

Avocado Estates HOA Reserve Study - Level III as of December 1, 2020

c/o Chloe Holder
5050 Avenida Encinas Ste 160
Carlsbad, CA 92008



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September 28, 2020

Avocado Estates HOA
c/o Chloe Holder
5050 Avenida Encinas Ste 160
Carlsbad, CA 92008

Regarding: 2020/21 - Level III Reserve Study

Dear Chloe Holder,

We are pleased to submit this Level III Reserve Study for Avocado Estates HOA.

If you have questions about the Reserve Study, please don't hesitate to contact us at (858) 735-5930. We appreciate the opportunity you gave us to provide this report and we look forward to the possibility of doing business with you in the future.

Sincerely,

Co-Lee Grev PCAM, RS
President

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Assessment and Reserve Funding Disclosure Summary

Fiscal Year: December 1, 2020 to November 30, 2021

This disclosure summary is required to be completed and distributed to all members per California Civil Code 5570.

- (1) The regular assessment per ownership interest is \$340.00 per month.
- (2) Additional regular or special assessments that have already been scheduled to be imposed or charged, regardless of the purpose, if they have been approved by the board and or members:

Date assessment is due	*N/A
Amount per month (or year)	\$0
Purpose of the assessment:	*N/A

*N/A - Not Applicable at this time

- (3) Based upon the most recent reserve study and other information available to the board of directors, will currently projected reserve account balances be sufficient at the end of each year to meet the association's obligation for repair and or replacement of major components during the next 30 years?

Yes	X
No	N/A

- (4) If the answer to #3 is no, what additional assessments or other contributions to reserves would be necessary to ensure that sufficient reserve funds will be available each year during the next 30 years that have not yet been approved by the board of directors or members?

Approximate date assessment is due	N/A
Amount per month	N/A

- (5) All major components are included in the reserve study and are included in its calculations (refer to Expense listing).

- (6) Based on the method of calculation per California Civil Code 5570:

Estimated amount required in the reserve fund is	265,535	Fully-Funded Reserves
Estimated reserve fund cash balance is	281,557	Projected for 11/30/20
Estimated percent funded	106.030%	
Prepared by Co-Lee Grev PCAM, RS		

Reserve Funding Disclosure Summary - *Continued*

(7-A) Based on the method of calculation in paragraph (4) of subdivision (b) of California Civil Code 5570, the estimated amount required in the reserve fund at the end of each of the next five budget years is:

Year 1	Year 2	Year 3	Year 4	Year 5
240,358	221,347	276,972	318,734	325,747

(7-B) The projected reserve fund cash balance in each of those years, taking into account reserve assessments as recommended :

Year:	2021	2022	2023	2024	2025
	311,510	344,660	455,690	552,200	609,273

(7-C) The projected percent (%) funded in each of those years for assessments if approved:

Year:	2021	2022	2023	2024	2025
	129.60	155.71	164.53	173.25	187.04

(7-D) If the reserve funding plan (per Cash Flow Analysis) were approved by the association and was implemented, the projected reserve fund cash balance will be:

Year:	2021	2022	2023	2024	2025
	311,510	344,660	455,690	552,200	609,273

(7-E) The projected (%) funded in each of those years, will be (per Cash Flow Analysis):

Year:	2021	2022	2023	2024	2025
	129.60	155.71	164.53	173.25	187.04

Note: The financial representations set forth in this summary are based on the best estimates of the preparer as of the date of this report. The estimates in this summary are subject to change. Annual updates are required in order to reconcile the actual costs and the projected expenses. .

Reserve Funding Disclosure Summary - *Continued*

For the purposes of preparing California Civil Code 5570 (Disclosure Summary):

- (1) “Estimated remaining useful life” means the time reasonably calculated to remain before a major component will require replacement.
- (2) “Major component”. Components with an estimated remaining useful life of more than 30 years may be included in a study as a capital asset or disregarded from the reserve calculation, so long as the decision is revealed in the reserve study report and reported in the Assessment and Reserve Funding Disclosure Summary.
- (3) The Assessment and Reserve Funding Disclosure Summary form shall accompany each pro forma operating budget or summary thereof that is delivered pursuant to this article. The form may be supplemented or modified to clarify the information delivered, so long as the minimum information set out in the Assessment and Reserve Funding Disclosure Summary form is provided.
- (4) For the purpose of the report and summary, the amount of reserves needed to be accumulated for a component at a given time shall be computed as the current cost of replacement or repair multiplied by the number of years the component has been in service divided by the useful life of the component. This shall not be construed to require the board to fund reserves in accordance with this calculation.

Abbreviations:

TBD - To be determined by Association

N/A - Not Applicable at this time

Note:

Annual updates of this study are required in order to reconcile the association's actual costs with the projected expenses.

Avocado Estates HOA
Reserve Study Summary
January 1, 2021

The following Level III without site inspection reserve study was performed for Avocado Estates HOA ("property") with a mailing address of 5050 Avenida Encinas Ste 160, Carlsbad, CA, 92008. The property has 101 units. The reserve study is for the fiscal year starting December 1, 2020, and ending November 30, 2021.

The purpose of this reserve study is to produce a reserve funding plan that will project future contributions and expenditures to assure that reserve funds are available as needed.

The calculations, projections and reports in this reserve study were generated using the PRA System (PRA). PRA has received a Quality Assurance Evaluation from a Certified Public Accounting firm verifying the system for accuracy and compliance with the AICPA's Audit and Accounting Guide for Common Interest Reality Associations, cash flow projections, and tax calculations consistent with IRS guidelines for 1120c and 1120h corporations. PRA provides for complete, flexible reserve study assumptions while allowing for either current cost or future cost projections while calculating interest and projecting cash flows on a monthly and annual basis.

As of December 1, 2020, the estimated reserve fund balance is \$281,557. The estimated current replacement cost of the reserve items is \$1,004,848, and with an annual compounded inflation rate of 3.00% the future replacement cost is \$1,761,726.

The cash flow method was utilized in preparing the reserve plan with the objective that reserves funds would be available as needed. The following describes how the cash flow was produced:

- Reserve Fund Balance – projected from the date of the reserve study to the beginning of the fiscal year above;
- Reserve Item Data - for each reserve item the following was determined: description, category, basis cost, cost, quantity, estimated useful life and estimated remaining life;
- Expenditures - the reserve item data above was used to project when the initial and recurring expenditures will be incurred over the next 30 years (includes taxes on interest earned);
- Interest – calculated on the available funds;
- Contribution – determined based on the following: annual contribution increases, interest earned with related taxes and inflation on reserve items.

No items have been reserved for which have an estimated useful life of less than two years or a total cost less than \$500.00.

Based upon the following financial assumptions:

- Annual Contribution Increase - 0.00%
- Interest Earned - 1.50%
- Taxes on Interest Earned - 0.00%
- Inflation on Reserve Items - 3.00%
- Contingency - 5.00%

The contingency amount is 5.00% of the current cost of replacement, \$1,004,848.

The reserve amount at the end of the current fiscal year utilizing the cash flow method is \$281,557. The reserve plan, based on all the assumptions, assures that funds for major repairs and replacement will be available when needed and that this method is equitable for charging current



rather than future owners with the cost of current use. If the Cash Flow recommendation set forth is this report over the next 30 years are adhered to, there should be sufficient funds available as needed.

Current Reserve Contribution 2020	\$122,628.00
Recommended Reserve Contribution 2021	\$122,628.00

The average interest rate earned before and after taxes for the initial of this reserve study are 1.50%, and 1.50%, respectively.

Based upon Percent Funding, as of December 1, 2020, with an estimated reserve fund balance of \$281,557, 100% Funded being \$265,535, the percent funded amount is 106.03%. If the cash flow funding plan is adhered to by the board of directors, sufficient funds should be available as needed.

When available, developer records, association records, and industry manuals are used for determining the current cost of reserve items. The financial representations set forth in this summary are based on the best estimates of the preparer at that time. The estimates are subject to change.

This Reserve Study is a reflection of information provided to the preparer and assembled for the association's use, not for the purpose of performing an audit quality/forensic analysis, or background checks of historical data.

The actual or projected total presented in this reserve study is based upon information provided and was not audited.

Information provided about reserve projects will be considered reliable. Any On-Site inspection should not be considered a project audit or quality inspection.

The Preparer of this study does not have any other affiliation with the association, which could result in an actual or perceived conflict of interest.

No onsite observation was performed as this is an accounting update only reserve study.



Avocado Estates HOA

Analysis Date - December 1, 2020

Inflation:3.00% Investment:1.50% Contribution Factor:0.00% Calc:Future

Cash Flow - Annual

Period	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
12/20 - 11/21	\$ 281,557.68	\$ 122,628.00	\$ 3,849.20	\$ 96,524.06	\$ 311,510.82
12/21 - 11/22	311,510.82	122,628.00	4,305.05	93,783.33	344,660.54
12/22 - 11/23	344,660.54	122,628.00	5,898.33	17,496.27	455,690.60
12/23 - 11/24	455,690.60	122,628.00	7,364.23	33,482.69	552,200.14
12/24 - 11/25	552,200.14	122,628.00	8,196.77	73,751.15	609,273.76
12/25 - 11/26	609,273.76	122,628.00	9,713.00	28,629.43	712,985.33
12/26 - 11/27	712,985.33	122,628.00	11,294.26	30,152.12	816,755.47
12/27 - 11/28	816,755.47	122,628.00	11,685.24	111,445.50	839,623.21
12/28 - 11/29	839,623.21	122,628.00	13,300.19	23,090.80	952,460.60
12/29 - 11/30	952,460.60	122,628.00	15,265.48	3,318.75	1,087,035.33
	281,557.68	1,226,280.00	90,871.75	511,674.10	1,087,035.33

Period	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
12/30 - 11/31	\$ 1,087,035.33	\$ 122,628.00	\$ 15,231.20	\$ 148,183.52	\$ 1,076,711.01
12/31 - 11/32	1,076,711.01	122,628.00	16,983.48	15,332.59	1,200,989.90
12/32 - 11/33	1,200,989.90	122,628.00	18,561.59	37,739.75	1,304,439.74
12/33 - 11/34	1,304,439.74	122,628.00	19,227.95	96,578.84	1,349,716.85
12/34 - 11/35	1,349,716.85	122,628.00	21,237.89	5,335.48	1,488,247.26
12/35 - 11/36	1,488,247.26	122,628.00	22,285.46	78,766.02	1,554,394.70
12/36 - 11/37	1,554,394.70	122,628.00	22,354.83	144,809.90	1,554,567.63
12/37 - 11/38	1,554,567.63	122,628.00	24,327.53	5,735.10	1,695,788.06
12/38 - 11/39	1,695,788.06	122,628.00	25,307.57	93,053.50	1,750,670.13
12/39 - 11/40	1,750,670.13	122,628.00	25,575.44	124,457.04	1,774,416.53
	1,087,035.33	1,226,280.00	211,092.94	749,991.74	1,774,416.53

Period	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
12/40 - 11/41	\$ 1,774,416.53	\$ 122,628.00	\$ 26,483.76	\$ 89,590.15	\$ 1,833,938.14
12/41 - 11/42	1,833,938.14	122,628.00	27,912.40	53,710.27	1,930,768.27
12/42 - 11/43	1,930,768.27	122,628.00	27,631.39	173,716.61	1,907,311.05
12/43 - 11/44	1,907,311.05	122,628.00	28,847.26	1,413,863.65	644,922.66
12/44 - 11/45	644,922.66	122,628.00	10,070.69	44,629.38	732,991.97
12/45 - 11/46	732,991.97	122,628.00	9,240.48	190,494.31	674,366.14
12/46 - 11/47	674,366.14	122,628.00	10,561.01	41,511.16	766,043.99
12/47 - 11/48	766,043.99	122,628.00	12,276.30	16,469.03	884,479.26
12/48 - 11/49	884,479.26	122,628.00	11,992.52	158,810.25	860,289.53
12/49 - 11/50	860,289.53	122,628.00	13,917.20	0.00	996,834.73
	1,774,416.53	1,226,280.00	178,933.01	2,182,794.81	996,834.73



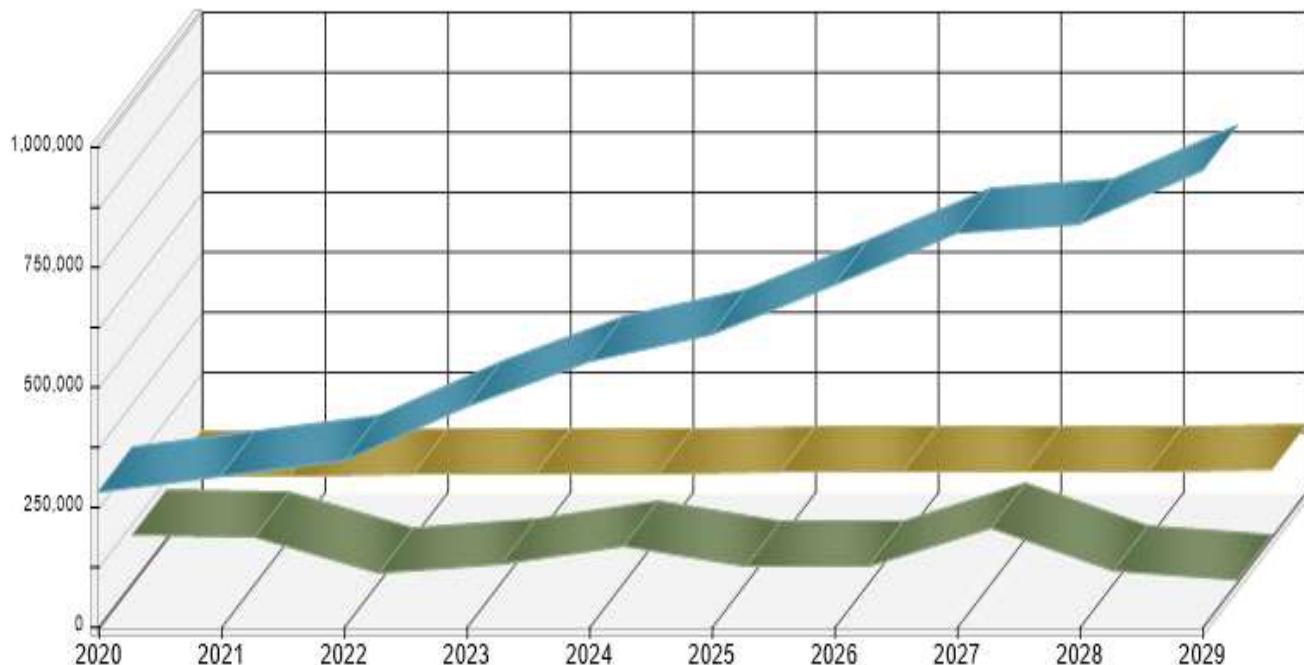
Avocado Estates HOA

Analysis Date - December 1, 2020

Inflation:3.00% Investment:1.50% Contribution Factor:0.00% Calc:Future

Cash Flow - Chart

Contribution + Interest Expenditure Balance



Avocado Estates HOA

Analysis Date - December 1, 2020

Inflation:3.00% Investment:1.50% Contribution Factor:0.00% Calc:Future

Percent Funded - Annual

Beginning Date	100% Funded Current Cost	Beginning Balance	Percent Funded	Contribution	Interest	Expenditure Future Cost
12/01/2020	\$ 265,535	\$ 281,557	106.03 %	\$ 122,628	\$ 3,849	\$ 96,524
12/01/2021	240,358	311,510	129.60	122,628	4,305	93,783
12/01/2022	221,347	344,660	155.71	122,628	5,898	17,496
12/01/2023	276,972	455,690	164.53	122,628	7,364	33,482
12/01/2024	318,734	552,200	173.25	122,628	8,196	73,751
12/01/2025	325,747	609,273	187.04	122,628	9,713	28,629
12/01/2026	376,320	712,985	189.46	122,628	11,294	30,152
12/01/2027	426,676	816,755	191.42	122,628	11,685	111,445
12/01/2028	406,430	839,623	206.58	122,628	13,300	23,090
12/01/2029	467,062	952,460	203.93	122,628	15,265	3,318
12/01/2030	543,276	1,087,035	200.09	122,628	15,231	148,183
12/01/2031	496,509	1,076,711	216.86	122,628	16,983	15,332
12/01/2032	567,176	1,200,989	211.75	122,628	18,561	37,739
12/01/2033	624,029	1,304,439	209.04	122,628	19,227	96,578
12/01/2034	622,800	1,349,716	216.72	122,628	21,237	5,335
12/01/2035	706,165	1,488,247	210.75	122,628	22,285	78,766
12/01/2036	736,267	1,554,394	211.12	122,628	22,354	144,809
12/01/2037	705,591	1,554,567	220.32	122,628	24,327	5,735
12/01/2038	794,523	1,695,788	213.43	122,628	25,307	93,053
12/01/2039	825,301	1,750,670	212.12	122,628	25,575	124,457
12/01/2040	811,802	1,774,416	218.58	122,628	26,483	89,590
12/01/2041	847,525	1,833,938	216.39	122,628	27,912	53,710
12/01/2042	915,978	1,930,768	210.79	122,628	27,631	173,716
12/01/2043	876,887	1,907,311	217.51	122,628	28,847	1,413,863
12/01/2044	296,274	644,922	217.68	122,628	10,070	44,629
12/01/2045	401,353	732,991	182.63	122,628	9,240	190,494
12/01/2046	373,013	674,366	180.79	122,628	10,561	41,511
12/01/2047	483,992	766,043	158.28	122,628	12,276	16,469
12/01/2048	615,116	884,479	143.79	122,628	11,992	158,810
12/01/2049	621,224	860,289	138.48	122,628	13,917	0

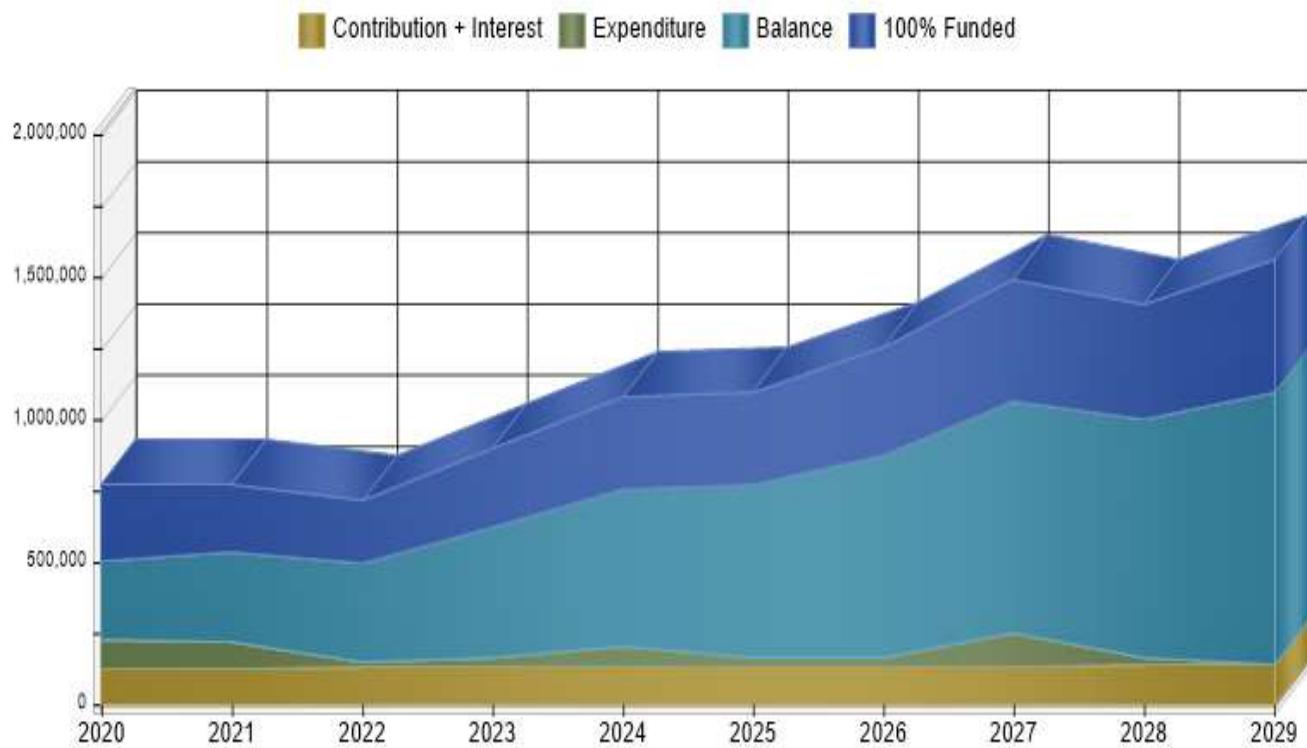


Avocado Estates HOA

Analysis Date - December 1, 2020

Inflation:3.00% Investment:1.50% Contribution Factor:0.00% Calc:Future

Percent Funded - Annual - Chart



Avocado Estates HOA

Analysis Date - December 1, 2020

Inflation:3.00% Investment:1.50% Contribution Factor:0.00% Calc:Future

Item Parameters - Detail

Category Reserve Item	Replace Date	Basis Cost	Quantity	Current Cost	Adj	Rem	Future Cost
					Life	Life	
Cabana, Trellis & Deck							
Barbecues	01/01/2030	\$ 1,000.00	2 Each	\$ 2,000	12:00	9:01	\$ 2,625
Built Up Roofing	01/01/2031	4.00	676 SF	2,704	18:00	10:01	3,657
Deck Furniture	01/01/2024	5,000.00	1 Allowance	5,000	8:00	3:01	5,483
Deck Joint Caulking	01/01/2021	1.50	586 LF	879	5:00	0:01	881
Paint Cabana Interior	12/01/2020	500.00	1 Allowance	500	7:00	0:00	500
Paint Metal Fence at Pool	01/01/2023	6.50	275 LF	1,787	5:00	2:01	1,902
Paint Wood Siding, Trellis	12/01/2020	2,000.00	1 Allowance	2,000	5:00	0:00	2,000
Painting HC Rail at Access Walkway	01/01/2021	4.00	132 LF	528	3:00	0:01	529
Pool Deck Resurface	01/01/2028	6.00	3,765 SF	22,590	15:00	7:01	27,931
Pool Deck Surfacing Seal Coat	12/01/2020	1.00	3,765 SF	3,765	5:00	0:00	3,765
Restroom/Outdoor Shower	01/01/2021	2,000.00	1 Each	2,000	15:00	0:01	2,005
Termite/Dryrot/Wood Repairs	01/01/2021	6,000.00	1 Allowance	6,000	10:00	0:01	6,015
				49,753			57,296
Electrical							
Street Light Fixtures (no Poles)	01/01/2021	\$ 500.00	35 Each	\$ 17,500	20:00	0:01	\$ 17,543
Walkway Lights (at Pool)	01/01/2023	150.00	11 Each	1,650	15:00	2:01	1,756
				19,150			19,300
Fences/Walls							
3' Metal Fence at Pool	01/01/2029	\$ 30.00	40 LF	\$ 1,200	25:00	8:01	\$ 1,528
5'and 6' Metal Fence at Pool	01/01/2029	40.00	235 LF	9,400	25:00	8:01	11,976
Benches	12/01/2020	1,000.00	1 Allowance	1,000	10:00	0:00	1,000
Electronic Entry System	12/01/2020	3,000.00	2 Each	6,000	15:00	0:00	6,000
Exit Detection Loops	12/01/2020	1,500.00	2 Each	3,000	15:00	0:00	3,000
Gate Operators	12/01/2020	2,800.00	2 Each	5,600	15:00	0:00	5,600
Pedestrian Gates	01/01/2037	5,104.00	1 Contract	5,104	20:00	16:01	8,264
Split Rail Wood	01/01/2022	18.00	1,085 LF	19,530	20:00	1:01	20,174
Vehicle Gates	01/01/2033	2,500.00	2 Each	5,000	20:00	12:01	7,181
Vehicle Gates	01/01/2037	5,714.00	1 Contract	5,714	20:00	16:01	9,251
				61,548			73,976
Landscaping							
Backflow Preventers	01/01/2021	\$ 1,500.00	4 Each	\$ 6,000	15:00	0:01	\$ 6,015
Canyon Abatement	12/01/2020	18,000.00	1 Allowance	18,000	5:00	0:00	18,000
Planting Renovations	01/01/2024	25,000.00	1 Allowance	25,000	15:00	3:01	27,419
Pond Motor System	01/01/2021	2,265.00	1 Allowance	2,265	6:00	0:01	2,270
Sprinkler Controllers	01/01/2021	750.00	20 Each	15,000	12:00	0:01	15,037
Sprinkler Upgrades	01/01/2022	6,000.00	1 Allowance	6,000	5:00	1:01	6,197
				72,265			74,940
Pool, Spa & Deck							
Coping	01/01/2029	\$ 22.00	242 LF	\$ 5,324	25:00	8:01	\$ 6,783
Electric Heater	01/01/2023	3,000.00	1 Each	3,000	12:00	2:01	3,193
Filters	01/01/2021	1,100.00	2 Each	2,200	8:00	0:01	2,205
Gas Heater	12/01/2020	1,700.00	1 Each	1,700	12:00	0:00	1,700



Avocado Estates HOA

Analysis Date - December 1, 2020

Inflation:3.00% Investment:1.50% Contribution Factor:0.00% Calc:Future

Item Parameters - Detail

Category	Replace Date	Basis Cost	Quantity	Current Cost	Adj	Rem	Future Cost
					Life	Life	
Reserve Item							
Pool, Spa & Deck							
Grab Rails	01/01/2021	\$ 350.00	7 Each	\$ 2,450	15:00	0:01	\$ 2,456
Pumps	01/01/2023	2,000.00	3 Each	6,000	8:00	2:01	6,386
Resurface Pool	01/01/2027	11.00	1,485 SF	16,335	12:00	6:01	19,601
Resurface Spa	01/01/2023	4,000.00	1 Each	4,000	8:00	2:01	4,257
				41,009			46,583
Roofing							
Pool Room Roofing	01/01/2037	\$ 5,160.00	1 Contract	\$ 5,160	20:00	16:01	\$ 8,354
				5,160			8,354
Streets							
Mill & Re-Pave	11/01/2044	\$ 690,542.00	1 Contract	\$ 690,542	25:00	23:11	\$ 1,413,863
Slurry Seal	12/01/2021	0.20	327,106 SF	65,421	3:00	1:00	67,411
				755,963			1,481,274
				1,004,848			1,761,726



Avocado Estates HOA

Analysis Date - December 1, 2020

Inflation:3.00% Investment:1.50% Contribution Factor:0.00% Calc:Future

Expenditures

Category	Date	Reserve Item	Code	Service Date	Estimated Life	Current Cost	Expenditure
Year : 2020-21							
Cabana, Trellis & Deck							
12/01/2020	Paint Cabana Interior	910-000-0011	12/01/2013	7:00		\$ 500.00	\$ 500.00
12/01/2020	Paint Wood Siding, Trellis	910-000-0010	12/01/2015	5:00		2,000.00	2,000.00
12/01/2020	Pool Deck Surfacing Seal Coat	910-000-0014	12/01/2015	5:00		3,765.00	3,765.00
01/01/2021	Deck Joint Caulking	910-000-0016	01/01/2016	5:00		879.00	881.20
01/01/2021	Painting HC Rail at Access Walkway	910-000-0012	01/01/2018	3:00		528.00	529.32
01/01/2021	Restroom/Outdoor Shower	910-000-0020	01/01/2006	15:00		2,000.00	2,005.00
01/01/2021	Termite/Dryrot/Wood Repairs	910-000-0019	01/01/2011	10:00		6,000.00	6,015.00
						15,672.00	15,695.52
Electrical							
01/01/2021	Street Light Fixtures (no Poles)	910-000-0046	01/01/2001	20:00		\$ 17,500.00	\$ 17,543.75
						17,500.00	17,543.75
Fences/Walls							
12/01/2020	Benches	910-000-0004	12/01/2010	10:00		\$ 1,000.00	\$ 1,000.00
12/01/2020	Electronic Entry System	910-000-0007	12/01/2005	15:00		6,000.00	6,000.00
12/01/2020	Exit Detection Loops	910-000-0008	12/01/2005	15:00		3,000.00	3,000.00
12/01/2020	Gate Operators	910-000-0006	12/01/2005	15:00		5,600.00	5,600.00
						15,600.00	15,600.00
Landscaping							
12/01/2020	Canyon Abatement	910-000-0044	12/01/2015	5:00		\$ 18,000.00	\$ 18,000.00
01/01/2021	Backflow Preventers	910-000-0040	01/01/2006	15:00		6,000.00	6,015.00
01/01/2021	Pond Motor System	910-000-0042	01/01/2015	6:00		2,265.00	2,270.66
01/01/2021	Sprinkler Controllers	910-000-0038	01/01/2009	12:00		15,000.00	15,037.50
						41,265.00	41,323.16
Pool, Spa & Deck							
12/01/2020	Gas Heater	910-000-0024	12/01/2008	12:00		\$ 1,700.00	\$ 1,700.00
01/01/2021	Filters	910-000-0027	01/01/2013	8:00		2,200.00	2,205.50
01/01/2021	Grab Rails	910-000-0028	01/01/2006	15:00		2,450.00	2,456.13
						6,350.00	6,361.63
Year : 2021-22							
Fences/Walls							
01/01/2022	Split Rail Wood	910-000-0003	01/01/2002	20:00		\$ 19,530.00	\$ 20,174.33
						19,530.00	20,174.33
Landscaping							
01/01/2022	Sprinkler Upgrades	910-000-0039	01/01/2017	5:00		\$ 6,000.00	\$ 6,197.95
						6,000.00	6,197.95
Streets							
12/01/2021	Slurry Seal	910-000-0037	12/01/2018	3:00		\$ 65,421.20	\$ 67,411.05
						65,421.20	67,411.05



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Inflation:3.00% Investment:1.50% Contribution Factor:0.00% Calc:Future

Expenditures

Category	Date	Reserve Item	Code	Service Date	Estimated Life	Current Cost	Expenditure
Year : 2022-23							
Cabana, Trellis & Deck							
01/01/2023	Paint Metal Fence at Pool	910-000-0013		01/01/2018	5:00	\$ 1,787.50	\$ 1,902.64
						1,787.50	1,902.64
Electrical							
01/01/2023	Walkway Lights (at Pool)	910-000-0045		01/01/2008	15:00	\$ 1,650.00	\$ 1,756.28
						1,650.00	1,756.28
Pool, Spa & Deck							
01/01/2023	Electric Heater	910-000-0025		01/01/2011	12:00	\$ 3,000.00	\$ 3,193.23
01/01/2023	Pumps	910-000-0026		01/01/2015	8:00	6,000.00	6,386.47
01/01/2023	Resurface Spa	910-000-0023		01/01/2015	8:00	4,000.00	4,257.65
						13,000.00	13,837.35
Year : 2023-24							
Cabana, Trellis & Deck							
01/01/2024	Deck Furniture	910-000-0017		01/01/2016	8:00	\$ 5,000.00	\$ 5,483.93
01/01/2024	Painting HC Rail at Access Walkway	910-000-0012		01/01/2021	3:00	528.00	579.10
						5,528.00	6,063.03
Landscaping							
01/01/2024	Planting Renovations	910-000-0043		01/01/2009	15:00	\$ 25,000.00	\$ 27,419.66
						25,000.00	27,419.66
Year : 2024-25							
Streets							
12/01/2024	Slurry Seal	910-000-0037		12/01/2021	3:00	\$ 65,421.20	\$ 73,751.15
						65,421.20	73,751.15
Year : 2025-26							
Cabana, Trellis & Deck							
12/01/2025	Paint Wood Siding, Trellis	910-000-0010		12/01/2020	5:00	\$ 2,000.00	\$ 2,323.23
12/01/2025	Pool Deck Surfacing Seal Coat	910-000-0014		12/01/2020	5:00	3,765.00	4,373.49
01/01/2026	Deck Joint Caulking	910-000-0016		01/01/2021	5:00	879.00	1,023.61
						6,644.00	7,720.33
Landscaping							
12/01/2025	Canyon Abatement	910-000-0044		12/01/2020	5:00	\$ 18,000.00	\$ 20,909.10
						18,000.00	20,909.10
Year : 2026-27							
Cabana, Trellis & Deck							
01/01/2027	Painting HC Rail at Access Walkway	910-000-0012		01/01/2024	3:00	\$ 528.00	\$ 633.57
						528.00	633.57
Landscaping							
01/01/2027	Pond Motor System	910-000-0042		01/01/2021	6:00	\$ 2,265.00	\$ 2,717.87
01/01/2027	Sprinkler Upgrades	910-000-0039		01/01/2022	5:00	6,000.00	7,199.65



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Inflation:3.00% Investment:1.50% Contribution Factor:0.00% Calc:Future

Expenditures

Category	Date	Reserve Item	Code	Service Date	Estimated Life	Current Cost	Expenditure
						8,265.00	9,917.52
Pool, Spa & Deck							
01/01/2027	Resurface Pool	910-000-0022	01/01/2015	12:00		\$ 16,335.00	\$ 19,601.03
						16,335.00	19,601.03
Year : 2027-28							
Cabana, Trellis & Deck							
12/01/2027	Paint Cabana Interior	910-000-0011	12/01/2020	7:00		\$ 500.00	\$ 616.68
01/01/2028	Paint Metal Fence at Pool	910-000-0013	01/01/2023	5:00		1,787.50	2,210.13
01/01/2028	Pool Deck Resurface	910-000-0015	01/01/2013	15:00		22,590.00	27,931.14
						24,877.50	30,757.95
Streets							
12/01/2027	Slurry Seal	910-000-0037	12/01/2024	3:00		\$ 65,421.20	\$ 80,687.55
						65,421.20	80,687.55
Year : 2028-29							
Fences/Walls							
01/01/2029	3' Metal Fence at Pool	910-000-0002	01/01/2004	25:00		\$ 1,200.00	\$ 1,528.85
01/01/2029	5'and 6' Metal Fence at Pool	910-000-0001	01/01/2004	25:00		9,400.00	11,976.03
						10,600.00	13,504.88
Pool, Spa & Deck							
01/01/2029	Coping	910-000-0021	01/01/2004	25:00		\$ 5,324.00	\$ 6,783.02
01/01/2029	Filters	910-000-0027	01/01/2021	8:00		2,200.00	2,802.90
						7,524.00	9,585.92
Year : 2029-30							
Cabana, Trellis & Deck							
01/01/2030	Barbecues	910-000-0018	01/01/2018	12:00		\$ 2,000.00	\$ 2,625.59
01/01/2030	Painting HC Rail at Access Walkway	910-000-0012	01/01/2027	3:00		528.00	693.16
						2,528.00	3,318.75
Year : 2030-31							
Cabana, Trellis & Deck							
12/01/2030	Paint Wood Siding, Trellis	910-000-0010	12/01/2025	5:00		\$ 2,000.00	\$ 2,698.71
12/01/2030	Pool Deck Surfacing Seal Coat	910-000-0014	12/01/2025	5:00		3,765.00	5,080.32
01/01/2031	Built Up Roofing	910-000-0009	01/01/2013	18:00		2,704.00	3,657.77
01/01/2031	Deck Joint Caulking	910-000-0016	01/01/2026	5:00		879.00	1,189.05
01/01/2031	Termite/Dryrot/Wood Repairs	910-000-0019	01/01/2021	10:00		6,000.00	8,116.36
						15,348.00	20,742.21
Fences/Walls							
12/01/2030	Benches	910-000-0004	12/01/2020	10:00		\$ 1,000.00	\$ 1,349.35
						1,000.00	1,349.35
Landscaping							
12/01/2030	Canyon Abatement	910-000-0044	12/01/2025	5:00		\$ 18,000.00	\$ 24,288.36



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Expenditures

Category	Service	Estimated				
Date	Reserve Item	Code	Date	Life	Current Cost	Expenditure
					18,000.00	24,288.36
Pool, Spa & Deck						
01/01/2031 Pumps	910-000-0026	01/01/2023	8:00		\$ 6,000.00	\$ 8,116.36
01/01/2031 Resurface Spa	910-000-0023	01/01/2023	8:00		4,000.00	5,410.91
					10,000.00	13,527.27
Streets						
12/01/2030 Slurry Seal	910-000-0037	12/01/2027	3:00		\$ 65,421.20	\$ 88,276.33
					65,421.20	88,276.33
Year : 2031-32						
Cabana, Trellis & Deck						
01/01/2032 Deck Furniture	910-000-0017	01/01/2024	8:00		\$ 5,000.00	\$ 6,969.36
					5,000.00	6,969.36
Landscaping						
01/01/2032 Sprinkler Upgrades	910-000-0039	01/01/2027	5:00		\$ 6,000.00	\$ 8,363.23
					6,000.00	8,363.23
Year : 2032-33						
Cabana, Trellis & Deck						
01/01/2033 Paint Metal Fence at Pool	910-000-0013	01/01/2028	5:00		\$ 1,787.50	\$ 2,567.33
01/01/2033 Painting HC Rail at Access Walkway	910-000-0012	01/01/2030	3:00		528.00	758.35
					2,315.50	3,325.68
Fences/Walls						
01/01/2033 Vehicle Gates	910-000-0005	01/01/2013	20:00		\$ 5,000.00	\$ 7,181.34
					5,000.00	7,181.34
Landscaping						
01/01/2033 Pond Motor System	910-000-0042	01/01/2027	6:00		\$ 2,265.00	\$ 3,253.15
01/01/2033 Sprinkler Controllers	910-000-0038	01/01/2021	12:00		15,000.00	21,544.01
					17,265.00	24,797.16
Pool, Spa & Deck						
12/01/2032 Gas Heater	910-000-0024	12/01/2020	12:00		\$ 1,700.00	\$ 2,435.57
					1,700.00	2,435.57
Year : 2033-34						
Streets						
12/01/2033 Slurry Seal	910-000-0037	12/01/2030	3:00		\$ 65,421.20	\$ 96,578.84
					65,421.20	96,578.84
Year : 2034-35						
Cabana, Trellis & Deck						
12/01/2034 Paint Cabana Interior	910-000-0011	12/01/2027	7:00		\$ 500.00	\$ 760.58
					500.00	760.58



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Inflation:3.00% Investment:1.50% Contribution Factor:0.00% Calc:Future

Expenditures

Category	Date	Reserve Item	Code	Service Date	Estimated Life	Current Cost	Expenditure
Pool, Spa & Deck							
	01/01/2035	Electric Heater	910-000-0025	01/01/2023	12:00	\$ 3,000.00	\$ 4,574.90
						3,000.00	4,574.90
Year : 2035-36							
Cabana, Trellis & Deck							
	12/01/2035	Paint Wood Siding, Trellis	910-000-0010	12/01/2030	5:00	\$ 2,000.00	\$ 3,134.86
	12/01/2035	Pool Deck Surfacing Seal Coat	910-000-0014	12/01/2030	5:00	3,765.00	5,901.38
	01/01/2036	Deck Joint Caulking	910-000-0016	01/01/2031	5:00	879.00	1,381.22
	01/01/2036	Painting HC Rail at Access Walkway	910-000-0012	01/01/2033	3:00	528.00	829.67
	01/01/2036	Restroom/Outdoor Shower	910-000-0020	01/01/2021	15:00	2,000.00	3,142.70
						9,172.00	14,389.83
Fences/Walls							
	12/01/2035	Electronic Entry System	910-000-0007	12/01/2020	15:00	\$ 6,000.00	\$ 9,404.59
	12/01/2035	Exit Detection Loops	910-000-0008	12/01/2020	15:00	3,000.00	4,702.30
	12/01/2035	Gate Operators	910-000-0006	12/01/2020	15:00	5,600.00	8,777.62
						14,600.00	22,884.51
Landscaping							
	12/01/2035	Canyon Abatement	910-000-0044	12/01/2030	5:00	\$ 18,000.00	\$ 28,213.77
	01/01/2036	Backflow Preventers	910-000-0040	01/01/2021	15:00	6,000.00	9,428.10
						24,000.00	37,641.87
Pool, Spa & Deck							
	01/01/2036	Grab Rails	910-000-0028	01/01/2021	15:00	\$ 2,450.00	\$ 3,849.81
						2,450.00	3,849.81
Year : 2036-37							
Fences/Walls							
	01/01/2037	Pedestrian Gates	910-000-0049	01/01/2017	20:00	\$ 5,104.00	\$ 8,264.11
	01/01/2037	Vehicle Gates	910-000-0048	01/01/2017	20:00	5,714.00	9,251.79
						10,818.00	17,515.90
Landscaping							
	01/01/2037	Sprinkler Upgrades	910-000-0039	01/01/2032	5:00	\$ 6,000.00	\$ 9,714.87
						6,000.00	9,714.87
Pool, Spa & Deck							
	01/01/2037	Filters	910-000-0027	01/01/2029	8:00	\$ 2,200.00	\$ 3,562.12
						2,200.00	3,562.12
Roofing							
	01/01/2037	Pool Room Roofing	910-000-0047	01/01/2017	20:00	\$ 5,160.00	\$ 8,354.79
						5,160.00	8,354.79
Streets							
	12/01/2036	Slurry Seal	910-000-0037	12/01/2033	3:00	\$ 65,421.20	\$ 105,662.22
						65,421.20	105,662.22



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Expenditures

Category		Service	Estimated			
Date	Reserve Item	Code	Date	Life	Current Cost	Expenditure
Year : 2037-38						
Cabana, Trellis & Deck						
01/01/2038	Paint Metal Fence at Pool	910-000-0013	01/01/2033	5:00	\$ 1,787.50	\$ 2,982.25
					1,787.50	2,982.25
Electrical						
01/01/2038	Walkway Lights (at Pool)	910-000-0045	01/01/2023	15:00	\$ 1,650.00	\$ 2,752.85
					1,650.00	2,752.85
Year : 2038-39						
Cabana, Trellis & Deck						
01/01/2039	Painting HC Rail at Access Walkway	910-000-0012	01/01/2036	3:00	\$ 528.00	\$ 907.70
					528.00	907.70
Landscaping						
01/01/2039	Planting Renovations	910-000-0043	01/01/2024	15:00	\$ 25,000.00	\$ 42,978.45
01/01/2039	Pond Motor System	910-000-0042	01/01/2033	6:00	2,265.00	3,893.85
					27,265.00	46,872.30
Pool, Spa & Deck						
01/01/2039	Pumps	910-000-0026	01/01/2031	8:00	\$ 6,000.00	\$ 10,314.83
01/01/2039	Resurface Pool	910-000-0022	01/01/2027	12:00	16,335.00	28,082.12
01/01/2039	Resurface Spa	910-000-0023	01/01/2031	8:00	4,000.00	6,876.55
					26,335.00	45,273.50
Year : 2039-40						
Cabana, Trellis & Deck						
01/01/2040	Deck Furniture	910-000-0017	01/01/2032	8:00	\$ 5,000.00	\$ 8,857.14
					5,000.00	8,857.14
Streets						
12/01/2039	Slurry Seal	910-000-0037	12/01/2036	3:00	\$ 65,421.20	\$ 115,599.90
					65,421.20	115,599.90
Year : 2040-41						
Cabana, Trellis & Deck						
12/01/2040	Paint Wood Siding, Trellis	910-000-0010	12/01/2035	5:00	\$ 2,000.00	\$ 3,641.51
12/01/2040	Pool Deck Surfacing Seal Coat	910-000-0014	12/01/2035	5:00	3,765.00	6,855.14
01/01/2041	Deck Joint Caulking	910-000-0016	01/01/2036	5:00	879.00	1,604.44
01/01/2041	Termite/Dryrot/Wood Repairs	910-000-0019	01/01/2031	10:00	6,000.00	10,951.84
					12,644.00	23,052.93
Electrical						
01/01/2041	Street Light Fixtures (no Poles)	910-000-0046	01/01/2021	20:00	\$ 17,500.00	\$ 31,942.87
					17,500.00	31,942.87
Fences/Walls						
12/01/2040	Benches	910-000-0004	12/01/2030	10:00	\$ 1,000.00	\$ 1,820.76
					1,000.00	1,820.76



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Expenditures

Category		Service	Estimated			
Date	Reserve Item	Code	Date	Life	Current Cost	Expenditure
Landscaping						
12/01/2040	Canyon Abatement	910-000-0044	12/01/2035	5:00	\$ 18,000.00	\$ 32,773.59
					18,000.00	32,773.59
Year : 2041-42						
Cabana, Trellis & Deck						
12/01/2041	Paint Cabana Interior	910-000-0011	12/01/2034	7:00	\$ 500.00	\$ 938.07
01/01/2042	Barbecues	910-000-0018	01/01/2030	12:00	2,000.00	3,761.65
01/01/2042	Painting HC Rail at Access Walkway	910-000-0012	01/01/2039	3:00	528.00	993.08
					3,028.00	5,692.80
Fences/Walls						
01/01/2042	Split Rail Wood	910-000-0003	01/01/2022	20:00	\$ 19,530.00	\$ 36,732.52
					19,530.00	36,732.52
Landscaping						
01/01/2042	Sprinkler Upgrades	910-000-0039	01/01/2037	5:00	\$ 6,000.00	\$ 11,284.95
					6,000.00	11,284.95
Year : 2042-43						
Cabana, Trellis & Deck						
01/01/2043	Paint Metal Fence at Pool	910-000-0013	01/01/2038	5:00	\$ 1,787.50	\$ 3,464.23
01/01/2043	Pool Deck Resurface	910-000-0015	01/01/2028	15:00	22,590.00	43,780.15
					24,377.50	47,244.38
Streets						
12/01/2042	Slurry Seal	910-000-0037	12/01/2039	3:00	\$ 65,421.20	\$ 126,472.23
					65,421.20	126,472.23
Year : 2043-44						
Streets						
11/01/2044	Mill & Re-Pave	910-000-0030	11/01/2019	25:00	\$ 690,542.00	\$ 1,413,863.65
					690,542.00	1,413,863.65
Year : 2044-45						
Cabana, Trellis & Deck						
01/01/2045	Painting HC Rail at Access Walkway	910-000-0012	01/01/2042	3:00	\$ 528.00	\$ 1,086.48
					528.00	1,086.48
Landscaping						
01/01/2045	Pond Motor System	910-000-0042	01/01/2039	6:00	\$ 2,265.00	\$ 4,660.73
01/01/2045	Sprinkler Controllers	910-000-0038	01/01/2033	12:00	15,000.00	30,865.79
					17,265.00	35,526.52
Pool, Spa & Deck						
12/01/2044	Gas Heater	910-000-0024	12/01/2032	12:00	\$ 1,700.00	\$ 3,489.40
01/01/2045	Filters	910-000-0027	01/01/2037	8:00	2,200.00	4,526.98
					3,900.00	8,016.38



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Expenditures

Category	Date	Reserve Item	Code	Service Date	Estimated Life	Current Cost	Expenditure
Year : 2045-46							
Cabana, Trellis & Deck							
12/01/2045	Paint Wood Siding, Trellis	910-000-0010	12/01/2040	5:00		\$ 2,000.00	\$ 4,230.04
12/01/2045	Pool Deck Surfacing Seal Coat	910-000-0014	12/01/2040	5:00		3,765.00	7,963.05
01/01/2046	Deck Joint Caulking	910-000-0016	01/01/2041	5:00		879.00	1,863.75
						6,644.00	14,056.84
Landscaping							
12/01/2045	Canyon Abatement	910-000-0044	12/01/2040	5:00		\$ 18,000.00	\$ 38,070.35
						18,000.00	38,070.35
Streets							
12/01/2045	Slurry Seal	910-000-0037	12/01/2042	3:00		\$ 65,421.20	\$ 138,367.12
						65,421.20	138,367.12
Year : 2046-47							
Landscaping							
01/01/2047	Sprinkler Upgrades	910-000-0039	01/01/2042	5:00		\$ 6,000.00	\$ 13,108.79
						6,000.00	13,108.79
Pool, Spa & Deck							
01/01/2047	Electric Heater	910-000-0025	01/01/2035	12:00		\$ 3,000.00	\$ 6,554.39
01/01/2047	Pumps	910-000-0026	01/01/2039	8:00		6,000.00	13,108.79
01/01/2047	Resurface Spa	910-000-0023	01/01/2039	8:00		4,000.00	8,739.19
						13,000.00	28,402.37
Year : 2047-48							
Cabana, Trellis & Deck							
01/01/2048	Deck Furniture	910-000-0017	01/01/2040	8:00		\$ 5,000.00	\$ 11,256.26
01/01/2048	Paint Metal Fence at Pool	910-000-0013	01/01/2043	5:00		1,787.50	4,024.11
01/01/2048	Painting HC Rail at Access Walkway	910-000-0012	01/01/2045	3:00		528.00	1,188.66
						7,315.50	16,469.03
Year : 2048-49							
Cabana, Trellis & Deck							
12/01/2048	Paint Cabana Interior	910-000-0011	12/01/2041	7:00		\$ 500.00	\$ 1,156.97
01/01/2049	Built Up Roofing	910-000-0009	01/01/2031	18:00		2,704.00	6,272.54
						3,204.00	7,429.51
Streets							
12/01/2048	Slurry Seal	910-000-0037	12/01/2045	3:00		\$ 65,421.20	\$ 151,380.74
						65,421.20	151,380.74

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Reserve Disclosures

Category Reserve Item	100% Funded	Percent Funded	Beginning 12/01/2020	Current				2020 Contribution
				Estimated Replacement Cost	Estimated Remaining Life YY:MM	Estimated Useful Life YY:M		
Cabana, Trellis & Deck								
Barbecues	\$ 486	109.45%	\$ 532	\$ 2,000	9:01	12:00		\$ 287
Built Up Roofing	1,189	109.45	1,302	2,704	10:01	18:00		259
Deck Furniture	3,072	109.45	3,363	5,000	3:01	8:00		1,076
Deck Joint Caulking	864	100.00	864	879	0:01	5:00		303
Paint Cabana Interior	500	100.00	500	500	0:00	7:00		123
Paint Metal Fence at Pool	1,042	109.45	1,141	1,788	2:01	5:00		616
Paint Wood Siding, Trellis	2,000	100.00	2,000	2,000	0:00	5:00		689
Painting HC Rail at Access Walk	513	100.00	513	528	0:01	3:00		303
Pool Deck Resurface	11,922	109.45	13,049	22,590	7:01	15:00		2,594
Pool Deck Surfacing Seal Coat	3,765	100.00	3,765	3,765	0:00	5:00		1,297
Restroom/Outdoor Shower	1,988	100.00	1,989	2,000	0:01	15:00		230
Termite/Dryrot/Wood Repairs	5,950	100.00	5,950	6,000	0:01	10:00		1,033
	33,295		34,968	49,754				8,810
Electrical								
Street Light Fixtures (no Poles)	17,427	100.00	17,427	17,500	0:01	20:00		1,507
Walkway Lights (at Pool)	1,420	109.45	1,555	1,650	2:01	15:00		189
	18,847		18,982	19,150				1,696
Fences/Walls								
3' Metal Fence at Pool	812	109.45	889	1,200	8:01	25:00		83
5'and 6' Metal Fence at Pool	6,360	109.45	6,962	9,400	8:01	25:00		648
Benches	1,000	100.00	1,000	1,000	0:00	10:00		172
Electronic Entry System	6,000	100.00	6,000	6,000	0:00	15:00		689
Exit Detection Loops	3,000	100.00	3,000	3,000	0:00	15:00		344
Gate Operators	5,600	100.00	5,600	5,600	0:00	15:00		643
Pedestrian Gates	999	109.45	1,094	5,104	16:01	20:00		440
Split Rail Wood	18,472	109.45	20,218	19,530	1:01	20:00		1,682
Vehicle Gates	1,979	109.45	2,166	5,000	12:01	20:00		431
Vehicle Gates	1,118	109.45	1,225	5,714	16:01	20:00		492
	45,342		48,154	61,548				5,624
Landscaping								
Backflow Preventers	5,966	100.00	5,967	6,000	0:01	15:00		689
Canyon Abatement	18,000	100.00	18,000	18,000	0:00	5:00		6,200
Planting Renovations	19,861	109.45	21,738	25,000	3:01	15:00		2,871
Pond Motor System	2,233	100.00	2,234	2,265	0:01	6:00		650
Sprinkler Controllers	14,895	100.00	14,896	15,000	0:01	12:00		2,153
Sprinkler Upgrades	4,700	109.45	5,144	6,000	1:01	5:00		2,067
	65,657		67,979	72,265				14,630
Pool, Spa & Deck								



Avocado Estates HOA

Analysis Date - December 1, 2020

Inflation:3.00% Investment:1.50% Contribution Factor:0.00% Calc:Future

Reserve Disclosures

Category Reserve Item	100% Funded	Percent Funded	Beginning 12/01/2020	Current				2020 Contribution
				Estimated Replacement Cost	Estimated Remaining Life YY:MM	Estimated Useful Life YY:M		
Coping	\$ 3,602	109.45%	\$ 3,943	\$ 5,324	8:01	25:00		\$ 367
Electric Heater	2,479	109.45	2,713	3,000	2:01	12:00		431
Filters	2,177	100.00	2,177	2,200	0:01	8:00		474
Gas Heater	1,700	100.00	1,700	1,700	0:00	12:00		244
Grab Rails	2,436	100.00	2,436	2,450	0:01	15:00		281
Pumps	4,437	109.45	4,857	6,000	2:01	8:00		1,292
Resurface Pool	8,054	109.45	8,815	16,335	6:01	12:00		2,344
Resurface Spa	2,958	109.45	3,238	4,000	2:01	8:00		861
	27,845		29,879	41,009				6,294
Roofing								
Pool Room Roofing	1,010	109.45	1,106	5,160	16:01	20:00		444
	1,010		1,106	5,160				444
Streets								
Mill & Re-Pave	29,923	109.45	32,752	690,542	23:11	25:00		47,573
Slurry Seal	43,614	109.45	47,736	65,421	1:00	3:00		37,558
	73,537		80,488	755,963				85,131
	265,535	106.03%	281,556	1,004,849				122,629

