

Riverwalk Master Association

Reserve Analysis

FY 2017/2018

Approved August 16th, 2017

A	B	C	D	F	G	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AB	AC	AD	AE	AF	AG	AH
Location	Item	Quantity /size:	Previous Expense Paid \$	Years	Base Cost \$	Fiscal Year 2017/2018																			
						15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35
	Ball Room																								
	Dance Floor Repl			12	7,000						8,792													10,891	
	Bath Room																								
	Bathroom Space Heater	2	2,000	20	2,000															2,898					
	Restroom Refurbish	2		15	5,500	6,115															8,112				
	Building Contents-other																								
	Stacking Chairs	100		20	8,011																		12,244		
	Exercise Rm Eqpmt (Electric)	5	12,960	15	4,800					5,715					6,248					6,954					
	Reception Area			20	7,500			7,500																	
	Exercise Rm Eqpmt (Manual)	10	16,950	20	22,779															33,001					
	Office/copy room furniture			10	3,661		4,206																		
	Computer System			5	1,529		1,700					1,887					2,100			2,215					
	Building - Exterior				5,000																				
	Front Entryway Tile			15	5,000						5,451												6,752		
	Patio Furniture (Combo)	4		15	6,092												7,845								
	Skylights & Windows			10	6,300			5,000											2,500						
	Painting and trim repair			7	11,000				13,097								15,106							17,115	
	Roofing, Shingles		18,321	25	24,622																				
	Roofing membrane 1	4		20	7,750																				
	Roofing membrane2	4		20	4,850																				
	Roofing membrane 3	4		20	5,849																				
	Roofing membrane 4	4		20	21,970		1,000																		
	South Facing Glass Doors	5		10	12,000			12,000												16,776					
	Front Doors(N)		4,876	10	5,328																			7,999	
	Entrance/Railings	53.75'		15	2,500									3,254											
	HVAC System 1 Controls	2		20	20,260																			30,418	
	HVAC System I	2		20	27,900																			41,888	
	HVAC System II	2		20	26,800																			40,237	
	Building - Grounds/parking lot																								
	Asphalt Sealcoating			5	1,583		1,819				1,953					2,135						2,335			
	Asphalt Resurfacing			20	8,759					10,616															
	Asphalt Patching			5	4,380							5,601						6,123						6,694	
	Parking Lot Grade/Drainage			20	3,150				20,000																
	Dumpster Pad			15	3,585											4,836									
	Concrete repairs (major)			5	8,020		9,214					10,074						11,014						12,041	
	Dumpster Enclosure	16'8"x18"		15	2,500				2,730																
	Building - Interior																								
	Carpeting I	3035sf		10	17,390				22,000										24310.789						
	Carpeting II	3946sf		10	22,610				25,000											32177.168					
	Wall Paint			10	13,000				14,000															18,174	
	Wallpaper			10	5,726				12,000										8,005						
	Total Ceiling tiles & Lights:				27,500		2315										34,580								
	Sound System			10	3,149													4,402							

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53	Electronic Access Ctrl System			20	26,112		30,000																		
54	Fire/Burglary system		2,620	20	3,521					4,268															
55	Glass door coverings repl			10	7,287					7,000								10,370							
56	Hallway Closet				2,143																				
57	Bench, Entry way	1		20	2,500	2,606																			
58	Linoleum	1000sf		15	2,500					3,030							3,433					3,687			
60	Building - Pool/Spa/Pump Room																								
61	Bubbler (Spa)		1,500	10	1,639				2,000								2,251								
62	Auto-fill (Spa)			10	4,403								5,337										6,379		
63	Heater	2		10	3,500			4,200									4,806								
64	Filter	2		12	3,500												4,806								
65	Roof			20	3,680											4,964									
67	Furniture Combo	6		15	10,600																				
68	Furniture (Chair) Repl.	15		15	2,250																				
69	Furniture (Chaise Longue) Repl.	15		15	3,000																				
70	Deck Furniture Total:				20,000				11,000															28,159	
71																									
72	Pool resurf/Tile/Coping		23,990	10	24,710			18,500		27,000								34,544							
73	Spa resurf/Tile/Coping		5,024	7	6,330			8,500											9,008						
74	Pool Cover		3,000	10	3,000			3,509										4,194							
75	Deck	3100sf		20	25,000			26,500		0															
77	Craft/Lobby																								
78	Chairs, Upholstered	4																							
79	Loveseat																								
80	Sofa Chairs	3																							
81	End Table	2																							
82	Coffee Table																								
83	Lobby Furn																								
84	Craft Lobby Total:			20	15,000																			24,709	
85																									
86	Billiards Table	2	9,500	50																					
88	Dining Room																								
89	Bar			30	10,000														19,274						
90																									
91	Bar Stools Repl.	14		20																					
92	Sqr Tbl Repl.	14		20																					
93	Rnd Tbl Repl. (60")	3		20																					
94	Rnd Tbl Repl. (42")	6		20																					
95	Chair (Arm) Repl.	32		20																					
96	Chair Repl.	36		20																					
97	Total:		50,000	20	50,000					62,000															
98																									
99	Bar Cooler		2,200	15	2,200					2,714															
100																									
101	Kitchen																								

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102	Counter Top Repl.	2		10	3,000							3,768													
103	Refrigerator			15	2,590				3,139														4,504		
104	Kitchen cabinets	2		15	7,000																				
106	Locker Rooms																								
107	Steam Room Heater repl	2		15	8,000			9,356																12,227	
108	Space heater	2		20	2,000				2,381																
109	Steam Rm (m)+ Floor+Door			20	7,200															10,431					
110	Locker room Doors (Ext.)	2		20	3,063		3,300																		
111	Steam Rm (f) + Floor			20	7,200															10,431					
112	Water Heater	2		12	7,946							10,160													
114	Lounge Area																								
115	TV, HD, Large screen	1		10	2,072					2,511											3,002				
117	Sofa Chairs Repl.	8		15																					
118	Chairs Repl.	4		15																					
120	Sofas Repl.	3		15																					
121	Total:	10		15	11,383									15,084											
123	Riverwalk Circle																								
124	Asphalt Sealcoating			5	11,245				13,152				14,379					15,720						17,187	
125	Asphalt Resurfacing			20	161,810								206,903												
126	Asphalt Patching			5	9,095		9,095					9,944						10,871					11,886		
127	Light Poles	15		5	2,000	2,223			2,381					2,603						2,846				3,112	
128	Community Signage		8,550	8	2,850				3,333								3,845							4,434	
129	Pavers/Concrete			20	39,500					18,000															
131	Anticipated Expense Total					13,259	78,333	124,550	88,998	87,870	72,119	34,464	242,379	5,858	21,332	15,780	96,812	126,945	63,306	93,641	32,307	152,862	89,643	35,553	0
133	Carryover from previous Year					104,163	172,914	179,882	144,045	147,302	155,376	183,040	252,354	117,913	224,289	319,696	425,337	454,819	459,221	532,514	532,514	580,945	642,279	575,842	700,405
135	Anticipated Interest Earned					17	28	29	23	24	25	29	40	19	36	51	68	73	73	85	85	93	103	92	112
137	Added to Reserves					81,994	85,274	88,685	92,232	95,921	99,758	103,748	107,898	112,214	116,703	121,371	126,226	131,275	136,526	141,987	141,987	147,666	147,666	153,573	153,573
139	Reserve Balance at End of Year					172,914	179,882	144,045	147,302	155,376	183,040	252,354	117,913	224,289	319,696	425,337	454,819	459,221	532,514	580,945	642,279	575,842	700,405	693,955	854,090
141	Reserve Threshold Amount					42,328	43,742	44,529	45,331	46,147	46,977	47,823	48,684	49,560	50,452	51,360	52,285	53,226	54,184	55,159	56,152	57,163	58,192	59,239	60,305
143	Reserve Balance Above/(Below) Limit					130,586	136,140	99,516	101,971	109,230	136,063	204,531	69,230	174,729	269,244	373,977	402,534	405,995	478,330	525,786	586,127	518,680	642,214	634,716	793,785
145	Number of Units					552	552	552	552	552	552	552	552	552	552	552	552	552	552	552	552	552	552	552	552
147	Est. Inflation Rate					1.80%	3.34%	1.80%	1.80%	1.80%	1.80%	1.80%	1.80%	1.80%	1.80%	1.80%	1.80%	1.80%	1.80%	1.80%	1.80%	1.80%	1.80%	1.80%	1.80%
149	Est. Interest Rate					0.016%	0.016%	0.016%	0.016%	0.016%	0.016%	0.016%	0.016%	0.016%	0.016%	0.016%	0.016%	0.016%	0.016%	0.016%	0.016%	0.016%	0.016%	0.016%	0.016%
151	Reserves per Unit-Month * Growth Rate					\$12.38	\$12.87	\$13.39	\$13.92	\$14.48	\$15.06	\$15.66	\$16.29	\$16.94	\$17.62	\$18.32	\$19.06	\$19.82	\$20.61	\$21.44	\$21.44	\$22.29	\$22.29	\$23.18	\$23.18