structures	910-000-0047	01/01/1989	44:00	7,283.02	0.00	7,283.02
01/01/2033	Irrigation Pump Station (28%)	920-001-0002	01/01/2018	15:00	1,529.43	0.00	1,529.43
01/01/2033	Keypad Entry System	910-000-0011	01/01/2023	10:00	12,745.28	0.00	12,745.28
01/01/2033	Tax Payment	990-000-9990	01/01/2033	:	808.85	0.00	808.85
					\$ 58,417.53	\$ 0.00	\$ 58,417.53

Year --2034

North Fork Property Owners' Association
WEST – RESERVE STUDY 2012

Expenditures - Annual

Date	Description	Code	Service Date	Est Life	Future Cost	Salvage Value	Net Expenditure
01/01/2034	Drainage System Clean	910-000-0001	01/01/2031	3:00	\$ 3,752.27	\$ 0.00	\$ 3,752.27
01/01/2034	Gate Operator	920-002-0003	01/01/2029	5:00	5,628.41	0.00	5,628.41
01/01/2034	Irrigation Pump Station (28%)	920-004-0002	01/01/2019	15:00	562.84	0.00	562.84
01/01/2034	Pool Fountains	920-001-0014	01/01/2013	21:00	9,380.68	0.00	9,380.68
01/01/2034	Pool Fountains	920-002-0014	01/01/2027	7:00	9,380.68	0.00	9,380.68
01/01/2034	Tax Payment	990-000-9990	01/01/2034	:	685.67	0.00	685.67
					\$ 29,390.55	\$ 0.00	\$ 29,390.55
Year --2035							
01/01/2035	Chainlink Fence (28%)	910-000-0044	01/01/2005	30:00	835.14	0.00	835.14
01/01/2035	Irrigation Pump Station (28%)	920-002-0002	01/01/2032	3:00	579.96	0.00	579.96
01/01/2035	Irrigation Pump Station (28%)	920-003-0002	01/01/2028	7:00	1,623.89	0.00	1,623.89
01/01/2035	Oak Tree - Maintenance	910-000-0050	01/01/2030	5:00	7,732.80	0.00	7,732.80
01/01/2035	Perimeter Wall	910-000-0045	01/01/2025	10:00	4,175.71	0.00	4,175.71
01/01/2035	Tax Payment	990-000-9990	01/01/2035	:	668.06	0.00	668.06
					\$ 15,615.56	\$ 0.00	\$ 15,615.56
Year --2036							
01/01/2036	Irrigation Wells (28%)	920-002-0046	01/01/2026	10:00	597.60	0.00	597.60
01/01/2036	Tax Payment	990-000-9990	01/01/2036	:	702.27	0.00	702.27
					\$ 1,299.87	\$ 0.00	\$ 1,299.87
Year --2037							
01/01/2037	Drainage System Clean	910-000-0001	01/01/2034	3:00	4,105.18	0.00	4,105.18
01/01/2037	Irrigation Mainline Repairs	910-000-0051	01/01/2013	24:00	574.72	0.00	574.72
01/01/2037	Lake Fountain	920-001-0048	01/01/2023	14:00	10,221.89	0.00	10,221.89
01/01/2037	Lake Fountain	920-002-0048	01/01/2030	7:00	2,093.64	0.00	2,093.64
01/01/2037	Large Landscape Light	910-000-0010	01/01/2013	24:00	8,210.35	0.00	8,210.35
01/01/2037	Tax Payment	990-000-9990	01/01/2037	:	784.81	0.00	784.81
					\$ 25,990.59	\$ 0.00	\$ 25,990.59
Year --2038							
01/01/2038	Brick Pavers - Releveling	910-000-0013	01/01/2018	20:00	28,552.76	0.00	28,552.76
01/01/2038	Irrigation Pump Station (28%)	920-002-0002	01/01/2035	3:00	634.51	0.00	634.51
01/01/2038	Tax Payment	990-000-9990	01/01/2038	:	778.49	0.00	778.49
					\$ 29,965.76	\$ 0.00	\$ 29,965.76
Year --2039							
01/01/2039	Gate Operator	920-001-0003	01/01/2029	10:00	15,255.45	0.00	15,255.45
01/01/2039	Gate Operator	920-002-0003	01/01/2034	5:00	6,538.05	0.00	6,538.05
01/01/2039	Weir	910-000-0025	01/01/1989	50:00	10,896.75	0.00	10,896.75
01/01/2039	Tax Payment	990-000-9990	01/01/2039	:	757.17	0.00	757.17
					\$ 33,447.42	\$ 0.00	\$ 33,447.42
Year --2040							
01/01/2040	Asphalt-Milling/Resurfacing	910-000-0017	01/01/2020	20:00	167,973.64	0.00	167,973.64
01/01/2040	Curb and Gutter	910-000-0004	01/01/2020	20:00	23,100.87	0.00	23,100.87
01/01/2040	Drainage System Clean	910-000-0001	01/01/2037	3:00	4,491.27	0.00	4,491.27
01/01/2040	Oak Tree - Maintenance	910-000-0050	01/01/2035	5:00	8,982.55	0.00	8,982.55

**North Fork Property Owners' Association
WEST – RESERVE STUDY 2012**

Expenditures - Annual

Date	Description	Code	Service Date	Est Life	Future Cost	Salvage Value	Net Expenditure
01/01/2040	Tax Payment	990-000-9990	01/01/2040	:	\$ 696.15 \$	0.00 \$	696.15
					\$ 205,244.48 \$	0.00 \$	205,244.48
Year --2041							
01/01/2041	Irrigation Pump Station (28%)	920-002-0002	01/01/2038	3:00	694.18	0.00	694.18
01/01/2041	Irrigation Wells (28%)	920-004-0046	01/01/2031	10:00	694.18	0.00	694.18
01/01/2041	Pool Fountains	920-002-0014	01/01/2034	7:00	11,569.70	0.00	11,569.70
01/01/2041	Tax Payment	990-000-9990	01/01/2041	:	43.21	0.00	43.21
					\$ 13,001.27 \$	0.00 \$	13,001.27
Year --2042							
01/01/2042	Irrigation Pump Station (28%)	920-003-0002	01/01/2035	7:00	2,002.83	0.00	2,002.83
01/01/2042	Stop/Street Sign	910-000-0006	01/01/2022	20:00	6,676.10	0.00	6,676.10
01/01/2042	Tax Payment	990-000-9990	01/01/2042	:	77.84	0.00	77.84
					\$ 8,756.77 \$	0.00 \$	8,756.77

**North Fork Property Owners' Association
WEST – RESERVE STUDY 2012**

Expenditures - Category

Description	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Drainage / Water Retention	2,200			3,304			2,393			2,619
East / West Common Areas		1,174	2,293	328	338	975	359	370	1,448	
Entrance Area / Security	51,000	3,091				15,681	11,969	6,166		
Roadway / Walkway Areas	1,080		4,247				6,463	159,826		3,666
Tax Payments	32	332	401	463	536	620	644	630	116	193
	54,312	4,598	6,942	4,095	875	17,277	21,830	166,993	1,565	6,479

North Fork Property Owners' Association
WEST – RESERVE STUDY 2012

Expenditures - Category

Description	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Drainage / Water Retention	8,096		2,865			3,134		1,697	3,429	
East / West Common Areas	404		3,094	2,952		1,316	484		2,915	530
Entrance Area / Security	9,445	4,171			7,605		16,151			
Roadway / Walkway Areas			5,730					6,656		
Tax Payments	252	271	339	382	456	514	582	608	665	730
	18,198	4,442	12,030	3,334	8,062	4,966	17,218	8,963	7,010	1,260

North Fork Property Owners' Association
WEST – RESERVE STUDY 2012

Expenditures - Category

Description	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
Drainage / Water Retention	43,333	3,752			16,420		10,896	4,491		
East / West Common Areas	1,529	562	7,214	597		634			1,388	2,002
Entrance Area / Security	12,745	24,389			8,210	28,552	21,793		11,569	
Roadway / Walkway Areas			7,732		574			200,057		6,676
Tax Payments	808	685	668	702	784	778	757	696	43	77
	58,417	29,390	15,615	1,299	25,990	29,965	33,447	205,244	13,001	8,756

North Fork Property Owners' Association
WEST – RESERVE STUDY 2012

Cash Flow - Annual

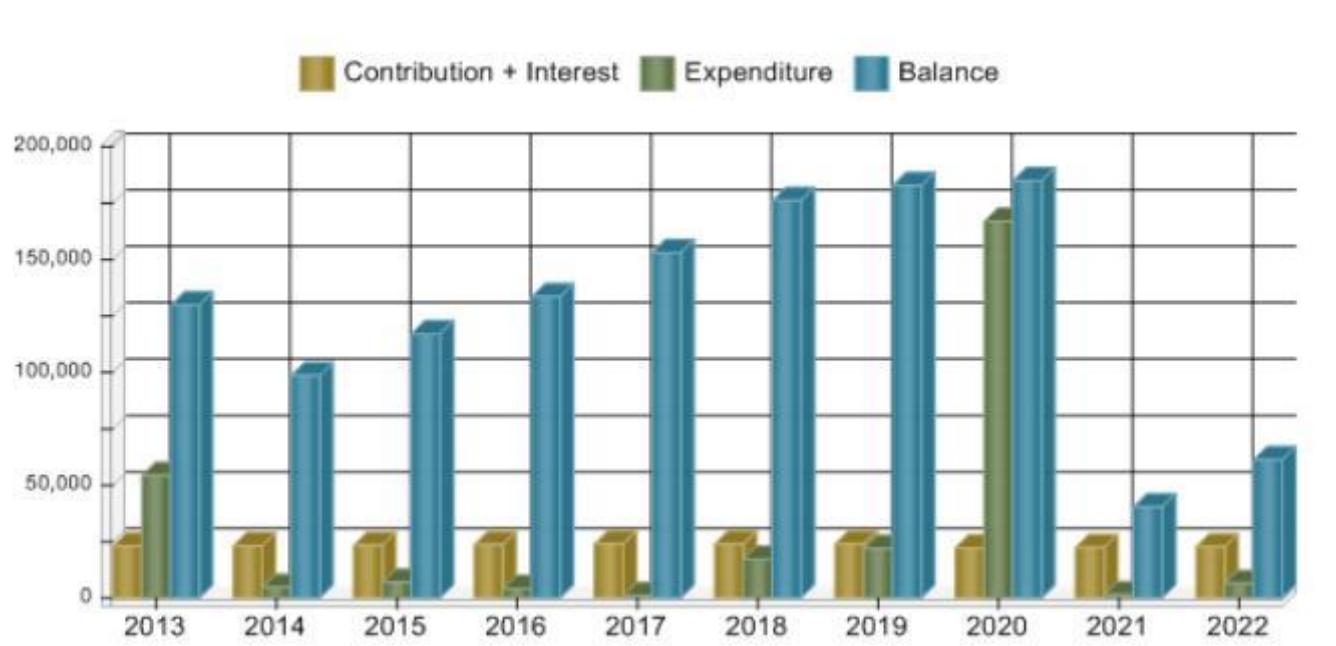
Period		Beginning Balance		Interest Earned		Ending Balance				
01/13 - 12/13	\$	129,900.00	\$	21,864.00	\$	1,116.06	\$	54,312.40	\$	98,567.66
01/14 - 12/14		98,567.66		21,864.00		1,321.11		4,598.76		117,154.01
01/15 - 12/15		117,154.01		21,864.00		1,526.60		6,942.22		133,602.39
01/16 - 12/16		133,602.39		21,864.00		1,767.69		4,095.83		153,138.25
01/17 - 12/17		153,138.25		21,864.00		2,052.13		875.13		176,179.25
01/18 - 12/18		176,179.25		21,864.00		2,144.26		17,277.88		182,909.63
01/19 - 12/19		182,909.63		21,864.00		2,174.06		21,830.67		185,117.02
01/20 - 12/20		185,117.02		21,864.00		453.30		166,993.75		40,440.57
01/21 - 12/21		40,440.57		21,864.00		626.78		1,565.34		61,366.01
01/22 - 12/22		61,366.01		21,864.00		830.69		6,479.53		77,581.17
	\$	129,900.00	\$	218,640.00	\$	14,012.68	\$	284,971.51	\$	77,581.17

Period		Beginning Balance		Interest Earned		Ending Balance				
01/23 - 12/23		77,581.17		21,864.00		893.42		18,198.85		82,139.74
01/24 - 12/24		82,139.74		21,864.00		1,116.43		4,442.79		100,677.38
01/25 - 12/25		100,677.38		21,864.00		1,258.14		12,030.26		111,769.26
01/26 - 12/26		111,769.26		21,864.00		1,502.32		3,334.81		131,800.77
01/27 - 12/27		131,800.77		21,864.00		1,697.26		8,062.05		147,299.98
01/28 - 12/28		147,299.98		21,864.00		1,929.43		4,966.02		166,127.39
01/29 - 12/29		166,127.39		21,864.00		2,018.60		17,218.41		172,791.58
01/30 - 12/30		172,791.58		21,864.00		2,201.82		8,963.41		187,893.99
01/31 - 12/31		187,893.99		21,864.00		2,415.26		7,010.53		205,162.72
01/32 - 12/32		205,162.72		21,864.00		2,701.62		1,260.98		228,467.36
	\$	77,581.17	\$	218,640.00	\$	17,734.30	\$	85,488.11	\$	228,467.36

Period		Beginning Balance		Interest Earned		Ending Balance				
01/33 - 12/33		228,467.36		21,864.00		2,306.20		58,417.53		194,220.03
01/34 - 12/34		194,220.03		21,864.00		2,225.21		29,390.55		188,918.69
01/35 - 12/35		188,918.69		21,864.00		2,324.48		15,615.56		197,491.61
01/36 - 12/36		197,491.61		21,864.00		2,604.71		1,299.87		220,660.45
01/37 - 12/37		220,660.45		21,864.00		2,598.64		25,990.59		219,132.50
01/38 - 12/38		219,132.50		21,864.00		2,531.52		29,965.76		213,562.26
01/39 - 12/39		213,562.26		21,864.00		2,419.56		33,447.42		204,398.40
01/40 - 12/40		204,398.40		21,864.00		235.02		205,244.48		21,252.94
01/41 - 12/41		21,252.94		21,864.00		247.76		13,001.27		30,363.43
01/42 - 12/42		30,363.43		21,864.00		413.43		8,756.77		43,884.09
	\$	228,467.36	\$	218,640.00	\$	17,906.53	\$	421,129.80	\$	43,884.09

**North Fork Property Owners' Association
WEST – RESERVE STUDY 2012**

Cash Flow - Chart



North Fork Property Owners' Association
WEST – RESERVE STUDY 2012

Cash Flow - Annual

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Begin Balance	129,900	98,567	117,154	133,602	153,138	176,179	182,909	185,117	40,440	61,366
Contribution	21,864	21,864	21,864	21,864	21,864	21,864	21,864	21,864	21,864	21,864
Average Per Unit	590	590	590	590	590	590	590	590	590	590
Percent Change	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Special Assessment	0	0	0	0	0	0	0	0	0	0
Interest	1,116	1,321	1,526	1,767	2,052	2,144	2,174	453	626	830
Less Tax on Interest	32	332	401	463	536	620	644	630	116	193
Net Interest	1,083	988	1,124	1,304	1,515	1,523	1,529	-176	510	636
Less Expenditures	54,280	4,265	6,540	3,632	338	16,657	21,185	166,363	1,448	6,285
Less Deferred...	0	0	0	0	0	0	0	0	0	0
Ending Balance	98,567	117,154	133,602	153,138	176,179	182,909	185,117	40,440	61,366	77,581

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Begin Balance	77,581	82,139	100,677	111,769	131,800	147,299	166,127	172,791	187,893	205,162
Contribution	21,864	21,864	21,864	21,864	21,864	21,864	21,864	21,864	21,864	21,864
Average Per Unit	590	590	590	590	590	590	590	590	590	590
Percent Change	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Special Assessment	0	0	0	0	0	0	0	0	0	0
Interest	893	1,116	1,258	1,502	1,697	1,929	2,018	2,201	2,415	2,701
Less Tax on Interest	252	271	339	382	456	514	582	608	665	730
Net Interest	640	844	918	1,120	1,241	1,414	1,435	1,592	1,749	1,970
Less Expenditures	17,946	4,171	11,690	2,952	7,605	4,451	16,635	8,354	6,344	530
Less Deferred...	0	0	0	0	0	0	0	0	0	0
Ending Balance	82,139	100,677	111,769	131,800	147,299	166,127	172,791	187,893	205,162	228,467

	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
Begin Balance	228,467	194,220	188,918	197,491	220,660	219,132	213,562	204,398	21,252	30,363
Contribution	21,864	21,864	21,864	21,864	21,864	21,864	21,864	21,864	21,864	21,864
Average Per Unit	590	590	590	590	590	590	590	590	590	590
Percent Change	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Special Assessment	0	0	0	0	0	0	0	0	0	0
Interest	2,306	2,225	2,324	2,604	2,598	2,531	2,419	235	247	413
Less Tax on Interest	808	685	668	702	784	778	757	696	43	77
Net Interest	1,497	1,539	1,656	1,902	1,813	1,753	1,662	-461	204	335
Less Expenditures	57,608	28,704	14,947	597	25,205	29,187	32,690	204,548	12,958	8,678
Less Deferred...	0	0	0	0	0	0	0	0	0	0
Ending Balance	194,220	188,918	197,491	220,660	219,132	213,562	204,398	21,252	30,363	43,884

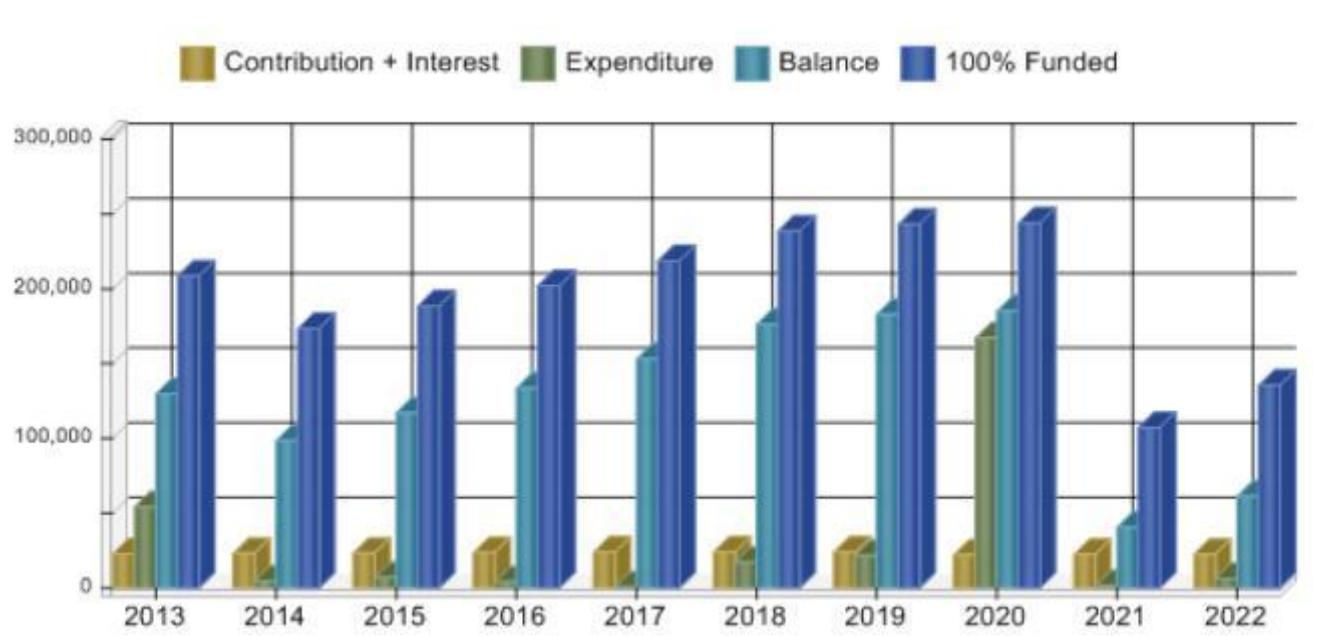
North Fork Property Owners' Association
WEST – RESERVE STUDY 2012

Percent Funded - Annual

100 %							
Beginning Date	Funded Future Cost	Beginning Balance	Percent Funded	Contribution	Interest	Expenditure Future Cost	
01/01/2013	\$ 208,593.37	\$ 129,900.00	62.27 %	\$ 21,864.00	\$ 1,116.06	\$ 54,312.40	
01/01/2014	173,445.55	98,567.66	56.83	21,864.00	1,321.11	4,598.76	
01/01/2015	188,450.28	117,154.01	62.17	21,864.00	1,526.60	6,942.22	
01/01/2016	202,083.96	133,602.39	66.11	21,864.00	1,767.69	4,095.83	
01/01/2017	218,743.08	153,138.25	70.01	21,864.00	2,052.13	875.13	
01/01/2018	238,706.85	176,179.25	73.81	21,864.00	2,144.26	17,277.88	
01/01/2019	243,275.04	182,909.63	75.19	21,864.00	2,174.06	21,830.67	
01/01/2020	244,126.11	185,117.02	75.83	21,864.00	453.30	166,993.75	
01/01/2021	107,414.33	40,440.57	37.65	21,864.00	626.78	1,565.34	
01/01/2022	135,666.19	61,366.01	45.23	21,864.00	830.69	6,479.53	
01/01/2023	159,385.93	77,581.17	48.68	21,864.00	893.42	18,198.85	
01/01/2024	172,083.69	82,139.74	47.73	21,864.00	1,116.43	4,442.79	
01/01/2025	198,691.49	100,677.38	50.67	21,864.00	1,258.14	12,030.26	
01/01/2026	218,162.95	111,769.26	51.23	21,864.00	1,502.32	3,334.81	
01/01/2027	246,486.75	131,800.77	53.47	21,864.00	1,697.26	8,062.05	
01/01/2028	270,410.82	147,299.98	54.47	21,864.00	1,929.43	4,966.02	
01/01/2029	297,631.38	166,127.39	55.82	21,864.00	2,018.60	17,218.41	
01/01/2030	313,234.62	172,791.58	55.16	21,864.00	2,201.82	8,963.41	
01/01/2031	337,390.77	187,893.99	55.69	21,864.00	2,415.26	7,010.53	
01/01/2032	363,780.43	205,162.72	56.40	21,864.00	2,701.62	1,260.98	
01/01/2033	396,001.57	228,467.36	57.69	21,864.00	2,306.20	58,417.53	
01/01/2034	373,624.20	194,220.03	51.98	21,864.00	2,225.21	29,390.55	
01/01/2035	381,175.58	188,918.69	49.56	21,864.00	2,324.48	15,615.56	
01/01/2036	402,993.04	197,491.61	49.01	21,864.00	2,604.71	1,299.87	
01/01/2037	439,181.28	220,660.45	50.24	21,864.00	2,598.64	25,990.59	
01/01/2038	451,725.64	219,132.50	48.51	21,864.00	2,531.52	29,965.76	
01/01/2039	461,480.15	213,562.26	46.28	21,864.00	2,419.56	33,447.42	
01/01/2040	469,232.92	204,398.40	43.56	21,864.00	235.02	205,244.48	
01/01/2041	313,400.03	21,252.94	6.78	21,864.00	247.76	13,001.27	
01/01/2042	349,589.11	30,363.43	8.69	21,864.00	413.43	8,756.77	

**North Fork Property Owners' Association
WEST – RESERVE STUDY 2012**

Percent Funded - Annual - Chart



North Fork Property Owners' Association
WEST – RESERVE STUDY 2012

Percent Funded - Cash Flow - Annual

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
100% Funded	208,593	173,445	188,450	202,083	218,743	238,706	243,275	244,126	107,414	135,666
Percent Funded	62.27%	56.83%	62.17%	66.11%	70.01%	73.81%	75.19%	75.83%	37.65%	45.23%
Begin Balance	129,900	98,567	117,154	133,602	153,138	176,179	182,909	185,117	40,440	61,366
Contribution	21,864	21,864	21,864	21,864	21,864	21,864	21,864	21,864	21,864	21,864
Average Per Unit	590	590	590	590	590	590	590	590	590	590
Percent Change	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Special Assessment	0	0	0	0	0	0	0	0	0	0
Interest	1,116	1,321	1,526	1,767	2,052	2,144	2,174	453	626	830
Less Tax on Interest	32	332	401	463	536	620	644	630	116	193
Net Interest	1,083	988	1,124	1,304	1,515	1,523	1,529	-176	510	636
Less Expenditures	54,280	4,265	6,540	3,632	338	16,657	21,185	166,363	1,448	6,285
Less Deferred...	0	0	0	0	0	0	0	0	0	0
Ending Balance	98,567	117,154	133,602	153,138	176,179	182,909	185,117	40,440	61,366	77,581
	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
100% Funded	159,385	172,083	198,691	218,162	246,486	270,410	297,631	313,234	337,390	363,780
Percent Funded	48.68%	47.73%	50.67%	51.23%	53.47%	54.47%	55.82%	55.16%	55.69%	56.40%
Begin Balance	77,581	82,139	100,677	111,769	131,800	147,299	166,127	172,791	187,893	205,162
Contribution	21,864	21,864	21,864	21,864	21,864	21,864	21,864	21,864	21,864	21,864
Average Per Unit	590	590	590	590	590	590	590	590	590	590
Percent Change	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Special Assessment	0	0	0	0	0	0	0	0	0	0
Interest	893	1,116	1,258	1,502	1,697	1,929	2,018	2,201	2,415	2,701
Less Tax on Interest	252	271	339	382	456	514	582	608	665	730
Net Interest	640	844	918	1,120	1,241	1,414	1,435	1,592	1,749	1,970
Less Expenditures	17,946	4,171	11,690	2,952	7,605	4,451	16,635	8,354	6,344	530
Less Deferred...	0	0	0	0	0	0	0	0	0	0
Ending Balance	82,139	100,677	111,769	131,800	147,299	166,127	172,791	187,893	205,162	228,467
	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
100% Funded	396,001	373,624	381,175	402,993	439,181	451,725	461,480	469,232	313,400	349,589
Percent Funded	57.69%	51.98%	49.56%	49.01%	50.24%	48.51%	46.28%	43.56%	6.78%	8.69%
Begin Balance	228,467	194,220	188,918	197,491	220,660	219,132	213,562	204,398	21,252	30,363
Contribution	21,864	21,864	21,864	21,864	21,864	21,864	21,864	21,864	21,864	21,864
Average Per Unit	590	590	590	590	590	590	590	590	590	590
Percent Change	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Special Assessment	0	0	0	0	0	0	0	0	0	0
Interest	2,306	2,225	2,324	2,604	2,598	2,531	2,419	235	247	413
Less Tax on Interest	808	685	668	702	784	778	757	696	43	77
Net Interest	1,497	1,539	1,656	1,902	1,813	1,753	1,662	-461	204	335
Less Expenditures	57,608	28,704	14,947	597	25,205	29,187	32,690	204,548	12,958	8,678
Less Deferred...	0	0	0	0	0	0	0	0	0	0
Ending Balance	194,220	188,918	197,491	220,660	219,132	213,562	204,398	21,252	30,363	43,884

North Fork Property Owners' Association
WEST – RESERVE STUDY 2012

Percent Funded - Allocation

Components by Category	100% Funded	Percent Funded	Beginning Balance			Interest	Expenditure	Ending Balance 12/31/2013
			01/01/2013	Contribution	Interest			
Drainage / Water Retention								
Drainage Pipe Repair	\$ 150	62.21 %	\$ 93	\$ 2,378	\$ 117	\$ 0	\$ 0	2,589
Drainage System Clean	60	62.21	37	962	47	0	0	1,047
Inlet Grate/Inlet Structures	3,972	62.21	2,471	218	10	0	0	2,700
Lake Fountain	2,557	62.21	1,591	843	41	0	0	2,476
Weir	5,230	62.21	3,253	287	14	0	0	3,555
Weir - Drainage Pipe	2,200	62.21	1,368	120	5	2,200	0	-704
East / West Common Areas								
Chainlink Fence (28%)	\$ 222	62.21 %	\$ 138	\$ 36	\$ 1	\$ 0	\$ 0	177
Irrigation Pump Station (28%)	1,813	62.21	1,128	416	20	0	0	1,565
Irrigation Wells (28%)	1,269	62.21	789	388	19	0	0	1,197
Landscaping Replacement...	0	0.00	0	0	0	0	0	0
Perimeter Wall	1,834	62.21	1,141	302	14	0	0	1,458
Entrance Area / Security								
Brick Pavers - Releveling	\$ 12,978	62.21 %	\$ 8,073	\$ 713	\$ 35	\$ 0	\$ 0	8,822
Double Light Post	20,000	62.21	12,442	1,099	54	20,000	0	-6,403
Entry Gate	10,000	62.21	6,221	549	27	10,000	0	-3,201
Gate Operator	5,824	62.21	3,623	1,921	95	0	0	5,640
Keypad Entry System	7,000	62.21	4,354	384	19	7,000	0	-2,241
Large Landscape Light	4,000	62.21	2,488	219	10	4,000	0	-1,280
Pool Fountains	10,000	62.21	6,221	1,256	62	10,000	0	-2,459
Roadway / Walkway Areas								
Asphalt-Milling/Resurfacing	\$ 59,965	62.21 %	\$ 37,304	\$ 6,086	\$ 301	\$ 0	\$ 0	43,693
Cul-de-sac Upgrades	8,417	62.21	5,236	854	42	0	0	6,133
Curb and Gutter	9,822	62.21	6,110	540	26	0	0	6,677
Irrigation Mainline Repairs	280	62.21	174	15	0	280	0	-89
Oak Tree - Maintenance	3,920	62.21	2,438	215	10	0	0	2,665
Oak Tree - Replacement	28,645	62.21	17,820	1,574	78	0	0	19,473
Roadway Striping	800	62.21	497	44	2	800	0	-256
Single Light Post	5,170	62.21	3,216	284	14	0	0	3,515
Stop/Street Sign	2,666	62.21	1,658	146	7	0	0	1,812
Taxes								
Taxes	\$ 0	0.00 %	\$ 0	\$ 0	\$ 32	\$ 32	\$ 0	0
	\$ 208,804	62.21 %	\$ 129,897	\$ 21,864	\$ 1,116	\$ 54,312	\$ 98,564	

North Fork Property Owners' Association
WEST – RESERVE STUDY 2012

Percent Funded - Allocation

Components by Category	100% Funded	Percent Funded	Beginning Balance			Interest	Expenditure	Ending Balance 12/31/2022
			01/01/2013	Contribution	Interest			
Drainage / Water Retention								
Drainage Pipe Repair	\$ 150	62.21 %	\$ 93	\$ 23,785	\$ 1,092	\$ 0	\$ 24,971	
Drainage System Clean	60	62.21	37	9,624	441	7,201		2,903
Inlet Grate/Inlet Structures	3,972	62.21	2,471	2,183	100	0		4,755
Lake Fountain	2,557	62.21	1,591	8,436	387	1,115		9,299
Weir	5,230	62.21	3,253	2,875	132	0		6,261
Weir - Drainage Pipe	2,200	62.21	1,368	1,209	55	2,200		433
East / West Common Areas								
Chainlink Fence (28%)	\$ 222	62.21 %	\$ 138	\$ 367	\$ 16	\$ 0	\$ 522	
Irrigation Pump Station (28%)	1,813	62.21	1,128	4,166	191	4,285		1,200
Irrigation Wells (28%)	1,269	62.21	789	3,884	178	709		4,142
Landscaping Replacement...	0	0.00	0	0	0	0		0
Perimeter Wall	1,834	62.21	1,141	3,026	138	2,293		2,012
Entrance Area / Security								
Brick Pavers - Releveling	\$ 12,978	62.21 %	\$ 8,073	\$ 7,135	\$ 327	\$ 15,681	\$ -145	
Double Light Post	20,000	62.21	12,442	10,995	504	20,000		3,942
Entry Gate	10,000	62.21	6,221	5,497	252	10,000		1,971
Gate Operator	5,824	62.21	3,623	19,213	882	15,060		8,658
Keypad Entry System	7,000	62.21	4,354	3,849	176	7,000		1,380
Large Landscape Light	4,000	62.21	2,488	2,199	100	4,000		788
Pool Fountains	10,000	62.21	6,221	12,568	577	16,166		3,199
Roadway / Walkway Areas								
Asphalt-Milling/Resurfacing	\$ 59,965	62.21 %	\$ 37,304	\$ 60,868	\$ 2,794	\$ 92,254		8,713
Cul-de-sac Upgrades	8,417	62.21	5,236	8,544	392	12,950		1,223
Curb and Gutter	9,822	62.21	6,110	5,401	248	12,687		-927
Irrigation Mainline Repairs	280	62.21	174	153	7	280		54
Oak Tree - Maintenance	3,920	62.21	2,438	2,155	98	9,180		-4,487
Oak Tree - Replacement	28,645	62.21	17,820	15,749	723	37,000		-2,707
Roadway Striping	800	62.21	497	440	20	800		158
Single Light Post	5,170	62.21	3,216	2,842	130	6,463		-273
Stop/Street Sign	2,666	62.21	1,658	1,466	67	3,666		-474
Taxes								
Taxes	\$ 0	0.00 %	\$ 0	\$ 0	\$ 3,973	\$ 3,973		0
	\$ 208,804	62.21 %	\$ 129,897	\$ 218,639	\$ 14,012	\$ 284,971		\$ 77,578

North Fork Property Owners' Association
RECREATIONAL AMENITIES – RESERVE STUDY 2012

Item Parameters - Summary

	Basis Cost	Quantity	Service Date	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
Amenities								
Basketball Court (Half court)	\$ 12,500.00	1.000	01/96-01/16	\$ 12,500	20:00	17:05	3:10	\$ 14,051
Basketball Court Fence	30.00	180.000	01/01/1989	5,400	30:00	30:00	6:00	6,463
Basketball Hoop	3,500.00	1.000	01/01/1989	3,500	15:00	29:00	5:00	4,065
Playground - Replacement	20,000.00	0.000	01/01/2011	0	15:00	0:00	0:00	0
Tennis Court	25,000.00	2.000	01/98-01/09	50,000	20:00	17:11	6:11	61,974
Tennis Court - Benches	1,000.00	4.000	01/01/1989	4,000	25:00	30:00	6:00	4,787
Tennis Court - Fence	30.00	720.000	01/01/1989	21,600	30:00	30:00	6:00	25,854
				\$ 97,000			\$ 117,197	
				\$ 97,000			\$ 117,197	

North Fork Property Owners' Association
RECREATIONAL AMENITIES – RESERVE STUDY 2012

Item Parameters - Full Detail

Basketball Court (Half court)

Item Number	1	Measurement Basis	EA
Type	Common Area	Estimated Useful Life	20:00
Category	Amenities	Basis Cost	12,500.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Description	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
							Current	Future
920-001-0001	reconstruct	01/01/1996	01/01/2016	3:00	20:00	0.83 \$	10,375.00 \$	11,350.78
920-002-0001	resurface	01/01/2016	01/01/2021	8:00	5:00	0.17 \$	2,125.00 \$	2,700.60

Comments

Because court was recently resurfaced, we recommend reconstruction five years from the last resurface date (May 2011). Typically, we recommend reconstruction after 20 years of service life with resurfacing being done every five years. Cost to resurface is about \$2,150.00 and reconstruction typically costs \$12,500.00.



North Fork Property Owners' Association
RECREATIONAL AMENITIES – RESERVE STUDY 2012

Item Parameters - Full Detail

Basketball Court Fence

Item Number	2	Measurement Basis	LF
Type	Common Area	Estimated Useful Life	30:00
Category	Amenities	Basis Cost	30.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Description	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
							Current	Future
910-000-0002		01/01/1989	01/01/2019	6:00	30:00	180.00	\$ 5,400.00	\$ 6,463.52
							\$ 5,400.00	\$ 6,463.52

Comments

Replacement date assumes fence was constructed in 1989. Cost is conservative and accounts for replacing the entire fence. Repairs and maintenance will reduce the price and prolong service life.

North Fork Property Owners' Association
RECREATIONAL AMENITIES – RESERVE STUDY 2012

Item Parameters - Full Detail

Basketball Hoop

Item Number	3	Measurement Basis	EA
Type	Common Area	Estimated Useful Life	15:00
Category	Amenities	Basis Cost	3,500.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Description	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
							Current	Future
910-000-0003		01/01/1989	01/01/2018	5:00	29:00	1.00	\$ 3,500.00	\$ 4,065.66

Comments

**North Fork Property Owners' Association
RECREATIONAL AMENITIES – RESERVE STUDY 2012**

Item Parameters - Full Detail

Playground - Replacement

Item Number	4	Measurement Basis	EA
Type	Common Area	Estimated Useful Life	15:00
Category	Amenities	Basis Cost	20,000.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Code	Description	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
							Current	Future
							\$ 0.00	0.00

Comments

We have inflated the cost of a typical playground this size in order to account for updated regulations that will have to be met upon replacement.

Playground was refurbished in 2011 at a cost of approximately \$15,000.00.



North Fork Property Owners' Association
RECREATIONAL AMENITIES – RESERVE STUDY 2012

Item Parameters - Full Detail

Tennis Court

Item Number	5	Measurement Basis	EA
Type	Common Area	Estimated Useful Life	20:00
Category	Amenities	Basis Cost	25,000.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Description	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
							Current	Future
920-001-0005	N resurface	01/01/2008	01/01/2013	0:00	5:00	0.14 \$	3,500.00 \$	3,500.00
920-002-0005	N reconstruct	01/01/1998	01/01/2018	5:00	20:00	0.86 \$	21,500.00 \$	24,974.76
920-003-0005	S resurface	01/01/2009	01/01/2014	1:00	5:00	0.14 \$	3,500.00 \$	3,606.46
920-004-0005	S reconstruct	01/01/2004	01/01/2024	11:00	20:00	0.86 \$	21,500.00 \$	29,893.50
						\$	50,000.00 \$	61,974.72

Comments

The north Tennis court was resurfaced in 2011 however cracks were not repaired. The court is in poor condition and requires repairs in 2013 and reconstruction in 2018.

The south tennis court was resurfaced in 2009 and we suggest a resurface in 2014 and reconstruction in 2024.

Typically tennis courts require resurfacing every five years (at an approximate cost of \$3500.00) and reconstruction every 20 years (at an approximate cost of \$25,000.00).

**North Fork Property Owners' Association
RECREATIONAL AMENITIES – RESERVE STUDY 2012**

Item Parameters - Full Detail

Tennis Court - Benches

Item Number	6	Measurement Basis	EA
Type	Common Area	Estimated Useful Life	25:00
Category	Amenities	Basis Cost	1,000.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Description	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
							Current	Future
910-000-0006		01/01/1989	01/01/2019	6:00	30:00	4.00	\$ 4,000.00	\$ 4,787.79

Comments



**North Fork Property Owners' Association
RECREATIONAL AMENITIES – RESERVE STUDY 2012**

Item Parameters - Full Detail

Tennis Court - Fence

Item Number	7	Measurement Basis	LF
Type	Common Area	Estimated Useful Life	30:00
Category	Amenities	Basis Cost	30.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Code	Description	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
							Current	Future
910-000-0007	fence for both	01/01/1989	01/01/2019	6:00	30:00	720.00	\$ 21,600.00	\$ 25,854.09

Comments



North Fork Property Owners' Association
RECREATIONAL AMENITIES – RESERVE STUDY 2012

Expenditures - Annual

Date	Description	Code	Service Date	Est Life	Future Cost	Salvage Value	Net Expenditure
Year --2013							
01/01/2013	Tennis Court	920-001-0005	01/01/2008	5:00	\$ 3,500.00	\$ 0.00	\$ 3,500.00
01/01/2013	Tax Payment	990-000-9990	01/01/2013	:	4.30	0.00	4.30
Year --2014							
01/01/2014	Tennis Court	920-003-0005	01/01/2009	5:00	3,606.46	0.00	3,606.46
01/01/2014	Tax Payment	990-000-9990	01/01/2014	:	69.20	0.00	69.20
Year --2015							
01/01/2015	Tax Payment	990-000-9990	01/01/2015	:	102.03	0.00	102.03
Year --2016							
01/01/2016	Basketball Court (Half court)	920-001-0001	01/01/1996	20:00	11,350.78	0.00	11,350.78
01/01/2016	Tax Payment	990-000-9990	01/01/2016	:	146.41	0.00	146.41
Year --2017							
01/01/2017	Tax Payment	990-000-9990	01/01/2017	:	151.92	0.00	151.92
Year --2018							
01/01/2018	Basketball Hoop	910-000-0003	01/01/1989	29:00	4,065.66	0.00	4,065.66
01/01/2018	Tennis Court	920-001-0005	01/01/2013	5:00	4,065.66	0.00	4,065.66
01/01/2018	Tennis Court	920-002-0005	01/01/1998	20:00	24,974.76	0.00	24,974.76
01/01/2018	Tax Payment	990-000-9990	01/01/2018	:	193.35	0.00	193.35
Year --2019							
01/01/2019	Basketball Court Fence	910-000-0002	01/01/1989	30:00	6,463.52	0.00	6,463.52
01/01/2019	Tennis Court	920-003-0005	01/01/2014	5:00	4,189.32	0.00	4,189.32
01/01/2019	Tennis Court - Benches	910-000-0006	01/01/1989	30:00	4,787.79	0.00	4,787.79
01/01/2019	Tennis Court - Fence	910-000-0007	01/01/1989	30:00	25,854.09	0.00	25,854.09
01/01/2019	Tax Payment	990-000-9990	01/01/2019	:	114.17	0.00	114.17
Year --2020							
01/01/2020	Tax Payment	990-000-9990	01/01/2020	:	12.59	0.00	12.59
Year --2021							
01/01/2021	Basketball Court (Half court)	920-002-0001	01/01/2016	5:00	2,700.60	0.00	2,700.60
01/01/2021	Tax Payment	990-000-9990	01/01/2021	:	56.09	0.00	56.09
Year --2022							
01/01/2022	Tax Payment	990-000-9990	01/01/2022	:	92.07	0.00	92.07

North Fork Property Owners' Association
RECREATIONAL AMENITIES – RESERVE STUDY 2012

Expenditures - Annual

Date	Description	Code	Service Date	Est Life	Future Cost	Salvage Value	Net Expenditure
					\$ 92.07	\$ 0.00	\$ 92.07
Year --2023							
01/01/2023	Tennis Court	920-001-0005	01/01/2018	5:00	\$ 4,722.74	\$ 0.00	\$ 4,722.74
01/01/2023	Tax Payment	990-000-9990	01/01/2023	:	137.41	0.00	137.41
					\$ 4,860.15	\$ 0.00	\$ 4,860.15
Year --2024							
01/01/2024	Tennis Court	920-003-0005	01/01/2019	5:00	4,866.38	0.00	4,866.38
01/01/2024	Tennis Court	920-004-0005	01/01/2004	20:00	29,893.50	0.00	29,893.50
01/01/2024	Tax Payment	990-000-9990	01/01/2024	:	161.37	0.00	161.37
					\$ 34,921.25	\$ 0.00	\$ 34,921.25
Year --2025							
01/01/2025	Tax Payment	990-000-9990	01/01/2025	:	82.38	0.00	82.38
					\$ 82.38	\$ 0.00	\$ 82.38
Year --2026							
01/01/2026	Basketball Court (Half court)	920-002-0001	01/01/2021	5:00	3,137.06	0.00	3,137.06
01/01/2026	Playground - Replacement	910-000-0004	01/01/2011	15:00	29,525.24	0.00	29,525.24
01/01/2026	Tax Payment	990-000-9990	01/01/2026	:	123.26	0.00	123.26
					\$ 32,785.56	\$ 0.00	\$ 32,785.56
Year --2027							
01/01/2027	Tax Payment	990-000-9990	01/01/2027	:	51.52	0.00	51.52
					\$ 51.52	\$ 0.00	\$ 51.52
Year --2028							
01/01/2028	Tennis Court	920-001-0005	01/01/2023	5:00	5,486.01	0.00	5,486.01
01/01/2028	Tax Payment	990-000-9990	01/01/2028	:	96.38	0.00	96.38
					\$ 5,582.39	\$ 0.00	\$ 5,582.39
Year --2029							
01/01/2029	Tennis Court	920-003-0005	01/01/2024	5:00	5,652.87	0.00	5,652.87
01/01/2029	Tax Payment	990-000-9990	01/01/2029	:	121.77	0.00	121.77
					\$ 5,774.64	\$ 0.00	\$ 5,774.64
Year --2030							
01/01/2030	Tax Payment	990-000-9990	01/01/2030	:	147.65	0.00	147.65
					\$ 147.65	\$ 0.00	\$ 147.65
Year --2031							
01/01/2031	Basketball Court (Half court)	920-002-0001	01/01/2026	5:00	3,644.06	0.00	3,644.06
01/01/2031	Tax Payment	990-000-9990	01/01/2031	:	193.65	0.00	193.65
					\$ 3,837.71	\$ 0.00	\$ 3,837.71
Year --2032							
01/01/2032	Tax Payment	990-000-9990	01/01/2032	:	227.43	0.00	227.43
					\$ 227.43	\$ 0.00	\$ 227.43
Year --2033							

North Fork Property Owners' Association
RECREATIONAL AMENITIES – RESERVE STUDY 2012

Expenditures - Annual

Date	Description	Code	Service Date	Est Life	Future Cost	Salvage Value	Net Expenditure
01/01/2033	Tennis Court	920-001-0005	01/01/2028	5:00 \$	6,372.64 \$	0.00 \$	6,372.64
01/01/2033	Tax Payment	990-000-9990	01/01/2033	: \$	273.70	0.00	273.70
					6,646.34 \$	0.00 \$	6,646.34
Year --2034							
01/01/2034	Tennis Court	920-003-0005	01/01/2029	5:00	6,566.47	0.00	6,566.47
01/01/2034	Tax Payment	990-000-9990	01/01/2034	: \$	297.30	0.00	297.30
					6,863.77 \$	0.00 \$	6,863.77
Year --2035							
01/01/2035	Tax Payment	990-000-9990	01/01/2035	: \$	321.44	0.00	321.44
					321.44 \$	0.00 \$	321.44
Year --2036							
01/01/2036	Basketball Court (Half court)	920-001-0001	01/01/2016	20:00	20,667.00	0.00	20,667.00
01/01/2036	Basketball Court (Half court)	920-002-0001	01/01/2031	5:00	4,233.00	0.00	4,233.00
01/01/2036	Tax Payment	990-000-9990	01/01/2036	: \$	365.63	0.00	365.63
					25,265.63 \$	0.00 \$	25,265.63
Year --2037							
01/01/2037	Tax Payment	990-000-9990	01/01/2037	: \$	324.09	0.00	324.09
					324.09 \$	0.00 \$	324.09
Year --2038							
01/01/2038	Tennis Court	920-001-0005	01/01/2033	5:00	7,402.57	0.00	7,402.57
01/01/2038	Tennis Court	920-002-0005	01/01/2018	20:00	45,472.92	0.00	45,472.92
01/01/2038	Tax Payment	990-000-9990	01/01/2038	: \$	363.94	0.00	363.94
					53,239.43 \$	0.00 \$	53,239.43
Year --2039							
01/01/2039	Tennis Court	920-003-0005	01/01/2034	5:00	7,627.72	0.00	7,627.72
01/01/2039	Tax Payment	990-000-9990	01/01/2039	: \$	220.04	0.00	220.04
					7,847.76 \$	0.00 \$	7,847.76
Year --2040							
01/01/2040	Tax Payment	990-000-9990	01/01/2040	: \$	239.66	0.00	239.66
					239.66 \$	0.00 \$	239.66
Year --2041							
01/01/2041	Basketball Court (Half court)	920-002-0001	01/01/2036	5:00	4,917.12	0.00	4,917.12
01/01/2041	Playground - Replacement	910-000-0004	01/01/2026	15:00	46,278.80	0.00	46,278.80
01/01/2041	Tax Payment	990-000-9990	01/01/2041	: \$	279.04	0.00	279.04
					51,474.96 \$	0.00 \$	51,474.96
Year --2042							
01/01/2042	Tax Payment	990-000-9990	01/01/2042	: \$	141.65	0.00	141.65
					141.65 \$	0.00 \$	141.65

North Fork Property Owners' Association
RECREATIONAL AMENITIES – RESERVE STUDY 2012

Cash Flow - Annual

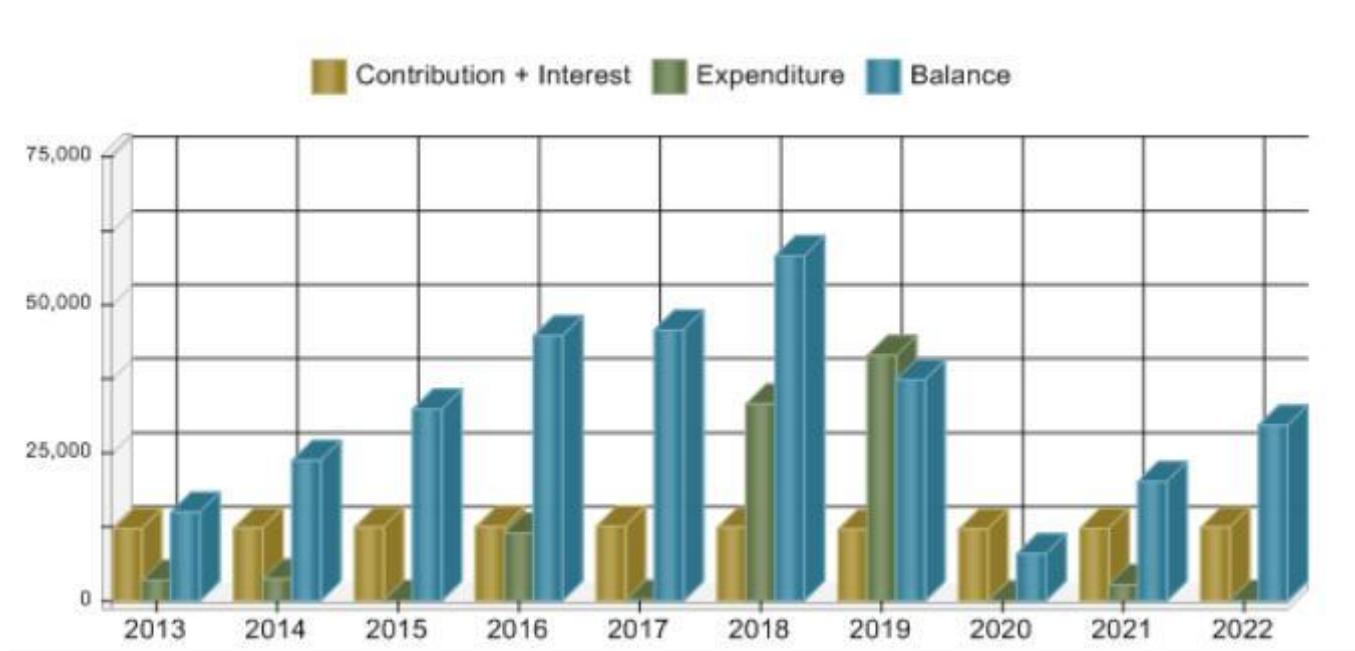
Period	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
01/13 - 12/13	\$ 15,000.00	\$ 12,000.00	\$ 221.63	\$ 3,504.30	\$ 23,717.33
01/14 - 12/14	23,717.33	12,000.00	329.20	3,675.66	32,370.87
01/15 - 12/15	32,370.87	12,000.00	481.06	102.03	44,749.90
01/16 - 12/16	44,749.90	12,000.00	499.45	11,497.19	45,752.16
01/17 - 12/17	45,752.16	12,000.00	648.72	151.92	58,248.96
01/18 - 12/18	58,248.96	12,000.00	406.58	33,299.43	37,356.11
01/19 - 12/19	37,356.11	12,000.00	51.04	41,408.89	7,998.26
01/20 - 12/20	7,998.26	12,000.00	175.69	12.59	20,161.36
01/21 - 12/21	20,161.36	12,000.00	295.57	2,756.69	29,700.24
01/22 - 12/22	29,700.24	12,000.00	447.62	92.07	42,055.79
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
	\$ 15,000.00	\$ 120,000.00	\$ 3,556.56	\$ 96,500.77	\$ 42,055.79

Period	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
01/23 - 12/23	42,055.79	12,000.00	545.53	4,860.15	49,741.17
01/24 - 12/24	49,741.17	12,000.00	280.07	34,921.25	27,099.99
01/25 - 12/25	27,099.99	12,000.00	415.03	82.38	39,432.64
01/26 - 12/26	39,432.64	12,000.00	176.18	32,785.56	18,823.26
01/27 - 12/27	18,823.26	12,000.00	311.34	51.52	31,083.08
01/28 - 12/28	31,083.08	12,000.00	398.87	5,582.39	37,899.56
01/29 - 12/29	37,899.56	12,000.00	482.25	5,774.64	44,607.17
01/30 - 12/30	44,607.17	12,000.00	634.38	147.65	57,093.90
01/31 - 12/31	57,093.90	12,000.00	746.94	3,837.71	66,003.13
01/32 - 12/32	66,003.13	12,000.00	902.45	227.43	78,678.15
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
	\$ 42,055.79	\$ 120,000.00	\$ 4,893.04	\$ 88,270.68	\$ 78,678.15

Period	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
01/33 - 12/33	78,678.15	12,000.00	984.49	6,646.34	85,016.30
01/34 - 12/34	85,016.30	12,000.00	1,061.58	6,863.77	91,214.11
01/35 - 12/35	91,214.11	12,000.00	1,218.30	321.44	104,110.97
01/36 - 12/36	104,110.97	12,000.00	1,080.01	25,265.63	91,925.35
01/37 - 12/37	91,925.35	12,000.00	1,227.23	324.09	104,828.49
01/38 - 12/38	104,828.49	12,000.00	752.09	53,239.43	64,341.15
01/39 - 12/39	64,341.15	12,000.00	789.75	7,847.76	69,283.14
01/40 - 12/40	69,283.14	12,000.00	943.55	239.66	81,987.03
01/41 - 12/41	81,987.03	12,000.00	486.13	51,474.96	42,998.20
01/42 - 12/42	42,998.20	12,000.00	614.19	141.65	55,470.74
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
	\$ 78,678.15	\$ 120,000.00	\$ 9,157.32	\$ 152,364.73	\$ 55,470.74

**North Fork Property Owners' Association
RECREATIONAL AMENITIES – RESERVE STUDY 2012**

Cash Flow - Chart



North Fork Property Owners' Association
RECREATIONAL AMENITIES – RESERVE STUDY 2012

Cash Flow - Annual

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Begin Balance	15,000	23,717	32,370	44,749	45,752	58,248	37,356	7,998	20,161	29,700
Contribution	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000
Average Per Unit	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000
Percent Change	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Special Assessment	0	0	0	0	0	0	0	0	0	0
Interest	221	329	481	499	648	406	51	175	295	447
Less Tax on Interest	4	69	102	146	151	193	114	12	56	92
Net Interest	217	260	379	353	496	213	-63	163	239	355
Less Expenditures	3,500	3,606	0	11,350	0	33,106	41,294	0	2,700	0
Less Deferred...	0	0	0	0	0	0	0	0	0	0
Ending Balance	23,717	32,370	44,749	45,752	58,248	37,356	7,998	20,161	29,700	42,055

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Begin Balance	42,055	49,741	27,099	39,432	18,823	31,083	37,899	44,607	57,093	66,003
Contribution	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000
Average Per Unit	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000
Percent Change	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Special Assessment	0	0	0	0	0	0	0	0	0	0
Interest	545	280	415	176	311	398	482	634	746	902
Less Tax on Interest	137	161	82	123	51	96	121	147	193	227
Net Interest	408	118	332	52	259	302	360	486	553	675
Less Expenditures	4,722	34,759	0	32,662	0	5,486	5,652	0	3,644	0
Less Deferred...	0	0	0	0	0	0	0	0	0	0
Ending Balance	49,741	27,099	39,432	18,823	31,083	37,899	44,607	57,093	66,003	78,678

	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
Begin Balance	78,678	85,016	91,214	104,110	91,925	104,828	64,341	69,283	81,987	42,998
Contribution	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000
Average Per Unit	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000
Percent Change	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Special Assessment	0	0	0	0	0	0	0	0	0	0
Interest	984	1,061	1,218	1,080	1,227	752	789	943	486	614
Less Tax on Interest	273	297	321	365	324	363	220	239	279	141
Net Interest	710	764	896	714	903	388	569	703	207	472
Less Expenditures	6,372	6,566	0	24,900	0	52,875	7,627	0	51,195	0
Less Deferred...	0	0	0	0	0	0	0	0	0	0
Ending Balance	85,016	91,214	104,110	91,925	104,828	64,341	69,283	81,987	42,998	55,470

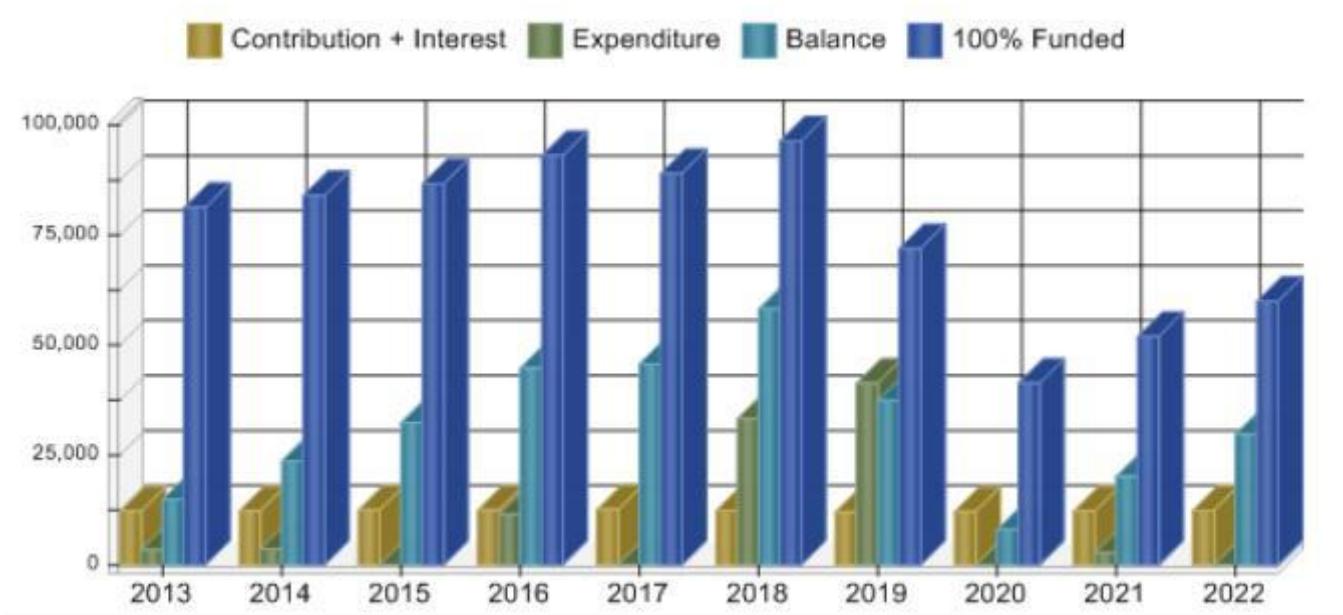
North Fork Property Owners' Association
RECREATIONAL AMENITIES – RESERVE STUDY 2012

Percent Funded - Annual

Beginning Date	100 %		Beginning Balance	Percent Funded			Expenditure	
	Funded Future Cost	\$		Contribution	Interest	Future Cost		
01/01/2013	\$ 85,202.18	\$ 15,000.00	17.61 %	\$ 12,000.00	\$ 221.63	\$ 3,504.30		
01/01/2014	89,892.94	23,717.33	26.38	12,000.00	329.20	3,675.66		
01/01/2015	94,593.82	32,370.87	34.22	12,000.00	481.06	102.03		
01/01/2016	102,901.16	44,749.90	43.49	12,000.00	499.45	11,497.19		
01/01/2017	100,863.65	45,752.16	45.36	12,000.00	648.72	151.92		
01/01/2018	110,176.92	58,248.96	52.87	12,000.00	406.58	33,299.43		
01/01/2019	87,734.50	37,356.11	42.58	12,000.00	51.04	41,408.89		
01/01/2020	59,040.76	7,998.26	13.55	12,000.00	175.69	12.59		
01/01/2021	71,641.73	20,161.36	28.14	12,000.00	295.57	2,756.69		
01/01/2022	81,629.39	29,700.24	36.38	12,000.00	447.62	92.07		
01/01/2023	94,317.65	42,055.79	44.59	12,000.00	545.53	4,860.15		
01/01/2024	102,435.83	49,741.17	48.56	12,000.00	280.07	34,921.25		
01/01/2025	81,900.93	27,099.99	33.09	12,000.00	415.03	82.38		
01/01/2026	96,125.91	39,432.64	41.02	12,000.00	176.18	32,785.56		
01/01/2027	78,906.89	18,823.26	23.86	12,000.00	311.34	51.52		
01/01/2028	94,350.17	31,083.08	32.94	12,000.00	398.87	5,582.39		
01/01/2029	104,484.77	37,899.56	36.27	12,000.00	482.25	5,774.64		
01/01/2030	114,635.22	44,607.17	38.91	12,000.00	634.38	147.65		
01/01/2031	130,438.55	57,093.90	43.77	12,000.00	746.94	3,837.71		
01/01/2032	142,715.61	66,003.13	46.25	12,000.00	902.45	227.43		
01/01/2033	158,636.72	78,678.15	49.60	12,000.00	984.49	6,646.34		
01/01/2034	168,391.18	85,016.30	50.49	12,000.00	1,061.58	6,863.77		
01/01/2035	178,164.06	91,214.11	51.20	12,000.00	1,218.30	321.44		
01/01/2036	194,503.41	104,110.97	53.53	12,000.00	1,080.01	25,265.63		
01/01/2037	186,927.71	91,925.35	49.18	12,000.00	1,227.23	324.09		
01/01/2038	204,252.02	104,828.49	51.32	12,000.00	752.09	53,239.43		
01/01/2039	170,806.21	64,341.15	37.67	12,000.00	789.75	7,847.76		
01/01/2040	182,854.73	69,283.14	37.89	12,000.00	943.55	239.66		
01/01/2041	202,530.97	81,987.03	40.48	12,000.00	486.13	51,474.96		
01/01/2042	172,920.90	42,998.20	24.87	12,000.00	614.19	141.65		

**North Fork Property Owners' Association
RECREATIONAL AMENITIES – RESERVE STUDY 2012**

Percent Funded - Annual - Chart



North Fork Property Owners' Association
RECREATIONAL AMENITIES – RESERVE STUDY 2012

Percent Funded - Cash Flow - Annual

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
100% Funded	85,202	89,892	94,593	102,901	100,863	110,176	87,734	59,040	71,641	81,629
Percent Funded	17.61%	26.38%	34.22%	43.49%	45.36%	52.87%	42.58%	13.55%	28.14%	36.38%
Begin Balance	15,000	23,717	32,370	44,749	45,752	58,248	37,356	7,998	20,161	29,700
Contribution	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000
Average Per Unit	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000
Percent Change	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Special Assessment	0	0	0	0	0	0	0	0	0	0
Interest	221	329	481	499	648	406	51	175	295	447
Less Tax on Interest	4	69	102	146	151	193	114	12	56	92
Net Interest	217	260	379	353	496	213	-63	163	239	355
Less Expenditures	3,500	3,606	0	11,350	0	33,106	41,294	0	2,700	0
Less Deferred...	0	0	0	0	0	0	0	0	0	0
Ending Balance	23,717	32,370	44,749	45,752	58,248	37,356	7,998	20,161	29,700	42,055
	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
100% Funded	94,317	102,435	81,900	96,125	78,906	94,350	104,484	114,635	130,438	142,715
Percent Funded	44.59%	48.56%	33.09%	41.02%	23.86%	32.94%	36.27%	38.91%	43.77%	46.25%
Begin Balance	42,055	49,741	27,099	39,432	18,823	31,083	37,899	44,607	57,093	66,003
Contribution	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000
Average Per Unit	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000
Percent Change	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Special Assessment	0	0	0	0	0	0	0	0	0	0
Interest	545	280	415	176	311	398	482	634	746	902
Less Tax on Interest	137	161	82	123	51	96	121	147	193	227
Net Interest	408	118	332	52	259	302	360	486	553	675
Less Expenditures	4,722	34,759	0	32,662	0	5,486	5,652	0	3,644	0
Less Deferred...	0	0	0	0	0	0	0	0	0	0
Ending Balance	49,741	27,099	39,432	18,823	31,083	37,899	44,607	57,093	66,003	78,678
	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
100% Funded	158,636	168,391	178,164	194,503	186,927	204,252	170,806	182,854	202,530	172,920
Percent Funded	49.60%	50.49%	51.20%	53.53%	49.18%	51.32%	37.67%	37.89%	40.48%	24.87%
Begin Balance	78,678	85,016	91,214	104,110	91,925	104,828	64,341	69,283	81,987	42,998
Contribution	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000
Average Per Unit	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000
Percent Change	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Special Assessment	0	0	0	0	0	0	0	0	0	0
Interest	984	1,061	1,218	1,080	1,227	752	789	943	486	614
Less Tax on Interest	273	297	321	365	324	363	220	239	279	141
Net Interest	710	764	896	714	903	388	569	703	207	472
Less Expenditures	6,372	6,566	0	24,900	0	52,875	7,627	0	51,195	0
Less Deferred...	0	0	0	0	0	0	0	0	0	0
Ending Balance	85,016	91,214	104,110	91,925	104,828	64,341	69,283	81,987	42,998	55,470

North Fork Property Owners' Association
RECREATIONAL AMENITIES – RESERVE STUDY 2012

Percent Funded – Allocation 2013

Components	100% Funded	Percent Funded	Beginning Balance			Expenditure	Ending Balance 12/31/2013
			01/01/2013	Contribution	Interest		
Basketball Court (Half court)	\$ 9,693	17.60 %	\$ 1,706	\$ 1,542	\$ 27	\$ 0	\$ 3,276
Basketball Court Fence	5,170	17.60	910	299	5	0	1,215
Basketball Hoop	3,364	17.60	592	195	3	0	790
Playground - Replacement	3,936	17.60	692	2,740	49	0	3,483
Taxes	0	0.00	0	0	4	4	0
Tennis Court	38,568	17.60	6,788	5,799	105	3,500	9,192
Tennis Court - Benches	3,830	17.60	674	222	4	0	900
Tennis Court - Fence	20,683	17.60	3,640	1,200	21	0	4,862
	\$ 85,247	17.60 %	\$ 15,003	\$ 12,000	\$ 221	\$ 3,504	\$ 23,720

North Fork Property Owners' Association
RECREATIONAL AMENITIES – RESERVE STUDY 2012

Percent Funded – Allocation 2022

Components	100%		Beginning Balance			Ending Balance	
	Funded	Percent	01/01/2013	Contribution	Interest	Expenditure	12/31/2022
Basketball Court (Half court)	\$ 9,693	17.60 %	\$ 1,706	\$ 15,423	\$ 336	\$ 14,051	\$ 3,413
Basketball Court Fence	5,170	17.60	910	2,999	65	6,463	-2,488
Basketball Hoop	3,364	17.60	592	1,951	42	4,065	-1,479
Playground - Replacement	3,936	17.60	692	27,409	597	0	28,699
Taxes	0	0.00	0	0	942	942	0
Tennis Court	38,568	17.60	6,788	57,993	1,263	40,336	25,708
Tennis Court - Benches	3,830	17.60	674	2,222	48	4,787	-1,842
Tennis Court - Fence	20,683	17.60	3,640	12,001	261	25,854	-9,951
			\$ 85,247	17.60 %	\$ 15,003	\$ 96,500	120,000
			\$ 3,556				