

RESERVE SCHEDULE - STRAND MASTER ASSOCIATION

Asset	Total Replacement Cost	Est. Cost - Master Share	Total per Account	Useful Life (years)	For 2016		Reserve Balance @12/31/2016	NOTES for Reserve Items for 2016
					Remaining # of Years	Annual Requirement		
Well Pumps (incl. electrical)(Note 9)			19,500					
Sandstone SS-1, SS-2	11,500	11,500		6	2	1,916.67	7,667	
Water Table, WT-1, WT-2	8,000	8,000		6	2	1,333.33	5,333	
Water meters for Irrigation (16) (Note 8)	16,000	16,000		6	2	2,666.67	10,667	
Wells - 4 Cased wells	60,000	60,000		20	14	3,000.00	18,000	
Repaving Strand Blvd. (Note 1)			516,320					
Front Gate to Club	360,000	288,000		25	7	11,520.00	207,360	
Club to Back Gate	230,400	184,320		25	11	7,372.80	103,219	
Street Signs - Strand Blvd.	30,000	24,000		15	13	1,600.00	3,200	
Road Stripes - Stencils-Strand Blvd	25,000	20,000		7	1	2,857.14	17,143	
Repaving Ashford Lane (Note 10)	115,200	115,200		25	11	4,608.00	64,512	
Sidewalks - Strand Blvd (Note 2)			246,000					
Front Gate to Club	187,500	150,000		40	23	3,750.00	63,750	
Club to Back Gate	120,000	96,000		40	27	2,400.00	31,200	
Ashford Lane (Note 10)	102,600	102,600		40	27	2,565.00	33,345	Added in 2015
Water Management System (Note 7)	25,000	11,250		5	2	2,250.00	6,750	Added in 2015
Guardhouse roof (Note 3)	7,000	5,600		25	7	224.00	4,032	
Property Perimeter			147,000					
Perimeter Wall (Note 6)	160,000	112,000		40	19	2,800.00	58,800	Added in 2015 - Initial Start 15 K - for 2016 per formula
Perimeter Fence (Note 6)	50,000	35,000		20	9	1,750.00	19,250	Added in 2015 - Initial Start 10 K - for 2016 per formula
Gate House Access Control			16,380					
Barcode readers Back (Note 4)	7,000	7,000		10	1	700.00	6,300	
Barcode readers Front (Note 4)	7,000	6,300		10	9	630.00	630	(reset 2015 new Reader installed)
Gate Arms controls (4) Front (Note 5)	7,200	6,480		7	2	925.71	4,629	
Gate Arm controls (2) -Back (Note 5)	3,600	3,600		7	2	1,290.00	6,450	
Total		1,262,850				56,159	672,236	Total 2016 Balance Required

Years to fully fund at current level assuming roadway repaving done in sections and not all in same year. =

4.2

Monthly =	4,680
Yearly =	56,159

0 2016 - Contribution from Capital Fund
 90,000 Funding 2016
 440,530 Est EOY 2015

 -141,706 Difference EOY 2016

Assume for Budget = 7,500.00 Monthly
 Total to Reserve = 90,000.00

RESERVE SCHEDULE - STRAND MASTER ASSOCIATION

For 2016

Notes to Reserve Schedule:

Note 1: The total is 10,250 linear feet gate to gate shared with the Club. Assumed repavement cost for 2" layer on good base, based on recent front gate repair. 2015 Incr. cost for inflation to \$1.6 - was \$0.9. Separated gate to Club and Club to north gate based on usage and completed. Road signs New for 2015; Striping shown separate - was in road costs Shared 20% Club, 80% Master. See note 9 for Ashford Lane.

Note 2: Cost based on 2014 cost = \$6. per sq. ft. Shared 20% Club, 80% Master Concrete Curb repair considered minor cost as req. from operating account Useful Life was 50 years and remaining life was 34 years

Note 3: Total cost increased to \$ 8 K (2015), was \$5 K, shared 10% Club, 90% Master

Note 4: The reader at the main gate cost shared with 10% Club, 90% Master 2015 Revised cost due to Maintenance Contract - was \$ 30.4 K and revised remain life - was 2 yr.

Note 5: The four units at the main gate cost shared with Club 10%. Back gate not shared. Cost each unit \$ 2.1 K. 2015 Rev. life remaining-was 2 years, due to Maintenance Contract

Note 6: Perimeter Walls and Fence New for 2015 Adjusted Requirement to reflect start 2015 with accumulation of funds. Cost Shared with Club at 30%

Note 7: Water Management grates, drainage system Total costs of \$25 K assumed 2 repairs every 5 years Shared 45% Club, 10% Commercial, 45% Master

Note 8: New for 2015 - Cost of irrigation meter replacements within communities/wells.

Note 9: 2015 Rev. usefull life (was 8) based on current performance

Note 10: New for 2015 - Agreed to include Ashford Lane in Reserve Fund due to transfer of ownership from Club to Master Association mid 2011. Repair - Maintenance not shared

Reserve Monies Spent To-date

-28,378	Striping of Strand Blvd 7/2010
-1,996	Sidewalk Repairs 7/2012
-6,120	Front Gate Road Repair 2013-2014
-7,225	2014 Spent, wells, utility boxes and sidewalks
-850	Well Meter 2015
-10,703	Perimeter Fence Repairs 2015 net
-5265	New Bar Code Reader 2015 net
-60,537	Total from Reserve Accounts spent over years
	When monies spent, Life Remaining values for those items are reset to account for new unit

		Per Financial Reports
Capital Account (sales of units)		Reserve Fund Balance
End 2010	17,504	243,049 Actual End 2010
End 2011	40,723	301,564 Actual End 2011
End 2012	77,470	331,587 Actual End 2012
End 2013	106,669	356,605 Actual End 2013
End 2014	100,036	355,341 Actual End 2014
As of 8-31-15	3,001 Est. After Charge for new Medians	440,530 Est. End 2015 (as of 8-31-15)
		530,530 Est. End of 2016

The components' actual replacement cost, useful lives, and investment income may vary from estimated amounts and the variation may be material. Therefore, amounts accumulated in the replacement fund may not be adequate to meet all future needs for major repairs and replacements. If additional funds are needed, the Association, through its' Board, has the power to increase regular assessments, pass special assessments, or delay major repairs and replacement until funds are available.