

RDA Report

20
24

Prepared By

Linda Edgley



*Browns Farm Homeowners Association
Account 3007 - October 15, 2024*

Linda Edgley RS
142 Braxton Dr, Douglasville GA 30134
(800) 359-5015



TABLE OF CONTENTS

PART I - INTRODUCTION

THE RESERVE BUDGET

Funding Options	1-1
The Reserve Study	1-2
Developing a Component List.....	1-3
Preparing the Reserve Study	1-4
Funding Methods.....	1-5
Funding Strategies.....	1-5
Distribution of Accumulated Reserves.....	1-7
Funding Reserves.....	1-8

USING YOUR RESERVE ANALYSIS STUDY

User's Guide to Your Reserve Analysis Study	1-9
Definitions.....	1-10
A Multi-Purpose Tool	1-13

PART II - RESERVE ANALYSIS STUDY

Cash Flow Specific Summary of Calculations	2-1
Component Listing/Summary	2-2
Funding Status Report.....	2-4
Cash Flow Specific Projections	2-6
Annual Expenditure Detail.....	2-7
Cash Flow Detail Report by Category	2-14
Detail Report Index.....	2-45

PART III - APPENDIX

NOTES.....	3-1
------------	-----

RDA REPORT

RDA Reserve Management Software

Copyright 2022, Edwin G. Edgley

All Rights Reserved

CFS RESERVE ANALYSIS REPORT SUMMARY

Report Date	October 15 2024
Version	002
Account Number	3007
Budget Year Beginning	1 / 1/ 25
Ending	12/ 31/ 25
Total Units Included	207
Phase Development	1 of 1

Parameters:	
Inflation	3.00%
Annual Contribution Increase	3.00%
Investment Yield	3.25%
Taxes on Yield	0.00%
Contingency	3.00%
Reserve Fund Balance as of	
01/01/2024	\$183,574.96

PROJECT PROFILE & INTRODCUTION

Unless otherwise indicated in this report, we have used the following dates as the basis for aging all of the original components examined in this analysis: 1996

Level of Service: Level 1, Full Study with Field Inspection
Calculation Method Used; Cash Flow Method, Component
Funding Strategy: Full Funding, Threshold
RDA Field Inspection: June, 2024

CASH FLOW SPECIFIC SUMMARY OF CACULAITONS

Monthly Contribution to Reserves Required: (\$24.54 per Unit / per month)	\$5,080.00
Average Net Monthly Interest Contribution This Year:	\$494.96
Net Monthly Allocation to Reserves 01/ 01/ 24 to 12/31/24: (\$26.93 Per unit / per month)	
	\$5,574.96

Browns Farm HOA

RDA REPORT

RDA Reserve Management Software

Copyright 2022, Edwin G. Edgley

All Rights Reserved

PLEASE NOTE

This document has been provided pursuant to an agreement containing restrictions on its use. No part of this document may be copied or distributed, in any form or by any means, nor disclosed to third parties without the express written permission of Reserve Data Analysis. The client shall have the right to reproduce and distribute copies of this report, or the information contained within, as may be required for compliance with all applicable regulations.

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

It has been assumed, unless otherwise noted in the report, that all assets have been designed and constructed property and each estimated useful life will approximate that of the norm per industry standards and/or manufacture specifications used, in some cases, estimates may have been used on assets which have an indeterminable but potential liability to the association. The decision for the inclusion of these as well as all assets considered is left to the client.

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

Reserve Data Analysis would like to thank you for using our services, and we invite you to call us at anytime should you have any questions, comments or need assistance. In addition, any of the parameters and estimates used in this study may be changed at your request, after which will provide you with a revised study.

RDA REPORT

RDA Reserve Management Software

Copyright 2022, Edwin G. Edgley

All Rights Reserved

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

1. Funding Options

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

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

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

vehicle of the regularly assessed membership dues, it would have had the full term of the life of the roof in order to accumulate the necessary moneys. Additionally, those contributions would have been evenly distributed over the entire membership and would have earned interest as part of that contribution.

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

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

2. The Reserve Study

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

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

- **In a Full reserve study,** condition assessment (based upon on-site visual observations), and life and valuation estimates to determine both a "fund status" and "funding plan."

- In an Update – with site inspection, the reserve provider conducts a component inventory (verification only, not quantification), a condition assessment (based on on-site visual observations), and life and valuation estimate to determine both the “fund status” and “funding plan.”
- In an Update without site inspection, the reserve provider conducts life and valuation estimates to determine the “fund status” and “funding plan.”

3. Developing a Component List

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

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

Utilities:

- Electricity
- Gas
- Water
- Telephone
- Cable TV

Services:

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

Administrative:

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

Repair Expenses:

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

RESERVE EXPENSES are major expenses that occur other than annually and which must be budgeted for in advance in order to provide the necessary funds in time

for their occurrence. Reserve expenses are reasonably predictable both in terms of frequency and cost. However, they may include significant assets which have an indeterminable but potential liability which may be demonstrated as a likely occurrence. They are expenses that when incurred would have a significant affect on the smooth operation of the budgetary process from one year to the next if they were not reserved for in advance. Examples of Reserve Expenses include:

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

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

4. Preparing the Reserve Study

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

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

5 Funding Methods

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

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

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

6. Funding Strategies

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

- **Full Funding** — Given that the basis of funding for reserves is to distribute the costs of the replacements over the lives of the components in question, it follows that the ideal level of reserves would be proportionately related to those lives and costs. If an association has a component with an expected estimated useful life of ten years, it would set aside approximately one-tenth of the replacement cost each year. At the end

of three years, one would expect that three-tenths of the replacement cost to have accumulated, and if so, that component would be "fully-funded." This model is important in that it is a measure of the adequacy of an association's reserves at any one point of time, and is independent of any particular method which may have been used for past funding or may be under consideration for future funding. The formula is based on current replacement cost, and is a measure in time, independent of future inflationary or investment factors:

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

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

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

7. Distribution of Accumulated Reserves

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

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

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

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

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

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

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

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

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

If the reserves are underfunded, the monthly contribution requirements as outlined in this report can be expected to be higher than normal. In future years, as individual assets are replaced, the funding requirements will return to their normal levels. In the case of a large deficiency, a special assessment may be considered. The program can easily generate revised reports outlining how the monthly contributions would be affected by such an adjustment, or by any other changes which may be under consideration.

8. Funding Reserves

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

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

9. Users' Guide to Your Reserve Analysis Study

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

REPORT SUMMARY

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

INDEX REPORTS

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

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

DETAIL REPORTS

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

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

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

PROJECTIONS AND CHARTS

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

10. Definitions

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

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

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

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

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

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

RDA REPORT

RDA Reserve Management Software

Copyright 2022, Edwin G. Edgley

All Rights Reserved

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

11. A Multi-Purpose Tool

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

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

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

© Copyright 2022, Edwin G. Edgley
All Rights Reserved

RDA REPORT

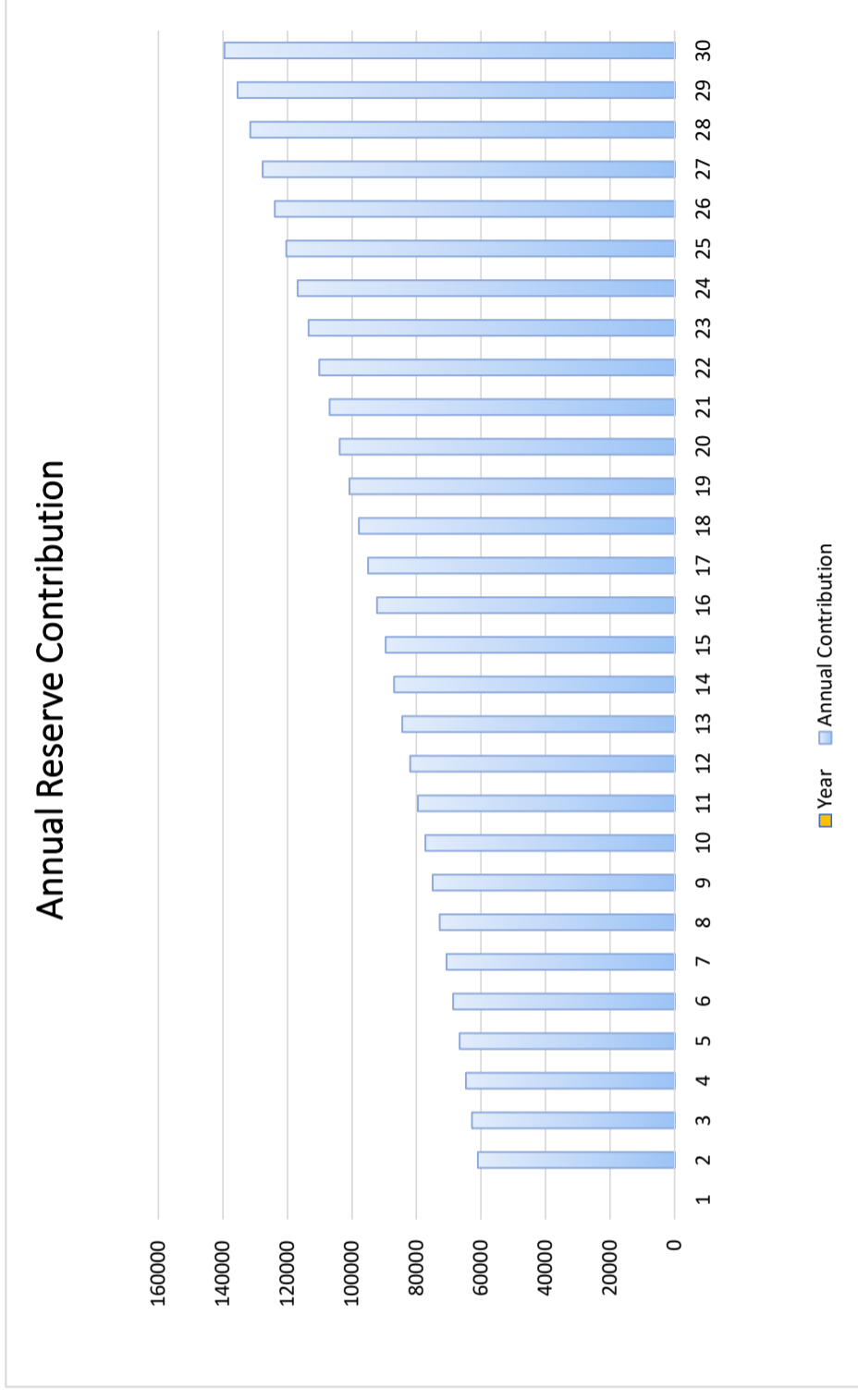
RDA Reserve Management Software

Copyright 2022, Edwin G. Edgley

All Rights Reserved

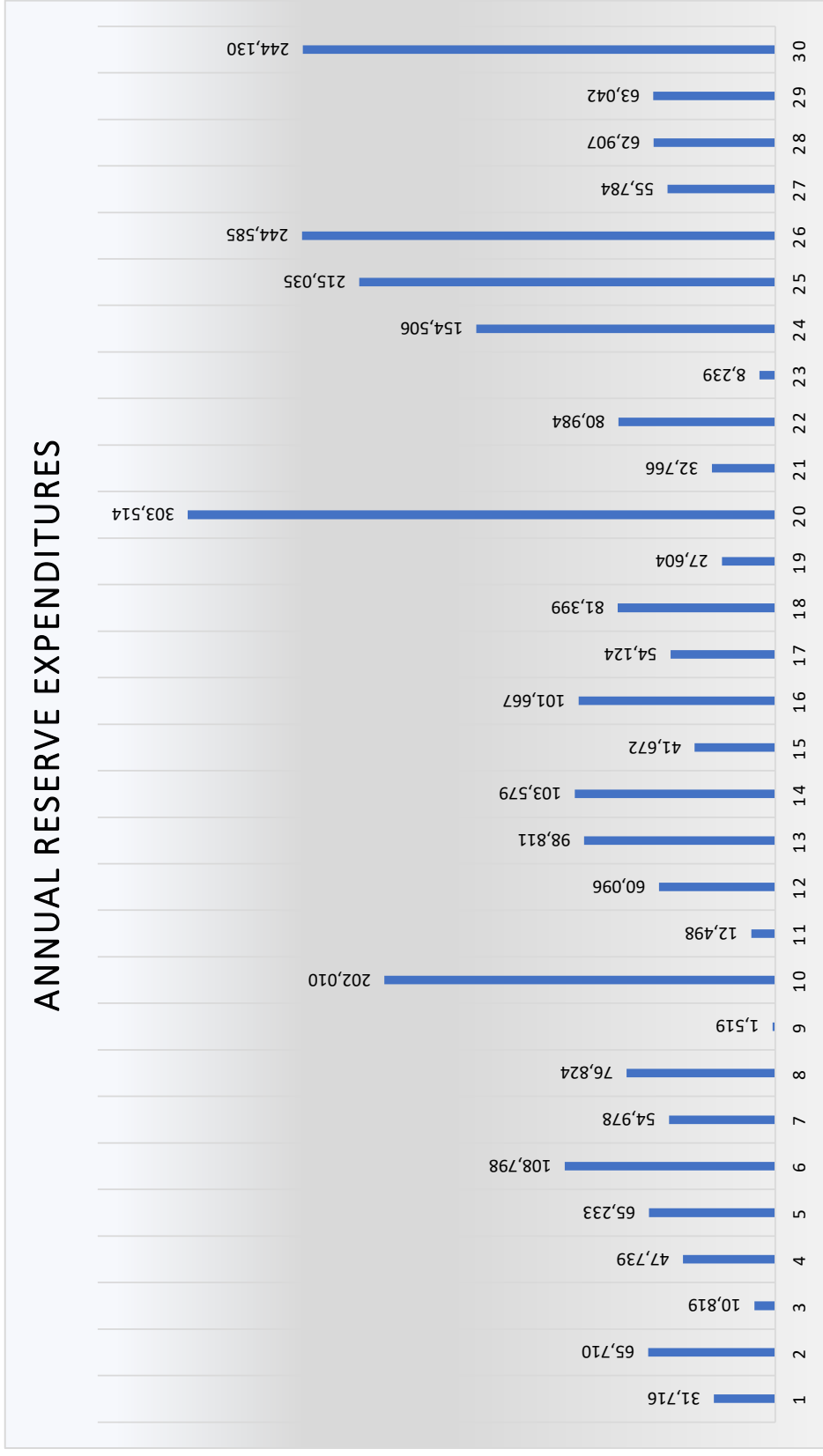
Year Annual Contribution

25	60,960
26	62,789
27	64,672
28	66,613
29	68,611
30	70,669
31	72,789
32	74,973
33	77,222
34	79,539
35	81,925
36	84,383
37	86,914
38	89,522
39	92,207
40	94,974
41	97,823
42	100,758
43	103,780
44	106,894
45	110,101
46	113,404
47	116,806
48	120,310
49	123,919
50	127,637
51	131,466
52	135,410
53	139,472
54	143,656

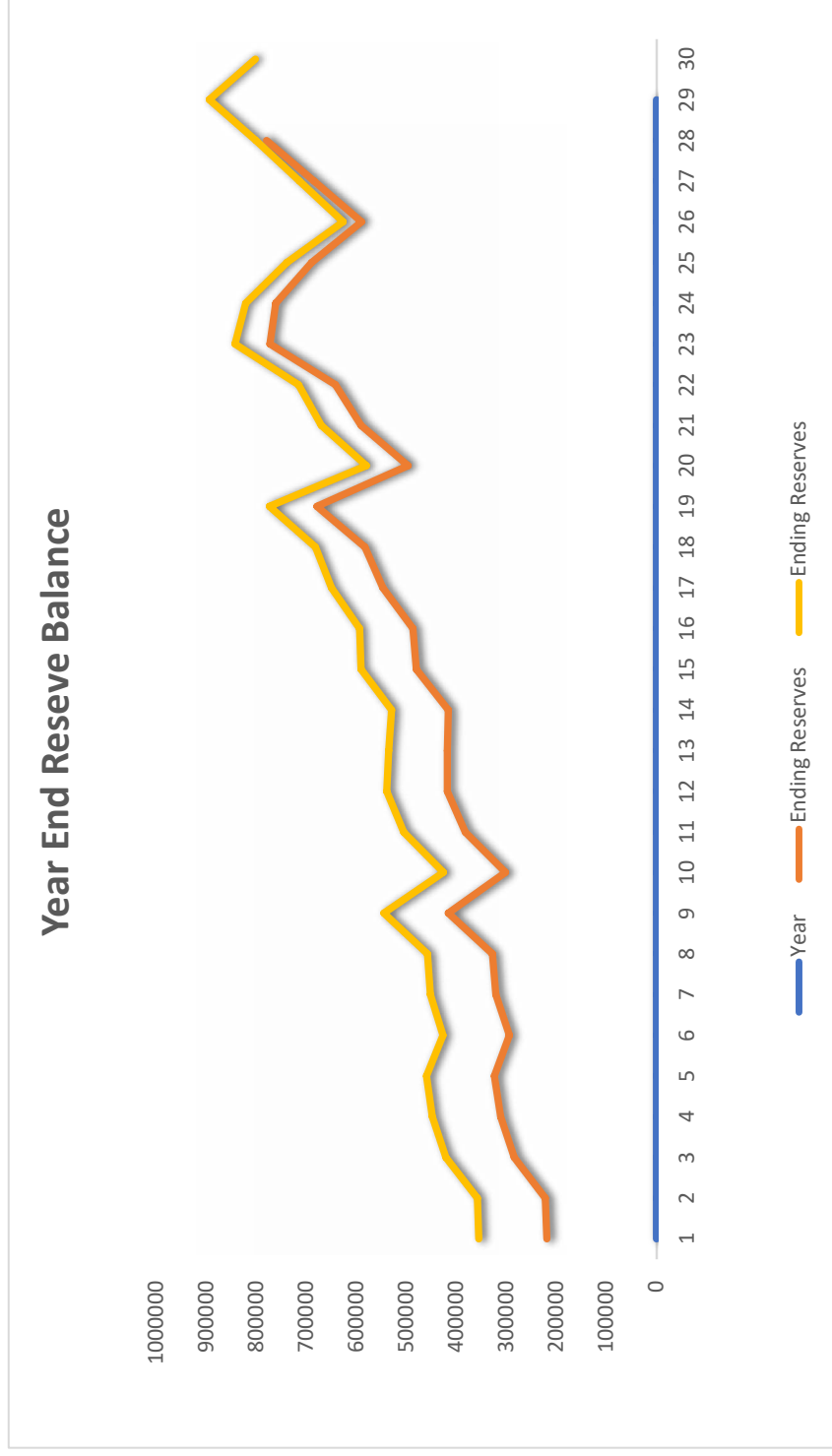


Year Annual Reserve Expenditures

25	31,716
26	65,710
27	10,819
28	47,739
29	65,233
30	108,798
31	54,978
32	76,824
33	1,519
34	202,010
35	12,498
36	60,096
37	98,811
38	103,579
39	41,672
40	101,667
41	54,124
42	81,399
43	27,604
44	303,514
45	32,766
46	80,984
47	8,239
48	154,506
49	215,035
50	244,585
51	55,784
52	62,907
53	63,042
54	244,130

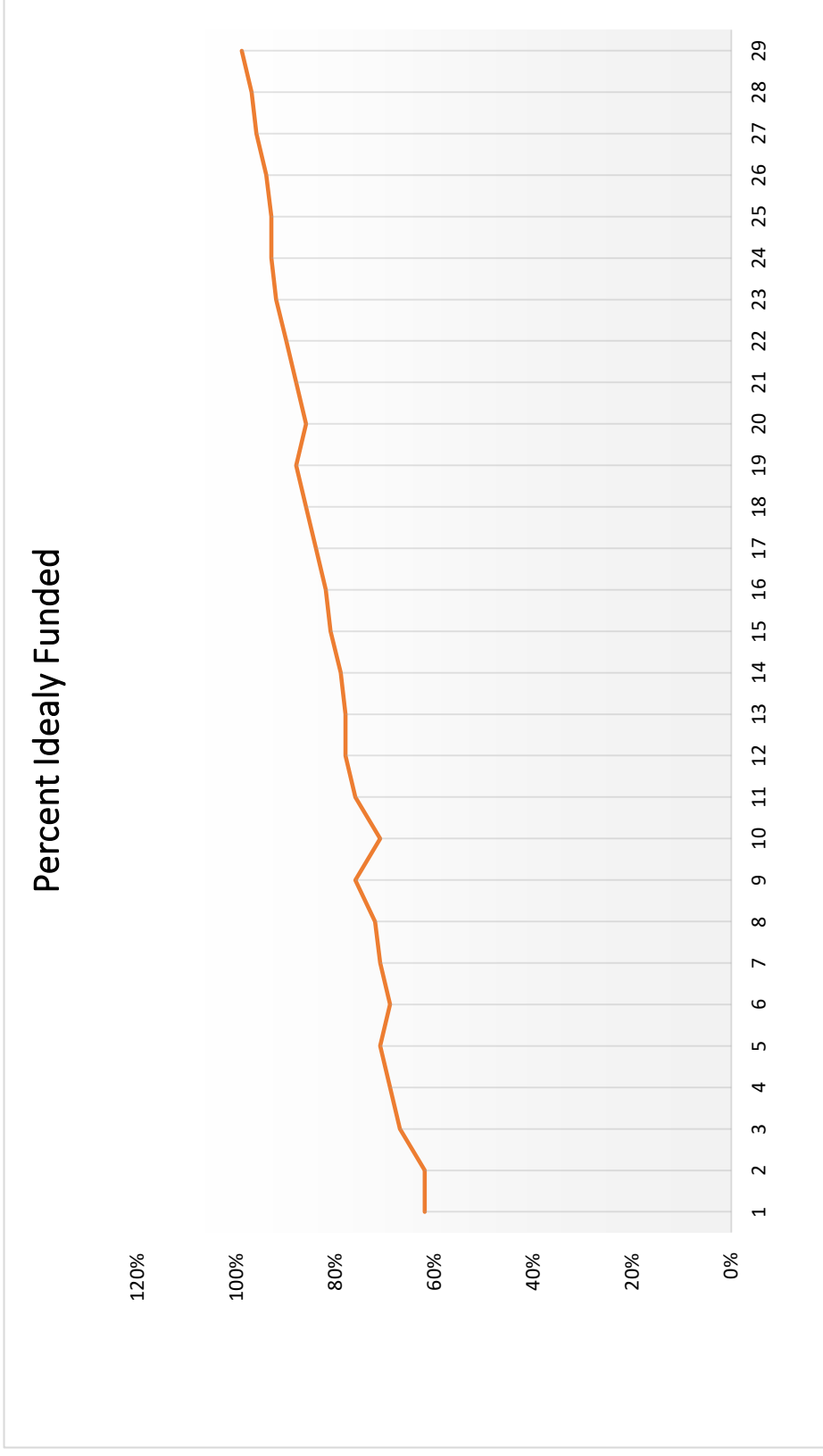


Year	Ending Reserves Fully Funded Reserves
25	219,170
26	222,255
27	284,055
28	311,726
29	324,267
30	294,308
31	321,108
32	328,443
33	416,092
34	301,878
35	382,082
36	418,260
37	418,207
38	415,875
39	480,141
40	487,361
41	546,823
42	583,050
43	679,109
44	496,486
45	590,772
46	641,714
47	772,933
48	760,947
49	689,702
50	589,356
51	684,615
52	779,663
53	881,830
54	804,552



Year PERCENT FUNDED %

25	62%
26	62%
27	67%
28	69%
29	71%
30	69%
31	71%
32	72%
33	76%
34	71%
35	76%
36	78%
37	78%
38	79%
39	81%
40	82%
41	84%
42	86%
43	88%
44	86%
45	88%
46	90%
47	92%
48	93%
49	93%
50	94%
51	96%
52	97%
53	99%
54	100%



Browns Farm Homeowners Association Component Listing/Summary

REPORT DATE: October 15, 2024
VERSION: 002
ACCOUNT NUMBER: 3007

DESCRIPTION	USE LIFE	+/- ADJ	REM LIFE	CURRENT COST
Concrete, Walkways - UNFD	55	0	0	0.00
Parking lot - Asphalt Overlay/Mill	30	+9	9	38,080.00
Parking Lot - Asphalt Seal Coat	4	0	1	3,332.00
Streets - Asphalt Repairs	12	0	5	7,901.60
*** CATEGORY SUMMARY:				49,313.60
Roofs - Gutters & Downspouts	22	+8	4	21,566.77
Roofs - Metal, Unfunded	0	0	0	0.00
*** CATEGORY SUMMARY:				21,566.77
Paint - Ext, Clubhouse, Pool House	8	0	4	13,141.92
Paint - Exterior, Tennis Pavilion	8	0	3	4,200.00
Paint - Interior	8	0	1	10,383.12
*** CATEGORY SUMMARY:				27,725.04
Fencing - Chain Link, Grounds	30	+8	9	11,112.00
Fencing - Chain Link, Tennis Courts	25	0	12	43,410.00
Fencing - Pool	25	0	0	13,964.00
Tot Lot - Playground Bark Barrier	10	0	8	1,199.08
Tot Lot - Playground Bark Replenish	4	0	2	4,300.00
Tot Lot - Playground Equipment	25	0	23	41,694.13
*** CATEGORY SUMMARY:				115,679.21
Lighting - Tennis Courts	22	0	19	30,600.00
*** CATEGORY SUMMARY:				30,600.00
BB Court - Goal, Replace	6	0	5	3,757.00
BB Court - Resurfacing	6	0	0	1,953.60
Pool - Filter, Sand,	14	0	5	12,100.00
Pool - Furniture, Replace	8	0	5	15,000.00
Pool - Pentair Control Panel	12	0	5	3,460.00
Pool - Pump, Pentair Commercial 5HP	12	0	7	5,600.00
Pool - Pump, Pentair, Nema Premium	12	0	7	6,865.00
Pool - Replaster, Lazy River Pool	25	0	24	31,281.00
Pool - Replaster, Main Pool	25	0	24	38,500.00
Pool - Safety Cover	6	0	3	24,120.00
Pools - Tile Replacement	12	0	11	18,720.00
Splash Pool - Repair	5	0	4	3,500.00
Tennis Courts - Resurfacing	6	0	1	49,000.00
Tennis Courts - Windscreen	6	0	0	0.00
Tennis Courts - Windscreen	6	0	0	8,761.60
Tennis Pavillion - Preforated Bench	10	0	5	35,136.00
Tennis Pavillion - Vinyl Benches	7	0	2	3,072.00

Browns Farm Homeowners Association
Component Listing/Summary

DESCRIPTION	USE LIFE	+/- ADJ	REM LIFE	CURRENT COST
Volley Ball Court - Repairs	6	0	5	1,500.00
*** CATEGORY SUMMARY:				262,326.20
Appliances - Dishwasher, GE	12	0	0	770.00
Appliances - Oven/Range, Kenmore	15	0	2	1,209.00
Appliances - Refrigerator, GE	15	0	2	1,617.00
Cabinets - Base/Wall, Laminates	22	+13	6	13,213.00
Counter Tops - Granite	35	0	6	10,464.00
Floor Cover - Ceramic Tile	35	+5	11	1,612.01
Floor Cover - Hardwood, Refinish	18	0	5	2,743.80
Furniture - Clubhouse, Allowance	8	0	7	0.00
Furniture - Decorator/Art Package	8	0	7	1,000.00
Partitions - Wood, Restrooms	10	+2	3	3,200.00
Plumbing Fixture - Drinking Fountn	12	0	0	1,267.00
Wall Cover - Tile, Restrooms	35	0	6	7,351.34
*** CATEGORY SUMMARY:				44,447.15
HVAC - Carrier, 2.5 Ton	14	0	3	12,168.00
Water Heater - Electric	12	0	5	1,320.00
*** CATEGORY SUMMARY:				13,488.00
Deck - Composite, Tennis Pavillion	30	0	16	30,656.00
Pool Decks - Deck Coating	10	0	9	41,475.00
Pool Decks - Deck Painting	5	0	4	19,750.00
Siding - Brick, Repair	10	0	1	1,080.86
Siding - Composite, Siding	35	+5	11	9,944.66
*** CATEGORY SUMMARY:				102,906.52
Monument Sign, Repair	6	0	5	2,600.00
Signs - Street & Traffic	5	0	0	5,000.00
*** CATEGORY SUMMARY:				7,600.00
TOTAL CURRENT REPLACEMENT COST:				675,652.49

Browns Farm Homeowners Association Funding Status Report

REPORT DATE: October 15, 2024
VERSION: 002
ACCOUNT NUMBER: 3007

DESCRIPTION	USE	+/-	REM	CURRENT	FULLY	ASSIGNED
	LIFE		LIFE	COST	FUNDED	RESERVES
					RESERVES	RESERVES
Concrete, Walkways - UNFD	55	0	0	0	0	0
Parking lot - Asphalt Overlay/Mill	30	+9	9	38,080	29,292	0
Parking Lot - Asphalt Seal Coat	4	0	1	3,332	2,499	2,499
Streets - Asphalt Repairs	12	0	5	7,902	4,609	4,609
*** CATEGORY SUMMARY:				49,314	36,401	7,108
Roofs - Gutters & Downspouts	22	+8	4	21,567	18,691	18,691
Roofs - Metal, Unfunded	0	0	0	0	0	0
*** CATEGORY SUMMARY:				21,567	18,691	18,691
Paint - Ext, Clubhouse, Pool House	8	0	4	13,142	5,974	5,974
Paint - Exterior, Tennis Pavilion	8	0	3	4,200	2,482	2,482
Paint - Interior	8	0	1	10,383	9,085	9,085
*** CATEGORY SUMMARY:				27,725	17,541	17,541
Fencing - Chain Link, Grounds	30	+8	9	11,112	8,480	0
Fencing - Chain Link, Tennis Courts	25	0	12	43,410	22,573	0
Fencing - Pool	25	0	0	13,964	13,964	13,964
Tot Lot - Playground Bark Barrier	10	0	8	1,199	171	0
Tot Lot - Playground Bark Replenish	4	0	2	4,300	1,720	1,720
Tot Lot - Playground Equipment	25	0	23	41,694	2,285	0
*** CATEGORY SUMMARY:				115,679	49,193	15,684
Lighting - Tennis Courts	22	0	19	30,600	4,173	0
*** CATEGORY SUMMARY:				30,600	4,173	0
BB Court - Goal, Replace	6	0	5	3,757	582	582
BB Court - Resurfacing	6	0	0	1,954	1,954	1,954
Pool - Filter, Sand,	14	0	5	12,100	7,779	7,779
Pool - Furniture, Replace	8	0	5	15,000	5,625	5,625
Pool - Pentair Control Panel	12	0	5	3,460	2,018	2,018
Pool - Pump, Pentair Commercial SHP	12	0	7	5,600	2,333	0
Pool - Pump, Pentair, Nema Premium	12	0	7	6,865	2,860	0
Pool - Replaster, Lazy River Pool	25	0	24	31,281	429	0
Pool - Replaster, Main Pool	25	0	24	38,500	527	0
Pool - Safety Cover	6	0	3	24,120	12,060	12,060
Pools - Tile Replacement	12	0	11	18,720	551	0
Splash Pool - Repair	5	0	4	3,500	700	700
Tennis Courts - Resurfacing	6	0	1	49,000	40,833	40,833
Tennis Courts - Windscreen	6	0	0	0	0	0
Tennis Courts - Windscreen	6	0	0	8,762	8,762	8,762
Tennis Pavillion - Preforated Bench	10	0	5	35,136	17,568	10,834
Tennis Pavillion - Vinyl Benches	7	0	2	3,072	2,194	2,194

Browns Farm Homeowners Association Funding Status Report

DESCRIPTION	USE +/- LIFE	REM LIFE	CURRENT COST	FULLY FUNDED RESERVES	ASSIGNED RESERVES	
Volley Ball Court - Repairs	6	0	5	1,500	250	0
*** CATEGORY SUMMARY:				262,326	107,025	93,341
Appliances - Dishwasher, GE	12	0	0	770	770	770
Appliances - Oven/Range, Kenmore	15	0	2	1,209	1,048	1,048
Appliances - Refrigerator, GE	15	0	2	1,617	1,401	1,401
Cabinets - Base/Wall, Laminates	22	+13	6	13,213	10,948	0
Counter Tops - Granite	35	0	6	10,464	8,670	0
Floor Cover - Ceramic Tile	35	+5	11	1,612	1,169	0
Floor Cover - Hardwood, Refinish	18	0	5	2,744	1,971	1,971
Furniture - Clubhouse, Allowance	8	0	7	0	0	0
Furniture - Decorator/Art Package	8	0	7	1,000	125	0
Partitions - Wood, Restrooms	10	+2	3	3,200	2,400	2,400
Plumbing Fixture - Drinking Fountrn	12	0	0	1,267	1,267	1,267
Wall Cover - Tile, Restrooms	35	0	6	7,351	6,091	0
*** CATEGORY SUMMARY:				44,447	35,860	8,857
HVAC - Carrier, 2.5 Ton	14	0	3	12,168	9,481	9,481
Water Heater - Electric	12	0	5	1,320	770	0
*** CATEGORY SUMMARY:				13,488	10,251	9,481
Deck - Composite, Tennis Pavillion	30	0	16	30,656	14,169	0
Pool Decks - Deck Coating	10	0	9	41,475	1,481	0
Pool Decks - Deck Painting	5	0	4	19,750	1,519	1,519
Siding - Brick, Repair	10	0	1	1,081	973	973
Siding - Composite, Siding	35	+5	11	9,945	7,210	0
*** CATEGORY SUMMARY:				102,907	25,352	2,492
Monument Sign, Repair	6	0	5	2,600	433	433
Signs - Street & Traffic	5	0	0	5,000	5,000	5,000
*** CATEGORY SUMMARY:				7,600	5,433	5,433
TOTAL ASSET SUMMARY:				675,652	309,919	178,628
CONTINGENCY @ 3.00%:					9,298	5,359
GRAND TOTAL:					319,217	183,987

Percent Fully Funded: 58%

Browns Farm Homeowners Association
Cash Flow Specific Projections

REPORT DATE: October 15, 2024
 VERSION: 002
 ACCOUNT NUMBER: 3007

Beginning Accumulated Reserves: \$183,987

YEAR	CURRENT REPLACEMENT COST	ANNUAL CONTRBTN	ANNUAL INTEREST CONTRBTN	ANNUAL EXPENDTRS	PROJECTED ENDING RESERVES	FULLY FUNDED RESERVES	PERCENT FULLY FUNDED
'25	675,652	60,960	5,939	31,716	219,170	355,314	62%
'26	695,922	62,789	6,006	65,710	222,255	358,235	62%
'27	716,800	64,672	7,947	10,819	284,055	421,095	67%
'28	738,304	66,613	8,797	47,739	311,726	448,556	69%
'29	760,453	68,611	9,163	65,233	324,267	459,653	71%
'30	783,266	70,669	8,170	108,798	294,308	426,857	69%
'31	806,764	72,789	8,989	54,978	321,108	452,522	71%
'32	830,967	74,973	9,186	76,824	328,443	457,916	72%
'33	855,896	77,222	11,945	1,519	416,092	545,552	76%
'34	881,573	79,539	8,258	202,010	301,878	425,484	71%
'35	908,020	81,925	10,778	12,498	382,082	505,204	76%
'36	935,261	84,383	11,890	60,096	418,260	539,151	78%
'37	963,319	86,914	11,845	98,811	418,207	535,521	78%
'38	992,218	89,522	11,725	103,579	415,875	529,274	79%
'39	1,021,985	92,207	13,730	41,672	480,141	591,144	81%
'40	1,052,645	94,974	13,913	101,667	487,361	593,927	82%
'41	1,084,224	97,823	15,762	54,124	546,823	650,005	84%
'42	1,116,751	100,758	16,868	81,399	583,050	681,700	86%
'43	1,150,253	103,780	19,883	27,604	679,109	774,373	88%
'44	1,184,761	106,894	13,997	303,514	496,486	580,158	86%
'45	1,220,304	110,101	16,952	32,766	590,772	670,489	88%
'46	1,256,913	113,404	18,522	80,984	641,714	715,608	90%
'47	1,294,620	116,806	22,653	8,239	772,933	842,582	92%
'48	1,333,459	120,310	22,209	154,506	760,947	821,522	93%
'49	1,373,462	123,919	19,871	215,035	689,702	738,978	93%
'50	1,414,666	127,637	16,602	244,585	589,356	626,236	94%
'51	1,457,106	131,466	19,578	55,784	684,615	714,149	96%
'52	1,500,819	135,410	22,545	62,907	779,663	800,991	97%
'53	1,545,844	139,472	25,737	63,042	881,830	894,260	99%
'54	1,592,219	143,656	23,196	244,130	804,552	802,294	100%

Browns Farm Homeowners Association
Annual Expenditure Detail

REPORT DATE: October 15, 2024
 VERSION: 002
 ACCOUNT NUMBER: 3007

DESCRIPTION	EXPENDITURES
REPLACEMENT YEAR 2025	
Appliances - Dishwasher, GE	770.00
BB Court - Resurfacing	1,953.60
Fencing - Pool	13,964.00
Plumbing Fixture - Drinking Fountn	1,267.00
Signs - Street & Traffic	5,000.00
Tennis Courts - Windscreen	8,761.60
*** ANNUAL TOTAL:	31,716.20
REPLACEMENT YEAR 2026	
Paint - Interior	10,694.61
Parking Lot - Asphalt Seal Coat	3,431.96
Siding - Brick, Repair	1,113.29
Tennis Courts - Resurfacing	50,470.00
*** ANNUAL TOTAL:	65,709.86
REPLACEMENT YEAR 2027	
Appliances - Oven/Range, Kenmore	1,282.63
Appliances - Refrigerator, GE	1,715.48
Tennis Pavillion - Vinyl Benches	3,259.08
Tot Lot - Playground Bark Replenish	4,561.87
*** ANNUAL TOTAL:	10,819.06
REPLACEMENT YEAR 2028	
HVAC - Carrier, 2.5 Ton	13,296.30
Paint - Exterior, Tennis Pavilion	4,589.45
Partitions - Wood, Restrooms	3,496.73
Pool - Safety Cover	26,356.58
*** ANNUAL TOTAL:	47,739.06
REPLACEMENT YEAR 2029	
Paint - Ext, Clubhouse, Pool House	14,791.36
Pool Decks - Deck Painting	22,228.80
Roofs - Gutters & Downspouts	24,273.59
Splash Pool - Repair	3,939.28

Browns Farm Homeowners Association
Annual Expenditure Detail

DESCRIPTION	EXPENDITURES
*** ANNUAL TOTAL:	65,233.03
REPLACEMENT YEAR 2030	
BB Court - Goal, Replace	4,355.39
Floor Cover - Hardwood, Refinish	3,180.82
Monument Sign, Repair	3,014.11
Parking Lot - Asphalt Seal Coat	3,862.71
Pool - Filter, Sand,	14,027.22
Pool - Furniture, Replace	17,389.12
Pool - Pentair Control Panel	4,011.08
Signs - Street & Traffic	5,796.38
Streets - Asphalt Repairs	9,160.12
Tennis Pavillion - Preforated Bench	40,732.25
Volley Ball Court - Repairs	1,738.91
Water Heater - Electric	1,530.24
*** ANNUAL TOTAL:	108,798.35
REPLACEMENT YEAR 2031	
BB Court - Resurfacing	2,332.70
Cabinets - Base/Wall, Laminates	15,777.01
Counter Tops - Granite	12,494.57
Tennis Courts - Windscreen	10,461.81
Tot Lot - Playground Bark Replenish	5,134.43
Wall Cover - Tile, Restrooms	8,777.89
*** ANNUAL TOTAL:	54,978.41
REPLACEMENT YEAR 2032	
Furniture - Decorator/Art Package	1,229.88
Pool - Pump, Pentair Commercial 5HP	6,887.30
Pool - Pump, Pentair, Nema Premium	8,443.09
Tennis Courts - Resurfacing	60,263.82
*** ANNUAL TOTAL:	76,824.09
REPLACEMENT YEAR 2033	
Tot Lot - Playground Bark Barrier	1,518.95
*** ANNUAL TOTAL:	1,518.95
REPLACEMENT YEAR 2034	
Fencing - Chain Link, Grounds	14,498.64

Browns Farm Homeowners Association
Annual Expenditure Detail

DESCRIPTION	EXPENDITURES
Paint - Interior	13,547.62
Parking lot - Asphalt Overlay/Mill	49,685.76
Parking Lot - Asphalt Seal Coat	4,347.52
Pool - Safety Cover	31,471.15
Pool Decks - Deck Coating	54,115.47
Pool Decks - Deck Painting	25,769.27
Splash Pool - Repair	4,566.71
Tennis Pavillion - Vinyl Benches	4,008.27
*** ANNUAL TOTAL:	202,010.41
REPLACEMENT YEAR 2035	
Signs - Street & Traffic	6,719.60
Tot Lot - Playground Bark Replenish	5,778.84
*** ANNUAL TOTAL:	12,498.44
REPLACEMENT YEAR 2036	
BB Court - Goal, Replace	5,200.56
Floor Cover - Ceramic Tile	2,231.39
Monument Sign, Repair	3,599.01
Paint - Exterior, Tennis Pavilion	5,813.76
Pools - Tile Replacement	25,912.87
Siding - Brick, Repair	1,496.18
Siding - Composite, Siding	13,765.73
Volley Ball Court - Repairs	2,076.34
*** ANNUAL TOTAL:	60,095.84
REPLACEMENT YEAR 2037	
Appliances - Dishwasher, GE	1,097.83
BB Court - Resurfacing	2,785.36
Fencing - Chain Link, Tennis Courts	61,892.27
Paint - Ext, Clubhouse, Pool House	18,737.25
Plumbing Fixture - Drinking Fountn	1,806.42
Tennis Courts - Windscreen	12,491.95
*** ANNUAL TOTAL:	98,811.08
REPLACEMENT YEAR 2038	
Parking Lot - Asphalt Seal Coat	4,893.18
Partitions - Wood, Restrooms	4,699.32
Pool - Furniture, Replace	22,028.01
Tennis Courts - Resurfacing	71,958.15

Browns Farm Homeowners Association
Annual Expenditure Detail

DESCRIPTION	EXPENDITURES
*** ANNUAL TOTAL:	103,578.66
REPLACEMENT YEAR 2039	
Pool Decks - Deck Painting	29,873.65
Splash Pool - Repair	5,294.06
Tot Lot - Playground Bark Replenish	6,504.14
*** ANNUAL TOTAL:	41,671.85
REPLACEMENT YEAR 2040	
Furniture - Decorator/Art Package	1,557.98
Pool - Safety Cover	37,578.19
Signs - Street & Traffic	7,789.86
Tennis Pavillion - Preforated Bench	54,740.76
*** ANNUAL TOTAL:	101,666.79
REPLACEMENT YEAR 2041	
Deck - Composite, Tennis Pavillion	49,193.87
Tennis Pavillion - Vinyl Benches	4,929.67
*** ANNUAL TOTAL:	54,123.54
REPLACEMENT YEAR 2042	
Appliances - Oven/Range, Kenmore	1,998.29
Appliances - Refrigerator, GE	2,672.65
BB Court - Goal, Replace	6,209.75
HVAC - Carrier, 2.5 Ton	20,111.84
Monument Sign, Repair	4,297.41
Paint - Interior	17,161.73
Parking Lot - Asphalt Seal Coat	5,507.33
Pool - Pentair Control Panel	5,718.84
Streets - Asphalt Repairs	13,060.13
Volley Ball Court - Repairs	2,479.26
Water Heater - Electric	2,181.76
*** ANNUAL TOTAL:	81,398.99
REPLACEMENT YEAR 2043	
BB Court - Resurfacing	3,325.87
Tennis Courts - Windscreen	14,916.04
Tot Lot - Playground Bark Barrier	2,041.34
Tot Lot - Playground Bark Replenish	7,320.47

Browns Farm Homeowners Association
Annual Expenditure Detail

DESCRIPTION	EXPENDITURES
*** ANNUAL TOTAL:	27,603.72
REPLACEMENT YEAR 2044	
Lighting - Tennis Courts	53,657.26
Paint - Exterior, Tennis Pavilion	7,364.70
Pool - Filter, Sand,	21,217.42
Pool - Pump, Pentair Commercial 5HP	9,819.65
Pool - Pump, Pentair, Nema Premium	12,037.82
Pool Decks - Deck Coating	72,726.66
Pool Decks - Deck Painting	34,631.75
Splash Pool - Repair	6,137.27
Tennis Courts - Resurfacing	85,921.80
*** ANNUAL TOTAL:	303,514.33
REPLACEMENT YEAR 2045	
Paint - Ext, Clubhouse, Pool House	23,735.79
Signs - Street & Traffic	9,030.60
*** ANNUAL TOTAL:	32,766.39
REPLACEMENT YEAR 2046	
Parking Lot - Asphalt Seal Coat	6,198.55
Pool - Furniture, Replace	27,904.44
Pool - Safety Cover	44,870.33
Siding - Brick, Repair	2,010.75
*** ANNUAL TOTAL:	80,984.07
REPLACEMENT YEAR 2047	
Tot Lot - Playground Bark Replenish	8,239.25
*** ANNUAL TOTAL:	8,239.25
REPLACEMENT YEAR 2048	
BB Court - Goal, Replace	7,414.76
Floor Cover - Hardwood, Refinish	5,415.12
Furniture - Decorator/Art Package	1,973.60
Monument Sign, Repair	5,131.33
Partitions - Wood, Restrooms	6,315.50
Pools - Tile Replacement	36,945.56
Tennis Pavillion - Vinyl Benches	6,062.88
Tot Lot - Playground Equipment	82,286.98

Browns Farm Homeowners Association
Annual Expenditure Detail

DESCRIPTION	EXPENDITURES
Volley Ball Court - Repairs	2,960.36
*** ANNUAL TOTAL:	154,506.09
REPLACEMENT YEAR 2049	
Appliances - Dishwasher, GE	1,565.24
BB Court - Resurfacing	3,971.27
Plumbing Fixture - Drinking Fountn	2,575.52
Pool - Replaster, Lazy River Pool	63,587.82
Pool - Replaster, Main Pool	78,262.56
Pool Decks - Deck Painting	40,147.68
Splash Pool - Repair	7,114.78
Tennis Courts - Windscreen	17,810.52
*** ANNUAL TOTAL:	215,035.39
REPLACEMENT YEAR 2050	
Fencing - Pool	29,237.50
Paint - Interior	21,739.96
Parking Lot - Asphalt Seal Coat	6,976.53
Signs - Street & Traffic	10,468.95
Tennis Courts - Resurfacing	102,595.11
Tennis Pavillion - Preforated Bench	73,567.01
*** ANNUAL TOTAL:	244,585.06
REPLACEMENT YEAR 2051	
Roofs - Gutters & Downspouts	46,510.70
Tot Lot - Playground Bark Replenish	9,273.35
*** ANNUAL TOTAL:	55,784.05
REPLACEMENT YEAR 2052	
Paint - Exterior, Tennis Pavilion	9,329.39
Pool - Safety Cover	53,577.52
*** ANNUAL TOTAL:	62,906.91
REPLACEMENT YEAR 2053	
Cabinets - Base/Wall, Laminates	30,230.37
Paint - Ext, Clubhouse, Pool House	30,067.79
Tot Lot - Playground Bark Barrier	2,743.39
*** ANNUAL TOTAL:	63,041.55

Browns Farm Homeowners Association
Annual Expenditure Detail

DESCRIPTION	EXPENDITURES
REPLACEMENT YEAR 2054	
BB Court - Goal, Replace	8,853.61
Monument Sign, Repair	6,127.07
Parking Lot - Asphalt Seal Coat	7,852.14
Pool - Furniture, Replace	35,348.51
Pool - Pentair Control Panel	8,153.69
Pool Decks - Deck Coating	97,738.53
Pool Decks - Deck Painting	46,542.16
Splash Pool - Repair	8,247.98
Streets - Asphalt Repairs	18,620.62
Volley Ball Court - Repairs	3,534.84
Water Heater - Electric	3,110.66
*** ANNUAL TOTAL:	<hr/> 244,129.81

Browns Farm Homeowners Association
Cash Flow Detail Report by Category

REPORT DATE: October 15, 2024
VERSION: 002
ACCOUNT NUMBER: 3007

Concrete, Walkways - UNFD

ASSET ID 1001
GROUP/FACILITY 0
CATEGORY 10

QUANTITY	0 comment
UNIT COST	0.000
PERCENT REPL	0.00%
CURRENT COST	0.00
FUTURE COST	0.00
SALVAGE VALUE	0.00

PLACED IN SERVICE 0/ 0
55 YEAR USEFUL LIFE
+0 YEAR ADJUSTMENT
REPLACEMENT YEAR 2025
0 YEAR REM LIFE

REMARKS:

It is normally a standard policy not to fund for concrete deck, sidewalk, or driveway repairs as a reserve component. It is anticipated that any repairs required will be addressed immediately due to safety concerns. Good maintenance practice would not allow the need for repairs to accumulate to a point that they would become a major expense. Minor repairs, as needed, may be covered by the operational budget, operational contingency or reserve contingency. Should the client feel otherwise, we would be happy to incorporate this element into our analysis.

Parking lot - Asphalt Overlay/Mill

ASSET ID 1002
GROUP/FACILITY 0
CATEGORY 10

QUANTITY	11,900 sq. ft.
UNIT COST	3.200
PERCENT REPL	100.00%
CURRENT COST	38,080.00
FUTURE COST	49,685.76
SALVAGE VALUE	0.00

PLACED IN SERVICE 1/95
30 YEAR USEFUL LIFE
+9 YEAR ADJUSTMENT
REPLACEMENT YEAR 2034
9 YEAR REM LIFE

REMARKS:

Most asphalt areas can be expected to last approximately 20 years before it will become necessary for an overlay to be applied. This can double the life of the surface upon application. It will be necessary to adjust the manhole and valve covers at the time the overlay is applied. Deflection testing should be conducted by an independent consultant near the end of the estimated useful life to determine the condition of the asphalt and estimated remaining life before the overlay is required.

Browns Farm Homeowners Association
Cash Flow Detail Report by Category

Parking lot - Asphalt Overlay/Mill, Continued ...

In addition to this service, a consultant may be obtained to prepare the application specifications, and to work with the contractor during the actual installation. We recommend the client obtain bids for such a consultation near the end of the estimated useful life. As costs vary, we have not included such an expense in our cost estimates. Should the client request, we will be happy to incorporate this cost in a report revision.

The useful life on the asphalt overlay has been adjusted to align with the future replacement cycles of the asphalt repairs and slurry sealing.

Parking Lot - Asphalt Seal Coat	QUANTITY	11,900 sq. ft.
	UNIT COST	0.280
ASSET ID 1004	PERCENT REPL	100.00%
GROUP/FACILITY 0	CURRENT COST	3,332.00
CATEGORY 10	FUTURE COST	3,431.96
	SALVAGE VALUE	0.00
PLACED IN SERVICE 1/22		
4 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT		
REPLACEMENT YEAR 2026		
1 YEAR REM LIFE		

REMARKS:

Periodic asphalt slurry sealing is necessary in the prevention of moisture penetration and to ensure the sealing of hairline cracking that eventually develops into alligating and overall failure of the asphalt surface. As a further benefit, slurry sealing helps to prevent the evaporation and loss of the basic oils that bind the asphalt and allow for a pliable driving surface.

The cost includes any restriping that may be necessary.

Streets - Asphalt Repairs	QUANTITY	11,900 sq. ft.
	UNIT COST	13.280
ASSET ID 1003	PERCENT REPL	5.00%
GROUP/FACILITY 0	CURRENT COST	7,901.60
CATEGORY 10	FUTURE COST	9,160.12
	SALVAGE VALUE	0.00
PLACED IN SERVICE 1/18		
12 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT		
REPLACEMENT YEAR 2030		
5 YEAR REM LIFE		

Browns Farm Homeowners Association
Cash Flow Detail Report by Category

Streets - Asphalt Repairs, Continued ...

REMARKS:

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

The useful life on the asphalt repairs has been adjusted to align with the future cycle of the slurry sealing.

Browns Farm Homeowners Association
Cash Flow Detail Report by Category

Roofs - Gutters & Downspouts

ASSET ID 1006
GROUP/FACILITY 0
CATEGORY 20

QUANTITY	1,013 lin. ft.
UNIT COST	21.290
PERCENT REPL	100.00%
CURRENT COST	21,566.77
FUTURE COST	24,273.59
SALVAGE VALUE	0.00

PLACED IN SERVICE 1/99
22 YEAR USEFUL LIFE
+8 YEAR ADJUSTMENT
REPLACEMENT YEAR 2029
4 YEAR REM LIFE

REMARKS:

Clubhouse - gutters 469 lin. ft. Downspouts - 154 lin. ft
Pool House - gutters 235 lin. ft. Downspouts - 39 lin. ft
Tennis Pavilion - gutters 92 lin. ft. Downspouts - 24 lin. ft

The replacement of these gutters and downspouts has been adjusted to align with the replacement of the corresponding roof.

Although conditions vary greatly from one location to another, all gutters and downspouts should be inspected on a regular basis to insure that they are clear of debris and functioning properly.

Roofs - Metal, Unfunded

ASSET ID 1005
GROUP/FACILITY 0
CATEGORY 20

QUANTITY	1 comment
UNIT COST	0.000
PERCENT REPL	100.00%
CURRENT COST	0.00
FUTURE COST	0.00
SALVAGE VALUE	0.00

PLACED IN SERVICE 1/96
0 YEAR USEFUL LIFE
+0 YEAR ADJUSTMENT
REPLACEMENT YEAR 2025
0 YEAR REM LIFE

REMARKS:

Clubhouse - 5799 sq. ft
Pool House - 2044
Tennis Pavillion - 536

This roof has an infinite useful life, with proper maintenance and care these roofs should last the lifetime of the community.

In order to ensure a high quality installation, the client may wish to obtain the services of an independent roofing consultant to work with the client and the roofing contractor providing installation. Consultants are

Browns Farm Homeowners Association
Cash Flow Detail Report by Category

Roofs - Metal, Unfunded, Continued ...

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

Browns Farm Homeowners Association
Cash Flow Detail Report by Category

Paint - Ext, Clubhouse, Pool House

ASSET ID 1009
GROUP/FACILITY 0
CATEGORY 30

QUANTITY	6,288 sq. ft.
UNIT COST	2.090
PERCENT REPL	100.00%
CURRENT COST	13,141.92
FUTURE COST	14,791.35
SALVAGE VALUE	0.00

PLACED IN SERVICE 9/21
8 YEAR USEFUL LIFE
+0 YEAR ADJUSTMENT
REPLACEMENT YEAR 2029
4 YEAR REM LIFE

REMARKS:

Clubhouse - 3454 sq. ft.
Pool House - 2934

Paint - Exterior, Tennis Pavilion

ASSET ID 1048
GROUP/FACILITY 0
CATEGORY 30

QUANTITY	1 total
UNIT COST	4,200.000
PERCENT REPL	100.00%
CURRENT COST	4,200.00
FUTURE COST	4,589.45
SALVAGE VALUE	0.00

PLACED IN SERVICE 9/20
8 YEAR USEFUL LIFE
+0 YEAR ADJUSTMENT
REPLACEMENT YEAR 2028
3 YEAR REM LIFE

REMARKS:

The actual date this component was last replaced, repaired or maintained was unavailable, and we have estimated this information based upon typical useful lives in simular circumstances and present observed conditions.

Paint - Interior

ASSET ID 1008
GROUP/FACILITY 0
CATEGORY 30

QUANTITY	4,968 sq. ft.
UNIT COST	2.090
PERCENT REPL	100.00%
CURRENT COST	10,383.12
FUTURE COST	10,694.61
SALVAGE VALUE	0.00

PLACED IN SERVICE 1/18
8 YEAR USEFUL LIFE
+0 YEAR ADJUSTMENT
REPLACEMENT YEAR 2026
1 YEAR REM LIFE

Browns Farm Homeowners Association
Cash Flow Detail Report by Category

Paint - Interior, Continued ...

REMARKS:

Great Room	3400 sq. ft.
Kitchen	566
Restrooms	422
Pool Restrooms	580

The actual date this component was last replaced, repaired or maintained was unavailable, and we have estimated this information based upon typical useful lives in similar circumstances and present observed conditions.

Browns Farm Homeowners Association
Cash Flow Detail Report by Category

Fencing - Chain Link, Grounds

ASSET ID 1024
GROUP/FACILITY 0
CATEGORY 40

QUANTITY	1 total
UNIT COST	11,112.000
PERCENT REPL	100.00%
CURRENT COST	11,112.00
FUTURE COST	14,498.64
SALVAGE VALUE	0.00

PLACED IN SERVICE 1/96
30 YEAR USEFUL LIFE
+8 YEAR ADJUSTMENT
REPLACEMENT YEAR 2034
9 YEAR REM LIFE

REMARKS:

324 lin. ft. of 4' fencing	@	\$ 21.58	=	\$ 6,992.00
48 lin. ft. of 5'6" fencing	@	31.08	=	1,492.00
32 lin. ft. of 8'6" fencing	@	46.25	=	1,480.00
2 - 5' x 6' gates	@	574.00	=	1,148.00

		TOTAL	=	\$ 11,112.00

Fencing - Chain Link, Tennis Courts

ASSET ID 1023
GROUP/FACILITY 0
CATEGORY 40

QUANTITY	1 total
UNIT COST	43,410.000
PERCENT REPL	100.00%
CURRENT COST	43,410.00
FUTURE COST	61,892.28
SALVAGE VALUE	0.00

PLACED IN SERVICE 1/12
25 YEAR USEFUL LIFE
+0 YEAR ADJUSTMENT
REPLACEMENT YEAR 2037
12 YEAR REM LIFE

REMARKS:

820 lin. ft. of 10' fencing	@	\$ 51.15	=	\$ 41,943.00
2 - 3'6" x 7' gates	@	733.70	=	1,467.00

		TOTAL	=	\$ 43,410.00

Browns Farm Homeowners Association
Cash Flow Detail Report by Category

Fencing - Pool

ASSET ID 1025
GROUP/FACILITY 0
CATEGORY 40

QUANTITY	1 total
UNIT COST	13,964.000
PERCENT REPL	100.00%
CURRENT COST	13,964.00
FUTURE COST	13,964.00
SALVAGE VALUE	0.00

PLACED IN SERVICE 1/96
25 YEAR USEFUL LIFE
+0 YEAR ADJUSTMENT
REPLACEMENT YEAR 2025
0 YEAR REM LIFE

REMARKS:

26 lin. ft. of 4' fencing	@ \$ 117.72 = \$ 3,061.00
32 lin. ft. of 6' fencing	@ 176.08 = 5,635.00
2 - 4' x 4' gates	@ 864.00 = 1,728.00
2 - 3' x 6' gates	@ 1,062.00 = 2,124.00
1 - 4' x 6' gate	@ 1,416.00 = 1,416.00

TOTAL	= \$ 13,964.00

Tot Lot - Playground Bark Barrier

ASSET ID 1028
GROUP/FACILITY 0
CATEGORY 40

QUANTITY	124 lin. ft.
UNIT COST	9.670
PERCENT REPL	100.00%
CURRENT COST	1,199.08
FUTURE COST	1,518.96
SALVAGE VALUE	0.00

PLACED IN SERVICE 9/23
10 YEAR USEFUL LIFE
+0 YEAR ADJUSTMENT
REPLACEMENT YEAR 2033
8 YEAR REM LIFE

REMARKS: NONE

Tot Lot - Playground Bark Replenish

ASSET ID 1027
GROUP/FACILITY 0
CATEGORY 40

QUANTITY	1 total
UNIT COST	4,300.000
PERCENT REPL	100.00%
CURRENT COST	4,300.00
FUTURE COST	4,561.87
SALVAGE VALUE	0.00

PLACED IN SERVICE 9/23
4 YEAR USEFUL LIFE
+0 YEAR ADJUSTMENT
REPLACEMENT YEAR 2027
2 YEAR REM LIFE

Browns Farm Homeowners Association
Cash Flow Detail Report by Category

Tot Lot - Playground Bark Replenish, Continued ...

REMARKS:

This bark should be topped off every 3 - 5 years, instead of total removal and replacement, We estimate a replacement cost of between \$3,200 and \$5,400. We are estimating between 2" and 6" depending on the rate of compaction.

Tot Lot - Playground Equipment

	QUANTITY	1 total
ASSET ID 1026	UNIT COST	41,694.130
GROUP/FACILITY 0	PERCENT REPL	100.00%
CATEGORY 40	CURRENT COST	41,694.13
	FUTURE COST	82,286.97
	SALVAGE VALUE	0.00

PLACED IN SERVICE 9/23
25 YEAR USEFUL LIFE
+0 YEAR ADJUSTMENT
REPLACEMENT YEAR 2048
23 YEAR REM LIFE

REMARKS:

This is a USA Play and Palmeto Play sets
The client has noted this play equipment was purchased in 09/2023 at a cost of \$41,649.13

Browns Farm Homeowners Association
Cash Flow Detail Report by Category

Lighting - Tennis Courts		QUANTITY	1 total
ASSET ID	1045	UNIT COST	30,600.000
GROUP/FACILITY	0	PERCENT REPL	100.00%
CATEGORY	50	CURRENT COST	30,600.00
		FUTURE COST	53,657.29
		SALVAGE VALUE	0.00

PLACED IN SERVICE 1/22
 22 YEAR USEFUL LIFE
 +0 YEAR ADJUSTMENT
 REPLACEMENT YEAR 2044
 19 YEAR REM LIFE

REMARKS:

The client has noted these lights were replaced in 01/2022 at a cost of \$30,000 by South Eastern Tennis.

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

Browns Farm Homeowners Association
Cash Flow Detail Report by Category

BB Court - Goal, Replace		QUANTITY	1 goal
ASSET ID	1046	UNIT COST	3,757.000
GROUP/FACILITY	0	PERCENT REPL	100.00%
CATEGORY	60	CURRENT COST	3,757.00
		FUTURE COST	4,355.39
		SALVAGE VALUE	0.00
PLACED IN SERVICE	2/24		
6 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT			
REPLACEMENT YEAR	2030		
5 YEAR REM LIFE			

REMARKS:

The place-in-service date for this component has been provided to us by the client.

The costs estimates on this asset were originally provided by the client, and have been adjusted to allow for inflationary changes.

BB Court - Resurfacing		QUANTITY	1,184 sq. ft.
ASSET ID	1017	UNIT COST	1.650
GROUP/FACILITY	0	PERCENT REPL	100.00%
CATEGORY	60	CURRENT COST	1,953.60
		FUTURE COST	1,953.60
		SALVAGE VALUE	0.00
PLACED IN SERVICE	1/19		
6 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT			
REPLACEMENT YEAR	2025		
0 YEAR REM LIFE			

REMARKS:

The actual date this component was last replaced, repaired or maintained was unavailable, and we have estimated this information based upon typical useful lives in similar circumstances and present observed conditions.

Browns Farm Homeowners Association
Cash Flow Detail Report by Category

Pool - Filter, Sand,		QUANTITY	5 filters
ASSET ID	1019	UNIT COST	2,420.000
GROUP/FACILITY	0	PERCENT REPL	100.00%
CATEGORY	60	CURRENT COST	12,100.00
		FUTURE COST	14,027.22
		SALVAGE VALUE	0.00
PLACED IN SERVICE	1/16		
14 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT			
REPLACEMENT YEAR	2030		
5 YEAR REM LIFE			

REMARKS:

The actual date this component was last replaced, repaired or maintained was unavailable, and we have estimated this information based upon typical useful lives in simular circumstances and present observed conditions.

Pool - Furniture, Replace		QUANTITY	1 total
ASSET ID	1029	UNIT COST	15,000.000
GROUP/FACILITY	0	PERCENT REPL	100.00%
CATEGORY	60	CURRENT COST	15,000.00
		FUTURE COST	17,389.11
		SALVAGE VALUE	0.00
PLACED IN SERVICE	1/22		
8 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT			
REPLACEMENT YEAR	2030		
5 YEAR REM LIFE			

REMARKS:

- 38 chaise lounges
- 30 arm chairs
- 2 rocking chairs
- 4 andirondack chairs
- 7 brunch tables
- 2 cocktail tables
- 17 umbrellas, fabric w/stand

Browns Farm Homeowners Association
Cash Flow Detail Report by Category

Pool - Pentair Control Panel

ASSET ID 1020
GROUP/FACILITY 0
CATEGORY 60

QUANTITY	1 panel
UNIT COST	3,460.000
PERCENT REPL	100.00%
CURRENT COST	3,460.00
FUTURE COST	4,011.09
SALVAGE VALUE	0.00

PLACED IN SERVICE 1/18
12 YEAR USEFUL LIFE
+0 YEAR ADJUSTMENT
REPLACEMENT YEAR 2030
5 YEAR REM LIFE

REMARKS:

The actual date this component was last replaced, repaired or maintained was unavailable, and we have estimated this information based upon typical useful lives in similar circumstances and present observed conditions.

Pool - Pump, Pentair Commercial 5HP

ASSET ID 1050
GROUP/FACILITY 0
CATEGORY 60

QUANTITY	2 pump
UNIT COST	2,800.000
PERCENT REPL	100.00%
CURRENT COST	5,600.00
FUTURE COST	6,887.29
SALVAGE VALUE	0.00

PLACED IN SERVICE 1/20
12 YEAR USEFUL LIFE
+0 YEAR ADJUSTMENT
REPLACEMENT YEAR 2032
7 YEAR REM LIFE

REMARKS:

The actual date this component was last replaced, repaired or maintained was unavailable, and we have estimated this information based upon typical useful lives in similar circumstances and present observed conditions.

Pool - Pump, Pentair, Nema Premium

ASSET ID 1051
GROUP/FACILITY 0
CATEGORY 60

QUANTITY	1 pump
UNIT COST	6,865.000
PERCENT REPL	100.00%
CURRENT COST	6,865.00
FUTURE COST	8,443.08
SALVAGE VALUE	0.00

PLACED IN SERVICE 1/20
12 YEAR USEFUL LIFE
+0 YEAR ADJUSTMENT
REPLACEMENT YEAR 2032
7 YEAR REM LIFE

Browns Farm Homeowners Association
Cash Flow Detail Report by Category

Pool - Pump, Pentair, Nema Premium, Continued ...

REMARKS:

The actual date this component was last replaced, repaired or maintained was unavailable, and we have estimated this information based upon typical useful lives in similar circumstances and present observed conditions.

Pool - Replaster, Lazy River Pool

	QUANTITY	1 pool
ASSET ID 1056	UNIT COST	31,281.000
GROUP/FACILITY 0	PERCENT REPL	100.00%
CATEGORY 60	CURRENT COST	31,281.00
	FUTURE COST	63,587.83
	SALVAGE VALUE	0.00

PLACED IN SERVICE 9/24
25 YEAR USEFUL LIFE
+0 YEAR ADJUSTMENT
REPLACEMENT YEAR 2049
24 YEAR REM LIFE

REMARKS:

3,575 sq. ft. of replastering @ \$ 8.75 = \$ 31,281.00

TOTAL = \$ 31,281.00

Pool - Replaster, Main Pool

	QUANTITY	1 pool
ASSET ID 1055	UNIT COST	38,500.000
GROUP/FACILITY 0	PERCENT REPL	100.00%
CATEGORY 60	CURRENT COST	38,500.00
	FUTURE COST	78,262.57
	SALVAGE VALUE	0.00

PLACED IN SERVICE 9/24
25 YEAR USEFUL LIFE
+0 YEAR ADJUSTMENT
REPLACEMENT YEAR 2049
24 YEAR REM LIFE

REMARKS:

4,400 sq. ft. of replastering @ \$ 8.75 = \$ 38,500.00

TOTAL = \$ 38,500.00

Normally, pool replastering is required after about 12 years of service. Spa replastering, due to their higher operating temperatures and resulting

Browns Farm Homeowners Association
Cash Flow Detail Report by Category

Pool - Replaster, Main Pool, Continued ...

increase in the chemicals used in order to maintain a proper water balance, can be expected to occur after about 10 years of service.

There are many additional factors that may affect the overall useful life for replastering of pools and spas. Generally, if one notices an oxidized copper "green" buildup on the surfaces of the plaster material it is a sign that too many chemicals are being used and the copper pipe is actually being eaten away. This eventually will affect the cycle of replacement required for the pool and/or spa heaters and metal filters as well.

The frequent need for acid washing a pool or spa will also affect the typical useful life cycle before replastering is required.

Pool - Safety Cover	QUANTITY	4,020 sq. ft.
	UNIT COST	6.000
ASSET ID 1021	PERCENT REPL	100.00%
GROUP/FACILITY 0	CURRENT COST	24,120.00
CATEGORY 60	FUTURE COST	26,356.58
	SALVAGE VALUE	0.00
PLACED IN SERVICE 1/22		
6 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT		
REPLACEMENT YEAR 2028		
3 YEAR REM LIFE		

REMARKS:

The actual date this component was last replaced, repaired or maintained was unavailable, and we have estimated this information based upon typical useful lives in similar circumstances and present observed conditions.

Pools - Tile Replacement	QUANTITY	585 lin. ft.
	UNIT COST	32.000
ASSET ID 1057	PERCENT REPL	100.00%
GROUP/FACILITY 0	CURRENT COST	18,720.00
CATEGORY 60	FUTURE COST	25,912.86
	SALVAGE VALUE	0.00
PLACED IN SERVICE 9/24		
12 YEAR USEFUL LIFE		
+0 YEAR ADJUSTMENT		
REPLACEMENT YEAR 2036		
11 YEAR REM LIFE		

Browns Farm Homeowners Association
Cash Flow Detail Report by Category

Pools - Tile Replacement, Continued ...

REMARKS:

Main Pool - 320 lin. ft
 Lazy River Pool - 265

Normally, pool replastering is required after about 12 years of service. Spa replastering, due to their higher operating temperatures and resulting increase in the chemicals used in order to maintain a proper water balance, can be expected to occur after about 10 years of service.

There are many additional factors that may affect the overall useful life for replastering of pools and spas. Generally, if one notices an oxidized copper "green" buildup on the surfaces of the plaster material it is a sign that too many chemicals are being used and the copper pipe is actually being eaten away. This eventually will affect the cycle of replacement required for the pool and/or spa heaters and metal filters as well.

The frequent need for acid washing a pool or spa will also affect the typical useful life cycle before replastering is required.

Splash Pool - Repair	QUANTITY	1 total
	UNIT COST	3,500.000
ASSET ID 1030	PERCENT REPL	100.00%
GROUP/FACILITY 0	CURRENT COST	3,500.00
CATEGORY 60	FUTURE COST	3,939.28
	SALVAGE VALUE	0.00
PLACED IN SERVICE 1/24 5 YEAR USEFUL LIFE +0 YEAR ADJUSTMENT REPLACEMENT YEAR 2029 4 YEAR REM LIFE		

REMARKS: NONE

Browns Farm Homeowners Association
Cash Flow Detail Report by Category

Tennis Courts - Resurfacing

ASSET ID	1015	QUANTITY	25,000 sq. ft.
GROUP/FACILITY	0	UNIT COST	1.960
CATEGORY	60	PERCENT REPL	100.00%
		CURRENT COST	49,000.00
		FUTURE COST	50,470.00
		SALVAGE VALUE	0.00

PLACED IN SERVICE 1/20
 6 YEAR USEFUL LIFE
 +0 YEAR ADJUSTMENT
 REPLACEMENT YEAR 2026
 1 YEAR REM LIFE

REMARKS:

The actual date this component was last replaced, repaired or maintained was unavailable, and we have estimated this information based upon typical useful lives in similar circumstances and present observed conditions.

Tennis Courts - Windscreen

ASSET ID	1016	QUANTITY	0 sq. ft.
GROUP/FACILITY	0	UNIT COST	1.320
CATEGORY	60	PERCENT REPL	100.00%
		CURRENT COST	0.00
		FUTURE COST	0.00
		SALVAGE VALUE	0.00

PLACED IN SERVICE 1/96
 6 YEAR USEFUL LIFE
 +0 YEAR ADJUSTMENT
 REPLACEMENT YEAR 2025
 0 YEAR REM LIFE

REMARKS: NONE

Tennis Courts - Windscreen

ASSET ID	1049	QUANTITY	5,920 sq. ft.
GROUP/FACILITY	0	UNIT COST	1.480
CATEGORY	60	PERCENT REPL	100.00%
		CURRENT COST	8,761.60
		FUTURE COST	8,761.60
		SALVAGE VALUE	0.00

PLACED IN SERVICE 1/18
 6 YEAR USEFUL LIFE
 +0 YEAR ADJUSTMENT
 REPLACEMENT YEAR 2025
 0 YEAR REM LIFE

Browns Farm Homeowners Association
Cash Flow Detail Report by Category

Tennis Courts - Windscreen, Continued ...

REMARKS:

This windscreen is located on 3 sides of each tennis court, on one panel per court there is a custom logo Browns Farm

The actual date this component was last replaced, repaired or maintained was unavailable, and we have estimated this information based upon typical useful lives in simular circumstances and present observed conditions.

Tennis Pavillion - Preforated Bench

ASSET ID	1052	QUANTITY	8 total
GROUP/FACILITY	0	UNIT COST	4,392.000
CATEGORY	60	PERCENT REPL	100.00%
		CURRENT COST	35,136.00
		FUTURE COST	40,732.25
		SALVAGE VALUE	0.00

PLACED IN SERVICE 1/20
 10 YEAR USEFUL LIFE
 +0 YEAR ADJUSTMENT
 REPLACEMENT YEAR 2030
 5 YEAR REM LIFE

REMARKS:

2 - Metal preforated table w/benches	@	\$ 996.00	=	\$ 1,992.00
8 - Metal preforated benches	@	300.00	=	2,400.00

		TOTAL	=	\$ 4,392.00

The actual date this component was last replaced, repaired or maintained was unavailable, and we have estimated this information based upon typical useful lives in simular circumstances and present observed conditions.

Tennis Pavillion - Vinyl Benches

ASSET ID	1044	QUANTITY	8 total
GROUP/FACILITY	0	UNIT COST	384.000
CATEGORY	60	PERCENT REPL	100.00%
		CURRENT COST	3,072.00
		FUTURE COST	3,259.08
		SALVAGE VALUE	0.00

PLACED IN SERVICE 1/20
 7 YEAR USEFUL LIFE
 +0 YEAR ADJUSTMENT
 REPLACEMENT YEAR 2027
 2 YEAR REM LIFE

Browns Farm Homeowners Association
Cash Flow Detail Report by Category

Tennis Pavillion - Vinyl Benches, Continued ...

REMARKS:

The actual date this component was last replaced, repaired or maintained was unavailable, and we have estimated this information based upon typical useful lives in simular circumstances and present observed conditions.

Volley Ball Court - Repairs

	QUANTITY	1 total
	UNIT COST	1,500.000
	PERCENT REPL	100.00%
	CURRENT COST	1,500.00
	FUTURE COST	1,738.91
	SALVAGE VALUE	0.00

ASSET ID 1018
 GROUP/FACILITY 0
 CATEGORY 60

 PLACED IN SERVICE 1/24
 6 YEAR USEFUL LIFE
 +0 YEAR ADJUSTMENT
 REPLACEMENT YEAR 2030
 5 YEAR REM LIFE

REMARKS:

We are budgeting \$1,500 dollars on a 6 year cycle for the repair and sand replenishment for the volleyball court.

Browns Farm Homeowners Association
Cash Flow Detail Report by Category

Appliances - Dishwasher, GE		QUANTITY	1 dishwasher
ASSET ID	1012	UNIT COST	770.000
GROUP/FACILITY	0	PERCENT REPL	100.00%
CATEGORY	70	CURRENT COST	770.00
		FUTURE COST	770.00
		SALVAGE VALUE	0.00
PLACED IN SERVICE	1/12		
12 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT			
REPLACEMENT YEAR	2025		
0 YEAR REM LIFE			

REMARKS:

The place-in-service date for this component has been provided to us by the client.

Appliances - Oven/Range, Kenmore		QUANTITY	1 unit
ASSET ID	1010	UNIT COST	1,209.000
GROUP/FACILITY	0	PERCENT REPL	100.00%
CATEGORY	70	CURRENT COST	1,209.00
		FUTURE COST	1,282.63
		SALVAGE VALUE	0.00
PLACED IN SERVICE	1/12		
15 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT			
REPLACEMENT YEAR	2027		
2 YEAR REM LIFE			

REMARKS:

The place-in-service date for this component has been provided to us by the client.

Appliances - Refrigerator, GE		QUANTITY	1 refrigererts
ASSET ID	1011	UNIT COST	1,617.000
GROUP/FACILITY	0	PERCENT REPL	100.00%
CATEGORY	70	CURRENT COST	1,617.00
		FUTURE COST	1,715.48
		SALVAGE VALUE	0.00
PLACED IN SERVICE	1/12		
15 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT			
REPLACEMENT YEAR	2027		
2 YEAR REM LIFE			

Browns Farm Homeowners Association
Cash Flow Detail Report by Category

Appliances - Refrigerator, GE, Continued ...

REMARKS: NONE

Cabinets - Base/Wall, Laminates

	QUANTITY	1 total
ASSET ID 1034	UNIT COST	13,213.000
GROUP/FACILITY 0	PERCENT REPL	100.00%
CATEGORY 70	CURRENT COST	13,213.00
	FUTURE COST	15,777.01
	SALVAGE VALUE	0.00

PLACED IN SERVICE 1/96
 22 YEAR USEFUL LIFE
 +13 YEAR ADJUSTMENT
 REPLACEMENT YEAR 2031
 6 YEAR REM LIFE

REMARKS:

25 lin. ft. of base cabinets	@	\$ 337.00	=	\$ 8,425.00
19 lin. ft. of wall cabinets	@	252.00	=	4,788.00

			TOTAL	= \$ 13,213.00

These cabinets are located in the kitchen and butlers pantry areas.

Counter Tops - Granite

	QUANTITY	64 sq. ft.
ASSET ID 1035	UNIT COST	163.500
GROUP/FACILITY 0	PERCENT REPL	100.00%
CATEGORY 70	CURRENT COST	10,464.00
	FUTURE COST	12,494.56
	SALVAGE VALUE	0.00

PLACED IN SERVICE 1/96
 35 YEAR USEFUL LIFE
 +0 YEAR ADJUSTMENT
 REPLACEMENT YEAR 2031
 6 YEAR REM LIFE

REMARKS:

These counters are located in the kitchen and butlers pantry areas.

Browns Farm Homeowners Association
Cash Flow Detail Report by Category

Floor Cover - Ceramic Tile		QUANTITY	72 sq. ft.
		UNIT COST	21.950
ASSET ID	1058	PERCENT REPL	102.00%
GROUP/FACILITY	0	CURRENT COST	1,612.01
CATEGORY	70	FUTURE COST	2,231.40
		SALVAGE VALUE	0.00
PLACED IN SERVICE	1/96		
35 YEAR USEFUL LIFE			
+5 YEAR ADJUSTMENT			
REPLACEMENT YEAR	2036		
11 YEAR REM LIFE			

REMARKS:

this tile is located in the butlers pantry area.

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

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

Floor Cover - Hardwood, Refinish		QUANTITY	500 sq. ft.
		UNIT COST	5.380
ASSET ID	1059	PERCENT REPL	102.00%
GROUP/FACILITY	0	CURRENT COST	2,743.80
CATEGORY	70	FUTURE COST	3,180.82
		SALVAGE VALUE	0.00
PLACED IN SERVICE	4/12		
18 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT			
REPLACEMENT YEAR	2030		
5 YEAR REM LIFE			

REMARKS:

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

Browns Farm Homeowners Association
Cash Flow Detail Report by Category

Furniture - Clubhouse, Allowance

ASSET ID 1037
 GROUP/FACILITY 0
 CATEGORY 70

QUANTITY	1 total
UNIT COST	12,500.000
PERCENT REPL	0.00%
CURRENT COST	0.00
FUTURE COST	0.00
SALVAGE VALUE	0.00

PLACED IN SERVICE 1/24
 8 YEAR USEFUL LIFE
 +0 YEAR ADJUSTMENT
 REPLACEMENT YEAR 2032
 7 YEAR REM LIFE

REMARKS:

1 upholstered couch	1 wood octagon table
2 wood console tables	1 end table
3 wood bar height tables	1 bench
1 wood round table	1 pool table
1 wood oval table	3 folding tables
8 wood chairs	
7 bar height chairs	
8 upholstered arm chairs	
2 upholstered club chairs	
14 stack chairs	

Furniture - Decorator/Art Package

ASSET ID 1038
 GROUP/FACILITY 0
 CATEGORY 70

QUANTITY	1 package
UNIT COST	1,000.000
PERCENT REPL	100.00%
CURRENT COST	1,000.00
FUTURE COST	1,229.87
SALVAGE VALUE	0.00

PLACED IN SERVICE 1/24
 8 YEAR USEFUL LIFE
 +0 YEAR ADJUSTMENT
 REPLACEMENT YEAR 2032
 7 YEAR REM LIFE

REMARKS:

Over the years, a project or community can be expected to expend a significant amount in furnishings for wall art, accessories, knickknacks and other decorations, which are designed to enhance the overall living environment within the project. Many of these items can be expected to last for a significant period of time, while other's will out live their useful life and/or become obsolete or outdated.

This asset is an estimate for future additions and/or replacements to this collection. Although somewhat subjective in nature, this category can be adjusted to suit a clients particular needs and taste at anytime.

Browns Farm Homeowners Association
Cash Flow Detail Report by Category

Partitions - Wood, Restrooms

ASSET ID 1031
 GROUP/FACILITY 0
 CATEGORY 70

QUANTITY	4 total
UNIT COST	800.000
PERCENT REPL	100.00%
CURRENT COST	3,200.00
FUTURE COST	3,496.73
SALVAGE VALUE	0.00

PLACED IN SERVICE 1/16
 10 YEAR USEFUL LIFE
 +2 YEAR ADJUSTMENT
 REPLACEMENT YEAR 2028
 3 YEAR REM LIFE

REMARKS: NONE

Plumbing Fixture - Drinking Fountn

ASSET ID 1047
 GROUP/FACILITY 0
 CATEGORY 70

QUANTITY	1 fountain
UNIT COST	1,267.000
PERCENT REPL	100.00%
CURRENT COST	1,267.00
FUTURE COST	1,267.00
SALVAGE VALUE	0.00

PLACED IN SERVICE 1/13
 12 YEAR USEFUL LIFE
 +0 YEAR ADJUSTMENT
 REPLACEMENT YEAR 2025
 0 YEAR REM LIFE

REMARKS:

At the time of the site visit this drinking fountain was not operational
 We have scheduled the replacement of thid fountain for 2025.

Wall Cover - Tile, Restrooms

ASSET ID 1060
 GROUP/FACILITY 0
 CATEGORY 70

QUANTITY	210 sq. ft.
UNIT COST	34.320
PERCENT REPL	102.00%
CURRENT COST	7,351.34
FUTURE COST	8,777.88
SALVAGE VALUE	0.00

PLACED IN SERVICE 1/96
 35 YEAR USEFUL LIFE
 +0 YEAR ADJUSTMENT
 REPLACEMENT YEAR 2031
 6 YEAR REM LIFE

REMARKS:

This is ceramic tile on the wall perimeter of the pool restrooms.

Browns Farm Homeowners Association
Cash Flow Detail Report by Category

Wall Cover - Tile, Restrooms, Continued ...

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

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

Browns Farm Homeowners Association
Cash Flow Detail Report by Category

HVAC - Carrier, 2.5 Ton

ASSET ID 1043
 GROUP/FACILITY 0
 CATEGORY 80

QUANTITY	2 units
UNIT COST	6,084.000
PERCENT REPL	100.00%
CURRENT COST	12,168.00
FUTURE COST	13,296.30
SALVAGE VALUE	0.00

PLACED IN SERVICE 6/14
 14 YEAR USEFUL LIFE
 +0 YEAR ADJUSTMENT
 REPLACEMENT YEAR 2028
 3 YEAR REM LIFE

REMARKS:

The place-in-service date for this component has been provided to us by the client.

Water Heater - Electric

ASSET ID 1042
 GROUP/FACILITY 0
 CATEGORY 80

QUANTITY	1 total
UNIT COST	1,320.000
PERCENT REPL	100.00%
CURRENT COST	1,320.00
FUTURE COST	1,530.24
SALVAGE VALUE	0.00

PLACED IN SERVICE 1/18
 12 YEAR USEFUL LIFE
 +0 YEAR ADJUSTMENT
 REPLACEMENT YEAR 2030
 5 YEAR REM LIFE

REMARKS:

1 - 40 gallon water heaters @ \$ 1,320.00	=	\$ 1,320.00

TOTAL	=	\$ 1,320.00

The actual date this component was last replaced, repaired or maintained was unavailable, and we have estimated this information based upon typical useful lives in simular circumstances and present observed conditions.

Browns Farm Homeowners Association
Cash Flow Detail Report by Category

Deck - Composite, Tennis Pavillion

ASSET ID 1013
GROUP/FACILITY 0
CATEGORY 90

QUANTITY	958 sq. ft.
UNIT COST	32.000
PERCENT REPL	100.00%
CURRENT COST	30,656.00
FUTURE COST	49,193.88
SALVAGE VALUE	0.00

PLACED IN SERVICE 4/11
30 YEAR USEFUL LIFE
+0 YEAR ADJUSTMENT
REPLACEMENT YEAR 2041
16 YEAR REM LIFE

REMARKS: NONE

Pool Decks - Deck Coating

ASSET ID 1022
GROUP/FACILITY 0
CATEGORY 90

QUANTITY	7,900 sq. ft.
UNIT COST	5.250
PERCENT REPL	100.00%
CURRENT COST	41,475.00
FUTURE COST	54,115.47
SALVAGE VALUE	0.00

PLACED IN SERVICE 9/24
10 YEAR USEFUL LIFE
+0 YEAR ADJUSTMENT
REPLACEMENT YEAR 2034
9 YEAR REM LIFE

REMARKS:

Pool deck 5,900 sq. ft
Lazy river deck 2,000

Cost and useful life provided by Jason, Premier Pool Enterprises.

Pool Decks - Deck Painting

ASSET ID 1054
GROUP/FACILITY 0
CATEGORY 90

QUANTITY	7,900 sq. ft.
UNIT COST	2.500
PERCENT REPL	100.00%
CURRENT COST	19,750.00
FUTURE COST	22,228.80
SALVAGE VALUE	0.00

PLACED IN SERVICE 9/24
5 YEAR USEFUL LIFE
+0 YEAR ADJUSTMENT
REPLACEMENT YEAR 2029
4 YEAR REM LIFE

Browns Farm Homeowners Association
Cash Flow Detail Report by Category

Pool Decks - Deck Painting, Continued ...

REMARKS:

Pool deck 5,900 sq. ft
Lazy river deck 2,000

Cost and useful life provided by Jason, Premier Pool Enterprises.

Siding - Brick, Repair

ASSET ID 1053
GROUP/FACILITY 0
CATEGORY 90

QUANTITY	1,445 sq. ft.
UNIT COST	7.480
PERCENT REPL	10.00%
CURRENT COST	1,080.86
FUTURE COST	1,113.29
SALVAGE VALUE	0.00

PLACED IN SERVICE 1/16
10 YEAR USEFUL LIFE
+0 YEAR ADJUSTMENT
REPLACEMENT YEAR 2026
1 YEAR REM LIFE

REMARKS:

Clubhouse - 960 sq. ft.
Pool House - 485

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

Siding - Composite, Siding

ASSET ID 1007
GROUP/FACILITY 0
CATEGORY 90

QUANTITY	2,659 sq. ft.
UNIT COST	7.480
PERCENT REPL	50.00%
CURRENT COST	9,944.66
FUTURE COST	13,765.74
SALVAGE VALUE	0.00

PLACED IN SERVICE 1/96
35 YEAR USEFUL LIFE
+5 YEAR ADJUSTMENT
REPLACEMENT YEAR 2036
11 YEAR REM LIFE

REMARKS:

Clubhouse - 1,608
Pool House - 1,051

Browns Farm Homeowners Association
Cash Flow Detail Report by Category

Siding - Composite, Siding, Continued ...

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

Browns Farm Homeowners Association
Cash Flow Detail Report by Category

Monument Sign, Repair		QUANTITY	1 sign
ASSET ID	1039	UNIT COST	2,600.000
GROUP/FACILITY	0	PERCENT REPL	100.00%
CATEGORY	100	CURRENT COST	2,600.00
		FUTURE COST	3,014.11
		SALVAGE VALUE	0.00
PLACED IN SERVICE	1/24		
6 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT			
REPLACEMENT YEAR	2030		
5 YEAR REM LIFE			
REMARKS:	NONE		

Signs - Street & Traffic		QUANTITY	1 total
ASSET ID	1040	UNIT COST	5,000.000
GROUP/FACILITY	0	PERCENT REPL	100.00%
CATEGORY	100	CURRENT COST	5,000.00
		FUTURE COST	5,000.00
		SALVAGE VALUE	0.00
PLACED IN SERVICE	1/20		
5 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT			
REPLACEMENT YEAR	2025		
0 YEAR REM LIFE			
REMARKS:			

We are budgeting \$5,000 on a 5 year cycle for the painting, repair and/or replacement of the communities traffic signs, street signs and posts, to be used on an "as needed" basis.

DETAIL REPORT INDEX

ASSET	DESCRIPTION	PAGE
1012	Appliances - Dishwasher, GE	2-34
1010	Appliances - Oven/Range, Kenmore	2-34
1011	Appliances - Refrigerator, GE	2-34
1046	BB Court - Goal, Replace	2-25
1017	BB Court - Resurfacing	2-25
1034	Cabinets - Base/Wall, Laminates	2-35
1001	Concrete, Walkways - UNFD	2-14
1035	Counter Tops - Granite	2-35
1013	Deck - Composite, Tennis Pavillion	2-41
1024	Fencing - Chain Link, Grounds	2-21
1023	Fencing - Chain Link, Tennis Courts	2-21
1025	Fencing - Pool	2-22
1058	Floor Cover - Ceramic Tile	2-36
1059	Floor Cover - Hardwood, Refinish	2-36
1037	Furniture - Clubhouse, Allowance	2-37
1038	Furniture - Decorator/Art Package	2-37
1043	HVAC - Carrier, 2.5 Ton	2-40
1045	Lighting - Tennis Courts	2-24
1039	Monument Sign, Repair	2-44
1009	Paint - Ext, Clubhouse, Pool House	2-19
1048	Paint - Exterior, Tennis Pavilion	2-19
1008	Paint - Interior	2-19
1002	Parking lot - Asphalt Overlay/Mill	2-14
1004	Parking Lot - Asphalt Seal Coat	2-15
1031	Partitions - Wood, Restrooms	2-38
1047	Plumbing Fixture - Drinking Fountn	2-38
1019	Pool - Filter, Sand,	2-26
1029	Pool - Furniture, Replace	2-26
1020	Pool - Pentair Control Panel	2-27
1050	Pool - Pump, Pentair Commercial SHP	2-27
1051	Pool - Pump, Pentair, Nema Premium	2-27
1056	Pool - Replaster, Lazy River Pool	2-28
1055	Pool - Replaster, Main Pool	2-28
1021	Pool - Safety Cover	2-29
1022	Pool Decks - Deck Coating	2-41
1054	Pool Decks - Deck Painting	2-41
1057	Pools - Tile Replacement	2-29
1006	Roofs - Gutters & Downspouts	2-17
1005	Roofs - Metal, Unfunded	2-17
1053	Siding - Brick, Repair	2-42
1007	Siding - Composite, Siding	2-42
1040	Signs - Street & Traffic	2-44
1030	Splash Pool - Repair	2-30
1003	Streets - Asphalt Repairs	2-15
1015	Tennis Courts - Resurfacing	2-31
1016	Tennis Courts - Windscreen	2-31
1049	Tennis Courts - Windscreen	2-31
1052	Tennis Pavillion - Preforated Bench	2-32
1044	Tennis Pavillion - Vinyl Benches	2-32
1028	Tot Lot - Playground Bark Barrier	2-22

DETAIL REPORT INDEX

ASSET	DESCRIPTION	PAGE
1027	Tot Lot - Playground Bark Replenish	2-22
1026	Tot Lot - Playground Equipment	2-23
1018	Volley Ball Court - Repairs	2-33
1060	Wall Cover - Tile, Restrooms	2-38
1042	Water Heater - Electric	2-40

TOTAL ASSET LINES INCLUDED: 55

**Browns Farm Homeowners Association
Powder Springs, Georgia
CFS Owner's Summary**

Report Date	October 15, 2024	Parameters:	
Version	002	Inflation	3.00%
Account Number	3007	Annual Contribution Increase	3.00%
Budget Year Beginning	1/ 1/25	Investment Yield	3.25%
Ending	12/31/25	Taxes on Yield	0.00%
Total Units Included	207	Contingency	3.00%
Phase Development	1 of 1	Reserve Fund Balance as of	
		1/ 1/25:	\$183,986.55

Project Profile & Introduction

Unless otherwise indicated in this report, we have used the following dates as the basis for aging all of the original components examined in this analysis: 1996

Level of Service: Level 1, Full Study with Field Inspection
 Calculation Method Used: Cash Flow Method, Component
 Funding Strategy: Full Funding, Threshold
 RDA Field Inspection: 06/2024

Cash Flow Specific Summary of Calculations

Monthly Contribution to Reserves Required:	\$5,080.00
(\$24.54 per unit per month)	
Average Net Monthly Interest Contribution This Year:	494.96
Net Monthly Allocation to Reserves 1/ 1/25 to 12/31/25:	\$5,574.96
(\$26.93 per unit per month)	

RDA Reserve Management Software
 Copyright 2024, Edwin G. Edgley
 All Rights Reserved

Browns Farm Homeowners Association
CFS Owner's Summary

REPORT DATE: October 15, 2024
VERSION: 002
ACCOUNT NUMBER: 3007

DESCRIPTION	USE	+/-	REM	CURRENT	FULLY FUNDED RESERVES	ASSIGNED RESERVES
	LIFE		LIFE	COST		
Concrete, Walkways - UNFD	55	0	0	0	0	0
Parking lot - Asphalt Overlay/Mill	30	+9	9	38,080	29,292	0
Parking Lot - Asphalt Seal Coat	4	0	1	3,332	2,499	2,499
Streets - Asphalt Repairs	12	0	5	7,902	4,609	4,609
*** CATEGORY SUMMARY:				49,314	36,401	7,108
Roofs - Gutters & Downspouts	22	+8	4	21,567	18,691	18,691
Roofs - Metal, Unfunded	0	0	0	0	0	0
*** CATEGORY SUMMARY:				21,567	18,691	18,691
Paint - Ext, Clubhouse, Pool House	8	0	4	13,142	5,974	5,974
Paint - Exterior, Tennis Pavilion	8	0	3	4,200	2,482	2,482
Paint - Interior	8	0	1	10,383	9,085	9,085
*** CATEGORY SUMMARY:				27,725	17,541	17,541
Fencing - Chain Link, Grounds	30	+8	9	11,112	8,480	0
Fencing - Chain Link, Tennis Courts	25	0	12	43,410	22,573	0
Fencing - Pool	25	0	0	13,964	13,964	13,964
Tot Lot - Playground Bark Barrier	10	0	8	1,199	171	0
Tot Lot - Playground Bark Replenish	4	0	2	4,300	1,720	1,720
Tot Lot - Playground Equipment	25	0	23	41,694	2,285	0
*** CATEGORY SUMMARY:				115,679	49,193	15,684
Lighting - Tennis Courts	22	0	19	30,600	4,173	0
*** CATEGORY SUMMARY:				30,600	4,173	0
BB Court - Goal, Replace	6	0	5	3,757	582	582
BB Court - Resurfacing	6	0	0	1,954	1,954	1,954
Pool - Filter, Sand,	14	0	5	12,100	7,779	7,779
Pool - Furniture, Replace	8	0	5	15,000	5,625	5,625
Pool - Pentair Control Panel	12	0	5	3,460	2,018	2,018
Pool - Pump, Pentair Commercial 5HP	12	0	7	5,600	2,333	0
Pool - Pump, Pentair, Nema Premium	12	0	7	6,865	2,860	0
Pool - Replaster, Lazy River Pool	25	0	24	31,281	429	0
Pool - Replaster, Main Pool	25	0	24	38,500	527	0
Pool - Safety Cover	6	0	3	24,120	12,060	12,060
Pools - Tile Replacement	12	0	11	18,720	551	0
Splash Pool - Repair	5	0	4	3,500	700	700
Tennis Courts - Resurfacing	6	0	1	49,000	40,833	40,833
Tennis Courts - Windscreen	6	0	0	0	0	0
Tennis Courts - Windscreen	6	0	0	8,762	8,762	8,762
Tennis Pavillion - Preforated Bench	10	0	5	35,136	17,568	10,834
Tennis Pavillion - Vinyl Benches	7	0	2	3,072	2,194	2,194

Browns Farm Homeowners Association CFS Owner's Summary

DESCRIPTION	USE LIFE	+/- LIFE	REM LIFE	CURRENT COST	FULLY FUNDED RESERVES	ASSIGNED RESERVES
Volley Ball Court - Repairs	6	0	5	1,500	250	0
*** CATEGORY SUMMARY:				262,326	107,025	93,341
Appliances - Dishwasher, GE	12	0	0	770	770	770
Appliances - Oven/Range, Kenmore	15	0	2	1,209	1,048	1,048
Appliances - Refrigerator, GE	15	0	2	1,617	1,401	1,401
Cabinets - Base/Wall, Laminates	22	+13	6	13,213	10,948	0
Counter Tops - Granite	35	0	6	10,464	8,670	0
Floor Cover - Ceramic Tile	35	+5	11	1,612	1,169	0
Floor Cover - Hardwood, Refinish	18	0	5	2,744	1,971	1,971
Furniture - Clubhouse, Allowance	8	0	7	0	0	0
Furniture - Decorator/Art Package	8	0	7	1,000	125	0
Partitions - Wood, Restrooms	10	+2	3	3,200	2,400	2,400
Plumbing Fixture - Drinking Fountn	12	0	0	1,267	1,267	1,267
Wall Cover - Tile, Restrooms	35	0	6	7,351	6,091	0
*** CATEGORY SUMMARY:				44,447	35,860	8,857
HVAC - Carrier, 2.5 Ton	14	0	3	12,168	9,481	9,481
Water Heater - Electric	12	0	5	1,320	770	0
*** CATEGORY SUMMARY:				13,488	10,251	9,481
Deck - Composite, Tennis Pavillion	30	0	16	30,656	14,169	0
Pool Decks - Deck Coating	10	0	9	41,475	1,481	0
Pool Decks - Deck Painting	5	0	4	19,750	1,519	1,519
Siding - Brick, Repair	10	0	1	1,081	973	973
Siding - Composite, Siding	35	+5	11	9,945	7,210	0
*** CATEGORY SUMMARY:				102,907	25,352	2,492
Monument Sign, Repair	6	0	5	2,600	433	433
Signs - Street & Traffic	5	0	0	5,000	5,000	5,000
*** CATEGORY SUMMARY:				7,600	5,433	5,433
TOTAL ASSET SUMMARY:				675,652	309,919	178,628
CONTINGENCY @ 3.00%:					9,298	5,359
GRAND TOTAL:					319,217	183,987

Percent Fully Funded: 58%



[VIEW 3D MODEL](#)

Areas	Siding	Other
Facades	1608 ft ²	960 ft ²
Openings	498 ft ²	292 ft ²
Trims*	62 ft ²	439 ft ²
Unknown (no photos)*	27 ft ²	191 ft ²
Total	2195 ft²	1882 ft²

*Any trim or unknown material that touches siding is included in the 'Siding' column. If it does not touch siding, then it's included in the 'Other' column.

Openings	Siding	Other
Quantity	40	12
Tops Length	93' 3"	-
Sills Length	95' 6"	9' 11"
Sides Length	299' 9"	66' 8"
Total Perimeter	488' 7"	76' 7"

Corners	Siding	Other
Inside Qty	14	29
Inside Length	83' 3"	124' 1"
Outside Qty	12	36
Outside Length	77' 3"	278' 1"

Accessories	Siding	Other
Shutter Qty	0	0
Shutter Area	0 ft ²	0 ft ²
Vents Qty	4	0
Vents Area	10 ft ²	0 ft ²

Trim	Siding	Other
Level Starter	352' 8"	372' 2"
Sloped Trim	15'	10' 5"
Vertical Trim	18' 3"	45'

Roofline	Length	Avg. Depth	Soffit Area
Eaves Fascia	473' 8"	-	-
Level Frieze Board	429' 10"	4' 1"	2671 ft ²
Rakes Fascia	131' 11"	-	-
Sloped Frieze Board	129' 8"	1' 9"	197 ft ²

SIDING WASTE TOTALS

Siding & Trim Only*	Area	Squares
Zero Waste	1696 ft ²	17
+10%	1865 ft ²	18 ³ / ₄
+18%	2002 ft ²	20 ¹ / ₄

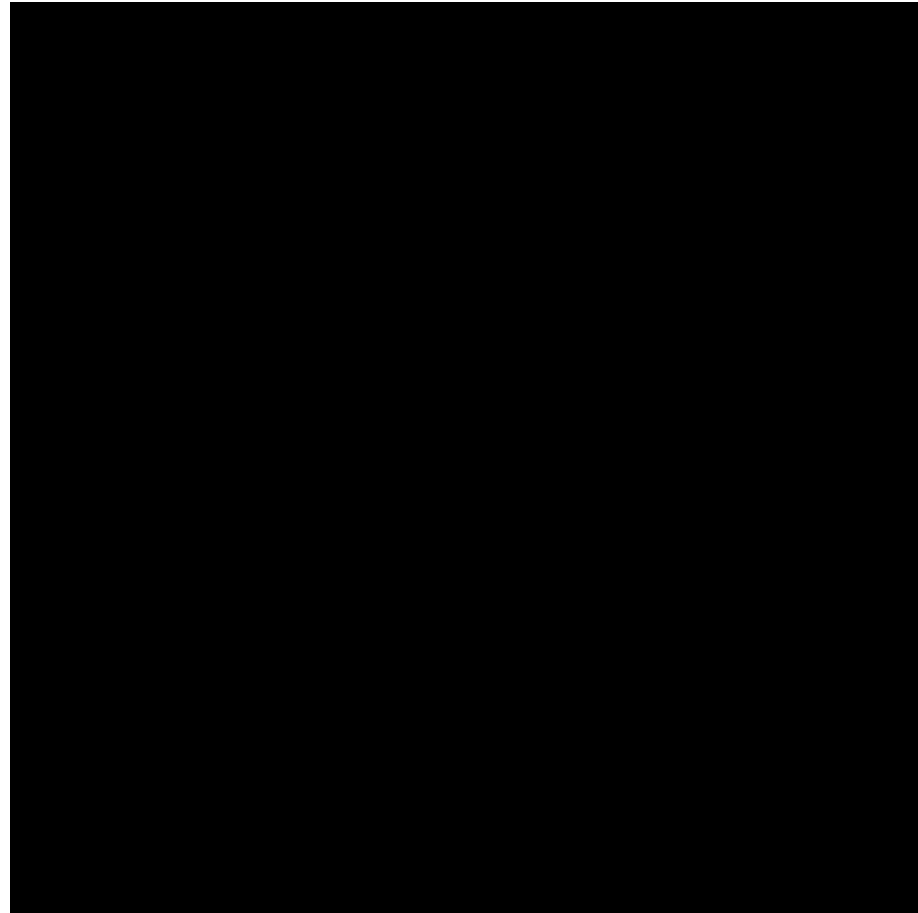
+ Openings < 20ft ²	Area	Squares
Zero Waste	2149 ft ²	21 ¹ / ₂
+10%	2367 ft ²	23 ³ / ₄
+18%	2537 ft ²	25 ¹ / ₂

+ Openings < 33ft ²	Area	Squares
Zero Waste	2197 ft ²	22
+10%	2420 ft ²	24 ¹ / ₄
+18%	2594 ft ²	26

*The first three rows of the Siding Waste Factor table are calculated using the total ft² of siding facades, ft² of trim touching siding, and ft² of unknowns touching siding.

Roof	Area	Total	Length
Roof Facets	5799 ft ²	24	-
Ridges / Hips	-	21	311' 2"
Valleys	-	12	179' 9"
Rakes	-	12	131' 11"
Eaves	-	28	473' 8"
Flashing	-	22	175' 4"
Step Flashing	-	10	25' 5"
Drip Edge/Perimeter	-	-	605' 7"

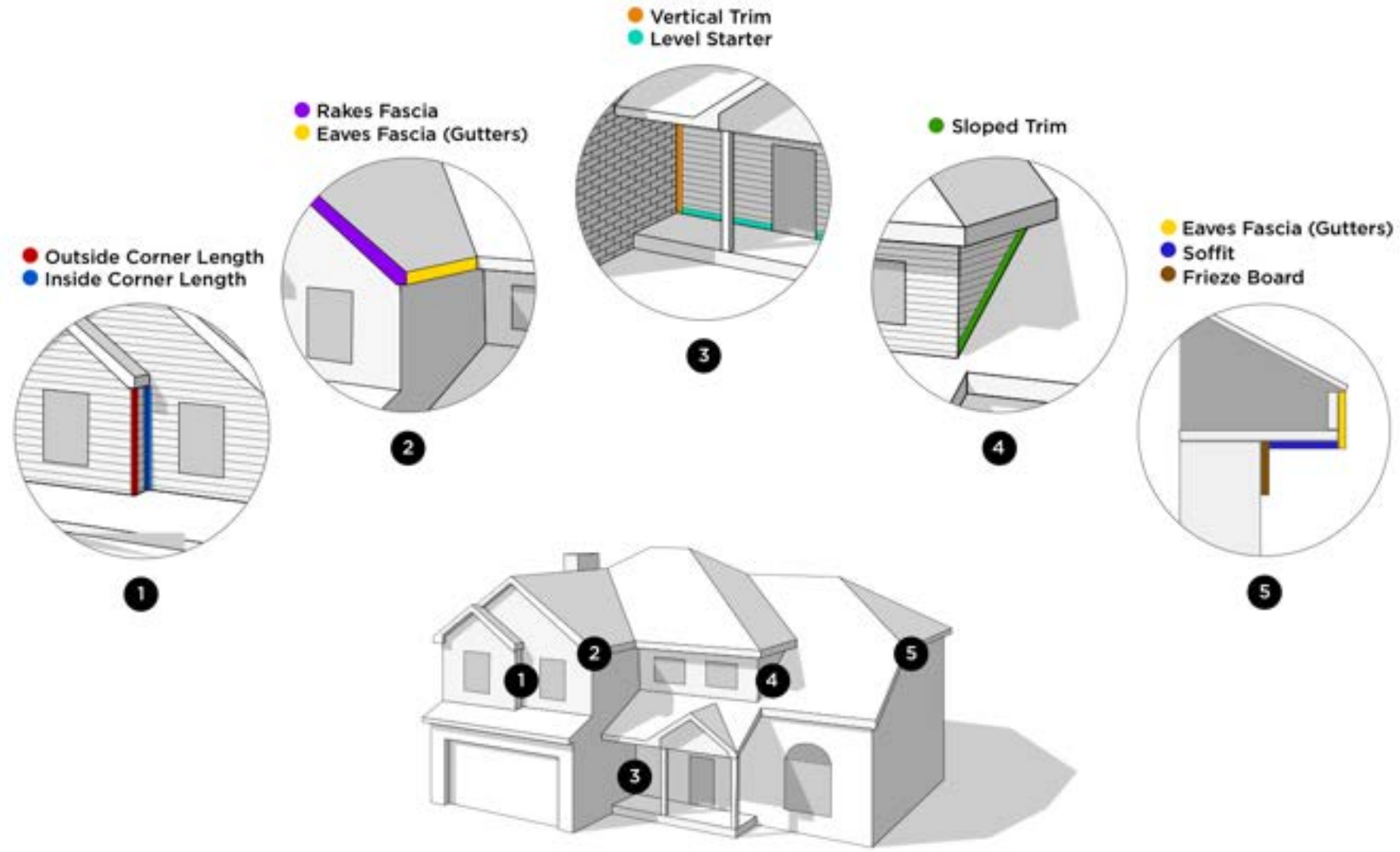
Roof Pitch*	Area	Percentage
6 / 12	2477 ft ²	42.71%
3 / 12	1436 ft ²	24.76%
12 / 12	1234 ft ²	21.28%
11 / 12	652 ft ²	11.24%

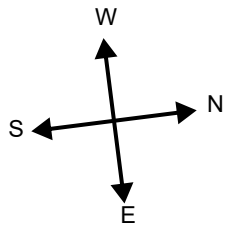
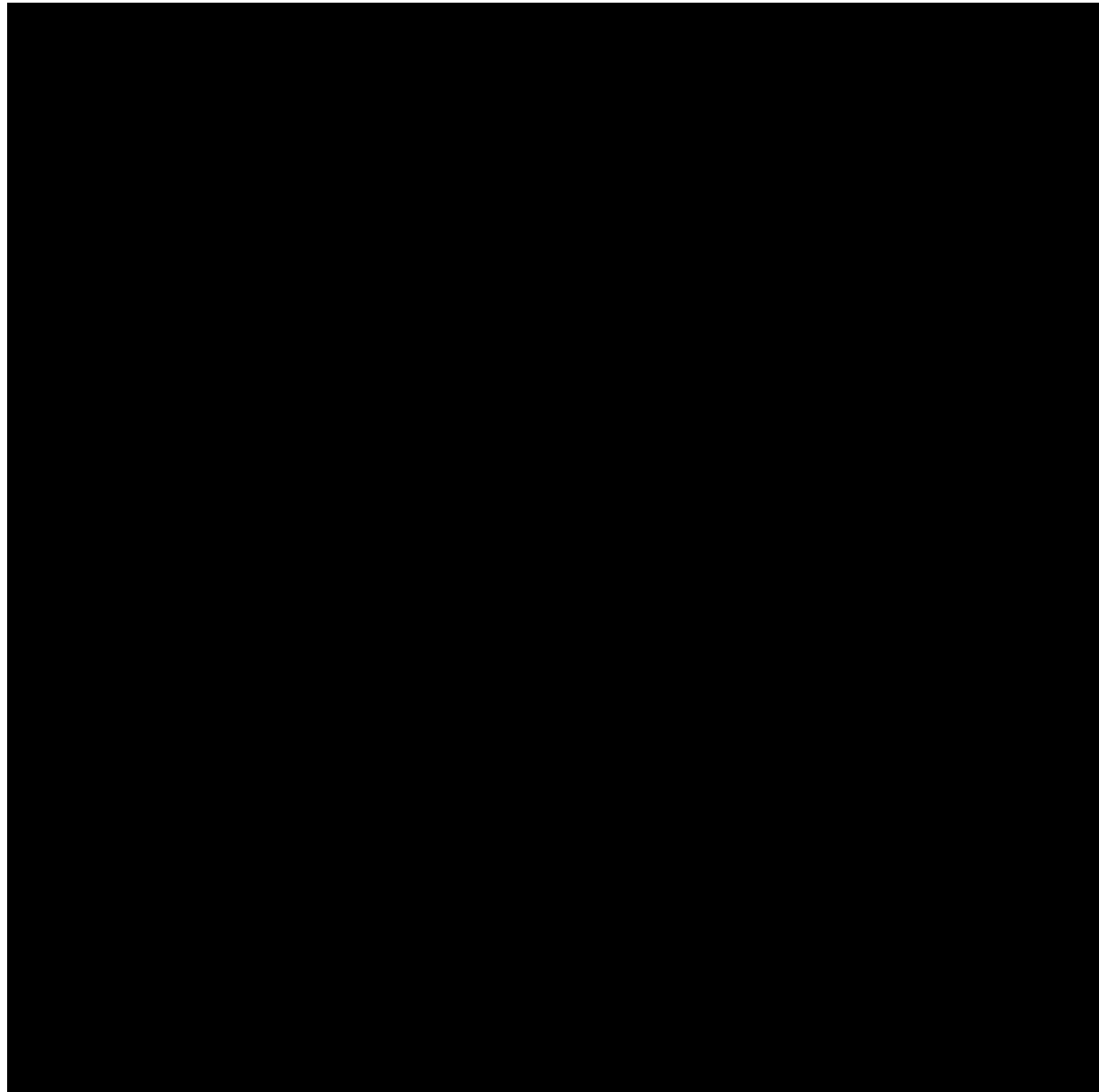


Example Waste Factor Calculations

	Zero Waste	+5%	+10%	+15%	+20%
Area	5799 ft ²	6089 ft ²	6379 ft ²	6669 ft ²	6959 ft ²
Squares	58	61	64	67	69 $\frac{2}{3}$

The table above provides the total roof area of a given property using waste percentages as noted. Please consider that area values and specific waste factors can be influenced by the size and complexity of the property, captured image quality, specific roofing techniques, and your own level of expertise. Additional square footage for Hip, Ridge, and Starter shingles are not included in this waste factor and will require additional materials. This table is only intended to make common waste calculations easier and should not be interpreted as recommendations.





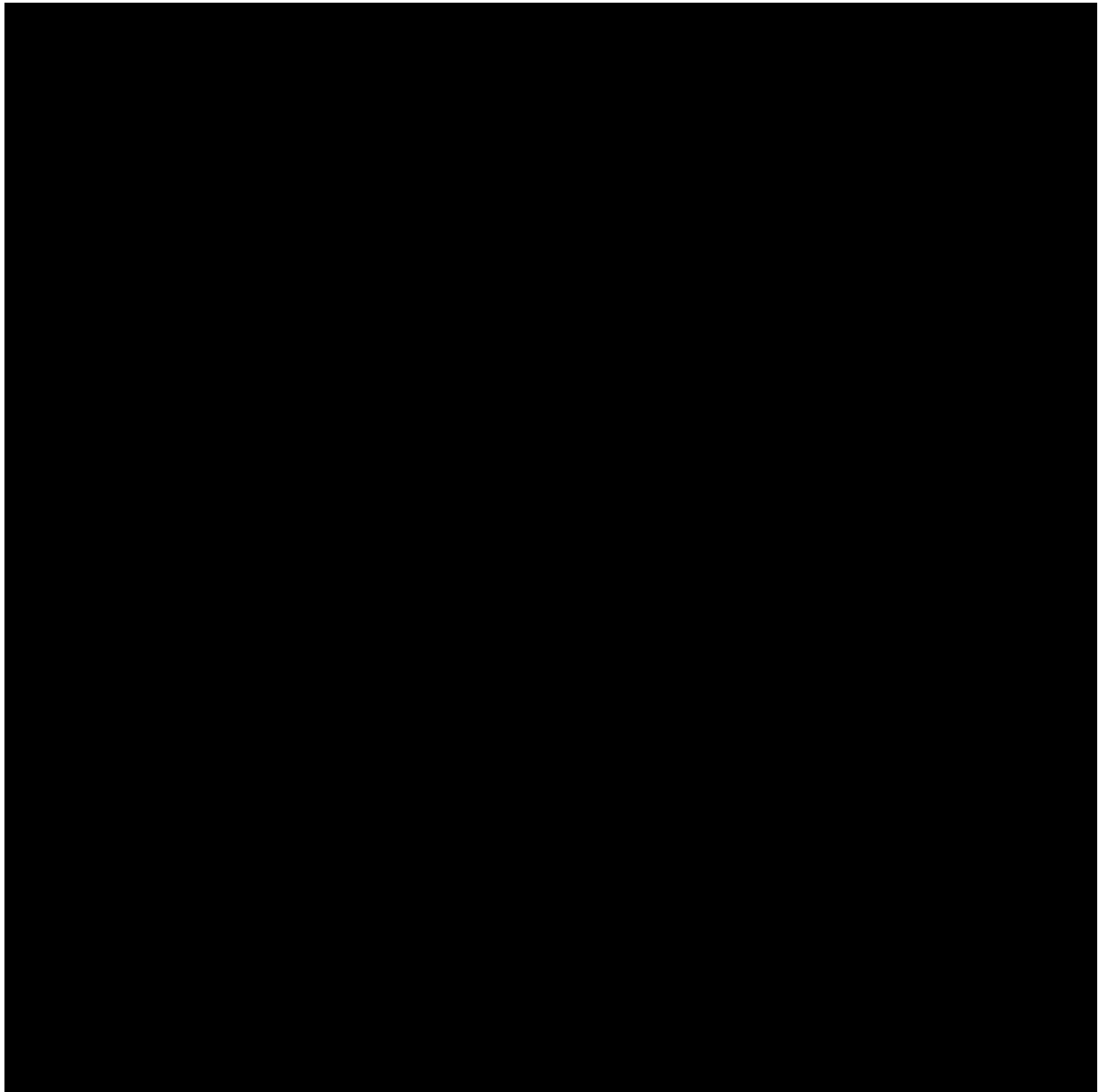
Number of Stories: > 1
Footprint Perimeter: 289' 11"
Footprint Area: 3350 ft²

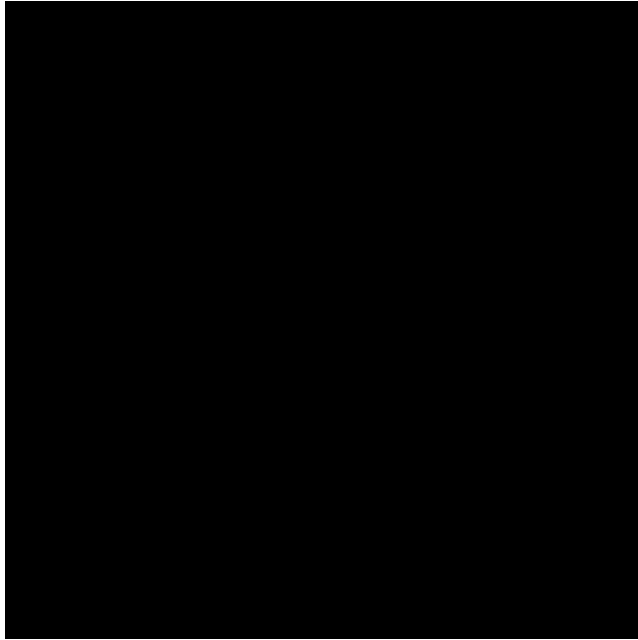
Gutters

	Gutter	Length	Sections
■	Group 1	235'	13
■	Group 2	234'	14
	Total	469'	27

Downspouts

	Downspout	Length	Count
■	Group 1	68'	6
■	Group 2	86'	10
	Total	154'	16

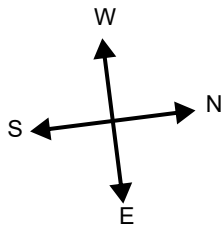




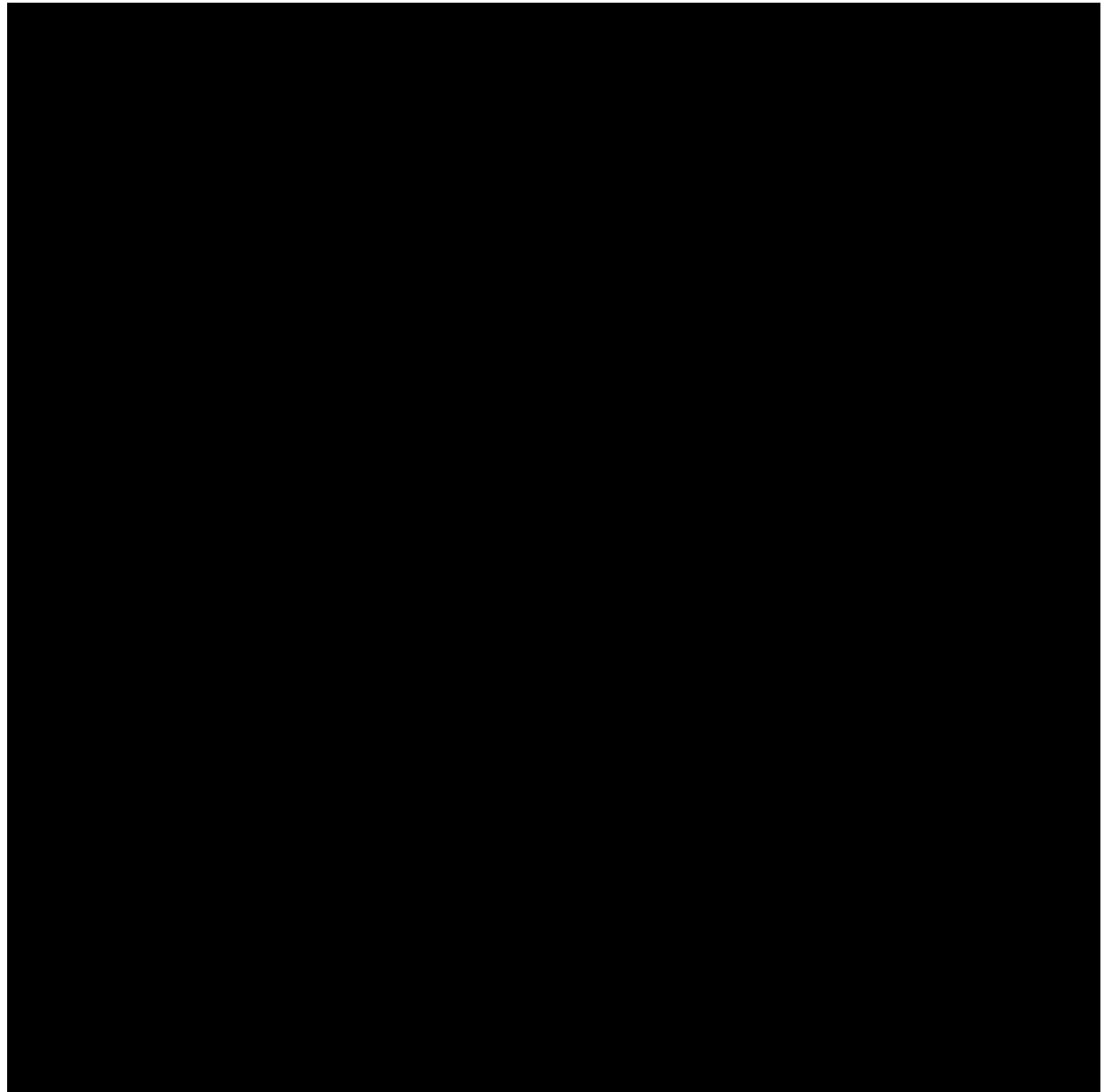
Siding Per Elevation

FRONT			RIGHT			LEFT			BACK		
SI-1	-	41 ft ²	SI-7	-	103 ft ²	SI-21	-	79 ft ²	SI-14	-	72 ft ²
SI-2	-	112 ft ²	SI-8	-	31 ft ²	SI-22	-	24 ft ²	SI-15	-	108 ft ²
SI-3	-	33 ft ²	SI-10	-	79 ft ²	SI-23	-	106 ft ²	SI-16	-	25 ft ²
SI-4	-	59 ft ²	SI-11	-	24 ft ²	SI-24	-	31 ft ²	SI-17	-	82 ft ²
SI-5	-	108 ft ²	SI-12	-	98 ft ²	SI-25	-	88 ft ²	SI-18	-	25 ft ²
SI-6	-	33 ft ²	SI-13	-	50 ft ²	SI-26	-	50 ft ²	SI-19	-	62 ft ²
SI-9	-	44 ft ²							SI-20	-	41 ft ²
430 ft²			385 ft²			378 ft²			415 ft²		

Number of Stories: > 1

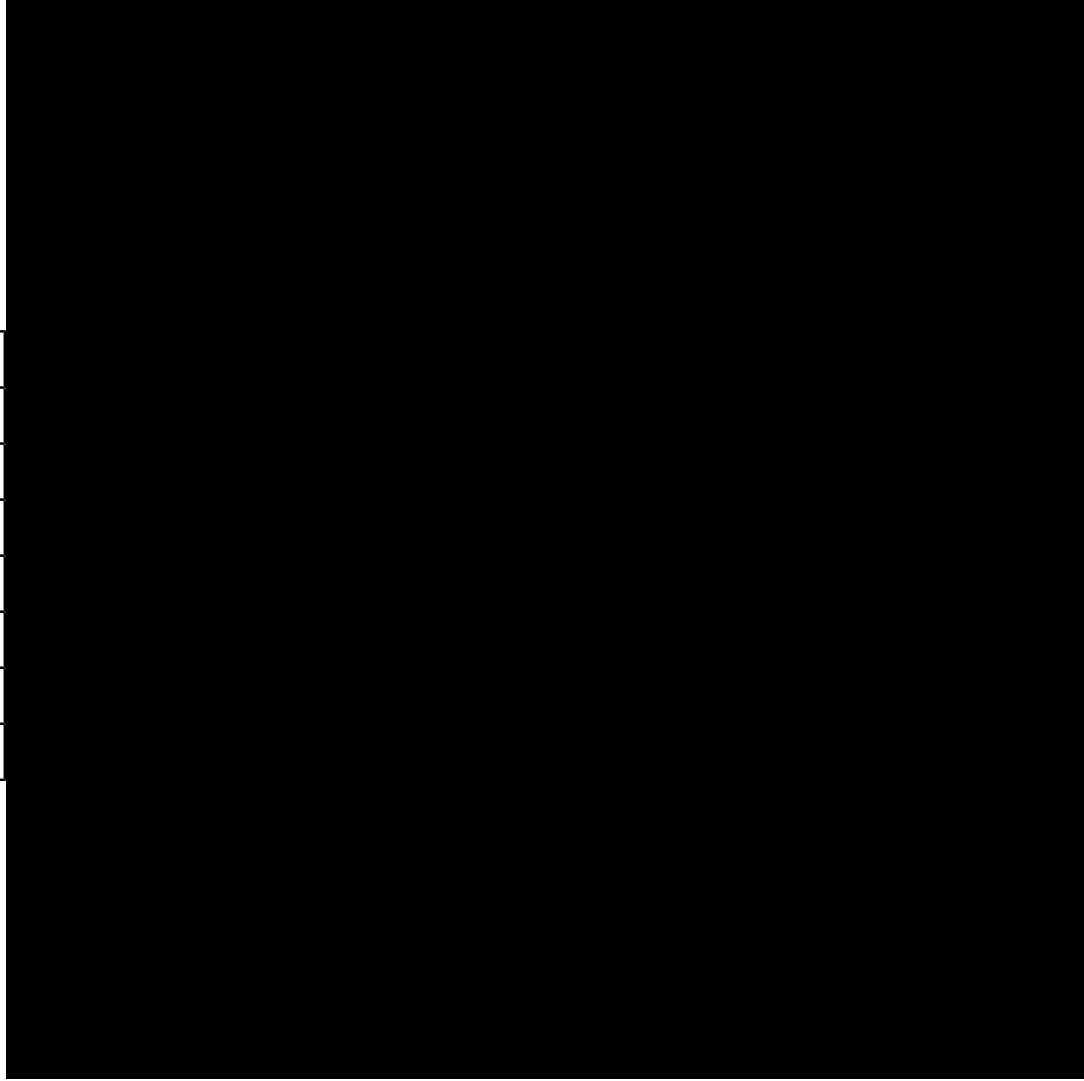


	Cornice Strips	Length	Count
■	Strips Story 1	36'	2
	Total	36'	2



Soffit Summary

Depth	Type	Count	Total Length	Total Area
1" - 6"	eaves	3	34' 2"	12 ft ²
6" - 12"	rakes	2	16' 10"	12 ft ²
12" - 18"	eaves	1	11'	14 ft ²
24" - 48"	rakes	8	95' 10"	184 ft ²
	eaves	37	348' 11"	988 ft ²
> 48"	eaves	10	185' 7"	1657 ft ²
Totals			692' 5"	2867 ft²





Soffit Breakdown

num	Type	Depth	Length	Area	Pitch
1	eave	86"	10' 7"	75 ft ²	12 / 12
2	rake	25"	12' 4"	24 ft ²	12 / 12
3	eave	31"	5' 8"	15 ft ²	12 / 12
4	eave	35"	9' 3"	27 ft ²	12 / 12
5	eave	39"	17' 9"	57 ft ²	6 / 12
6	eave	117"	23' 8"	212 ft ²	3 / 12
7	eave	38"	3' 7"	6 ft ²	3 / 12
8	eave	38"	3' 7"	6 ft ²	3 / 12
9	eave	39"	16' 9"	54 ft ²	6 / 12
10	eave	117"	17' 4"	151 ft ²	3 / 12
11	eave	37"	5' 1"	16 ft ²	11 / 12
12	rake	24"	11' 6"	22 ft ²	11 / 12
13	eave	37"	13' 1"	41 ft ²	6 / 12
14	rake	24"	11' 6"	22 ft ²	11 / 12
15	eave	37"	5' 1"	16 ft ²	11 / 12
16	eave	39"	13' 6"	43 ft ²	6 / 12
17	eave	117"	17' 4"	151 ft ²	3 / 12
18	eave	38"	3' 7"	6 ft ²	3 / 12
19	eave	38"	3' 7"	6 ft ²	3 / 12

num	Type	Depth	Length	Area	Pitch
20	eave	117"	23' 3"	208 ft ²	3 / 12
21	eave	39"	20' 7"	66 ft ²	6 / 12
22	rake	9"	8' 5"	6 ft ²	3 / 12
23	eave	31"	9' 8"	25 ft ²	12 / 12
24	rake	25"	12' 7"	25 ft ²	12 / 12
25	eave	4"	11' 7"	4 ft ²	12 / 12
26	eave	31"	2' 8"	7 ft ²	12 / 12
27	eave	24"	11' 7"	23 ft ²	12 / 12
28	eave	34"	5' 4"	15 ft ²	6 / 12
29	eave	24"	11'	22 ft ²	6 / 12
30	eave	38"	11'	35 ft ²	6 / 12
31	eave	4"	11'	3 ft ²	12 / 12
32	eave	139"	11' 9"	136 ft ²	12 / 12
33	eave	15"	11'	14 ft ²	12 / 12
34	rake	25"	12' 7"	25 ft ²	12 / 12
35	eave	34"	5' 4"	15 ft ²	6 / 12
36	eave	24"	11' 7"	23 ft ²	12 / 12
37	eave	31"	12' 3"	32 ft ²	12 / 12
38	eave	4"	11' 7"	4 ft ²	12 / 12

num	Type	Depth	Length	Area	Pitch
39	rake	9"	8' 5"	6 ft ²	3 / 12
40	eave	39"	20' 7"	66 ft ²	6 / 12
41	eave	117"	23' 3"	208 ft ²	3 / 12
42	eave	38"	3' 7"	6 ft ²	3 / 12
43	eave	38"	3' 7"	6 ft ²	3 / 12
44	eave	117"	17' 4"	151 ft ²	3 / 12
45	eave	39"	13' 6"	43 ft ²	6 / 12
46	eave	37"	5' 1"	16 ft ²	11 / 12
47	rake	24"	11' 6"	22 ft ²	11 / 12
48	eave	37"	13' 1"	41 ft ²	6 / 12
49	rake	24"	11' 6"	22 ft ²	11 / 12
50	eave	37"	5' 1"	16 ft ²	11 / 12
51	eave	117"	17' 4"	151 ft ²	3 / 12
52	eave	39"	13' 6"	43 ft ²	6 / 12
53	eave	38"	3' 7"	6 ft ²	3 / 12
54	eave	38"	3' 7"	6 ft ²	3 / 12
55	eave	39"	21'	67 ft ²	6 / 12
56	eave	117"	23' 8"	212 ft ²	3 / 12
57	rake	25"	12' 4"	24 ft ²	12 / 12

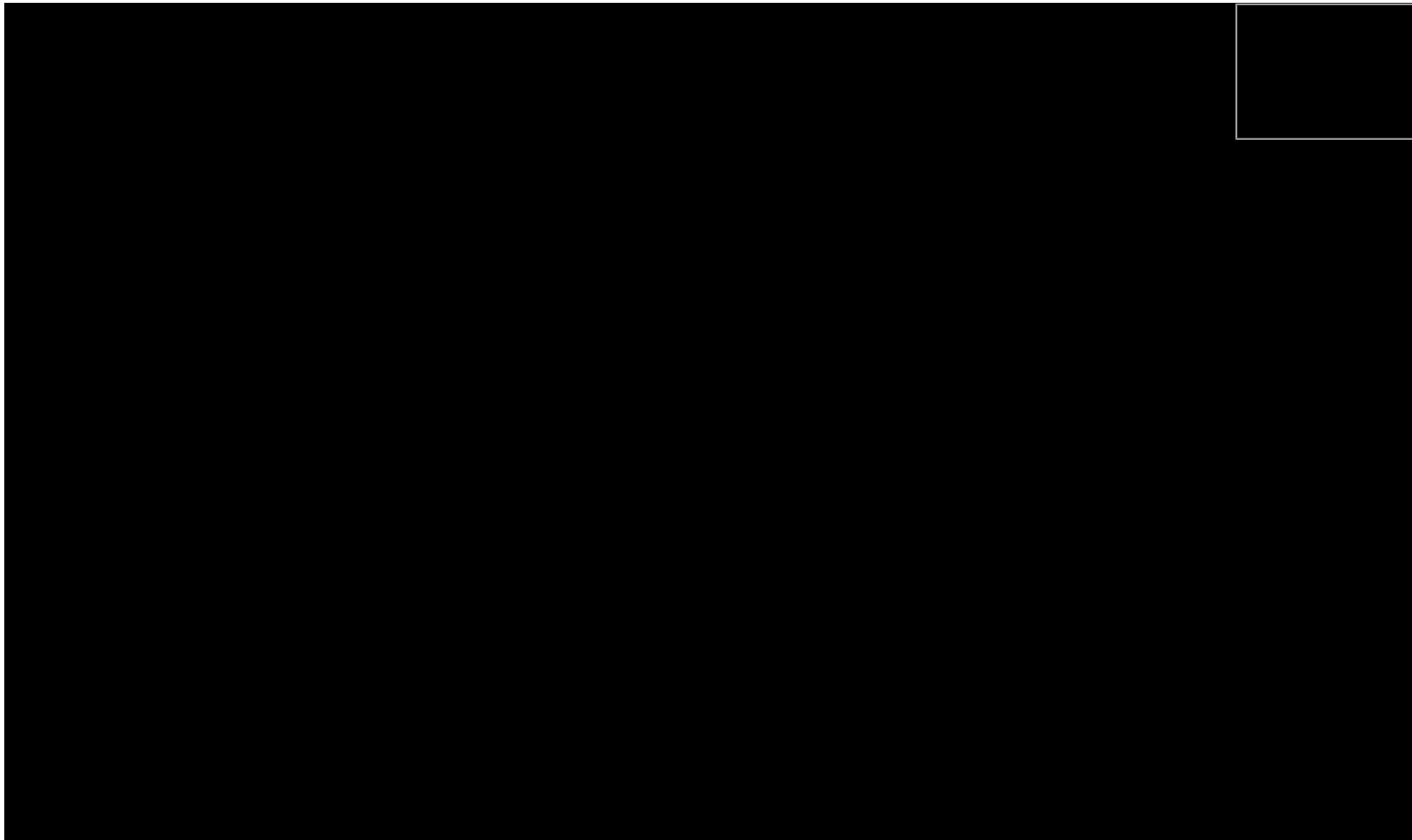
⊘ Feature is too small to label on the plan diagram

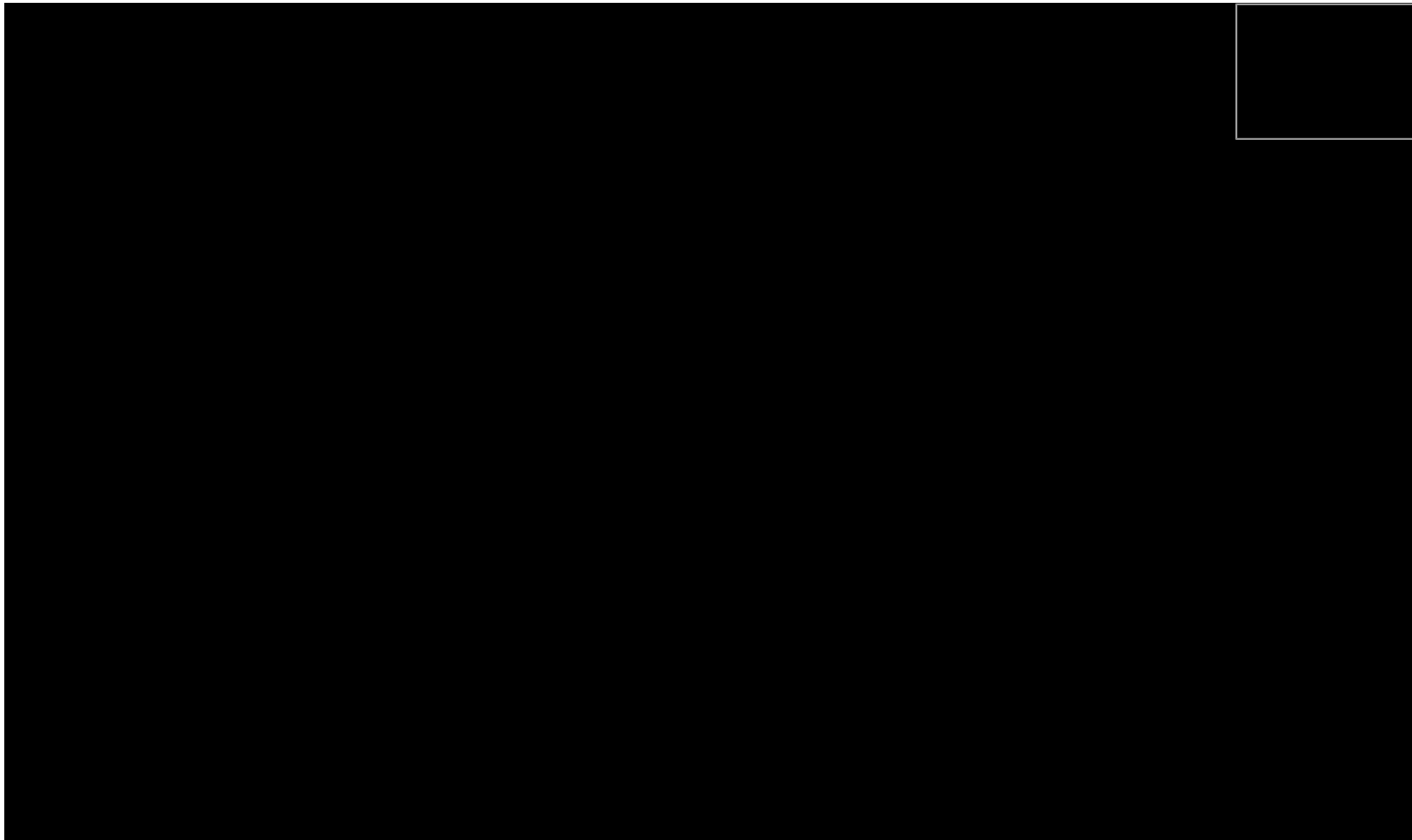
Soffit Breakdown (cont.)

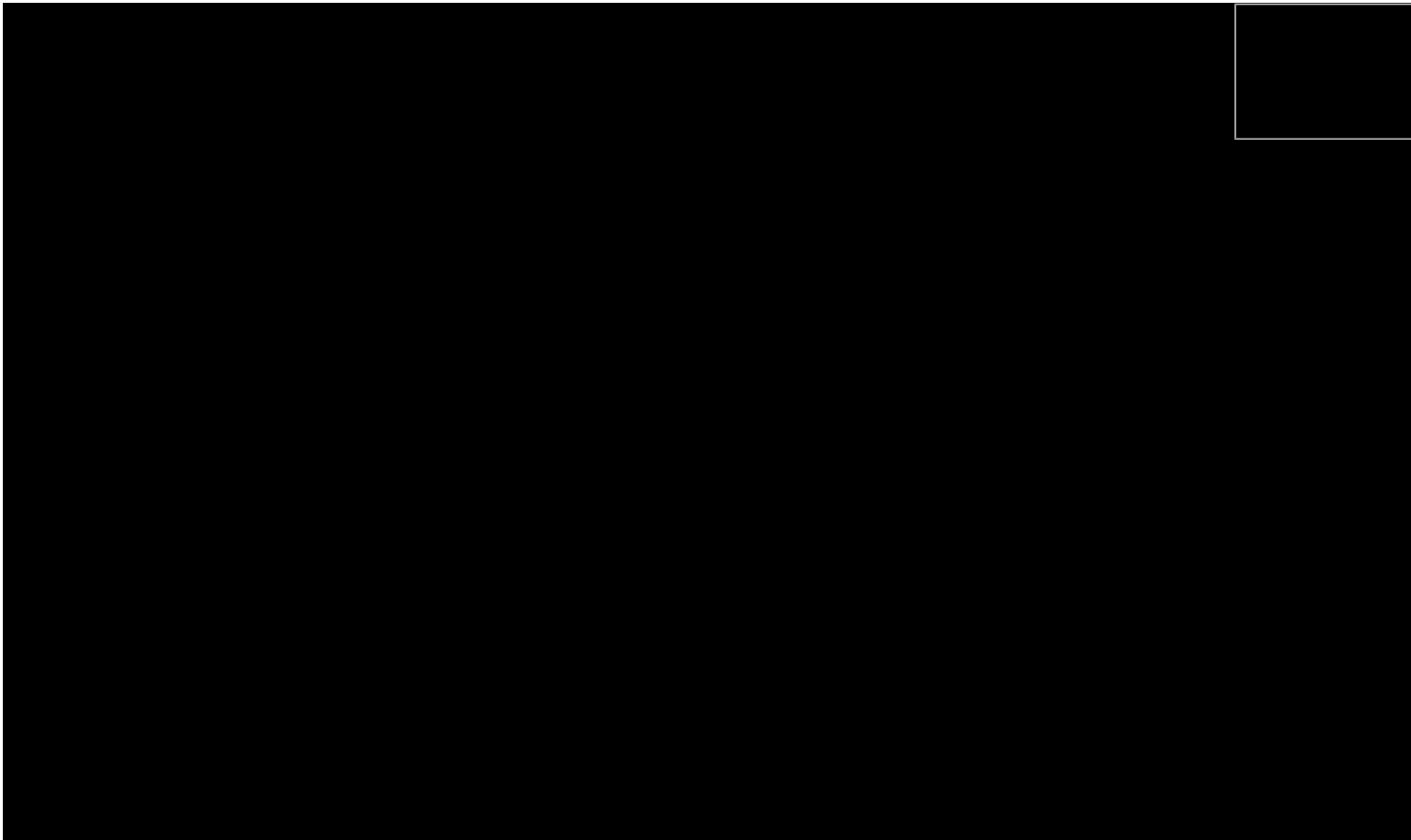
-
-
-
-

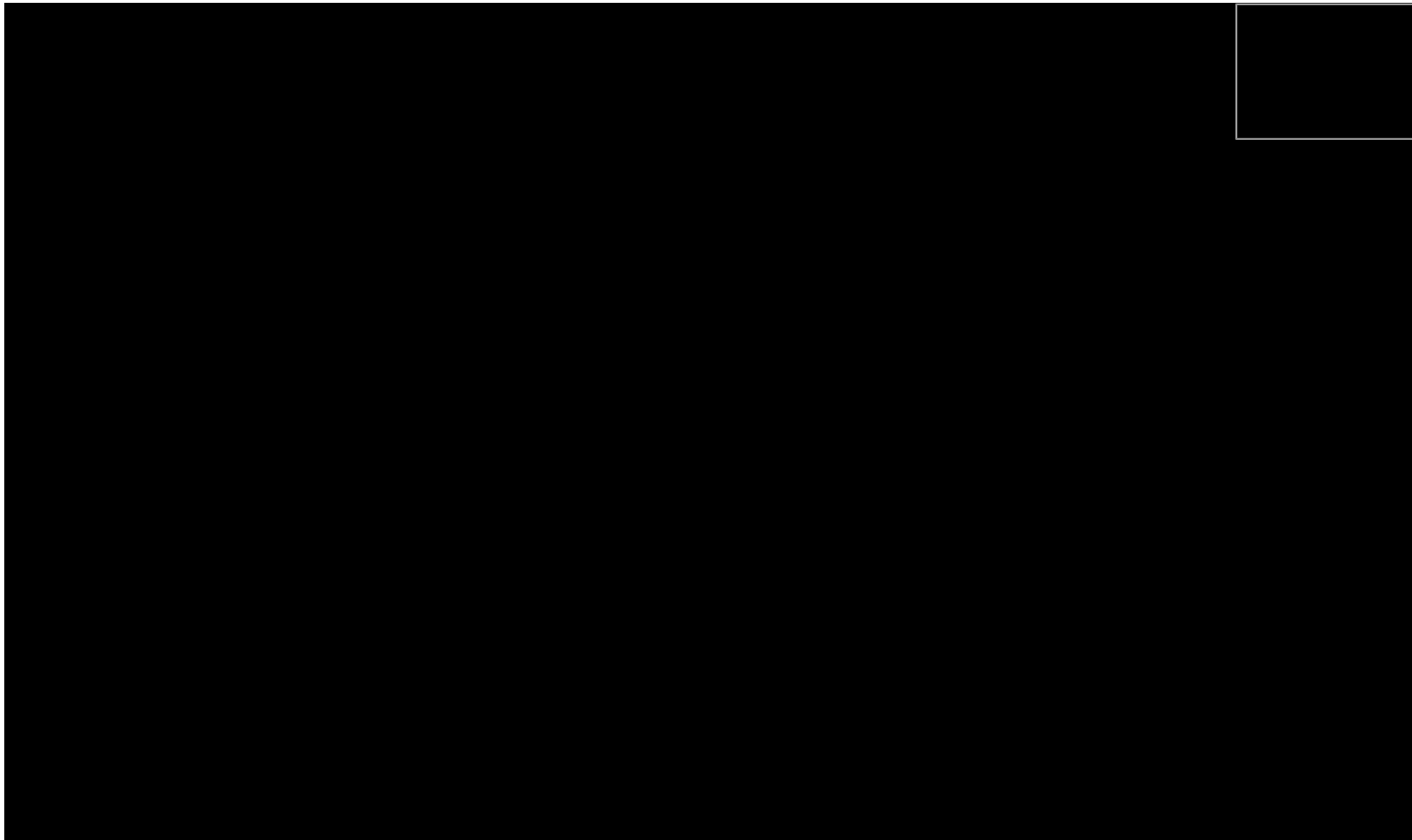
num	Type	Depth	Length	Area	Pitch
58	eave	35"	9' 3"	27 ft ²	12 / 12
59	eave	31"	5' 8"	14 ft ²	12 / 12
60	eave	30"	10' 7"	26 ft ²	6 / 12
61	eave	34"	15' 8"	44 ft ²	6 / 12

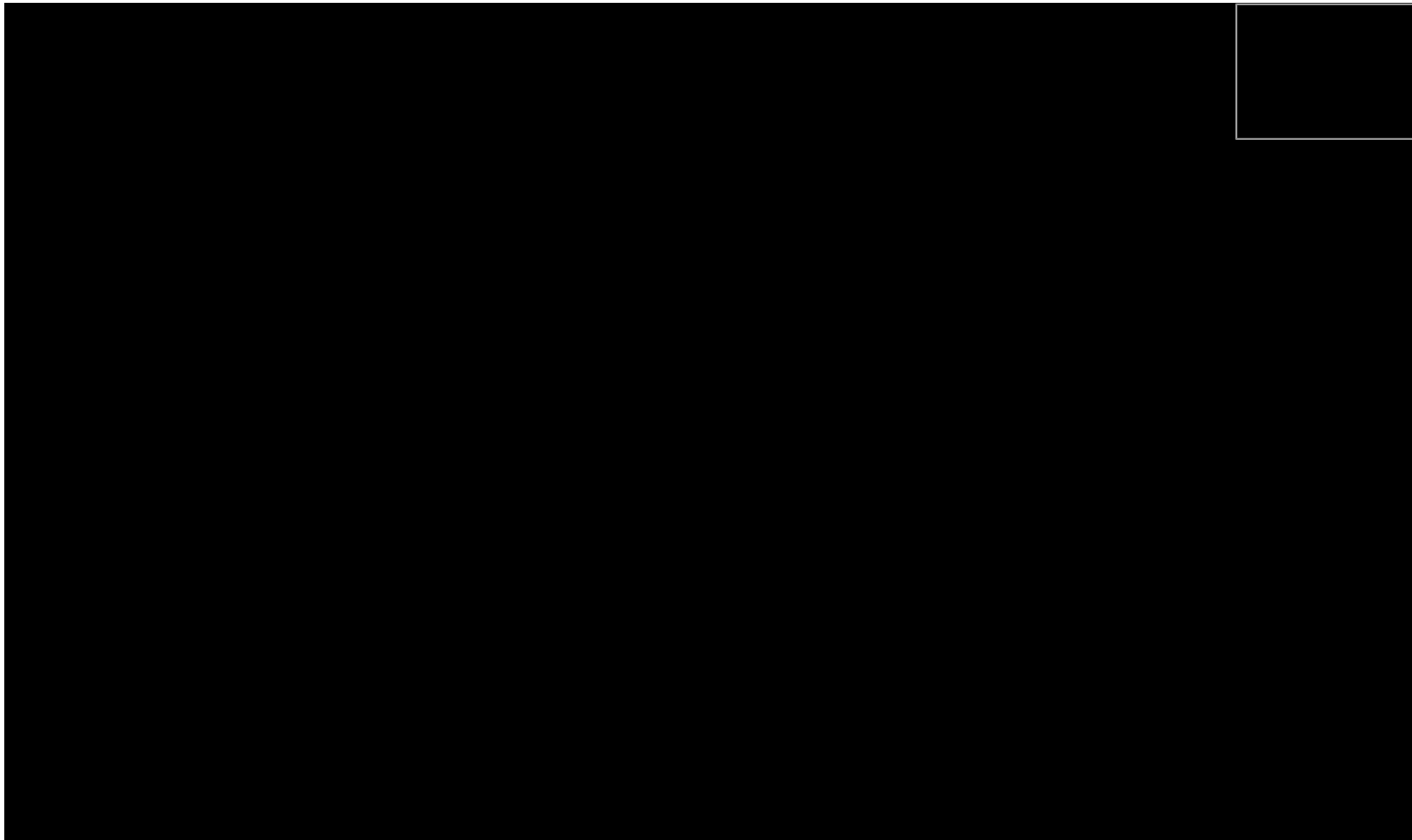
Ø Feature is too small to label on the plan diagram

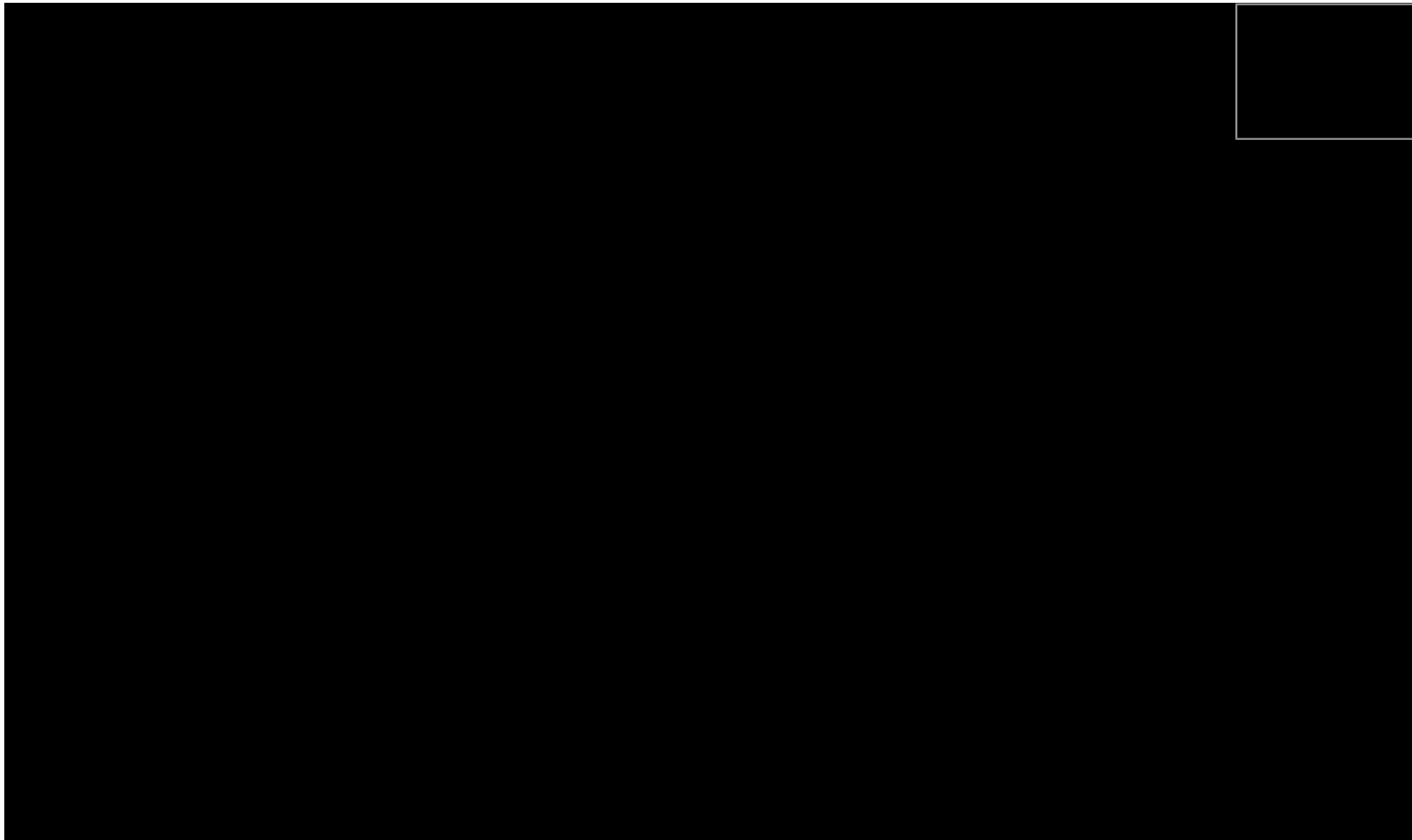


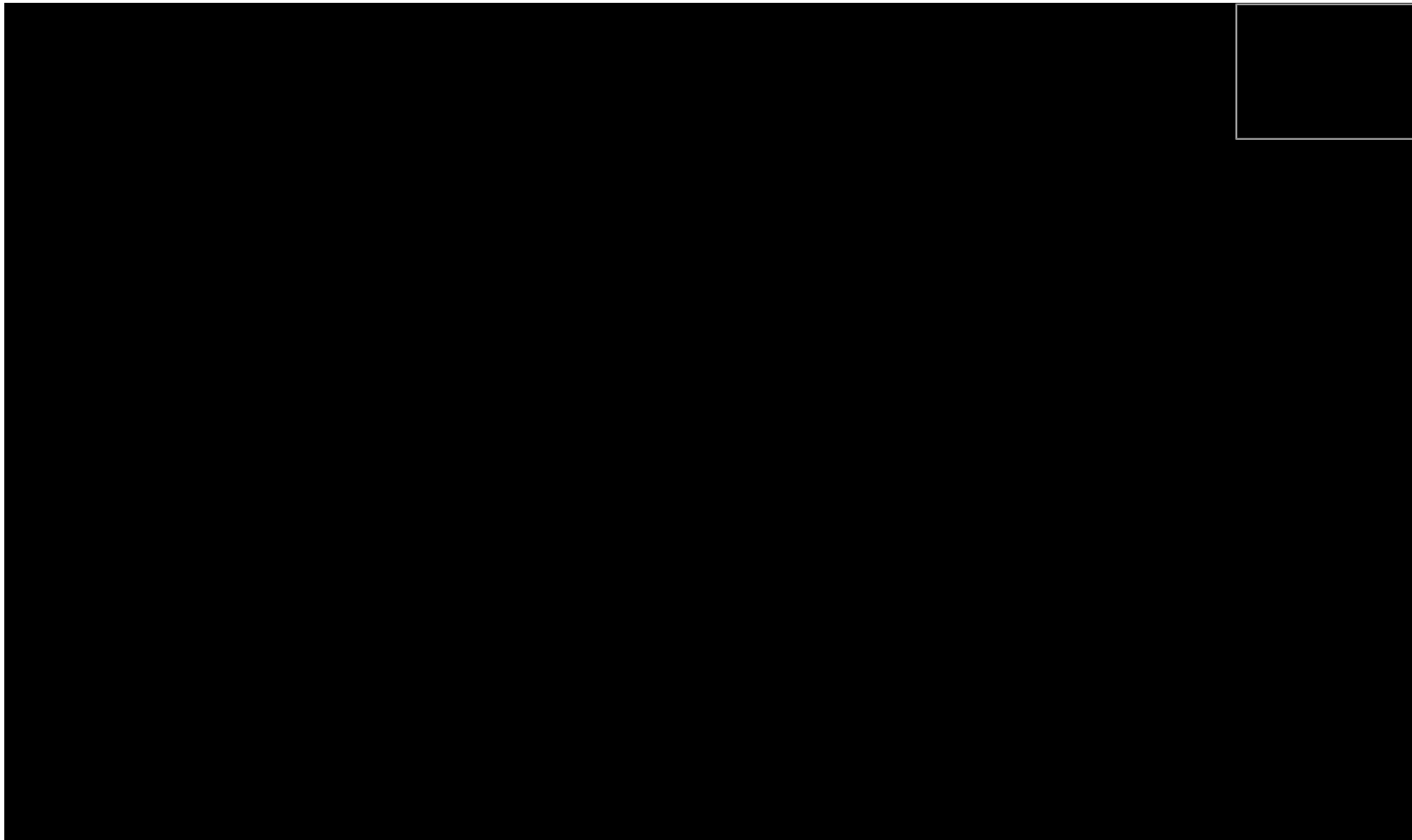


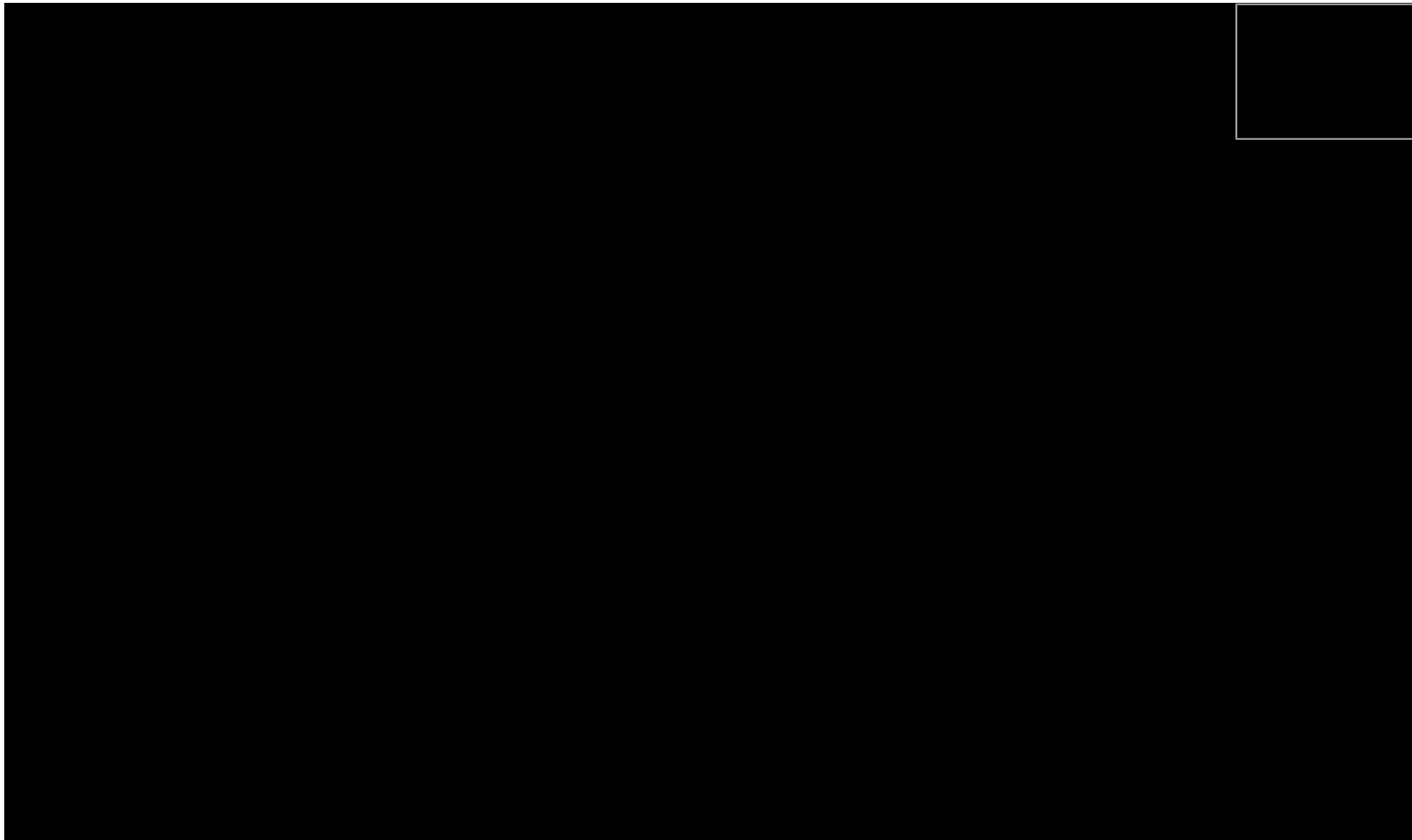














Siding

Facade	Area	Inside Corners	Outside Corners	Openings	Shutters	Vents
SI-1	41 ft ²	1	1	2	-	-
SI-2	112 ft ²	1	1	4	-	-
SI-3	33 ft ²	1	1	2	-	-
SI-4	59 ft ²	-	-	-	-	1
SI-5	108 ft ²	1	1	4	-	-
SI-6	33 ft ²	1	1	2	-	-
SI-7	103 ft ²	1	1	-	-	-
SI-8	31 ft ²	-	1	-	-	-
SI-9	44 ft ²	2	1	2	-	-
SI-10	79 ft ²	1	1	2	-	-
SI-11	24 ft ²	-	1	1	-	-
SI-12	98 ft ²	-	2	-	-	-
SI-13	50 ft ²	-	-	-	-	1
SI-14	72 ft ²	2	1	1	-	-
SI-15	108 ft ²	1	1	4	-	-
SI-16	25 ft ²	1	1	3	-	-
SI-17	82 ft ²	1	1	6	-	-
SI-18	25 ft ²	1	1	3	-	-
SI-19	62 ft ²	-	-	-	-	1



Siding (cont.)

Facade	Area	Inside Corners	Outside Corners	Openings	Shutters	Vents
SI-20	41 ft ²	1	1	1	-	-
SI-21	79 ft ²	1	1	2	-	-
SI-22	24 ft ²	-	1	1	-	-
SI-23	106 ft ²	1	1	-	-	-
SI-24	31 ft ²	-	1	-	-	-
SI-25	88 ft ²	-	2	-	-	-
SI-26	50 ft ²	-	-	-	-	1
Total	1608 ft ²	18	24	40	0	4



Brick

Facade	Area	Openings	Shutters	Vents
BR-1	16 ft ²	-	-	-
BR-2	4 ft ²	-	-	-
BR-3	30 ft ²	-	-	-
BR-4	33 ft ²	-	-	-
BR-5	28 ft ²	-	-	-
BR-6	12 ft ²	-	-	-
BR-7	33 ft ²	6	-	-
BR-8	30 ft ²	-	-	-
BR-9	27 ft ²	-	-	-
BR-10	32 ft ²	-	-	-
BR-11	10 ft ²	-	-	-
BR-12	22 ft ²	-	-	-
BR-13	20 ft ²	-	-	-
BR-14	12 ft ²	-	-	-
BR-15	3 ft ²	-	-	-
BR-16	30 ft ²	-	-	-
BR-17	33 ft ²	-	-	-
BR-18	16 ft ²	-	-	-
BR-19	30 ft ²	-	-	-



Brick (cont.)

Facade	Area	Openings	Shutters	Vents
BR-20	35 ft ²	-	-	-
BR-21	12 ft ²	-	-	-
BR-22	27 ft ²	-	-	-
BR-23	28 ft ²	-	-	-
BR-24	16 ft ²	-	-	-
BR-25	34 ft ²	-	-	-
BR-26	40 ft ²	6	-	-
BR-27	34 ft ²	-	-	-
BR-28	71 ft ²	-	-	-
BR-29	16 ft ²	-	-	-
BR-30	4 ft ²	-	-	-
BR-31	29 ft ²	-	-	-
BR-32	20 ft ²	-	-	-
BR-33	35 ft ²	-	-	-
BR-34	12 ft ²	-	-	-
BR-35	3 ft ²	-	-	-
BR-36	12 ft ²	-	-	-
BR-37	33 ft ²	-	-	-
BR-38	10 ft ²	-	-	-



Brick (cont.)

Facade	Area	Openings	Shutters	Vents
BR-39	12 ft ²	-	-	-
BR-40	32 ft ²	-	-	-
BR-41	10 ft ²	-	-	-
BR-42	12 ft ²	-	-	-
BR-43*	1 ft ²	-	-	-
BR-44*	1 ft ²	-	-	-
Total	960 ft²	12	0	0

* Facet is not visible due to size or location



Unknown (missing photos)

Facade	Area	Openings	Shutters	Vents
UN-1	5 ft ²	-	-	-
UN-2	16 ft ²	-	-	-
UN-3	42 ft ²	-	-	-
UN-4	40 ft ²	-	-	-
UN-5	24 ft ²	-	-	-
UN-6	27 ft ²	-	-	-
UN-7	42 ft ²	-	-	-
UN-8	6 ft ²	-	-	-
UN-9	16 ft ²	-	-	-
Total	218 ft²	0	0	0



Facades

Facade	Area	Trim			Corners		Roofline		Openings		
		Level Starter	Sloped	Vertical	Inside	Outside	Level Frieze Board	Sloped Frieze Board	Tops	Sills	Sides
SI-1	41 ft ²	7' 10"	-	-	9' 5"	7'	1' 3"	8' 9"	5' 4"	3' 4"	28' 8"
SI-2	112 ft ²	17' 6"	-	-	9' 5"	9' 5"	17' 6"	-	6' 8"	6' 8"	31' 6"
SI-3	33 ft ²	17' 6"	-	1' 9"	10"	2' 7"	17' 6"	-	7'	7'	7' 4"
SI-4	59 ft ²	15' 5"	-	-	-	-	-	21' 8"	-	-	-
SI-5	108 ft ²	17' 6"	-	-	9' 2"	9' 2"	17' 6"	-	6' 8"	6' 8"	31' 6"
SI-6	33 ft ²	17' 6"	-	1' 9"	10"	2' 7"	17' 6"	-	7'	7'	7' 4"
SI-7	103 ft ²	11' 3"	-	-	9' 2"	9' 2"	11' 3"	-	-	-	-
SI-8	31 ft ²	10' 7"	3' 9"	-	-	2' 7"	13' 3"	-	-	-	-
SI-9	44 ft ²	11' 2"	-	-	10' 1"	7' 9"	11"	8' 11"	5' 2"	6' 8"	28' 9"
SI-10	79 ft ²	11' 3"	-	-	9' 5"	9' 5"	11' 3"	-	3' 4"	3' 4"	15' 9"
SI-11	24 ft ²	10' 7"	3' 9"	-	-	2' 7"	13' 3"	-	3' 6"	3' 6"	3' 8"
SI-12	98 ft ²	12' 7"	-	-	-	15' 7"	12' 7"	-	-	-	-
SI-13	50 ft ²	14' 5"	-	-	-	-	-	19' 11"	-	-	-
SI-14	72 ft ²	11' 2"	-	-	10' 1"	7' 9"	1' 4"	9'	2' 3"	3' 4"	12' 7"
SI-15	108 ft ²	17' 2"	-	-	9' 5"	9' 5"	17' 2"	-	6' 8"	6' 8"	31' 6"
SI-16	25 ft ²	17' 2"	-	-	2' 7"	2' 7"	17' 2"	-	10' 6"	10' 6"	11'
SI-17	82 ft ²	17' 1"	-	-	9' 5"	9' 5"	17' 1"	-	10'	10'	47' 3"
SI-18	25 ft ²	17' 1"	-	-	2' 7"	2' 7"	17' 1"	-	10' 6"	10' 6"	11'



Facades (cont.)

Facade	Area	Trim			Corners		Roofline		Openings		
		Level Starter	Sloped	Vertical	Inside	Outside	Level Frieze Board	Sloped Frieze Board	Tops	Sills	Sides
SI-19	62 ft ²	15' 11"	-	-	-	-	-	22' 4"	-	-	-
SI-20	41 ft ²	11' 2"	-	14' 10"	9' 5"	7'	1' 2"	8' 9"	1' 10"	3' 4"	12' 8"
SI-21	79 ft ²	11' 3"	-	-	9' 5"	9' 5"	11' 3"	-	3' 4"	3' 4"	15' 9"
SI-22	24 ft ²	10' 7"	3' 9"	-	-	2' 7"	13' 3"	-	3' 6"	3' 6"	3' 8"
SI-23	106 ft ²	11' 3"	-	-	9' 5"	9' 5"	11' 3"	-	-	-	-
SI-24	31 ft ²	10' 7"	3' 9"	-	-	2' 7"	13' 3"	-	-	-	-
SI-25	88 ft ²	12' 7"	-	-	-	14'	12' 7"	-	-	-	-
SI-26	50 ft ²	14' 5"	-	-	-	-	-	19' 11"	-	-	-
Total*	1608 ft²	352' 8"	15'	18' 3"	83' 3"	77' 3"	266' 7"	119' 4"	93' 3"	95' 6"	299' 9"

*Totals de-duplicate any line segments that are shared between multiple facades, and as a result may not represent a total summation of the corresponding column.

Example Waste Factor Calculations

SIDING & TRIM ONLY

	Zero Waste	+10%	+18%
SI-1	41 ft ²	45 ft ²	48 ft ²
SI-2	112 ft ²	123 ft ²	132 ft ²
SI-3	33 ft ²	36 ft ²	39 ft ²
SI-4	59 ft ²	65 ft ²	70 ft ²
SI-5	108 ft ²	119 ft ²	127 ft ²
SI-6	33 ft ²	36 ft ²	39 ft ²
SI-7	103 ft ²	113 ft ²	122 ft ²
SI-8	31 ft ²	34 ft ²	37 ft ²
SI-9	44 ft ²	48 ft ²	52 ft ²
SI-10	79 ft ²	87 ft ²	93 ft ²
SI-11	24 ft ²	26 ft ²	28 ft ²
SI-12	98 ft ²	108 ft ²	116 ft ²
SI-13	50 ft ²	55 ft ²	59 ft ²
SI-14	72 ft ²	79 ft ²	85 ft ²
SI-15	108 ft ²	119 ft ²	127 ft ²
SI-16	25 ft ²	28 ft ²	30 ft ²

+ OPENINGS < 20FT²

	Zero Waste	+10%	+18%
	58 ft ²	64 ft ²	68 ft ²
	150 ft ²	165 ft ²	177 ft ²
	41 ft ²	45 ft ²	48 ft ²
	59 ft ²	65 ft ²	70 ft ²
	146 ft ²	161 ft ²	172 ft ²
	41 ft ²	45 ft ²	48 ft ²
	103 ft ²	113 ft ²	122 ft ²
	31 ft ²	34 ft ²	37 ft ²
	61 ft ²	67 ft ²	72 ft ²
	98 ft ²	108 ft ²	116 ft ²
	28 ft ²	31 ft ²	33 ft ²
	98 ft ²	108 ft ²	116 ft ²
	50 ft ²	55 ft ²	59 ft ²
	89 ft ²	98 ft ²	105 ft ²
	146 ft ²	161 ft ²	172 ft ²
	37 ft ²	41 ft ²	44 ft ²

+ OPENINGS < 33FT²

	Zero Waste	+10%	+18%
	82 ft ²	90 ft ²	97 ft ²
	150 ft ²	165 ft ²	177 ft ²
	41 ft ²	45 ft ²	48 ft ²
	59 ft ²	65 ft ²	70 ft ²
	146 ft ²	161 ft ²	172 ft ²
	41 ft ²	45 ft ²	48 ft ²
	103 ft ²	113 ft ²	122 ft ²
	31 ft ²	34 ft ²	37 ft ²
	85 ft ²	94 ft ²	100 ft ²
	98 ft ²	108 ft ²	116 ft ²
	28 ft ²	31 ft ²	33 ft ²
	98 ft ²	108 ft ²	116 ft ²
	50 ft ²	55 ft ²	59 ft ²
	89 ft ²	98 ft ²	105 ft ²
	146 ft ²	161 ft ²	172 ft ²
	37 ft ²	41 ft ²	44 ft ²

SIDING & TRIM ONLY (CONT.)

	Zero Waste	+10%	+18%
SI-17	82 ft ²	90 ft ²	97 ft ²
SI-18	25 ft ²	28 ft ²	30 ft ²
SI-19	62 ft ²	68 ft ²	73 ft ²
SI-20	41 ft ²	45 ft ²	48 ft ²
SI-21	79 ft ²	87 ft ²	93 ft ²
SI-22	24 ft ²	26 ft ²	28 ft ²
SI-23	106 ft ²	117 ft ²	125 ft ²
SI-24	31 ft ²	34 ft ²	37 ft ²
SI-25	88 ft ²	97 ft ²	104 ft ²
SI-26	50 ft ²	55 ft ²	59 ft ²
UN-6	27 ft ²	30 ft ²	32 ft ²
Trims	61 ft ²	67 ft ²	72 ft ²
Total	1696 ft ²	1865 ft ²	2002 ft ²

+ OPENINGS < 20FT²

	Zero Waste	+10%	+18%
	139 ft ²	153 ft ²	164 ft ²
	37 ft ²	41 ft ²	44 ft ²
	62 ft ²	68 ft ²	73 ft ²
	58 ft ²	64 ft ²	68 ft ²
	98 ft ²	108 ft ²	116 ft ²
	28 ft ²	31 ft ²	33 ft ²
	106 ft ²	117 ft ²	125 ft ²
	31 ft ²	34 ft ²	37 ft ²
	88 ft ²	97 ft ²	104 ft ²
	50 ft ²	55 ft ²	59 ft ²
	27 ft ²	30 ft ²	32 ft ²
	189 ft ²	208 ft ²	223 ft ²
	2149 ft ²	2367 ft ²	2537 ft ²

+ OPENINGS < 33FT²

	Zero Waste	+10%	+18%
	139 ft ²	153 ft ²	164 ft ²
	37 ft ²	41 ft ²	44 ft ²
	62 ft ²	68 ft ²	73 ft ²
	58 ft ²	64 ft ²	68 ft ²
	98 ft ²	108 ft ²	116 ft ²
	28 ft ²	31 ft ²	33 ft ²
	106 ft ²	117 ft ²	125 ft ²
	31 ft ²	34 ft ²	37 ft ²
	88 ft ²	97 ft ²	104 ft ²
	50 ft ²	55 ft ²	59 ft ²
	27 ft ²	30 ft ²	32 ft ²
	189 ft ²	208 ft ²	223 ft ²
	2197 ft ²	2420 ft ²	2594 ft ²

The first Siding Waste Factor table is calculated using the total ft² of siding facades, ft² of trim touching siding, and ft² of unknowns touching siding.

The tables above provide the area of siding on a given property, segmented by individual and in sum total form. Values include openings (doors & windows) and waste percentages as noted. Please consider that area values and specific waste factors can be influenced by the size and complexity of the property, captured image quality, specific siding techniques, and your own level of expertise. Accessories are not included in these values and may require additional material.

These tables are only intended to make common waste calculations easier and should not be interpreted as recommendations.



Windows

Group	Group Width x Height	Group United Inches	Opening	Width x Height	United Inches	Area
WG-1	34" x 88"	123"	W-101	34" x 72"	107"	17 ft ²
			W-102	34" x 10"	44"	2 ft ²
WG-2	34" x 88"	123"	W-103	34" x 72"	107"	17 ft ²
			W-104	34" x 10"	44"	2 ft ²
WG-3	111" x 146"	258"	W-105	17" x 81"	97"	9 ft ²
			W-106	17" x 81"	97"	9 ft ²
			W-107	50" x 53"	104"	19 ft ²
			W-108	68" x 32"	100"	15 ft ²
			W-109	52" x 53"	105"	19 ft ²
WG-4	34" x 88"	123"	W-110	34" x 72"	107"	17 ft ²
			W-111	34" x 10"	44"	2 ft ²
WG-5	34" x 88"	123"	W-112	34" x 72"	107"	17 ft ²
			W-113	34" x 10"	44"	2 ft ²
WG-6	34" x 70"	105"	W-114	34" x 70"	105"	17 ft ²
WG-7	34" x 70"	105"	W-115	34" x 70"	105"	17 ft ²
WG-8	34" x 88"	123"	W-116	34" x 72"	107"	17 ft ²
			W-117	34" x 10"	44"	2 ft ²



Windows (cont.)

Group	Group Width x Height	Group United Inches	Opening	Width x Height	United Inches	Area
WG-9	34" x 88"	123"	W-118	34" x 72"	107"	17 ft ²
			W-119	34" x 10"	44"	2 ft ²
WG-10	34" x 88"	123"	W-120	34" x 72"	107"	17 ft ²
			W-121	34" x 10"	44"	2 ft ²
WG-11	113" x 148"	261"	W-122	17" x 81"	97"	9 ft ²
			W-123	17" x 81"	97"	9 ft ²
			W-124	51" x 54"	105"	19 ft ²
			W-125	66" x 33"	99"	15 ft ²
			W-126	55" x 54"	109"	21 ft ²
WG-12	34" x 88"	123"	W-127	34" x 72"	107"	17 ft ²
			W-128	34" x 10"	44"	2 ft ²
WG-13	34" x 88"	123"	W-129	34" x 72"	107"	17 ft ²
			W-130	34" x 10"	44"	2 ft ²
WG-14	34" x 88"	123"	W-131	34" x 72"	107"	17 ft ²
			W-132	34" x 10"	44"	2 ft ²
WG-15	34" x 88"	123"	W-133	34" x 72"	107"	17 ft ²
			W-134	34" x 10"	44"	2 ft ²
WG-16	34" x 71"	106"	W-135	34" x 71"	106"	17 ft ²

Windows (cont.)

Group	Group Width x Height	Group United Inches	Opening	Width x Height	United Inches	Area
WG-17	34" x 71"	106"	W-136	34" x 71"	106"	17 ft ²
WG-18	36" x 16"	52"	W-237	36" x 16"	52"	4 ft ²
WG-19	36" x 16"	52"	W-238	36" x 16"	52"	4 ft ²
WG-20	36" x 16"	52"	W-239	36" x 16"	52"	4 ft ²
WG-21	36" x 16"	52"	W-240	36" x 16"	52"	4 ft ²
WG-22	36" x 16"	52"	W-241	36" x 16"	52"	4 ft ²
WG-23	36" x 16"	52"	W-242	36" x 16"	52"	4 ft ²
WG-24	36" x 16"	52"	W-243	36" x 16"	52"	4 ft ²
WG-25	36" x 16"	52"	W-244	36" x 16"	52"	4 ft ²
WG-26	36" x 16"	52"	W-245	36" x 16"	52"	4 ft ²
WG-27	36" x 16"	52"	W-246	36" x 16"	52"	4 ft ²
WG-28	36" x 16"	52"	W-247	36" x 16"	52"	4 ft ²
WG-29	36" x 16"	52"	W-248	36" x 16"	52"	4 ft ²
			Total	-	3714"	469 ft ²

Doors

Opening	Width x Height
D-1	36" x 96"
D-2	72" x 80"
D-3	36" x 96"
D-4	72" x 80"

*Door height and width have been snapped to standard

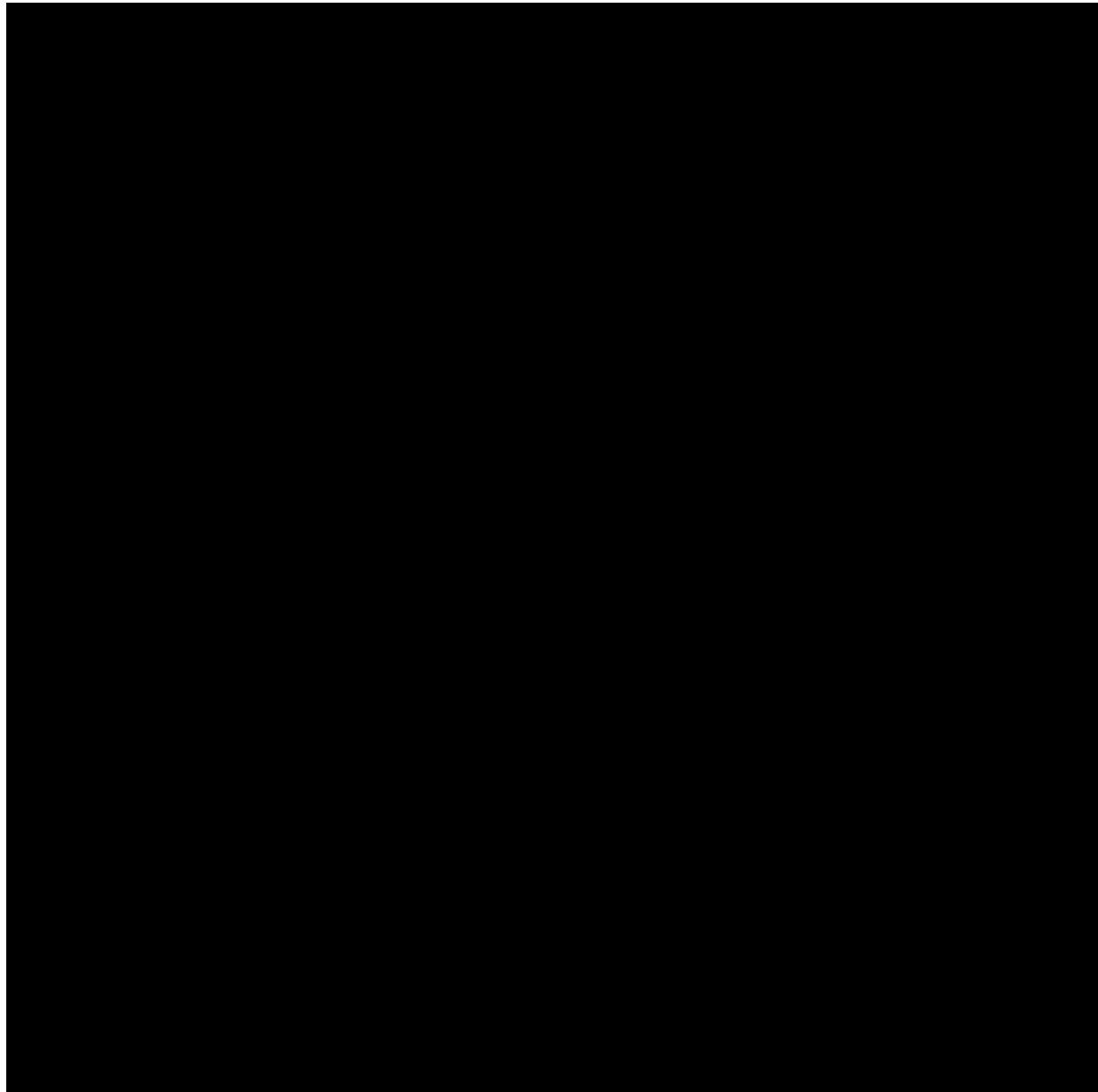
Entire Doors

Opening	Width x Height	Area
D-1	36" x 93"	23 ft ²
D-2	71" x 93"	45 ft ²
D-3	36" x 93"	23 ft ²
D-4	72" x 94"	47 ft ²
Total	-	138 ft²

*Total door square footage includes entire door package (e.g. with transoms, sidelites, etc.)

Roof	Length
Ridges (RI)	111' 9"
Hips (H)	199' 5"
Valleys (V)	179' 9"
Rakes (RA)	131' 11"
Eaves (E)	473' 8"
Flashing (F)*	175' 4"
Step Flashing (SF)*	25' 5"
Transition Line (TL)	-

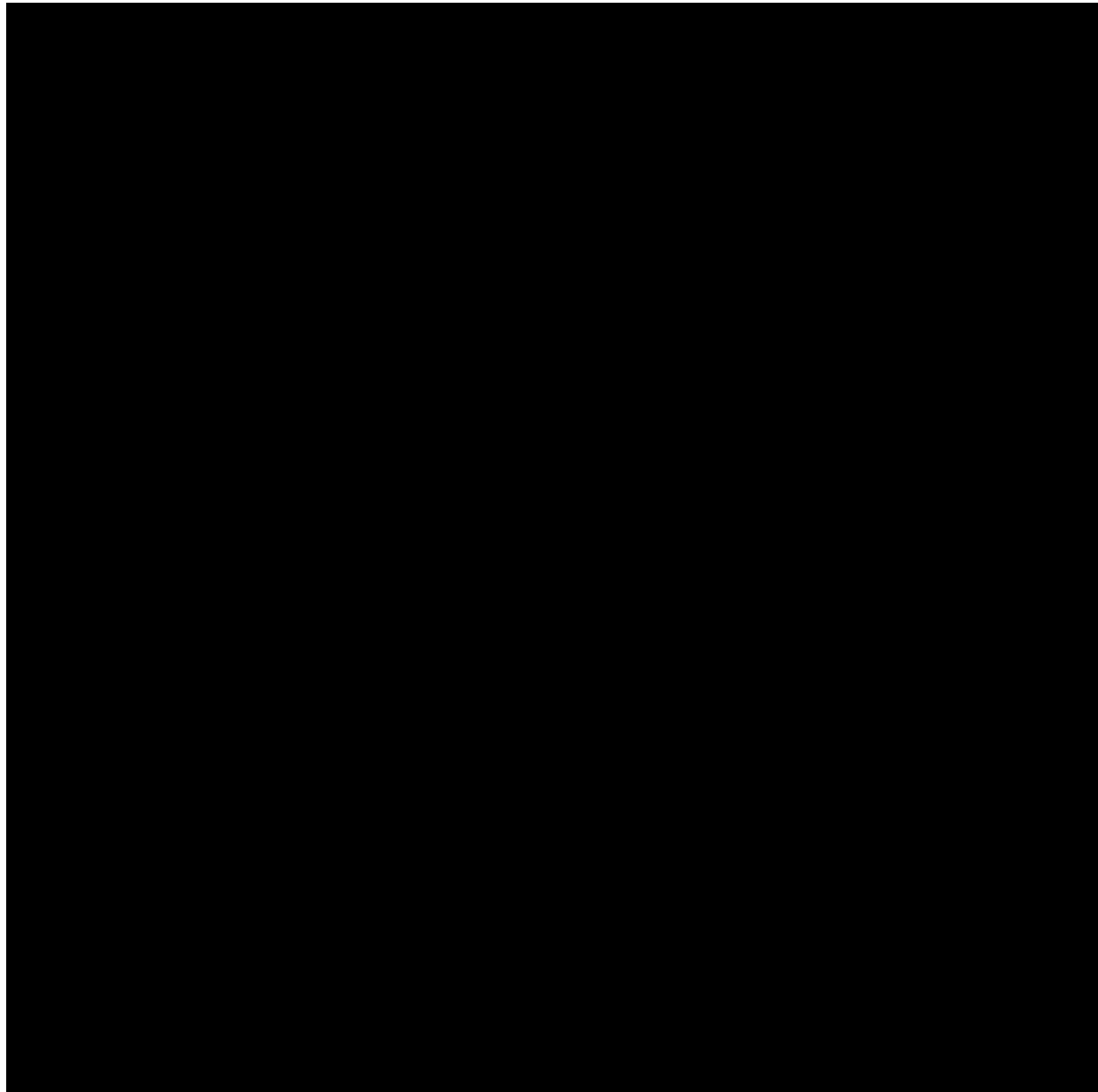
*Please view the 3D model for more detail (e.g. flashing, step flashing and some other roof lines may be difficult to see on the PDF)

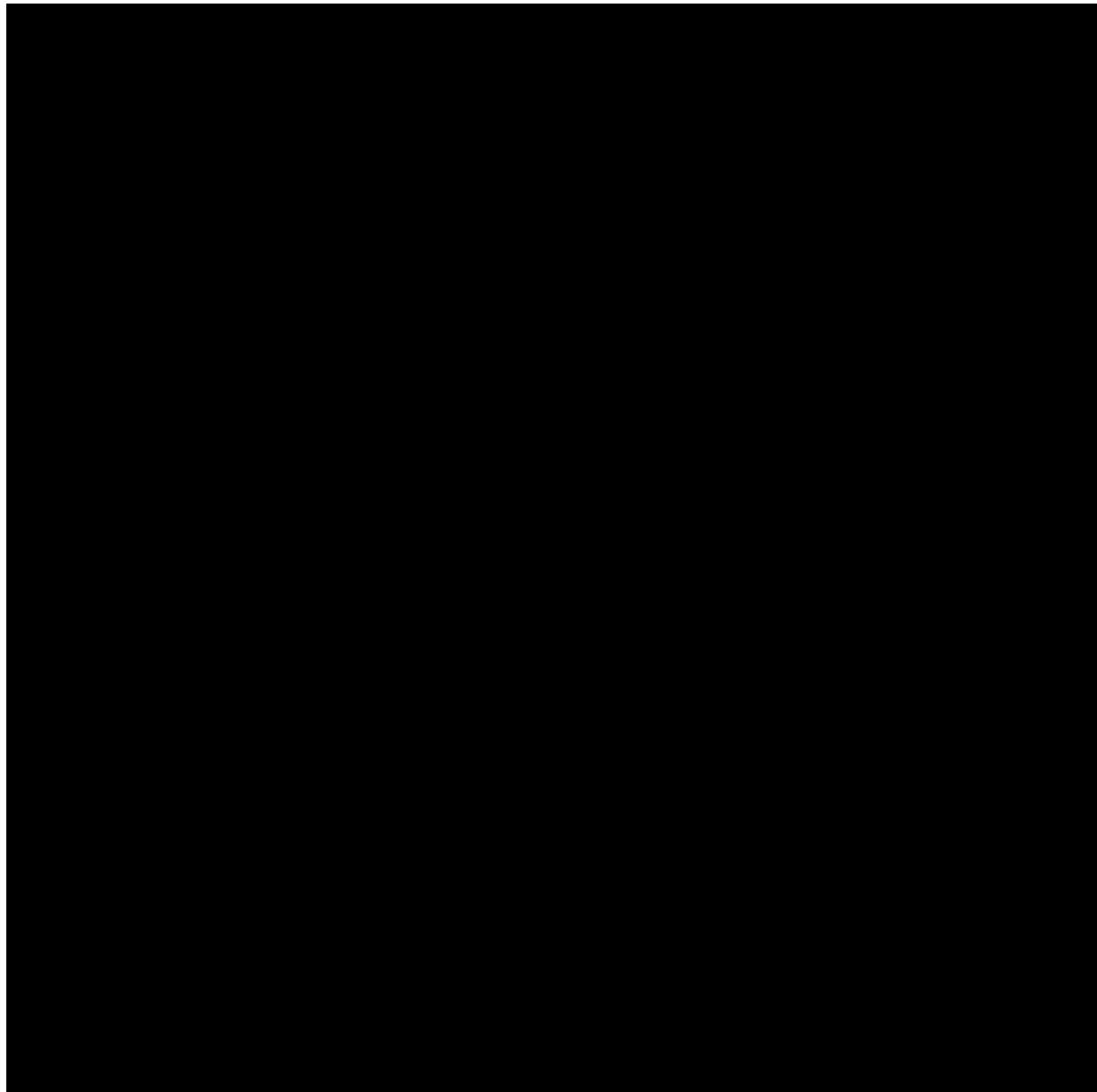




Roof Facets

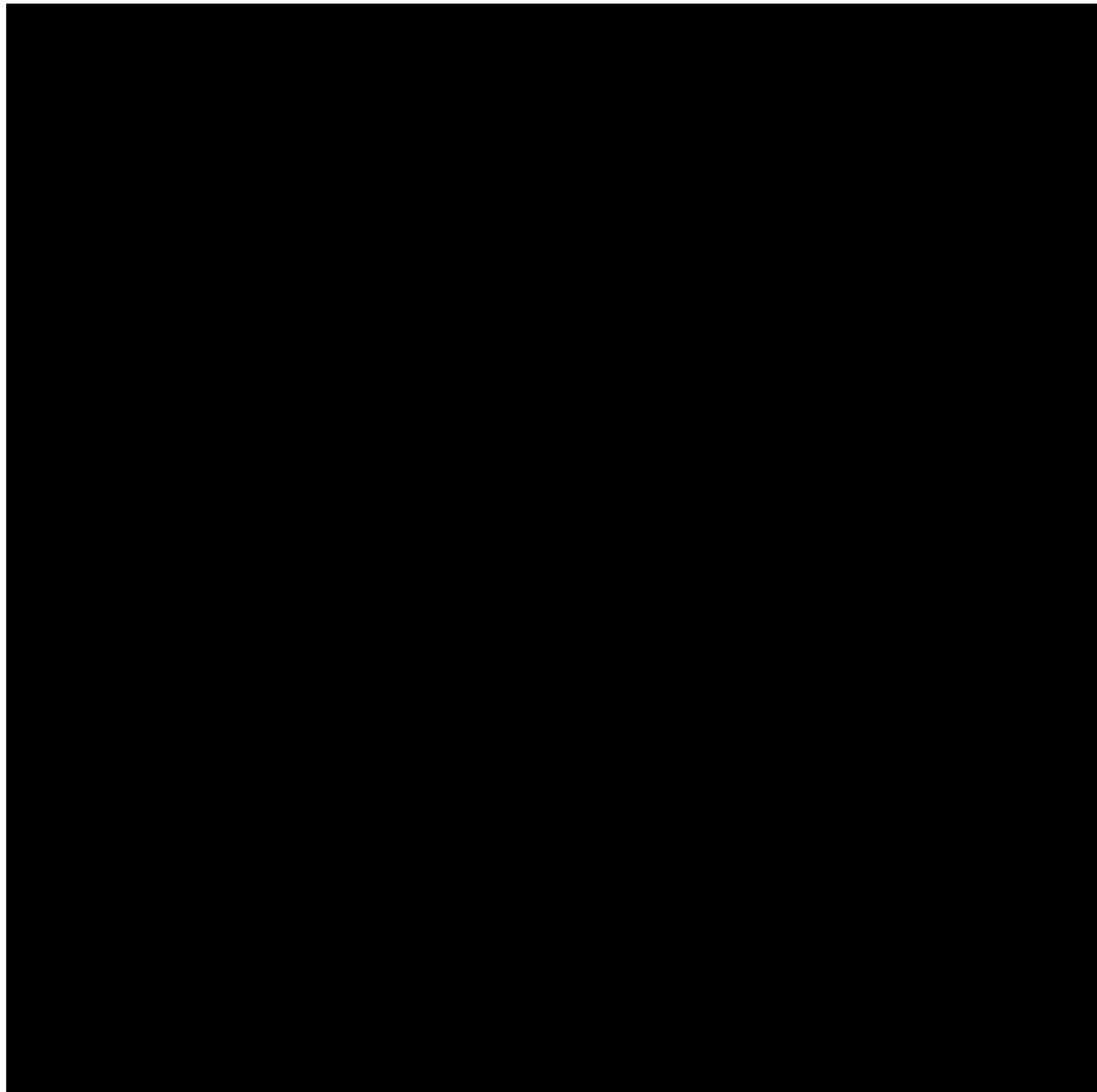
Facet	Area	Pitch
RF-1	219 ft ²	3/12
RF-2	219 ft ²	3/12
RF-3	261 ft ²	12/12
RF-4	261 ft ²	12/12
RF-5	95 ft ²	6/12
RF-6	613 ft ²	6/12
RF-7	139 ft ²	3/12
RF-8	139 ft ²	3/12
RF-9	474 ft ²	6/12
RF-10	474 ft ²	6/12
RF-11	163 ft ²	11/12
RF-12	163 ft ²	11/12
RF-13	607 ft ²	6/12
RF-14	356 ft ²	12/12
RF-15	356 ft ²	12/12
RF-16	163 ft ²	11/12
RF-17	163 ft ²	11/12
RF-18	59 ft ²	6/12
RF-19	59 ft ²	6/12





Roof Facets (cont.)

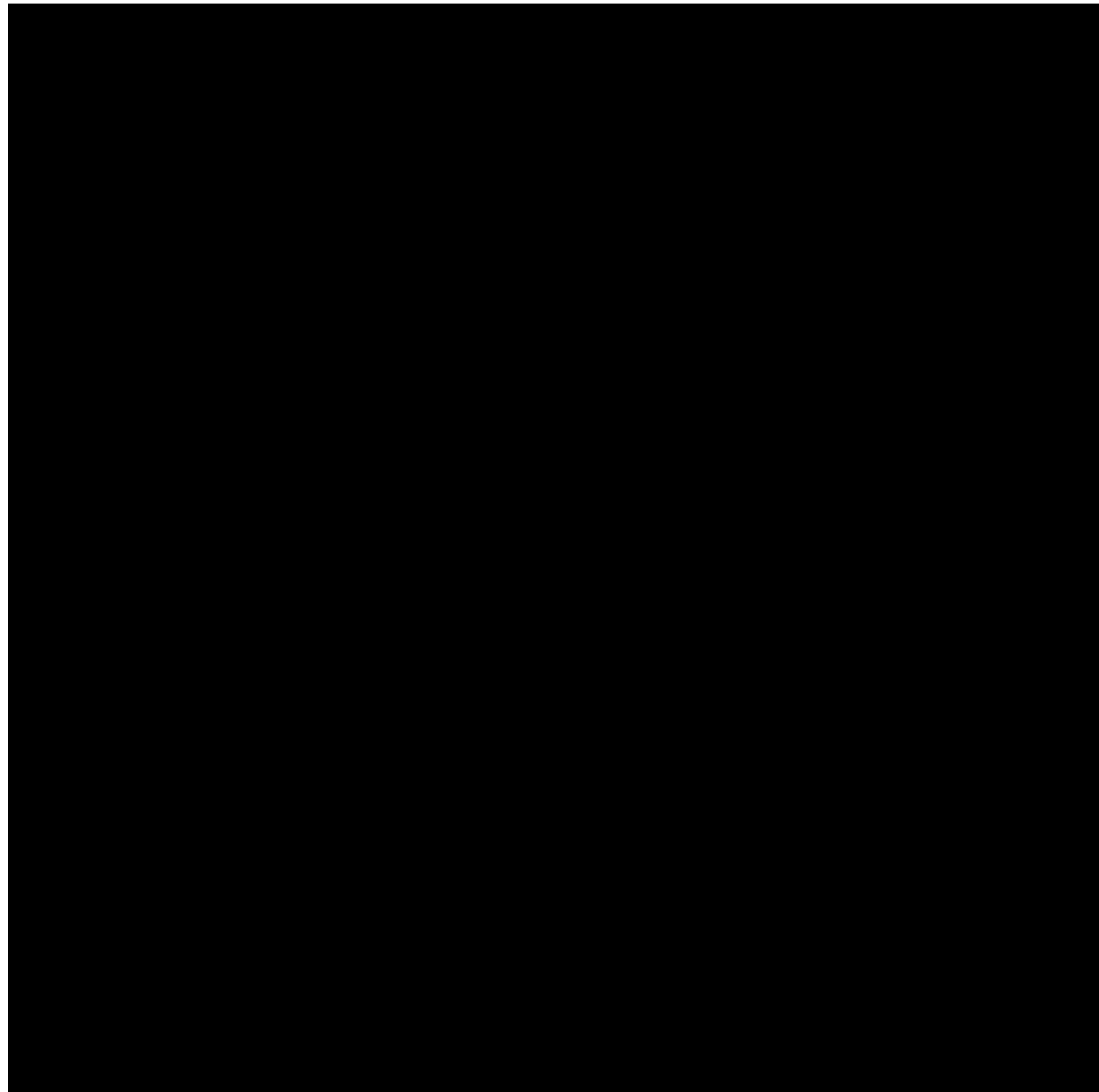
Facet	Area	Pitch
RF-20	139 ft ²	3/12
RF-21	139 ft ²	3/12
RF-22	221 ft ²	3/12
RF-23	221 ft ²	3/12
RF-24	96 ft ²	6/12



Roof	Facets	Total
Total	24	5799 ft ²



Roof Pitch	Area	Percentage
6 / 12	2477 ft ²	42.71%
3 / 12	1436 ft ²	24.76%
12 / 12	1234 ft ²	21.28%
11 / 12	652 ft ²	11.24%













[VIEW 3D MODEL](#)

Areas	Siding	Other
Facades	984 ft ²	441 ft ²
Openings	83 ft ²	-
Trims*	308 ft ²	180 ft ²
Unknown (no photos)*	49 ft ²	-
Total	1424 ft²	621 ft²

*Any trim or unknown material that touches siding is included in the 'Siding' column. If it does not touch siding, then it's included in the 'Other' column.

Openings	Siding	Other
Quantity	6	0
Tops Length	24' 3"	-
Sills Length	19' 5"	4' 10"
Sides Length	29' 11"	4"
Total Perimeter	73' 7"	5' 3"

Corners	Siding	Other
Inside Qty	11	10
Inside Length	65' 10"	44' 4"
Outside Qty	16	14
Outside Length	90' 3"	44' 2"

Accessories	Siding	Other
Shutter Qty	0	0
Shutter Area	0 ft ²	0 ft ²
Vents Qty	5	0
Vents Area	5 ft ²	0 ft ²

Trim	Siding	Other
Level Starter	181' 6"	171'
Sloped Trim	19' 3"	4' 2"
Vertical Trim	65' 9"	15'

Roofline	Length	Avg. Depth	Soffit Area
Eaves Fascia	234' 8"	-	-
Level Frieze Board	185' 11"	3' 2"	1283 ft ²
Rakes Fascia	68' 10"	-	-
Sloped Frieze Board	51' 11"	10"	41 ft ²

SIDING WASTE TOTALS

Siding & Trim Only*	Area	Squares
Zero Waste	1236 ft ²	12½
+10%	1358 ft ²	13¾
+18%	1458 ft ²	14¾

+ Openings < 20ft ²	Area	Squares
Zero Waste	1278 ft ²	13
+10%	1405 ft ²	14¼
+18%	1508 ft ²	15¼

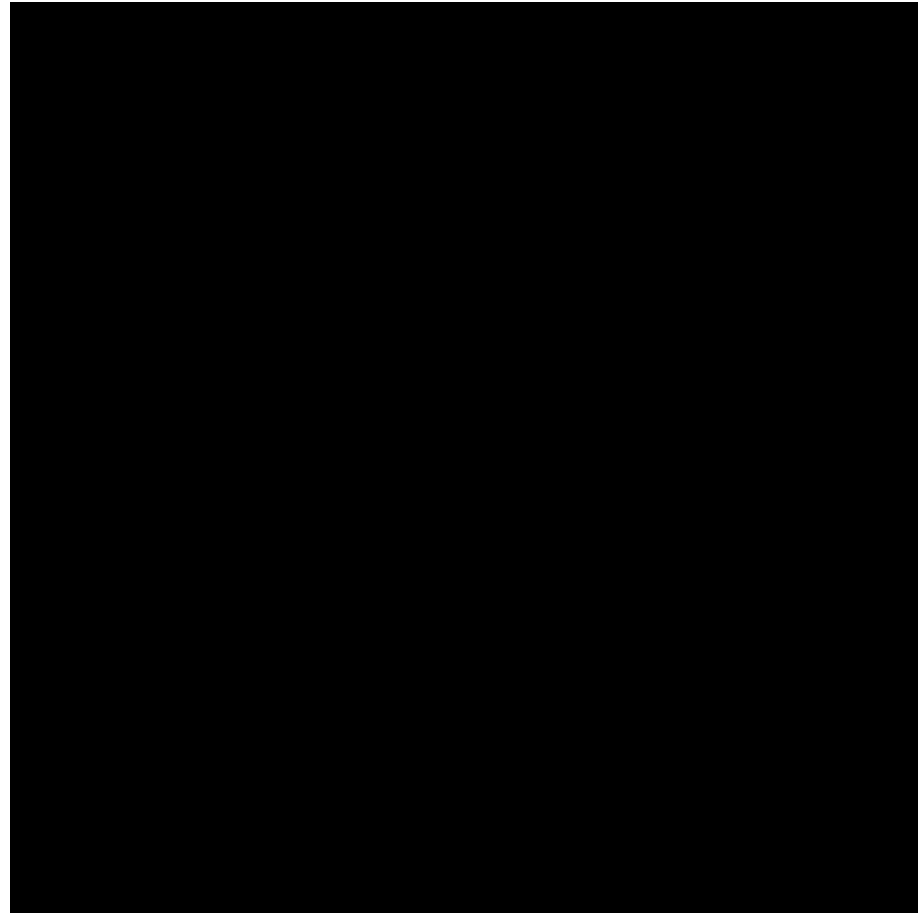
+ Openings < 33ft ²	Area	Squares
Zero Waste	1278 ft ²	13
+10%	1405 ft ²	14¼
+18%	1508 ft ²	15¼

*The first three rows of the Siding Waste Factor table are calculated using the total ft² of siding facades, ft² of trim touching siding, and ft² of unknowns touching siding.



Roof	Area	Total	Length
Roof Facets	2044 ft ²	10	-
Ridges / Hips	-	11	109' 10"
Valleys	-	4	27' 2"
Rakes	-	12	68' 10"
Eaves	-	12	234' 8"
Flashing	-	12	41' 5"
Step Flashing	-	8	20' 3"
Drip Edge/Perimeter	-	-	303' 5"

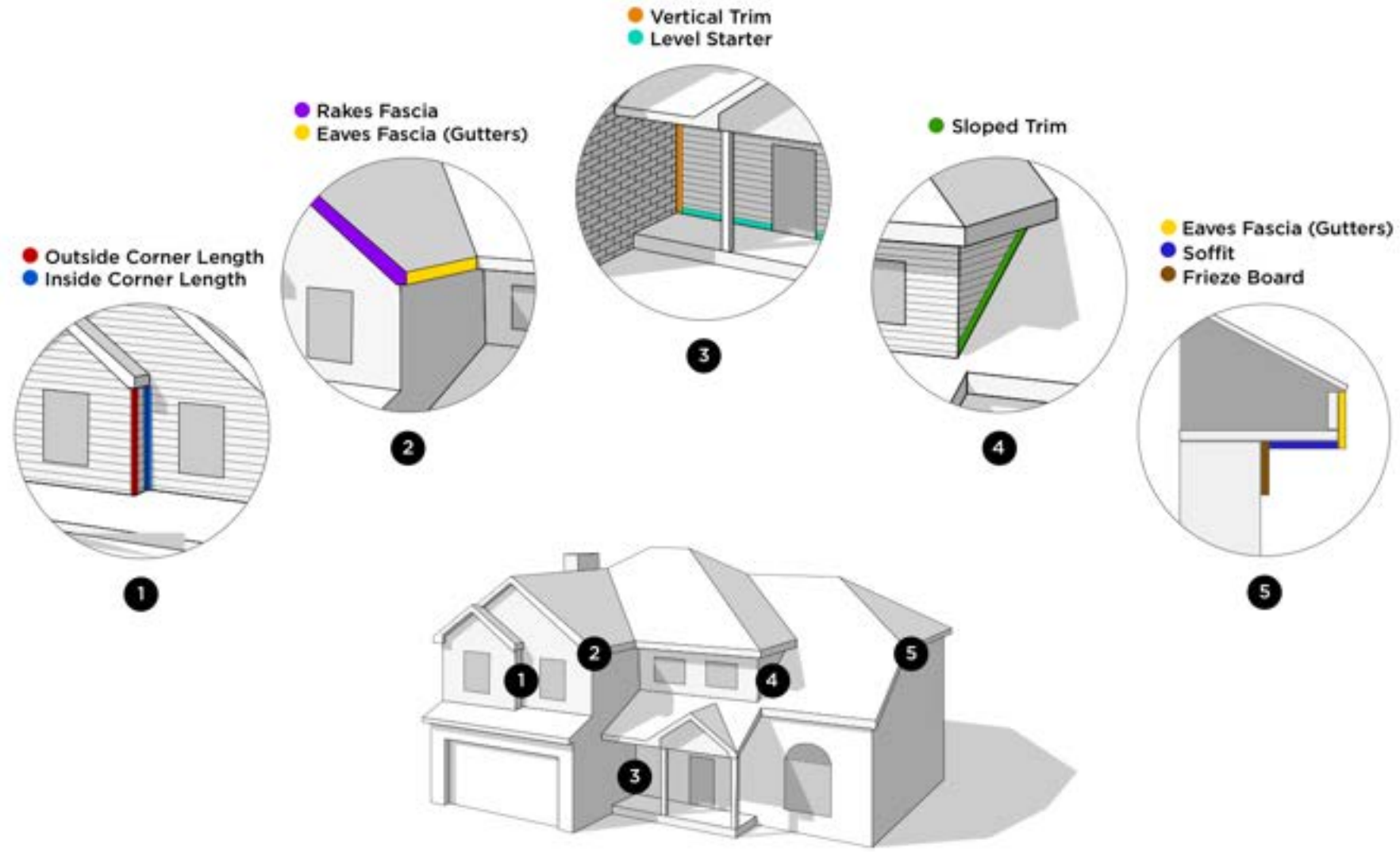
Roof Pitch*	Area	Percentage
4 / 12	1368 ft ²	66.93%
6 / 12	573 ft ²	28.03%
7 / 12	52 ft ²	2.54%
8 / 12	51 ft ²	2.5%

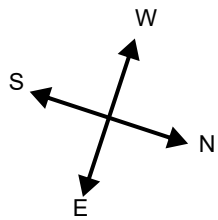
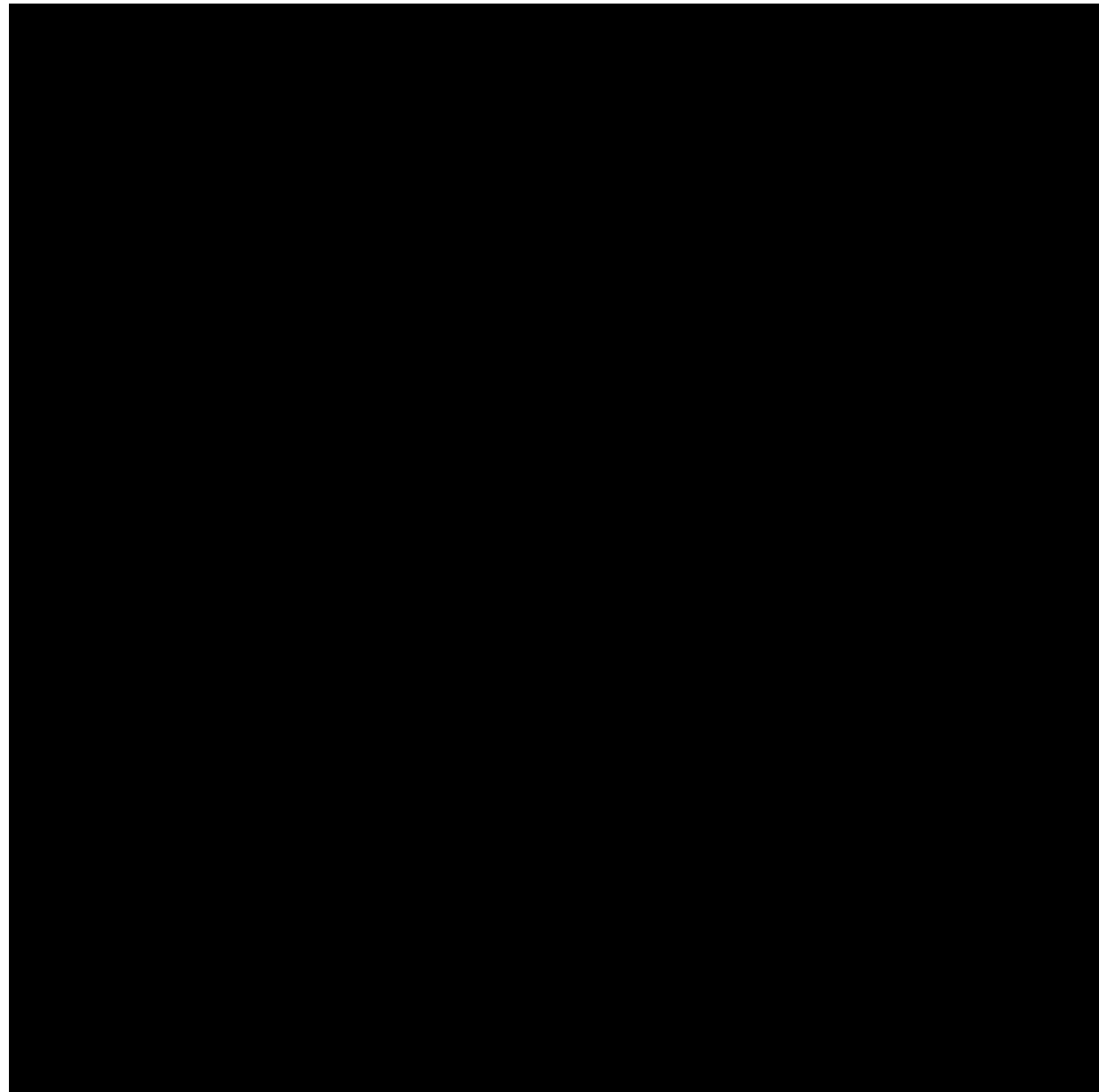


Example Waste Factor Calculations

	Zero Waste	+5%	+10%	+15%	+20%
Area	2044 ft ²	2146 ft ²	2248 ft ²	2351 ft ²	2453 ft ²
Squares	20⅔	21⅓	22⅔	23⅓	24⅓

The table above provides the total roof area of a given property using waste percentages as noted. Please consider that area values and specific waste factors can be influenced by the size and complexity of the property, captured image quality, specific roofing techniques, and your own level of expertise. Additional square footage for Hip, Ridge, and Starter shingles are not included in this waste factor and will require additional materials. This table is only intended to make common waste calculations easier and should not be interpreted as recommendations.





Number of Stories: > 1

Footprint Perimeter: 201' 9"

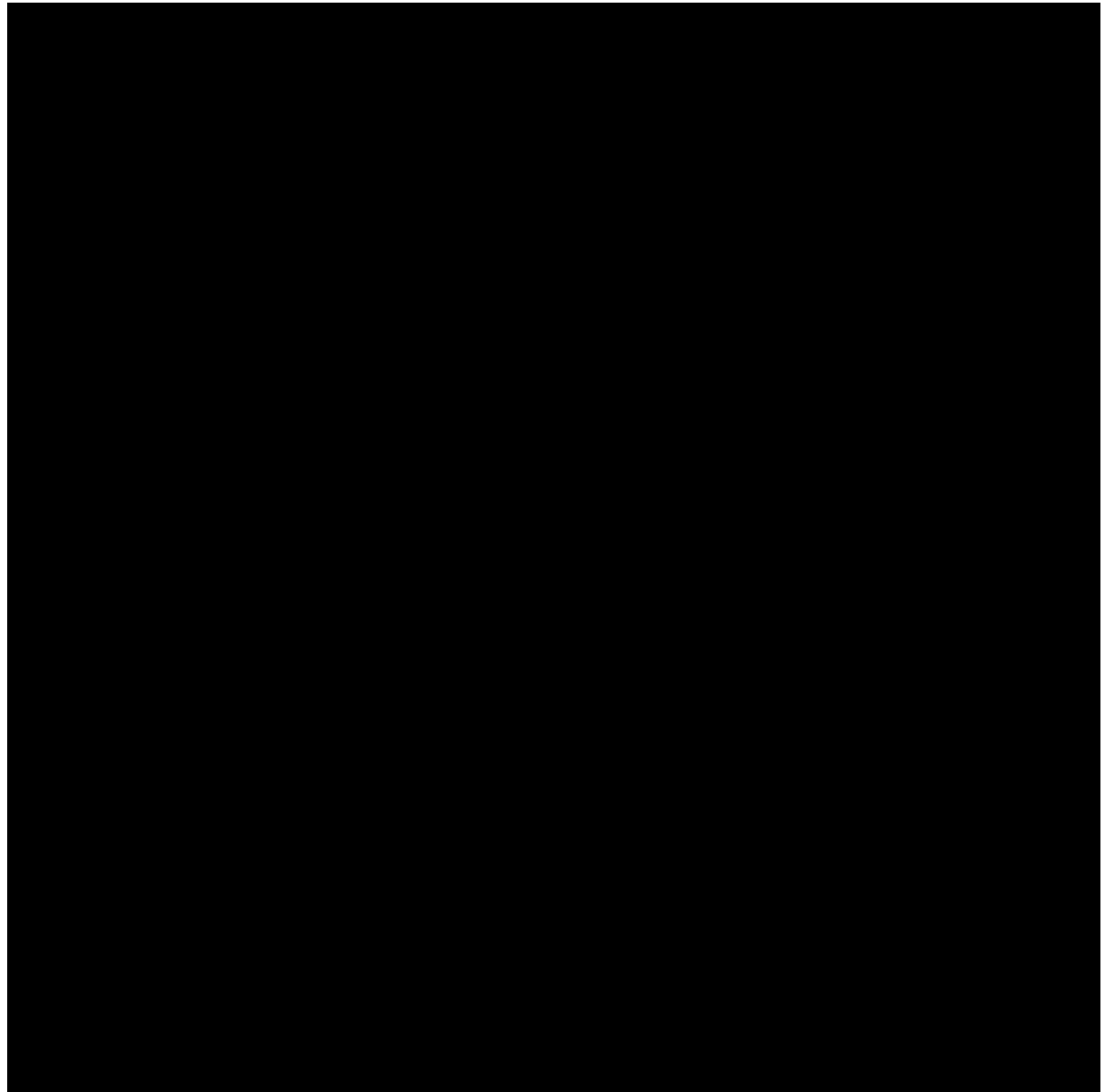
Footprint Area: 934 ft²

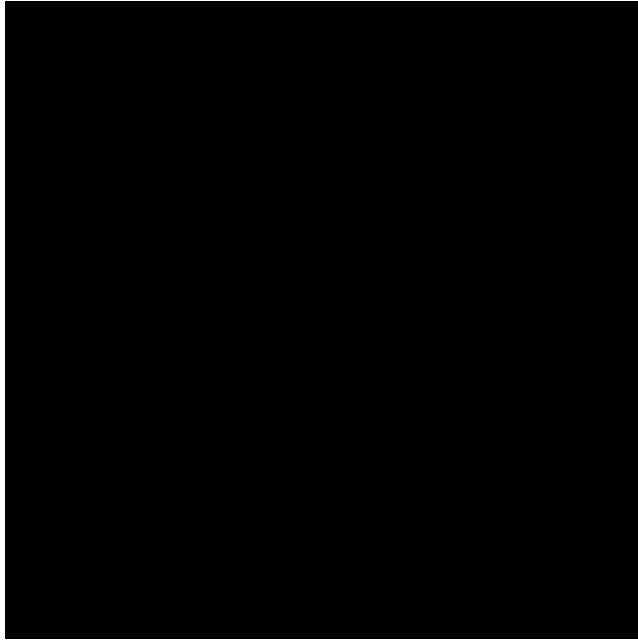
Gutters

	Gutter	Length	Sections
■	Group 1	162'	6
■	Group 2	64'	5
	Total	226'	11

Downspouts

	Downspout	Length	Count
■	Group 1	27'	3
■	Group 2	7'	2
	Total	33'	5

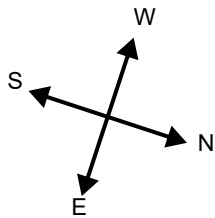




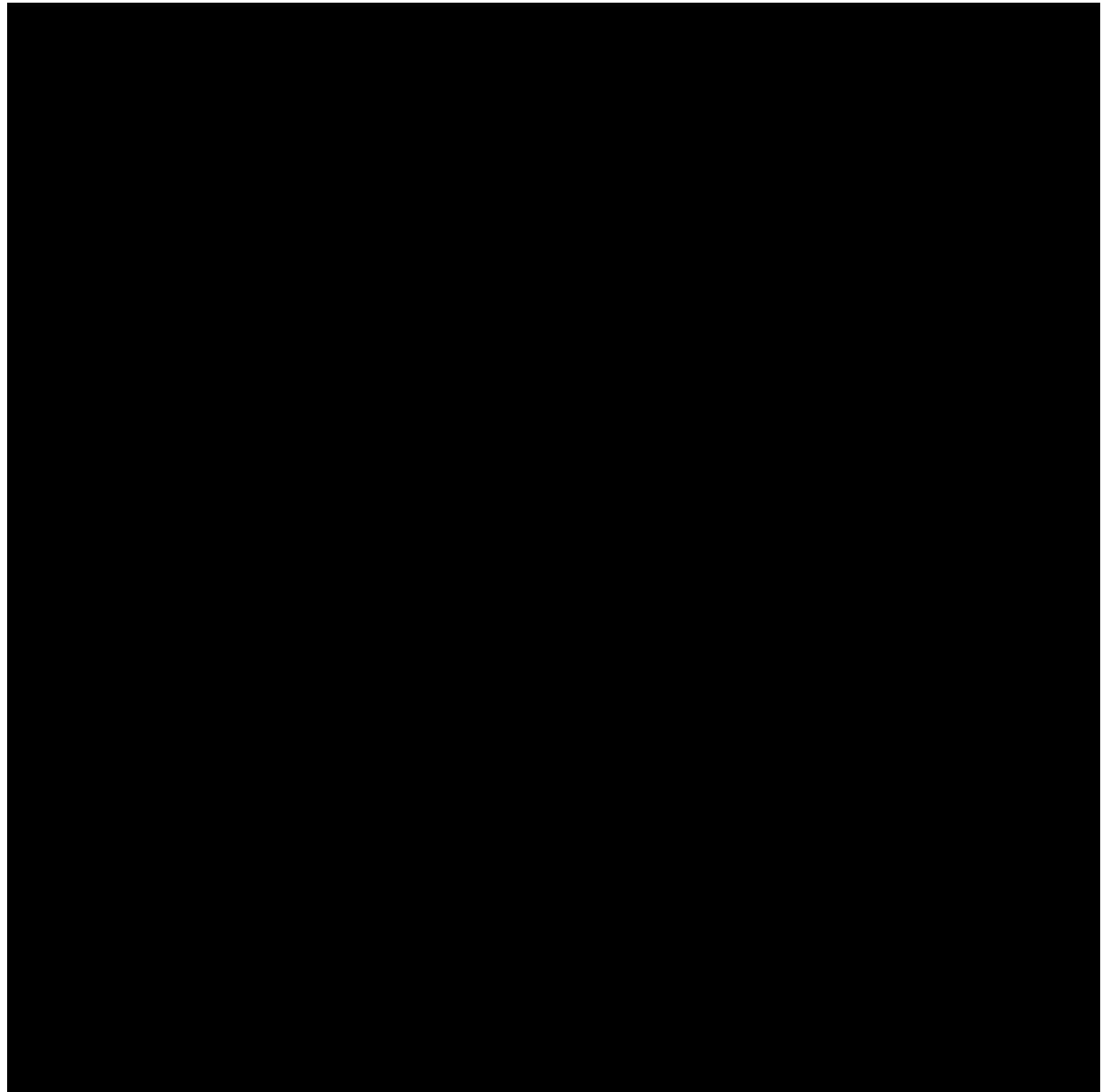
Siding Per Elevation

FRONT			RIGHT			LEFT			BACK		
SI-1	-	51 ft ²	SI-3	-	15 ft ²	SI-26	-	13 ft ²	SI-18	-	48 ft ²
SI-2	-	13 ft ²	SI-5	-	160 ft ²	SI-27	-	163 ft ²	SI-19	-	8 ft ²
SI-4	-	12 ft ²	SI-9	-	13 ft ²	SI-28	-	15 ft ²	SI-20	-	13 ft ²
SI-6	-	8 ft ²	SI-11	-	10 ft ²	SI-29	-	9 ft ²	SI-21	-	12 ft ²
SI-7	-	6 ft ²	SI-12	-	3 ft ²	SI-30	-	3 ft ²	SI-22	-	6 ft ²
SI-8	-	12 ft ²	SI-14	-	9 ft ²	SI-31	-	10 ft ²	SI-23	-	12 ft ²
SI-10	-	13 ft ²	SI-15	-	3 ft ²	SI-32	-	3 ft ²	SI-24	-	13 ft ²
SI-13	-	51 ft ²	SI-16	-	99 ft ²	SI-33	-	112 ft ²	SI-25	-	50 ft ²
			SI-17	-	8 ft ²	SI-34	-	8 ft ²			
166 ft²			320 ft²			336 ft²			162 ft²		

Number of Stories: > 1

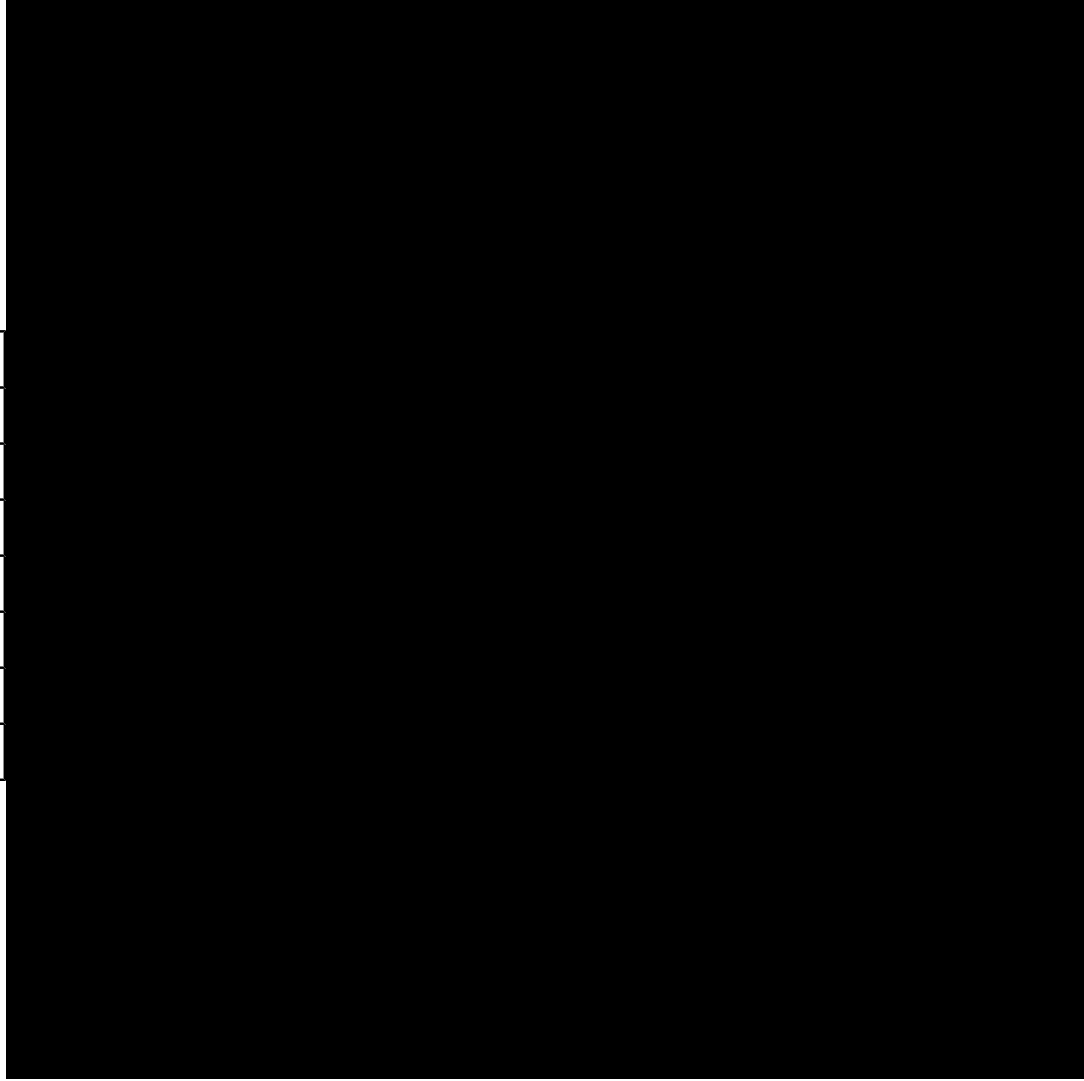


	Cornice Strips	Length	Count
■	Strips Story 1	39'	2
	Total	39'	2



Soffit Summary

Depth	Type	Count	Total Length	Total Area
6" - 12"	rakes	8	55' 11"	41 ft ²
	eaves	6	99' 9"	75 ft ²
12" - 18"	eaves	9	10' 9"	13 ft ²
24" - 48"	eaves	14	174' 5"	459 ft ²
> 48"	eaves	6	61'	737 ft ²
	-	1	6"	3 ft ²
Totals			402' 4"	1327 ft²



Soffit Breakdown

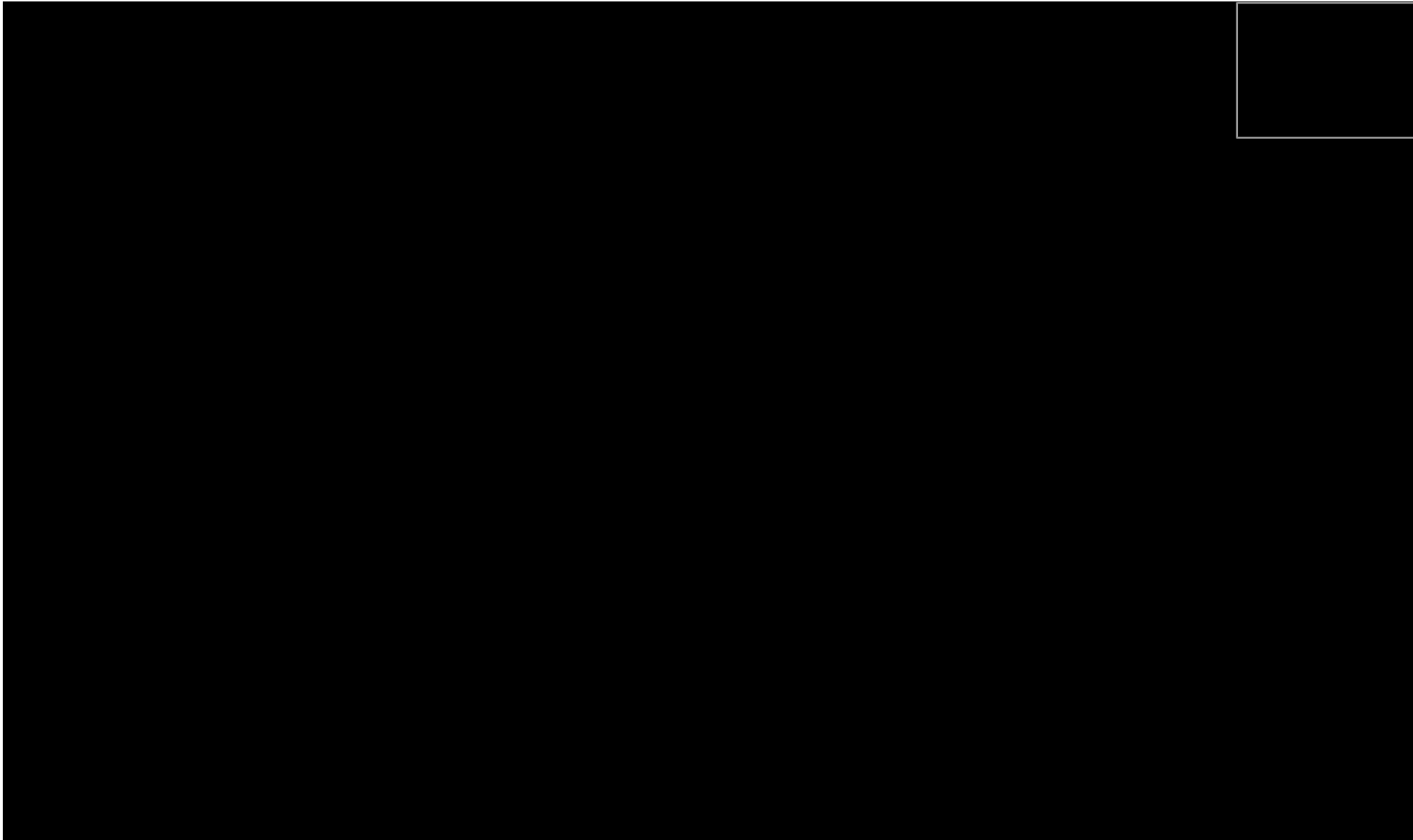
	num	Type	Depth	Length	Area	Pitch
●	1	eave	13"	6"	1 ft ²	6 / 12
●	2	eave	58"	6"	3 ft ²	6 / 12
●	3	eave	30"	4' 8"	12 ft ²	6 / 12
●	4	eave	27"	4' 7"	11 ft ²	6 / 12
●	5	eave	32"	27' 6"	71 ft ²	4 / 12
●	6	eave	11"	15' 4"	14 ft ²	4 / 12
●	7	rake	11"	8' 9"	7 ft ²	4 / 12
●	8	eave	26"	12' 4"	47 ft ²	8 / 12
●	9	eave	11"	18' 9"	17 ft ²	4 / 12
●	10	eave	173"	18' 9"	271 ft ²	4 / 12
●	11	rake	11"	8' 9"	7 ft ²	4 / 12
●	12	eave	15"	6' 6"	8 ft ²	6 / 12
●	13	eave	11"	15' 4"	14 ft ²	4 / 12
●	14	eave	229"	4' 10"	92 ft ²	6 / 12
●	15	eave	27"	27' 6"	61 ft ²	4 / 12
●	16	eave	27"	5'	11 ft ²	6 / 12
●	17	eave	30"	4' 8"	12 ft ²	6 / 12
●	18	rake	8"	5' 6"	3 ft ²	6 / 12
●	19	eave	13"	6"	1 ft ²	6 / 12

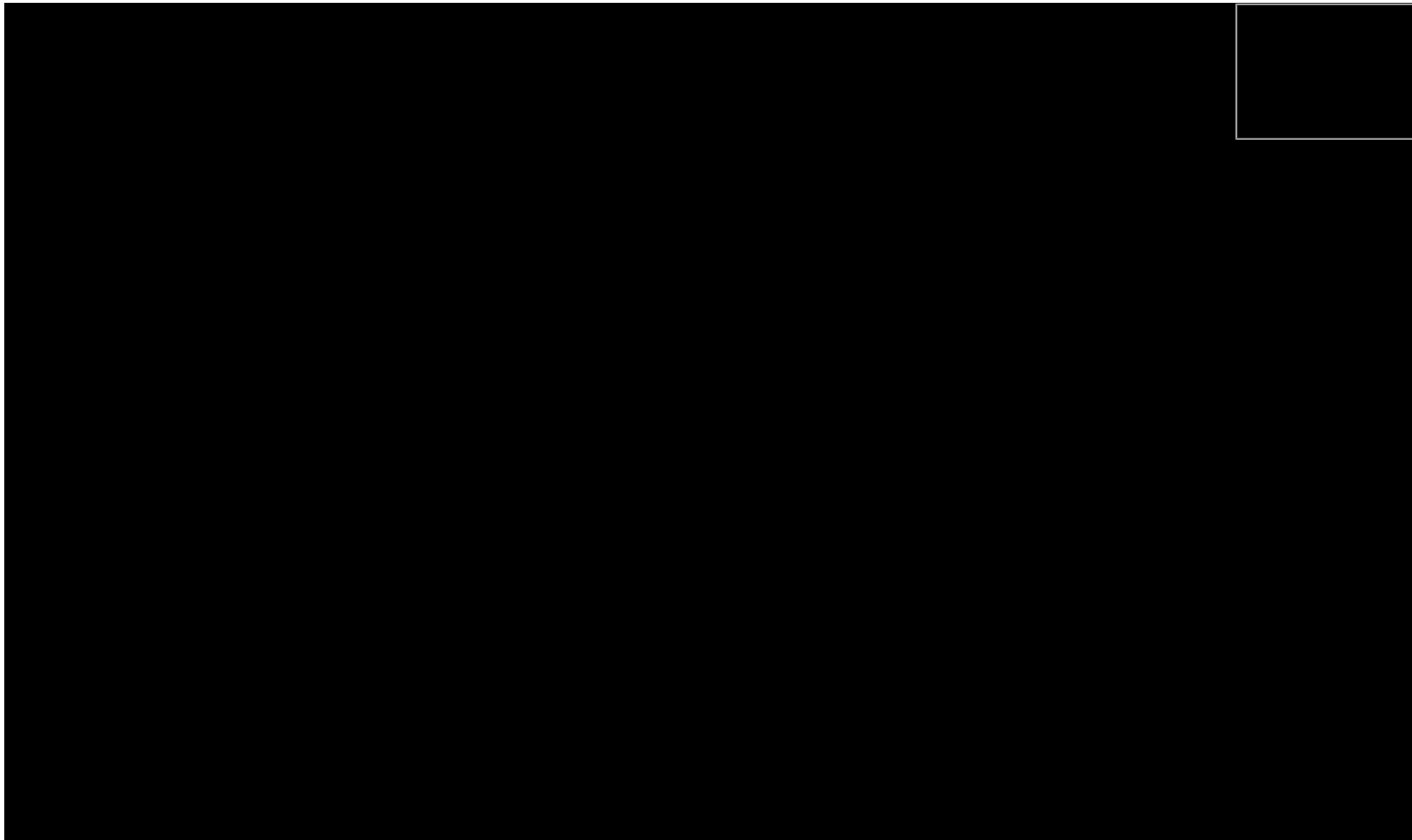
	num	Type	Depth	Length	Area	Pitch
●	20	rake	8"	5' 6"	3 ft ²	6 / 12
∅	21	eave	13"	6"	1 ft ²	6 / 12
●	22	eave	56"	8' 9"	41 ft ²	6 / 12
∅	23	eave	13"	6"	1 ft ²	6 / 12
∅	24	eave	13"	6"	1 ft ²	6 / 12
●	25	eave	30"	4' 8"	12 ft ²	6 / 12
●	26	eave	27"	5' 1"	12 ft ²	6 / 12
●	27	eave	27"	28' 2"	62 ft ²	4 / 12
●	28	eave	7"	15' 6"	10 ft ²	4 / 12
●	29	rake	11"	8' 3"	7 ft ²	4 / 12
●	30	eave	179"	19' 4"	287 ft ²	4 / 12
●	31	eave	7"	19' 4"	12 ft ²	4 / 12
●	32	eave	32"	12' 11"	56 ft ²	7 / 12
●	33	rake	11"	8' 3"	7 ft ²	4 / 12
●	34	eave	7"	15' 6"	10 ft ²	4 / 12
●	35	eave	32"	28' 2"	72 ft ²	4 / 12
●	36	eave	27"	4' 9"	11 ft ²	6 / 12
●	37	eave	30"	4' 8"	12 ft ²	6 / 12
●	38	rake	8"	5' 6"	3 ft ²	6 / 12

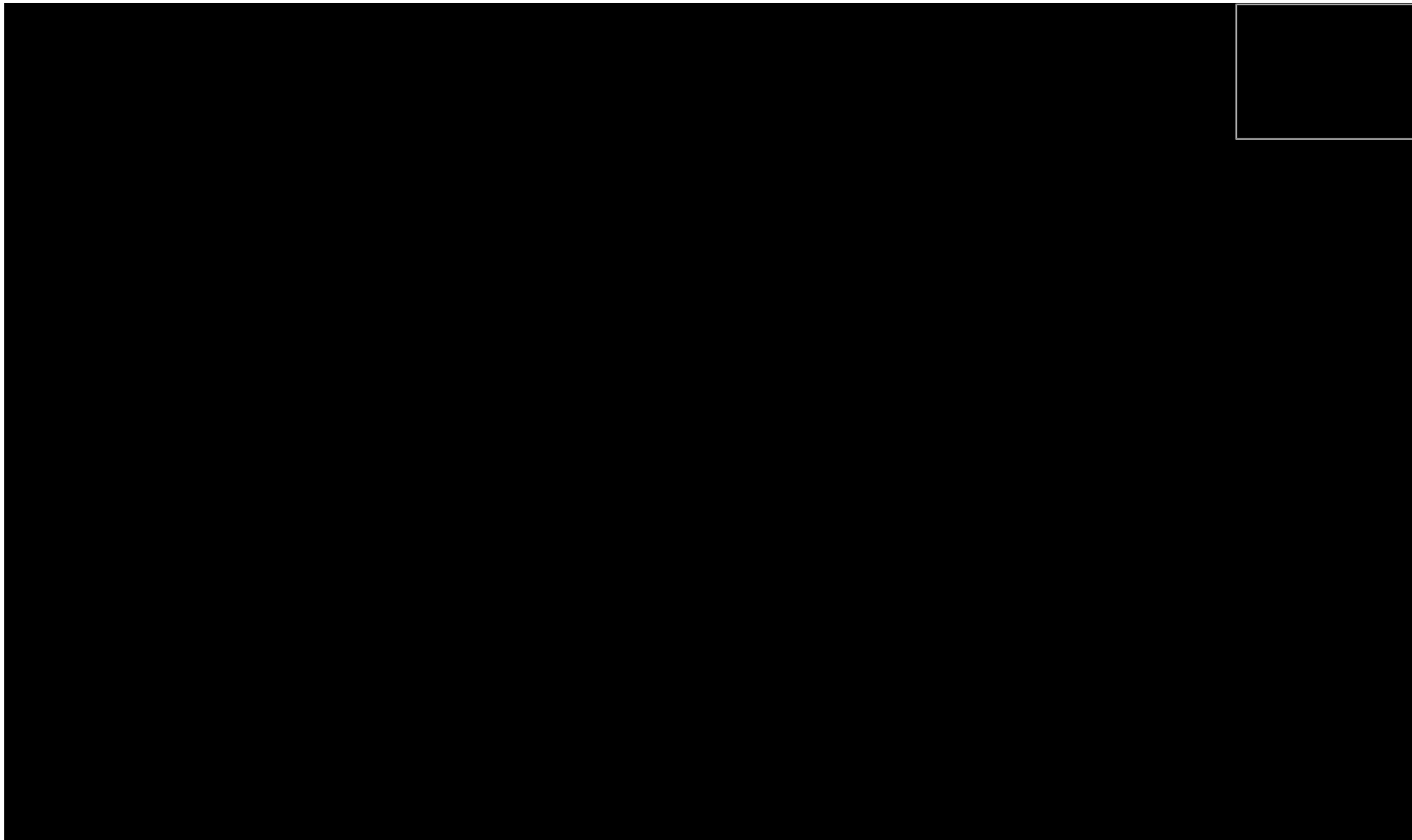
	num	Type	Depth	Length	Area	Pitch
∅	39	eave	13"	6"	1 ft ²	6 / 12
●	40	rake	8"	5' 6"	3 ft ²	6 / 12
∅	41	eave	13"	6"	1 ft ²	6 / 12
●	42	eave	59"	8' 9"	43 ft ²	6 / 12
∅	43	eave	13"	6"	1 ft ²	6 / 12
∅	44	-	58"	6"	3 ft ²	6 / 12

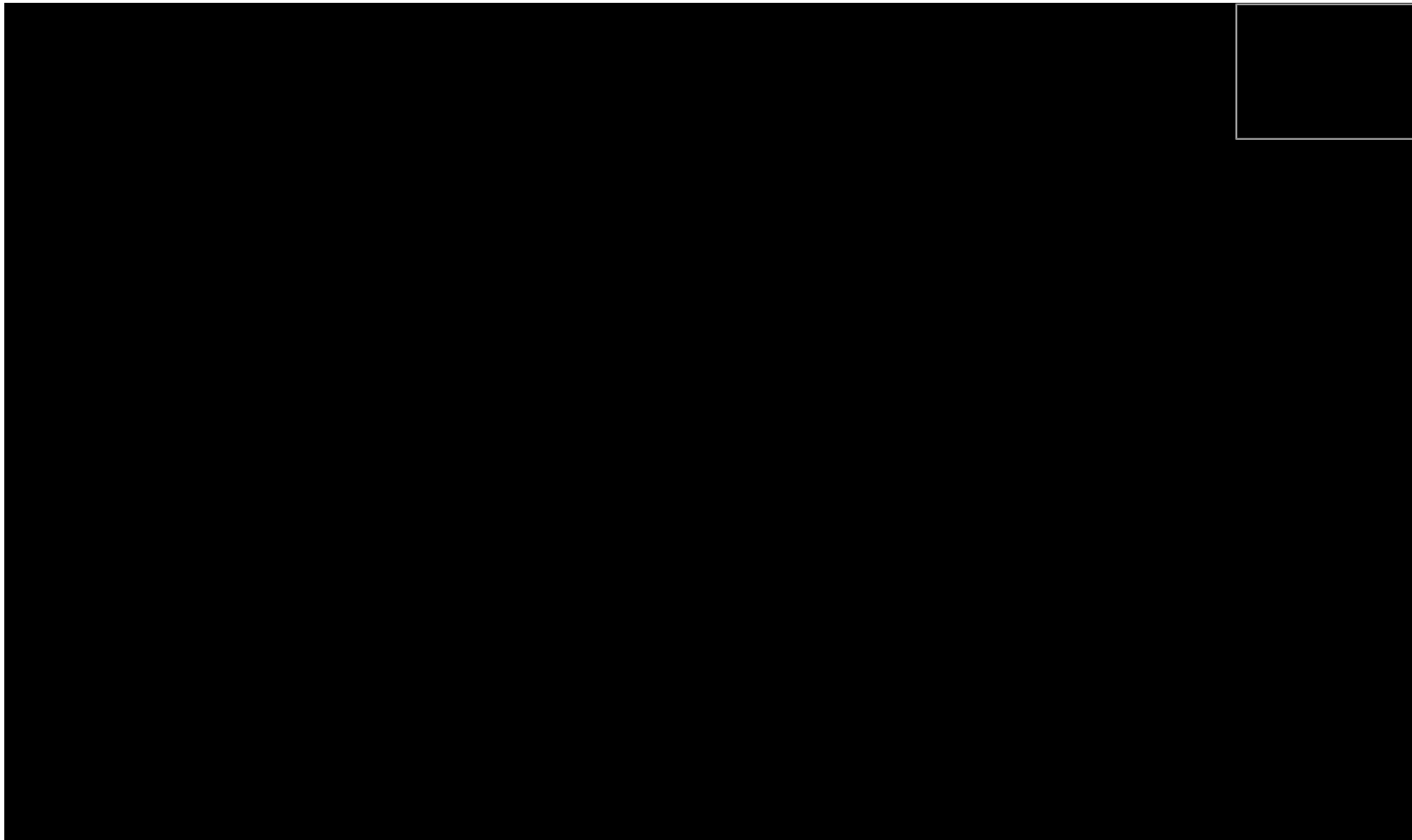
∅ Feature is too small to label on the plan diagram

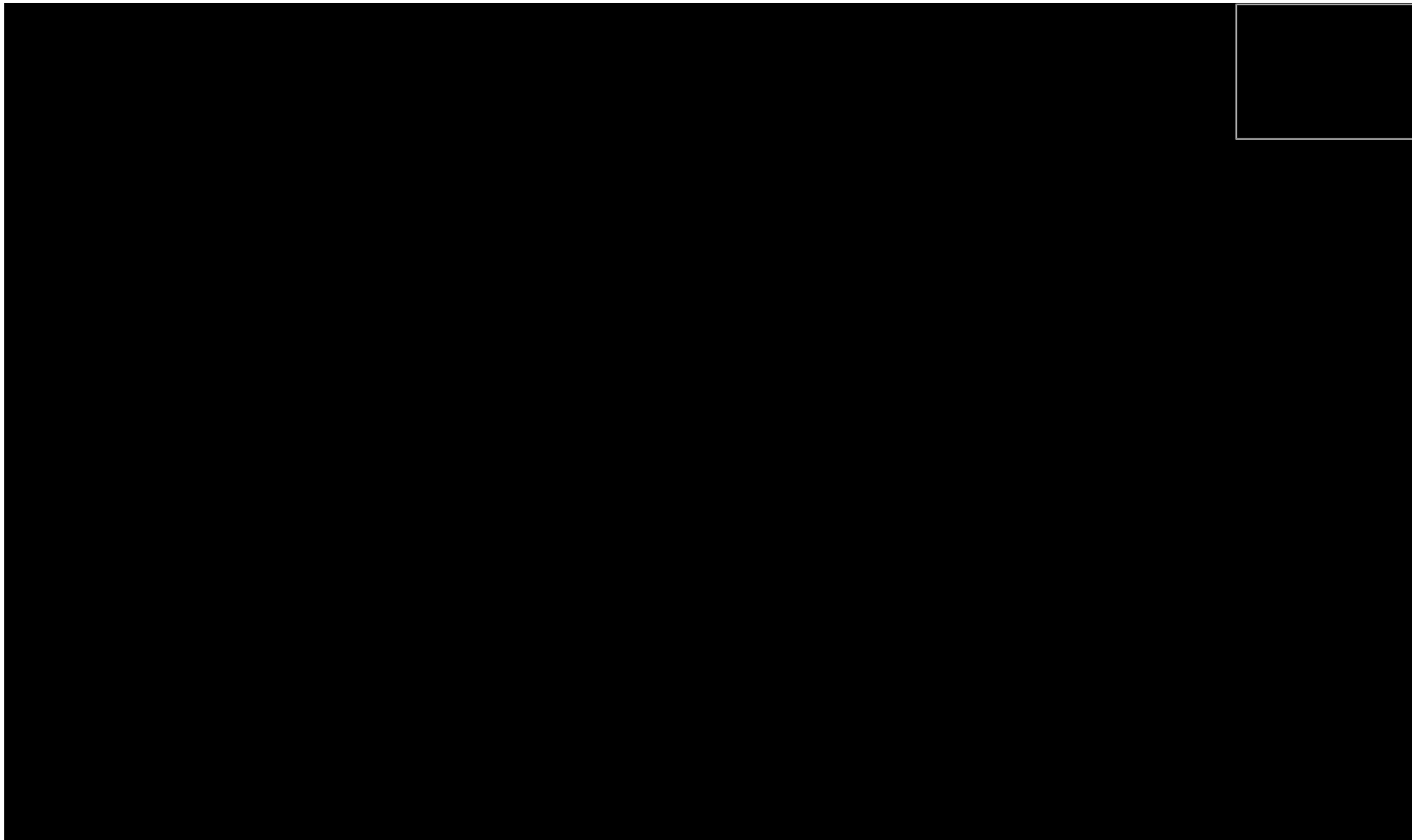
- Feature could not be labelled with complete certainty

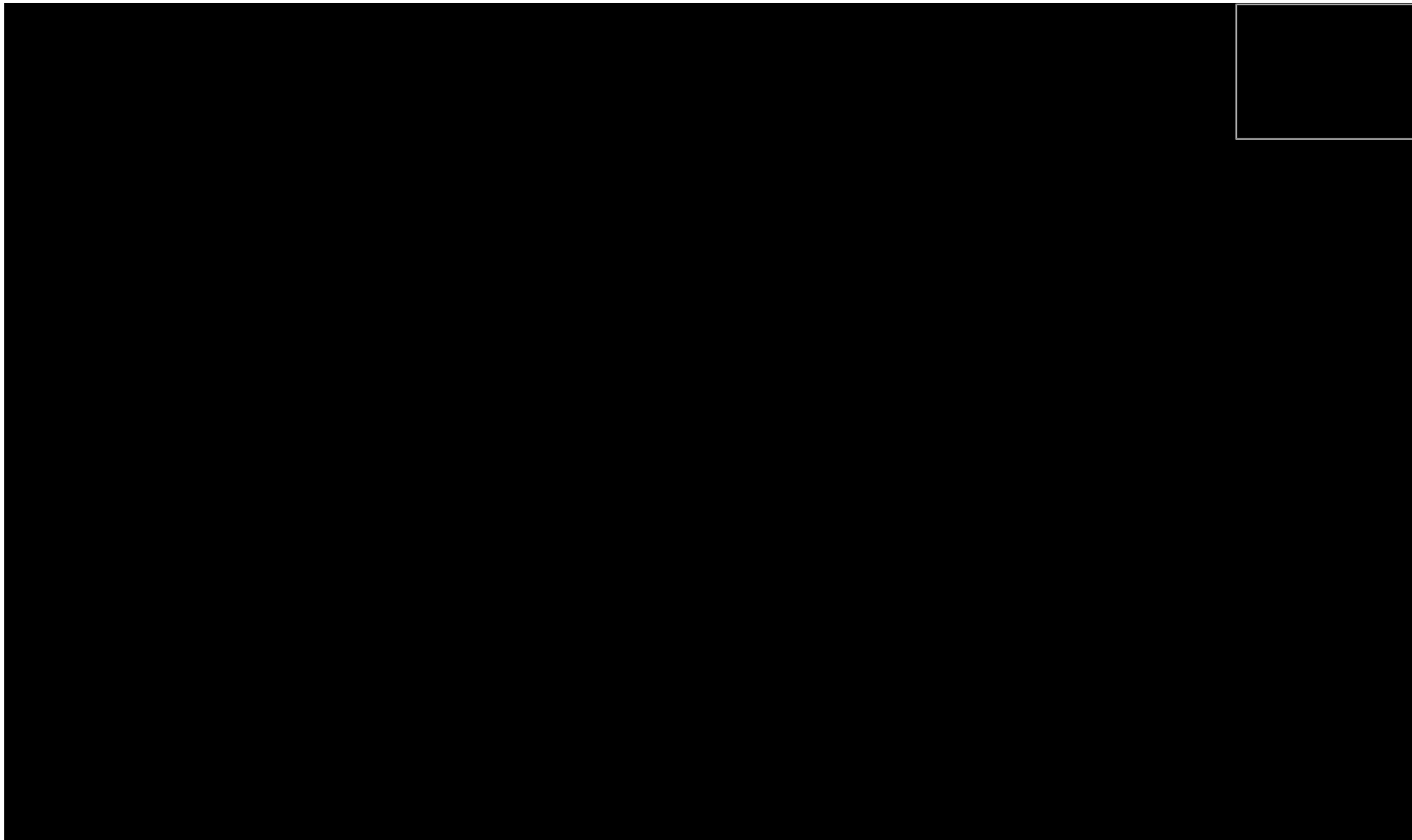


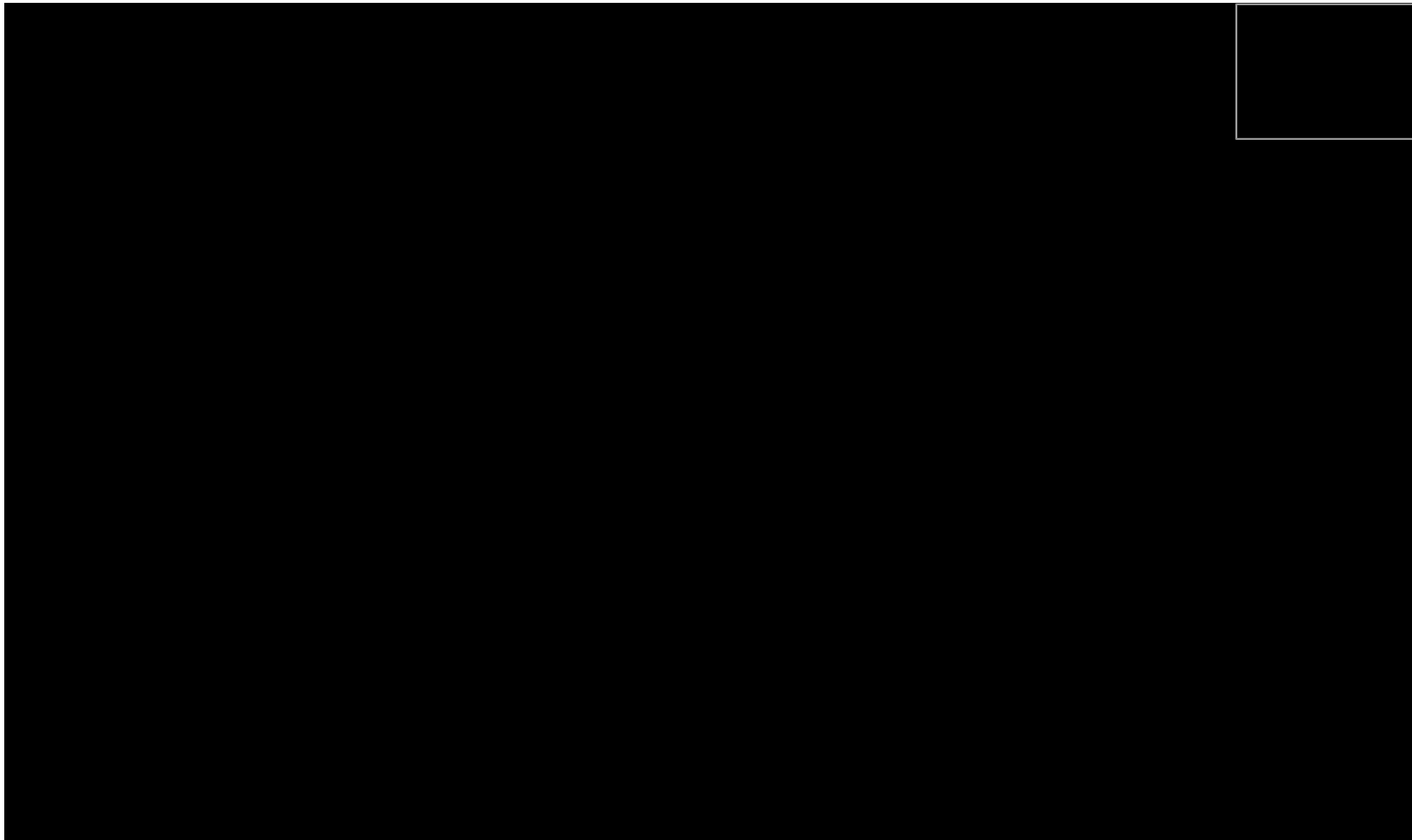


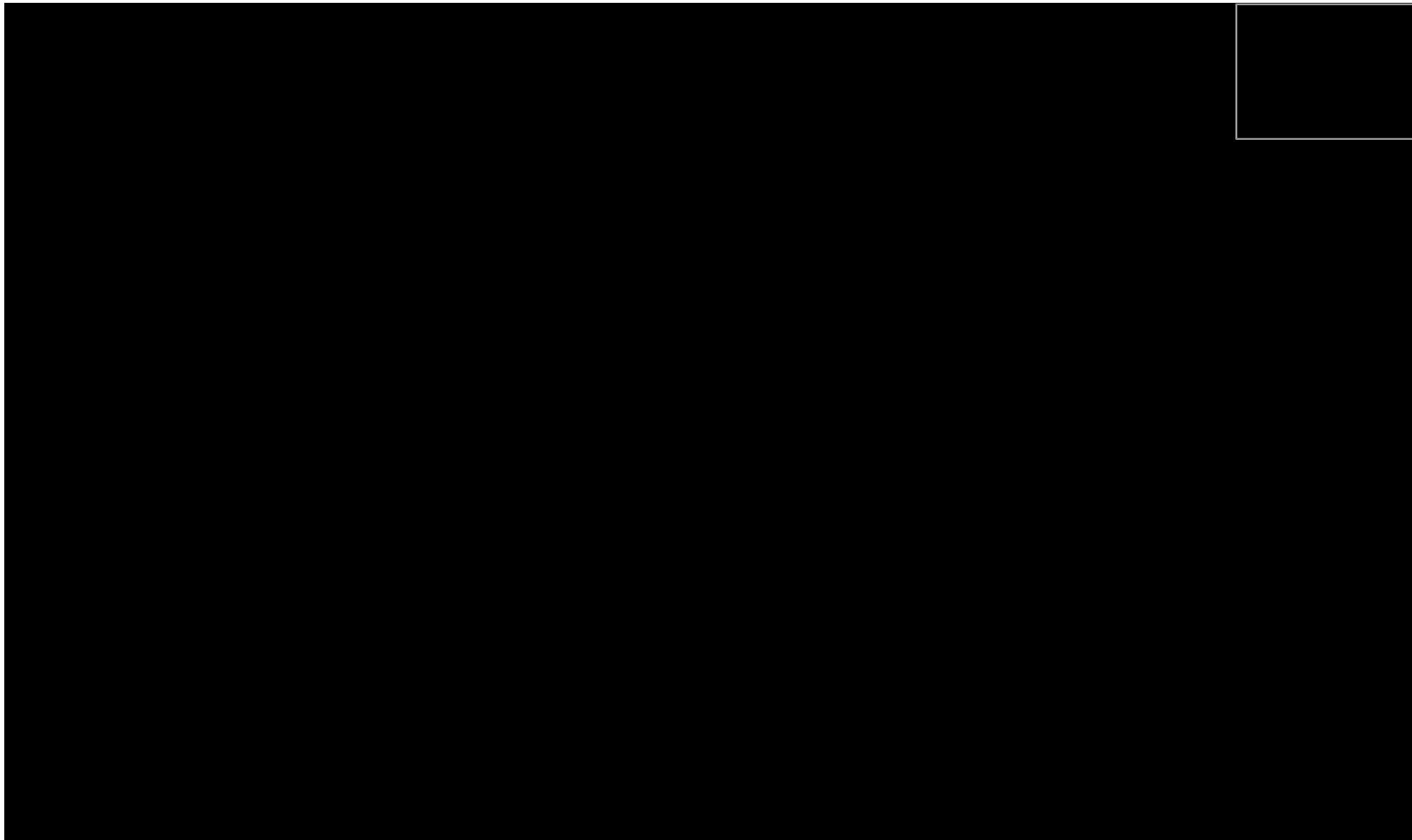














Siding

Facade	Area	Inside Corners	Outside Corners	Openings	Shutters	Vents
SI-1	51 ft ²	1	1	1	-	-
SI-2	13 ft ²	-	2	-	-	-
SI-3	15 ft ²	1	1	-	-	-
SI-4	12 ft ²	1	-	-	-	-
SI-5	160 ft ²	-	3	-	-	-
SI-6	8 ft ²	1	1	-	-	-
SI-7	6 ft ²	-	-	-	-	1
SI-8	12 ft ²	1	-	-	-	-
SI-9	13 ft ²	1	1	-	-	-
SI-10	13 ft ²	-	2	-	-	-
SI-11	10 ft ²	1	1	-	-	-
SI-12	3 ft ²	-	-	-	-	-
SI-13	51 ft ²	1	1	1	-	-
SI-14	9 ft ²	2	1	-	-	-
SI-15	3 ft ²	-	-	-	-	-
SI-16	99 ft ²	-	2	2	-	1
SI-17	8 ft ²	-	-	-	-	-
SI-18	48 ft ²	1	1	-	-	-
SI-19	8 ft ²	1	1	-	-	-



Siding (cont.)

Facade	Area	Inside Corners	Outside Corners	Openings	Shutters	Vents
SI-20	13 ft ²	-	2	-	-	-
SI-21	12 ft ²	1	-	-	-	-
SI-22	6 ft ²	-	-	-	-	1
SI-23	12 ft ²	1	-	-	-	-
SI-24	13 ft ²	-	2	-	-	-
SI-25	50 ft ²	1	1	1	-	-
SI-26	13 ft ²	1	1	-	-	-
SI-27	163 ft ²	-	1	1	-	-
SI-28	15 ft ²	1	1	-	-	-
SI-29	9 ft ²	1	1	-	-	-
SI-30	3 ft ²	-	-	-	-	-
SI-31	10 ft ²	1	1	-	-	-
SI-32	3 ft ²	-	-	-	-	-
SI-33	112 ft ²	-	2	-	-	2
SI-34	8 ft ²	-	-	-	-	-
Total	984 ft ²	19	30	6	0	5



Brick

Facade	Area	Openings	Shutters	Vents
BR-1	35 ft ²	-	-	-
BR-2	10 ft ²	-	-	-
BR-3	10 ft ²	-	-	-
BR-4	8 ft ²	-	-	-
BR-5	8 ft ²	-	-	-
BR-6	7 ft ²	-	-	-
BR-7	10 ft ²	-	-	-
BR-8	8 ft ²	-	-	-
BR-9	7 ft ²	-	-	-
BR-10	57 ft ²	-	-	-
BR-11	63 ft ²	-	-	-
BR-12	14 ft ²	-	-	-
BR-13	41 ft ²	-	-	-
BR-14	8 ft ²	-	-	-
BR-15	7 ft ²	-	-	-
BR-16	7 ft ²	-	-	-
BR-17	8 ft ²	-	-	-
BR-18	33 ft ²	-	-	-
BR-19	7 ft ²	-	-	-



Brick (cont.)

Facade	Area	Openings	Shutters	Vents
BR-20	10 ft ²	-	-	-
BR-21	7 ft ²	-	-	-
BR-22	8 ft ²	-	-	-
BR-23	68 ft ²	-	-	-
Total	441 ft ²	0	0	0



Unknown (missing photos)

Facade	Area	Openings	Shutters	Vents
UN-1	49 ft ²	-	-	-
Total	49 ft ²	0	0	0



Facades

Facade	Area	Trim			Corners		Roofline		Openings		
		Level Starter	Sloped	Vertical	Inside	Outside	Level Frieze Board	Sloped Frieze Board	Tops	Sills	Sides
SI-1	51 ft ²	10' 1"	-	-	5' 8"	4' 11"	10' 1"	-	4' 4"	4' 4"	2' 11"
SI-2	13 ft ²	1' 10"	-	-	-	12' 1"	1' 10"	-	-	-	-
SI-3	15 ft ²	2' 1"	-	-	7'	7'	2' 1"	-	-	-	-
SI-4	12 ft ²	1' 9"	-	7'	7'	-	1' 9"	-	-	-	-
SI-5	160 ft ²	20' 9"	-	14' 5"	-	18' 9"	20' 9"	-	-	-	-
SI-6	8 ft ²	1' 1"	-	-	7' 6"	7' 6"	1' 1"	-	-	-	-
SI-7	6 ft ²	6' 9"	-	-	-	-	-	9' 3"	-	-	-
SI-8	12 ft ²	1' 9"	-	7'	7'	-	1' 9"	-	-	-	-
SI-9	13 ft ²	1' 10"	-	-	7'	7'	1' 10"	-	-	-	-
SI-10	13 ft ²	1' 10"	-	-	-	12' 1"	1' 10"	-	-	-	-
SI-11	10 ft ²	1' 9"	-	-	5' 8"	5' 1"	-	1' 10"	-	-	-
SI-12	3 ft ²	-	4' 8"	1' 4"	-	-	4' 6"	-	-	-	-
SI-13	51 ft ²	10' 1"	-	-	5' 8"	4' 11"	10' 1"	-	4' 4"	4' 4"	2' 11"
SI-14	9 ft ²	1' 9"	-	-	5' 7"	5'	-	1' 10"	-	-	-
SI-15	3 ft ²	-	5'	1' 5"	-	-	4' 10"	-	-	-	-
SI-16	99 ft ²	15' 2"	-	1' 10"	-	9' 9"	20' 1"	-	4' 10"	-	6' 9"
SI-17	8 ft ²	10' 4"	-	-	-	-	-	12' 9"	-	-	-
SI-18	48 ft ²	9' 9"	-	-	4' 11"	4' 11"	25' 10"	-	-	-	-



Facades (cont.)

Facade	Area	Trim			Corners		Roofline		Openings		
		Level Starter	Sloped	Vertical	Inside	Outside	Level Frieze Board	Sloped Frieze Board	Tops	Sills	Sides
SI-19	8 ft ²	1' 1"	-	-	7' 8"	7' 8"	1' 1"	-	-	-	-
SI-20	13 ft ²	1' 10"	-	-	-	12'	1' 10"	-	-	-	-
SI-21	12 ft ²	1' 9"	-	7'	7'	-	1' 9"	-	-	-	-
SI-22	6 ft ²	6' 8"	-	-	-	-	-	9' 3"	-	-	-
SI-23	12 ft ²	1' 9"	-	7'	7'	-	1' 9"	-	-	-	-
SI-24	13 ft ²	1' 10"	-	-	-	12'	1' 10"	-	-	-	-
SI-25	50 ft ²	10' 1"	-	-	5' 7"	4' 11"	10' 1"	-	4' 4"	4' 4"	2' 11"
SI-26	13 ft ²	1' 10"	-	-	7'	7'	1' 10"	-	-	-	-
SI-27	163 ft ²	19' 8"	-	14' 5"	-	3' 7"	19' 8"	-	6' 6"	6' 6"	14' 4"
SI-28	15 ft ²	2' 1"	-	-	7'	7'	2' 1"	-	-	-	-
SI-29	9 ft ²	1' 9"	-	-	5' 7"	5'	-	1' 10"	-	-	-
SI-30	3 ft ²	-	4' 11"	1' 5"	-	-	4' 9"	-	-	-	-
SI-31	10 ft ²	1' 9"	-	-	5' 8"	5' 1"	-	1' 10"	-	-	-
SI-32	3 ft ²	-	4' 7"	1' 4"	-	-	4' 4"	-	-	-	-
SI-33	112 ft ²	20' 1"	-	1' 5"	-	9' 10"	20' 1"	-	-	-	-
SI-34	8 ft ²	10' 6"	-	-	-	-	-	13' 3"	-	-	-
Total*	984 ft ²	181' 6"	19' 3"	65' 9"	65' 10"	90' 3"	179' 5"	51' 11"	24' 3"	19' 5"	29' 11"

*Totals de-duplicate any line segments that are shared between multiple facades, and as a result may not represent a total summation of the corresponding column.

Example Waste Factor Calculations

SIDING & TRIM ONLY

	Zero Waste	+10%	+18%
SI-1	51 ft ²	56 ft ²	60 ft ²
SI-2	13 ft ²	14 ft ²	15 ft ²
SI-3	15 ft ²	17 ft ²	18 ft ²
SI-4	12 ft ²	13 ft ²	14 ft ²
SI-5	160 ft ²	176 ft ²	189 ft ²
SI-6	8 ft ²	9 ft ²	9 ft ²
SI-7	6 ft ²	7 ft ²	7 ft ²
SI-8	12 ft ²	13 ft ²	14 ft ²
SI-9	13 ft ²	14 ft ²	15 ft ²
SI-10	13 ft ²	14 ft ²	15 ft ²
SI-11	10 ft ²	11 ft ²	12 ft ²
SI-12	3 ft ²	3 ft ²	4 ft ²
SI-13	51 ft ²	56 ft ²	60 ft ²
SI-14	9 ft ²	10 ft ²	11 ft ²
SI-15	3 ft ²	3 ft ²	4 ft ²
SI-16	99 ft ²	109 ft ²	117 ft ²

+ OPENINGS < 20FT²

	Zero Waste	+10%	+18%
	55 ft ²	61 ft ²	65 ft ²
	13 ft ²	14 ft ²	15 ft ²
	15 ft ²	17 ft ²	18 ft ²
	12 ft ²	13 ft ²	14 ft ²
	160 ft ²	176 ft ²	189 ft ²
	8 ft ²	9 ft ²	9 ft ²
	6 ft ²	7 ft ²	7 ft ²
	12 ft ²	13 ft ²	14 ft ²
	13 ft ²	14 ft ²	15 ft ²
	13 ft ²	14 ft ²	15 ft ²
	10 ft ²	11 ft ²	12 ft ²
	3 ft ²	3 ft ²	4 ft ²
	55 ft ²	61 ft ²	65 ft ²
	9 ft ²	10 ft ²	11 ft ²
	3 ft ²	3 ft ²	4 ft ²
	111 ft ²	122 ft ²	131 ft ²

+ OPENINGS < 33FT²

	Zero Waste	+10%	+18%
	55 ft ²	61 ft ²	65 ft ²
	13 ft ²	14 ft ²	15 ft ²
	15 ft ²	17 ft ²	18 ft ²
	12 ft ²	13 ft ²	14 ft ²
	160 ft ²	176 ft ²	189 ft ²
	8 ft ²	9 ft ²	9 ft ²
	6 ft ²	7 ft ²	7 ft ²
	12 ft ²	13 ft ²	14 ft ²
	13 ft ²	14 ft ²	15 ft ²
	13 ft ²	14 ft ²	15 ft ²
	10 ft ²	11 ft ²	12 ft ²
	3 ft ²	3 ft ²	4 ft ²
	55 ft ²	61 ft ²	65 ft ²
	9 ft ²	10 ft ²	11 ft ²
	3 ft ²	3 ft ²	4 ft ²
	111 ft ²	122 ft ²	131 ft ²



SIDING & TRIM ONLY (CONT.)

	Zero Waste	+10%	+18%
SI-17	8 ft ²	9 ft ²	9 ft ²
SI-18	48 ft ²	53 ft ²	57 ft ²
SI-19	8 ft ²	9 ft ²	9 ft ²
SI-20	13 ft ²	14 ft ²	15 ft ²
SI-21	12 ft ²	13 ft ²	14 ft ²
SI-22	6 ft ²	7 ft ²	7 ft ²
SI-23	12 ft ²	13 ft ²	14 ft ²
SI-24	13 ft ²	14 ft ²	15 ft ²
SI-25	50 ft ²	55 ft ²	59 ft ²
SI-26	13 ft ²	14 ft ²	15 ft ²
SI-27	163 ft ²	179 ft ²	192 ft ²
SI-28	15 ft ²	17 ft ²	18 ft ²
SI-29	9 ft ²	10 ft ²	11 ft ²
SI-30	3 ft ²	3 ft ²	4 ft ²
SI-31	10 ft ²	11 ft ²	12 ft ²
SI-32	3 ft ²	3 ft ²	4 ft ²

+ OPENINGS < 20FT²

	Zero Waste	+10%	+18%
	8 ft ²	9 ft ²	9 ft ²
	48 ft ²	53 ft ²	57 ft ²
	8 ft ²	9 ft ²	9 ft ²
	13 ft ²	14 ft ²	15 ft ²
	12 ft ²	13 ft ²	14 ft ²
	6 ft ²	7 ft ²	7 ft ²
	12 ft ²	13 ft ²	14 ft ²
	13 ft ²	14 ft ²	15 ft ²
	54 ft ²	59 ft ²	64 ft ²
	13 ft ²	14 ft ²	15 ft ²
	163 ft ²	179 ft ²	192 ft ²
	15 ft ²	17 ft ²	18 ft ²
	9 ft ²	10 ft ²	11 ft ²
	3 ft ²	3 ft ²	4 ft ²
	10 ft ²	11 ft ²	12 ft ²
	3 ft ²	3 ft ²	4 ft ²

+ OPENINGS < 33FT²

	Zero Waste	+10%	+18%
	8 ft ²	9 ft ²	9 ft ²
	48 ft ²	53 ft ²	57 ft ²
	8 ft ²	9 ft ²	9 ft ²
	13 ft ²	14 ft ²	15 ft ²
	12 ft ²	13 ft ²	14 ft ²
	6 ft ²	7 ft ²	7 ft ²
	12 ft ²	13 ft ²	14 ft ²
	13 ft ²	14 ft ²	15 ft ²
	54 ft ²	59 ft ²	64 ft ²
	13 ft ²	14 ft ²	15 ft ²
	163 ft ²	179 ft ²	192 ft ²
	15 ft ²	17 ft ²	18 ft ²
	9 ft ²	10 ft ²	11 ft ²
	3 ft ²	3 ft ²	4 ft ²
	10 ft ²	11 ft ²	12 ft ²
	3 ft ²	3 ft ²	4 ft ²

SIDING & TRIM ONLY (CONT.)

	Zero Waste	+10%	+18%
SI-33	112 ft ²	123 ft ²	132 ft ²
SI-34	8 ft ²	9 ft ²	9 ft ²
UN-1	49 ft ²	54 ft ²	58 ft ²
Trims	203 ft ²	223 ft ²	240 ft ²
Total	1236 ft ²	1358 ft ²	1458 ft ²

+ OPENINGS < 20FT²

	Zero Waste	+10%	+18%
	112 ft ²	123 ft ²	132 ft ²
	8 ft ²	9 ft ²	9 ft ²
	49 ft ²	54 ft ²	58 ft ²
	221 ft ²	243 ft ²	261 ft ²
	1278 ft ²	1405 ft ²	1508 ft ²

+ OPENINGS < 33FT²

	Zero Waste	+10%	+18%
	112 ft ²	123 ft ²	132 ft ²
	8 ft ²	9 ft ²	9 ft ²
	49 ft ²	54 ft ²	58 ft ²
	221 ft ²	243 ft ²	261 ft ²
	1278 ft ²	1405 ft ²	1508 ft ²

The first Siding Waste Factor table is calculated using the total ft² of siding facades, ft² of trim touching siding, and ft² of unknowns touching siding.

The tables above provide the area of siding on a given property, segmented by individual and in sum total form. Values include openings (doors & windows) and waste percentages as noted. Please consider that area values and specific waste factors can be influenced by the size and complexity of the property, captured image quality, specific siding techniques, and your own level of expertise. Accessories are not included in these values and may require additional material.

These tables are only intended to make common waste calculations easier and should not be interpreted as recommendations.

Windows

Group	Group Width x Height	Group United Inches	Opening	Width x Height	United Inches	Area
WG-1	46" x 12"	57"	W-101	46" x 12"	57"	4 ft ²
WG-2	46" x 12"	57"	W-102	46" x 12"	57"	4 ft ²
WG-3	46" x 12"	57"	W-103	46" x 12"	57"	4 ft ²
WG-4	52" x 37"	89"	W-104	25" x 37"	61"	6 ft ²
			W-105	25" x 37"	61"	6 ft ²
			Total	-	295"	24 ft ²

Doors

Opening	Width x Height
D-1	72" x 80"

*Door height and width have been snapped to standard

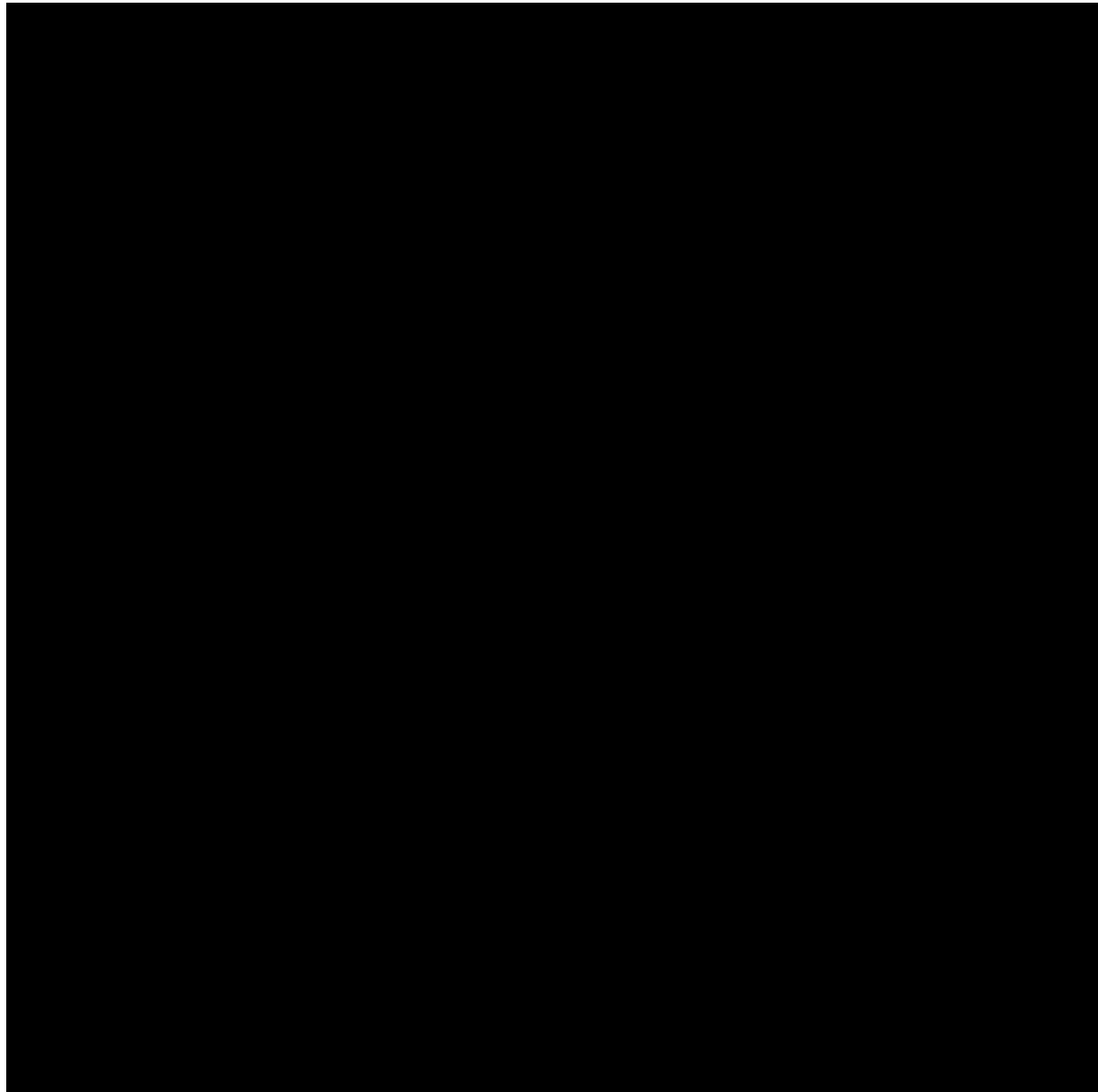
Entire Doors

Opening	Width x Height	Area
D-1	73" x 81"	41 ft ²
Total	-	41 ft ²

*Total door square footage includes entire door package (e.g. with transoms, sidelites, etc.)

Roof	Length
Ridges (RI)	79' 7"
Hips (H)	30' 3"
Valleys (V)	27' 2"
Rakes (RA)	68' 10"
Eaves (E)	234' 8"
Flashing (F)*	41' 5"
Step Flashing (SF)*	20' 3"
Transition Line (TL)	-

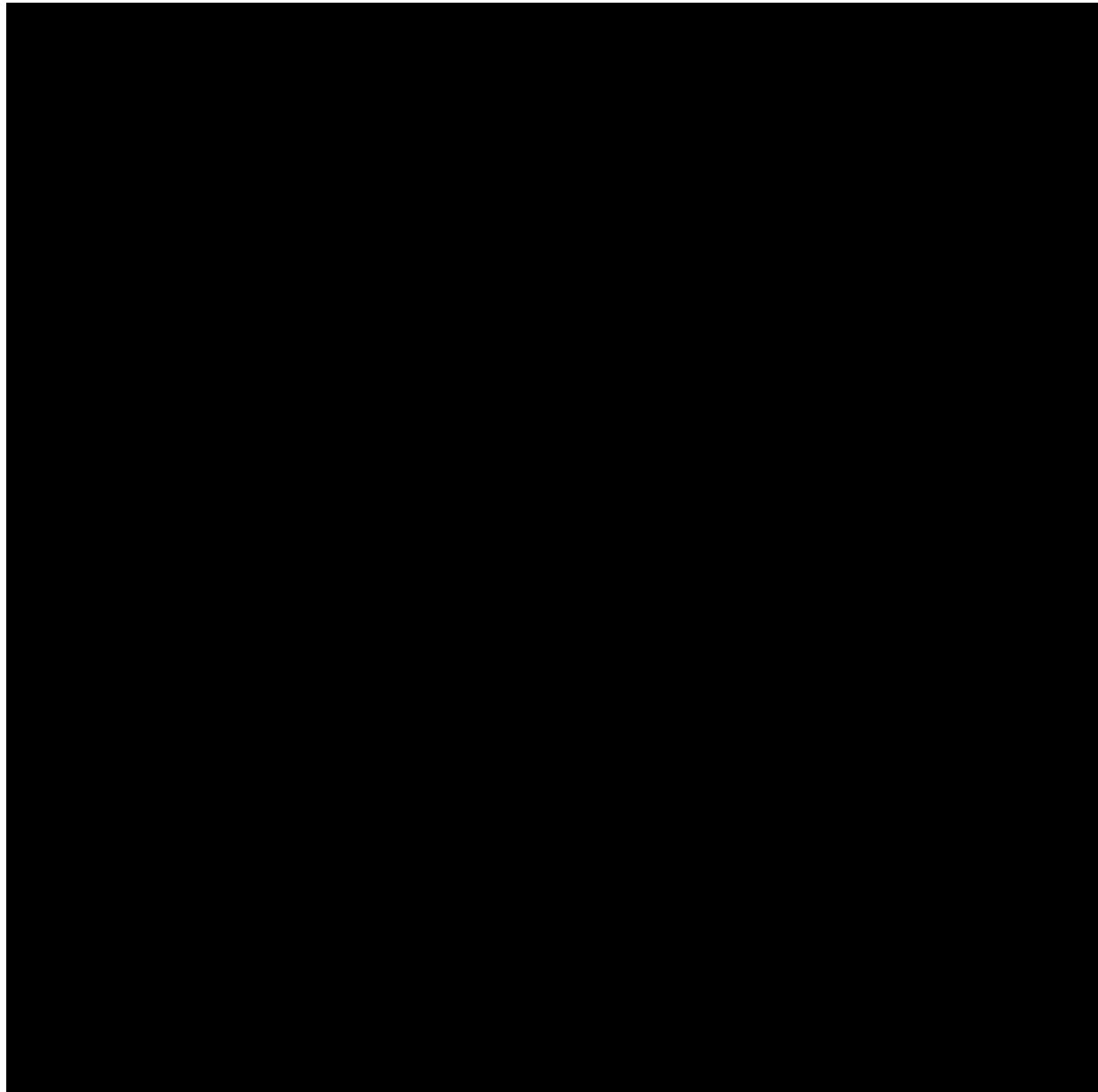
*Please view the 3D model for more detail (e.g. flashing, step flashing and some other roof lines may be difficult to see on the PDF)





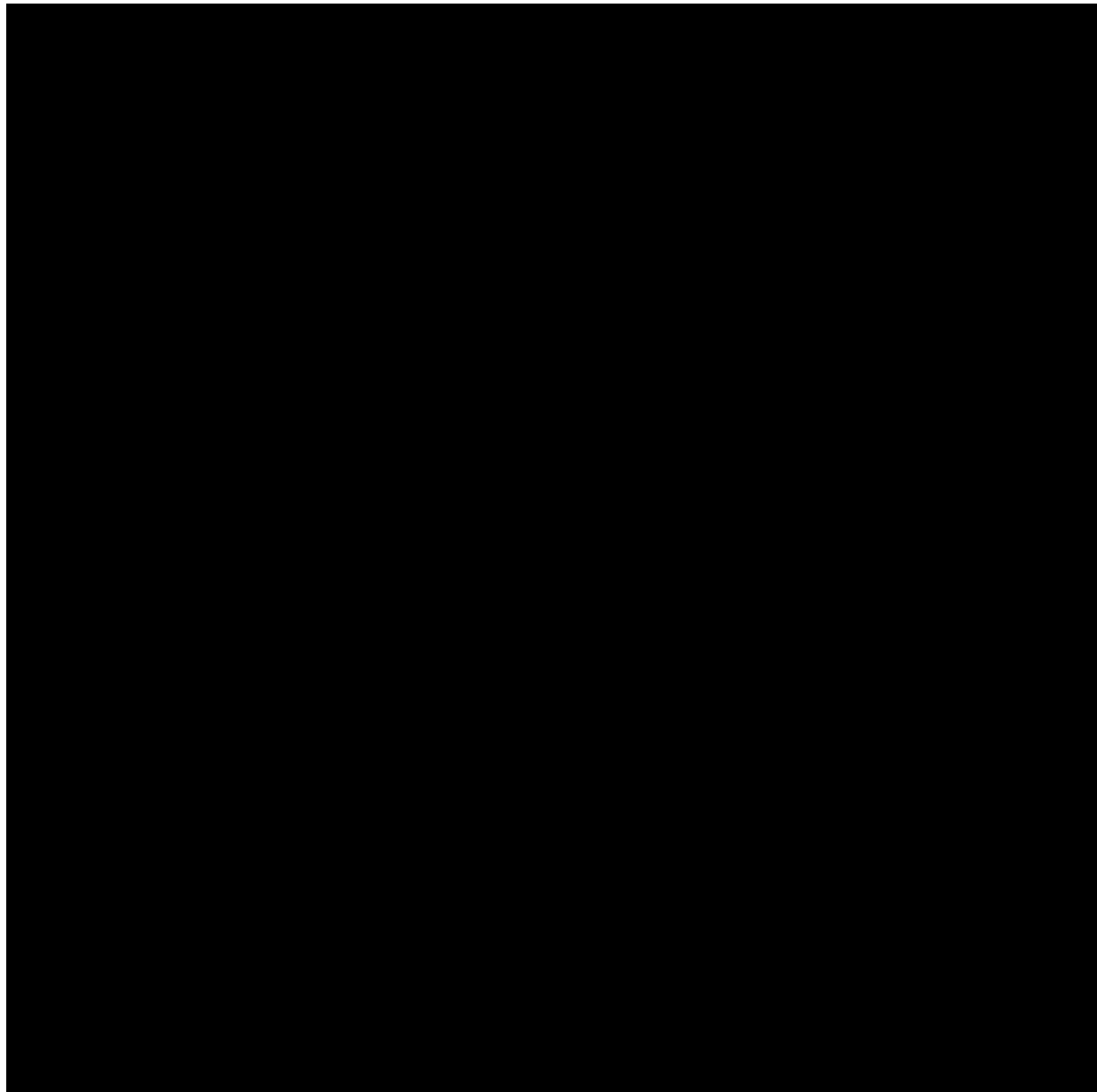
Roof Facets

Facet	Area	Pitch
RF-1	345 ft ²	4/12
RF-2	339 ft ²	4/12
RF-3	52 ft ²	6/12
RF-4	235 ft ²	6/12
RF-5	234 ft ²	6/12
RF-6	345 ft ²	4/12
RF-7	339 ft ²	4/12
RF-8	52 ft ²	6/12
RF-9	52 ft ²	7/12
RF-10	51 ft ²	8/12





Roof	Facets	Total
Total	10	2044 ft ²



Roof Pitch	Area	Percentage
4 / 12	1368 ft ²	66.93%
6 / 12	573 ft ²	28.03%
7 / 12	52 ft ²	2.54%
8 / 12	51 ft ²	2.5%















Contact: Daniel Barajas
Company: Reserve Data Aanalysis
Phone: +14703786777
Email: dbarajas@reservedataanalysis.org

Created: Fri 31 May 10:24 2024
Location: Other reports
Browns Farm Hoa
No. Items: 52

couch -
table -
coffee tables -
bar chairs -
club chairs -
arm chairs -
console tables -

(1)



41.jpg

Created: Fri 31 May 10:25 2024
Group: Club House

Couch: 1 upholstered
Coffee Tables: 0
Console tables: 2 wood
Bar Height Tables: 3 wood
Tables: 1 (4' wood) 1 (8.6' x 3.6' wood)
Chair: 8 wood / 7 upholstered
Arm Chairs: 8 upholstered
Club Chairs: 2 upholstered
Stack Chairs: 14
Pool Table: 1
Other: 1 end table , 1 bench, 3 folding tables

(2)



42.jpg

Created: Fri 31 May 10:36 2024
Group: Club House

Contact: Daniel Barajas
Company: Reserve Data Analysis
Phone: +14703786777
Email: dbarajas@reservedataanalysis.org

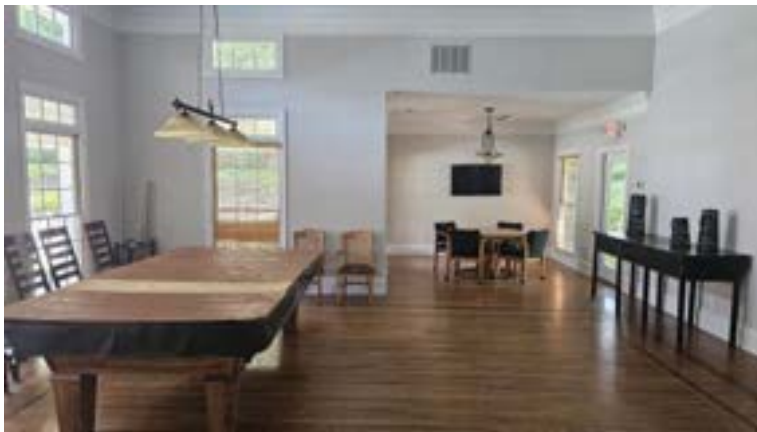
Created: Fri 31 May 10:24 2024
Location: Other reports
Browns Farm Hoa
No. Items: 52



(3)

Created: Fri 31 May 10:36 2024
Group: Club House

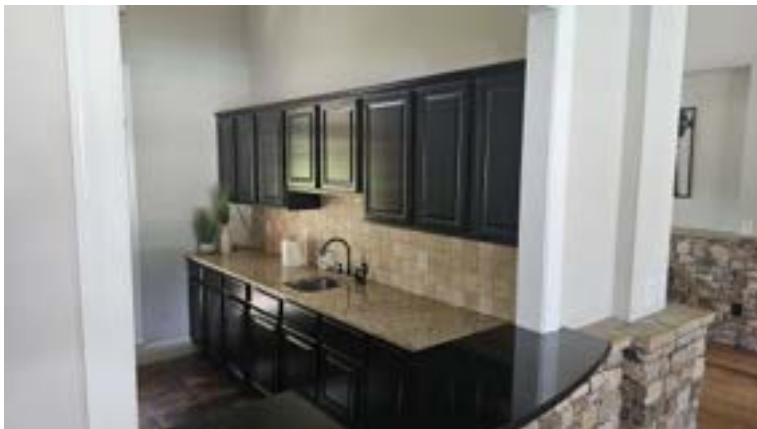
43.jpg



(4)

Created: Fri 31 May 10:37 2024
Group: Club House

44.jpg



(5)

Created: Fri 31 May 10:38 2024
Group: Kitchen

Sqft:
Floor: 5' x 11' (55 sf) tile
Top Cabinets: 11'
Base Cabinets: 13'
Counters: 13'
Serving counter: 5.5'

45.jpg



Contact: Daniel Barajas
Company: Reserve Data Aanalysis
Phone: +14703786777
Email: dbarajas@reservedataanalysis.org

Created: Fri 31 May 10:24 2024
Location: Other reports
Browns Farm Hoa
No. Items: 52



Created: Fri 31 May 10:51 2024

(6)

46.jpg



Created: Fri 31 May 10:55 2024
Group: Kitchen

(7)

Sqft:
Floor:
Top Cabinets: 12'
Base Cabinets: 6'
Counters: 8' island(2.5' x 4')
Oven: 1 Kenmore
Fridge: 1 G.E.
Dishwasher: 1 G.E.
Microwave: 1 G.E.

47.jpg



Created: Fri 31 May 11:01 2024
Group: Kitchen

(8)

48.jpg



Contact: Daniel Barajas
Company: Reserve Data Aanalysis
Phone: +14703786777
Email: dbarajas@reservedataanalysis.org

Created: Fri 31 May 10:24 2024
Location: Other reports
Browns Farm Hoa
No. Items: 52

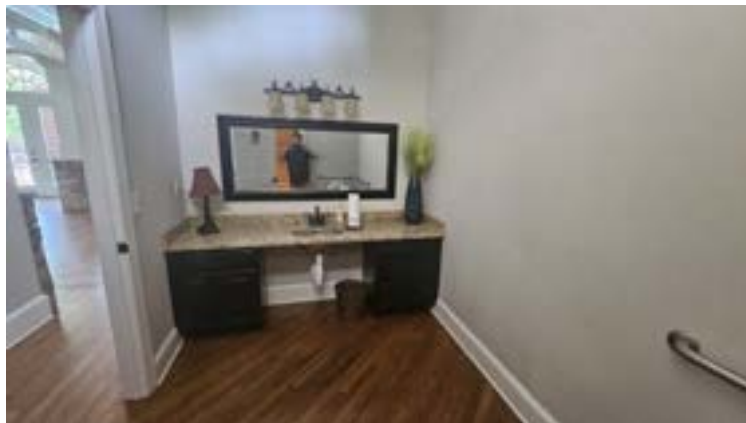
(9)



49.jpg

Created: Fri 31 May 11:01 2024
Group: Kitchen

(10)



50.jpg

Created: Fri 31 May 11:02 2024
Group: Bathroom
CLUB HOUSE

Sqft: 12' X 7' (84' SF)
Flooring: wood
Counters: 7' granite
Sinks: 1 ss
Cabinets: 5' base
Toilets: 1
Partitions: 0
Wall Covering: 0
Other:

(11)



51.jpg

Created: Fri 31 May 11:10 2024
Group: Bathroom



Contact: Daniel Barajas
Company: Reserve Data Aanalysis
Phone: +14703786777
Email: dbarajas@reservedataanalysis.org

Created: Fri 31 May 10:24 2024
Location: Other reports
Browns Farm Hoa
No. Items: 52

(12)



52.jpg

Created: Fri 31 May 11:34 2024
Group: Pool

Sqft:
Tile:
Bench Tile:
Lounge Chairs: 38
Arm Chairs: 30 , 2 rocking
Tables: 7
Umbrellas: 15
Cocktail Tables: 2
Fencing:
Other: 4 anrondax , BBQ, picnic table

(13)



53.jpg

Created: Fri 31 May 11:38 2024

(14)



54.jpg

Created: Fri 31 May 11:38 2024

(15)



Created: Fri 31 May 11:38 2024

55.jpg

(16)



Created: Fri 31 May 11:40 2024
Shower Pool

56.jpg

(17)



Created: Fri 31 May 11:41 2024
Lazy River Pool

57.jpg

(18)



Created: Fri 31 May 11:41 2024

58.jpg

(19)



Created: Fri 31 May 12:01 2024

59.jpg

(20)



Created: Fri 31 May 12:01 2024

60.jpg



Created: Fri 31 May 12:01 2024

(21)

61.jpg



Created: Fri 31 May 12:02 2024
Group: Bathroom
Womens pool

(22)

Sqft:
Flooring: 11' x 13' (143' sf)
Counters: 3.5' Cultured
Sinks: 1
Cabinets: 3.5' base
Toilets: 2
Partitions: 2
Wall Covering: 288' sf tile
Other:

62.jpg



Created: Fri 31 May 12:13 2024
Group: Bathroom

(23)

63.jpg

Contact: Daniel Barajas
Company: Reserve Data Aanalysis
Phone: +14703786777
Email: dbarajas@reservedataanalysis.org

Created: Fri 31 May 10:24 2024
Location: Other reports
Browns Farm Hoa
No. Items: 52

(24)



64.jpg

Created: Fri 31 May 12:13 2024
Group: Bathroom

Men's Pool
Paint: 275 sf
Flooring: 11' x 13' (143' sf)
Counters: 3.6'
Sinks: 2
Cabinets: 3.6' base
Toilets: 2
Partitions: 2 wood
Wall Covering: 288' sf
Other: 2 urenals

(25)



65.jpg

Created: Fri 31 May 12:19 2024
Group: Bathroom

(26)



66.jpg

Created: Fri 31 May 12:20 2024
Group: Pool



Contact: Daniel Barajas
Company: Reserve Data Aanalysis
Phone: +14703786777
Email: dbarajas@reservedataanalysis.org

Created: Fri 31 May 10:24 2024
Location: Other reports
Browns Farm Hoa
No. Items: 52

(27)



67.jpg

Created: Fri 31 May 12:21 2024
Group: Pool
Fencing

(28)



68.jpg

Created: Fri 31 May 12:21 2024
Group: Pool
Pool Cover

(29)



69.jpg

Created: Fri 31 May 13:24 2024
Group: Fencing
32' x 8.6' chain link



Contact: Daniel Barajas
Company: Reserve Data Aanalysis
Phone: +14703786777
Email: dbarajas@reservedataanalysis.org

Created: Fri 31 May 10:24 2024
Location: Other reports
Browns Farm Hoa
No. Items: 52

(30)



70.jpg

Created: Fri 31 May 13:26 2024
Group: Fencing
6.6' x 46.5' chainlink

(31)



71.jpg

Created: Fri 31 May 13:27 2024
Group: Fencing
4' x 156' chainlink
Chainlink Fencing:
Gates:
WindScreen:
Lighting:
Resurfacing:

(32)



72.jpg

Created: Fri 31 May 13:35 2024
Group: Sports Area
Tennis court 1

Chainlink Fencing:
Gates:
WindScreen:
Lighting: 7 vapor
Resurfacing:
Benches: 4

Contact: Daniel Barajas
Company: Reserve Data Aanalysis
Phone: +14703786777
Email: dbarajas@reservedataanalysis.org

Created: Fri 31 May 10:24 2024
Location: Other reports
Browns Farm Hoa
No. Items: 52

(33)



73.jpg

Created: Fri 31 May 13:37 2024
Group: Sports Area

Tennis Court 2

Chainlink Fencing: 10'
Gates: 3.6' x 7'
WindScreen:
Lighting: 7 vapor
Resurfacing:
Benches: 4

(34)



74.jpg

Created: Fri 31 May 13:40 2024
Group: Sports Area

Roof: 30' x 16'
Benchs: 8 vinyl
Tables w Umbrellas: 2 metal
Railing: 20' lin (3')
Gutters / Downspouts: 92' / 24'
Decking: trex 962' sf

(35)



79.jpg

Created: Fri 31 May 13:54 2024
Group: Sports Area

Volleyball Court
Sand: 31' x 60'



Contact: Daniel Barajas
Company: Reserve Data Aanalysis
Phone: +14703786777
Email: dbarajas@reservedataanalysis.org

Created: Fri 31 May 10:24 2024
Location: Other reports
Browns Farm Hoa
No. Items: 52

(36)



80.jpg

Created: Fri 31 May 13:56 2024
Group: Sports Area
Basketball Court
Surface 30' x 40'
Backboard Mega Slam.
Pour condition

(37)



81.jpg

Created: Fri 31 May 14:00 2024
Group: Sports Area

(38)



75.jpg

Created: Fri 31 May 13:50 2024
Group: Sports Area

Contact: Daniel Barajas
Company: Reserve Data Analysis
Phone: +14703786777
Email: dbarajas@reservedataanalysis.org

Created: Fri 31 May 10:24 2024
Location: Other reports
Browns Farm Hoa
No. Items: 52

(39)



76.jpg

Created: Fri 31 May 13:50 2024
Group: Sports Area

(40)



77.jpg

Created: Fri 31 May 13:51 2024
Group: Sports Area

(41)



78.jpg

Created: Fri 31 May 13:51 2024
Group: Sports Area



Contact: Daniel Barajas
Company: Reserve Data Aanalysis
Phone: +14703786777
Email: dbarajas@reservedataanalysis.org

Created: Fri 31 May 10:24 2024
Location: Other reports
Browns Farm Hoa
No. Items: 52

(42)



82.jpg

Created: Fri 31 May 14:01 2024
Group: Sports Area
Tot Lot
Swing Set 4 Swing
6 Station Play Ground Equipment
Boarder 192' lin
1 vapor light

(43)



83.jpg

Created: Fri 31 May 14:06 2024
Group: Sports Area

(44)



84.jpg

Created: Fri 31 May 14:06 2024
Group: Sports Area

Contact: Daniel Barajas
Company: Reserve Data Aanalysis
Phone: +14703786777
Email: dbarajas@reservedataanalysis.org

Created: Fri 31 May 10:24 2024
Location: Other reports
Browns Farm Hoa
No. Items: 52

(45)



85.jpg

Created: Fri 31 May 14:06 2024
Group: Sports Area

(46)



86.jpg

Created: Fri 31 May 14:32 2024

(47)



87.jpg

Created: Fri 31 May 14:32 2024

(48)



88.jpg

Created: Fri 31 May 14:33 2024

(49)



89.jpg

Created: Fri 31 May 14:34 2024

(50)



90.jpg

Created: Fri 31 May 14:34 2024

Contact: Daniel Barajas
Company: Reserve Data Aanalysis
Phone: +14703786777
Email: dbarajas@reservedataanalysis.org

Created: Fri 31 May 10:24 2024
Location: Other reports
Browns Farm Hoa
No. Items: 52

(51)



Created: Fri 31 May 14:35 2024

91.jpg

(52)



Created: Fri 31 May 14:37 2024
Monument Sign

92.jpg

