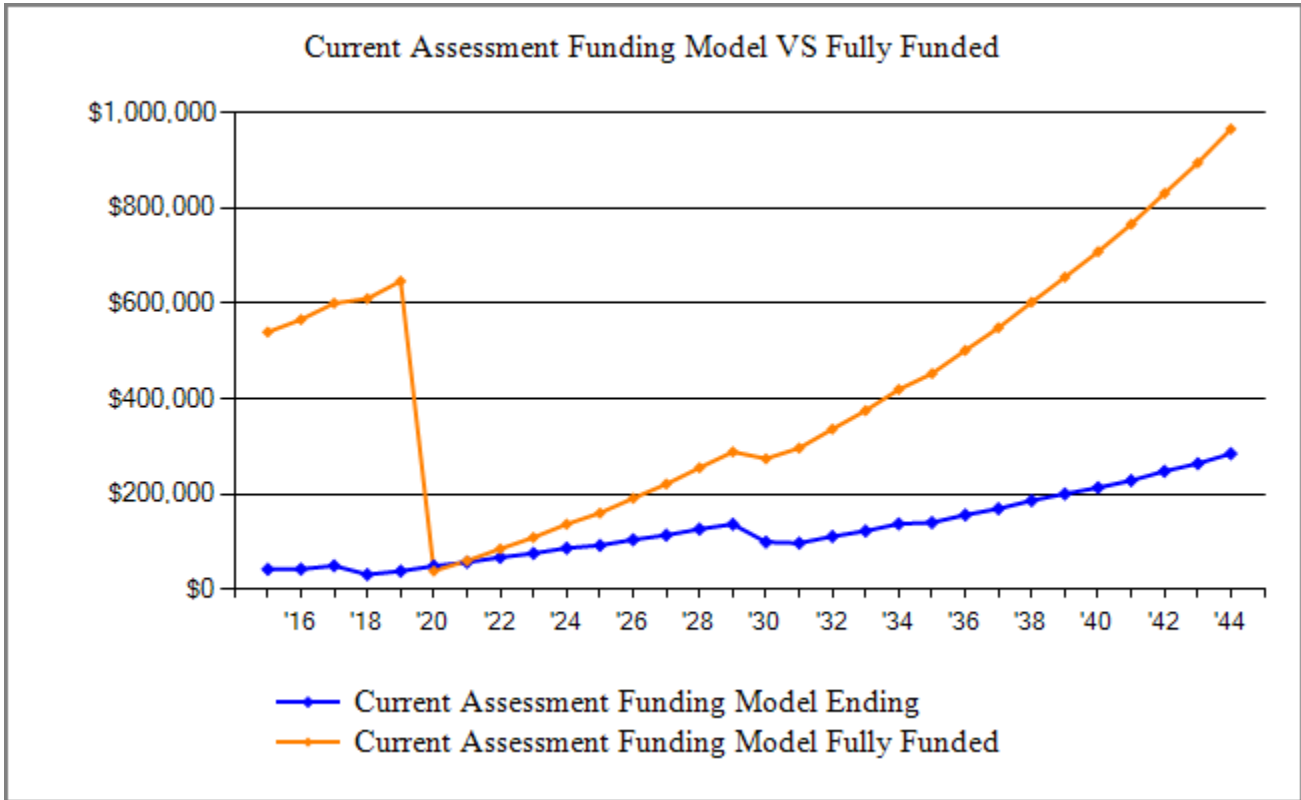


Dallas Meadows
RA Current Assessment Funding Model Projection

Beginning Balance: \$71,992

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded	
2015	610,062	8,000	301	37,062	43,230	540,061	8%	
2016	628,364	8,240	303	8,240	43,533	566,408	7%	
2017	647,215	8,487	351	1,910	50,461	600,630	8%	
2018	666,632	8,742	223	27,318	32,108	610,260	5%	
2019	686,631	9,004	274	2,026	39,360	646,847	6%	
2020		630,000	<i>Additional Funding Required for Water Pipe Replacement</i>					
2020	707,230	9,274	348	628,906	50,076	39,643	126%	
2021	728,447	9,552	402	2,149	57,881	61,016	94%	
2022	750,300	9,839	474		68,194	85,918	79%	
2023	772,809	10,134	532	2,280	76,580	109,908	69%	
2024	795,993	10,438	609		87,628	137,682	63%	
2025	819,873	10,751	648	5,779	93,248	161,066	57%	
2026	844,469	11,074	730		105,053	191,865	54%	
2027	869,803	11,406	797	2,566	114,690	221,721	51%	
2028	895,897	11,748	885		127,323	255,922	49%	
2029	922,774	12,101	957	2,723	137,658	289,167	47%	
2030	950,457	12,464	696	50,634	100,184	274,869	36%	
2031	978,971	12,838	681	15,726	97,977	297,005	32%	
2032	1,008,340	13,223	778		111,978	336,922	33%	
2033	1,038,591	13,619	858	3,064	123,391	375,807	32%	
2034	1,069,748	14,028	962		138,381	419,975	32%	
2035	1,101,841	14,449	981	12,756	141,054	453,306	31%	
2036	1,134,896	14,882	1,092		157,028	501,802	31%	
2037	1,168,943	15,329	1,182	3,449	170,091	549,246	30%	
2038	1,204,011	15,789	1,301		187,180	602,746	31%	
2039	1,240,131	16,262	1,398	3,659	201,182	655,190	30%	
2040	1,277,335	16,750	1,489	5,234	214,187	708,727	30%	
2041	1,315,655	17,253	1,593	3,882	229,151	766,443	29%	
2042	1,355,125	17,770	1,728		248,649	831,106	29%	
2043	1,395,779	18,303	1,840	4,118	264,674	894,713	29%	
2044	1,437,652	18,853	1,985		285,512	965,762	29%	

Dallas Meadows
RA Current Assessment Funding Model VS Fully Funded Chart



The Current Assessment Funding Model is based on the current annual assessment, parameters, and reserve fund balance. Because it is calculated using the current annual assessment, it will give the accurate projection of how well the association is funded for the next 30 years of planned reserve expenditures.

**Dallas Meadows
RA Annual Expenditure Detail**

Description	Expenditures
Replacement Year 2015	
Pump House Mechanical - Replace	2,500
Utility Enclosure	2,762
Water Pipe System - Repair	1,800
Water Storage Tank - Resurface	30,000
Total for 2015	<u>\$37,062</u>
Replacement Year 2016	
Pump House - Exterior - Replace	8,240
Total for 2016	<u>\$8,240</u>
Replacement Year 2017	
Water Pipe System - Repair	1,910
Total for 2017	<u>\$1,910</u>
Replacement Year 2018	
Fire Hydrants - Replace	27,318
Total for 2018	<u>\$27,318</u>
Replacement Year 2019	
Water Pipe System - Repair	2,026
Total for 2019	<u>\$2,026</u>
Replacement Year 2020	
Pump House Mechanical - Replace	2,898
Water Pipe System - Replace	626,008
Total for 2020	<u>\$628,906</u>
Replacement Year 2021	
Water Pipe System - Repair	2,149
Total for 2021	<u>\$2,149</u>
<i>No Replacement in 2022</i>	
Replacement Year 2023	
Water Pipe System - Repair	2,280
Total for 2023	<u>\$2,280</u>

**Dallas Meadows
RA Annual Expenditure Detail**

Description	Expenditures
<i>No Replacement in 2024</i>	
Replacement Year 2025	
Pump House Mechanical - Replace	3,360
Water Pipe System - Repair	2,419
Total for 2025	<u>\$5,779</u>
<i>No Replacement in 2026</i>	
Replacement Year 2027	
Water Pipe System - Repair	2,566
Total for 2027	<u>\$2,566</u>
<i>No Replacement in 2028</i>	
Replacement Year 2029	
Water Pipe System - Repair	2,723
Total for 2029	<u>\$2,723</u>
Replacement Year 2030	
Pump House Mechanical - Replace	3,895
Water Storage Tank - Resurface	46,739
Total for 2030	<u>\$50,634</u>
Replacement Year 2031	
Pump House - Exterior - Replace	12,838
Water Pipe System - Repair	2,888
Total for 2031	<u>\$15,726</u>
<i>No Replacement in 2032</i>	
Replacement Year 2033	
Water Pipe System - Repair	3,064
Total for 2033	<u>\$3,064</u>
<i>No Replacement in 2034</i>	
Replacement Year 2035	
Pump House Mechanical - Replace	4,515

**Dallas Meadows
RA Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2035 continued...</i>	
Utility Enclosure	4,989
Water Pipe System - Repair	3,251
Total for 2035	\$12,756
 <i>No Replacement in 2036</i>	
Replacement Year 2037	
Water Pipe System - Repair	3,449
Total for 2037	\$3,449
 <i>No Replacement in 2038</i>	
Replacement Year 2039	
Water Pipe System - Repair	3,659
Total for 2039	\$3,659
 Replacement Year 2040	
Pump House Mechanical - Replace	5,234
Total for 2040	\$5,234
 Replacement Year 2041	
Water Pipe System - Repair	3,882
Total for 2041	\$3,882
 <i>No Replacement in 2042</i>	
Replacement Year 2043	
Water Pipe System - Repair	4,118
Total for 2043	\$4,118

Dallas Meadows
RA Detail Report by Category

Pump House Mechanical - Replace - 2015

Asset ID	1001	1 Total	@ \$2,500.00
		Asset Cost	\$2,500.00
		Percent Replacement	100%
	Equipment	Future Cost	\$2,500.00
Placed in Service	August 2011	Assigned Reserves	\$2,500.00
Useful Life	5		
Adjustment	-1	Annually Assessment	\$33.48
Replacement Year	2015	Interest Contribution	<u>\$0.23</u>
Remaining Life	0	Reserve Allocation	\$33.72

This asset reserves for the replacement of all the mechanical equipment located in the pump house, including the well head (installed 9/1/11), the CentriPro pump control box (Mod# CB20412CR installed 8/25/11, the Integra Motor Minder (installed 8/25/11), the chlorinator, as well as the various junction boxes, switches, relays, valves, guages, and the electric wall heater.

All equipment appears to be in operational condition, however, the pump head and meter are exhibiting signs of severe corrosion.

The in service date has been adjusted to the last replacement date of a majority of the equipment. The useful life has also been adjusted to permit replacement of at least one piece of equipment every 5 years, starting next year.

Water Storage Tank - Resurface - 2015

Asset ID	1002	1 Total	@ \$30,000.00
		Asset Cost	\$30,000.00
		Percent Replacement	100%
	Equipment	Future Cost	\$30,000.00
Placed in Service	June 2000	Assigned Reserves	\$30,000.00
Useful Life	15		
Replacement Year	2015	Annually Assessment	\$173.75
Remaining Life	0	Interest Contribution	<u>\$1.22</u>
		Reserve Allocation	\$174.97

This component reserves for periodic resurfacing of the 12,000 gallon in-ground water storage (overflow) tank, which has a useful life of 10-15 years. Any cleaning of the interior or gasket replacements are expected to be expensed to the operating fund.

Cost includes sandblasting and recoating.

Equipment - Total Current Cost	\$32,500
Assigned Reserves	\$32,500
Fully Funded Reserves	\$32,500

Dallas Meadows
RA Detail Report by Category

Pump House - Exterior - Replace - 2016		1 Total	@ \$8,000.00
Asset ID	1007	Asset Cost	\$8,000.00
		Percent Replacement	100%
	Building Components	Future Cost	\$8,240.00
Placed in Service	June 2014	Assigned Reserves	\$4,000.00
Useful Life	15		
Adjustment	-13	Annually Assessment	\$246.74
Replacement Year	2016	Interest Contribution	<u>\$29.73</u>
Remaining Life	1	Reserve Allocation	\$276.47

This asset provides for replacement of the board and batten siding and asphalt shingled roofing on the pump house. The current condition, particularly the siding, is considered fair.

Utility Enclosure - 2015		65 lin. ft.	@ \$42.50
Asset ID	1008	Asset Cost	\$2,762.50
		Percent Replacement	100%
	Building Components	Future Cost	\$2,762.50
Placed in Service	June 2014	Assigned Reserves	\$2,762.50
Useful Life	20		
Adjustment	-19	Annually Assessment	\$13.67
Replacement Year	2015	Interest Contribution	<u>\$0.10</u>
Remaining Life	0	Reserve Allocation	\$13.76

The utility services are enclosed with a wood fence, about 6' high and about 65' long, which is currently in urgent need of replacement. Cost includes removal and disposal of old fence, followed by replacement of new treated pine boards.

Building Components - Total Current Cost	\$10,762
Assigned Reserves	\$6,762
Fully Funded Reserves	\$6,762

Dallas Meadows
RA Detail Report by Category

Fire Hydrants - Replace - 2018

		5 Total	@ \$5,000.00
Asset ID	1006	Asset Cost	\$25,000.00
		Percent Replacement	100%
	Grounds Components	Future Cost	\$27,318.17
Placed in Service	January 1978	Assigned Reserves	\$23,125.00
Useful Life	40		
Replacement Year	2018	Annually Assessment	\$71.83
Remaining Life	3	Interest Contribution	<u>\$162.38</u>
		Reserve Allocation	\$234.20

Grounds Components - Total Current Cost	\$25,000
Assigned Reserves	\$23,125
Fully Funded Reserves	\$23,125

Dallas Meadows
RA Detail Report by Category

Water Pipe System - Repair - 2015			
Asset ID	1004	1 Total	@ \$1,800.00
		Asset Cost	\$1,800.00
		Percent Replacement	100%
	Plumbing	Future Cost	\$1,800.00
Placed in Service	June 2013	Assigned Reserves	\$1,800.00
Useful Life	2		
Replacement Year	2015	Annually Assessment	\$55.74
Remaining Life	0	Interest Contribution	<u>\$0.39</u>
		Reserve Allocation	\$56.13

The water distribution system contains approximately 10,500 linear feet of PVC tubing, varying from 2" to 5" in diameter. According to the Client, there are also about 8 gate valves. This component establishes a contingency for expenses related to periodic repairs of the system to replace failed couplings, valves or sections of the PVC piping.

No water meters are included in the reserves, as it is understood all Lots are individually metered at the Lot Owner's expense.

Water Pipe System - Replace - 2020			
Asset ID	1005	12,000 lin. ft.	@ \$45.00
		Asset Cost	\$540,000.00
		Percent Replacement	100%
	Plumbing	Future Cost	\$626,008.00
Placed in Service	January 1978	Assigned Reserves	\$5,644.74
Useful Life	40		
Adjustment	2	Annually Assessment	\$7,164.80
Replacement Year	2020	Interest Contribution	<u>\$89.67</u>
Remaining Life	5	Reserve Allocation	\$7,254.46

This component reserves for the eventual replacement of all the in-ground water supply lines within the common water distribution system. There is currently about 10,500 linear feet of piping. An additional 1,500 (approx) is included to complete the system's circuit, namely, across Lots 35 and 37.

Cost includes excavation, removal of old lines, replacement with up to 6" C900 to depth of 6', all couplings and valves as needed.

Plumbing - Total Current Cost	\$541,800
Assigned Reserves	\$7,445
Fully Funded Reserves	\$477,514

**Dallas Meadows
RA Detail Report by Category**

Detail Report Summary

Total of All Assets

Assigned Reserves	\$69,832.24
Annually Contribution	\$7,760.00
Annually Interest	\$283.71
Annually Allocation	\$8,043.71

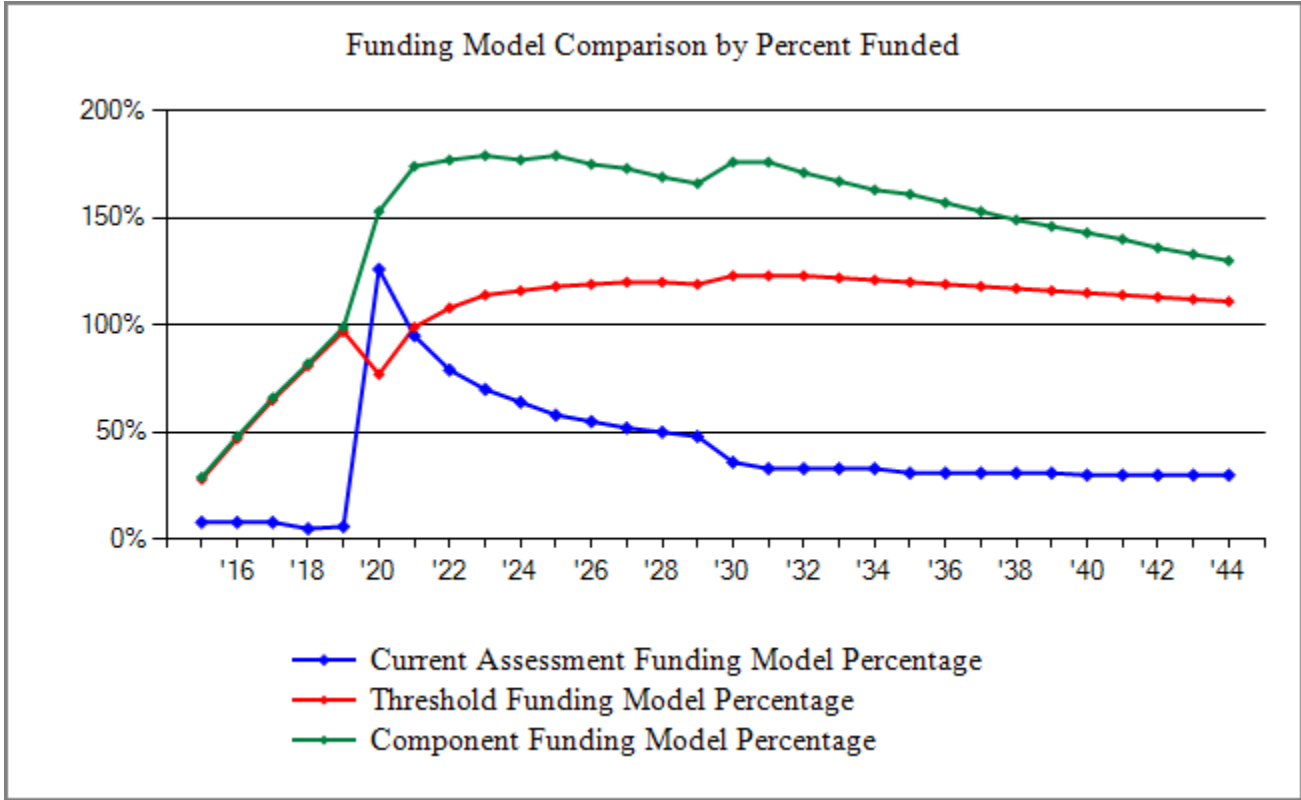
Contingency at 3.00%

Assigned Reserves	\$2,159.76
Annually Contribution	\$240.00
Annually Interest	\$8.77
Annually Allocation	\$248.77

Grand Total

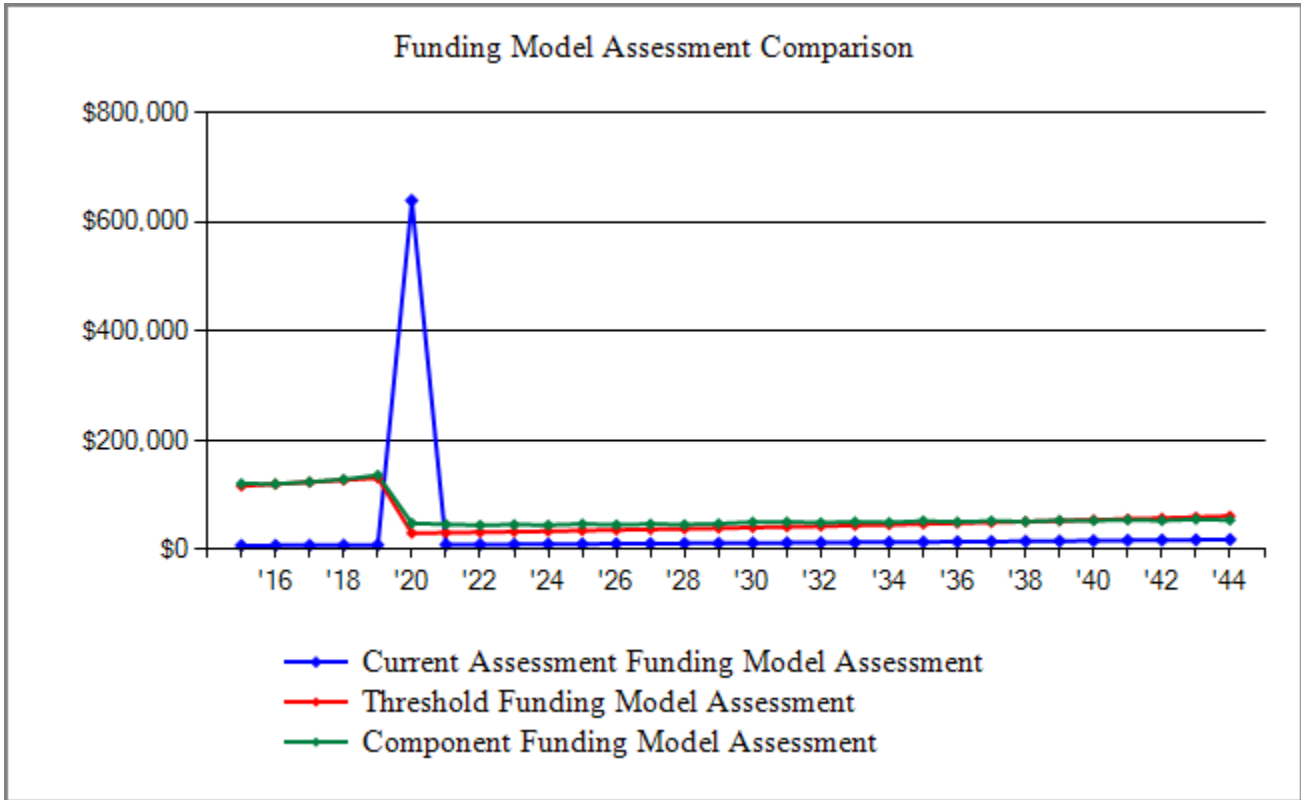
Assigned Reserves	\$71,992.00
Annually Contribution	\$8,000.00
Annually Interest	\$292.48
Annually Allocation	\$8,292.48

Dallas Meadows
RA Funding Model Comparison by Percent Funded



The chart above compares the three funding models (Current Assessment Funding Model, Threshold Funding Model and Component Funding Model) by the percentage fully funded over 30 years. This allows your association to view and then choose the funding model that might best fit your community’s needs.

Dallas Meadows
RA Funding Model Assessment Comparison Chart



The chart above compares the annual assessment of the three funding models (Current Assessment Funding Model, Threshold Funding Model and Component Funding Model) over 30 years.

**Dallas Meadows
RA Spread Sheet**

Description	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Fire Hydrants - Replace				27,318						
Pump House - Exterior - Replace		8,240								
Pump House Mechanical - Replace	2,500					2,898				
Utility Enclosure	2,762									
Water Pipe System - Repair	1,800		1,910		2,026		2,149		2,280	
Water Pipe System - Replace						626,008				
Water Storage Tank - Resurface	30,000									
Year Total:	37,062	8,240	1,910	27,318	2,026	628,906	2,149		2,280	

**Dallas Meadows
RA Spread Sheet**

Description	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Fire Hydrants - Replace										
Pump House - Exterior - Replace							12,838			
Pump House Mechanical - Replace	3,360					3,895				
Utility Enclosure										
Water Pipe System - Repair	2,419		2,566		2,723		2,888		3,064	
Water Pipe System - Replace										
Water Storage Tank - Resurface						46,739				
Year Total:	5,779		2,566		2,723	50,634	15,726		3,064	

**Dallas Meadows
RA Spread Sheet**

Description	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
Fire Hydrants - Replace										
Pump House - Exterior - Replace										
Pump House Mechanical - Replace	4,515					5,234				
Utility Enclosure	4,989									
Water Pipe System - Repair	3,251		3,449		3,659		3,882		4,118	
Water Pipe System - Replace										
Water Storage Tank - Resurface										
Year Total:	12,756		3,449		3,659	5,234	3,882		4,118	