

Riverwalk Master Association
Reserve Analysis
FY 2017/2018

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 2018/2019																			
						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
3	Ball Room																								
4	Dance Floor Repl			12	7,000							8,792												10,913	
6	Bath Room																								
7	Bathroom Space Heater	2	2,000	20	2,000																				
8	Restroom Refurbish	2		15	5,500	6,115																			
10	Building Contents-other																								
11	Stacking Chairs	100		20	8,011																				
12	Exercise Rm Eqpmt (Electric)	5	12,960	15	4,800				5,715		6,260														
13	Reception Area			20	7,500								7,500		6,260										
14	Exercise Rm Eqpmt (Manual)	10	16,950	20	22,779																				
15	Office/copy room furniture			10	3,661																				
16	Computer System			5	1,529																				
17																									
18	Building - Exterior				5,000																				
19	Front Entryway Tile			15	5,000																				
20	Patio Furniture (Combo)	4		15	6,092																				
21	Skylights & Windows			10	6,300																				
22	Painting and trim repair			7	11,000				4,570																
23	Roofing, Shingles			25	24,622																				
24	Roofing membrane 1	4		20	7,750																				
25	Roofing membrane2	4		20	4,850																				
26	Roofing membrane 3	4		20	5,849																				
27	Roofing membrane 4	4		20	21,970																				
28	South Facing Glass Doors	5		10	12,000																				
29	Front Doors(N)		4,876	10	5,328																				
30	Entrance/Railings	53.75'		15	2,500																				
31	HVAC System 1 Controls	2		20	20,260																				
32	HVAC System I	2		20	27,900																				
33	HVAC System II	2		20	26,800																				
34																									
35	Building - Grounds/parking lot																								
36	Asphalt Sealcoating			5	1,583																				
37	Asphalt Resurfacing			20	8,759																				
38	Asphalt Patching			5	4,380																				
39	Parking Lot Grade/Drainage			20	3,150																				
40	Dumpster Pad			15	3,585																				
41	Concrete repairs (major)			5	8,020																				
42	Dumpster Enclosure	16'8"x18"		15	2,500																				
43																									
44	Building - Interior																								
45	Carpeting I	3035sf		10	17,390																				
46	Carpeting II	3946sf		10	22,610																				
47																									
48	Wall Paint			10	13,000																				
49	Wallpaper			10	5,726																				
50	Total Ceiling tiles & Lights:				27,500																				
51																									
52	Sound System			10	3,149																				
53	Electronic Access Ctrl System			20	26,112																				
54	Fire/Burglary system		2,620	20	3,521																				
55	Glass door coverings repl			10	7,287																				
56	Hallway Closet				2,143																				

Riverwalk Master Association
Reserve Analysis
FY 2017/2018

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 2018/2019																			
						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
57	Bench, Entry way	1		20	2,500	2,606																			
58	Linoleum	1000sf		15	2,500					3,036							3,440					3,694			
59																									
60	Building - Pool/Spa/Pump Room																								
61	Bubbler (Spa)		1,500	10	1,639					2,000							2,255								
62	Auto-fill (Spa)			10	4,403								5,347										6,391		
63	Heater	2		10	3,500					4,200							4,816								
64	Filter	2		12	3,500												4,816								
65	Roof			20	3,680											4,974									
66																									
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				12,845														28,214		
71																									
72	Pool resurf/Tile/Coping		23,990	10	24,710			20,900		15,000								34,612							
73	Spa resurf/Tile/Coping		5,024	7	6,330														9,026						
74	Pool Cover		3,000	10	3,000				4,117									4,202							
75	Deck	3100sf		20	25,000				15,000																
76																									
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														24,758						
85																									
86	Billiards Table	2	9,500	50																					
87																									
88	Dining Room																								
89	Bar			30	10,000														19,312						
90																									
91	Bar Stools Repl.	14		20																					
92	Sqr Tbl Repl.	14		20							31,000														
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					31,000		31,000														
97	Total:		50,000	20	50,000																				
98																									
99	Bar Cooler		2,200	15	2,200						2,720														
100																									
101	Kitchen																								
102	Counter Top Repl.	2		10	3,000										3,768							4,513			
103	Refrigerator			15	2,590						3,139											3,896			
104	Kitchen cabinets	2		15	7,000																				
105																									
106	Locker Rooms																								
107	Steam Room Heater repl	2		15	8,000				9,356														12,251		
108	Space heater	2		20	2,000					2,381															
109	Steam Rm (m)+ Floor+Door			20	7,200																				
110	Locker room Doors (Ext.)	2		20	3,063		3,300																		

Riverwalk Master Association
Reserve Analysis
FY 2017/2018

	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
1	Location	Item	Quantity /size:	Previous Expense Paid \$	Years	Base Cost \$	Fiscal Year 2018/2019																			
2							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
111		Steam Rm (f) + Floor			20	7,200																				
112		Water Heater	2		12	7,946								10,180												
113																										
114		Lounge Area																								
115		TV, HD, Large screen	1		10	2,072					2,516															
116																										
117		Sofa Chairs Repl.	8		15																					
118		Chairs Repl.	4		15																					
119																										
120		Sofas Repl.	3		15																					
121		Total:	10		15	11,383										15,114										
122																										
123		Riverwalk Circle																								
124		Asphalt Sealcoating			5	11,245								14,407					15,751						17,221	
125		Asphalt Resurfacing			20	161,810								206,903												
126		Asphalt Patching			5	9,095		9,095	8,602				9,963						10,893					11,909		
127		Light Poles	15		5	2,000	2,223			2,381					2,608					2,852					3,118	
128		Community Signage		8,550	8	2,850			0					3,333				3,852							4,443	
129		Pavers/Concrete			20	39,500		18,000	0																	
130																										
131		Anticipated Expense Total					13,259	78,333	90,593	73,452	61,140	89,441	49,755	285,309	16,485	25,142	15,811	97,003	252,190	63,431	93,825	32,370	153,162	89,819	35,623	0
132																										
133		Carryover from previous Year					104,163	172,914	179,882	249,707	268,527	303,352	313,717	367,761	190,409	286,169	377,775	483,395	512,696	391,863	465,021	465,021	513,257	574,712	507,843	632,651
134																										
135		Anticipated Interest Earned					17	28	29	40	43	49	50	59	30	46	60	77	82	63	74	74	82	92	81	101
136																										
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
138																										
139		Reserve Balance at End of Year					172,914	179,882	249,707	268,527	303,352	313,717	367,761	190,409	286,169	377,775	483,395	512,696	391,863	465,021	513,257	574,712	507,843	632,651	625,875	786,325
140																										
141		Reserve Threshold Amount					42,328	43,742	44,617	45,420	46,237	47,070	47,917	48,779	49,657	50,551	51,461	52,387	53,330	54,290	55,268	56,262	57,275	58,306	59,356	60,424
142																										
143		Reserve Balance Above/(Below) Limit					130,586	136,140	205,090	223,107	257,114	266,648	319,844	141,630	236,511	327,224	431,934	460,308	338,533	410,731	457,990	518,449	450,568	574,345	566,519	725,901
144																										
145		Number of Units					552	552	552	552	552	552	552	552	552	552	552	552	552	552	552	552	552	552	552	552
146																										
147		Est. Inflation Rate					1.80%	3.34%	2.00%	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%
148																										
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%
150																										
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
152																										