



**Reserve Study**  
Financial Update

**Paramount Owners Association, Inc.**

Draft 2  
Published - February 18, 2020  
Prepared for the December 31, 2020 Fiscal Year  
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## Paramount Owners Association, Inc.

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## **Paramount Owners Association, Inc.**

Published - February 18, 2020  
Prepared for the December 31, 2020 Fiscal Year

### **Reserve Study Summary**

A Reserve Study was conducted of Paramount Owners Association, Inc. (the Planned Urban Development, or "**PUD**"). A **Financial Update** includes a review of prior year financials and the following tasks are performed:

- Review and revise the reserve component inventory,
- Update useful life and valuation estimates,
- Review fund status and funding plan.

Paramount Owners Association, Inc. is a community with a total of 1,126 Units.

#### **Physical Inspection**

North Star Reserves ("**NSR**") did not conduct a physical inspection of the PUD as this study is a "financial update" only. However, for this study components are determined to be major components if:

1. As of the date of the study, they have a remaining useful life of less than 30 years, and a value greater than \$1000.
2. Such additional components, if any, determined by the Board of Directors.

During the financial update, NSR utilized the services of our own construction cost estimator. In addition, independent contractors may have been contacted to render opinions on selected components.

Supplemental information may have been obtained from the following sources:

1. Project plans where available.
2. Maintenance records of the reserve components where available.
3. PUD board members, management and staff.

#### **Summary of Reserves**

For the first year of the Reserve Study, the reserve contribution is based upon the existing budget and conversations with the property manager and/or appointed Association representative. In addition NSR relied on the PUD to provide an accurate Beginning Reserve Balance.

The status of the PUD reserves, as reflected in the following Reserve Study, is as follows:



1. The Expenditure Forecast of the following Reserve Study identifies the major components which the PUD is obligated to repair, replace, restore or maintain, as determined in accordance with the criteria specified above, and specifies for each such component:
  - Its current estimated replacement cost;
  - Its estimated useful life; and
  - Its estimated remaining useful life.
  
2. It is estimated that the total cash reserves necessary to repair, replace, restore or maintain such major components (in the aggregate) during and at the end of their first remaining useful life is \$659,880.
  - [For purposes of this calculation, "necessary" is defined as the Fully Funded Balance (FFB) (Component Future Cost ÷ Useful Life × Effective Age, including a provision for interest and inflation in future years.)]
  - See "FULLY FUNDED BALANCE" in the *Glossary of Reserve Study Terms* on the final pages of this study.
  - Inflation Rate for the this study is calculated at **2.50%**.
  
3. The current amount of accumulated cash reserves actually set aside to repair, replace, restore, or maintain such major components as of the fiscal year ending December 31, 2020 is estimated to be \$489,735, constituting 74.51% of the total expenditures anticipated for all such major components through their first end of useful life replacement.
  
4. Based upon the schedule of annual reserve contributions necessary to defray the cost of repairing, replacing, restoring or maintaining such major components in the years such expenditures are estimated to be required, it is estimated that annual reserve contributions in the initial amount of \$50,400 for the fiscal year ending December 31, 2020 (the first full fiscal year following first distribution of this report) will be necessary in order to meet all such reserve expenditures when they are projected to come due.

### Funding Assessment

Based on the 30 year cash flow projection, the PUD reserves appear **inadequately** funded as the reserve fund ending balances remain **negative** throughout the replacement of most major components during the next 30 years. **For this reason, increased contributions have been outlined to meet future expenditures.**

Idaho statute imposes no reserve funding level requirements nor does it address funding level adequacy, and although one or more of the reserve fund percentages expressed in this report may be less than one hundred percent, those percentages do not necessarily indicate that the PUD reserves are inadequately funded.

### Percent Funded Status

Based on paragraphs 1 - 3 above, the PUD is **inadequately** funded.

The following illustrates the next fiscal year recommended contribution and ending balance:

	<b>Annual Contribution</b>	-	<b>End Balance</b>	-	<b>% Funded</b>
• Year 1:	\$50,400		\$489,735		83.35%
• Year 2:	\$50,400		\$479,740		74.51%



## Methodology

The above recommended reserve contribution for the next fiscal year (and future fiscal years as outlined in the *Cash Flow - Annual* forecast report) was developed using the cash flow method. This is a method of developing a reserve funding plan where the contributions to the reserve fund are designed to offset the variable annual expenditures from the reserve fund. Different reserve funding plans are tested against the anticipated schedule of reserve expenses until the desired funding goal is achieved.

## Funding Goals

The funding goal employed for Paramount Owners Association, Inc. is

**Threshold Funding:** Establishing a Reserve funding goal of keeping the Reserve balance above a specified dollar or Percent Funded amount. Depending on the threshold, this may be more or less conservative than "Fully Funding."

## Limitations

The intention of the Reserve Study is to forecast the PUD ability to repair or replace major components as they wear out in future years. The Reserve Study is not an engineering report, and no destructive testing was performed. The costs outlined in the study are for budgetary and planning purposes only, and actual bid costs would depend upon the defined scope of work at the time repairs are made. Also, any latent defects are excluded from this report.

## Statutory Disclosures

### Compliance

The Reserve Study complies with or exceeds all applicable statutes, if any

## Supplemental Disclosures

### General:

NSR has no other involvement(s) with the PUD which could result in actual or perceived conflicts of interest.

### Completeness:

NSR has found no material issues which, if not disclosed, would cause a distortion of the PUD situation.

### Reliance on Client Data:

Information provided by the official representative of the PUD regarding financial, physical, quantity, or historical issues are deemed reliable by NSR.



#### Scope:

This Reserve Study is a reflection of information provided to NSR and assembled for the PUD use, not for the purpose of performing an audit, quality/forensic analysis, health and safety inspection, or background checks of historical records.

#### Reserve Balance:

The actual beginning reserve fund balance in this Reserve Study is based upon information provided and was not audited.

#### Reserve Projects:

Information provided about reserve projects will be considered reliable. Any on-site inspection should not be considered a project audit, quality inspection, or health and safety review.



# Paramount Owners Association, Inc.

Analysis Date - January 1, 2020

## Expenditures

Subcategory	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
<b>Access Control</b>										
Access Control	\$ 3,485				\$ 3,847					\$ 4,353
Cameras		1,864					2,109	1,080		2,271
	\$ 3,485	\$ 1,864	\$ 0	\$ 0	\$ 3,847	\$ 0	\$ 2,109	\$ 1,080	\$ 0	\$ 6,624
<b>Appliances</b>										
Appliances				\$ 3,372						
	\$ 0	\$ 0	\$ 0	\$ 3,372	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
<b>Bark</b>										
Bark Replenishment - Tot Lot	\$ 512	\$ 591	\$ 670	\$ 982	\$ 621	\$ 579	\$ 669	\$ 758	\$ 1,111	\$ 703
	\$ 512	\$ 591	\$ 670	\$ 982	\$ 621	\$ 579	\$ 669	\$ 758	\$ 1,111	\$ 703
<b>Building</b>										
Painting - Interior			\$ 765				\$ 1,370	\$ 288		
	\$ 0	\$ 0	\$ 765	\$ 0	\$ 0	\$ 0	\$ 1,370	\$ 288	\$ 0	\$ 0
<b>Concrete</b>										
Concrete Curbing - Roadway		\$ 1,553				\$ 1,714				\$ 1,892
Concrete Repair				3,264						3,785
Concrete Repair - Stamped						6,364				
Concrete Sealant	7,133	5,188	7,377	5,451	6,278	8,070	5,870	8,346	6,167	7,103
U-Channel		1,449								
	\$ 7,133	\$ 8,191	\$ 7,377	\$ 8,715	\$ 6,278	\$ 16,149	\$ 5,870	\$ 8,346	\$ 6,167	\$ 12,781
<b>Contingency</b>										
Building Contingency - Exterior				\$ 1,632		\$ 1,714		\$ 1,801	\$ 615	\$ 1,261
Building Contingency - Interior			1,061			1,143			1,231	
	\$ 0	\$ 0	\$ 1,061	\$ 1,632	\$ 0	\$ 2,857	\$ 0	\$ 1,801	\$ 1,846	\$ 1,261

# Paramount Owners Association, Inc.

Analysis Date - January 1, 2020

## Expenditures

Subcategory	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
<b>Electronics</b>										
Electronics		\$ 3,106								\$ 3,785
	\$ 0	\$ 3,106	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 3,785
<b>Fencing</b>										
Gate - Wrought Iron						\$ 1,143				\$ 1,261
	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,143	\$ 0	\$ 0	\$ 0	\$ 1,261
<b>Flooring</b>										
Flooring - Carpet Tiles						\$ 12,418				
	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 12,418	\$ 0	\$ 0	\$ 0	\$ 0
<b>Furnishings &amp; Décor</b>										
Furnishings & Décor						\$ 6,858				
	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 6,858	\$ 0	\$ 0	\$ 0	\$ 0
<b>Furniture</b>										
Furniture - Recreational	\$ 1,515									
	\$ 1,515	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
<b>Garage</b>										
Garage Door Opener					\$ 724					
	\$ 0	\$ 0	\$ 0	\$ 0	\$ 724	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
<b>Gutters &amp; Downspouts</b>										
Gutters & Downspouts		\$ 836								\$ 1,018
	\$ 0	\$ 836	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,018
<b>HVAC</b>										
Furnace						\$ 5,143				
	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 5,143	\$ 0	\$ 0	\$ 0	\$ 0



# Paramount Owners Association, Inc.

Analysis Date - January 1, 2020

## Expenditures

Subcategory	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
<b>HVAC System</b>										
Air Conditioner			\$ 1,751							
	\$ 0	\$ 0	\$ 1,751	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
<b>Irrigation</b>										
Irrigation Vault			\$ 1,061							
	\$ 0	\$ 0	\$ 1,061	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
<b>Irrigation Pump Equipment</b>										
Irrigation Motors	\$ 2,828			\$ 3,046		\$ 3,200				
Irrigation Pumps			2,653			2,857		3,002		
	\$ 2,828	\$ 0	\$ 2,653	\$ 3,046	\$ 0	\$ 6,058	\$ 0	\$ 3,002	\$ 0	\$ 0
<b>Landscaping</b>										
Covers and Grates						\$ 1,143				
Landscaping - Beds & Shrubs	2,525	2,589	2,653	2,720	2,788	2,857	2,929	3,002	3,077	3,154
Landscaping - General			2,653					3,002		
Landscaping - Timers	808		849		892		937		984	
Retaining Wall						1,143				
Rock Replenishment								4,683		
Trees - Replacement			4,776			5,143			5,539	
	\$ 3,334	\$ 2,589	\$ 10,933	\$ 2,720	\$ 3,680	\$ 10,287	\$ 3,866	\$ 10,688	\$ 9,601	\$ 3,154
<b>Lighting</b>										
Lighting - Exterior		\$ 466					\$ 527			\$ 567
Lighting - Interior						1,143				1,261
	\$ 0	\$ 466	\$ 0	\$ 0	\$ 0	\$ 1,143	\$ 527	\$ 0	\$ 0	\$ 1,829

# Paramount Owners Association, Inc.

Analysis Date - January 1, 2020

## Expenditures

Subcategory	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
<b>Mechanical Equipment</b>										
Pool Equipment - Pump	\$ 1,212	\$ 1,242	\$ 1,273	\$ 1,305	\$ 1,338	\$ 1,371	\$ 1,406	\$ 1,441	\$ 1,477	\$ 1,514
Pump - Pond Fountain	1,616	1,656							1,969	
	\$ 2,828	\$ 2,899	\$ 1,273	\$ 1,305	\$ 1,338	\$ 1,371	\$ 1,406	\$ 1,441	\$ 3,446	\$ 1,514
<b>Outdoor Equipment</b>										
Benches & Picnic Tables					\$ 2,676				\$ 2,954	
Bike Rack										2,271
Outdoor Equipment - Miscellaneous				3,264						
	\$ 0	\$ 0	\$ 0	\$ 3,264	\$ 2,676	\$ 0	\$ 0	\$ 0	\$ 2,954	\$ 2,271
<b>Painting</b>										
Painting - Wrought Iron		\$ 13,210	\$ 13,540	\$ 13,878	\$ 14,225	\$ 14,581	\$ 14,946	\$ 15,319	\$ 15,702	\$ 16,095
	\$ 0	\$ 13,210	\$ 13,540	\$ 13,878	\$ 14,225	\$ 14,581	\$ 14,946	\$ 15,319	\$ 15,702	\$ 16,095
<b>Paving</b>										
Asphalt - Repairs			\$ 3,897					\$ 14,648		
Asphalt - Sealing	7,385				3,508	8,355				3,969
Asphalt - Striping			2,122							2,523
	\$ 7,385	\$ 0	\$ 6,020	\$ 0	\$ 3,508	\$ 8,355	\$ 0	\$ 14,648	\$ 0	\$ 6,493
<b>Pool &amp; Spa</b>										
ADA-Compliant Chair Lift	\$ 4,445									
Pool Cover					4,014			4,323		9,084
Pool Equipment - Chemical Controls		1,449					1,640			1,766
Pool Equipment - Heater		3,106		3,264		3,429		7,566		3,785
Pool Equipment - Sand Filter	808				892			960	984	
Pool Furniture	14,003		12,706		34,427		16,239		17,061	
Pool Repairs		1,553		1,632		1,714		1,801		1,892
	\$ 19,257	\$ 6,110	\$ 12,706	\$ 4,896	\$ 39,334	\$ 5,143	\$ 17,879	\$ 14,651	\$ 18,046	\$ 16,529

# Paramount Owners Association, Inc.

Analysis Date - January 1, 2020

## Expenditures

Subcategory	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
<b>Recreation</b>										
Fitness Equipment	\$ 3,637	\$ 3,313		\$ 1,088	\$ 8,921				\$ 4,431	\$ 4,037
	\$ 3,637	\$ 3,313	\$ 0	\$ 1,088	\$ 8,921	\$ 0	\$ 0	\$ 0	\$ 4,431	\$ 4,037
<b>Reserve Study Update</b>										
Reserve Study Update		\$ 439			\$ 4,728			\$ 509		
	\$ 0	\$ 439	\$ 0	\$ 0	\$ 4,728	\$ 0	\$ 0	\$ 509	\$ 0	\$ 0
<b>Signage</b>										
Entry Monument			\$ 2,653		\$ 2,230		\$ 2,343		\$ 3,077	
Signage - Custom						3,200				
Signage - Exterior (General)				1,088						
	\$ 0	\$ 0	\$ 2,653	\$ 1,088	\$ 2,230	\$ 3,200	\$ 2,343	\$ 0	\$ 3,077	\$ 0
<b>Staining</b>										
Pergola - Maintenance	\$ 3,182		\$ 1,433					\$ 3,783		\$ 1,703
Staining - Exterior	7,400			7,942		8,373			8,986	
Staining - Fencing		10,718		15,177		11,831		16,753		13,059
	\$ 10,583	\$ 10,718	\$ 1,433	\$ 23,120	\$ 0	\$ 20,204	\$ 0	\$ 20,536	\$ 8,986	\$ 14,762
<b>Structural Maintenance</b>										
Painting - Building Exterior	\$ 2,849									
	\$ 2,849	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
<b>Structural Repairs</b>										
Garbage Enclosure										\$ 1,261
Masonry Repairs	2,424	1,242	2,547	2,611	2,676	1,371	2,812	2,882	2,954	1,514
Pavilion - Maintenance	1,515					1,714				
Siding & Trim	2,525				1,115		2,929			1,261
Timberwork - Exterior	3,031					3,429		2,401		1,261
	\$ 9,497	\$ 1,242	\$ 2,547	\$ 2,611	\$ 3,791	\$ 6,515	\$ 5,741	\$ 5,284	\$ 2,954	\$ 5,299

# Paramount Owners Association, Inc.

Analysis Date - January 1, 2020

## Expenditures

Subcategory	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
<b>Trees</b>										
Trees - Pruning & Maintenance	\$ 3,031	\$ 3,106	\$ 3,184	\$ 3,264	\$ 3,345	\$ 3,429	\$ 3,515	\$ 3,602	\$ 3,693	\$ 3,785
	\$ 3,031	\$ 3,106	\$ 3,184	\$ 3,264	\$ 3,345	\$ 3,429	\$ 3,515	\$ 3,602	\$ 3,693	\$ 3,785
<b>Water Feature</b>										
Pond - Embankment	\$ 1,667	\$ 1,708	\$ 1,751	\$ 1,795	\$ 1,840	\$ 1,886	\$ 1,933	\$ 1,981	\$ 2,031	\$ 2,081
Pond - Rock Embankment	30,310									
	\$ 31,977	\$ 1,708	\$ 1,751	\$ 1,795	\$ 1,840	\$ 1,886	\$ 1,933	\$ 1,981	\$ 2,031	\$ 2,081
<b>Water Heater</b>										
Water Heater	\$ 808				\$ 892					\$ 1,009
	\$ 808	\$ 0	\$ 0	\$ 0	\$ 892	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,009
<b>Windows</b>										
Windows						\$ 1,200			\$ 1,292	
	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,200	\$ 0	\$ 0	\$ 1,292	\$ 0
	\$ 110,664	\$ 60,394	\$ 71,386	\$ 76,780	\$ 101,987	\$ 128,530	\$ 62,178	\$ 103,944	\$ 85,343	\$ 106,301

# Paramount Owners Association, Inc.

Analysis Date - January 1, 2020

## Expenditures

Subcategory	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
<b>Access Control</b>										
Access Control			\$ 4,687			\$ 5,048				\$ 5,572
Cameras				2,506					2,836	1,453
	\$ 0	\$ 0	\$ 4,687	\$ 2,506	\$ 0	\$ 5,048	\$ 0	\$ 0	\$ 2,836	\$ 7,026
<b>Appliances</b>										
Appliances									\$ 4,884	
	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 4,884	\$ 0
<b>Bark</b>										
Bark Replenishment - Tot Lot	\$ 655	\$ 757	\$ 858	\$ 1,257	\$ 796	\$ 741	\$ 856	\$ 971	\$ 1,422	\$ 900
	\$ 655	\$ 757	\$ 858	\$ 1,257	\$ 796	\$ 741	\$ 856	\$ 971	\$ 1,422	\$ 900
<b>Building</b>										
Painting - Interior	\$ 311		\$ 326		\$ 1,670	\$ 351		\$ 369	\$ 378	
	\$ 311	\$ 0	\$ 326	\$ 0	\$ 1,670	\$ 351	\$ 0	\$ 369	\$ 378	\$ 0
<b>Concrete</b>										
Concrete Curbing - Roadway				\$ 2,089				\$ 2,306		
Concrete Repair						4,389				
Concrete Repair - Stamped				7,754						
Concrete Sealant	9,130	6,641	9,443	6,977	8,037	10,330	7,514	10,684	7,894	9,093
U-Channel				1,949						
	\$ 9,130	\$ 6,641	\$ 9,443	\$ 18,771	\$ 8,037	\$ 14,720	\$ 7,514	\$ 12,990	\$ 7,894	\$ 9,093
<b>Contingency</b>										
Building Contingency - Exterior		\$ 1,988		\$ 2,089		\$ 2,194	\$ 749	\$ 1,537		\$ 2,422
Building Contingency - Interior		1,325			1,427			1,537		
	\$ 0	\$ 3,314	\$ 0	\$ 2,089	\$ 1,427	\$ 2,194	\$ 749	\$ 3,074	\$ 0	\$ 2,422

# Paramount Owners Association, Inc.

Analysis Date - January 1, 2020

## Expenditures

Subcategory	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
<b>Doors</b>										
Doors						\$ 6,848				\$ 3,908
	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 6,848	\$ 0	\$ 0	\$ 0	\$ 3,908
<b>Electronics</b>										
Audio/Visual Equipment		\$ 5,965								
Electronics								4,612		
	\$ 0	\$ 5,965	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 4,612	\$ 0	\$ 0
<b>Fencing</b>										
Gate - Wrought Iron					\$ 1,427			\$ 1,537		
	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,427	\$ 0	\$ 0	\$ 1,537	\$ 0	\$ 0
<b>Flooring</b>										
Flooring - Rubber Mat	\$ 9,697									
	\$ 9,697	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
<b>Furniture</b>										
Furniture - Recreational	\$ 1,939									
	\$ 1,939	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
<b>Garage</b>										
Garage Door Opener										\$ 1,049
	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,049
<b>Gutters &amp; Downspouts</b>										
Gutters & Downspouts								\$ 1,241		
	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,241	\$ 0	\$ 0

# Paramount Owners Association, Inc.

Analysis Date - January 1, 2020

## Expenditures

Subcategory	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
<b>HVAC System</b>										
Air Conditioner					\$ 2,355					
	\$ 0	\$ 0	\$ 0	\$ 0	\$ 2,355	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
<b>Irrigation</b>										
Irrigation Vault			\$ 1,358							
	\$ 0	\$ 0	\$ 1,358	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
<b>Irrigation Pump Equipment</b>										
Irrigation Filter Screens						\$ 23,046				
Irrigation Motors						4,097			4,412	
Irrigation Pumps	3,233		3,396			3,658		3,843		
	\$ 3,233	\$ 0	\$ 3,396	\$ 0	\$ 0	\$ 30,801	\$ 0	\$ 3,843	\$ 4,412	\$ 0
<b>Lakes &amp; Ponds</b>										
Pond - Polymer Liner	\$ 64,666									
	\$ 64,666	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
<b>Landscaping</b>										
Covers and Grates						\$ 1,463				
Landscaping - Beds & Shrubs	3,233	3,314	3,396	3,481	3,568	3,658	3,749	3,843	3,939	4,037
Landscaping - General			3,396					3,843		
Landscaping - Timers	1,034		1,087		1,142		1,199		1,260	
Retaining Wall		1,325						1,537		
Rock Replenishment								5,995		
Trees - Replacement		5,965			6,424			6,918		
	\$ 4,267	\$ 10,605	\$ 7,881	\$ 3,481	\$ 11,135	\$ 5,121	\$ 4,949	\$ 22,137	\$ 5,200	\$ 4,037

# Paramount Owners Association, Inc.

Analysis Date - January 1, 2020

## Expenditures

Subcategory	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
<b>Lighting</b>										
Lighting - Exterior		\$ 2,982		\$ 626					\$ 709	
Lighting - Interior					1,427			1,537		
	\$ 0	\$ 2,982	\$ 0	\$ 626	\$ 1,427	\$ 0	\$ 0	\$ 1,537	\$ 709	\$ 0
<b>Mechanical Equipment</b>										
Pool Equipment - Pump	\$ 1,551	\$ 1,590	\$ 1,630	\$ 1,671	\$ 1,713	\$ 1,755	\$ 1,799	\$ 1,844	\$ 1,890	\$ 1,938
Pump - Pond Fountain	2,069	2,121							2,521	
	\$ 3,621	\$ 3,711	\$ 1,630	\$ 1,671	\$ 1,713	\$ 1,755	\$ 1,799	\$ 1,844	\$ 4,412	\$ 1,938
<b>Outdoor Equipment</b>										
Benches & Picnic Tables			\$ 3,261		\$ 3,426		\$ 3,599		\$ 3,781	
Outdoor Equipment - Miscellaneous				4,178						
	\$ 0	\$ 0	\$ 3,261	\$ 4,178	\$ 3,426	\$ 0	\$ 3,599	\$ 0	\$ 3,781	\$ 0
<b>Painting</b>										
Painting - Wrought Iron	\$ 16,497	\$ 16,910	\$ 17,332	\$ 17,766	\$ 18,210	\$ 18,665	\$ 19,132	\$ 19,610	\$ 20,100	\$ 20,603
	\$ 16,497	\$ 16,910	\$ 17,332	\$ 17,766	\$ 18,210	\$ 18,665	\$ 19,132	\$ 19,610	\$ 20,100	\$ 20,603
<b>Paving</b>										
Asphalt - Overlay						\$ 76,499				
Asphalt - Repairs			4,988					18,751		
Asphalt - Sealing	9,453				4,491	10,695				5,081
Asphalt - Striping							2,999			
Pavers - Brick	853				2,569					
	\$ 10,307	\$ 0	\$ 4,988	\$ 0	\$ 7,061	\$ 87,195	\$ 2,999	\$ 18,751	\$ 0	\$ 5,081



# Paramount Owners Association, Inc.

Analysis Date - January 1, 2020

## Expenditures

Subcategory	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
<b>Pool &amp; Spa</b>										
ADA-Compliant Chair Lift						\$ 6,438				
Pool - Resurface	72,633				64,955					87,139
Pool Cover					5,139			5,534		11,629
Pool Equipment - Chemical Controls	1,810			1,949					2,206	
Pool Equipment - Heater		3,976		4,178		9,218		4,612		4,845
Pool Equipment - Sand Filter	1,034				1,142			1,229	1,260	
Pool Furniture	15,481		41,946		19,786		20,788		18,862	
Pool Repairs		1,988		2,089		2,194		2,306		2,422
	\$ 90,959	\$ 5,965	\$ 41,946	\$ 8,217	\$ 91,022	\$ 17,851	\$ 20,788	\$ 13,682	\$ 22,328	\$ 106,036
<b>Recreation</b>										
Fitness Equipment		\$ 1,325	\$ 10,870				\$ 5,399	\$ 4,919		\$ 1,615
Swing Set										1,776
	\$ 0	\$ 1,325	\$ 10,870	\$ 0	\$ 0	\$ 0	\$ 5,399	\$ 4,919	\$ 0	\$ 3,391
<b>Rehab</b>										
Rehab - Bathrooms						\$ 11,706				\$ 12,921
Rehab - Kitchen									13,236	
	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 11,706	\$ 0	\$ 0	\$ 13,236	\$ 12,921
<b>Reserve Study Update</b>										
Reserve Study Update	\$ 5,483			\$ 590			\$ 6,359			\$ 684
	\$ 5,483	\$ 0	\$ 0	\$ 590	\$ 0	\$ 0	\$ 6,359	\$ 0	\$ 0	\$ 684
<b>Roofing</b>										
Chimney Cap	\$ 2,069									
Roofing - Wood Shake						65,847				22,289
	\$ 2,069	\$ 0	\$ 0	\$ 0	\$ 0	\$ 65,847	\$ 0	\$ 0	\$ 0	\$ 22,289

# Paramount Owners Association, Inc.

Analysis Date - January 1, 2020

## Expenditures

Subcategory	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
<b>Signage</b>										
Entry Monument	\$ 2,586		\$ 2,717		\$ 3,568		\$ 2,999		\$ 3,151	
Signage - Exterior (General)		1,325								1,615
	\$ 2,586	\$ 1,325	\$ 2,717	\$ 0	\$ 3,568	\$ 0	\$ 2,999	\$ 0	\$ 3,151	\$ 1,615
<b>Staining</b>										
Pergola - Maintenance					\$ 4,496		\$ 2,024			
Staining - Exterior	9,473			10,167		10,718			11,503	
Staining - Fencing		18,492		14,415		20,412		15,911		22,531
	\$ 9,473	\$ 18,492	\$ 0	\$ 24,582	\$ 4,496	\$ 31,131	\$ 2,024	\$ 15,911	\$ 11,503	\$ 22,531
<b>Structural Maintenance</b>										
Painting - Building Exterior						\$ 4,126				
	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 4,126	\$ 0	\$ 0	\$ 0	\$ 0
<b>Structural Repairs</b>										
Garbage Enclosure					\$ 1,427					\$ 1,615
Masonry Repairs	3,103	3,181	3,261	1,671	3,426	3,511	3,599	1,844	3,781	3,876
Pavilion - Maintenance	1,939					2,194				
Siding & Trim	1,293		3,397	1,392		1,463	1,499		3,939	1,615
Timberwork - Exterior	3,879		2,717		2,141	4,389		3,074	787	2,422
	\$ 10,217	\$ 3,181	\$ 9,375	\$ 3,064	\$ 6,995	\$ 11,559	\$ 5,099	\$ 4,919	\$ 8,509	\$ 9,529
<b>Tile</b>										
Flooring - Ceramic Tile						\$ 17,559				
	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 17,559	\$ 0	\$ 0	\$ 0	\$ 0

# Paramount Owners Association, Inc.

Analysis Date - January 1, 2020

## Expenditures

Subcategory	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
<b>Trees</b>										
Trees - Pruning & Maintenance	\$ 3,879	\$ 3,976	\$ 4,076	\$ 4,178	\$ 4,282	\$ 4,389	\$ 4,499	\$ 4,612	\$ 4,727	\$ 4,845
	\$ 3,879	\$ 3,976	\$ 4,076	\$ 4,178	\$ 4,282	\$ 4,389	\$ 4,499	\$ 4,612	\$ 4,727	\$ 4,845
<b>Water Feature</b>										
Pond - Embankment	\$ 2,133	\$ 2,187	\$ 2,242	\$ 2,298	\$ 2,355	\$ 2,414	\$ 2,474	\$ 2,536	\$ 2,600	\$ 2,665
	\$ 2,133	\$ 2,187	\$ 2,242	\$ 2,298	\$ 2,355	\$ 2,414	\$ 2,474	\$ 2,536	\$ 2,600	\$ 2,665
<b>Water Heater</b>										
Water Heater				\$ 1,114		\$ 1,170				\$ 1,292
	\$ 0	\$ 0	\$ 0	\$ 1,114	\$ 0	\$ 1,170	\$ 0	\$ 0	\$ 0	\$ 1,292
<b>Windows</b>										
Windows		\$ 1,391			\$ 1,498			\$ 1,614		
	\$ 0	\$ 1,391	\$ 0	\$ 0	\$ 1,498	\$ 0	\$ 0	\$ 1,614	\$ 0	\$ 0
	\$ 251,132	\$ 88,735	\$ 126,395	\$ 96,394	\$ 172,909	\$ 341,203	\$ 91,247	\$ 140,719	\$ 122,091	\$ 243,866

# Paramount Owners Association, Inc.

Analysis Date - January 1, 2020

## Expenditures

Subcategory	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
<b>Access Control</b>										
Access Control					\$ 6,304			\$ 6,789		
Cameras		3,054				3,371				
	\$ 0	\$ 3,054	\$ 0	\$ 0	\$ 6,304	\$ 3,371	\$ 0	\$ 6,789	\$ 0	\$ 0
<b>Bark</b>										
Bark Replenishment - Tot Lot	\$ 839	\$ 969	\$ 1,098	\$ 1,609	\$ 1,019	\$ 949	\$ 1,096	\$ 1,243	\$ 1,821	\$ 1,153
	\$ 839	\$ 969	\$ 1,098	\$ 1,609	\$ 1,019	\$ 949	\$ 1,096	\$ 1,243	\$ 1,821	\$ 1,153
<b>Building</b>										
Painting - Interior			\$ 2,453				\$ 461	\$ 473	\$ 485	
	\$ 0	\$ 0	\$ 2,453	\$ 0	\$ 0	\$ 0	\$ 461	\$ 473	\$ 485	\$ 0
<b>Concrete</b>										
Concrete Curbing - Roadway		\$ 2,545				\$ 2,809				\$ 3,101
Concrete Repair		5,090						5,903		
Concrete Repair - Stamped		9,448								11,512
Concrete Sealant	11,688	8,501	12,088	8,932	10,288	13,224	9,618	13,677	10,105	11,640
U-Channel						2,622				
	\$ 11,688	\$ 25,586	\$ 12,088	\$ 8,932	\$ 10,288	\$ 18,656	\$ 9,618	\$ 19,581	\$ 10,105	\$ 26,254
<b>Contingency</b>										
Building Contingency - Exterior		\$ 2,545		\$ 2,674	\$ 913	\$ 1,873		\$ 2,951		\$ 3,101
Building Contingency - Interior	1,655			1,782			1,919			2,067
	\$ 1,655	\$ 2,545	\$ 0	\$ 4,457	\$ 913	\$ 1,873	\$ 1,919	\$ 2,951	\$ 0	\$ 5,168
<b>Doors</b>										
Doors					\$ 4,422			\$ 4,762		
	\$ 0	\$ 0	\$ 0	\$ 0	\$ 4,422	\$ 0	\$ 0	\$ 4,762	\$ 0	\$ 0

# Paramount Owners Association, Inc.

Analysis Date - January 1, 2020

## Expenditures

Subcategory	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
<b>Electronics</b>										
Audio/Visual Equipment				\$ 8,022						
Electronics						5,619				
	\$ 0	\$ 0	\$ 0	\$ 8,022	\$ 0	\$ 5,619	\$ 0	\$ 0	\$ 0	\$ 0
<b>Fencing</b>										
Fencing - Wrought Iron	\$ 29,377				\$ 33,853					\$ 29,566
Gate - Wrought Iron						1,873				2,067
	\$ 29,377	\$ 0	\$ 0	\$ 0	\$ 33,853	\$ 1,873	\$ 0	\$ 0	\$ 0	\$ 31,633
<b>Flooring</b>										
Flooring - Carpet Tiles						\$ 20,349				
	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 20,349	\$ 0	\$ 0	\$ 0	\$ 0
<b>Furnishings &amp; Décor</b>										
Furnishings & Décor	\$ 9,933									
	\$ 9,933	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
<b>Furniture</b>										
Furniture - Recreational	\$ 2,483									
	\$ 2,483	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
<b>Gutters &amp; Downspouts</b>										
Gutters & Downspouts						\$ 1,512				
	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,512	\$ 0	\$ 0	\$ 0	\$ 0
<b>HVAC</b>										
Furnace						\$ 8,429				
	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 8,429	\$ 0	\$ 0	\$ 0	\$ 0

# Paramount Owners Association, Inc.

Analysis Date - January 1, 2020

## Expenditures

Subcategory	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
<b>HVAC System</b>										
Air Conditioner							\$ 3,167			
	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 3,167	\$ 0	\$ 0	\$ 0
<b>Irrigation</b>										
Irrigation Vault			\$ 1,739							
	\$ 0	\$ 0	\$ 1,739	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
<b>Irrigation Pump Equipment</b>										
Irrigation Motors	\$ 4,635									
Irrigation Pumps	4,138		4,348			4,682		4,919		
	\$ 8,774	\$ 0	\$ 4,348	\$ 0	\$ 0	\$ 4,682	\$ 0	\$ 4,919	\$ 0	\$ 0
<b>Landscaping</b>										
Covers and Grates						\$ 1,873				
Landscaping - Beds & Shrubs	4,138	4,242	4,348	4,457	4,568	4,682	4,799	4,919	5,042	5,168
Landscaping - General			4,348					4,919		
Landscaping - Timers	1,324		1,391		1,461		1,535		1,613	
Retaining Wall				1,782						2,067
Rock Replenishment								7,674		
Trees - Replacement	7,450			8,022			8,639			9,304
	\$ 12,913	\$ 4,242	\$ 10,088	\$ 14,262	\$ 6,030	\$ 6,555	\$ 14,975	\$ 17,514	\$ 6,656	\$ 16,540
<b>Lighting</b>										
Lighting - Exterior		\$ 763		\$ 4,011		\$ 842				
Lighting - Interior						1,873				2,067
Lighting - Lampposts						25,287				
	\$ 0	\$ 763	\$ 0	\$ 4,011	\$ 0	\$ 28,003	\$ 0	\$ 0	\$ 0	\$ 2,067

# Paramount Owners Association, Inc.

Analysis Date - January 1, 2020

## Expenditures

Subcategory	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
<b>Mechanical Equipment</b>										
Pool Equipment - Pump	\$ 1,986	\$ 2,036	\$ 2,087	\$ 2,139	\$ 2,192	\$ 2,247	\$ 2,303	\$ 2,361	\$ 2,420	\$ 2,481
Pump - Pond Fountain	2,648	2,715							3,227	
Pumphouse - Control Panel	9,933					11,238				
	\$ 14,568	\$ 4,751	\$ 2,087	\$ 2,139	\$ 2,192	\$ 13,486	\$ 2,303	\$ 2,361	\$ 5,648	\$ 2,481
<b>Outdoor Equipment</b>										
Benches & Picnic Tables	\$ 3,973		\$ 4,174		\$ 4,385		\$ 4,607		\$ 4,841	
Bike Rack					3,289					
Outdoor Equipment - Miscellaneous				5,348						
	\$ 3,973	\$ 0	\$ 4,174	\$ 5,348	\$ 7,675	\$ 0	\$ 4,607	\$ 0	\$ 4,841	\$ 0
<b>Painting</b>										
Painting - Wrought Iron	\$ 21,118	\$ 21,646	\$ 22,187	\$ 22,742	\$ 23,310	\$ 23,893	\$ 24,490	\$ 25,103	\$ 25,730	\$ 26,373
	\$ 21,118	\$ 21,646	\$ 22,187	\$ 22,742	\$ 23,310	\$ 23,893	\$ 24,490	\$ 25,103	\$ 25,730	\$ 26,373
<b>Paving</b>										
Asphalt - Repairs			\$ 6,386					\$ 24,003		
Asphalt - Sealing	12,101				5,749	13,691				6,505
Asphalt - Striping				3,565						
	\$ 12,101	\$ 0	\$ 6,386	\$ 3,565	\$ 5,749	\$ 13,691	\$ 0	\$ 24,003	\$ 0	\$ 6,505
<b>Pool &amp; Spa</b>										
Pool - Resurface			\$ 93,839							
Pool Cover					6,578			7,084		14,886
Pool Equipment - Chemical Controls		2,375	2,435			2,622				
Pool Equipment - Heater		5,090		11,232		5,619		5,903		6,202
Pool Equipment - Sand Filter	1,324				1,461			1,574	1,613	
Pool Furniture	51,107		24,107		25,328		22,981		62,269	
Pool Repairs		2,545		2,674		2,809		2,951		3,101

# Paramount Owners Association, Inc.

Analysis Date - January 1, 2020

## Expenditures

Subcategory	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
<b>Recreation</b>	\$ 52,431	\$ 10,012	\$ 120,382	\$ 13,906	\$ 33,368	\$ 11,051	\$ 22,981	\$ 17,514	\$ 63,882	\$ 24,190
Fitness Equipment	\$ 13,244				\$ 6,578	\$ 5,993		\$ 1,967	\$ 16,137	
Tot Lot	49,666				50,254					51,689
	\$ 62,911	\$ 0	\$ 0	\$ 0	\$ 56,833	\$ 5,993	\$ 0	\$ 1,967	\$ 16,137	\$ 51,689
<b>Rehab</b>										
Rehab - Bathrooms					\$ 14,619				\$ 16,137	
	\$ 0	\$ 0	\$ 0	\$ 0	\$ 14,619	\$ 0	\$ 0	\$ 0	\$ 16,137	\$ 0
<b>Reserve Study Update</b>										
Reserve Study Update			\$ 7,374			\$ 794			\$ 8,552	
	\$ 0	\$ 0	\$ 7,374	\$ 0	\$ 0	\$ 794	\$ 0	\$ 0	\$ 8,552	\$ 0
<b>Roofing</b>										
Roofing - Wood Shake					\$ 14,253				\$ 15,733	
	\$ 0	\$ 0	\$ 0	\$ 0	\$ 14,253	\$ 0	\$ 0	\$ 0	\$ 15,733	\$ 0
<b>Signage</b>										
Entry Monument	\$ 4,138		\$ 3,478		\$ 3,654		\$ 4,799		\$ 4,034	
Signage - Custom						5,244				
Signage - Exterior (General)								1,967		
	\$ 4,138	\$ 0	\$ 3,478	\$ 0	\$ 3,654	\$ 5,244	\$ 4,799	\$ 1,967	\$ 4,034	\$ 0
<b>Staining</b>										
Pergola - Maintenance		\$ 5,345		\$ 2,406					\$ 6,354	
Staining - Exterior	12,126			13,014		13,720			14,725	
Staining - Fencing		17,563		24,870		19,386		27,452		21,399
	\$ 12,126	\$ 22,908	\$ 0	\$ 40,292	\$ 0	\$ 33,107	\$ 0	\$ 27,452	\$ 21,079	\$ 21,399



# Paramount Owners Association, Inc.

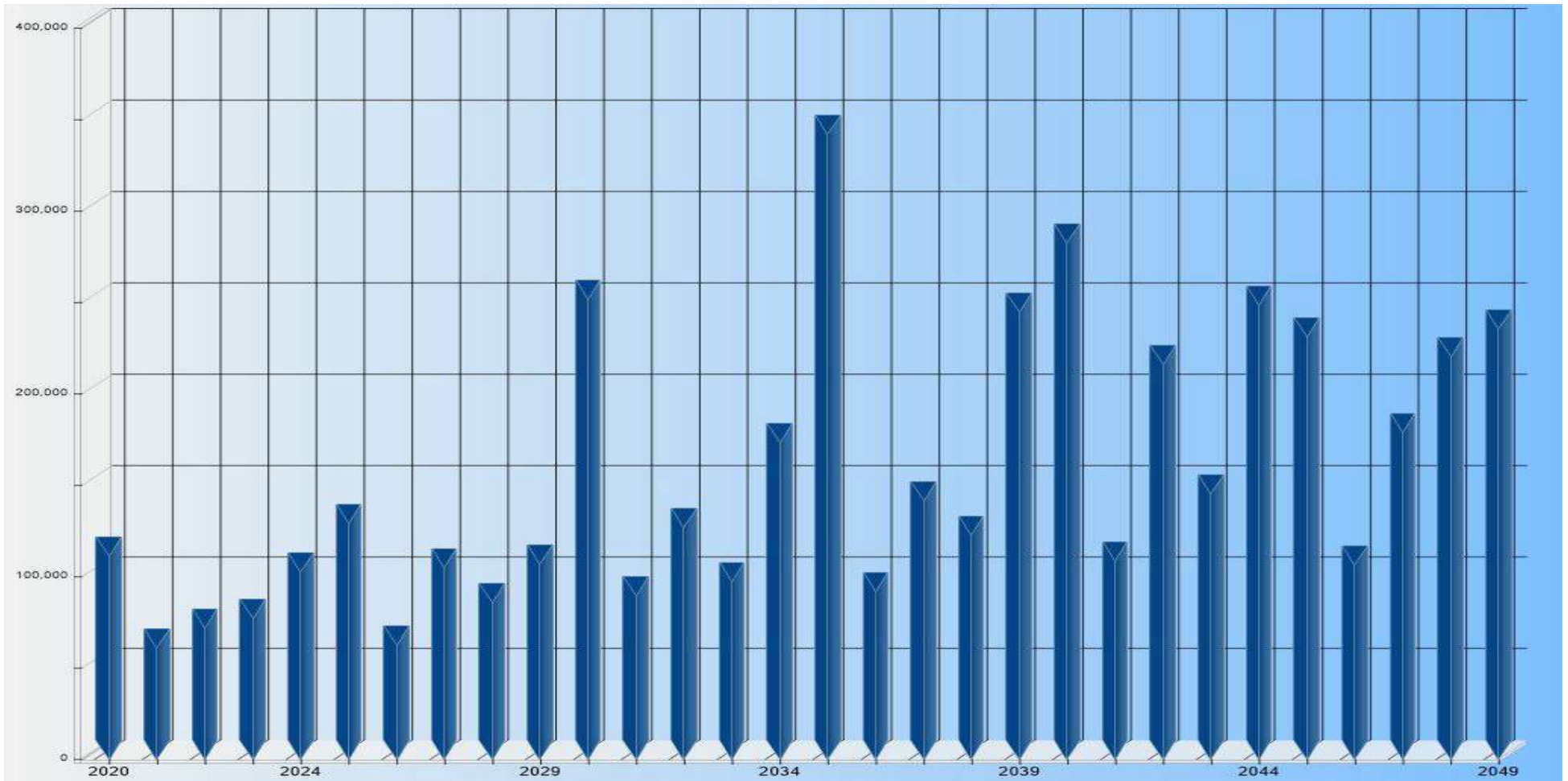
Analysis Date - January 1, 2020

## Expenditures

Subcategory	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
<b>Structural Repairs</b>										
Garbage Enclosure					\$ 1,827					\$ 2,067
Masonry Repairs	3,973	2,036	4,174	4,278	4,385	2,247	4,607	4,723	4,841	2,481
Pavilion - Maintenance	2,483					2,809				
Siding & Trim		1,696	1,739		4,568	1,873		1,967	2,017	
Timberwork - Exterior	4,966		3,478	891	2,741	5,619		3,935	1,008	3,101
	\$ 11,423	\$ 3,733	\$ 9,392	\$ 5,170	\$ 13,523	\$ 12,549	\$ 4,607	\$ 10,626	\$ 7,866	\$ 7,650
<b>Trees</b>										
Trees - Pruning & Maintenance	\$ 4,966	\$ 5,090	\$ 5,218	\$ 5,348	\$ 5,482	\$ 5,619	\$ 5,759	\$ 5,903	\$ 6,051	\$ 6,202
	\$ 4,966	\$ 5,090	\$ 5,218	\$ 5,348	\$ 5,482	\$ 5,619	\$ 5,759	\$ 5,903	\$ 6,051	\$ 6,202
<b>Water Feature</b>										
Pond - Embankment	\$ 2,731	\$ 2,799	\$ 2,869	\$ 2,941	\$ 3,015	\$ 3,090	\$ 3,167	\$ 3,247	\$ 3,328	\$ 3,411
	\$ 2,731	\$ 2,799	\$ 2,869	\$ 2,941	\$ 3,015	\$ 3,090	\$ 3,167	\$ 3,247	\$ 3,328	\$ 3,411
<b>Water Heater</b>										
Water Heater					\$ 1,461				\$ 1,613	
	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,461	\$ 0	\$ 0	\$ 0	\$ 1,613	\$ 0
<b>Windows</b>										
Windows	\$ 1,738			\$ 1,872			\$ 2,015			\$ 2,170
	\$ 1,738	\$ 0	\$ 0	\$ 1,872	\$ 0	\$ 0	\$ 2,015	\$ 0	\$ 0	\$ 2,170
	\$ 281,896	\$ 108,104	\$ 215,369	\$ 144,623	\$ 247,973	\$ 230,399	\$ 105,976	\$ 178,385	\$ 219,705	\$ 234,892

Analysis Date - January 1, 2020

### Expense Flow - Chart (30 Years in View)



**Paramount Owners Association, Inc.**  
Analysis Date - January 1, 2020



**Expenditures - Year Over Year (5 Years)**

<b>Subcategory</b>	<b>Date</b>	<b>Reserve Item</b>	<b>Location</b>	<b>Service Date</b>	<b>Estimated Life</b>	<b>Current Cost</b>	<b>Expenditure</b>
<b>Year : 2020</b>							
<b>Access Control</b>							
	06/01/2020	Access Control	Paramount Ma	06/01/2005	15:00	\$ 3,450.00	\$ 3,485.68
						<u>\$ 3,450.00</u>	<u>\$ 3,485.68</u>
<b>Bark</b>							
	06/01/2020	Bark Replenishment - Tot Lot	Laughton Park	06/01/2017	3:00	\$ 507.00	\$ 512.24
						<u>\$ 507.00</u>	<u>\$ 512.24</u>
<b>Concrete</b>							
	06/01/2020	Concrete Sealant	Laughton Park	06/01/2014	6:00	\$ 4,375.00	\$ 4,420.24
	06/01/2020	Concrete Sealant	Kingsley Park	06/01/2009	11:00	2,685.00	2,712.77
						<u>\$ 7,060.00</u>	<u>\$ 7,133.01</u>
<b>Furniture</b>							
	06/01/2020	Furniture - Recreational	Paramount Ma	06/01/2010	10:00	\$ 1,000.00	\$ 1,010.34
	06/01/2020	Furniture - Recreational	Lange Park	06/01/2010	10:00	500.00	505.17
						<u>\$ 1,500.00</u>	<u>\$ 1,515.51</u>
<b>Irrigation Pump Equipment</b>							
	06/01/2020	Irrigation Motors	Pumphouse 1	06/01/2005	15:00	\$ 2,800.00	\$ 2,828.96
						<u>\$ 2,800.00</u>	<u>\$ 2,828.96</u>
<b>Landscaping</b>							
	06/01/2020	Landscaping - Beds & Shrubs	Common Area	06/01/2019	1:00	\$ 2,500.00	\$ 2,525.85
	06/01/2020	Landscaping - Timers	Common Area	06/01/2018	2:00	800.00	808.27
						<u>\$ 3,300.00</u>	<u>\$ 3,334.12</u>
<b>Mechanical Equipment</b>							
	06/01/2020	Pool Equipment - Pump	Laughton Park	06/01/2014	6:00	\$ 1,200.00	\$ 1,212.41
	06/01/2020	Pump - Pond Fountain	Northwest Pon	06/01/2005	15:00	1,600.00	1,616.55
						<u>\$ 2,800.00</u>	<u>\$ 2,828.96</u>
<b>Paving</b>							
	06/01/2020	Asphalt - Sealing	Parking Lots	06/01/2015	5:00	\$ 7,309.50	\$ 7,385.09
						<u>\$ 7,309.50</u>	<u>\$ 7,385.09</u>
<b>Pool &amp; Spa</b>							
	06/01/2020	ADA-Compliant Chair Lift	Laughton Park	06/01/2005	15:00	\$ 4,400.00	\$ 4,445.50
	06/01/2020	Pool Equipment - Sand Filter	Lange Park	06/01/2009	11:00	800.00	808.27
	06/01/2020	Pool Furniture	Lange Park	06/01/2009	11:00	5,985.00	6,046.90
	06/01/2020	Pool Furniture	Lange Park	06/01/2009	11:00	5,355.00	5,410.38
	06/01/2020	Pool Furniture	Lange Park	06/01/2009	11:00	945.00	954.77
	06/01/2020	Pool Furniture	Lange Park	06/01/2009	11:00	1,575.00	1,591.29

# Paramount Owners Association, Inc.

Analysis Date - January 1, 2020



## Expenditures

Subcategory	Service	Estimated	Current Cost	Expenditure
Date	Reserve Item	Location	Date	Life
			\$ 19,060.00	\$ 19,257.11
<b>Recreation</b>				
06/01/2020	Fitness Equipment	Paramount Ma	06/01/2005	15:00
			\$ 3,600.00	\$ 3,637.23
			\$ 3,600.00	\$ 3,637.23
<b>Staining</b>				
06/01/2020	Pergola - Maintenance	Kingsley Park	06/01/2015	5:00
			\$ 1,350.00	\$ 1,363.96
06/01/2020	Pergola - Maintenance	Laughton Park	06/01/2015	5:00
			900.00	909.31
06/01/2020	Pergola - Maintenance	Lange Park	06/01/2015	5:00
			900.00	909.31
06/01/2020	Staining - Exterior	Paramount Ma	06/01/2015	5:00
			950.00	959.82
06/01/2020	Staining - Exterior	Laughton Park	06/01/2015	5:00
			625.00	631.46
06/01/2020	Staining - Exterior	Laughton Park	06/01/2015	5:00
			1,000.00	1,010.34
06/01/2020	Staining - Exterior	Lange Park	06/01/2018	2:00
			625.00	631.46
06/01/2020	Staining - Exterior	Lange Park	06/01/2015	5:00
			1,000.00	1,010.34
06/01/2020	Staining - Exterior	Director St. Par	06/01/2015	5:00
			625.00	631.46
06/01/2020	Staining - Exterior	Director St. Par	06/01/2015	5:00
			1,000.00	1,010.34
06/01/2020	Staining - Exterior	Kingsley Park	06/01/2015	5:00
			1,500.00	1,515.51
			\$ 10,475.00	\$ 10,583.31
<b>Structural Maintenance</b>				
06/01/2020	Painting - Building Exterior	Paramount Ma	06/01/2005	15:00
			\$ 2,820.00	\$ 2,849.16
			\$ 2,820.00	\$ 2,849.16
<b>Structural Repairs</b>				
06/01/2020	Masonry Repairs	Laughton Park	06/01/2014	6:00
			\$ 1,200.00	\$ 1,212.41
06/01/2020	Masonry Repairs	Lange Park	06/01/2009	11:00
			1,200.00	1,212.41
06/01/2020	Pavilion - Maintenance	Crosby Park	06/01/2015	5:00
			1,500.00	1,515.51
06/01/2020	Siding & Trim	Paramount Ma	06/01/2005	15:00
			1,500.00	1,515.51
06/01/2020	Siding & Trim	Pumphouse 1	06/01/2005	15:00
			500.00	505.17
06/01/2020	Siding & Trim	Pumphouse 2	06/01/2005	15:00
			500.00	505.17
06/01/2020	Timberwork - Exterior	Cayuse Entry	06/01/2005	15:00
			1,000.00	1,010.34
06/01/2020	Timberwork - Exterior	McMillan Entry	06/01/2005	15:00
			1,000.00	1,010.34
06/01/2020	Timberwork - Exterior	Chinden Entry	06/01/2005	15:00
			1,000.00	1,010.34
			\$ 9,400.00	\$ 9,497.20
<b>Trees</b>				
06/01/2020	Trees - Pruning & Maintenance	Common Area	06/01/2019	1:00
			\$ 3,000.00	\$ 3,031.03
			\$ 3,000.00	\$ 3,031.03
<b>Water Feature</b>				
06/01/2020	Pond - Embankment	Northwest Pon	06/01/2019	1:00
			\$ 1,500.00	\$ 1,515.51
06/01/2020	Pond - Embankment	Southwest Pon	06/01/2019	1:00
			150.00	151.55
06/01/2020	Pond - Rock Embankment	Pond 1		3:00
			15,000.00	15,155.13
06/01/2020	Pond - Rock Embankment	Pond 2		3:00
			15,000.00	15,155.13

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## Expenditures

Subcategory	Service	Estimated			Current Cost	Expenditure
Date	Reserve Item	Location	Date	Life		
					\$ 31,650.00	\$ 31,977.32
<b>Water Heater</b>						
06/01/2020	Water Heater	Paramount Ma	06/01/2005	15:00	\$ 800.00	\$ 808.27
					\$ 800.00	\$ 808.27
<b>Year : 2021</b>						
<b>Access Control</b>						
06/01/2021	Cameras	Lange Park	06/01/2009	12:00	\$ 1,800.00	\$ 1,864.08
					\$ 1,800.00	\$ 1,864.08
<b>Bark</b>						
06/01/2021	Bark Replenishment - Tot Lot	Lange Park	06/01/2017	4:00	\$ 571.35	\$ 591.69
					\$ 571.35	\$ 591.69
<b>Concrete</b>						
06/01/2021	Concrete Curbing - Roadway	Entry Monume	06/01/2005	16:00	\$ 1,500.00	\$ 1,553.40
06/01/2021	Concrete Sealant	Lange Park	06/01/2009	12:00	5,010.00	5,188.36
06/01/2021	U-Channel	Paramount Ma	06/01/2005	16:00	400.00	414.24
06/01/2021	U-Channel	Laughton Park	06/01/2009	12:00	1,000.00	1,035.60
					\$ 7,910.00	\$ 8,191.60
<b>Electronics</b>						
06/01/2021	Electronics	Paramount Ma	06/01/2012	9:00	\$ 750.00	\$ 776.70
06/01/2021	Electronics	Paramount Ma	06/01/2012	9:00	2,250.00	2,330.10
					\$ 3,000.00	\$ 3,106.80
<b>Gutters &amp; Downspouts</b>						
06/01/2021	Gutters & Downspouts	Paramount Ma	06/01/2005	16:00	\$ 237.50	\$ 245.96
06/01/2021	Gutters & Downspouts	Laughton Park	06/01/2014	7:00	190.00	196.76
06/01/2021	Gutters & Downspouts	Lange Park	06/01/2009	12:00	190.00	196.76
06/01/2021	Gutters & Downspouts	Director St. Par	06/01/2017	4:00	190.00	196.76
					\$ 807.50	\$ 836.24
<b>Landscaping</b>						
06/01/2021	Landscaping - Beds & Shrubs	Common Area	06/01/2020	1:00	\$ 2,500.00	\$ 2,589.00
					\$ 2,500.00	\$ 2,589.00
<b>Lighting</b>						
06/01/2021	Lighting - Exterior	Lange Park	06/01/2009	12:00	\$ 450.00	\$ 466.02
					\$ 450.00	\$ 466.02
<b>Mechanical Equipment</b>						
06/01/2021	Pool Equipment - Pump	Director St. Par	06/01/2017	4:00	\$ 1,200.00	\$ 1,242.72
06/01/2021	Pump - Pond Fountain	Southeast Pon	06/01/2005	16:00	1,600.00	1,656.96

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## Expenditures

Subcategory	Service	Estimated			Current Cost	Expenditure
Date	Reserve Item	Location	Date	Life		
					\$ 2,800.00	\$ 2,899.68
<b>Painting</b>						
06/01/2021	Painting - Wrought Iron	Paramount Ma	06/01/2005	16:00	\$ 3,276.00	\$ 3,392.63
06/01/2021	Painting - Wrought Iron	Laughton Park	06/01/2014	7:00	2,640.00	2,733.98
06/01/2021	Painting - Wrought Iron	Lange Park	06/01/2009	12:00	3,420.00	3,541.75
06/01/2021	Painting - Wrought Iron	Director St. Par	06/01/2017	4:00	3,420.00	3,541.75
					\$ 12,756.00	\$ 13,210.11
<b>Pool &amp; Spa</b>						
06/01/2021	Pool Equipment - Chemical Controls	Lange Park	06/01/2009	12:00	\$ 1,400.00	\$ 1,449.84
06/01/2021	Pool Equipment - Heater	Laughton Park	06/01/2014	7:00	3,000.00	3,106.80
06/01/2021	Pool Repairs	Paramount Ma	06/01/2017	4:00	1,500.00	1,553.40
					\$ 5,900.00	\$ 6,110.04
<b>Recreation</b>						
06/01/2021	Fitness Equipment	Paramount Ma	06/01/2005	16:00	\$ 3,200.00	\$ 3,313.92
					\$ 3,200.00	\$ 3,313.92
<b>Reserve Study Update</b>						
06/01/2021	Reserve Study Update	Common Area	06/01/2015	6:00	\$ 424.00	\$ 439.09
					\$ 424.00	\$ 439.09
<b>Staining</b>						
06/01/2021	Staining - Fencing	Chinden Entran	06/01/2005	16:00	\$ 4,792.50	\$ 4,963.11
06/01/2021	Staining - Fencing	Meridian Entra	06/01/2013	8:00	5,557.50	5,755.35
					\$ 10,350.00	\$ 10,718.46
<b>Structural Repairs</b>						
06/01/2021	Masonry Repairs	Director St. Par	06/01/2017	4:00	\$ 1,200.00	\$ 1,242.72
					\$ 1,200.00	\$ 1,242.72
<b>Trees</b>						
06/01/2021	Trees - Pruning & Maintenance	Common Area	06/01/2020	1:00	\$ 3,000.00	\$ 3,106.80
					\$ 3,000.00	\$ 3,106.80
<b>Water Feature</b>						
06/01/2021	Pond - Embankment	Northwest Pon	06/01/2020	1:00	\$ 1,500.00	\$ 1,553.40
06/01/2021	Pond - Embankment	Southwest Pon	06/01/2020	1:00	150.00	155.34
					\$ 1,650.00	\$ 1,708.74
<b>Year : 2022</b>						
<b>Bark</b>						
06/01/2022	Bark Replenishment - Tot Lot	Gable Park	06/01/2017	5:00	\$ 631.80	\$ 670.65

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## Expenditures

Subcategory						
Date	Reserve Item	Location	Service Date	Estimated Life	Current Cost	Expenditure
					\$ 631.80	\$ 670.65
<b>Building</b>						
06/01/2022	Painting - Interior	Laughton Park	06/01/2014	8:00	\$ 240.50	\$ 255.29
06/01/2022	Painting - Interior	Lange Park	06/01/2009	13:00	240.50	255.29
06/01/2022	Painting - Interior	Director St. Par	06/01/2017	5:00	240.50	255.29
					\$ 721.50	\$ 765.87
<b>Concrete</b>						
06/01/2022	Concrete Sealant	Street	06/01/2005	17:00	\$ 6,950.00	\$ 7,377.36
					\$ 6,950.00	\$ 7,377.36
<b>Contingency</b>						
06/01/2022	Building Contingency - Interior	Paramount Ma	06/01/2019	3:00	\$ 1,000.00	\$ 1,061.49
					\$ 1,000.00	\$ 1,061.49
<b>HVAC System</b>						
06/01/2022	Air Conditioner	Paramount Ma	06/01/2012	10:00	\$ 1,650.00	\$ 1,751.46
					\$ 1,650.00	\$ 1,751.46
<b>Irrigation</b>						
06/01/2022	Irrigation Vault	Common Area	06/01/2005	17:00	\$ 1,000.00	\$ 1,061.49
					\$ 1,000.00	\$ 1,061.49
<b>Irrigation Pump Equipment</b>						
06/01/2022	Irrigation Pumps	Pumphouse 1	06/01/2017	5:00	\$ 2,500.00	\$ 2,653.73
					\$ 2,500.00	\$ 2,653.73
<b>Landscaping</b>						
06/01/2022	Landscaping - Beds & Shrubs	Common Area	06/01/2021	1:00	\$ 2,500.00	\$ 2,653.73
06/01/2022	Landscaping - General	Common Area	06/01/2017	5:00	2,500.00	2,653.73
06/01/2022	Landscaping - Timers	Common Area	06/01/2020	2:00	800.00	849.19
06/01/2022	Trees - Replacement	Common Area	06/01/2019	3:00	4,500.00	4,776.71
					\$ 10,300.00	\$ 10,933.36
<b>Mechanical Equipment</b>						
06/01/2022	Pool Equipment - Pump	Paramount Ma	06/01/2018	4:00	\$ 1,200.00	\$ 1,273.79
					\$ 1,200.00	\$ 1,273.79
<b>Painting</b>						
06/01/2022	Painting - Wrought Iron	Paramount Ma	06/01/2021	1:00	\$ 3,276.00	\$ 3,477.44
06/01/2022	Painting - Wrought Iron	Laughton Park	06/01/2021	1:00	2,640.00	2,802.33
06/01/2022	Painting - Wrought Iron	Lange Park	06/01/2021	1:00	3,420.00	3,630.30
06/01/2022	Painting - Wrought Iron	Director St. Par	06/01/2021	1:00	3,420.00	3,630.30
					\$ 12,756.00	\$ 13,540.37

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## Expenditures

Subcategory			Service	Estimated		
Date	Reserve Item	Location	Date	Life	Current Cost	Expenditure
<b>Paving</b>						
06/01/2022	Asphalt - Repairs	Parking Lots	06/01/2017	5:00	\$ 3,671.50	\$ 3,897.26
06/01/2022	Asphalt - Striping	Parking Lots	06/01/2015	7:00	2,000.00	2,122.98
					\$ 5,671.50	\$ 6,020.24
<b>Pool &amp; Spa</b>						
06/01/2022	Pool Furniture	Laughton Park	06/01/2014	8:00	\$ 4,410.00	\$ 4,681.17
06/01/2022	Pool Furniture	Laughton Park	06/01/2014	8:00	6,615.00	7,021.76
06/01/2022	Pool Furniture	Laughton Park	06/01/2014	8:00	945.00	1,003.11
					\$ 11,970.00	\$ 12,706.04
<b>Signage</b>						
06/01/2022	Entry Monument	North Entrance	06/01/2017	5:00	\$ 2,500.00	\$ 2,653.73
					\$ 2,500.00	\$ 2,653.73
<b>Staining</b>						
06/01/2022	Pergola - Maintenance	Pumphouse 1	06/01/2015	7:00	\$ 900.00	\$ 955.34
06/01/2022	Pergola - Maintenance	Pumphouse 2	06/01/2015	7:00	450.00	477.67
					\$ 1,350.00	\$ 1,433.01
<b>Structural Repairs</b>						
06/01/2022	Masonry Repairs	Common Area	06/01/2018	4:00	\$ 1,200.00	\$ 1,273.79
06/01/2022	Masonry Repairs	Paramount Ma	06/01/2018	4:00	1,200.00	1,273.79
					\$ 2,400.00	\$ 2,547.58
<b>Trees</b>						
06/01/2022	Trees - Pruning & Maintenance	Common Area	06/01/2021	1:00	\$ 3,000.00	\$ 3,184.47
					\$ 3,000.00	\$ 3,184.47
<b>Water Feature</b>						
06/01/2022	Pond - Embankment	Northwest Pon	06/01/2021	1:00	\$ 1,500.00	\$ 1,592.24
06/01/2022	Pond - Embankment	Southwest Pon	06/01/2021	1:00	150.00	159.22
					\$ 1,650.00	\$ 1,751.46
<b>Year : 2023</b>						
<b>Appliances</b>						
06/01/2023	Appliances	Paramount Ma	06/01/2005	18:00	\$ 600.00	\$ 652.82
06/01/2023	Appliances	Paramount Ma	06/01/2005	18:00	900.00	979.22
06/01/2023	Appliances	Paramount Ma	06/01/2005	18:00	1,600.00	1,740.84
					\$ 3,100.00	\$ 3,372.88
<b>Bark</b>						
06/01/2023	Bark Replenishment - Tot Lot	Kingsley Park	06/01/2017	6:00	\$ 902.85	\$ 982.33
					\$ 902.85	\$ 982.33



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## Expenditures

Subcategory			Service	Estimated		
Date	Reserve Item	Location	Date	Life	Current Cost	Expenditure
<b>Concrete</b>						
06/01/2023	Concrete Repair	Common Area	06/01/2005	18:00	\$ 3,000.00	\$ 3,264.08
06/01/2023	Concrete Sealant	Director St. Par	06/01/2017	6:00	5,010.00	5,451.02
					\$ 8,010.00	\$ 8,715.10
<b>Contingency</b>						
06/01/2023	Building Contingency - Exterior	Paramount Ma	06/01/2017	6:00	\$ 1,500.00	\$ 1,632.04
					\$ 1,500.00	\$ 1,632.04
<b>Irrigation Pump Equipment</b>						
06/01/2023	Irrigation Motors	Pumphouse 2	06/01/2005	18:00	\$ 2,800.00	\$ 3,046.48
					\$ 2,800.00	\$ 3,046.48
<b>Landscaping</b>						
06/01/2023	Landscaping - Beds & Shrubs	Common Area	06/01/2022	1:00	\$ 2,500.00	\$ 2,720.07
					\$ 2,500.00	\$ 2,720.07
<b>Mechanical Equipment</b>						
06/01/2023	Pool Equipment - Pump	Lange Park	06/01/2019	4:00	\$ 1,200.00	\$ 1,305.63
					\$ 1,200.00	\$ 1,305.63
<b>Outdoor Equipment</b>						
06/01/2023	Outdoor Equipment - Miscellaneous	Common Area	06/01/2013	10:00	\$ 3,000.00	\$ 3,264.08
					\$ 3,000.00	\$ 3,264.08
<b>Painting</b>						
06/01/2023	Painting - Wrought Iron	Paramount Ma	06/01/2022	1:00	\$ 3,276.00	\$ 3,564.38
06/01/2023	Painting - Wrought Iron	Laughton Park	06/01/2022	1:00	2,640.00	2,872.39
06/01/2023	Painting - Wrought Iron	Lange Park	06/01/2022	1:00	3,420.00	3,721.05
06/01/2023	Painting - Wrought Iron	Director St. Par	06/01/2022	1:00	3,420.00	3,721.05
					\$ 12,756.00	\$ 13,878.87
<b>Pool &amp; Spa</b>						
06/01/2023	Pool Equipment - Heater	Lange Park	06/01/2009	14:00	\$ 3,000.00	\$ 3,264.08
06/01/2023	Pool Repairs	Laughton Park	06/01/2017	6:00	1,500.00	1,632.04
					\$ 4,500.00	\$ 4,896.12
<b>Recreation</b>						
06/01/2023	Fitness Equipment	Paramount Ma	06/01/2005	18:00	\$ 1,000.00	\$ 1,088.03
					\$ 1,000.00	\$ 1,088.03
<b>Signage</b>						
06/01/2023	Signage - Exterior (General)	Common Area	06/01/2015	8:00	\$ 1,000.00	\$ 1,088.03
					\$ 1,000.00	\$ 1,088.03

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## Expenditures

Subcategory			Service	Estimated		
Date	Reserve Item	Location	Date	Life	Current Cost	Expenditure
<b>Staining</b>						
06/01/2023	Staining - Exterior	Pumphouse 1	06/01/2015	8:00	\$ 500.00	\$ 544.01
06/01/2023	Staining - Exterior	Pumphouse 1	06/01/2015	8:00	500.00	544.01
06/01/2023	Staining - Exterior	Pumphouse 2	06/01/2015	8:00	500.00	544.01
06/01/2023	Staining - Exterior	Cayuse Entry	06/01/2015	8:00	800.00	870.42
06/01/2023	Staining - Exterior	Cayuse Entry	06/01/2015	8:00	1,000.00	1,088.03
06/01/2023	Staining - Exterior	McMillan Entry	06/01/2015	8:00	800.00	870.42
06/01/2023	Staining - Exterior	McMillan Entry	06/01/2015	8:00	1,000.00	1,088.03
06/01/2023	Staining - Exterior	Chinden Entry	06/01/2015	8:00	950.00	1,033.63
06/01/2023	Staining - Exterior	Crosby Park	06/01/2015	8:00	1,250.00	1,360.03
06/01/2023	Staining - Fencing	McMillan Entra	06/01/2017	6:00	13,950.00	15,177.98
					\$ 21,250.00	\$ 23,120.57
<b>Structural Repairs</b>						
06/01/2023	Masonry Repairs	Entry Monume	06/01/2019	4:00	\$ 2,400.00	\$ 2,611.27
					\$ 2,400.00	\$ 2,611.27
<b>Trees</b>						
06/01/2023	Trees - Pruning & Maintenance	Common Area	06/01/2022	1:00	\$ 3,000.00	\$ 3,264.08
					\$ 3,000.00	\$ 3,264.08
<b>Water Feature</b>						
06/01/2023	Pond - Embankment	Northwest Pon	06/01/2022	1:00	\$ 1,500.00	\$ 1,632.04
06/01/2023	Pond - Embankment	Southwest Pon	06/01/2022	1:00	150.00	163.20
					\$ 1,650.00	\$ 1,795.24
<b>Year : 2024</b>						
<b>Access Control</b>						
06/01/2024	Access Control	Lange Park	06/01/2009	15:00	\$ 3,450.00	\$ 3,847.54
					\$ 3,450.00	\$ 3,847.54
<b>Bark</b>						
06/01/2024	Bark Replenishment - Tot Lot	Paramount Ma	06/01/2019	5:00	\$ 557.70	\$ 621.96
					\$ 557.70	\$ 621.96
<b>Concrete</b>						
06/01/2024	Concrete Sealant	Paramount Ma	06/01/2019	5:00	\$ 5,630.00	\$ 6,278.73
					\$ 5,630.00	\$ 6,278.73
<b>Garage</b>						
06/01/2024	Garage Door Opener	Lange Park	06/01/2009	15:00	\$ 650.00	\$ 724.90
					\$ 650.00	\$ 724.90

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## Expenditures

Subcategory						
Date	Reserve Item	Location	Service Date	Estimated Life	Current Cost	Expenditure
<b>Landscaping</b>						
06/01/2024	Landscaping - Beds & Shrubs	Common Area	06/01/2023	1:00	\$ 2,500.00	\$ 2,788.07
06/01/2024	Landscaping - Timers	Common Area	06/01/2022	2:00	800.00	892.18
					\$ 3,300.00	\$ 3,680.25
<b>Mechanical Equipment</b>						
06/01/2024	Pool Equipment - Pump	Laughton Park	06/01/2020	4:00	\$ 1,200.00	\$ 1,338.27
					\$ 1,200.00	\$ 1,338.27
<b>Outdoor Equipment</b>						
06/01/2024	Benches & Picnic Tables	Common Area	06/01/2009	15:00	\$ 2,400.00	\$ 2,676.55
					\$ 2,400.00	\$ 2,676.55
<b>Painting</b>						
06/01/2024	Painting - Wrought Iron	Paramount Ma	06/01/2023	1:00	\$ 3,276.00	\$ 3,653.49
06/01/2024	Painting - Wrought Iron	Laughton Park	06/01/2023	1:00	2,640.00	2,944.20
06/01/2024	Painting - Wrought Iron	Lange Park	06/01/2023	1:00	3,420.00	3,814.08
06/01/2024	Painting - Wrought Iron	Director St. Par	06/01/2023	1:00	3,420.00	3,814.08
					\$ 12,756.00	\$ 14,225.85
<b>Paving</b>						
06/01/2024	Asphalt - Sealing	Pathways	06/01/2016	8:00	\$ 3,146.25	\$ 3,508.79
					\$ 3,146.25	\$ 3,508.79
<b>Pool &amp; Spa</b>						
06/01/2024	Pool Cover	Laughton Park	06/01/2014	10:00	\$ 3,600.00	\$ 4,014.82
06/01/2024	Pool Equipment - Sand Filter	Laughton Park	06/01/2014	10:00	800.00	892.18
06/01/2024	Pool Furniture	Paramount Ma	06/01/2018	6:00	12,600.00	14,051.88
06/01/2024	Pool Furniture	Paramount Ma	06/01/2018	6:00	12,600.00	14,051.88
06/01/2024	Pool Furniture	Paramount Ma	06/01/2018	6:00	5,670.00	6,323.34
					\$ 35,270.00	\$ 39,334.10
<b>Recreation</b>						
06/01/2024	Fitness Equipment	Paramount Ma	06/01/2016	8:00	\$ 2,800.00	\$ 3,122.64
06/01/2024	Fitness Equipment	Paramount Ma	06/01/2005	19:00	2,400.00	2,676.55
06/01/2024	Fitness Equipment	Paramount Ma	06/01/2005	19:00	2,800.00	3,122.64
					\$ 8,000.00	\$ 8,921.83
<b>Reserve Study Update</b>						
06/01/2024	Reserve Study Update	Common Area	06/01/2018	6:00	\$ 4,240.00	\$ 4,728.57
					\$ 4,240.00	\$ 4,728.57
<b>Signage</b>						
06/01/2024	Entry Monument	West Entrance	06/01/2017	7:00	\$ 2,000.00	\$ 2,230.46

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## Expenditures

Subcategory			Service	Estimated		
Date	Reserve Item	Location	Date	Life	Current Cost	Expenditure
					\$ 2,000.00	\$ 2,230.46
<b>Structural Repairs</b>						
06/01/2024	Masonry Repairs	Laughton Park	06/01/2020	4:00	\$ 1,200.00	\$ 1,338.27
06/01/2024	Masonry Repairs	Lange Park	06/01/2020	4:00	1,200.00	1,338.27
06/01/2024	Siding & Trim	Lange Park	06/01/2009	15:00	1,000.00	1,115.23
					\$ 3,400.00	\$ 3,791.77
<b>Trees</b>						
06/01/2024	Trees - Pruning & Maintenance	Common Area	06/01/2023	1:00	\$ 3,000.00	\$ 3,345.68
					\$ 3,000.00	\$ 3,345.68
<b>Water Feature</b>						
06/01/2024	Pond - Embankment	Northwest Pon	06/01/2023	1:00	\$ 1,500.00	\$ 1,672.84
06/01/2024	Pond - Embankment	Southwest Pon	06/01/2023	1:00	150.00	167.28
					\$ 1,650.00	\$ 1,840.12
<b>Water Heater</b>						
06/01/2024	Water Heater	Lange Park	06/01/2009	15:00	\$ 800.00	\$ 892.18
					\$ 800.00	\$ 892.18

# Paramount Owners Association, Inc.

Analysis Date - January 1, 2020

## Cash Flow - Annual

	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
<b>Begin Balance</b>	\$ 550,000	\$ 489,735	\$ 479,740	\$ 483,954	\$ 482,773	\$ 456,386	\$ 426,135	\$ 462,237	\$ 456,572	\$ 498,993
<b>Contribution</b>	50,400	50,400	75,600	75,600	75,600	98,280	98,280	98,280	127,764	127,764
<b>Average Per Unit</b>	44	44	67	67	67	87	87	87	113	113
<b>Percent Change</b>	0.00%	0.00%	50.00%	0.00%	0.00%	30.00%	0.00%	0.00%	30.00%	0.00%
<b>Interest</b>	0	0	0	0	0	0	0	0	0	0
<b>Less Expenditures</b>	110,664	60,394	71,386	76,780	101,987	128,530	62,178	103,944	85,343	106,301
<b>Ending Balance</b>	\$ 489,735	\$ 479,740	\$ 483,954	\$ 482,773	\$ 456,386	\$ 426,135	\$ 462,237	\$ 456,572	\$ 498,993	\$ 520,455

	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
<b>Begin Balance</b>	\$ 520,455	\$ 397,087	\$ 474,444	\$ 514,142	\$ 583,841	\$ 593,634	\$ 435,133	\$ 526,589	\$ 568,572	\$ 647,454
<b>Contribution</b>	127,764	166,093	166,093	166,093	182,702	182,702	182,702	182,702	200,972	200,972
<b>Average Per Unit</b>	113	147	147	147	162	162	162	162	178	178
<b>Percent Change</b>	0.00%	30.00%	0.00%	0.00%	10.00%	0.00%	0.00%	0.00%	10.00%	0.00%
<b>Interest</b>	0	0	0	0	0	0	0	0	0	0
<b>Less Expenditures</b>	251,132	88,735	126,395	96,394	172,909	341,203	91,247	140,719	122,091	243,866
<b>Ending Balance</b>	\$ 397,087	\$ 474,444	\$ 514,142	\$ 583,841	\$ 593,634	\$ 435,133	\$ 526,589	\$ 568,572	\$ 647,454	\$ 604,560

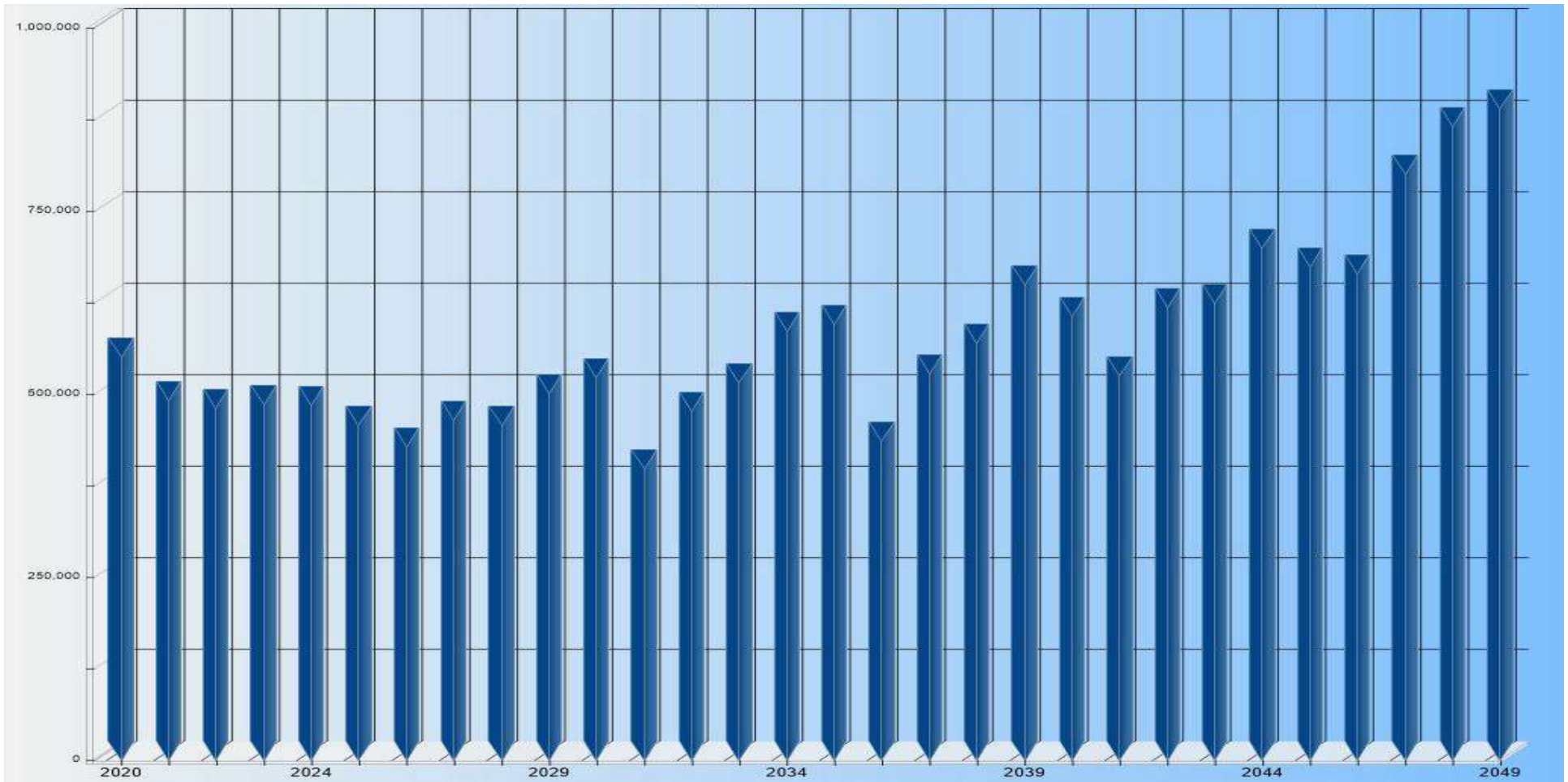
# Paramount Owners Association, Inc.

Analysis Date - January 1, 2020

	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
<b>Begin Balance</b>	\$ 604,560	\$ 523,636	\$ 616,504	\$ 622,204	\$ 698,651	\$ 671,748	\$ 662,419	\$ 799,619	\$ 864,410	\$ 887,881
<b>Contribution</b>	200,972	200,972	221,070	221,070	221,070	221,070	243,177	243,177	243,177	243,177
<b>Average Per Unit</b>	178	178	196	196	196	196	215	215	215	215
<b>Percent Change</b>	0.00%	0.00%	10.00%	0.00%	0.00%	0.00%	10.00%	0.00%	0.00%	0.00%
<b>Interest</b>	0	0	0	0	0	0	0	0	0	0
<b>Less Expenditures</b>	281,896	108,104	215,369	144,623	247,973	230,399	105,976	178,385	219,705	234,892
<b>Ending Balance</b>	\$ 523,636	\$ 616,504	\$ 622,204	\$ 698,651	\$ 671,748	\$ 662,419	\$ 799,619	\$ 864,410	\$ 887,881	\$ 896,166

Analysis Date - January 1, 2020

### Balance Flow - Chart (30 Years in View)



# Paramount Owners Association, Inc.

Analysis Date - January 1, 2020

## Percent Funded - Cash Flow - Annual

	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
100% Funded	659,880	657,243	711,422	762,761	812,597	840,695	846,209	921,150	956,929	1,013,952
Percent Funded	83.35%	74.51%	67.43%	63.45%	59.41%	54.29%	50.36%	50.18%	47.71%	49.21%
Begin Balance	550,000	489,735	479,740	483,954	482,773	456,386	426,135	462,237	456,572	498,993
Contribution	50,400	50,400	75,600	75,600	75,600	98,280	98,280	98,280	127,764	127,764
Average Per Unit	44	44	67	67	67	87	87	87	113	113
Percent Change	0.00%	0.00%	50.00%	0.00%	0.00%	30.00%	0.00%	0.00%	30.00%	0.00%
Special Assessment	0	0	0	0	0	0	0	0	0	0
Interest	0	0	0	0	0	0	0	0	0	0
Less Tax on Interest	0	0	0	0	0	0	0	0	0	0
Net Interest	0	0	0	0	0	0	0	0	0	0
Less Expenditures	110,664	60,394	71,386	76,780	101,987	128,530	62,178	103,944	85,343	106,301
Less Deferred	0	0	0	0	0	0	0	0	0	0
Ending Balance	489,735	479,740	483,954	482,773	456,386	426,135	462,237	456,572	498,993	520,455



# Paramount Owners Association, Inc.

Analysis Date - January 1, 2020

## Percent Funded - Cash Flow - Annual

	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
100% Funded	1,052,899	952,944	1,019,980	1,052,284	1,117,548	1,110,864	944,821	1,034,750	1,078,378	1,144,249
Percent Funded	49.43%	41.67%	46.52%	48.86%	52.24%	53.44%	46.05%	50.89%	52.72%	56.58%
Begin Balance	520,455	397,087	474,444	514,142	583,841	593,634	435,133	526,589	568,572	647,454
Contribution	127,764	166,093	166,093	166,093	182,702	182,702	182,702	182,702	200,972	200,972
Average Per Unit	113	147	147	147	162	162	162	162	178	178
Percent Change	0.00%	30.00%	0.00%	0.00%	10.00%	0.00%	0.00%	0.00%	10.00%	0.00%
Special Assessment	0	0	0	0	0	0	0	0	0	0
Interest	0	0	0	0	0	0	0	0	0	0
Less Tax on Interest	0	0	0	0	0	0	0	0	0	0
Net Interest	0	0	0	0	0	0	0	0	0	0
Less Expenditures	251,132	88,735	126,395	96,394	172,909	341,203	91,247	140,719	122,091	243,866
Less Deferred	0	0	0	0	0	0	0	0	0	0
Ending Balance	397,087	474,444	514,142	583,841	593,634	435,133	526,589	568,572	647,454	604,560

# Paramount Owners Association, Inc.

Analysis Date - January 1, 2020

## Percent Funded - Cash Flow - Annual

	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
100% Funded	1,094,211	1,014,320	1,113,475	1,110,274	1,182,697	1,158,013	1,158,227	1,287,324	1,347,947	1,372,828
Percent Funded	55.25%	51.62%	55.37%	56.04%	59.07%	58.01%	57.19%	62.11%	64.13%	64.68%
Begin Balance	604,560	523,636	616,504	622,204	698,651	671,748	662,419	799,619	864,410	887,881
Contribution	200,972	200,972	221,070	221,070	221,070	221,070	243,177	243,177	243,177	243,177
Average Per Unit	178	178	196	196	196	196	215	215	215	215
Percent Change	0.00%	0.00%	10.00%	0.00%	0.00%	0.00%	10.00%	0.00%	0.00%	0.00%
Special Assessment	0	0	0	0	0	0	0	0	0	0
Interest	0	0	0	0	0	0	0	0	0	0
Less Tax on Interest	0	0	0	0	0	0	0	0	0	0
Net Interest	0	0	0	0	0	0	0	0	0	0
Less Expenditures	281,896	108,104	215,369	144,623	247,973	230,399	105,976	178,385	219,705	234,892
Less Deferred	0	0	0	0	0	0	0	0	0	0
Ending Balance	523,636	616,504	622,204	698,651	671,748	662,419	799,619	864,410	887,881	896,166

# Paramount Owners Association, Inc.

Analysis Date - January 1, 2020



## Item Parameters - Detail

Subcategory	Reserve Item	Location	Desc.	Service Date	Basis Cost	Quantity	Current Cost	Adj Life	Rem Life	Future Cost
<b>Access Control</b>										
	Access Control	Paramount	Access Con	06/01/2005	\$ 3,450.00	1 Lump Sum	\$ 3,450	15:00	0:05	\$ 3,485
	Access Control	Lange Park	Access Con	06/01/2009	3,450.00	1 Lump Sum	3,450	15:00	4:05	3,847
	Access Control	Laughton Par	Access Con	06/01/2014	3,450.00	1 Lump Sum	3,450	15:00	9:05	4,353
	Access Control	Director St. P	Access Con	06/01/2017	3,450.00	1 Lump Sum	3,450	15:00	12:05	4,687
	Cameras	Paramount	Cameras	06/01/2015	450.00	2 Item	900	12:00	7:05	1,080
	Cameras	Laughton Par	Cameras	06/01/2014	450.00	4 Item	1,800	12:00	6:05	2,109
	Cameras	Lange Park	Cameras	06/01/2009	450.00	4 Item	1,800	12:00	1:05	1,864
	Cameras	Director St. P	Cameras	06/01/2017	450.00	4 Item	1,800	12:00	9:05	2,271
							\$ 20,100			\$ 23,699
<b>Appliances</b>										
	Appliances	Paramount	Microwave	06/01/2005	\$ 1,000.00	0.6 Factor	\$ 600	18:00	3:05	\$ 652
	Appliances	Paramount	Range	06/01/2005	1,000.00	0.9 Factor	900	18:00	3:05	979
	Appliances	Paramount	Refrigerato	06/01/2005	1,000.00	1.6 Factor	1,600	18:00	3:05	1,740
							\$ 3,100			\$ 3,372
<b>Bark</b>										
	Bark Replenishment - Tot Lot	Paramount	Bark Reple	06/01/2019	\$ 0.39	1,430 Square F	\$ 557	5:00	4:05	\$ 621
	Bark Replenishment - Tot Lot	Laughton Par	Bark Reple	06/01/2017	0.39	1,300 Square F	507	3:00	0:05	512
	Bark Replenishment - Tot Lot	Lange Park	Bark Reple	06/01/2017	0.39	1,465 Square F	571	4:00	1:05	591
	Bark Replenishment - Tot Lot	Gable Park	Bark Reple	06/01/2017	0.39	1,620 Square F	631	5:00	2:05	670
	Bark Replenishment - Tot Lot	Kingsley Park	Bark Reple	06/01/2017	0.39	2,315 Square F	902	6:00	3:05	982
							\$ 3,170			\$ 3,378
<b>Building</b>										
	Painting - Interior	Paramount	Paint Interi	06/01/2018	\$ 3.25	360 Square F	\$ 1,170	8:00	6:05	\$ 1,370
	Painting - Interior	Laughton Par	Paint Interi	06/01/2014	3.25	74 Square F	240	8:00	2:05	255
	Painting - Interior	Lange Park	Paint Interi	06/01/2009	3.25	74 Square F	240	13:00	2:05	255
	Painting - Interior	Director St. P	Paint Interi	06/01/2017	3.25	74 Square F	240	5:00	2:05	255
							\$ 1,891			\$ 2,136
<b>Concrete</b>										
	Concrete Curbing - Roadway	Entry Monu	Concrete R	06/01/2005	\$ 1,500.00	1 Allowanc	\$ 1,500	16:00	1:05	\$ 1,553
	Concrete Repair	Common Are	Concrete R	06/01/2005	3,000.00	1 Allowanc	3,000	18:00	3:05	3,264
	Concrete Repair - Stamped	Paramount	Concrete R	06/01/2005	16.00	348 Square F	5,568	20:00	5:05	6,364
	Concrete Sealant	Paramount	Seal Deck	06/01/2019	1.00	5,630 Square F	5,630	5:00	4:05	6,278
	Concrete Sealant	Laughton Par	Seal Deck	06/01/2014	1.00	4,375 Square F	4,375	6:00	0:05	4,420
	Concrete Sealant	Lange Park	Seal Deck	06/01/2009	1.00	5,010 Square F	5,010	12:00	1:05	5,188
	Concrete Sealant	Director St. P	Seal Deck	06/01/2017	1.00	5,010 Square F	5,010	6:00	3:05	5,451
	Concrete Sealant	Kingsley Park	Seal SportC	06/01/2009	1.00	2,685 Square F	2,685	11:00	0:05	2,712
	Concrete Sealant	Street	Seal Stamp	06/01/2005	1.00	6,950 Square F	6,950	17:00	2:05	7,377
	U-Channel	Paramount	U-Channel	06/01/2005	8.00	50 Linear F	400	16:00	1:05	414
	U-Channel	Laughton Par	U-Channel	06/01/2009	8.00	125 Linear F	1,000	12:00	1:05	1,035
							\$ 41,128			\$ 44,060
<b>Contingency</b>										
	Building Contingency - Exterior	Paramount	Contingenc	06/01/2017	\$ 1,000.00	1.5 Allowanc	\$ 1,500	6:00	3:05	\$ 1,632
	Building Contingency - Exterior	Lange Park	Cintingency	06/01/2017	1,000.00	1 Allowanc	1,000	8:00	5:05	1,143
	Building Contingency - Exterior	Laughton Par	Contingenc	06/01/2017	1,000.00	1 Allowanc	1,000	10:00	7:05	1,200
	Building Contingency - Exterior	Director St. P	Contingenc	06/01/2017	1,000.00	1 Allowanc	1,000	12:00	9:05	1,261
	Building Contingency - Exterior	Pumphouse	Contingenc	06/01/2017	1,000.00	0.5 Allowanc	500	8:00	5:05	571
	Building Contingency - Exterior	Pumphouse	Contingenc	06/01/2017	1,000.00	0.5 Allowanc	500	10:00	7:05	600
	Building Contingency - Exterior	Pumphouse	Contingenc	06/01/2019	1,000.00	0.5 Allowanc	500	9:00	8:05	615

# Paramount Owners Association, Inc.

Analysis Date - January 1, 2020



## Item Parameters - Detail

Subcategory			Service				Adj	Rem	
Reserve Item	Location	Desc.	Date	Basis Cost	Quantity	Current Cost	Life	Life	Future Cost
Building Contingency - Interior	Paramount	Inter Conti	06/01/2019	\$ 1,000.00	1 Allowanc	\$ 1,000	3:00	2:05	\$ 1,061
						\$ 7,000			\$ 8,086
<b>Doors</b>									
Doors	Paramount	Doors	06/01/2005	\$ 2,000.00	2.34 Factor	\$ 4,680	30:00	15:05	\$ 6,848
Doors	Laughton Par	Doors	06/01/2014	2,000.00	1.21 Factor	2,420	30:00	24:05	4,422
Doors	Lange Park	Doors	06/01/2009	2,000.00	1.21 Factor	2,420	30:00	19:05	3,908
Doors	Director St. P	Doors	06/01/2017	2,000.00	1.21 Factor	2,420	30:00	27:05	4,762
						\$ 11,940			\$ 19,941
<b>Electronics</b>									
Audio/Visual Equipment	Paramount	Audio Equi	06/01/2019	\$ 4,500.00	1 Lump Sum	\$ 4,500	12:00	11:05	\$ 5,965
Electronics	Paramount	Computer	06/01/2012	750.00	1 Each	750	9:00	1:05	776
Electronics	Paramount	Televisions	06/01/2012	750.00	3 Each	2,250	9:00	1:05	2,330
						\$ 7,500			\$ 9,072
<b>Fencing</b>									
Fencing - Wrought Iron	Paramount	WI Fencing	06/01/2005	\$ 65.00	273 Linear F	\$ 17,745	35:00	20:05	\$ 29,377
Fencing - Wrought Iron	Laughton Par	WI Fencing	06/01/2014	65.00	220 Linear F	14,300	35:00	29:05	29,566
Fencing - Wrought Iron	Lange Park	WI Fencing	06/01/2009	65.00	285 Linear F	18,525	35:00	24:05	33,853
Fencing - Wrought Iron	Director St. P	WI Fencing	06/01/2017	65.00	285 Linear F	18,525	35:00	32:05	41,246
Gate - Wrought Iron	Paramount	WI Gate	06/01/2005	1,000.00	1 Item	1,000	20:00	5:05	1,143
Gate - Wrought Iron	Laughton Par	WI Gate	06/01/2014	1,000.00	1 Item	1,000	20:00	14:05	1,427
Gate - Wrought Iron	Lange Park	WI Gate	06/01/2009	1,000.00	1 Item	1,000	20:00	9:05	1,261
Gate - Wrought Iron	Director St. P	WI Gate	06/01/2017	1,000.00	1 Item	1,000	20:00	17:05	1,537
						\$ 73,095			\$ 139,414
<b>Flooring</b>									
Flooring - Carpet Tiles	Paramount	Tile Carpet	06/01/2005	\$ 7.00	1,552 Square F	\$ 10,864	20:00	5:05	\$ 12,418
Flooring - Rubber Mat	Paramount	Rubber Ma	06/01/2005	11.50	652 Square F	7,498	25:00	10:05	9,697
						\$ 18,362			\$ 22,116
<b>Furnishings &amp; Décor</b>									
Furnishings & Décor	Paramount	Furniture	06/01/2005	\$ 6,000.00	1 Allowanc	\$ 6,000	20:00	5:05	\$ 6,858
						\$ 6,000			\$ 6,858
<b>Furniture</b>									
Furniture - Recreational	Paramount	Rec Equip	06/01/2010	\$ 1,000.00	1 Allowanc	\$ 1,000	10:00	0:05	\$ 1,010
Furniture - Recreational	Lange Park	Rec Equip	06/01/2010	1,000.00	0.5 Allowanc	500	10:00	0:05	505
						\$ 1,500			\$ 1,515
<b>Garage</b>									
Garage Door Opener	Lange Park	Garage Op	06/01/2009	\$ 650.00	1 Item	\$ 650	15:00	4:05	\$ 724
						\$ 650			\$ 724
<b>Gutters &amp; Downspouts</b>									
Gutters & Downspouts	Paramount	Gutters & S	06/01/2005	\$ 9.50	25 Linear F	\$ 237	16:00	1:05	\$ 245
Gutters & Downspouts	Laughton Par	Gutters & S	06/01/2014	9.50	20 Linear F	190	7:00	1:05	196
Gutters & Downspouts	Lange Park	Gutters & S	06/01/2009	9.50	20 Linear F	190	12:00	1:05	196
Gutters & Downspouts	Director St. P	Gutters & S	06/01/2017	9.50	20 Linear F	190	4:00	1:05	196
						\$ 807			\$ 836
<b>HVAC</b>									
Furnace	Paramount	Furnace	06/01/2005	\$ 4,500.00	1 Lump Sum	\$ 4,500	20:00	5:05	\$ 5,143
						\$ 4,500			\$ 5,143

# Paramount Owners Association, Inc.

Analysis Date - January 1, 2020



## Item Parameters - Detail

Subcategory	Reserve Item	Location	Desc.	Service Date	Basis Cost	Quantity	Current Cost	Adj Life	Rem Life	Future Cost
<b>HVAC System</b>										
	Air Conditioner	Paramount	AC Unit	06/01/2012	\$ 1,650.00	1 Item	\$ 1,650	10:00	2:05	\$ 1,751
							\$ 1,650			\$ 1,751
<b>Irrigation</b>										
	Irrigation Vault	Common Are	IrrigationV	06/01/2005	\$ 1,000.00	1 Allowanc	\$ 1,000	17:00	2:05	\$ 1,061
							\$ 1,000			\$ 1,061
<b>Irrigation Pump Equipment</b>										
	Irrigation Filter Screens	Pumphouse	Irrig. Filter	06/01/2005	\$ 5,000.00	1.05 Lump Sum	\$ 5,250	30:00	15:05	\$ 7,682
	Irrigation Filter Screens	Pumphouse	Irrig. Filter	06/01/2005	5,000.00	2.1 Lump Sum	10,500	30:00	15:05	15,364
	Irrigation Motors	Pumphouse	Irrig. Motor	06/01/2005	2,800.00	1 Each	2,800	15:00	0:05	2,828
	Irrigation Motors	Pumphouse	Irrig. Motor	06/01/2005	2,800.00	1 Each	2,800	18:00	3:05	3,046
	Irrigation Motors	Pumphouse	Irrig. Motor	06/01/2005	2,800.00	1 Each	2,800	20:00	5:05	3,200
	Irrigation Pumps	Pumphouse	Irrig. Pump	06/01/2017	2,500.00	1 Allowanc	2,500	5:00	2:05	2,653
	Irrigation Pumps	Pumphouse	Irrig. Pump	06/01/2017	2,500.00	1 Allowanc	2,500	8:00	5:05	2,857
							\$ 29,150			\$ 37,634
<b>Lakes &amp; Ponds</b>										
	Pond - Polymer Liner	Pond 1	Pond Liner	06/01/2005	\$ 25,000.00	1 Lump Sum	\$ 25,000	25:00	10:05	\$ 32,333
	Pond - Polymer Liner	Pond 2	Pond Liner	06/01/2005	25,000.00	1 Lump Sum	25,000	25:00	10:05	32,333
							\$ 50,000			\$ 64,666
<b>Landscaping</b>										
	Covers and Grates	Common Are	Covers & G	06/01/2005	\$ 1,000.00	1 Allowanc	\$ 1,000	20:00	5:05	\$ 1,143
	Landscaping - Beds & Shrubs	Common Are	Beds & Shr	06/01/2019	2,500.00	1 Allowanc	2,500	1:00	0:05	2,525
	Landscaping - General	Common Are	Landscapin	06/01/2017	2,500.00	1 Allowanc	2,500	5:00	2:05	2,653
	Landscaping - Timers	Common Are	Timer Repl	06/01/2018	400.00	2 Each	800	2:00	0:05	808
	Retaining Wall	Common Are	Retaining	06/01/2005	1,000.00	1 Allowanc	1,000	20:00	5:05	1,143
	Rock Replenishment	Common Are	Rock Reple	06/01/2017	65.00	60 Square Y	3,900	10:00	7:05	4,683
	Trees - Replacement	Common Are	Tree Replac	06/01/2019	750.00	6 Each	4,500	3:00	2:05	4,776
							\$ 16,200			\$ 17,734
<b>Lighting</b>										
	Lighting - Exterior	Paramount	Exterior Lig	06/01/2019	\$ 225.00	4 Allowanc	\$ 900	12:00	11:05	\$ 1,193
	Lighting - Exterior	Laughton Par	Exterior Lig	06/01/2014	225.00	2 Allowanc	450	12:00	6:05	527
	Lighting - Exterior	Lange Park	Exterior Lig	06/01/2009	225.00	2 Allowanc	450	12:00	1:05	466
	Lighting - Exterior	Director St. P	Exterior Lig	06/01/2017	225.00	2 Allowanc	450	12:00	9:05	567
	Lighting - Exterior	Entry Monu	Exterior Lig	06/01/2019	225.00	6 Allowanc	1,350	12:00	11:05	1,789
	Lighting - Interior	Paramount	FlorescentL	06/01/2005	1,000.00	1 Allowanc	1,000	20:00	5:05	1,143
	Lighting - Interior	Laughton Par	FlorescentL	06/01/2014	1,000.00	1 Allowanc	1,000	20:00	14:05	1,427
	Lighting - Interior	Lange Park	FlorescentL	06/01/2009	1,000.00	1 Allowanc	1,000	20:00	9:05	1,261
	Lighting - Interior	Director St. P	FlorescentL	06/01/2017	1,000.00	1 Allowanc	1,000	20:00	17:05	1,537
	Lighting - Lampposts	Common Are	Lampposts	06/01/2005	450.00	30 Each	13,500	40:00	25:05	25,287
							\$ 21,100			\$ 35,200
<b>Mechanical Equipment</b>										
	Pool Equipment - Pump	Paramount	Pump Repl	06/01/2018	\$ 1,200.00	1 Each	\$ 1,200	4:00	2:05	\$ 1,273
	Pool Equipment - Pump	Laughton Par	Pump Repl	06/01/2014	1,200.00	1 Each	1,200	6:00	0:05	1,212
	Pool Equipment - Pump	Lange Park	Pump Repl	06/01/2019	1,200.00	1 Each	1,200	4:00	3:05	1,305
	Pool Equipment - Pump	Director St. P	Pump Repl	06/01/2017	1,200.00	1 Each	1,200	4:00	1:05	1,242
	Pump - Pond Fountain	Southeast Po	Pond Fntn	06/01/2018	1,600.00	1 Each	1,600	10:00	8:05	1,969
	Pump - Pond Fountain	Southeast Po	Pond Fntn	06/01/2005	1,600.00	1 Each	1,600	16:00	1:05	1,656
	Pump - Pond Fountain	Northwest P	Pond Fntn	06/01/2005	1,600.00	1 Each	1,600	15:00	0:05	1,616
	Pumphouse - Control Panel	Pumphouse	Control Pan	06/01/2005	6,000.00	1 Item	6,000	35:00	20:05	9,933

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Subcategory	Reserve Item	Location	Desc.	Service Date	Basis Cost	Quantity	Current Cost	Adj Life	Rem Life	Future Cost
	Pumphouse - Control Panel	Pumphouse	Control Pan	06/01/2005	\$ 6,000.00	1 Item	\$ 6,000	40:00	25:05	\$ 11,238
	Pumphouse - Control Panel	Pumphouse	Control Pan	06/01/2019	6,000.00	1 Item	6,000	35:00	34:05	14,035
							\$ 27,600			\$ 45,485
<b>Outdoor Equipment</b>										
	Benches & Picnic Tables	Common Are	Bench Repl	06/01/2009	\$ 800.00	3 Item	\$ 2,400	15:00	4:05	\$ 2,676
	Benches & Picnic Tables	Common Are	Picnic Tbl R	06/01/2009	800.00	3 Item	2,400	25:00	14:05	3,426
	Bike Rack	Common Are	Bike Rack	06/01/2014	450.00	4 Each	1,800	15:00	9:05	2,271
	Outdoor Equipment - Miscellaneous	Common Are	Misc. Equip	06/01/2013	3,000.00	1 Lump Sum	3,000	10:00	3:05	3,264
							\$ 9,600			\$ 11,638
<b>Painting</b>										
	Painting - Wrought Iron	Paramount	Painting	06/01/2005	\$ 12.00	273 Linear F	\$ 3,276	16:00	1:05	\$ 3,392
	Painting - Wrought Iron	Laughton Par	Painting	06/01/2014	12.00	220 Linear F	2,640	7:00	1:05	2,733
	Painting - Wrought Iron	Lange Park	Painting	06/01/2009	12.00	285 Linear F	3,420	12:00	1:05	3,541
	Painting - Wrought Iron	Director St. P	Painting	06/01/2017	12.00	285 Linear F	3,420	4:00	1:05	3,541
							\$ 12,756			\$ 13,210
<b>Paving</b>										
	Asphalt - Overlay	Parking Lots	Asphalt Ov	06/01/2005	\$ 1.50	10,488 Square F	\$ 15,732	30:00	15:05	\$ 23,020
	Asphalt - Overlay	Pathways	Asphalt Ov	06/01/2005	1.50	24,365 Square F	36,547	30:00	15:05	53,479
	Asphalt - Repairs	Parking Lots	Asphalt Re	06/01/2017	3.50	1,049 Square F	3,671	5:00	2:05	3,897
	Asphalt - Repairs	Pathways	Asphalt Re	06/01/2017	3.50	2,436 Square F	8,526	10:00	7:05	10,239
	Asphalt - Sealing	Pathways	Sealing	06/01/2016	0.15	20,975 Square F	3,146	8:00	4:05	3,508
	Asphalt - Sealing	Parking Lots	Sealing	06/01/2015	0.15	48,730 Square F	7,309	5:00	0:05	7,385
	Asphalt - Striping	Parking Lots	AsphaltStri	06/01/2015	2,000.00	1 Lump Sum	2,000	7:00	2:05	2,122
	Pavers - Brick	Kingsley Park	Pavers Rep	06/01/2009	6.00	300 Square F	1,800	25:00	14:05	2,569
	Pavers - Brick	Pumphouse	Pavers Rep	06/01/2005	6.00	110 Square F	660	25:00	10:05	853
							\$ 79,392			\$ 107,076
<b>Pool &amp; Spa</b>										
	ADA-Compliant Chair Lift	Laughton Par	Chair Lift	06/01/2005	\$ 4,400.00	1 Item	\$ 4,400	15:00	0:05	\$ 4,445
	Pool - Resurface	Paramount	Plaster	06/01/2005	26.00	2,160 Square F	56,160	25:00	10:05	72,633
	Pool - Resurface	Laughton Par	Plaster	06/01/2014	26.00	2,075 Square F	53,950	25:00	19:05	87,139
	Pool - Resurface	Lange Park	Plaster	06/01/2009	26.00	1,750 Square F	45,500	25:00	14:05	64,955
	Pool - Resurface	Director St. P	Plaster	06/01/2017	26.00	2,075 Square F	53,950	25:00	22:05	93,839
	Pool Cover	Paramount	Pool Cover	06/01/2019	3,000.00	1.4 Item	4,200	10:00	9:05	5,299
	Pool Cover	Laughton Par	Pool Cover	06/01/2014	3,000.00	1.2 Item	3,600	10:00	4:05	4,014
	Pool Cover	Lange Park	Pool Cover	06/01/2019	3,000.00	1 Item	3,000	10:00	9:05	3,785
	Pool Cover	Director St. P	Pool Cover	06/01/2017	3,000.00	1.2 Item	3,600	10:00	7:05	4,323
	Pool Equipment - Chemical Control	Paramount	Pool Contr	06/01/2018	1,400.00	1 Allowanc	1,400	12:00	10:05	1,810
	Pool Equipment - Chemical Control	Laughton Par	Pool Contr	06/01/2014	1,400.00	1 Allowanc	1,400	12:00	6:05	1,640
	Pool Equipment - Chemical Control	Lange Park	Pool Contr	06/01/2009	1,400.00	1 Allowanc	1,400	12:00	1:05	1,449
	Pool Equipment - Chemical Control	Director St. P	Pool Contr	06/01/2017	1,400.00	1 Allowanc	1,400	12:00	9:05	1,766
	Pool Equipment - Heater	Paramount	Heater Rep	06/01/2019	3,000.00	2.1 Item	6,300	8:00	7:05	7,566
	Pool Equipment - Heater	Laughton Par	Heater Rep	06/01/2014	3,000.00	1 Item	3,000	7:00	1:05	3,106
	Pool Equipment - Heater	Lange Park	Heater Rep	06/01/2009	3,000.00	1 Item	3,000	14:00	3:05	3,264
	Pool Equipment - Heater	Director St. P	Heater Rep	06/01/2017	3,000.00	1 Item	3,000	8:00	5:05	3,429
	Pool Equipment - Sand Filter	Paramount	Sand Filter	06/01/2018	800.00	1 Each	800	10:00	8:05	984
	Pool Equipment - Sand Filter	Laughton Par	Sand Filter	06/01/2014	800.00	1 Each	800	10:00	4:05	892
	Pool Equipment - Sand Filter	Lange Park	Sand Filter	06/01/2009	800.00	1 Each	800	11:00	0:05	808
	Pool Equipment - Sand Filter	Director St. P	Sand Filter	06/01/2017	800.00	1 Each	800	10:00	7:05	960
	Pool Furniture	Paramount	Chaise Lou	06/01/2018	315.00	40 Each	12,600	6:00	4:05	14,051
	Pool Furniture	Paramount	Chairs	06/01/2018	315.00	40 Each	12,600	6:00	4:05	14,051

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Subcategory	Reserve Item	Location	Desc.	Service Date	Basis Cost	Quantity	Current Cost	Adj Life	Rem Life	Future Cost
	Pool Furniture	Paramount	Tables	06/01/2018	\$ 315.00	18 Each	\$ 5,670	6:00	4:05	\$ 6,323
	Pool Furniture	Laughton Par	Chaise Lou	06/01/2014	315.00	14 Each	4,410	8:00	2:05	4,681
	Pool Furniture	Laughton Par	Chairs	06/01/2014	315.00	21 Each	6,615	8:00	2:05	7,021
	Pool Furniture	Laughton Par	Tables	06/01/2014	315.00	3 Each	945	8:00	2:05	1,003
	Pool Furniture	Lange Park	Chaise Lou	06/01/2009	315.00	19 Each	5,985	11:00	0:05	6,046
	Pool Furniture	Lange Park	Chairs	06/01/2009	315.00	17 Each	5,355	11:00	0:05	5,410
	Pool Furniture	Lange Park	Tables	06/01/2009	315.00	3 Each	945	11:00	0:05	954
	Pool Furniture	Lange Park	Canopies	06/01/2009	315.00	5 Each	1,575	11:00	0:05	1,591
	Pool Furniture	Director St. P	Chaise Lou	06/01/2018	315.00	19 Each	5,985	8:00	6:05	7,012
	Pool Furniture	Director St. P	Chairs	06/01/2018	315.00	17 Each	5,355	8:00	6:05	6,274
	Pool Furniture	Director St. P	Tables	06/01/2018	315.00	3 Each	945	8:00	6:05	1,107
	Pool Furniture	Director St. P	Canopies	06/01/2018	315.00	5 Each	1,575	8:00	6:05	1,845
	Pool Repairs	Paramount	Pool Repair	06/01/2017	1,500.00	1 Allowanc	1,500	4:00	1:05	1,553
	Pool Repairs	Laughton Par	Pool Repair	06/01/2017	1,500.00	1 Allowanc	1,500	6:00	3:05	1,632
	Pool Repairs	Lange Park	Pool Repair	06/01/2017	1,500.00	1 Allowanc	1,500	8:00	5:05	1,714
	Pool Repairs	Director St. P	Pool Repair	06/01/2017	1,500.00	1 Allowanc	1,500	10:00	7:05	1,801
							\$ 329,020			\$ 452,192
<b>Recreation</b>										
	Basketball Court	Kingsley Park	Sport Court	06/01/2019	\$ 2,500.00	1 Allowanc	\$ 2,500	0:00	0:00	\$ 2,500
	Fitness Equipment	Paramount	Bench	06/01/2005	1,000.00	1 Item	1,000	18:00	3:05	1,088
	Fitness Equipment	Paramount	Elliptical M	06/01/2016	1,000.00	2.8 Item	2,800	8:00	4:05	3,122
	Fitness Equipment	Paramount	Stationary	06/01/2005	1,000.00	3.2 Item	3,200	16:00	1:05	3,313
	Fitness Equipment	Paramount	Treadmill	06/01/2005	1,000.00	3.6 Item	3,600	15:00	0:05	3,637
	Fitness Equipment	Paramount	Cable Mach	06/01/2005	1,000.00	2.4 Item	2,400	19:00	4:05	2,676
	Fitness Equipment	Paramount	Weight Set	06/01/2005	1,000.00	2.8 Item	2,800	19:00	4:05	3,122
	Swing Set	Kingsley Park	Swing Set	06/01/2009	1,100.00	1 Allowanc	1,100	30:00	19:05	1,776
	Tot Lot	Paramount	Tot Lot Rep	06/01/2005	25,000.00	1.2 Lump Sum	30,000	35:00	20:05	49,666
	Tot Lot	Laughton Par	Tot Lot Rep	06/01/2014	25,000.00	1 Lump Sum	25,000	35:00	29:05	51,689
	Tot Lot	Lange Park	Tot Lot Rep	06/01/2009	25,000.00	1.1 Lump Sum	27,500	35:00	24:05	50,254
	Tot Lot	Gable Park	Tot Lot Rep	06/01/2018	25,000.00	1.1 Lump Sum	27,500	35:00	33:05	62,760
							\$ 129,400			\$ 235,609
<b>Rehab</b>										
	Rehab - Bathrooms	Paramount	Rehab Club	06/01/2005	\$ 8,000.00	1 Lump Sum	\$ 8,000	30:00	15:05	\$ 11,706
	Rehab - Bathrooms	Laughton Par	Rehab Bath	06/01/2014	8,000.00	1 Lump Sum	8,000	30:00	24:05	14,619
	Rehab - Bathrooms	Lange Park	Rehab Bath	06/01/2009	8,000.00	1 Lump Sum	8,000	30:00	19:05	12,921
	Rehab - Bathrooms	Director St. P	Rehab Bath	06/01/2018	8,000.00	1 Lump Sum	8,000	30:00	28:05	16,137
	Rehab - Kitchen	Paramount	Rehab	06/01/2005	70.00	120 Square F	8,400	33:00	18:05	13,236
							\$ 40,400			\$ 68,620
<b>Reserve Study Update</b>										
	Reserve Study Update	Common Are	Reserve Stu	06/01/2018	\$ 4,240.00	1 Lump Sum	\$ 4,240	6:00	4:05	\$ 4,728
	Reserve Study Update	Common Are	Financial U	06/01/2015	4,240.00	0.1 Lump Sum	424	6:00	1:05	439
							\$ 4,664			\$ 5,167
<b>Roofing</b>										
	Chimney Cap	Paramount	Chimney C	06/01/2005	\$ 1,600.00	1 Item	\$ 1,600	25:00	10:05	\$ 2,069
	Roofing - Wood Shake	Paramount	Shake Roof	06/01/2005	600.00	53 Squares	31,800	30:00	15:05	46,532
	Roofing - Wood Shake	Laughton Par	Shake Roof	06/01/2014	600.00	13 Squares	7,800	30:00	24:05	14,253
	Roofing - Wood Shake	Lange Park	Shake Roof	06/01/2009	600.00	13 Squares	7,800	30:00	19:05	12,598
	Roofing - Wood Shake	Director St. P	Shake Roof	06/01/2018	600.00	13 Squares	7,800	30:00	28:05	15,733
	Roofing - Wood Shake	Pumphouse	Shake Roof	06/01/2005	600.00	3 Squares	1,800	30:00	15:05	2,633
	Roofing - Wood Shake	Pumphouse	Shake Roof	06/01/2005	600.00	4 Squares	2,400	30:00	15:05	3,511

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Subcategory			Service			Adj	Rem		
Reserve Item	Location	Desc.	Date	Basis Cost	Quantity	Current Cost	Life	Life	Future Cost
Roofing - Wood Shake	Crosby Pavili	Shake Roof	06/01/2009	\$ 600.00	10 Squares	\$ 6,000	30:00	19:05	\$ 9,691
Roofing - Wood Shake	Cayuse Entry	Shake Roof	06/01/2005	600.00	3 Squares	1,800	30:00	15:05	2,633
Roofing - Wood Shake	McMillan En	Shake Roof	06/01/2005	600.00	3 Squares	1,800	30:00	15:05	2,633
Roofing - Wood Shake	Chinden Entr	Shake Roof	06/01/2005	600.00	9 Squares	5,400	30:00	15:05	7,901
						\$ 76,000			\$ 120,193
<b>Signage</b>									
Entry Monument	North Entran	Entry Mon	06/01/2017	\$ 1,000.00	2.5 Factor	\$ 2,500	5:00	2:05	\$ 2,653
Entry Monument	East Entranc	Entry Mon	06/01/2017	1,000.00	1 Factor	1,000	9:00	6:05	1,171
Entry Monument	South Entran	Entry Mon	06/01/2017	1,000.00	1 Factor	1,000	9:00	6:05	1,171
Entry Monument	West Entran	Entry Mon	06/01/2017	1,000.00	2 Factor	2,000	7:00	4:05	2,230
Signage - Custom	Common Are	Custom Sig	06/01/2005	350.00	8 Allowanc	2,800	20:00	5:05	3,200
Signage - Exterior (General)	Common Are	Exterior Sig	06/01/2015	1,000.00	1 Allowanc	1,000	8:00	3:05	1,088
						\$ 10,300			\$ 11,516
<b>Staining</b>									
Pergola - Maintenance	Kingsley Park	Pergola Mt	06/01/2015	\$ 450.00	3 Allowanc	\$ 1,350	5:00	0:05	\$ 1,363
Pergola - Maintenance	Laughton Par	Pergola Mt	06/01/2015	450.00	2 Allowanc	900	5:00	0:05	909
Pergola - Maintenance	Lange Park	Pergola Mt	06/01/2015	450.00	2 Allowanc	900	5:00	0:05	909
Pergola - Maintenance	Pumphouse	Pergola Mt	06/01/2015	450.00	2 Allowanc	900	7:00	2:05	955
Pergola - Maintenance	Pumphouse	Pergola Mt	06/01/2015	450.00	1 Allowanc	450	7:00	2:05	477
Staining - Exterior	Paramount	Stain Trim	06/01/2015	500.00	1.9 Lump Sum	950	5:00	0:05	959
Staining - Exterior	Laughton Par	Stain Trim	06/01/2015	500.00	1.25 Lump Sum	625	5:00	0:05	631
Staining - Exterior	Laughton Par	Stain Pergo	06/01/2015	500.00	2 Lump Sum	1,000	5:00	0:05	1,010
Staining - Exterior	Lange Park	Stain Trim	06/01/2018	500.00	1.25 Lump Sum	625	2:00	0:05	631
Staining - Exterior	Lange Park	Stain Pergo	06/01/2015	500.00	2 Lump Sum	1,000	5:00	0:05	1,010
Staining - Exterior	Director St. P	Stain Trim	06/01/2015	500.00	1.25 Lump Sum	625	5:00	0:05	631
Staining - Exterior	Director St. P	Stain Pergo	06/01/2015	500.00	2 Lump Sum	1,000	5:00	0:05	1,010
Staining - Exterior	Pumphouse	Stain Trim	06/01/2015	500.00	1 Lump Sum	500	8:00	3:05	544
Staining - Exterior	Pumphouse	Stain Pergo	06/01/2015	500.00	1 Lump Sum	500	8:00	3:05	544
Staining - Exterior	Pumphouse	Stain Trim	06/01/2015	500.00	1 Lump Sum	500	8:00	3:05	544
Staining - Exterior	Kingsley Park	Stain Pergo	06/01/2015	500.00	3 Lump Sum	1,500	5:00	0:05	1,515
Staining - Exterior	Cayuse Entry	Stain Trim	06/01/2015	500.00	1.6 Lump Sum	800	8:00	3:05	870
Staining - Exterior	Cayuse Entry	Stain Pergo	06/01/2015	500.00	2 Lump Sum	1,000	8:00	3:05	1,088
Staining - Exterior	McMillan En	Stain Trim	06/01/2015	500.00	1.6 Lump Sum	800	8:00	3:05	870
Staining - Exterior	McMillan En	Stain Pergo	06/01/2015	500.00	2 Lump Sum	1,000	8:00	3:05	1,088
Staining - Exterior	Chinden Entr	Stain Trim	06/01/2015	500.00	1.9 Lump Sum	950	8:00	3:05	1,033
Staining - Exterior	Crosby Park	Stain Pavili	06/01/2015	500.00	2.5 Lump Sum	1,250	8:00	3:05	1,360
Staining - Fencing	Chinden Entr	Stain Fence	06/01/2005	4.50	1,065 Linear F	4,792	16:00	1:05	4,963
Staining - Fencing	Meridian Ent	Stain Fence	06/01/2013	4.50	1,235 Linear F	5,557	8:00	1:05	5,755
Staining - Fencing	McMillan En	Stain Fence	06/01/2017	4.50	3,100 Linear F	13,950	6:00	3:05	15,177
						\$ 43,425			\$ 45,855
<b>Structural Maintenance</b>									
Painting - Building Exterior	Paramount	Paint Exteri	06/01/2005	\$ 2.00	1,410 Square F	\$ 2,820	15:00	0:05	\$ 2,849
						\$ 2,820			\$ 2,849
<b>Structural Repairs</b>									
Garbage Enclosure	Paramount	Maintenan	06/01/2019	\$ 1,000.00	1 Allowanc	\$ 1,000	10:00	9:05	\$ 1,261
Masonry Repairs	Common Are	Lamp Post	06/01/2018	1,200.00	1 Allowanc	1,200	4:00	2:05	1,273
Masonry Repairs	Paramount	Stone Repa	06/01/2018	1,200.00	1 Allowanc	1,200	4:00	2:05	1,273
Masonry Repairs	Laughton Par	Stone Repa	06/01/2014	1,200.00	1 Allowanc	1,200	6:00	0:05	1,212
Masonry Repairs	Lange Park	Stone Repa	06/01/2009	1,200.00	1 Allowanc	1,200	11:00	0:05	1,212
Masonry Repairs	Director St. P	Stone Repa	06/01/2017	1,200.00	1 Allowanc	1,200	4:00	1:05	1,242



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Subcategory				Service			Adj	Rem	
Reserve Item	Location	Desc.	Date	Basis Cost	Quantity	Current Cost	Life	Life	Future Cost
Masonry Repairs	Entry Monu	Stone Repa	06/01/2019	\$ 1,200.00	2 Allowanc	\$ 2,400	4:00	3:05	\$ 2,611
Pavilion - Maintenance	Crosby Park	Maintenan	06/01/2015	1,500.00	1 Allowanc	1,500	5:00	0:05	1,515
Siding & Trim	Paramount	Siding & Tri	06/01/2005	1,000.00	1.5 Allowanc	1,500	15:00	0:05	1,515
Siding & Trim	Laughton Par	Siding & Tri	06/01/2014	1,000.00	1 Allowanc	1,000	15:00	9:05	1,261
Siding & Trim	Lange Park	Siding & Tri	06/01/2009	1,000.00	1 Allowanc	1,000	15:00	4:05	1,115
Siding & Trim	Director St. P	Siding & Tri	06/01/2018	1,000.00	1 Allowanc	1,000	15:00	13:05	1,392
Siding & Trim	Pumphouse	Trim Repair	06/01/2005	1,000.00	0.5 Allowanc	500	15:00	0:05	505
Siding & Trim	Pumphouse	Trim Repair	06/01/2005	1,000.00	0.5 Allowanc	500	15:00	0:05	505
Timberwork - Exterior	Paramount	Timberwor	06/01/2005	1,000.00	1 Allowanc	1,000	22:00	7:05	1,200
Timberwork - Exterior	Laughton Par	Timberwor	06/01/2014	1,000.00	0.5 Allowanc	500	20:00	14:05	713
Timberwork - Exterior	Lange Park	Timberwor	06/01/2009	1,000.00	0.5 Allowanc	500	20:00	9:05	630
Timberwork - Exterior	Director St. P	Timberwor	06/01/2018	1,000.00	0.5 Allowanc	500	20:00	18:05	787
Timberwork - Exterior	Pumphouse	Timberwor	06/01/2005	1,000.00	0.5 Allowanc	500	22:00	7:05	600
Timberwork - Exterior	Pumphouse	Timberwor	06/01/2005	1,000.00	0.5 Allowanc	500	22:00	7:05	600
Timberwork - Exterior	Crosby Park	Timberwor	06/01/2009	1,000.00	0.5 Allowanc	500	20:00	9:05	630
Timberwork - Exterior	Cayuse Entry	Timberwor	06/01/2005	1,000.00	1 Allowanc	1,000	15:00	0:05	1,010
Timberwork - Exterior	McMillan En	Timberwor	06/01/2005	1,000.00	1 Allowanc	1,000	15:00	0:05	1,010
Timberwork - Exterior	Chinden Entr	Timberwor	06/01/2005	1,000.00	1 Allowanc	1,000	15:00	0:05	1,010
						\$ 23,400			\$ 26,095
<b>Tile</b>									
Flooring - Ceramic Tile	Paramount	Ceramic Til	06/01/2005	\$ 16.00	750 Square F	\$ 12,000	30:00	15:05	\$ 17,559
						\$ 12,000			\$ 17,559
<b>Trees</b>									
Trees - Pruning & Maintenance	Common Are	Tree Prunin	06/01/2019	\$ 3,000.00	1 Allowanc	\$ 3,000	1:00	0:05	\$ 3,031
						\$ 3,000			\$ 3,031
<b>Water Feature</b>									
Pond - Embankment	Northwest P	Embankme	06/01/2019	\$ 1,500.00	1 Allowanc	\$ 1,500	1:00	0:05	\$ 1,515
Pond - Embankment	Southwest P	Embankme	06/01/2019	1,500.00	0.1 Allowanc	150	1:00	0:05	151
Pond - Rock Embankment	Pond 1	Rock Emba		15,000.00	1 Lump Sum	15,000	3:00	0:05	15,155
Pond - Rock Embankment	Pond 2	Rock Emba		15,000.00	1 Lump Sum	15,000	3:00	0:05	15,155
						\$ 31,650			\$ 31,977
<b>Water Heater</b>									
Water Heater	Paramount	Water Heat	06/01/2005	\$ 800.00	1 Each	\$ 800	15:00	0:05	\$ 808
Water Heater	Laughton Par	Water Heat	06/01/2014	800.00	1 Each	800	15:00	9:05	1,009
Water Heater	Lange Park	Water Heat	06/01/2009	800.00	1 Each	800	15:00	4:05	892
Water Heater	Director St. P	Water Heat	06/01/2018	800.00	1 Each	800	15:00	13:05	1,114
						\$ 3,200			\$ 3,824
<b>Windows</b>									
Windows	Paramount	Windows R	06/01/2005	\$ 350.00	3 Each	\$ 1,050	20:00	5:05	\$ 1,200
						\$ 1,050			\$ 1,200
						\$ 1,159,522			\$ 1,651,509

# Paramount Owners Association, Inc.

Analysis Date - January 1, 2020



## Item Parameters - Full Detail

### Access Control

<b>Item Number</b>	1	<b>Measurement Basis</b>	Lump Sum
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	15 Years
<b>Category</b>	Interior - Equipment	<b>Basis Cost</b>	3,450.00
<b>Tracking</b>	Logistical	<b>Salvage Value</b>	\$ 0.00
<b>Method</b>	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Paramount Ma	Access Control	06/01/2005	06/01/2020	0:05	15:00	1	3,450.00	3,485.68
Lange Park	Access Control	06/01/2009	06/01/2024	4:05	15:00	1	3,450.00	3,847.54
Laughton Park	Access Control	06/01/2014	06/01/2029	9:05	15:00	1	3,450.00	4,353.14
Director St. Pa	Access Control	06/01/2017	06/01/2032	12:05	15:00	1	3,450.00	4,687.85
							<u>\$ 13,800.00</u>	<u>\$ 16,374.21</u>

### Comments

This component replaces the access control system. This is an aggregate replacement/upgrade. A separate line item is included for each location: Paramount Main Clubhouse, Laughton Park, Lange Park, and Director Park. All four locations include an S2 Netbox motherboard with battery backup, card readers (3), and mag locks. The Paramount Main Clubhouse also has an S2 Netbox Extreme control interface and motion sensors (2). Cameras are listed in a separate component. Counts are approximate by NSR.

**Item Parameters - Full Detail**

**ADA-Compliant Chair Lift**

<b>Item Number</b>	3	<b>Measurement Basis</b>	Item
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	15 Years
<b>Category</b>	Exterior - Equipment	<b>Basis Cost</b>	4,400.00
<b>Tracking</b>	Logistical	<b>Salvage Value</b>	\$ 0.00
<b>Method</b>	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Laughton Park	Chair Lift	06/01/2005	06/01/2020	0:05	15:00	1	4,400.00	4,445.50
							\$ 4,400.00	\$ 4,445.50

**Comments**

This component replaces the ADA-compliant chair lift with equivalent stainless steel, 350 lb capacity ADA pool lift.

**Item Parameters - Full Detail**

**Air Conditioner**

<b>Item Number</b>	5	<b>Measurement Basis</b>	Item
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	12 Years
<b>Category</b>	Exterior - Equipment	<b>Basis Cost</b>	1,650.00
<b>Tracking</b>	Logistical	<b>Salvage Value</b>	\$ 0.00
<b>Method</b>	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Paramount Ma	AC Unit	06/01/2012	06/01/2022	2:05	10:00	1	1,650.00	1,751.46
							\$ 1,650.00	\$ 1,751.46

**Comments**

This component replaces the air conditioning unit at the Paramount Main Clubhouse. If well maintained and periodically flushed and tested, the unit should last the full extent of its Useful Life. At the time of this study, the A/C unit appears weathered more than the life from its install date. The manufacturer date reads 2012. For this reason, the Replacement Date was shortened to ensure funds are available should it need replacement early.

# Paramount Owners Association, Inc.

Analysis Date - January 1, 2020



## Item Parameters - Full Detail

### Appliances

<b>Item Number</b>	6	<b>Measurement Basis</b>	Factor
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	15 Years
<b>Category</b>	Interior - Equipment	<b>Basis Cost</b>	1,000.00
<b>Tracking</b>	Logistical	<b>Salvage Value</b>	\$ 0.00
<b>Method</b>	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Paramount Ma	Microwave	06/01/2005	06/01/2023	3:05	18:00	0.6	600.00	652.82
Paramount Ma	Range	06/01/2005	06/01/2023	3:05	18:00	0.9	900.00	979.22
Paramount Ma	Refrigerator	06/01/2005	06/01/2023	3:05	18:00	1.6	1,600.00	1,740.84
							\$ 3,100.00	\$ 3,372.88

### Comments

This component replaces the appliances in the Paramount Main Clubhouse, including the microwave, range, and refrigerator, all outlined in individual line items above. The Quantity outlined above represents a calculation factor of the total Basis Cost. Their Useful Life was extended due to the light use that is anticipated for these appliances. Counts are approximate by NSR.

**Item Parameters - Full Detail**

**Asphalt - Overlay**

<b>Item Number</b>	125	<b>Measurement Basis</b>	Square F
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	60 Years
<b>Category</b>	Exterior - Landscape & Grounds	<b>Basis Cost</b>	1.50
<b>Tracking</b>	Logistical	<b>Salvage Value</b>	\$ 0.00
<b>Method</b>	Adjusted		

<b>Location</b>	<b>Desc.</b>	<b>Service Date</b>	<b>Replace Date</b>	<b>Rem Life</b>	<b>Adj Life</b>	<b>Quantity</b>	<b>Current Cost</b>	<b>Future Cost</b>
Parking Lots	Asphalt Overla	06/01/2005	06/01/2035	15:05	30:00	10,488	15,732.00	23,020.26
Pathways	Asphalt Overla	06/01/2005	06/01/2035	15:05	30:00	24,365	36,547.50	53,479.08
							<u>\$ 52,279.50</u>	<u>\$ 76,499.34</u>

**Comments**

This component funds the resurfacing of roadways in the community with two coats of polymer asphalt seal coat, in lieu of full Replacement. If regular crackfill and seal coating is completed, the road should not need replacement and an overlay with aggregate can be used to fully resurface ("overlay") the street. This component is listed at 50% its Quantity to their respective locations and at 1/2 its full Useful Life as funding for said component represents a significant expense. NSR measurements are approximate.

**Item Parameters - Full Detail**

**Asphalt - Repairs**

<b>Item Number</b>	9	<b>Measurement Basis</b>	Square F
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	5 Years
<b>Category</b>	Exterior - Landscape & Grounds	<b>Basis Cost</b>	3.50
<b>Tracking</b>	Logistical	<b>Salvage Value</b>	\$ 0.00
<b>Method</b>	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Parking Lots	Asphalt Repair	06/01/2017	06/01/2022	2:05	5:00	1,049	3,671.50	3,897.26
Pathways	Asphalt Repair	06/01/2017	06/01/2027	7:05	10:00	2,436	8,526.00	10,239.55
							<u>\$ 12,197.50</u>	<u>\$ 14,136.81</u>

**Comments**

This component includes minor dig out and filling of potholes, root/grass damage or failing asphalt in the parking lots and walking paths. This component ensures that ongoing funds are available for repairs and mitigation when needed. Time will dictate if the Quantity needs to be adjusted. Each location is separated in individual components above. Quantities outlined above represent 5% of the total asphalt in their respective locations. Walkway paths rotate at twice that of parking lots due to the nature of usage. Measurements are approximate by NSR.

**Item Parameters - Full Detail**

**Asphalt - Sealing**

<b>Item Number</b>	115	<b>Measurement Basis</b>	Square F
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	5 Years
<b>Category</b>	Exterior - Landscape & Grounds	<b>Basis Cost</b>	0.15
<b>Tracking</b>	Logistical	<b>Salvage Value</b>	\$ 0.00
<b>Method</b>	Adjusted		

<b>Location</b>	<b>Desc.</b>	<b>Service Date</b>	<b>Replace Date</b>	<b>Rem Life</b>	<b>Adj Life</b>	<b>Quantity</b>	<b>Current Cost</b>	<b>Future Cost</b>
Pathways	Sealing	06/01/2016	06/01/2024	4:05	8:00	20,975	3,146.25	3,508.79
Parking Lots	Sealing	06/01/2015	06/01/2020	0:05	5:00	48,730	7,309.50	7,385.09
							<u>\$ 10,455.75</u>	<u>\$ 10,893.88</u>

**Comments**

This component funds application of two coats of an asphalt polymer emulsion product to the asphalt surfaces and roadways throughout the community. Systemic sealing will ensure the asphalt maintains its full Useful Life. This component is broken into two line items above with their respective locations, however, the schedule of the pathways is nearly double that of the parking areas due to the type of usage. Measurements are approximate by NSR.



**Item Parameters - Full Detail**

**Asphalt - Striping**

<b>Item Number</b>	10	<b>Measurement Basis</b>	Lump Sum
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	7 Years
<b>Category</b>	Exterior - Landscape & Grounds	<b>Basis Cost</b>	2,000.00
<b>Tracking</b>	Logistical	<b>Salvage Value</b>	\$ 0.00
<b>Method</b>	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Parking Lots	AsphaltStripin	06/01/2015	06/01/2022	2:05	7:00	1	2,000.00	2,122.98
							\$ 2,000.00	\$ 2,122.98

**Comments**

This component is an allowance to fund the striping in the parking lot areas in conjunction with the asphalt sealing schedule for the same locations.

**Item Parameters - Full Detail**

**Audio/Visual Equipment**

<b>Item Number</b>	11	<b>Measurement Basis</b>	Lump Sum
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	12 Years
<b>Category</b>	Interior - Equipment	<b>Basis Cost</b>	4,500.00
<b>Tracking</b>	Logistical	<b>Salvage Value</b>	\$ 0.00
<b>Method</b>	Adjusted		

<b>Location</b>	<b>Desc.</b>	<b>Service Date</b>	<b>Replace Date</b>	<b>Rem Life</b>	<b>Adj Life</b>	<b>Quantity</b>	<b>Current Cost</b>	<b>Future Cost</b>
Paramount Ma	Audio Equipm	06/01/2019	06/01/2031	11:05	12:00	1	4,500.00	5,965.45
							\$ 4,500.00	\$ 5,965.45

**Comments**

This component replaces the audio/visual equipment and six (6) interior speakers, in aggregate, throughout the clubhouse. This component is intended to be a full upgrade. Counts are approximate by NSR.

**Item Parameters - Full Detail**

**Bark Replenishment - Tot Lot**

<b>Item Number</b>	13	<b>Measurement Basis</b>	Square F
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	5 Years
<b>Category</b>	Exterior - Landscape & Grounds	<b>Basis Cost</b>	0.39
<b>Tracking</b>	Logistical	<b>Salvage Value</b>	\$ 0.00
<b>Method</b>	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Paramount Ma	Bark Replenish	06/01/2019	06/01/2024	4:05	5:00	1,430	557.70	621.96
Laughton Park	Bark Replenish	06/01/2017	06/01/2020	0:05	3:00	1,300	507.00	512.24
Lange Park	Bark Replenish	06/01/2017	06/01/2021	1:05	4:00	1,465	571.35	591.69
Gable Park	Bark Replenish	06/01/2017	06/01/2022	2:05	5:00	1,620	631.80	670.65
Kingsley Park	Bark Replenish	06/01/2017	06/01/2023	3:05	6:00	2,315	902.85	982.33
							<u>\$ 3,170.70</u>	<u>\$ 3,378.87</u>

**Comments**

This component funds the addition/replenishment of the bark in the Tot Lot areas, playgrounds and gym equipment areas, as outlined above in independent line items. This component is independent of the landscaping/flower bed bark. Measurements are approximate by NSR.

**Item Parameters - Full Detail**

**Basketball Court**

<b>Item Number</b>	14	<b>Measurement Basis</b>	Allowanc
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	3 Years
<b>Category</b>	Interior - Materials	<b>Basis Cost</b>	2,500.00
<b>Tracking</b>	Logistical	<b>Salvage Value</b>	\$ 0.00
<b>Method</b>	Adjusted		

<b>Location</b>	<b>Desc.</b>	<b>Service Date</b>	<b>Replace Date</b>	<b>Rem Life</b>	<b>Adj Life</b>	<b>Quantity</b>	<b>Current Cost</b>	<b>Future Cost</b>
Kingsley Park	Sport Court	06/01/2019	/ /	0:00	0:00	1	2,500.00	2,500.00
							\$ 2,500.00	\$ 2,500.00

**Comments**

This component is an allowance which regularly funds general maintenance of the basketball court, including minor concrete repairs, concrete sealing, striping and standard replacement.

**Item Parameters - Full Detail**

**Benches & Picnic Tables**

<b>Item Number</b>	16	<b>Measurement Basis</b>	Item
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	4 Years
<b>Category</b>	Exterior - Landscape & Grounds	<b>Basis Cost</b>	800.00
<b>Tracking</b>	Logistical	<b>Salvage Value</b>	\$ 0.00
<b>Method</b>	Adjusted		

<b>Location</b>	<b>Desc.</b>	<b>Service Date</b>	<b>Replace Date</b>	<b>Rem Life</b>	<b>Adj Life</b>	<b>Quantity</b>	<b>Current Cost</b>	<b>Future Cost</b>
Common Area	Bench Replace	06/01/2009	06/01/2024	4:05	15:00	3	2,400.00	2,676.55
Common Area	Picnic Tbl Repl	06/01/2009	06/01/2034	14:05	25:00	3	2,400.00	3,426.21
							<u>\$ 4,800.00</u>	<u>\$ 6,102.76</u>

**Comments**

This component replaces sitting and park benches throughout the common area. This is not an aggregate replacement, rather, an ongoing and proactive replacement of aging or failing benches as to be selected by the discretion of the BOD. Moreover, the second line item above outlines the replacement of the picnic benches (two (2) at the main clubhouse and one (1) at Laughton Park), periodically and on an separate replacement schedule. This component is on a delayed start.

**Item Parameters - Full Detail**

**Bike Rack**

<b>Item Number</b>	17	<b>Measurement Basis</b>	Each
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	15 Years
<b>Category</b>	Exterior - Equipment	<b>Basis Cost</b>	450.00
<b>Tracking</b>	Logistical	<b>Salvage Value</b>	\$ 0.00
<b>Method</b>	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Common Area	Bike Rack	06/01/2014	06/01/2029	9:05	15:00	4	1,800.00	2,271.20
							\$ 1,800.00	\$ 2,271.20

**Comments**

This component replaces the 5-loop wave style bike racks throughout the community. Counts are approximate by NSR.

**Item Parameters - Full Detail**

**Building Contingency - Exterior**

<b>Item Number</b>	107	<b>Measurement Basis</b>	Allowanc
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	8 Years
<b>Category</b>	Exterior - Materials	<b>Basis Cost</b>	1,000.00
<b>Tracking</b>	Logistical	<b>Salvage Value</b>	\$ 0.00
<b>Method</b>	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Paramount Ma	Contingency	06/01/2017	06/01/2023	3:05	6:00	1.5	1,500.00	1,632.04
Lange Park	Cintingency	06/01/2017	06/01/2025	5:05	8:00	1	1,000.00	1,143.11
Laughton Park	Contingency	06/01/2017	06/01/2027	7:05	10:00	1	1,000.00	1,200.98
Director St. Pa	Contingency	06/01/2017	06/01/2029	9:05	12:00	1	1,000.00	1,261.78
Pumphouse 1	Contingency	06/01/2017	06/01/2025	5:05	8:00	0.5	500.00	571.55
Pumphouse 2	Contingency	06/01/2017	06/01/2027	7:05	10:00	0.5	500.00	600.49
Pumphouse 3	Contingency	06/01/2019	06/01/2028	8:05	9:00	0.5	500.00	615.50
							<u>\$ 6,000.00</u>	<u>\$ 7,025.45</u>

**Comments**

This allowance funds miscellaneous exterior repairs not provided for in another component. This funding is intended to be an allowance that supplements the operating budget against unplanned and/or unexpected exterior repairs as well as cover those items which, by themselves, fall below the minimum threshold. This includes but is not limited to address numbers, minor siding repairs, door hardware, shower repairs, misc. electrical components or otherwise as directed by the BOD. Each clubhouse or bath house has its own budget as outlined in the individual lines items above. Quantities outlined above represent a calculation factor of the Basis Cost. As the Director Street clubhouse and pool was not completed at the time of this study, assumptions were taken from Lange Park for Director St. future expenses.

**Item Parameters - Full Detail**

**Building Contingency - Interior**

<b>Item Number</b>	22	<b>Measurement Basis</b>	Allowanc
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	3 Years
<b>Category</b>	Interior - Materials	<b>Basis Cost</b>	1,000.00
<b>Tracking</b>	Logistical	<b>Salvage Value</b>	\$ 0.00
<b>Method</b>	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Paramount Ma	Inter Conting	06/01/2019	06/01/2022	2:05	3:00	1	1,000.00	1,061.49
							\$ 1,000.00	\$ 1,061.49

**Comments**

This allowance funds miscellaneous interior repairs not provided for in another component. This funding is intended to be an allowance that supplements the operating budget against unplanned and/or unexpected interior repairs as well as fund for those expense which otherwise fall below the minimum threshold. This component includes but is not limited to door hardware, thermostats, floor mats, interior signage, misc. light fixtures, misc. electrical components, fireplace repairs/replace, trim & timberwork staining and more.



**Item Parameters - Full Detail**

**Cameras**

<b>Item Number</b>	18	<b>Measurement Basis</b>	Item
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	12 Years
<b>Category</b>	Exterior - Equipment	<b>Basis Cost</b>	450.00
<b>Tracking</b>	Logistical	<b>Salvage Value</b>	\$ 0.00
<b>Method</b>	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Paramount Ma	Cameras	06/01/2015	06/01/2027	7:05	12:00	2	900.00	1,080.88
Laughton Park	Cameras	06/01/2014	06/01/2026	6:05	12:00	4	1,800.00	2,109.04
Lange Park	Cameras	06/01/2009	06/01/2021	1:05	12:00	4	1,800.00	1,864.08
Director St. Pa	Cameras	06/01/2017	06/01/2029	9:05	12:00	4	1,800.00	2,271.20
							<u>\$ 6,300.00</u>	<u>\$ 7,325.20</u>

**Comments**

This component replaces the security cameras, both interior and exterior. The Basis Cost includes removal of old cameras and install of new cameras. Other components of the Access Control system are found in a separate component. Each location is listed independently above. As the Director Street clubhouse and pool was not completed at the time of this study, counts were taken from Lange Park for Director St. future expenses. Counts are approximate by NSR.

**Item Parameters - Full Detail**

**Chimney Cap**

<b>Item Number</b>	19	<b>Measurement Basis</b>	Item
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	25 Years
<b>Category</b>	Exterior - Materials	<b>Basis Cost</b>	1,600.00
<b>Tracking</b>	Logistical	<b>Salvage Value</b>	\$ 0.00
<b>Method</b>	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Paramount Ma	Chimney Cap	06/01/2005	06/01/2030	10:05	25:00	1	1,600.00	2,069.32
							\$ 1,600.00	\$ 2,069.32

**Comments**

This component replaces the chimney cap located on the clubhouse.

**Item Parameters - Full Detail**

**Concrete Curbing - Roadway**

<b>Item Number</b>	23	<b>Measurement Basis</b>	Allowanc
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	4 Years
<b>Category</b>	Exterior - Landscape & Grounds	<b>Basis Cost</b>	1,500.00
<b>Tracking</b>	Logistical	<b>Salvage Value</b>	\$ 0.00
<b>Method</b>	Adjusted		

<b>Location</b>	<b>Desc.</b>	<b>Service Date</b>	<b>Replace Date</b>	<b>Rem Life</b>	<b>Adj Life</b>	<b>Quantity</b>	<b>Current Cost</b>	<b>Future Cost</b>
Entry Monume	Concrete Repa	06/01/2005	06/01/2021	1:05	16:00	1	1,500.00	1,553.40
							\$ 1,500.00	\$ 1,553.40

**Comments**

This component replaces or repairs concrete curbing lining the roadways and entry ways, in order to ensure that the entrances and concrete is both in good working order as well as to improve community aesthetics. This is an allowance only for periodic repairs.

**Item Parameters - Full Detail**

**Concrete Repair**

<b>Item Number</b>	20	<b>Measurement Basis</b>	Allowanc
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	6 Years
<b>Category</b>	Exterior - Landscape & Grounds	<b>Basis Cost</b>	3,000.00
<b>Tracking</b>	Logistical	<b>Salvage Value</b>	\$ 0.00
<b>Method</b>	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Common Area	Concrete Repa	06/01/2005	06/01/2023	3:05	18:00	1	3,000.00	3,264.08
							\$ 3,000.00	\$ 3,264.08

**Comments**

This component funds lifting, patching, grinding and general repair of concrete throughout the community. This component ensure funds are available on a periodic basis to repair and/or shore up trip hazards in the walkways, repair sidewalk sections, replace border curbing (i.e. found around the tot lots) and more related concrete repairs. *Roadway* and *Stamped* concrete are listed in separate components. The Useful Life of concrete should extend well beyond the scope of this study, however, due to the volume of common area concrete, it is requisite that funds be available for the likely need of maintenance and repairs that fall outside of the operating budget. Time will dictate if the Basis Cost is sufficient for needed maintenance. Measurements are approximate by NSR.

**Item Parameters - Full Detail**

**Concrete Repair - Stamped**

<b>Item Number</b>	116	<b>Measurement Basis</b>	Square F
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	8 Years
<b>Category</b>	Exterior - Landscape & Grounds	<b>Basis Cost</b>	16.00
<b>Tracking</b>	Logistical	<b>Salvage Value</b>	\$ 0.00
<b>Method</b>	Adjusted		

<b>Location</b>	<b>Desc.</b>	<b>Service Date</b>	<b>Replace Date</b>	<b>Rem Life</b>	<b>Adj Life</b>	<b>Quantity</b>	<b>Current Cost</b>	<b>Future Cost</b>
Paramount Ma	Concrete Repa	06/01/2005	06/01/2025	5:05	20:00	348	5,568.00	6,364.83
							\$ 5,568.00	\$ 6,364.83

**Comments**

This component funds the repair, maintenance and re-coloring of the stamped concrete that is located near the main Paramount Clubhouse. This ensures funds are regularly available for ongoing maintenance. Time will dictate if the allowance needs to be adjusted based on weathering and ongoing care. The Quantity listed above represents 5% of the total stamped 6,950 square feet of stamped concrete in the five (5) crosswalk areas. Measurements are approximate by NSR.

**Item Parameters - Full Detail**

**Concrete Sealant**

<b>Item Number</b>	21	<b>Measurement Basis</b>	Square F
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	5 Years
<b>Category</b>	Exterior - Materials	<b>Basis Cost</b>	1.00
<b>Tracking</b>	Logistical	<b>Salvage Value</b>	\$ 0.00
<b>Method</b>	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Paramount Ma	Seal Deck	06/01/2019	06/01/2024	4:05	5:00	5,630	5,630.00	6,278.73
Laughton Park	Seal Deck	06/01/2014	06/01/2020	0:05	6:00	4,375	4,375.00	4,420.24
Lange Park	Seal Deck	06/01/2009	06/01/2021	1:05	12:00	5,010	5,010.00	5,188.36
Director St. Pa	Seal Deck	06/01/2017	06/01/2023	3:05	6:00	5,010	5,010.00	5,451.02
Kingsley Park	Seal SportCour	06/01/2009	06/01/2020	0:05	11:00	2,685	2,685.00	2,712.77
Street	Seal Stamped	06/01/2005	06/01/2022	2:05	17:00	6,950	6,950.00	7,377.36
							<u>\$ 29,660.00</u>	<u>\$ 31,428.48</u>

**Comments**

This component applies a protective sealant to concrete surfaces throughout the community, including the pool decks, basketball court and stamped concrete areas. Continued maintenance and reapplication prevents water penetration and helps ensure the concrete will reach its full Useful Life. Each area is itemized independently above. As the Director Street clubhouse and pool was not completed at the time of this study, measurements were taken from Lange Park for Director St. future expenses. Measurements are approximate by NSR.

**Item Parameters - Full Detail**

**Covers and Grates**

<b>Item Number</b>	117	<b>Measurement Basis</b>	Allowanc
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	10 Years
<b>Category</b>	Exterior - Landscape & Grounds	<b>Basis Cost</b>	1,000.00
<b>Tracking</b>	Logistical	<b>Salvage Value</b>	\$ 0.00
<b>Method</b>	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Common Area	Covers & Grat	06/01/2005	06/01/2025	5:05	20:00	1	1,000.00	1,143.11
							\$ 1,000.00	\$ 1,143.11

**Comments**

This component provides an allowance to periodically replace covers and grates, as needed, throughout the common areas of the community. This component is on a delayed start.

**Item Parameters - Full Detail**

**Doors**

<b>Item Number</b>	24	<b>Measurement Basis</b>	Factor
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	30 Years
<b>Category</b>	Exterior - Materials	<b>Basis Cost</b>	2,000.00
<b>Tracking</b>	Logistical	<b>Salvage Value</b>	\$ 0.00
<b>Method</b>	Adjusted		

<b>Location</b>	<b>Desc.</b>	<b>Service Date</b>	<b>Replace Date</b>	<b>Rem Life</b>	<b>Adj Life</b>	<b>Quantity</b>	<b>Current Cost</b>	<b>Future Cost</b>
Paramount Ma	Doors	06/01/2005	06/01/2035	15:05	30:00	2.34	4,680.00	6,848.13
Laughton Park	Doors	06/01/2014	06/01/2044	24:05	30:00	1.21	2,420.00	4,422.38
Lange Park	Doors	06/01/2009	06/01/2039	19:05	30:00	1.21	2,420.00	3,908.74
Director St. Pa	Doors	06/01/2017	06/01/2047	27:05	30:00	1.21	2,420.00	4,762.42
							\$ 11,940.00	\$ 19,941.67

**Comments**

This component replaces the doors in each of the community buildings. The Basis Cost is a calculation factor which accommodates the difference in number and value of doors at each location. Each locations doors are listed below. As the Director Street clubhouse and pool was not completed at the time of this study, counts were taken from Lange Park for Director St. future expenses. Counts are approximate by NSR.

- Paramount Main Clubhouse = \$4,690
- 8' custom wood double doors (2) (\$465/ea)
- 8' wood two panel doors (4) (\$380/ea)
- 8' wood double with full glass (2) (\$650/ea)
- 8' single steel doors (2) (\$470/ea)
- Each Subsequent Pool House includes double steel doors (1) (\$1000/ea) and single steel doors (3) (\$470/ea);
- Laughton Park = \$2,410
- Lange Park = \$2,410
- Director Street = \$2,410



# Paramount Owners Association, Inc.

Analysis Date - January 1, 2020



## Item Parameters - Full Detail

### Electronics

<b>Item Number</b>	27	<b>Measurement Basis</b>	Each
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	8 Years
<b>Category</b>	Interior - Equipment	<b>Basis Cost</b>	750.00
<b>Tracking</b>	Logistical	<b>Salvage Value</b>	\$ 0.00
<b>Method</b>	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Paramount Ma	Computer Equi	06/01/2012	06/01/2021	1:05	9:00	1	750.00	776.70
Paramount Ma	Televisions	06/01/2012	06/01/2021	1:05	9:00	3	2,250.00	2,330.10
							<u>\$ 3,000.00</u>	<u>\$ 3,106.80</u>

### Comments

This component is an allowance that funds the maintenance or replacement of general electronics, including the computer system (1) and television (1) at the Paramount Main Clubhouse. This is an aggregate replacement to upgrade all electronic equipment that serves the general clubhouse. Counts are approximate by NSR.

**Item Parameters - Full Detail**

**Entry Monument**

<b>Item Number</b>	29	<b>Measurement Basis</b>	Factor
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	6 Years
<b>Category</b>	Exterior - Landscape & Grounds	<b>Basis Cost</b>	1,000.00
<b>Tracking</b>	Logistical	<b>Salvage Value</b>	\$ 0.00
<b>Method</b>	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
North Entranc	Entry Monume	06/01/2017	06/01/2022	2:05	5:00	2.5	2,500.00	2,653.73
East Entrance	Entry Monume	06/01/2017	06/01/2026	6:05	9:00	1	1,000.00	1,171.69
South Entranc	Entry Monume	06/01/2017	06/01/2026	6:05	9:00	1	1,000.00	1,171.69
West Entrance	Entry Monume	06/01/2017	06/01/2024	4:05	7:00	2	2,000.00	2,230.46
							<u>\$ 6,500.00</u>	<u>\$ 7,227.57</u>

**Comments**

This component funds repairs and ongoing maintenance of the entry monuments located in the community. Though the entry monuments will likely survive the scope of this study, ongoing inspections and repairs will be necessary to prevent long-term damage due to the freeze/thaw cycle, weathering and ensure the monuments endure their full Useful Life. Each monument is outlined above in an individual line item. Quantities outlined above are a calculation factor of the Basis Cost for their respective monument and which Quantity is commensurate to the relative size of said monument. This component is on a delayed start.

**Item Parameters - Full Detail**

**Fencing - Wrought Iron**

<b>Item Number</b>	32	<b>Measurement Basis</b>	Linear F
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	35 Years
<b>Category</b>	Exterior - Materials	<b>Basis Cost</b>	65.00
<b>Tracking</b>	Logistical	<b>Salvage Value</b>	\$ 0.00
<b>Method</b>	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Paramount Ma	WI Fencing	06/01/2005	06/01/2040	20:05	35:00	273	17,745.00	29,377.96
Laughton Park	WI Fencing	06/01/2014	06/01/2049	29:05	35:00	220	14,300.00	29,566.26
Lange Park	WI Fencing	06/01/2009	06/01/2044	24:05	35:00	285	18,525.00	33,853.16
Director St. Pa	WI Fencing	06/01/2017	06/01/2052	32:05	35:00	285	18,525.00	41,246.79
							\$ 69,095.00	\$ 134,044.17

**Comments**

This component funds the replacement of the wrought iron fencing that borders the pool/bath houses. The wrought iron may extend beyond the scope of this study, however, it was included here as it represents a significant expense in the latter years of this study. Ongoing maintenance will be needed to ensure the full Useful Life. At the time of this study the wrought is in relatively good condition. However, the base of several areas around the pool decks are already showing signs of rust, likely due to its proximity to pool chemicals. Regular painting and ongoing rust mitigation will be requisite. Painting/maintenance of said fencing is outlined in an individual component. As the Director Street clubhouse and pool was not completed at the time of this study, measurements were taken from Lange Park for Director St. future expenses. Measurements are approx. by NSR.

# Paramount Owners Association, Inc.

Analysis Date - January 1, 2020



## Item Parameters - Full Detail

### Fitness Equipment

<b>Item Number</b>	49	<b>Measurement Basis</b>	Item
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	8 Years
<b>Category</b>	Interior - Equipment	<b>Basis Cost</b>	1,000.00
<b>Tracking</b>	Logistical	<b>Salvage Value</b>	\$ 0.00
<b>Method</b>	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Paramount Ma	Bench	06/01/2005	06/01/2023	3:05	18:00	1	1,000.00	1,088.03
Paramount Ma	Elliptical Mach	06/01/2016	06/01/2024	4:05	8:00	2.8	2,800.00	3,122.64
Paramount Ma	Stationary Bike	06/01/2005	06/01/2021	1:05	16:00	3.2	3,200.00	3,313.92
Paramount Ma	Treadmill	06/01/2005	06/01/2020	0:05	15:00	3.6	3,600.00	3,637.23
Paramount Ma	Cable Machine	06/01/2005	06/01/2024	4:05	19:00	2.4	2,400.00	2,676.55
Paramount Ma	Weight Set	06/01/2005	06/01/2024	4:05	19:00	2.8	2,800.00	3,122.64
							\$ 15,800.00	\$ 16,961.01

### Comments

This component replaces the gym equipment found in the main clubhouse. Regular maintenance on all gym equipment will be required to ensure their full Useful Life. It is assumed that maintenance and repairs are an operating budget expense. Each piece of equipment is listed independently above. Counts are approximate by NSR. The following equipment is outlined , for which the Quantity listed above is a calculation factor of the Basis Cost. The equipment replaces early due to the high use expected.

*Elliptical machines (2), treadmills (2), stationary bikes (2), weight set, weight press machine, cable machine station, bench and dumbbell weight set.*

**Item Parameters - Full Detail**

**Flooring - Carpet Tiles**

<b>Item Number</b>	35	<b>Measurement Basis</b>	Square F
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	20 Years
<b>Category</b>	Interior - Materials	<b>Basis Cost</b>	7.00
<b>Tracking</b>	Logistical	<b>Salvage Value</b>	\$ 0.00
<b>Method</b>	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Paramount Ma	Tile Carpet	06/01/2005	06/01/2025	5:05	20:00	1,552	10,864.00	12,418.74
							\$ 10,864.00	\$ 12,418.74

**Comments**

This component replaces the carpet tiles in the Paramount Main Clubhouse. The Basis Cost includes removal and disposal of old carpeting, install, and pad. The pricing selected for this study is commensurate to the carpet installed at the time of this study. This is an aggregate replacement and all maintenance or replacement of individual tiles is assumed as an operating expense. Measurements are approximate by NSR.

**Item Parameters - Full Detail**

**Flooring - Ceramic Tile**

<b>Item Number</b>	36	<b>Measurement Basis</b>	Square F
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	30 Years
<b>Category</b>	Interior - Materials	<b>Basis Cost</b>	16.00
<b>Tracking</b>	Logistical	<b>Salvage Value</b>	\$ 0.00
<b>Method</b>	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Paramount Ma	Ceramic Tile	06/01/2005	06/01/2035	15:05	30:00	750	12,000.00	17,559.31
							\$ 12,000.00	\$ 17,559.31

**Comments**

This component replaces the ceramic tile floor in aggregate. This component is for the Paramount Clubhouse only. All other bath houses with tile floor are included under the *Rehab - Bathrooms* component. Measurements are approximate by NSR.

**Item Parameters - Full Detail**

**Flooring - Rubber Mat**

<b>Item Number</b>	37	<b>Measurement Basis</b>	Square F
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	25 Years
<b>Category</b>	Interior - Materials	<b>Basis Cost</b>	11.50
<b>Tracking</b>	Logistical	<b>Salvage Value</b>	\$ 0.00
<b>Method</b>	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Paramount Ma	Rubber Mat	06/01/2005	06/01/2030	10:05	25:00	652	7,498.00	9,697.33
							\$ 7,498.00	\$ 9,697.33

**Comments**

This component replaces the rubberized mat tiles that serve the gym. This component is for a full replacement and not for repairs, as it is assumed any repairs will be done through the operating budget. Measurements are approximate by NSR.

**Item Parameters - Full Detail**

**Furnace**

<b>Item Number</b>	38	<b>Measurement Basis</b>	Lump Sum
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	20 Years
<b>Category</b>	Interior - Equipment	<b>Basis Cost</b>	4,500.00
<b>Tracking</b>	Logistical	<b>Salvage Value</b>	\$ 0.00
<b>Method</b>	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Paramount Ma	Furnace	06/01/2005	06/01/2025	5:05	20:00	1	4,500.00	5,143.99
							\$ 4,500.00	\$ 5,143.99

**Comments**

This component replaces the furnace. Proper operating maintenance and cleaning should be scheduled to ensure its full Useful Life. This component includes replacement of the furnace with an upgraded model, install and potential retrofitting to accommodate the upgrade. Moreover, additional funds were included to cover cost of install due to difficult removal and replacement of new furnace.



**Item Parameters - Full Detail**

**Furnishings & Décor**

<b>Item Number</b>	39	<b>Measurement Basis</b>	Allowanc
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	15 Years
<b>Category</b>	Interior - Materials	<b>Basis Cost</b>	6,000.00
<b>Tracking</b>	Logistical	<b>Salvage Value</b>	\$ 0.00
<b>Method</b>	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Paramount Ma	Furniture	06/01/2005	06/01/2025	5:05	20:00	1	6,000.00	6,858.65
							\$ 6,000.00	\$ 6,858.65

**Comments**

This component provides an allowance which replaces, as needed, the decor and furniture in the Paramount Clubhouse, though the schedule is on a delayed start. This component, under direction by the BOD, includes but is not limited to the following;

Large conference table (1), matching conference table chairs (12), hutches/ bookshelves (3), plants (multiple), captain's chairs (2), leather chairs (2), leather couches (2), art pieces (multiple) and more. Counts are approximate by NSR.

**Item Parameters - Full Detail**

**Furniture - Recreational**

<b>Item Number</b>	40	<b>Measurement Basis</b>	Allowanc
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	10 Years
<b>Category</b>	Interior - Materials	<b>Basis Cost</b>	1,000.00
<b>Tracking</b>	Logistical	<b>Salvage Value</b>	\$ 0.00
<b>Method</b>	Adjusted		

<b>Location</b>	<b>Desc.</b>	<b>Service Date</b>	<b>Replace Date</b>	<b>Rem Life</b>	<b>Adj Life</b>	<b>Quantity</b>	<b>Current Cost</b>	<b>Future Cost</b>
Paramount Ma	Rec Equipmen	06/01/2010	06/01/2020	0:05	10:00	1	1,000.00	1,010.34
Lange Park	Rec Equipmen	06/01/2010	06/01/2020	0:05	10:00	0.5	500.00	505.17
							<u>\$ 1,500.00</u>	<u>\$ 1,515.51</u>

**Comments**

This component is an allowance which replaces the recreational folding equipment/furniture, including folding tables (12), folding chairs (68), canopies(5), etc. in their respective clubhouses or bath houses. Counts are approximate by NSR. This is an allowance only for regular replacement of said items.

**Item Parameters - Full Detail**

**Garage Door Opener**

<b>Item Number</b>	41	<b>Measurement Basis</b>	Item
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	15 Years
<b>Category</b>	Interior - Equipment	<b>Basis Cost</b>	650.00
<b>Tracking</b>	Logistical	<b>Salvage Value</b>	\$ 0.00
<b>Method</b>	Adjusted		

<b>Location</b>	<b>Desc.</b>	<b>Service Date</b>	<b>Replace Date</b>	<b>Rem Life</b>	<b>Adj Life</b>	<b>Quantity</b>	<b>Current Cost</b>	<b>Future Cost</b>
Lange Park	Garage Opene	06/01/2009	06/01/2024	4:05	15:00	1	650.00	724.90
							\$ 650.00	\$ 724.90

**Comments**

This component replaces the Lift Master garage door opener that serves the Lange Park bath house.

**Item Parameters - Full Detail**

**Garbage Enclosure**

<b>Item Number</b>	131	<b>Measurement Basis</b>	Allowanc
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	5 Years
<b>Category</b>	Exterior - Materials	<b>Basis Cost</b>	1,000.00
<b>Tracking</b>	Logistical	<b>Salvage Value</b>	\$ 0.00
<b>Method</b>	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Paramount Ma	Maintenance	06/01/2019	06/01/2029	9:05	10:00	1	1,000.00	1,261.78
							\$ 1,000.00	\$ 1,261.78

**Comments**

This component maintains and repairs the garbage enclosure, including the walls, gates, and floor. This component was installed new in 2019 and for this reason maintenance is on a delayed start.

**Item Parameters - Full Detail**

**Gate - Wrought Iron**

<b>Item Number</b>	42	<b>Measurement Basis</b>	Item
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	20 Years
<b>Category</b>	Exterior - Landscape & Grounds	<b>Basis Cost</b>	1,000.00
<b>Tracking</b>	Logistical	<b>Salvage Value</b>	\$ 0.00
<b>Method</b>	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Paramount Ma	WI Gate	06/01/2005	06/01/2025	5:05	20:00	1	1,000.00	1,143.11
Laughton Park	WI Gate	06/01/2014	06/01/2034	14:05	20:00	1	1,000.00	1,427.59
Lange Park	WI Gate	06/01/2009	06/01/2029	9:05	20:00	1	1,000.00	1,261.78
Director St. Pa	WI Gate	06/01/2017	06/01/2037	17:05	20:00	1	1,000.00	1,537.35
							<u>\$ 4,000.00</u>	<u>\$ 5,369.83</u>

**Comments**

This funds the replacement of the wrought iron gates in the community. At the time of this study, each gate is in high use and a primary thoroughfare for each clubhouse/bath house. For this reason, regular maintenance and replacement is assume more often than the wrought iron fencing at large. As the Director Street clubhouse and pool was not completed at the time of this study, future expenses were taken from Lange Park.

**Item Parameters - Full Detail**

**Gutters & Downspouts**

<b>Item Number</b>	43	<b>Measurement Basis</b>	Linear F
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	8 Years
<b>Category</b>	Exterior - Landscape & Grounds	<b>Basis Cost</b>	9.50
<b>Tracking</b>	Logistical	<b>Salvage Value</b>	\$ 0.00
<b>Method</b>	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Paramount Ma	Gutters & Spo	06/01/2005	06/01/2021	1:05	16:00	25	237.50	245.96
Laughton Park	Gutters & Spo	06/01/2014	06/01/2021	1:05	7:00	20	190.00	196.76
Lange Park	Gutters & Spo	06/01/2009	06/01/2021	1:05	12:00	20	190.00	196.76
Director St. Pa	Gutters & Spo	06/01/2017	06/01/2021	1:05	4:00	20	190.00	196.76
							<u>\$ 807.50</u>	<u>\$ 836.24</u>

**Comments**

This component repairs or replaces the gutters and downspouts, as needed, throughout the community's clubhouse and bath houses. This is not an aggregate replacement, rather, an ongoing replacement and repair to ensure the gutters and downspout maintain optimal functionality. As the Director Street clubhouse and pool was not completed at the time of this study, allowances were taken from Lange Park for Director St. future expenses.

**Item Parameters - Full Detail**

**Irrigation Filter Screens**

<b>Item Number</b>	97	<b>Measurement Basis</b>	Lump Sum
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	30 Years
<b>Category</b>	Exterior - Equipment	<b>Basis Cost</b>	5,000.00
<b>Tracking</b>	Logistical	<b>Salvage Value</b>	\$ 0.00
<b>Method</b>	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pumphouse 1	Irrig. Filter	06/01/2005	06/01/2035	15:05	30:00	1.05	5,250.00	7,682.20
Pumphouse 2	Irrig. Filter	06/01/2005	06/01/2035	15:05	30:00	2.1	10,500.00	15,364.40
							<u>\$ 15,750.00</u>	<u>\$ 23,046.60</u>

**Comments**

This component replaces the automatic irrigation filter screens found in their respective self-cleaning filters in the pump houses which serve the greater common area. Though the filters should last beyond the scope of this study if regularly inspected, flushed and maintained, the screens will need to be replaced more often due to wear and usage.

- Pumphouse #1 (Fox Run Way) = Amiad SAF-4500, 1100 GPM filter
- Pumphouse #2 (Cayuse Creek) = Amiad EBS 10000, 5300 GMP, 150 PSI Self-Cleaning filter

**Item Parameters - Full Detail**

**Irrigation Motors**

<b>Item Number</b>	129	<b>Measurement Basis</b>	Each
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	15 Years
<b>Category</b>	Exterior - Equipment	<b>Basis Cost</b>	2,800.00
<b>Tracking</b>	Logistical	<b>Salvage Value</b>	\$ 0.00
<b>Method</b>	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pumphouse 1	Irrig. Motor	06/01/2005	06/01/2020	0:05	15:00	1	2,800.00	2,828.96
Pumphouse 2	Irrig. Motor	06/01/2005	06/01/2023	3:05	18:00	1	2,800.00	3,046.48
Pumphouse 2	Irrig. Motor	06/01/2005	06/01/2025	5:05	20:00	1	2,800.00	3,200.70
							<u>\$ 8,400.00</u>	<u>\$ 9,076.14</u>

**Comments**

This component replaces the irrigation motors, mounted to the irrigation pumps and found in their respective pump houses which serve the common area.

- Pumphouse #1 (Fox Run Way) = 190 HP, 1765 RPM motor
- Pumphouse #2 (Cayuse Creek) = 150 HP, 1775 RPM motors (2)



**Item Parameters - Full Detail**

**Irrigation Pumps**

<b>Item Number</b>	130	<b>Measurement Basis</b>	Allowanc
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	5 Years
<b>Category</b>	Exterior - Equipment	<b>Basis Cost</b>	2,500.00
<b>Tracking</b>	Logistical	<b>Salvage Value</b>	\$ 0.00
<b>Method</b>	Adjusted		

<b>Location</b>	<b>Desc.</b>	<b>Service Date</b>	<b>Replace Date</b>	<b>Rem Life</b>	<b>Adj Life</b>	<b>Quantity</b>	<b>Current Cost</b>	<b>Future Cost</b>
Pumphouse 1	Irrig. Pumps	06/01/2017	06/01/2022	2:05	5:00	1	2,500.00	2,653.73
Pumphouse 2	Irrig. Pumps	06/01/2017	06/01/2025	5:05	8:00	1	2,500.00	2,857.77
							<u>\$ 5,000.00</u>	<u>\$ 5,511.50</u>

**Comments**

This component replaces the irrigation pumps (mounted to the irrigation motors), valves and/or equipment as needed by way of ongoing allowance. Where the pumps may last well beyond their Useful Life if maintain properly, eventual replacement of the pumps as well as valves and valve fittings is inevitable. For this reason, an allowance was chosen to ensure funding occurs while keeping flexibility to the replacement variations that may occur with these items. This component is on a delayed start.

- Pumphouse #1 (Fox Run Way) = pump and various valves & fittings
- Pumphouse #2 (Cayuse Creek) = pumps (2) and various valves & fittings

**Item Parameters - Full Detail**

**Irrigation Vault**

<b>Item Number</b>	50	<b>Measurement Basis</b>	Allowanc
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	10 Years
<b>Category</b>	Exterior - Landscape & Grounds	<b>Basis Cost</b>	1,000.00
<b>Tracking</b>	Logistical	<b>Salvage Value</b>	\$ 0.00
<b>Method</b>	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Common Area	IrrigationVault	06/01/2005	06/01/2022	2:05	17:00	1	1,000.00	1,061.49
							\$ 1,000.00	\$ 1,061.49

**Comments**

This component maintains and repairs the irrigation vault and equipment, including but not limited to regular inspections, welding of safety grate, repairs to concrete vault and more. This component is on a delayed start.

**Item Parameters - Full Detail**

**Landscaping - Beds & Shrubs**

<b>Item Number</b>	52	<b>Measurement Basis</b>	Allowanc
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	1 Year
<b>Category</b>	Exterior - Landscape & Grounds	<b>Basis Cost</b>	2,500.00
<b>Tracking</b>	Logistical	<b>Salvage Value</b>	\$ 0.00
<b>Method</b>	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Common Area	Beds & Shrubs	06/01/2019	06/01/2020	0:05	1:00	1	2,500.00	2,525.85
							\$ 2,500.00	\$ 2,525.85

**Comments**

This is an allowance to rehab the flower beds, shrubs, and water management within the landscaped areas. Some small rehab is needed every year to keep the community in top aesthetical condition and to prevent additional problems from the overgrowth of current shrubbery, water runoff, etc.

**Item Parameters - Full Detail**

**Landscaping - General**

<b>Item Number</b>	54	<b>Measurement Basis</b>	Allowanc
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	5 Years
<b>Category</b>	Exterior - Landscape & Grounds	<b>Basis Cost</b>	2,500.00
<b>Tracking</b>	Logistical	<b>Salvage Value</b>	\$ 0.00
<b>Method</b>	Adjusted		

<b>Location</b>	<b>Desc.</b>	<b>Service Date</b>	<b>Replace Date</b>	<b>Rem Life</b>	<b>Adj Life</b>	<b>Quantity</b>	<b>Current Cost</b>	<b>Future Cost</b>
Common Area	Landscaping	06/01/2017	06/01/2022	2:05	5:00	1	2,500.00	2,653.73
							\$ 2,500.00	\$ 2,653.73

**Comments**

This component provides a general allowance to supplement the operating budget for landscaping needs and to cover additional landscaping or grounds related expenses that otherwise fall below the minimum threshold, such as island maintenance, pet stations, valve box replacement, landscape accent lights, etc. This component was included due to the large volume of grounds for which the Association is responsible. Time will dictate if more or less is needed.

**Item Parameters - Full Detail**

**Landscaping - Timers**

<b>Item Number</b>	55	<b>Measurement Basis</b>	Each
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	2 Years
<b>Category</b>	Exterior - Landscape & Grounds	<b>Basis Cost</b>	400.00
<b>Tracking</b>	Logistical	<b>Salvage Value</b>	\$ 0.00
<b>Method</b>	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Common Area	Timer Replace	06/01/2018	06/01/2020	0:05	2:00	2	800.00	808.27
							\$ 800.00	\$ 808.27

**Comments**

This component replaces the landscape timers in the community. Counts are approximate by NSR.

**Item Parameters - Full Detail**

**Lighting - Exterior**

<b>Item Number</b>	57	<b>Measurement Basis</b>	Allowanc
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	12 Years
<b>Category</b>	Exterior - Equipment	<b>Basis Cost</b>	225.00
<b>Tracking</b>	Logistical	<b>Salvage Value</b>	\$ 0.00
<b>Method</b>	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Paramount Ma	Exterior Lights	06/01/2019	06/01/2031	11:05	12:00	4	900.00	1,193.09
Laughton Park	Exterior Lights	06/01/2014	06/01/2026	6:05	12:00	2	450.00	527.26
Lange Park	Exterior Lights	06/01/2009	06/01/2021	1:05	12:00	2	450.00	466.02
Director St. Pa	Exterior Lights	06/01/2017	06/01/2029	9:05	12:00	2	450.00	567.80
Entry Monume	Exterior Lights	06/01/2019	06/01/2031	11:05	12:00	6	1,350.00	1,789.64
							<u>\$ 3,600.00</u>	<u>\$ 4,543.81</u>

**Comments**

This component is intended for periodic replacement of exterior light fixtures in order to keep the clubhouse/bath house aesthetics uniform. By themselves, this component falls below the minimum threshold and is incorporated in the operating budget. Taken collectively this allowance is used to supplement the operating budget. It is anticipated that the operating budget will maintain, repair and periodically replace individual lights as needed. Counts are approximate by NSR. Each bath house is listed above with its own allowance. Can lights were excluded from this component as their Useful Life extends beyond the scope of this study and may be changed out as needed via the operating budget. As the Director Street clubhouse and pool was not completed at the time of this study, counts were taken from Lange Park for Director St. future expenses. The Entry Monuments follow a separate and more often schedule in order to rotate through the various monuments on the north, south, east and west entrances.

**Item Parameters - Full Detail**

**Lighting - Interior**

<b>Item Number</b>	109	<b>Measurement Basis</b>	Allowanc
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	20 Years
<b>Category</b>	Interior - Equipment	<b>Basis Cost</b>	1,000.00
<b>Tracking</b>	Logistical	<b>Salvage Value</b>	\$ 0.00
<b>Method</b>	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Paramount Ma	FlorescentLigh	06/01/2005	06/01/2025	5:05	20:00	1	1,000.00	1,143.11
Laughton Park	FlorescentLigh	06/01/2014	06/01/2034	14:05	20:00	1	1,000.00	1,427.59
Lange Park	FlorescentLigh	06/01/2009	06/01/2029	9:05	20:00	1	1,000.00	1,261.78
Director St. Pa	FlorescentLigh	06/01/2017	06/01/2037	17:05	20:00	1	1,000.00	1,537.35
							<u>\$ 4,000.00</u>	<u>\$ 5,369.83</u>

**Comments**

This component is intended for full replacement of interior light fixtures. By themselves, this component falls below the minimum threshold. Taken collectively this allowance is used to supplement the operating budget by reserving the funds in advance of light ballast failure. It is anticipated that the operating budget will maintain, repair and periodically replace the lights as needed. Counts are approximate by NSR.

**Item Parameters - Full Detail**

**Lighting - Lampposts**

<b>Item Number</b>	58	<b>Measurement Basis</b>	Each
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	40 Years
<b>Category</b>	Exterior - Landscape & Grounds	<b>Basis Cost</b>	450.00
<b>Tracking</b>	Logistical	<b>Salvage Value</b>	\$ 0.00
<b>Method</b>	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Common Area	Lampposts	06/01/2005	06/01/2045	25:05	40:00	30	13,500.00	25,287.08
							\$ 13,500.00	\$ 25,287.08

**Comments**

This component is to replace the decorative lamp post lights that line a few of the main corridors in the Association. It is assumed that maintenance of the same lamp post lights will expense from the operating budget. This replacement is for the top of the light fixture only, assuming that the structure and wiring remain intact and operational. Counts are approximate by NSR.



**Item Parameters - Full Detail**

**Masonry Repairs**

<b>Item Number</b>	118	<b>Measurement Basis</b>	Allowanc
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	4 Years
<b>Category</b>	Exterior - Materials	<b>Basis Cost</b>	1,200.00
<b>Tracking</b>	Logistical	<b>Salvage Value</b>	\$ 0.00
<b>Method</b>	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Common Area	Lamp Post Bas	06/01/2018	06/01/2022	2:05	4:00	1	1,200.00	1,273.79
Paramount Ma	Stone Repair	06/01/2018	06/01/2022	2:05	4:00	1	1,200.00	1,273.79
Laughton Park	Stone Repair	06/01/2014	06/01/2020	0:05	6:00	1	1,200.00	1,212.41
Lange Park	Stone Repair	06/01/2009	06/01/2020	0:05	11:00	1	1,200.00	1,212.41
Director St. Pa	Stone Repair	06/01/2017	06/01/2021	1:05	4:00	1	1,200.00	1,242.72
Entry Monume	Stone Repair	06/01/2019	06/01/2023	3:05	4:00	2	2,400.00	2,611.27
							<u>\$ 8,400.00</u>	<u>\$ 8,826.39</u>

**Comments**

This component repairs the brick or stone facade of the fireplace, building exteriors, entry monuments and landscaping columns. The Basis cost includes power washing and sealing the masonry surface. At the time of this study there were observed a few areas where the stone has come away from the mortar. Early inspection and repairs will ensure the stone's full Useful Life.

**Item Parameters - Full Detail**

**Outdoor Equipment - Miscellaneous**

<b>Item Number</b>	61	<b>Measurement Basis</b>	Lump Sum
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	10 Years
<b>Category</b>	Exterior - Equipment	<b>Basis Cost</b>	3,000.00
<b>Tracking</b>	Logistical	<b>Salvage Value</b>	\$ 0.00
<b>Method</b>	Adjusted		

<b>Location</b>	<b>Desc.</b>	<b>Service Date</b>	<b>Replace Date</b>	<b>Rem Life</b>	<b>Adj Life</b>	<b>Quantity</b>	<b>Current Cost</b>	<b>Future Cost</b>
Common Area	Misc. Equipme	06/01/2013	06/01/2023	3:05	10:00	1	3,000.00	3,264.08
							\$ 3,000.00	\$ 3,264.08

**Comments**

This component replaces the miscellaneous outdoor equipment throughout the community, including but not limited to the following; pedestal BBQs, exercise stations (at Gable St. Park) and equipment. Counts are approximate by NSR.

**Item Parameters - Full Detail**

**Painting - Building Exterior**

<b>Item Number</b>	126	<b>Measurement Basis</b>	Square F
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	15 Years
<b>Category</b>	Exterior - Materials	<b>Basis Cost</b>	2.00
<b>Tracking</b>	Logistical	<b>Salvage Value</b>	\$ 0.00
<b>Method</b>	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Paramount Ma	Paint Exterior	06/01/2005	06/01/2020	0:05	15:00	1,410	2,820.00	2,849.16
							\$ 2,820.00	\$ 2,849.16

**Comments**

This component re-paints the exterior of the clubhouse as outlined above. Measurements include exterior painted siding only and are approximate by NSR. Time will dictate if more or less is needed based on wear, quality of paint and weathering. The bath houses were excluded from this component as they are either predominantly or exclusively stucco as it relates to painted areas.

**Item Parameters - Full Detail**

**Painting - Interior**

<b>Item Number</b>	62	<b>Measurement Basis</b>	Square F
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	8 Years
<b>Category</b>	Interior - Materials	<b>Basis Cost</b>	3.25
<b>Tracking</b>	Logistical	<b>Salvage Value</b>	\$ 0.00
<b>Method</b>	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Paramount Ma	Paint Interior	06/01/2018	06/01/2026	6:05	8:00	360	1,170.00	1,370.87
Laughton Park	Paint Interior	06/01/2014	06/01/2022	2:05	8:00	74	240.50	255.29
Lange Park	Paint Interior	06/01/2009	06/01/2022	2:05	13:00	74	240.50	255.29
Director St. Pa	Paint Interior	06/01/2017	06/01/2022	2:05	5:00	74	240.50	255.29
							<u>\$ 1,891.50</u>	<u>\$ 2,136.74</u>

**Comments**

This component provides funds for an interior touch-up painting of the interior walls. Basis Cost includes surface preparation, including cleaning and minor patching/surface repairs. Each clubhouse/bath house is listed separately above and for which the Quantities listed above represent approximately 10% of the total square footage. The bath house schedules were stretched further due the low wear on interior walls where the clubhouse schedule is kept more often due to the type and consistency of use. As the Director Street clubhouse and pool was not completed at the time of this study, measurements were taken from Lange Park for Director St. future expenses.

**Item Parameters - Full Detail**

**Painting - Wrought Iron**

<b>Item Number</b>	95	<b>Measurement Basis</b>	Linear F
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	1 Year
<b>Category</b>	Exterior - Materials	<b>Basis Cost</b>	12.00
<b>Tracking</b>	Logistical	<b>Salvage Value</b>	\$ 0.00
<b>Method</b>	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Paramount Ma	Painting	06/01/2005	06/01/2021	1:05	16:00	273	3,276.00	3,392.63
Laughton Park	Painting	06/01/2014	06/01/2021	1:05	7:00	220	2,640.00	2,733.98
Lange Park	Painting	06/01/2009	06/01/2021	1:05	12:00	285	3,420.00	3,541.75
Director St. Pa	Painting	06/01/2017	06/01/2021	1:05	4:00	285	3,420.00	3,541.75
							<u>\$ 12,756.00</u>	<u>\$ 13,210.11</u>

**Comments**

This component paints the wrought iron fencing that borders each pooled area/bath house in the community. As the Director Street clubhouse and pool was not completed at the time of this study, measurements were taken from Lange Park for Director St. future expenses. At the time of this study NSR found several areas in which the base of several areas around the pool decks are already showing signs of rust, likely due to its proximity to pool chemicals. Regular painting and ongoing rust mitigation will be requisite. Measurements are approximate by NSR.

**Item Parameters - Full Detail**

**Pavers - Brick**

<b>Item Number</b>	63	<b>Measurement Basis</b>	Square F
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	25 Years
<b>Category</b>	Exterior - Landscape & Grounds	<b>Basis Cost</b>	6.00
<b>Tracking</b>	Logistical	<b>Salvage Value</b>	\$ 0.00
<b>Method</b>	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Kingsley Park	Pavers Repair	06/01/2009	06/01/2034	14:05	25:00	300	1,800.00	2,569.66
Pumphouse 2	Pavers Repair	06/01/2005	06/01/2030	10:05	25:00	110	660.00	853.59
							<u>\$ 2,460.00</u>	<u>\$ 3,423.25</u>

**Comments**

This component replaces the brick pavers found at the locations listed above. This is an aggregate replacement and minor repairs are assumed as an operating expense. Measurements are approximate by NSR.

**Item Parameters - Full Detail**

**Pavilion - Maintenance**

<b>Item Number</b>	119	<b>Measurement Basis</b>	Allowanc
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	5 Years
<b>Category</b>	Exterior - Landscape & Grounds	<b>Basis Cost</b>	1,500.00
<b>Tracking</b>	Logistical	<b>Salvage Value</b>	\$ 0.00
<b>Method</b>	Adjusted		

<b>Location</b>	<b>Desc.</b>	<b>Service Date</b>	<b>Replace Date</b>	<b>Rem Life</b>	<b>Adj Life</b>	<b>Quantity</b>	<b>Current Cost</b>	<b>Future Cost</b>
Crosby Park	Maintenance	06/01/2015	06/01/2020	0:05	5:00	1	1,500.00	1,515.51
							\$ 1,500.00	\$ 1,515.51

**Comments**

This component maintains and repairs the pavilion in Crosby Park. Basis Cost includes surface preparation, minor repairs, staining, painting, minor roof repairs and more. Counts are approximate by NSR.

# Paramount Owners Association, Inc.

Analysis Date - January 1, 2020



## Item Parameters - Full Detail

### Pergola - Maintenance

<b>Item Number</b>	64	<b>Measurement Basis</b>	Allowanc
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	7 Years
<b>Category</b>	Exterior - Landscape & Grounds	<b>Basis Cost</b>	450.00
<b>Tracking</b>	Logistical	<b>Salvage Value</b>	\$ 0.00
<b>Method</b>	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Kingsley Park	Pergola Mtnc	06/01/2015	06/01/2020	0:05	5:00	3	1,350.00	1,363.96
Laughton Park	Pergola Mtnc	06/01/2015	06/01/2020	0:05	5:00	2	900.00	909.31
Lange Park	Pergola Mtnc	06/01/2015	06/01/2020	0:05	5:00	2	900.00	909.31
Pumphouse 1	Pergola Mtnc	06/01/2015	06/01/2022	2:05	7:00	2	900.00	955.34
Pumphouse 2	Pergola Mtnc	06/01/2015	06/01/2022	2:05	7:00	1	450.00	477.67
							\$ 4,500.00	\$ 4,615.59

### Comments

This component maintains and repairs the pergolas throughout the community. This item includes but is not limited to; surface preparation, minor repairs, and staining of the structures and other repairs as needed. Counts are approximate by NSR.



**Item Parameters - Full Detail**

**Pond - Embankment**

<b>Item Number</b>	120	<b>Measurement Basis</b>	Allowanc
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	1 Year
<b>Category</b>	Exterior - Landscape & Grounds	<b>Basis Cost</b>	1,500.00
<b>Tracking</b>	Logistical	<b>Salvage Value</b>	\$ 0.00
<b>Method</b>	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Northwest Pon	Embankment	06/01/2019	06/01/2020	0:05	1:00	1	1,500.00	1,515.51
Southwest Pon	Embankment	06/01/2019	06/01/2020	0:05	1:00	0.1	150.00	151.55
							<u>\$ 1,650.00</u>	<u>\$ 1,667.06</u>

**Comments**

This component funds general maintenance of the retention pond embankment, cleaning of retention ponds and surrounding areas to ensure ponds are in good operational condition. At the time of this study, NSR was informed that the ponds will be lined with rock in forthcoming years to both help prevent erosion as well as ensure the liner holds in place as it is currently slipping out at the shoreline due to ongoing rise and fall of the water line. This is an allowance only for maintenance and time will dictate whether more or less is needed to effectively maintain the ponds long-term. One-time expenses to fund the addition of rock to pond embankments is included in a separate component labeled *Pond - Rock Embankment Rehab.*

**Item Parameters - Full Detail**

**Pond - Polymer Liner**

<b>Item Number</b>	121	<b>Measurement Basis</b>	Lump Sum
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	25 Years
<b>Category</b>	Exterior - Equipment	<b>Basis Cost</b>	25,000.00
<b>Tracking</b>	Logistical	<b>Salvage Value</b>	\$ 0.00
<b>Method</b>	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pond 1	Pond Liner	06/01/2005	06/01/2030	10:05	25:00	1	25,000.00	32,333.07
Pond 2	Pond Liner	06/01/2005	06/01/2030	10:05	25:00	1	25,000.00	32,333.07
							<u>\$ 50,000.00</u>	<u>\$ 64,666.14</u>

**Comments**

This component replaces the pond polymer liner. The liners are generally problematic since holes occur from fishing. Moreover, the liners have been slipping due to embankment erosion. The ponds will be lined with rocks in the near future to prevent erosion and to protect the liner long-term. This replacement assumes the rock will be added soon and the liner will otherwise be given an extended life due to pond embankment improvements.

**Item Parameters - Full Detail**

**Pond - Rock Embankment**

<b>Item Number</b>	127	<b>Measurement Basis</b>	Lump Sum
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	3 Years
<b>Category</b>	Exterior - Landscape & Grounds	<b>Basis Cost</b>	15,000.00
<b>Tracking</b>	Logistical	<b>Salvage Value</b>	\$ 0.00
<b>Method</b>	One Time		

<b>Location</b>	<b>Desc.</b>	<b>Service Date</b>	<b>Replace Date</b>	<b>Rem Life</b>	<b>Adj Life</b>	<b>Quantity</b>	<b>Current Cost</b>	<b>Future Cost</b>
Pond 1	Rock Embank		06/01/2020	0:05	3:00	1	15,000.00	15,155.13
Pond 2	Rock Embank		06/01/2020	0:05	3:00	1	15,000.00	15,155.13
							<u>\$ 30,000.00</u>	<u>\$ 30,310.26</u>

**Comments**

This component funds one-time expenses for adding rock embankment to the retention ponds to both help prevent erosion as well as ensure the liner holds in place as it is currently slipping out at the shoreline due to ongoing rise and fall of the water line. This is a lump sum allowance only. NSR recommends hard costs be vetted via subcontractor as soon as possible.

**Item Parameters - Full Detail**

**Pool - Resurface**

<b>Item Number</b>	110	<b>Measurement Basis</b>	Square F
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	25 Years
<b>Category</b>	Exterior - Materials	<b>Basis Cost</b>	26.00
<b>Tracking</b>	Logistical	<b>Salvage Value</b>	\$ 0.00
<b>Method</b>	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Paramount Ma	Plaster	06/01/2005	06/01/2030	10:05	25:00	2,160	56,160.00	72,633.01
Laughton Park	Plaster	06/01/2014	06/01/2039	19:05	25:00	2,075	53,950.00	87,139.12
Lange Park	Plaster	06/01/2009	06/01/2034	14:05	25:00	1,750	45,500.00	64,955.18
Director St. Pa	Plaster	06/01/2017	06/01/2042	22:05	25:00	2,075	53,950.00	93,839.30
							<u>\$ 209,560.00</u>	<u>\$ 318,566.61</u>

**Comments**

This component re-plasters the community pools. The Basis Cost includes sanding of plaster, prep and new plaster install as well as the tile coping and step marker tiles. Each pool is listed above on an independent schedule. At the time of this study the pools were covered and inaccessible. NSR was able to visually, though superficially, inspect a couple of the pools which did not appear to show any unusual signs of wear. As the Director Street clubhouse and pool was not completed at the time of this study, measurements were taken from Lange Park for Director St. future expenses. Measurements are approximate by NSR.

**Item Parameters - Full Detail**

**Pool Cover**

<b>Item Number</b>	66	<b>Measurement Basis</b>	Item
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	10 Years
<b>Category</b>	Exterior - Equipment	<b>Basis Cost</b>	3,000.00
<b>Tracking</b>	Logistical	<b>Salvage Value</b>	\$ 0.00
<b>Method</b>	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Paramount Ma	Pool Cover	06/01/2019	06/01/2029	9:05	10:00	1.4	4,200.00	5,299.47
Laughton Park	Pool Cover	06/01/2014	06/01/2024	4:05	10:00	1.2	3,600.00	4,014.82
Lange Park	Pool Cover	06/01/2019	06/01/2029	9:05	10:00	1	3,000.00	3,785.34
Director St. Pa	Pool Cover	06/01/2017	06/01/2027	7:05	10:00	1.2	3,600.00	4,323.52
							<u>\$ 14,400.00</u>	<u>\$ 17,423.15</u>

**Comments**

This component periodically replaces the pool covers at each pool. At the time of this study, though there are minor patches on the covers, the covers themselves appear in very good condition and cover straps were all functional and in good condition. For this reason, the Useful Life of each was extended slightly. As the Director Street clubhouse and pool was not completed at the time of this study, measurements were taken from Lange Park for Director St. future expenses. The Quantities listed above are a calculation factor of the Basis Cost. Measurements are approximate by NSR.

**Item Parameters - Full Detail**

**Pool Equipment - Chemical Controls**

<b>Item Number</b>	67	<b>Measurement Basis</b>	Allowanc
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	12 Years
<b>Category</b>	Exterior - Equipment	<b>Basis Cost</b>	1,400.00
<b>Tracking</b>	Logistical	<b>Salvage Value</b>	\$ 0.00
<b>Method</b>	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Paramount Ma	Pool Control	06/01/2018	06/01/2030	10:05	12:00	1	1,400.00	1,810.65
Laughton Park	Pool Control	06/01/2014	06/01/2026	6:05	12:00	1	1,400.00	1,640.36
Lange Park	Pool Control	06/01/2009	06/01/2021	1:05	12:00	1	1,400.00	1,449.84
Director St. Pa	Pool Control	06/01/2017	06/01/2029	9:05	12:00	1	1,400.00	1,766.49
							<u>\$ 5,600.00</u>	<u>\$ 6,667.34</u>

**Comments**

This component replaces the timer and pool chemical system and controller to each pool, as outlined above. Counts are approximate by NSR.

**Item Parameters - Full Detail**

**Pool Equipment - Heater**

<b>Item Number</b>	68	<b>Measurement Basis</b>	Item
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	8 Years
<b>Category</b>	Interior - Equipment	<b>Basis Cost</b>	3,000.00
<b>Tracking</b>	Logistical	<b>Salvage Value</b>	\$ 0.00
<b>Method</b>	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Paramount Ma	Heater Replac	06/01/2019	06/01/2027	7:05	8:00	2.1	6,300.00	7,566.17
Laughton Park	Heater Replac	06/01/2014	06/01/2021	1:05	7:00	1	3,000.00	3,106.80
Lange Park	Heater Replac	06/01/2009	06/01/2023	3:05	14:00	1	3,000.00	3,264.08
Director St. Pa	Heater Replac	06/01/2017	06/01/2025	5:05	8:00	1	3,000.00	3,429.33
							<u>\$ 15,300.00</u>	<u>\$ 17,366.38</u>

**Comments**

This component replaces the pool heaters found in their respective pool areas, as outlined above. Though some pools contain more than one heater, only one heater is outlined for replacement at a time as it is not anticipated that all heaters will fail simultaneously. Counts are approximate by NSR.

**Item Parameters - Full Detail**

**Pool Equipment - Pump**

<b>Item Number</b>	73	<b>Measurement Basis</b>	Each
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	4 Years
<b>Category</b>	Interior - Equipment	<b>Basis Cost</b>	1,200.00
<b>Tracking</b>	Logistical	<b>Salvage Value</b>	\$ 0.00
<b>Method</b>	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Paramount Ma	Pump Replace	06/01/2018	06/01/2022	2:05	4:00	1	1,200.00	1,273.79
Laughton Park	Pump Replace	06/01/2014	06/01/2020	0:05	6:00	1	1,200.00	1,212.41
Lange Park	Pump Replace	06/01/2019	06/01/2023	3:05	4:00	1	1,200.00	1,305.63
Director St. Pa	Pump Replace	06/01/2017	06/01/2021	1:05	4:00	1	1,200.00	1,242.72
							<u>\$ 4,800.00</u>	<u>\$ 5,034.55</u>

**Comments**

This component replaces the pool pumps located in their respective pool facility. Though each pool contains more than one pump, this component replaces them one at a time as it is not assumed that all pumps will fail simultaneously. For this reason, the Useful Life is shortened on each to ensure the rotation has pre-funded each pump. Counts are approximate by NSR.



**Item Parameters - Full Detail**

**Pool Equipment - Sand Filter**

<b>Item Number</b>	69	<b>Measurement Basis</b>	Each
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	10 Years
<b>Category</b>	Interior - Equipment	<b>Basis Cost</b>	800.00
<b>Tracking</b>	Logistical	<b>Salvage Value</b>	\$ 0.00
<b>Method</b>	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Paramount Ma	Sand Filter	06/01/2018	06/01/2028	8:05	10:00	1	800.00	984.80
Laughton Park	Sand Filter	06/01/2014	06/01/2024	4:05	10:00	1	800.00	892.18
Lange Park	Sand Filter	06/01/2009	06/01/2020	0:05	11:00	1	800.00	808.27
Director St. Pa	Sand Filter	06/01/2017	06/01/2027	7:05	10:00	1	800.00	960.78
							<u>\$ 3,200.00</u>	<u>\$ 3,646.03</u>

**Comments**

This component replaces the pool sand filters in their respective locations. As each pool contains more than one sand filter, this component replaces only one at a time on overlapping intervals. This ensures funds are always available to replace said filters at the time of replacement. Counts are approximate by NSR.

### Item Parameters - Full Detail

**Pool Furniture**

<b>Item Number</b>	70	<b>Measurement Basis</b>	Each
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	8 Years
<b>Category</b>	Exterior - Landscape & Grounds	<b>Basis Cost</b>	315.00
<b>Tracking</b>	Logistical	<b>Salvage Value</b>	\$ 0.00
<b>Method</b>	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Paramount Ma	Chaise Lounge	06/01/2018	06/01/2024	4:05	6:00	40	12,600.00	14,051.88
Paramount Ma	Chairs	06/01/2018	06/01/2024	4:05	6:00	40	12,600.00	14,051.88
Paramount Ma	Tables	06/01/2018	06/01/2024	4:05	6:00	18	5,670.00	6,323.34
Laughton Park	Chaise Lounge	06/01/2014	06/01/2022	2:05	8:00	14	4,410.00	4,681.17
Laughton Park	Chairs	06/01/2014	06/01/2022	2:05	8:00	21	6,615.00	7,021.76
Laughton Park	Tables	06/01/2014	06/01/2022	2:05	8:00	3	945.00	1,003.11
Lange Park	Chaise Lounge	06/01/2009	06/01/2020	0:05	11:00	19	5,985.00	6,046.90
Lange Park	Chairs	06/01/2009	06/01/2020	0:05	11:00	17	5,355.00	5,410.38
Lange Park	Tables	06/01/2009	06/01/2020	0:05	11:00	3	945.00	954.77
Lange Park	Canopies	06/01/2009	06/01/2020	0:05	11:00	5	1,575.00	1,591.29
Director St. Pa	Chaise Lounge	06/01/2018	06/01/2026	6:05	8:00	19	5,985.00	7,012.54
Director St. Pa	Chairs	06/01/2018	06/01/2026	6:05	8:00	17	5,355.00	6,274.38
Director St. Pa	Tables	06/01/2018	06/01/2026	6:05	8:00	3	945.00	1,107.24
Director St. Pa	Canopies	06/01/2018	06/01/2026	6:05	8:00	5	1,575.00	1,845.41
							<u>\$ 70,560.00</u>	<u>\$ 77,376.05</u>

**Comments**

This component replaces the pool furniture, in aggregate, at their respective pool house. Each piece of equipment and count is listed above independently. As the Director Street clubhouse and pool was not completed at the time of this study, counts were taken from Lange Park for Director St. future expenses. Moreover, NSR counted boxes of unopened pool furniture at the Paramount Main Clubhouse, presumably for the same clubhouse. Those new counts/estimates are included here. Counts are approximate by NSR.

**Item Parameters - Full Detail**

**Pool Repairs**

<b>Item Number</b>	72	<b>Measurement Basis</b>	Allowanc
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	8 Years
<b>Category</b>	Exterior - Materials	<b>Basis Cost</b>	1,500.00
<b>Tracking</b>	Logistical	<b>Salvage Value</b>	\$ 0.00
<b>Method</b>	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Paramount Ma	Pool Repairs	06/01/2017	06/01/2021	1:05	4:00	1	1,500.00	1,553.40
Laughton Park	Pool Repairs	06/01/2017	06/01/2023	3:05	6:00	1	1,500.00	1,632.04
Lange Park	Pool Repairs	06/01/2017	06/01/2025	5:05	8:00	1	1,500.00	1,714.66
Director St. Pa	Pool Repairs	06/01/2017	06/01/2027	7:05	10:00	1	1,500.00	1,801.47
							<u>\$ 6,000.00</u>	<u>\$ 6,701.57</u>

**Comments**

This component is an allowance for general pool repairs on each pool. This allowance is not for cleaning or minor repairs as those should expense via the operating budget. Rather, this is a contingency for more significant repairs to the pool, pool edges, tile work, entry/handrail equipment and more at the BOD's discretion. Time will dictate if more or less is needed to ensure the pools are fully maintained.

**Item Parameters - Full Detail**

**Pump - Pond Fountain**

<b>Item Number</b>	99	<b>Measurement Basis</b>	Each
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	10 Years
<b>Category</b>	Exterior - Equipment	<b>Basis Cost</b>	1,600.00
<b>Tracking</b>	Logistical	<b>Salvage Value</b>	\$ 0.00
<b>Method</b>	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Southeast Pon	Pond Fntn Pu	06/01/2018	06/01/2028	8:05	10:00	1	1,600.00	1,969.61
Southeast Pon	Pond Fntn Pu	06/01/2005	06/01/2021	1:05	16:00	1	1,600.00	1,656.96
Northwest Pon	Pond Fntn Pu	06/01/2005	06/01/2020	0:05	15:00	1	1,600.00	1,616.55
							<u>\$ 4,800.00</u>	<u>\$ 5,243.12</u>

**Comments**

This component replaces the pump for the SE pond fountain, which at the time of this study was non-operational. NSR was informed that the fountain pump is slated for replacement the following spring. This component ensures funds are available to replace the one (1) pump in the NW pond and the two (2) on the SE pond.

**Item Parameters - Full Detail**

**Pumphouse - Control Panel**

<b>Item Number</b>	98	<b>Measurement Basis</b>	Item
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	35 Years
<b>Category</b>	Exterior - Equipment	<b>Basis Cost</b>	6,000.00
<b>Tracking</b>	Logistical	<b>Salvage Value</b>	\$ 0.00
<b>Method</b>	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pumphouse 1	Control Panel	06/01/2005	06/01/2040	20:05	35:00	1	6,000.00	9,933.38
Pumphouse 2	Control Panel	06/01/2005	06/01/2045	25:05	40:00	1	6,000.00	11,238.70
Pumphouse 3	Control Panel	06/01/2019	06/01/2054	34:05	35:00	1	6,000.00	14,035.60
							<u>\$ 18,000.00</u>	<u>\$ 35,207.68</u>

**Comments**

This component replaces the irrigation control panels which serve the irrigation pumps and for which are houses in the irrigation pump houses. Time will dictate if the Useful Life of each can be extended beyond the scope of this study.

**Item Parameters - Full Detail**

**Rehab - Bathrooms**

<b>Item Number</b>	15	<b>Measurement Basis</b>	Lump Sum
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	30 Years
<b>Category</b>	Interior - Materials	<b>Basis Cost</b>	8,000.00
<b>Tracking</b>	Logistical	<b>Salvage Value</b>	\$ 0.00
<b>Method</b>	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Paramount Ma	Rehab Clubho	06/01/2005	06/01/2035	15:05	30:00	1	8,000.00	11,706.21
Laughton Park	Rehab Bathroo	06/01/2014	06/01/2044	24:05	30:00	1	8,000.00	14,619.45
Lange Park	Rehab Bathroo	06/01/2009	06/01/2039	19:05	30:00	1	8,000.00	12,921.46
Director St. Pa	Rehab Bathroo	06/01/2018	06/01/2048	28:05	30:00	1	8,000.00	16,137.14
							<u>\$ 32,000.00</u>	<u>\$ 55,384.26</u>

**Comments**

This component is an allowance to perform a full renovation, updating and/or replacement of various materials in the clubhouse and the bathrooms of the bath houses, effectively replacing or refurbishing the tile, paint, decor, counters, showers, equipment, etc.

**Item Parameters - Full Detail**

**Rehab - Kitchen**

<b>Item Number</b>	51	<b>Measurement Basis</b>	Square F
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	30 Years
<b>Category</b>	Interior - Materials	<b>Basis Cost</b>	70.00
<b>Tracking</b>	Logistical	<b>Salvage Value</b>	\$ 0.00
<b>Method</b>	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Paramount Ma	Rehab	06/01/2005	06/01/2038	18:05	33:00	120	8,400.00	13,236.62
							\$ 8,400.00	\$ 13,236.62

**Comments**

This component is an allowance to perform a full rehab of the kitchen, effectively replacing or refurbishing the tile, paint, decor, counters, appliances, equipment, flooring, etc. Appliances are outlined in a separate component and this remodel effectively rehabs the kitchen on the second rotation of appliance replacement.

**Item Parameters - Full Detail**

**Reserve Study Update**

<b>Item Number</b>	90	<b>Measurement Basis</b>	Lump Sum
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	6 Years
<b>Category</b>	Reserve Study Update	<b>Basis Cost</b>	4,240.00
<b>Tracking</b>	Logistical	<b>Salvage Value</b>	\$ 0.00
<b>Method</b>	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Common Area	Reserve Study	06/01/2018	06/01/2024	4:05	6:00	1	4,240.00	4,728.57
Common Area	Financial Upda	06/01/2015	06/01/2021	1:05	6:00	0.1	424.00	439.09
							<u>\$ 4,664.00</u>	<u>\$ 5,167.66</u>

**Comments**

This is an alternating line item for an updated Reserve Study. The reserve costs for a 3-year full study, which includes a visual observation of the accessible reserve components, is alternately interspersed with a 3-year financial update.



**Item Parameters - Full Detail**

**Retaining Wall**

<b>Item Number</b>	74	<b>Measurement Basis</b>	Allowanc
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	6 Years
<b>Category</b>	Exterior - Landscape & Grounds	<b>Basis Cost</b>	1,000.00
<b>Tracking</b>	Logistical	<b>Salvage Value</b>	\$ 0.00
<b>Method</b>	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Common Area	Retaining Wall	06/01/2005	06/01/2025	5:05	20:00	1	1,000.00	1,143.11
							\$ 1,000.00	\$ 1,143.11

**Comments**

This component funds miscellaneous repairs to the retaining walls in the community. At the time of this study the retaining walls are in excellent condition. Moreover, they do not appear to be structural, however, ongoing maintenance and care will help hold back landscaping and ensure they remain aesthetical and functional. This allowance is on a delayed start.

**Item Parameters - Full Detail**

**Rock Replenishment**

<b>Item Number</b>	75	<b>Measurement Basis</b>	Square Y
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	10 Years
<b>Category</b>	Exterior - Landscape & Grounds	<b>Basis Cost</b>	65.00
<b>Tracking</b>	Logistical	<b>Salvage Value</b>	\$ 0.00
<b>Method</b>	Adjusted		

<b>Location</b>	<b>Desc.</b>	<b>Service Date</b>	<b>Replace Date</b>	<b>Rem Life</b>	<b>Adj Life</b>	<b>Quantity</b>	<b>Current Cost</b>	<b>Future Cost</b>
Common Area	Rock Replenish	06/01/2017	06/01/2027	7:05	10:00	60	3,900.00	4,683.82
							\$ 3,900.00	\$ 4,683.82

**Comments**

This component periodically replenishes the rock in the landscaping beds throughout the community. This is an allowance only to supplement the operating budget for said rock replenishment.

**Item Parameters - Full Detail**

**Roofing - Wood Shake**

<b>Item Number</b>	76	<b>Measurement Basis</b>	Squares
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	30 Years
<b>Category</b>	Exterior - Materials	<b>Basis Cost</b>	600.00
<b>Tracking</b>	Logistical	<b>Salvage Value</b>	\$ 0.00
<b>Method</b>	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Paramount Ma	Shake Roof	06/01/2005	06/01/2035	15:05	30:00	53	31,800.00	46,532.18
Laughton Park	Shake Roof	06/01/2014	06/01/2044	24:05	30:00	13	7,800.00	14,253.96
Lange Park	Shake Roof	06/01/2009	06/01/2039	19:05	30:00	13	7,800.00	12,598.43
Director St. Pa	Shake Roof	06/01/2018	06/01/2048	28:05	30:00	13	7,800.00	15,733.71
Pumphouse 1	Shake Roof	06/01/2005	06/01/2035	15:05	30:00	3	1,800.00	2,633.90
Pumphouse 2	Shake Roof	06/01/2005	06/01/2035	15:05	30:00	4	2,400.00	3,511.86
Crosby Pavilio	Shake Roof	06/01/2009	06/01/2039	19:05	30:00	10	6,000.00	9,691.10
Cayuse Entry	Shake Roof	06/01/2005	06/01/2035	15:05	30:00	3	1,800.00	2,633.90
McMillan Entr	Shake Roof	06/01/2005	06/01/2035	15:05	30:00	3	1,800.00	2,633.90
Chinden Entry	Shake Roof	06/01/2005	06/01/2035	15:05	30:00	9	5,400.00	7,901.69
							<u>\$ 74,400.00</u>	<u>\$ 118,124.63</u>

**Comments**

This component replaces the wood shake roofing on the various structures within the community, each outlined above, with an upgraded 50 year architectural shingle. Basis Cost includes removal of shingles, prep and re-roof. Regular inspection, maintenance, and repair will ensure the roofs meet or exceed their full Useful Life. Measurements are approximate by NSR.

**Item Parameters - Full Detail**

**Siding & Trim**

<b>Item Number</b>	100	<b>Measurement Basis</b>	Allowanc
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	6 Years
<b>Category</b>	Exterior - Materials	<b>Basis Cost</b>	1,000.00
<b>Tracking</b>	Logistical	<b>Salvage Value</b>	\$ 0.00
<b>Method</b>	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Paramount Ma	Siding & Trim	06/01/2005	06/01/2020	0:05	15:00	1.5	1,500.00	1,515.51
Laughton Park	Siding & Trim _	06/01/2014	06/01/2029	9:05	15:00	1	1,000.00	1,261.78
Lange Park	Siding & Trim	06/01/2009	06/01/2024	4:05	15:00	1	1,000.00	1,115.23
Director St. Pa	Siding & Trim	06/01/2018	06/01/2033	13:05	15:00	1	1,000.00	1,392.77
Pumphouse 1	Trim Repair	06/01/2005	06/01/2020	0:05	15:00	0.5	500.00	505.17
Pumphouse 2	Trim Repair	06/01/2005	06/01/2020	0:05	15:00	0.5	500.00	505.17
							<u>\$ 5,500.00</u>	<u>\$ 6,295.63</u>

**Comments**

This component repairs the siding and trim on the clubhouse and pool houses throughout the community. This is not an aggregate replacement. If maintained, repaired and periodically painted, the siding and wood trim elements should last beyond the scope of this study. For this reason a repair allowance was chose for each buildings siding and trim. Staining of trim and painting of siding are outlined in separate components. This is for repair and/or replacement only. Time will dictate if more or less is needed. This component is on a delayed start.

**Item Parameters - Full Detail**

**Signage - Custom**

<b>Item Number</b>	78	<b>Measurement Basis</b>	Allowanc
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	20 Years
<b>Category</b>	Exterior - Equipment	<b>Basis Cost</b>	350.00
<b>Tracking</b>	Logistical	<b>Salvage Value</b>	\$ 0.00
<b>Method</b>	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Common Area	Custom Sign	06/01/2005	06/01/2025	5:05	20:00	8	2,800.00	3,200.70
							\$ 2,800.00	\$ 3,200.70

**Comments**

This component funds the replacement of the custom signage throughout the community. This is an aggregate replacement of all signs to ensure uniformity.

**Item Parameters - Full Detail**

**Signage - Exterior (General)**

<b>Item Number</b>	79	<b>Measurement Basis</b>	Allowanc
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	8 Years
<b>Category</b>	Exterior - Equipment	<b>Basis Cost</b>	1,000.00
<b>Tracking</b>	Logistical	<b>Salvage Value</b>	\$ 0.00
<b>Method</b>	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Common Area	Exterior Signs	06/01/2015	06/01/2023	3:05	8:00	1	1,000.00	1,088.03
							\$ 1,000.00	\$ 1,088.03

**Comments**

This allowance provides funds to replace general exterior signage throughout the community common areas. This is a periodic allowance only.

### Item Parameters - Full Detail

**Staining - Exterior**

<b>Item Number</b>	112	<b>Measurement Basis</b>	Lump Sum
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	5 Years
<b>Category</b>	Exterior - Materials	<b>Basis Cost</b>	500.00
<b>Tracking</b>	Logistical	<b>Salvage Value</b>	\$ 0.00
<b>Method</b>	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Paramount Ma	Stain Trim	06/01/2015	06/01/2020	0:05	5:00	1.9	950.00	959.82
Laughton Park	Stain Trim	06/01/2015	06/01/2020	0:05	5:00	1.25	625.00	631.46
Laughton Park	Stain Pergola	06/01/2015	06/01/2020	0:05	5:00	2	1,000.00	1,010.34
Lange Park	Stain Trim	06/01/2018	06/01/2020	0:05	2:00	1.25	625.00	631.46
Lange Park	Stain Pergola	06/01/2015	06/01/2020	0:05	5:00	2	1,000.00	1,010.34
Director St. Pa	Stain Trim	06/01/2015	06/01/2020	0:05	5:00	1.25	625.00	631.46
Director St. Pa	Stain Pergola	06/01/2015	06/01/2020	0:05	5:00	2	1,000.00	1,010.34
Pumphouse 1	Stain Trim	06/01/2015	06/01/2023	3:05	8:00	1	500.00	544.01
Pumphouse 1	Stain Pergola	06/01/2015	06/01/2023	3:05	8:00	1	500.00	544.01
Pumphouse 2	Stain Trim	06/01/2015	06/01/2023	3:05	8:00	1	500.00	544.01
Kingsley Park	Stain Pergola	06/01/2015	06/01/2020	0:05	5:00	3	1,500.00	1,515.51
Cayuse Entry	Stain Trim	06/01/2015	06/01/2023	3:05	8:00	1.6	800.00	870.42
Cayuse Entry	Stain Pergola	06/01/2015	06/01/2023	3:05	8:00	2	1,000.00	1,088.03
McMillan Entr	Stain Trim	06/01/2015	06/01/2023	3:05	8:00	1.6	800.00	870.42
McMillan Entr	Stain Pergola	06/01/2015	06/01/2023	3:05	8:00	2	1,000.00	1,088.03
Chinden Entry	Stain Trim	06/01/2015	06/01/2023	3:05	8:00	1.9	950.00	1,033.63
Crosby Park	Stain Pavilion	06/01/2015	06/01/2023	3:05	8:00	2.5	1,250.00	1,360.03
							<u>\$ 14,625.00</u>	<u>\$ 15,343.32</u>

**Comments**

This component stains the exterior wood components of each building, as outlined above. As the Director Street clubhouse and pool was not completed at the time of this study, measurements were taken from Lange Park for Director St. future expenses. This is a Lump Sum allowance. Formal quotes and wood inspection should be vetted prior to completion. Maintenance of said timber is outlined in a separate component.

**Item Parameters - Full Detail**

**Staining - Fencing**

<b>Item Number</b>	80	<b>Measurement Basis</b>	Linear F
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	4 Years
<b>Category</b>	Exterior - Materials	<b>Basis Cost</b>	4.50
<b>Tracking</b>	Logistical	<b>Salvage Value</b>	\$ 0.00
<b>Method</b>	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Chinden Entra	Stain Fence	06/01/2005	06/01/2021	1:05	16:00	1,065	4,792.50	4,963.11
Meridian Entra	Stain Fence	06/01/2013	06/01/2021	1:05	8:00	1,235	5,557.50	5,755.35
McMillan Entr	Stain Fence	06/01/2017	06/01/2023	3:05	6:00	3,100	13,950.00	15,177.98
							<u>\$ 24,300.00</u>	<u>\$ 25,896.44</u>

**Comments**

This component provides for the ongoing staining and maintenance of the wood fencing in the community. Regular maintenance and staining will ensure the wood fencing reaches its full Useful Life. This component is not a replacement, as NSR was informed replacement falls to the homeowner's responsibility. Each fencing area is outlined above, independently by location. Measurements are approximate by NSR.



**Item Parameters - Full Detail**

**Swing Set**

<b>Item Number</b>	92	<b>Measurement Basis</b>	Allowanc
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	30 Years
<b>Category</b>	Exterior - Equipment	<b>Basis Cost</b>	1,100.00
<b>Tracking</b>	Logistical	<b>Salvage Value</b>	\$ 0.00
<b>Method</b>	Adjusted		

<b>Location</b>	<b>Desc.</b>	<b>Service Date</b>	<b>Replace Date</b>	<b>Rem Life</b>	<b>Adj Life</b>	<b>Quantity</b>	<b>Current Cost</b>	<b>Future Cost</b>
Kingsley Park	Swing Set	06/01/2009	06/01/2039	19:05	30:00	1	1,100.00	1,776.70
							\$ 1,100.00	\$ 1,776.70

**Comments**

This component replaces the swing set at Kingsley Park.

**Item Parameters - Full Detail**

**Timberwork - Exterior**

<b>Item Number</b>	102	<b>Measurement Basis</b>	Allowanc
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	5 Years
<b>Category</b>	Exterior - Materials	<b>Basis Cost</b>	1,000.00
<b>Tracking</b>	Logistical	<b>Salvage Value</b>	\$ 0.00
<b>Method</b>	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Paramount Ma	Timberwork	06/01/2005	06/01/2027	7:05	22:00	1	1,000.00	1,200.98
Laughton Park	Timberwork	06/01/2014	06/01/2034	14:05	20:00	0.5	500.00	713.79
Lange Park	Timberwork	06/01/2009	06/01/2029	9:05	20:00	0.5	500.00	630.89
Director St. Pa	Timberwork	06/01/2018	06/01/2038	18:05	20:00	0.5	500.00	787.89
Pumphouse 1	Timberwork	06/01/2005	06/01/2027	7:05	22:00	0.5	500.00	600.49
Pumphouse 2	Timberwork	06/01/2005	06/01/2027	7:05	22:00	0.5	500.00	600.49
Crosby Park	Timberwork	06/01/2009	06/01/2029	9:05	20:00	0.5	500.00	630.89
Cayuse Entry	Timberwork	06/01/2005	06/01/2020	0:05	15:00	1	1,000.00	1,010.34
McMillan Entr	Timberwork	06/01/2005	06/01/2020	0:05	15:00	1	1,000.00	1,010.34
Chinden Entry	Timberwork	06/01/2005	06/01/2020	0:05	15:00	1	1,000.00	1,010.34
							<u>\$ 7,000.00</u>	<u>\$ 8,196.44</u>

**Comments**

This component maintains and repairs the exterior timberwork and appertaining timber structure(s) including the entry monuments. At the time of this study the timber is in very good condition, however, weather and staining will dictate its Useful Life. This component ensures funds are available to repair timbers, replace as needed and more as the BOD dictates. Though each location is outline above, funds may be used across locations as not each edifice will weather equally. Moreover, schedules are independent, one to another, as the style, type and location of the timber will weather differently. Timber staining is outlined in a separate component. If regularly maintained, the timber elements should endure well beyond the scope of this study. As the Director Street clubhouse and pool was not completed at the time of this study, assumptions were taken from Lange Park for Director St. future expenses. This component is on a delayed start.

**Item Parameters - Full Detail**

**Tot Lot**

<b>Item Number</b>	83	<b>Measurement Basis</b>	Lump Sum
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	35 Years
<b>Category</b>	Exterior - Equipment	<b>Basis Cost</b>	25,000.00
<b>Tracking</b>	Logistical	<b>Salvage Value</b>	\$ 0.00
<b>Method</b>	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Paramount Ma	Tot Lot Replac	06/01/2005	06/01/2040	20:05	35:00	1.2	30,000.00	49,666.88
Laughton Park	Tot Lot Replac	06/01/2014	06/01/2049	29:05	35:00	1	25,000.00	51,689.27
Lange Park	Tot Lot Replac	06/01/2009	06/01/2044	24:05	35:00	1.1	27,500.00	50,254.36
Gable Park	Tot Lot Replac	06/01/2018	06/01/2053	33:05	35:00	1.1	27,500.00	62,760.81
							<u>\$ 110,000.00</u>	<u>\$ 214,371.32</u>

**Comments**

This component replaces the tot lots and equipment appertaining to the tot lots. Each tot lot is outlined separate above. As the Director Street clubhouse and pool was not completed at the time of this study, assumptions were taken from Lange Park for Director St. future tot lot replacement. The Quantities listed above are calculations factors of the Basis Cost, tailored to the size and type of the individual tot lot.

**Item Parameters - Full Detail**

**Trees - Pruning & Maintenance**

<b>Item Number</b>	84	<b>Measurement Basis</b>	Allowanc
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	1 Year
<b>Category</b>	Exterior - Landscape & Grounds	<b>Basis Cost</b>	3,000.00
<b>Tracking</b>	Logistical	<b>Salvage Value</b>	\$ 0.00
<b>Method</b>	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Common Area	Tree Pruning	06/01/2019	06/01/2020	0:05	1:00	1	3,000.00	3,031.03
							\$ 3,000.00	\$ 3,031.03

**Comments**

This allowance funds structural pruning and removal of trees as needed to enhance the landscaping and to avoid branch and root damage to nearby objects and structures. Time will dictate if the Basis Cost and Useful Life will need to be adjusted as trees continue to mature.

**Item Parameters - Full Detail**

**Trees - Replacement**

<b>Item Number</b>	85	<b>Measurement Basis</b>	Each
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	3 Years
<b>Category</b>	Exterior - Landscape & Grounds	<b>Basis Cost</b>	750.00
<b>Tracking</b>	Logistical	<b>Salvage Value</b>	\$ 0.00
<b>Method</b>	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Common Area	Tree Replace	06/01/2019	06/01/2022	2:05	3:00	6	4,500.00	4,776.71
							\$ 4,500.00	\$ 4,776.71

**Comments**

This component funds the removal and replacement of trees as needed to enhance the landscaping and to avoid branch and root damage to buildings, streets, and walkways. Time will dictate if the Basis Cost needs to be adjusted as trees continue to mature.

**Item Parameters - Full Detail**

**U-Channel**

<b>Item Number</b>	87	<b>Measurement Basis</b>	Linear F
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	12 Years
<b>Category</b>	Exterior - Landscape & Grounds	<b>Basis Cost</b>	8.00
<b>Tracking</b>	Logistical	<b>Salvage Value</b>	\$ 0.00
<b>Method</b>	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Paramount Ma	U-Channel Fix	06/01/2005	06/01/2021	1:05	16:00	50	400.00	414.24
Laughton Park	U-Channel Fix	06/01/2009	06/01/2021	1:05	12:00	125	1,000.00	1,035.60
							<u>\$ 1,400.00</u>	<u>\$ 1,449.84</u>

**Comments**

This component funds the repair or partial replacement of the U-Channels found in the entrance to the main clubhouse parking lot and parking area of the Laughton Park bath house. Failure to maintain the U-channels may result in improper water mitigation and otherwise damage or undermine surrounding asphalt and concrete through an increase of water flow "washout" of subsurface area. U-Channel areas are listed independently above. Quantities listed above represent approximately 50% of the total as it is not assumed that all U-Channels will need repairs simultaneously. Measurements are approximate by NSR.

**Item Parameters - Full Detail**

**Water Heater**

<b>Item Number</b>	88	<b>Measurement Basis</b>	Each
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	15 Years
<b>Category</b>	Interior - Equipment	<b>Basis Cost</b>	800.00
<b>Tracking</b>	Logistical	<b>Salvage Value</b>	\$ 0.00
<b>Method</b>	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Paramount Ma	Water Heater	06/01/2005	06/01/2020	0:05	15:00	1	800.00	808.27
Laughton Park	Water Heater	06/01/2014	06/01/2029	9:05	15:00	1	800.00	1,009.42
Lange Park	Water Heater	06/01/2009	06/01/2024	4:05	15:00	1	800.00	892.18
Director St. Pa	Water Heater	06/01/2018	06/01/2033	13:05	15:00	1	800.00	1,114.21
							<u>\$ 3,200.00</u>	<u>\$ 3,824.08</u>

**Comments**

This component replaces the water heaters in their respective clubhouse/bath houses. Proper inspection, maintenance and flushing will ensure the water heaters reach their full Useful Life. Due to the light use the waters heaters likely encounter, their Useful Lives were extended. Counts are approximate by NSR.

**Item Parameters - Full Detail**

**Windows**

<b>Item Number</b>	89	<b>Measurement Basis</b>	Each
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	3 Years
<b>Category</b>	Exterior - Materials	<b>Basis Cost</b>	350.00
<b>Tracking</b>	Logistical	<b>Salvage Value</b>	\$ 0.00
<b>Method</b>	Adjusted		

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Paramount Ma	Windows Repl	06/01/2005	06/01/2025	5:05	20:00	3	1,050.00	1,200.26
							\$ 1,050.00	\$ 1,200.26

**Comments**

This component repairs or replaces windows as needed in the Paramount Main Clubhouse. This component provides for two sizes: large windows (13) and small windows (16). As the windows themselves should endure beyond the scope of this study, this component is for a periodic repair or replacement of a few windows at a time. The bath house windows were excluded from this component as they are included as part of the *Building Contingency - Exterior* component. This component is on a delayed start. Count is approximate by NSR.



## Paramount Owners Association, Inc.

### Items Removed or Left Out of the Study

The following items were either left out of the study due to their inclusion or appurtenance to the annual operating budget, OR subsequently removed upon the Board of Directors (BOD) request. Though each item holds a replacement value, it was determined that the below listed components were not Capital Expenses as traditionally defined.

1. Asphalt Streets - this component falls to the city's responsibility to maintain and replace.
2. Can Lights - this component's replacement extends beyond the scope of this study.
3. Fencing (Chainlink) - this component falls to the school's responsibility to maintain and replace.
4. Fencing (Wood Replacement) - this component falls to the homeowner's responsibility to maintain and replace.
5. Fencing (Wrought Iron) - this component falls to the homeowner's responsibility to maintain and replace.
6. Mailboxes - this component falls to the homeowner's responsibility to maintain and replace.

*Samuel Bando*



## **Glossary of Reserve Study Terms**

Paramount Owners Association, Inc.  
Prepared for the December 31, 2020 Fiscal Year

### **Terms & Definitions CAI**

**CASH FLOW METHOD:** A method of developing a Reserve Funding Plan where contributions to the Reserve fund are designed to offset the variable annual expenditures from the Reserve fund. Different Reserve Funding Plans are tested against the anticipated schedule of Reserve expenses until the desired Funding Goal is achieved.

**COMPONENT:** The individual line items in the Reserve Study, developed or updated in the Physical Analysis. These elements form the building blocks for the Reserve Study. Components typically are: 1) Association responsibility, 2) with limited Useful Life expectancies, 3) predictable Remaining Useful Life expectancies, 4) above a minimum threshold cost, and 5) as required by local codes.

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

**COMPONENT METHOD:** A method of developing a Reserve Funding Plan where the total contribution is based on the sum of contributions for individual components. See "Cash Flow Method".

**CONDITION ASSESSMENT:** The task of evaluating the current condition of the component based on observed or reported characteristics.

**CURRENT REPLACEMENT COST:** See "Replacement Cost."

**DEFICIT:** An actual (or projected) Reserve Balance less than the Fully Funded Balance. The opposite would be a Surplus.

**EFFECTIVE AGE:** The difference between Useful Life and Remaining Useful Life. Not always equivalent to chronological age, since some components age irregularly. Used primarily in computations.

**FINANCIAL ANALYSIS:** The portion of a Reserve Study where current status of the Reserves (measured as cash or Percent Funded) and a recommended Reserve contribution rate (Reserve Funding Plan) are derived, and the projected Reserve income and expense over time is presented. The Financial Analysis is one of the two parts of a Reserve Study.

**FULLY FUNDED:** 100% Funded. When the actual (or projected) Reserve balance is equal to the Fully Funded Balance.



**FULLY FUNDED BALANCE (FFB):** Total Accrued Depreciation. An indicator against which Actual (or projected) Reserve balance can be compared. The Reserve balance that is in direct proportion to the fraction of life "used up" of the current Repair or Replacement cost. This number is calculated for each component, then summed together for an association total. Two formulae can be utilized, depending on the provider's sensitivity to interest and inflation effects. Note: Both yield identical results when interest and inflation are equivalent.

1.  $FFB = \text{Current Cost} \times \text{Effective Age} / \text{Useful Life}$  or
2.  $FFB = (\text{Current Cost} \times \text{Effective Age} / \text{Useful Life}) + [(\text{Current Cost} \times \text{Effective Age} / \text{Useful Life}) / (1 + \text{Interest Rate}) ^ \text{Remaining Life}]$

**FUND STATUS:** The status of the reserve fund as compared to an established benchmark such as percent funding.

**FUNDING GOALS:** Independent of methodology utilized, the following represent the basic categories of Funding Plan goals:

Baseline Funding: Establishing a Reserve funding goal of keeping the Reserve cash balance above zero.

Full Funding: Setting a Reserve funding goal of attaining and maintaining Reserves at or near 100% funded.

Statutory Funding: Establishing a Reserve funding goal of setting aside the specific minimum amount of Reserves required by local statutes.

Threshold Funding: Establishing a Reserve funding goal of keeping the Reserve balance above a specified dollar or Percent Funded amount. Depending on the threshold, this may be more or less conservative than "Fully Funding."

**FUNDING PLAN:** An association's plan to provide income to a Reserve fund to offset anticipated expenditures from that fund.

**FUNDING PRINCIPLES:** x Stable Contribution Rate over the Years x Fiscally Responsible

**LIFE AND VALUATION ESTIMATES:** The task of estimating Useful Life, Remaining Useful Life, and Repair or Replacement Costs for the Reserve components.

**PERCENT FUNDED:** The ratio, at a particular point of time (typically the beginning of the Fiscal Year), of the actual (or projected) Reserve Balance to the Fully Funded Balance, expressed as a percentage.

**PHYSICAL ANALYSIS:** The portion of the Reserve Study where the Component Inventory, Condition Assessment, and Life and Valuation Estimate tasks are performed. This represents one of the two parts of the Reserve Study.

**REMAINING USEFUL LIFE (RUL):** Also referred to as "Remaining Life" (RL). The estimated time, in years, that a reserve component can be expected to continue to serve its intended function. Projects anticipated to occur in the initial year have "zero" Remaining Useful Life.

**REPLACEMENT COST:** The cost of replacing, repairing, or restoring a Reserve Component to its original functional condition. The Current Replacement Cost would be the cost to replace, repair, or restore the component during that particular year.



**RESERVE BALANCE:** Actual or projected funds as of a particular point in time that the association has identified for use to defray the future repair or replacement of those major components which the association is obligated to maintain. Also known as Reserves, Reserve Accounts and Cash Reserves. Based upon information provided and not audited.

**RESERVE PROVIDER:** An individual that prepares Reserve Studies.

**RESERVE STUDY:** A budget planning tool which identifies the current status of the Reserve fund and a stable and equitable Funding Plan to offset the anticipated future major common area expenditures. The Reserve Study consists of two parts: the Physical Analysis and the Financial Analysis.

**RESPONSIBLE CHARGE:** A reserve specialist in responsible charge of a reserve study shall render regular and effective supervision to those individuals performing services which directly and materially affect the quality and competence rendered by the reserve specialist. A reserve specialist shall maintain such records as are reasonably necessary to establish that the reserve specialist exercised regular and effective supervision of a reserve study of which he was in responsible charge. A reserve specialist engaged in any of the following acts or practices shall be deemed not to have rendered the regular and effective supervision required herein: 1. The regular and continuous absence from principal office premises from which professional services are rendered; except for performance of field work or presence in a field office maintained exclusively for a specific project; 2. The failure to personally inspect or review the work of subordinates where necessary and appropriate; 3. The rendering of a limited, cursory or perfunctory review of plans or projects in lieu of an appropriate detailed review; 4. The failure to personally be available on a reasonable basis or with adequate advance notice for consultation and inspection where circumstances require personal availability.

**SPECIAL ASSESSMENT:** An assessment levied on the members of an association in addition to regular assessments. Special Assessments are often regulated by governing documents or local statutes.

**SURPLUS:** An actual (or projected) Reserve Balance greater than the Fully Funded Balance. See "Deficit."

**USEFUL LIFE (UL):** Total Useful Life or Depreciable Life. The estimated time, in years, that a reserve component can be expected to serve its intended function if properly constructed in its present application or installation.

*The above terms and definitions are from the Community Associations Institute (CAI) national standards.*