

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 2019/2020																			
1						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																				2,903
8	Restroom Refurbish	2		15	5,500	6,115																			8,128
10	Building Contents-other																								
11	Stacking Chairs	100		20	8,011																				12,268
12	Exercise Rm Eqpmt (Electric)	5	12,960	15	4,800				3716																
13	Reception Area			20	7,500								7500		6,260										6,968
14	Exercise Rm Eqpmt (Manual)	10	16,950	20	22,779																				33,066
15	Office/copy room furniture			10	3,661			4,206																	
16	Computer System			5	1,529			1,700		3,000							2,104				2,219				
18	Building - Exterior				5,000																				
19	Front Entryway Tile			15	5,000						7,200														6,766
20	Patio Furniture (Combo)	4		15	6,092												7,861								
21	Skylights & Windows			10	6,300													2,500							
22	Painting and trim repair			7	11,000			4,570			13,122														17,149
23	Roofing, Shingles		18,321	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			1,000																	
28	South Facing Glass Doors	5		10	12,000				11,740												16,809				
29	Front Doors(N)		4,876	10	5,328																				8,015
30	Entrance/Railings	53.75'		15	2,500									3,261											
31	HVAC System I Controls	2		20	20,260																				30,478
32	HVAC System I	2		20	27,900																				41,971
33	HVAC System II	2		20	26,800																				40,316
35	Building - Grounds/parking lot																								
36	Asphalt Sealcoating			5	1,583		1,819	4,024					1,953			2,140									2,339
37	Asphalt Resurfacing			20	8,759			2,355						10,616							125,000				
38	Asphalt Patching			5	4,380			4,340					5,612								6,135				6,708
39	Parking Lot Grade/Drainage			20	3,150								20,000												
40	Dumpster Pad			15	3,585											4,846									
41	Concrete repairs (major)			5	8,020		9,214	2,100					10,074												12,065
42	Dumpster Enclosure	16'8"x18"		15	2,500											2,730									
44	Building - Interior																								
45	Carpeting I	3035sf		10	17,390				17,369												24358.551				
46	Carpeting II	3946sf		10	22,610																	32240.384			
48	Wall Paint			10	13,000																				18,209
49	Wallpaper			10	5,726					6,000											8,021				
50	Total Ceiling tiles & Lights:				27,500		2315										34,648								
52	Sound System			10	3,149					4,500															
53	Electronic Access Ctrl System			20	26,112			30,000																	
54	Fire/Burglary system		2,620	20	3,521						4,200														
55	Glass door coverings repl			10	7,287																10,391				
56	Hallway Closet				2,143																				

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57	Bench, Entry way	1		20	2,500	2,606																			
58	Linoleum	1000sf		15	2,500												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				35,000																	
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															10,452					

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110	Locker room Doors (Ext.)	2		20	3,063		3,300																		
111	Steam Rm (f) + Floor			20	7,200															10,452					
112	Water Heater	2		12	7,946								10,180												
114	Main Area																								
115	TV, HD, Large screen	1		10	2,072								2516							3,008					
117	Sofa Chairs Repl.	8		15						5,000															
118	Chairs Repl.	4		15																					
120	Sofas Repl.	3		15						10,000															
121	Total:	10		15	11,383										15,114										
123	Riverwalk Circle																								
124	Asphalt Sealcoating			5	11,245				2,600				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		25,000															
130																									
131	Anticipated Expense Total					13,259	78,333	90,593	70,422	53,500	44,381	49,755	287,825	22,685	42,523	18,541	97,003	247,779	63,431	93,825	32,370	153,162	89,819	35,623	0
132	Carryover from previous Year					104,163	172,914	179,882	249,707	271,557	314,022	369,449	423,501	243,643	333,211	407,444	510,339	539,644	423,226	496,389	496,389	544,630	606,085	539,221	664,029
133	Anticipated Interest Earned					17	28	29	40	43	50	59	68	39	53	65	82	86	68	79	79	87	97	86	106
134	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
135	Reserve Balance at End of Year					172,914	179,882	249,707	271,557	314,022	369,449	423,501	243,643	333,211	407,444	510,339	539,644	423,226	496,389	544,630	606,085	539,221	664,029	657,258	817,708
136	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
137	Reserve Balance Above/(Below) Limit					130,586	136,140	205,090	226,137	267,784	322,380	375,585	194,863	283,553	356,893	458,878	487,256	369,896	442,098	489,363	549,822	481,946	605,723	597,902	757,284
138	Number of Units					552	552	552	552	552	552	552	552	552	552	552	552	552	552	552	552	552	552	552	552
139	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%
140	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%
141	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