



Reserve Funding Analysis
Full Reserve Study
for
Avalon at Cypress Community Association, Inc.

November 26, 2023



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Inc.

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November 26, 2023

Ms. Ashley Wiggins
Taylor Morrison of Texas, Inc.
2929 Briarpark Drive, Suite 400
Houston, Texas 77042

Subject: Avalon at Cypress Community Association, Inc.

Dear Ms. Wiggins:

Great Boards, LLC is pleased to present to Avalon at Cypress Community Association, Inc. its requested full reserve study.

The following is a summary of the Avalon at Cypress Community Association, Inc. full reserve study report:

Project Description

Avalon at Cypress is a proposed 1,398 lot single-family home community under development in Cypress, Harris County, Texas.

The Avalon at Cypress Community Association maintains common area components including perimeter masonry walls, entry monument signage, cluster mailbox units, a clubhouse with a catering kitchen, meeting room and restrooms, a tot lot with traditional and "Nature Play" equipment, firepit, tennis and pickleball courts, swimming pool, common area irrigation equipment and lake fountains.

Unless otherwise stated, we have used 2023 as the placed-in-service year for all components.

Depth of Study

Full Service Reserve Study with Field Inspection A field inspection was made to visually verify the existing component conditions and to visually verify existing component quantities. In place testing, laboratory testing, and non-destructive testing of the reserve study components were not performed. Field measurements of some components were made to either verify improvement plan take offs or determine directly the quantities of a component. Photographs were taken of some of the site improvements.

Date of Physical Inspection

Avalon at Cypress Community Association, Inc. was physically inspected by Great Boards, LLC on September 08, 2023.

Fiscal Year

This reserve study was prepared for the fiscal year beginning January 1, 2024 and ending December 31, 2024.

Initial Reserves

Initial reserves for this Reserve Study were estimated to be \$ 288,084 on December 31, 2023. Based upon a study start date of January 1, 2024 a total of 1 days of accrued interest at 0.20 percent per annum were compounded to yield an initial reserve balance of \$ 288,183.

Inflation Estimate

Inflation for the last year has been reviewed and a best estimate of the expected inflation for 2023 has been used to inflate future expenses.

Reserve Funding Goal

The reserve fund is set to be as close to fully funded as possible on an annual basis.

Summary of Financial Assumptions

The below table contains a partial summary of information provided by client for the Avalon at Cypress Community Association, Inc. reserve funding study.

<i>Reserve Study by Calendar Year Starting</i>	<i>January 1, 2024</i>
<i>Funding Study Length</i>	<i>30 Years</i>
<i>Number of Dues Paying Members</i>	<i>1398</i>
<i>Initial Reserves¹</i>	<i>\$ 288,183</i>
<i>Annual Inflation Rate</i>	<i>3.40%</i>
<i>Tax Rate on Reserve Interest ²</i>	<i>30.00%</i>
<i>Minimum Reserve Account Balance</i>	<i>\$ 0</i>
<i>Dues Change Period</i>	<i>9 Years</i>
<i>Annual Operating Budget</i>	<i>\$ 0</i>

¹ See Appendix A

² Taxed as an IRS exempt association

Reserve Study Assumptions

The below-listed assumptions are implicit in this reserve study:

- Cost estimates and financial information are accurate and current
- No unforeseen circumstances will cause a significant reduction of reserves
- Sufficient comprehensive property insurance exists to protect from insurable risks
- The Association plans to continue to maintain the existing common areas and amenities
- Reserve payments occur at the end of every calendar month
- Expenses occur at the end of the expense year.

Impact of Component Life

The projected life expectancy of the major components and the Association's reserve funding needs are closely tied. Performing the appropriate routine maintenance for each major component generally increases component useful life, effectively moving the component expense into the future, which reduces the Association's reserve funding payments. Failure to perform such maintenance can shorten the remaining useful life of major components, bringing the replacement expense closer to the present, and increasing the Association's reserve funding payments.

Financial Condition of Association

Reserve account balances and interest rate reported by Association as of July 31, 2023; plus remaining budgeted 2023 reserves contributions.

Special Assessments

A special assessment is not indicated during the 30-year scope of this reserve study.

Study Method

In this study, we have used the "component" method because it is the only method which allows scrutiny of the funding details. The method is pragmatic, and allows human judgment and experience to enter into the equation.

Unless otherwise noted, the present cost of every reserve item in this report has been estimated using national standards and modified by an area cost adjustment factor. Where possible, known costs have been used. In addition, every reserve item has been given an estimated remaining useful life, an estimated useful life when new, and has been cast into the future to determine the inflated cost.

Equal annual payments are calculated for each reserve item based upon a payment starting year and a payment ending year using the end of period payment method. Interest earned on accumulated reserve funds and taxes on the reserve interest are also calculated. Initial reserve funds are consumed as expenses occur until fully depleted, reducing annual reserve payments to a minimum.

Summary of Findings

Great Boards, LLC has estimated future projected expenses for Avalon at Cypress Community Association, Inc. based upon preservation of existing improvements.

The attached funding study is limited in scope to those expense items listed in the attached "Avalon at Cypress Community Association, Inc. Reserve Study Expense Items". Expense items which have an expected life of more than 30 Years are not included in this reserve study unless payment for these long lived items occurs within the 30 Years of the reserve study envelope.

Of primary concern is the preservation of a positive funding balance with funds sufficient to meet projected expenses throughout the study life. Based upon the attached funding study, it is our professional opinion that member monthly fees as shown in the attached "Avalon at Cypress Community Association, Inc. Dues Summary" will realize this goal. Some reserve items in the "Avalon at Cypress Community Association, Inc. Revenue Summary Table" may not contain payments. In this analysis the initial reserves were used to make annual payments for expense items in their order of occurrence until the initial reserve was consumed. As a result reserve items without payments may be expected, particularly in the first few years of the funding study. Reserve items that have been paid with initial reserve funds are identified with a [FP] in the Expense Items Sheets. An item marked [PR] is partially paid with initial reserve funds.

Reserve Funding Status

Funding positions for reserve accounts generally fall into three categories. Reserves balances that fall between zero and 30% are considered "weak" as the special assessment probability of 26 to 53% is high. The second category is reserves within the 30 to 70% range. This funding position is classified as "fair" as the projected special assessment requirement is in the 3.50 to 17.60% range. When a funding position is referred to as "strong," reserves are between 70 and 100%, the risk of special assessment drops to between 2.40 and 1%.

By following the recommended payment plan, as of December 31, 2024, reserves for Avalon at Cypress Community Association, Inc. will be at an estimated 443.2% funding level. Accordingly, reserves for Avalon at Cypress Community Association, Inc. are anticipated to be strong, and by following the recommended funding plan, the Association will have adequate funds to meet projected repair and replacement expenses.

Percent Funded

Many reserve studies use the concept of "percent funded" to measure the reserve account balance against a theoretically perfect value. Percent funded is often used as a measure of the "financial health" of an association. The assumption is, the higher the percentage, the greater the "financial health". The question of substance is simply: "how much is enough?"

To answer the question, some understanding of percent funded is required. Percent funded is the ratio of current cash reserves divided by the fully funded value at any instant in time. Fully funded is defined as the future value, multiplied by the number of years used, divided by the expected life for the sum of all reserve items. In essence, fully funded is simply the total of the average net present value of the

association improvements. Percent funded is then, the current reserve balance divided by the fully funded value multiplied by 100 (to give a percentage). The concept is useful when the reserve study is comprehensive, but misleading when the reserve study is superficial or constrained. As a result, we recommend that the statement "percent funded" be used with caution.

Keeping Your Reserve Study Current

Great Boards, LLC believes that reserves funding studies are an essential part of community management. Property constantly changes and evolves, and as a result, the useful life of a reserves funding study is at best a few years, and certainly not more than five years. Accordingly, this reserve study should be updated:

- At changes in interest rates
- At changes in inflation rates
- At changes in the number of dues paying members
- Before starting new improvements
- Before making changes to the property
- After a flood or fire
- After the change of ownership or management
- After annexation or incorporation.

Items Beyond the Scope of this Report

Items beyond the scope of this report include:

- Building or land appraisals for any purpose
- State or local zoning ordinance violations
- Building code violations
- Soils conditions, soils contamination or geological stability of site
- Engineering analysis or structural stability of site
- Air quality, asbestos, electromagnetic radiation, formaldehyde, lead, mercury, radon, water quality or other environmental hazards
- Invasions by pests, termites and any or all other destroying organisms, insects, birds, bats or animals to buildings or site--this study is not a pest inspection
- Adequacy or efficiency of any system or component on site
- Specifically excluded reserve items
- Septic systems and septic tanks
- Buried or concealed portions of swimming pools, pool liners, Jacuzzis and spas or similar items
- Items concealed by signs, carpets or other things are also excluded from this study
- Missing or omitted information supplied by client for the purposes of reserve study preparation
- Hidden improvements such as sewer lines, water lines, irrigation lines or other buried or concealed items.

Statement of Qualifications

Kerry-Lynn Goto of Great Boards, LLC is a professional in the business of preparing reserve studies for common interest developments and is familiar with construction practices, construction costs, and contracting practices. The preparer of this reserve study is a CAI-certified Reserve Study Specialist.

Conflict of Interest

As the preparer of this reserve study, Great Boards, LLC certifies that it does not have any vested interests, financial interests, or other interests that would cause a conflict of interest in the preparation of this reserve study. This reserve study is a reflection of information provided to the reserve study preparer and created for the Association's use, not for the purpose of an audit, background checks of historical records, or forensic/quality analyses. Any on-site inspection is not a project audit or quality inspection.

Prepared by Great Boards, LLC

Avalon at Cypress Community Association, Inc. Funding Study Summary - Continued

Great Boards, LLC thanks you for the opportunity to be of service in the preparation of the attached reserve study. Please feel free to contact us by telephone at (602) 569-0288, or by email at info@greatboards.com with any questions.

A handwritten signature in cursive script that reads "Kerry-Lynn Goto". The signature is written in black ink and is positioned above a horizontal line.

Kerry-Lynn Goto, RS

Prepared by Great Boards, LLC

Avalon at Cypress Community Association, Inc. Funding Study Summary - Continued

Enclosures:

18 Pages of Photographs Attached

APPENDIX "A" - Summary of Reserve Accounts



Appliances & Electronics - Ice-maker



Appliances & Electronics - Refrigerator-freezer



Appliances & Electronics - Access controller



Appliances & Electronics - Fire alarm panel



Appliances & Electronics - Observation camera



Appliances & Electronics - Typical television



Drainage & Irrigation - Stormwater pond



Drainage & Irrigation - Backflow preventer



Drainage & Irrigation - Irrigation controller



Fences & Walls - Chain-link fencing



Fences & Walls - Metal fencing



Fences & Walls - Typical perimeter masonry wall



Furniture - Typical clubhouse



Furniture - Lifeguard chair



Furniture - Typical park bench



Furniture - Typical pool area



Furniture - Typical shade covers



HVAC & Plumbing - Air-conditioners



HVAC & Plumbing - Drinking fountain



HVAC & Plumbing - Water heater



HVAC & Plumbing - Firepit



Lake - Lake fountain



Lighting - Typical bollard fixture



Lighting - Typical pole-mounted fixture



Mailboxes & Signage - Typical cluster mailboxes



Mailboxes & Signage - Entry monument signage



Painting & Repairs - Typical clubhouse interior



Painting & Repairs - Clubhouse entryway pavers



Pool - Typical Kool-deck surface



Pool - Swimming pool



Roofing - Typical metal roofing



Roofing - Typical roof gutter and downspout



Sports Courts - Pickleball court



Sports Courts - Tennis court



Tot Lot - "Nature Play" components



Tot Lot - Play platform



Tot Lot - Swing-set

APPENDIX "A"
Summary of Reserve Accounts

Account Description	Amount	Interest Rate	Statement Date
Remaining 2023 Budgeted Reserves Contributions	\$ 171,600.00	.20%	December 31, 2023
Capital Reserve Cash-CIT	\$ 16,484.14	.20%	July 31, 2023
Capital Reserve Cash-New Management	\$ 100,000.00	.20%	July 31, 2023
Reserve Account Total Earned Interest	\$ 99.27		January 1, 2024
<i>Reserve Values Used :</i>	<i>\$ 288,183.41</i>	<i>.20%</i>	<i>January 1, 2024</i>

Initial reserve balances have been provided by client and have not been audited for use in this report.

Evaluation of Initial Reserve Account:

Reserve account balances and interest rate reported by Association as of July 31, 2023; plus remaining budgeted 2023 reserves contributions.

Initial reserve funds are contained in 3 separate funding accounts. The future value of each account was calculated based upon the account interest rate and the number of elapsed days until the study start date (January 1, 2024). The future value of the accounts was totaled and the interest rates were blended to yield a weighted average interest rate of 0.20%. The implicit assumption has been made that the reserve accounts were not drawn down between the date of the known reserve balance and the study start date.

Avalon at Cypress Community Association, Inc. Reserve Study Expense Item Summary

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Raw Annual Payment	Repeating Item?
Appliances & Electronics						
(D) Appliances Ice-maker Replacement	\$ 2,800	14 Years	15 Years	\$ 4,659	\$ 306	Yes
(D) Appliances Refrigerator-freezer Replacement	\$ 4,200	14 Years	15 Years	\$ 6,989	\$ 459	Yes
(D) Electronics Access Control System Allowance	\$ 5,000	4 Years	5 Years	\$ 5,925	\$ 1,179	Yes
(D) Electronics Fire Control Panel Replacement	\$ 1,800	11 Years	12 Years	\$ 2,705	\$ 223	Yes
(D) Electronics Observation Cameras Allowance	\$ 1,000	4 Years	5 Years	\$ 1,185	\$ 236	Yes
(D) Electronics Televisions Replacement	\$ 2,300	9 Years	10 Years	\$ 3,230	\$ 320	Yes
Drainage & Irrigation						
(D) Drainage Stormwater Management Allowance	\$ 20,000	14 Years	15 Years	\$ 33,282	\$ 2,186	Yes
(D) Irrigation Backflow Preventers Replacement	\$ 4,400	9 Years	10 Years	\$ 6,179	\$ 612	Yes
(D) Irrigation Controllers Allowance	\$ 2,000	11 Years	12 Years	\$ 3,006	\$ 248	Yes
Fences & Walls						
(D) Fences Chain-link Replacement	\$ 14,820	29 Years	30 Years	\$ 41,040	\$ 1,327	No
(D) Fences Metal Replacement	\$ 19,350	29 Years	30 Years	\$ 53,584	\$ 1,733	Yes
(D) Walls Masonry Perimeter Allowance	\$ 3,000	9 Years	10 Years	\$ 4,213	\$ 417	Yes
Furniture						
(D) Clubhouse Interior Allowance	\$ 5,945	9 Years	10 Years	\$ 8,348	\$ 827	Yes
(D) Lifeguard Chair Replacement	\$ 950	6 Years	7 Years	\$ 1,205	\$ 171	Yes
(D) Park Allowance	\$ 20,000	9 Years	10 Years	\$ 28,085	\$ 2,781	Yes
(D) Pool Area Replacement	\$ 15,000	6 Years	7 Years	\$ 19,024	\$ 2,699	Yes
(D) Shade Covers Replacement	\$ 21,096	7 Years	8 Years	\$ 27,680	\$ 3,433	Yes
HVAC & Plumbing						
(D) HVAC Air-Conditioners Replacement	\$ 21,000	9 Years	10 Years	\$ 29,490	\$ 2,920	Yes
(D) Plumbing Drinking Fountain Replacement	\$ 1,500	24 Years	25 Years	\$ 3,505	\$ 137	Yes
(D) Plumbing Firepit Assembly Allowance	\$ 5,000	4 Years	5 Years	\$ 5,925	\$ 1,179	Yes

Avalon at Cypress Community Association, Inc. Funding Study Expense Item Summary - Continued

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Raw Annual Payment	Repeating Item?
(D) Plumbing Water Heater Replacement	\$ 2,100	9 Years	10 Years	\$ 2,949	\$ 292	Yes
Lakes						
(D) Lake Fountains Replacement	\$ 24,000	6 Years	7 Years	\$ 30,439	\$ 4,318	Yes
Lighting						
(D) Bollard Fixtures Replacement	\$ 7,500	24 Years	25 Years	\$ 17,526	\$ 684	Yes
(D) Pole-Mounted Fixtures Replacement	\$ 6,240	9 Years	10 Years	\$ 8,763	\$ 868	Yes
Mailboxes & Signage						
(D) Mailboxes Replacement	\$ 94,000	24 Years	25 Years	\$ 219,663	\$ 8,569	Yes
(D) Signage Entry Monument Refreshment Allowance	\$ 5,000	9 Years	10 Years	\$ 7,021	\$ 695	Yes
Painting & Repairs						
(D) Painting Interior Clubhouse	\$ 3,500	7 Years	8 Years	\$ 4,592	\$ 570	Yes
(D) Painting Metal Unfunded	\$ 0.00	35 Years	35 Years	\$ 0	\$ 0.00	No
(D) Repairs Concrete & Pavers	\$ 2,000	9 Years	10 Years	\$ 2,809	\$ 278	Yes
Pool						
(D) Chemical Controller Replacement	\$ 6,000	7 Years	8 Years	\$ 7,872	\$ 976	Yes
(D) Filters Replacement	\$ 2,400	14 Years	15 Years	\$ 3,994	\$ 262	Yes
(D) Kool-Deck Recoating	\$ 10,255	3 Years	4 Years	\$ 11,747	\$ 2,925	Yes
(D) Kool-Deck Replacement	\$ 38,090	27 Years	28 Years	\$ 98,554	\$ 3,422	Yes
(D) Pool Interior Refinishing	\$ 33,508	14 Years	15 Years	\$ 55,760	\$ 3,662	Yes
(D) Pumps & Motors Replacement	\$ 2,400	4 Years	5 Years	\$ 2,844	\$ 566	Yes
Refurbishment						
(D) Clubhouse Renovation	\$ 10,000	24 Years	25 Years	\$ 23,368	\$ 912	Yes
Roofing						
(D) Gutters & Downspouts Allowance	\$ 2,000	29 Years	30 Years	\$ 5,538	\$ 179	No
(D) Metal Clubhouse Replacement	\$ 38,998	29 Years	30 Years	\$ 107,992	\$ 3,493	No
Sports Courts						
(D) Pickleball & Tennis Courts Resurfacing	\$ 8,568	9 Years	10 Years	\$ 12,032	\$ 1,191	Yes

Avalon at Cypress Community Association, Inc. Funding Study Expense Item Summary - Continued

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Raw Annual Payment	Repeating Item?
Tot Lot						
(D) Landing Surface Wood Mulch Unfunded	\$ 0.00	35 Years	35 Years	\$ 0	\$ 0.00	No
(D) Nature Play Components Allowance	\$ 25,000	24 Years	25 Years	\$ 58,421	\$ 2,279	Yes
(D) Play Platform Allowance	\$ 20,000	24 Years	25 Years	\$ 46,737	\$ 1,823	Yes
(D) Swing-set Replacement	\$ 3,500	24 Years	25 Years	\$ 8,179	\$ 319	Yes

Raw Annual Payments do not include earned interest, tax adjustments or salvage.

Months Remaining in Calendar Year 2024: 12

Expected annual inflation: 3.40%

Interest earned on reserve funds: 0.20%

Initial Reserve: \$ 288,183

(D) Indicates Tabulated Reserve Item Description.

Reserve Item Descriptions

Category	Reserve Item Name	Reserve Item Description
Appliances & Electronics	Appliances Ice-maker Replacement	<p>This component consists of:</p> <p>1 - "GE" Profile series under-counter ice-maker, model UCC15NPRBII S/N HT223435</p> <p>in the clubhouse kitchen. Funding for as-needed replacement has been included every 15 years.</p> <p>Cost source: Internet research</p>
	Appliances Refrigerator-freezer Replacement	<p>This component consists of:</p> <p>1 - "GE" Cafe series stainless steel, French-door style refrigerator-freezer, model CVE28DP2NCS1 S/N DV502519</p> <p>in the clubhouse kitchen. Funding for as-needed replacement has been included every 15 years.</p> <p>Cost source: Internet research</p>
	Electronics Access Control System Allowance	<p>A \$5,000 allowance has been included every 5 years for as-needed upgrades/enhancements to the "DSX" amenity area access system. Funding may be used for, but is not limited to upgrades to and/or replacement of fob-readers and controller.</p> <p>Cost source: Allowance</p>

Avalon at Cypress Community Association, Inc. Funding Study Expense Item Summary - Continued

Category	Reserve Item Name	Reserve Item Description
Appliances & Electronics	Electronics Fire Control Panel Replacement	<p>Funding has been included for as-needed replacement of the clubhouse fire control panel installed in the FACP room every 12 years:</p> <p>1 - Pottter IPA-100 addressable fire panel</p> <p>Cost source: Internet research</p>
	Electronics Observation Cameras Allowance	<p>A \$1,000 allowance has been included every 5 years for as-needed replacement of amenity area observation cameras.</p> <p>Cost source: Allowance</p>
	Electronics Televisions Replacement	<p>This component consists of:</p> <p>Patio:</p> <p>1 - 60" - "Apollo" outdoor television @ \$1,500 ea.</p> <p>Clubhouse:</p> <p>1 - 65" - "Samsung" television @ \$800 ea.</p> <p>Funding for as-needed replacement has been included every 10 years.</p> <p>Cost source: Internet research</p>
Drainage & Irrigation	Drainage Stormwater Management Allowance	<p>For purposes of this report we have included a \$20,000 allowance on a 15-year cycle for as-needed repairs to the community's stormwater management system.</p> <p>Cost source: Allowance</p>
	Irrigation Backflow Preventers Replacement	<p>Funding has been included for replacement of:</p> <p>4 - irrigation backflow preventers</p> <p>on a 10-year cycle.</p> <p>Cost source: AFI Database</p>
	Irrigation Controllers Allowance	<p>We have included funding in the amount of \$2,000 for as-needed replacement of common area irrigation timeclocks on a 12-year cycle.</p> <p>Cost source: Allowance</p>

Avalon at Cypress Community Association, Inc. Funding Study Expense Item Summary - Continued

Category	Reserve Item Name	Reserve Item Description
Fences & Walls	Fences Chain-link Replacement	<p>Funding has been included for one-time replacement of the sports courts fencing and gates has been included at the 30-year mark. For inventory purposes, this component consists of:</p> <p>Pickleball courts: 388 - lin. ft. of 8' high vinyl-coated chain link fencing with 1 - 8' x 4' gate @ \$15.00 lin. ft.</p> <p>Tennis court: 360 - lin. ft. of 10' high vinyl-coated chain link fencing with 1 - 10' x 4' gate @ \$25.00 lin. ft.</p> <p>Cost source: AFI Database</p>
	Fences Metal Replacement	<p>This component consists of the following pool-area metal fencing and gates:</p> <p>430 lin. ft. of 6' high mesh-style, powder-coated metal fencing with 3 gates @ \$45.00 lin. ft.</p> <p>Replacement funding has been included on a 30-year cycle.</p> <p>Cost source: AFI Database</p>
	Walls Masonry Perimeter Allowance	<p>A \$3,000 allowance has been included every 10 years for as-needed repairs to perimeter masonry walls.</p> <p>Cost source: Allowance</p>
Furniture	Clubhouse Interior Allowance	<p>The following clubhouse interior furniture was inventoried during our September 8, 2023 site visit:</p> <p>4 - counter-height bar-stools with padded seats and backs @ \$200 ea. 7 - 60" round foldable laminate tables @ \$175 ea. 56 - stackable side chairs with padded seats and backs @ \$70 ea.</p> <p>Funding for as-needed replacement has been included every 10 years.</p> <p>Cost source: Internet research</p>
	Lifeguard Chair Replacement	<p>This component consists of:</p> <p>1 - composite lifeguard chair</p> <p>at the pool area, with replacement funding every 7 years.</p> <p>Cost source: Internet research</p>

Avalon at Cypress Community Association, Inc. Funding Study Expense Item Summary - Continued

Category	Reserve Item Name	Reserve Item Description
Furniture	Park Allowance	<p>The following furniture was inventoried during our September 8, 2023 site visit:</p> <ul style="list-style-type: none"> 11 - 6' metal benches with back 4 - composite (red) benches without back 8 - composite Adirondack-style chairs 1 - metal bicycle rack 2 - 8' metal brunch tables 2 - 7' metal benches without back 26 - metal brunch chairs 3 - 48" square metal brunch tables 3 - loveseats with cushions 6 - club chairs with cushions 4 - rectangular metal coffee tables 4 - round metal tea tables 8 - metal trash receptacles <p>A \$20,000 funding allowance has been included every 10 years for as-needed replacement.</p> <p>Cost source: Allowance</p>
	Pool Area Replacement	<p>The following pool-area furniture was inventoried during our September 8, 2023 site visit:</p> <ul style="list-style-type: none"> 39 - sling-style chaise lounges without arms 12 - 16" round metal tea tables 5 - 42" - round metal brunch tables 20 - sling-style brunch chairs 6 - child-size brunch chairs 9 - composite in-water chaise lounges 9 - fabric market umbrellas (in storage room) 2 - metal trash receptacles <p>A \$15,000 funding allowance for as-needed replacement has been included every 7 years.</p> <p>Cost source: Allowance</p>

Avalon at Cypress Community Association, Inc. Funding Study Expense Item Summary - Continued

Category	Reserve Item Name	Reserve Item Description
Furniture	Shade Covers Replacement	<p>The following fabric shade covers were inventoried during our September 8, 2023 site visit:</p> <p>Pool area: 1,038 sq. ft. fabric shade covers Tot lot: 720 sq. ft. fabric shade covers</p> <p>Funding for as-needed replacement has been included every 8 years.</p> <p>Cost source: Internet research</p>
HVAC & Plumbing	HVAC Air-Conditioners Replacement	<p>This component consists of:</p> <p>2 - "Trane" model 4TTR0601100BA 5-ton heat pump units, @ \$7,500 ea. S/N 22303HMHUF S/N 22302J8FHF</p> <p>1 - "Trane" model 4TTR402N100AA 3.5-ton heat pump unit @ \$6,000 ea. S/N 22311TT15F</p> <p>serving the clubhouse. Funding for as-needed replacement has been included every 10 years.</p> <p>Cost source: Internet research</p>
	Plumbing Drinking Fountain Replacement	<p>This component consists of:</p> <p>1 - "Elkay" Hi-Low, stainless-steel, chilled drinking fountain with bottle filler</p> <p>at the patio area. Funding for as-needed replacement has been included every 25 years.</p> <p>Cost source: elkay.com</p>
	Plumbing Firepit Assembly Allowance	<p>A \$5,000 funding allowance has been included every 5 years for as-needed replacement of the firepit's gas assembly.</p> <p>Cost source: Allowance</p>
	Plumbing Water Heater Replacement	<p>This component funds for as-needed replacement of the clubhouse water heater every 10 years:</p> <p>1 - "AO Smith" model DEL 30 200 electric water heater with expansion tank</p> <p>This water heater is installed in the clubhouse FACP room.</p> <p>Cost source: Internet research</p>

Avalon at Cypress Community Association, Inc. Funding Study Expense Item Summary - Continued

Category	Reserve Item Name	Reserve Item Description
Lakes	Lake Fountains Replacement	<p>Funding has been included for replacement of:</p> <p>2 - lake fountains</p> <p>every 7 years.</p> <p>Cost source: Client</p>
Lighting	Bollard Fixtures Replacement	<p>Funding has been included for as-needed replacement of:</p> <p>Parking lot:</p> <p>7 - bollard-style lighting fixtures</p> <p>Pool area:</p> <p>8 - bollard-style lighting fixtures</p> <p>every 25 years.</p> <p>Cost source: lampsplus.com</p>
	Pole-Mounted Fixtures Replacement	<p>Funding has been included for replacement of the following parking lot and amenity area lighting:</p> <p>13 - pole-mounted LED light fixtures</p> <p>every 10 years. Cost indicated is for replacement of fixtures only, as the poles and mounting brackets should last the life of the project with routine cleaning maintenance.</p> <p>Cost source: AFI Database</p>
Mailboxes & Signage	Mailboxes Replacement	<p>For purposes of this report we have assumed replacement of:</p> <p>46 - 16 mailbox plus 2 package box units</p> <p>1 - 8 mailbox plus 1 package box unit</p> <p>on a 25-year cycle.</p> <p>Cost source: Client</p>
	Signage Entry Monument Refreshment Allowance	<p>For purposes of this report we have included a \$5,000 funding allowance on a 10-year cycle for as-needed refreshment of the community's two entry monument structures.</p> <p>Cost source: Allowance</p>

Avalon at Cypress Community Association, Inc. Funding Study Expense Item Summary - Continued

Category	Reserve Item Name	Reserve Item Description
Painting & Repairs	Painting Interior Clubhouse	<p>A \$3,500 in funding allowance has been included for as-needed painting of the clubhouse interiors and pool-area restrooms every 8 years.</p> <p>Cost source: Advanced Painting & Contracting</p>
	Painting Metal Unfunded	<p>The metal fencing and gates at the pool area and the light poles appear to be powder-coated. No painting maintenance should be required.</p>
	Repairs Concrete & Pavers	<p>Funding in the amount of \$2,000 has been included for as-needed repairs to the concrete flatwork and parking lot at the recreation area, and the pavers at the clubhouse entryway every 10 years.</p> <p>Cost source: Allowance</p>
Pool	Chemical Controller Replacement	<p>For purposes of this report we have assumed the following chemical controller with replacement funding every 8 years:</p> <p>1 - "Hayward" model CAT 5000 chemical controller, with 2 injector pumps</p> <p>We did not have access to the pool equipment during our September 8, 2023 site visit. This component should be verified during the next reserve study site visit.</p> <p>Cost source: Allied Pool</p>
	Filters Replacement	<p>For purposes of this report, we have assumed replacement funding on a 15-year cycle for:</p> <p>2 - "Pentair" Triton II model TR-140 high-rate sand filters</p> <p>We did not have access to the pool equipment during our September 8, 2023 site visit. This component should be verified during the next reserve study site visit.</p> <p>Cost source: AFI Database</p>
	Kool-Deck Recoating	<p>Funding has been included for recoating of the pool-area Kool-deck surface on a 4-year cycle.</p> <p>For inventory purposes, this surface area is approximately 5,860 sq. ft.</p> <p>Cost source: Allied Pool</p>
	Kool-Deck Replacement	<p>Funding has been included for replacement of the pool-area Kool-deck surface on a 28-year cycle.</p> <p>For inventory purposes, this surface area is approximately 5,860 sq. ft.</p> <p>Cost source: Allied Pool</p>

Avalon at Cypress Community Association, Inc. Funding Study Expense Item Summary - Continued

Category	Reserve Item Name	Reserve Item Description
Pool	Pool Interior Refinishing	<p>This component funds for resurfacing of the swimming pool interior every 15 years:</p> <p>6,335 - sq. ft. plaster resurfacing @ \$4.50 sq. ft.</p> <p>\$5,000 allowance for waterline and trim tile</p> <p>Cost source: Allied Pool</p>
	Pumps & Motors Replacement	<p>For purposes of this report, we have assumed replacement funding for:</p> <p>2 - "Pentair" WhisperFlo 3.0 HP pool pumps @ \$1,200 ea.</p> <p>We did not have access to the pool equipment during our September 8, 2023 site visit. This component should be verified during the next reserve study site visit.</p> <p>Cost source: AFI Database</p>
Refurbishment	Clubhouse Renovation	<p>A \$10,000 funding allowance has been included for remodeling of the clubhouse interior and pool-area restrooms on a 25-year cycle. This remodeling includes "as needed" replacement of plumbing fixtures, flooring, wall coverings, lockers, lighting, ceiling fans, doors and the pool-area shower.</p> <p>Cost source: Allowance</p>
Roofing	Gutters & Downspouts Allowance	<p>A one-time \$2,000 allowance has been included for as-needed replacement of clubhouse roof gutters and downspouts in conjunction with metal roof replacement at year 30.</p> <p>Cost source: Allowance</p>
	Metal Clubhouse Replacement	<p>The clubhouse metal roof should last the life of the project. However, as a precaution, we have included one-time replacement funding at year 30:</p> <p>4,105 sq. ft. standing seam metal roofing</p> <p>Cost source: National Construction Estimator</p>
Sports Courts	Pickleball & Tennis Courts Resurfacing	<p>Funding for as-needed resurfacing of the community's (2) pickleball and (1) tennis courts has been included every 10 years:</p> <p>1,736 - sq. ft. of coated concrete court surface</p> <p>Cost source: AFI Database</p>
Tot Lot	Landing Surface Wood Mulch Unfunded	<p>Funding has been excluded for replenishment of the wood mulch landing surface at the tot lot. As-needed replenishment should be performed under the Association's annual operating budget.</p>

Avalon at Cypress Community Association, Inc. Funding Study Expense Item Summary - Continued

Category	Reserve Item Name	Reserve Item Description
Tot Lot	Nature Play Components Allowance	<p>This component consists of the following National Wildlife Federation "Nature Play" equipment at the community's tot lot:</p> <ul style="list-style-type: none"> 1 - "Kompan" set of log balance beams 1 - "Kompan" see-saw 1 - "Kompan" spinner <p>A \$25,000 allowance has been included every 25 years for as-needed replacement of these components.</p> <p>Cost source: Allowance</p>
	Play Platform Allowance	<p>This component consists of:</p> <ul style="list-style-type: none"> 1 - small-sized "Kompan" play platform <p>at the lot. Funding for as-needed replacement has been included every 25 years.</p> <p>Cost source: Allowance</p>
	Swing-set Replacement	<p>This component consists of:</p> <ul style="list-style-type: none"> 1 - A-frame swing-set with 1-bucket and 2-strap seats <p>located at the tot lot. Funding for as-needed replacement has been included on a 25-year cycle.</p> <p>Cost source: Bluegrass Playgrounds, Inc.</p>

Avalon at Cypress Community Association, Inc. Reserve Study Expense Item Listing

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost	Raw Annual Payment
Appliances & Electronics								
Appliances Ice-maker Replacement	\$ 2,800 ea	1	\$ 2,800	14 Years	15 Years	2038	\$ 4,659	\$ 306.02
				15 Years		2053	\$ 7,754	\$ 509.25
Appliances Refrigerator-freezer Replacement	\$ 4,200 ea	1	\$ 4,200	14 Years	15 Years	2038	\$ 6,989	\$ 459.03
				15 Years		2053	\$ 11,631	\$ 763.87
Electronics Access Control System Allowance	\$ 5,000 ea	1	\$ 5,000	4 Years	5 Years	2028	\$ 5,925	\$ 1,179.20
				5 Years		2033	\$ 7,021	\$ 1,397.38
				5 Years		2038	\$ 8,320	\$ 1,655.92
				5 Years		2043	\$ 9,860	\$ 1,962.30
				5 Years		2048	\$ 11,684	\$ 2,325.37
Electronics Fire Control Panel Replacement	\$ 1,800 ea	1	\$ 1,800	11 Years	12 Years	2035	\$ 2,705	\$ 222.77
				12 Years		2047	\$ 4,066	\$ 334.80
				12 Years		2059	\$ 6,111	\$ 503.19
				12 Years		2059	\$ 6,111	\$ 503.19
				12 Years		2059	\$ 6,111	\$ 503.19
Electronics Observation Cameras Allowance	\$ 1,000 ea	1	\$ 1,000	4 Years	5 Years	2028	\$ 1,185	\$ 235.84
				5 Years		2033	\$ 1,404	\$ 279.48
				5 Years		2038	\$ 1,664	\$ 331.18
				5 Years		2043	\$ 1,972	\$ 392.46
				5 Years		2048	\$ 2,337	\$ 465.07
Electronics Televisions Replacement	\$ 2,300 ea	1	\$ 2,300	9 Years	10 Years	2033	\$ 3,230	\$ 319.79
				10 Years		2043	\$ 4,536	\$ 449.07
				10 Years		2053	\$ 6,369	\$ 630.62
				10 Years		2053	\$ 6,369	\$ 630.62
				10 Years		2053	\$ 6,369	\$ 630.62
Drainage & Irrigation								
Drainage Stormwater Management Allowance	\$ 20,000 ea	1	\$ 20,000	14 Years	15 Years	2038	\$ 33,282	\$ 2,185.86
				15 Years		2053	\$ 55,384	\$ 3,637.47
Irrigation Backflow Preventers Replacement	\$ 1,100 ea	4	\$ 4,400	9 Years	10 Years	2033	\$ 6,179	\$ 611.77
				10 Years		2043	\$ 8,677	\$ 859.10
				10 Years		2053	\$ 12,184	\$ 1,206.40
Irrigation Controllers Allowance	\$ 2,000 ea	1	\$ 2,000	11 Years	12 Years	2035	\$ 3,006	\$ 247.52
				12 Years		2047	\$ 4,518	\$ 372.00
				12 Years		2059	\$ 6,790	\$ 559.10

Avalon at Cypress Community Association, Inc. Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost	Raw Annual Payment
Fences & Walls								
Fences Chain-link Replacement	\$ 14,820 ea	1	\$ 14,820	29 Years	30 Years	2053	\$ 41,040	\$ 1,327.47
Fences Metal Replacement	\$ 45.00 / lf	430 lf	\$ 19,350	29 Years	30 Years	2053	\$ 53,584	\$ 1,733.23
Walls Masonry Perimeter Allowance	\$ 3,000 ea	1	\$ 3,000	9 Years	10 Years	2033	\$ 4,213	\$ 417.12
				10 Years		2043	\$ 5,916	\$ 585.75
						2053	\$ 8,308	\$ 822.55
Furniture								
Clubhouse Interior Allowance	\$ 5,945 ea	1	\$ 5,945	9 Years	10 Years	2033	\$ 8,348	\$ 826.59
				10 Years		2043	\$ 11,723	\$ 1,160.76
						2053	\$ 16,463	\$ 1,630.02
Lifeguard Chair Replacement	\$ 950 ea	1	\$ 950	6 Years	7 Years	2030	\$ 1,205	\$ 170.94
						2037	\$ 1,528	\$ 216.80
				7 Years		2044	\$ 1,938	\$ 274.96
						2051	\$ 2,458	\$ 348.72
						2058	\$ 3,117	\$ 442.28
Park Allowance	\$ 20,000 ea	1	\$ 20,000	9 Years	10 Years	2033	\$ 28,085	\$ 2,780.79
				10 Years		2043	\$ 39,440	\$ 3,904.98
						2053	\$ 55,384	\$ 5,483.66
Pool Area Replacement	\$ 15,000 ea	1	\$ 15,000	6 Years	7 Years	2030	\$ 19,024	\$ 2,698.99
						2037	\$ 24,128	\$ 3,423.09
				7 Years		2044	\$ 30,601	\$ 4,341.44
						2051	\$ 38,811	\$ 5,506.17
						2058	\$ 49,223	\$ 6,983.38
Shade Covers Replacement	\$ 12.00 / ft²	1758 ft²	\$ 21,096	7 Years	8 Years	2031	\$ 27,680	\$ 3,432.64
						2039	\$ 36,318	\$ 4,503.91
				8 Years		2047	\$ 47,652	\$ 5,909.50
						2055	\$ 62,524	\$ 7,753.75
HVAC & Plumbing								
HVAC Air-Conditioners	\$ 21,000 ea	1	\$ 21,000	9 Years 10 Years	10 Years	2033 2043	\$ 29,490 \$ 41,412	\$ 2,919.83 \$ 4,100.23

Avalon at Cypress Community Association, Inc. Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost	Raw Annual Payment
HVAC Air-	\$ 21,000 ea	1	\$ 21,000	10 Years	10 Years	2053	\$ 58,153	\$ 5,757.84
Plumbing Drinking Fountain Replacement	\$ 1,500 ea	1	\$ 1,500	24 Years	25 Years	2048	\$ 3,505	\$ 136.75
				25 Years		2073	\$ 8,191	\$ 319.55
Plumbing Firepit Assembly Allowance	\$ 5,000 ea	1	\$ 5,000	4 Years	5 Years	2028	\$ 5,925	\$ 1,179.20
				2033		\$ 7,021	\$ 1,397.38	
				2038		\$ 8,320	\$ 1,655.92	
				2043		\$ 9,860	\$ 1,962.30	
				2048		\$ 11,684	\$ 2,325.37	
2053	\$ 13,846	\$ 2,755.61						
Plumbing Water Heater Replacement	\$ 2,100 ea	1	\$ 2,100	9 Years	10 Years	2033	\$ 2,949	\$ 291.98
				10 Years		2043	\$ 4,141	\$ 410.02
				2053		\$ 5,815	\$ 575.78	
Lakes								
Lake Fountains Replacement	\$ 12,000 ea	2	\$ 24,000	6 Years	7 Years	2030	\$ 30,439	\$ 4,318.39
				2037		\$ 38,605	\$ 5,476.94	
				2044		\$ 48,962	\$ 6,946.31	
				2051		\$ 62,098	\$ 8,809.88	
				2058		\$ 78,757	\$ 11,173.41	
Lighting								
Bollard Fixtures Replacement	\$ 500 ea	15	\$ 7,500	24 Years	25 Years	2048	\$ 17,526	\$ 683.73
				25 Years		2073	\$ 40,956	\$ 1,597.76
Pole-Mounted Fixtures Replacement	\$ 480 ea	13	\$ 6,240	9 Years	10 Years	2033	\$ 8,763	\$ 867.61
				10 Years		2043	\$ 12,305	\$ 1,218.35
				2053		\$ 17,280	\$ 1,710.90	
Mailboxes & Signage								
Mailboxes Replacement	\$ 2,000 ea	47	\$ 94,000	24 Years	25 Years	2048	\$ 219,663	\$ 8,569.41
				25 Years		2073	\$ 513,316	\$ 20,025.30
Signage Entry Monument Refreshment Allowance	\$ 2,500 ea	2	\$ 5,000	9 Years	10 Years	2033	\$ 7,021	\$ 695.20
				10 Years		2043	\$ 9,860	\$ 976.25
				2053		\$ 13,846	\$ 1,370.91	

Avalon at Cypress Community Association, Inc. Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost	Raw Annual Payment
Painting & Repairs								
Painting Interior Clubhouse	\$ 3,500 ea	1	\$ 3,500	7 Years	8 Years	2031	\$ 4,592	\$ 569.50
				8 Years		2039	\$ 6,025	\$ 747.24
				8 Years		2047	\$ 7,906	\$ 980.43
				8 Years		2055	\$ 10,373	\$ 1,286.41
Painting Metal Unfunded	\$ 0.00 ea	1	\$ 0	35 Years	35 Years	2059	\$ 0	\$ 0.00
Repairs Concrete & Pavers	\$ 2,000 ea	1	\$ 2,000	9 Years	10 Years	2033	\$ 2,809	\$ 278.08
				10 Years		2043	\$ 3,944	\$ 390.50
				10 Years		2053	\$ 5,538	\$ 548.37
Pool								
Chemical Controller Replacement	\$ 6,000 ea	1	\$ 6,000	7 Years	8 Years	2031	\$ 7,872	\$ 976.29
				8 Years		2039	\$ 10,329	\$ 1,280.98
				8 Years		2047	\$ 13,553	\$ 1,680.75
				8 Years		2055	\$ 17,783	\$ 2,205.28
Filters Replacement	\$ 1,200 ea	2	\$ 2,400	14 Years	15 Years	2038	\$ 3,994	\$ 262.30
				15 Years		2053	\$ 6,646	\$ 436.50
Kool-Deck Recoating	\$ 1.75 ea	5860	\$ 10,255	3 Years	4 Years	2027	\$ 11,747	\$ 2,925.19
				4 Years		2031	\$ 13,455	\$ 3,350.69
				4 Years		2035	\$ 15,413	\$ 3,838.09
				4 Years		2039	\$ 17,655	\$ 4,396.39
				4 Years		2043	\$ 20,223	\$ 5,035.89
				4 Years		2047	\$ 23,164	\$ 5,768.42
				4 Years		2051	\$ 26,534	\$ 6,607.50
Kool-Deck Replacement	\$ 6.50 ea	5860	\$ 38,090	27 Years	28 Years	2051	\$ 98,554	\$ 3,422.45
				28 Years		2079	\$ 254,999	\$ 8,855.25
Pool Interior Refinishing	\$ 33,508 ea	1	\$ 33,508	14 Years	15 Years	2038	\$ 55,760	\$ 3,662.19
				15 Years		2053	\$ 92,790	\$ 6,094.21
Pumps & Motors Replacement	\$ 1,200 ea	2	\$ 2,400	4 Years	5 Years	2028	\$ 2,844	\$ 566.02
				5 Years		2033	\$ 3,370	\$ 670.74
				5 Years		2038	\$ 3,994	\$ 794.84
				5 Years		2043	\$ 4,733	\$ 941.91

Avalon at Cypress Community Association, Inc. Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost	Raw Annual Payment
Pumps & Motors Replacement	\$ 1,200 ea	2	\$ 2,400	5 Years	5 Years	2048 2053	\$ 5,608 \$ 6,646	\$ 1,116.18 \$ 1,322.69
Refurbishment								
Clubhouse Renovation	\$ 10,000 ea	1	\$ 10,000	24 Years 25 Years	25 Years	2048 2073	\$ 23,368 \$ 54,608	\$ 911.64 \$ 2,130.35
Roofing								
Gutters & Downspouts Allowance	\$ 2,000 ea	1	\$ 2,000	29 Years	30 Years	2053	\$ 5,538	\$ 179.15
Metal Clubhouse Replacement	\$ 9.50 / ft ²	4105 ft ²	\$ 38,998	29 Years	30 Years	2053	\$ 107,992	\$ 3,493.11
Sports Courts								
Pickleball & Tennis Courts Resurfacing	\$ 0.75 / ft ²	11424 ft ²	\$ 8,568	9 Years 10 Years	10 Years	2033 2043 2053	\$ 12,032 \$ 16,896 \$ 23,726	\$ 1,191.29 \$ 1,672.89 \$ 2,349.20
Tot Lot								
Landing Surface Wood Mulch Unfunded	\$ 0.00 ea	1	\$ 0	35 Years	35 Years	2059	\$ 0	\$ 0.00
Nature Play Components Allowance	\$ 25,000 ea	1	\$ 25,000	24 Years 25 Years	25 Years	2048 2073	\$ 58,421 \$ 136,520	\$ 2,279.10 \$ 5,325.88
Play Platform Allowance	\$ 20,000 ea	1	\$ 20,000	24 Years 25 Years	25 Years	2048 2073	\$ 46,737 \$ 109,216	\$ 1,823.28 \$ 4,260.70
Swing-set Replacement	\$ 3,500 ea	1	\$ 3,500	24 Years 25 Years	25 Years	2048 2073	\$ 8,179 \$ 19,113	\$ 319.07 \$ 745.62

Raw Annual Payments do not include earned interest, tax adjustments or payments made with initial reserves.

Months Remaining in Calendar Year 2024: 12

Expected annual inflation: 3.40% Interest earned on reserve funds: 0.20% Initial Reserve: \$ 288,183

Avalon at Cypress Community Association, Inc. Funding Study Modified Cash Flow Analysis

Calendar Year	Annual Dues	Annual Interest	Salvage	Annual Expenses	Annual Income Tax	Net Reserve Funds	% Funded	Fully Funded Balance
2024	\$ 24,813	\$ 599			\$ 180	\$ 313,416	443.2%	\$ 70,709
2025	\$ 24,813	\$ 650			\$ 195	\$ 338,684	308.7%	\$ 109,727
2026	\$ 24,813	\$ 700			\$ 210	\$ 363,987	240.5%	\$ 151,355
2027	\$ 24,813	\$ 751		\$ 11,747	\$ 225	\$ 377,578	192.9%	\$ 195,728
2028	\$ 24,813	\$ 778		\$ 15,879	\$ 233	\$ 387,057	167.2%	\$ 231,440
2029	\$ 24,813	\$ 797			\$ 239	\$ 412,427	155.0%	\$ 266,077
2030	\$ 24,813	\$ 848		\$ 50,668	\$ 254	\$ 387,166	121.1%	\$ 319,825
2031	\$ 24,813	\$ 797		\$ 53,600	\$ 239	\$ 358,937	110.3%	\$ 325,487
2032	\$ 24,813	\$ 741			\$ 222	\$ 384,268	116.3%	\$ 330,513
2033	\$ 24,813	\$ 791		\$ 131,936	\$ 237	\$ 277,700	70.7%	\$ 392,863
2034	\$ 76,750	\$ 626			\$ 188	\$ 354,888	109.6%	\$ 323,698
2035	\$ 76,750	\$ 780		\$ 21,124	\$ 234	\$ 411,060	105.3%	\$ 390,492
2036	\$ 76,750	\$ 893			\$ 268	\$ 488,435	111.1%	\$ 439,698
2037	\$ 76,750	\$ 1,047		\$ 64,261	\$ 314	\$ 501,656	97.5%	\$ 514,446
2038	\$ 76,750	\$ 1,074		\$ 126,983	\$ 322	\$ 452,174	85.7%	\$ 527,351
2039	\$ 76,750	\$ 975		\$ 70,327	\$ 292	\$ 459,279	96.0%	\$ 478,393
2040	\$ 76,750	\$ 989			\$ 297	\$ 536,721	109.9%	\$ 488,573
2041	\$ 76,750	\$ 1,144			\$ 343	\$ 614,272	107.0%	\$ 574,156
2042	\$ 76,750	\$ 1,299			\$ 390	\$ 691,931	104.0%	\$ 665,066
2043	\$ 102,181	\$ 1,478		\$ 205,496	\$ 443	\$ 589,650	77.4%	\$ 761,571
2044	\$ 102,181	\$ 1,273		\$ 81,501	\$ 382	\$ 611,220	93.8%	\$ 651,356
2045	\$ 102,181	\$ 1,316			\$ 395	\$ 714,323	106.9%	\$ 668,238
2046	\$ 102,181	\$ 1,522			\$ 457	\$ 817,569	105.8%	\$ 772,738
2047	\$ 102,181	\$ 1,729		\$ 100,859	\$ 519	\$ 820,101	92.8%	\$ 883,658
2048	\$ 102,181	\$ 1,734		\$ 408,713	\$ 520	\$ 514,783	57.4%	\$ 896,976
2049	\$ 102,181	\$ 1,123			\$ 337	\$ 617,750	103.7%	\$ 595,879
2050	\$ 102,181	\$ 1,329			\$ 399	\$ 720,861	101.5%	\$ 710,344
2051	\$ 102,181	\$ 1,535		\$ 228,455	\$ 461	\$ 595,662	71.6%	\$ 832,006
2052	\$ 102,181	\$ 1,285			\$ 386	\$ 698,742	96.4%	\$ 725,004
2053	\$ 102,181	\$ 1,491		\$ 642,533	\$ 447	\$ 159,434	18.7%	\$ 854,126
2054	\$ 102,181	\$ 413			\$ 124	\$ 261,904	94.6%	\$ 276,863
Totals :	\$ 2,165,048	\$ 32,506	\$ 0	\$ 2,214,082	\$ 9,752			

The cash distribution shown in this table applies to repair and replacement cash reserves only.

Basis of Funding Study - Modified Cash Flow

Cash reserves have been set to a minimum of 0.0% of Fully Funded reserves.

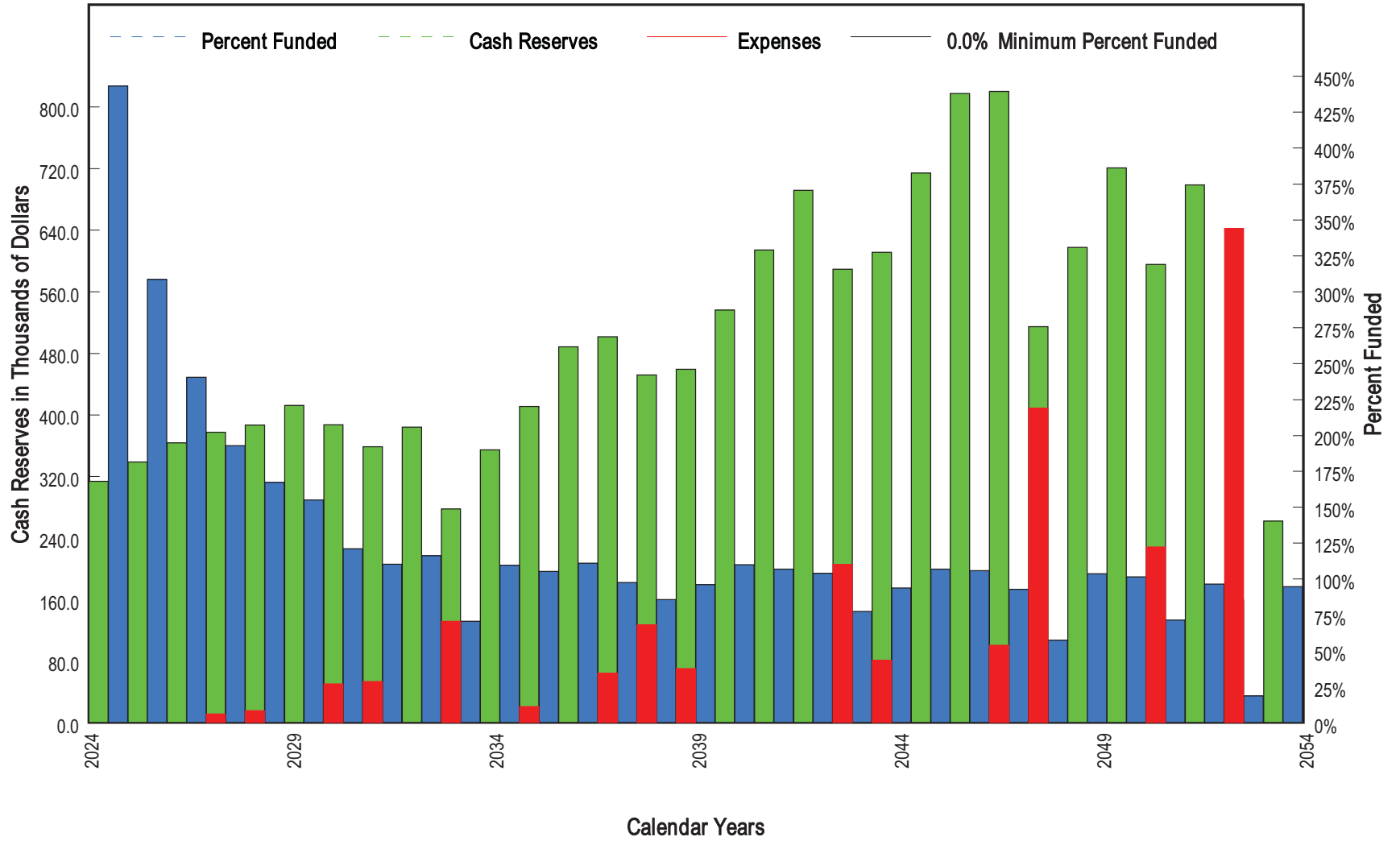
Cash Flow has been modified with the forced Fixed Payments.

Months Remaining in Calendar Year 2024: 12 Inflation = 3.40 % Interest = 0.20 %

Study Life = 30 years Initial Reserve Funds = \$ 288,183.41 Final Reserve Value = \$ 261,903.67

Annual Payments Held Constant for 9 years

Avalon at Cypress Community Association, Inc. Funding Study Cash Flow by Calendar Year - Continued



**Avalon at Cypress Community Association, Inc. Modified Reserve Dues Summary
Projected Dues by Month and by Calendar Year**

Calendar Year	Member Monthly Operations Payment	Member Monthly Reserve Payment	Member Total Monthly Payment	Member Total Annual Payment	Monthly Reserve Payment	Annual Reserve Payment
2024	NA	\$ 1.48	\$ 1.48	\$ 17.75	\$ 2,068	\$ 24,813
2025	NA	\$ 1.48	\$ 1.48	\$ 17.75	\$ 2,068	\$ 24,813
2026	NA	\$ 1.48	\$ 1.48	\$ 17.75	\$ 2,068	\$ 24,813
2027	NA	\$ 1.48	\$ 1.48	\$ 17.75	\$ 2,068	\$ 24,813
2028	NA	\$ 1.48	\$ 1.48	\$ 17.75	\$ 2,068	\$ 24,813
2029	NA	\$ 1.48	\$ 1.48	\$ 17.75	\$ 2,068	\$ 24,813
2030	NA	\$ 1.48	\$ 1.48	\$ 17.75	\$ 2,068	\$ 24,813
2031	NA	\$ 1.48	\$ 1.48	\$ 17.75	\$ 2,068	\$ 24,813
2032	NA	\$ 1.48	\$ 1.48	\$ 17.75	\$ 2,068	\$ 24,813
2033	NA	\$ 1.48	\$ 1.48	\$ 17.75	\$ 2,068	\$ 24,813
2034	NA	\$ 4.57	\$ 4.57	\$ 54.90	\$ 6,396	\$ 76,750
2035	NA	\$ 4.57	\$ 4.57	\$ 54.90	\$ 6,396	\$ 76,750
2036	NA	\$ 4.57	\$ 4.57	\$ 54.90	\$ 6,396	\$ 76,750
2037	NA	\$ 4.57	\$ 4.57	\$ 54.90	\$ 6,396	\$ 76,750
2038	NA	\$ 4.57	\$ 4.57	\$ 54.90	\$ 6,396	\$ 76,750
2039	NA	\$ 4.57	\$ 4.57	\$ 54.90	\$ 6,396	\$ 76,750
2040	NA	\$ 4.57	\$ 4.57	\$ 54.90	\$ 6,396	\$ 76,750
2041	NA	\$ 4.57	\$ 4.57	\$ 54.90	\$ 6,396	\$ 76,750
2042	NA	\$ 4.57	\$ 4.57	\$ 54.90	\$ 6,396	\$ 76,750
2043	NA	\$ 6.09	\$ 6.09	\$ 73.09	\$ 8,515	\$ 102,181
2044	NA	\$ 6.09	\$ 6.09	\$ 73.09	\$ 8,515	\$ 102,181
2045	NA	\$ 6.09	\$ 6.09	\$ 73.09	\$ 8,515	\$ 102,181
2046	NA	\$ 6.09	\$ 6.09	\$ 73.09	\$ 8,515	\$ 102,181
2047	NA	\$ 6.09	\$ 6.09	\$ 73.09	\$ 8,515	\$ 102,181
2048	NA	\$ 6.09	\$ 6.09	\$ 73.09	\$ 8,515	\$ 102,181
2049	NA	\$ 6.09	\$ 6.09	\$ 73.09	\$ 8,515	\$ 102,181
2050	NA	\$ 6.09	\$ 6.09	\$ 73.09	\$ 8,515	\$ 102,181
2051	NA	\$ 6.09	\$ 6.09	\$ 73.09	\$ 8,515	\$ 102,181
2052	NA	\$ 6.09	\$ 6.09	\$ 73.09	\$ 8,515	\$ 102,181
2053	NA	\$ 6.09	\$ 6.09	\$ 73.09	\$ 8,515	\$ 102,181
2054	NA	\$ 6.09	\$ 6.09	\$ 73.09	\$ 8,515	\$ 102,181

Dues Summary has been modified with forced Fixed Payments.

In the context of the Reserve Payment Summary, the "Annual Reserve Payment" corresponds with the "Annual Revenue" in the Cash Flow report.

Number of Payment Months in Calendar Year 2024: 12

Number of Years of Constant Payments: 9

Avalon at Cypress Community Association, Inc. Funding Study Payment Summary by Calendar Year - Continued

No of Dues Paying Members: 1398

Avalon at Cypress Community Association, Inc. Funding Adjusted Revenue by Calendar Year

Item Name	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Reserve Category : Appliances & Electronics																
Appliances Ice-maker Replacement	\$ 123	\$ 123	\$ 123	\$ 123	\$ 122	\$ 121	\$ 121	\$ 118	\$ 114	\$ 114	\$ 327	\$ 327	\$ 323	\$ 323	\$ 313	\$ 485
Appliances Refrigerator-freezer Replacement	\$ 185	\$ 185	\$ 185	\$ 185	\$ 183	\$ 182	\$ 182	\$ 176	\$ 171	\$ 171	\$ 490	\$ 490	\$ 485	\$ 485	\$ 469	\$ 728
Electronics Access Control System Allowance	\$ 474	\$ 474	\$ 474	\$ 474	\$ 471	\$ 553	\$ 553	\$ 536	\$ 520	\$ 520	\$ 1,768	\$ 1,768	\$ 1,749	\$ 1,749	\$ 1,692	\$ 1,870
Electronics Fire Control Panel Replacement	\$ 90	\$ 90	\$ 90	\$ 90	\$ 89	\$ 88	\$ 88	\$ 86	\$ 83	\$ 83	\$ 238	\$ 238	\$ 354	\$ 354	\$ 342	\$ 319
Electronics Observation Cameras Allowance	\$ 95	\$ 95	\$ 95	\$ 95	\$ 94	\$ 110	\$ 110	\$ 107	\$ 104	\$ 104	\$ 353	\$ 353	\$ 350	\$ 350	\$ 338	\$ 374
Electronics Televisions Replacement	\$ 129	\$ 129	\$ 129	\$ 129	\$ 128	\$ 127	\$ 127	\$ 123	\$ 119	\$ 119	\$ 479	\$ 479	\$ 474	\$ 474	\$ 459	\$ 428
Appliances & Electronics Subtotal :	\$ 1,096	\$ 1,096	\$ 1,096	\$ 1,096	\$ 1,087	\$ 1,181	\$ 1,181	\$ 1,146	\$ 1,111	\$ 1,111	\$ 3,655	\$ 3,655	\$ 3,735	\$ 3,735	\$ 3,613	\$ 4,204
Reserve Category : Drainage & Irrigation																
Drainage Stormwater Management Allowance	\$ 879	\$ 879	\$ 879	\$ 879	\$ 873	\$ 865	\$ 865	\$ 839	\$ 814	\$ 814	\$ 2,334	\$ 2,334	\$ 2,309	\$ 2,309	\$ 2,233	\$ 3,467
Irrigation Backflow Preventers Replacement	\$ 246	\$ 246	\$ 246	\$ 246	\$ 245	\$ 242	\$ 242	\$ 235	\$ 228	\$ 228	\$ 917	\$ 917	\$ 907	\$ 907	\$ 878	\$ 819
Irrigation Controllers Allowance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 99	\$ 98	\$ 98	\$ 95	\$ 92	\$ 92	\$ 265	\$ 265	\$ 393	\$ 393	\$ 380	\$ 355
Drainage & Irrigation Subtotal :	\$ 1,225	\$ 1,225	\$ 1,225	\$ 1,225	\$ 1,217	\$ 1,205	\$ 1,205	\$ 1,169	\$ 1,134	\$ 1,134	\$ 3,516	\$ 3,516	\$ 3,609	\$ 3,609	\$ 3,491	\$ 4,641
Reserve Category : Fences & Walls																
Fences Chain-link Replacement	\$ 534	\$ 534	\$ 534	\$ 534	\$ 530	\$ 525	\$ 525	\$ 510	\$ 494	\$ 494	\$ 1,417	\$ 1,417	\$ 1,401	\$ 1,401	\$ 1,356	\$ 1,265
Fences Metal Replacement	\$ 697	\$ 697	\$ 697	\$ 697	\$ 692	\$ 686	\$ 686	\$ 665	\$ 645	\$ 645	\$ 1,850	\$ 1,850	\$ 1,830	\$ 1,830	\$ 1,771	\$ 1,652

Adjusted Revenue includes earned interest, tax adjustments, and salvage.

Avalon at Cypress Community Association, Inc. Funding Adjusted Revenue by Calendar Year - Continued

Item Name	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Walls Masonry Perimeter Allowance	\$ 168	\$ 168	\$ 168	\$ 168	\$ 167	\$ 165	\$ 165	\$ 160	\$ 155	\$ 155	\$ 626	\$ 626	\$ 619	\$ 619	\$ 599	\$ 559
Fences & Walls Subtotal :	\$ 1,399	\$ 1,399	\$ 1,399	\$ 1,399	\$ 1,389	\$ 1,376	\$ 1,376	\$ 1,335	\$ 1,294	\$ 1,294	\$ 3,893	\$ 3,893	\$ 3,850	\$ 3,850	\$ 3,726	\$ 3,476
Reserve Category : Furniture																
Clubhouse Interior Allowance	\$ 333	\$ 333	\$ 333	\$ 333	\$ 330	\$ 327	\$ 327	\$ 318	\$ 308	\$ 308	\$ 1,240	\$ 1,240	\$ 1,226	\$ 1,226	\$ 1,186	\$ 1,107
Lifeguard Chair Replacement	\$ 69	\$ 69	\$ 69	\$ 69	\$ 68	\$ 68	\$ 68	\$ 83	\$ 81	\$ 81	\$ 232	\$ 232	\$ 229	\$ 229	\$ 281	\$ 262
Park Allowance	\$ 1,119	\$ 1,119	\$ 1,119	\$ 1,119	\$ 1,111	\$ 1,101	\$ 1,101	\$ 1,068	\$ 1,035	\$ 1,035	\$ 4,170	\$ 4,170	\$ 4,124	\$ 4,124	\$ 3,990	\$ 3,723
Pool Area Replacement	\$ 1,086	\$ 1,086	\$ 1,086	\$ 1,086	\$ 1,078	\$ 1,068	\$ 1,068	\$ 1,314	\$ 1,274	\$ 1,274	\$ 3,655	\$ 3,655	\$ 3,615	\$ 3,615	\$ 4,435	\$ 4,139
Shade Covers Replacement	\$ 1,381	\$ 1,381	\$ 1,381	\$ 1,381	\$ 1,372	\$ 1,359	\$ 1,359	\$ 1,318	\$ 1,677	\$ 1,677	\$ 4,809	\$ 4,809	\$ 4,757	\$ 4,757	\$ 4,602	\$ 4,294
Furniture Subtotal :	\$ 3,988	\$ 3,988	\$ 3,988	\$ 3,988	\$ 3,959	\$ 3,923	\$ 3,923	\$ 4,101	\$ 4,375	\$ 4,375	\$ 14,106	\$ 14,106	\$ 13,951	\$ 13,951	\$ 14,494	\$ 13,525
Reserve Category : HVAC & Plumbing																
HVAC Air-Conditioners Replacement	\$ 1,175	\$ 1,175	\$ 1,175	\$ 1,175	\$ 1,167	\$ 1,156	\$ 1,156	\$ 1,121	\$ 1,087	\$ 1,087	\$ 4,378	\$ 4,378	\$ 4,330	\$ 4,330	\$ 4,189	\$ 3,909
Plumbing Drinking Fountain Replacement	\$ 55	\$ 55	\$ 55	\$ 55	\$ 55	\$ 54	\$ 54	\$ 53	\$ 51	\$ 51	\$ 146	\$ 146	\$ 145	\$ 145	\$ 140	\$ 131
Plumbing Firepit Assembly Allowance	\$ 474	\$ 474	\$ 474	\$ 474	\$ 471	\$ 553	\$ 553	\$ 536	\$ 520	\$ 520	\$ 1,768	\$ 1,768	\$ 1,749	\$ 1,749	\$ 1,692	\$ 1,870
Plumbing Water Heater Replacement	\$ 117	\$ 117	\$ 117	\$ 117	\$ 117	\$ 116	\$ 116	\$ 112	\$ 109	\$ 109	\$ 438	\$ 438	\$ 433	\$ 433	\$ 419	\$ 391
HVAC & Plumbing Subtotal :	\$ 1,821	\$ 1,821	\$ 1,821	\$ 1,821	\$ 1,810	\$ 1,879	\$ 1,879	\$ 1,822	\$ 1,767	\$ 1,767	\$ 6,730	\$ 6,730	\$ 6,657	\$ 6,657	\$ 6,440	\$ 6,301
Reserve Category : Lakes																
Lake Fountains Replacement	\$ 1,737	\$ 1,737	\$ 1,737	\$ 1,737	\$ 1,725	\$ 1,709	\$ 1,709	\$ 2,103	\$ 2,039	\$ 2,039	\$ 5,848	\$ 5,848	\$ 5,784	\$ 5,784	\$ 7,097	\$ 6,622
Reserve Category : Lighting																

Adjusted Revenue includes earned interest, tax adjustments, and salvage.

Avalon at Cypress Community Association, Inc. Funding Adjusted Revenue by Calendar Year - Continued

Item Name	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Bollard Fixtures Replacement	\$ 275	\$ 275	\$ 275	\$ 275	\$ 273	\$ 271	\$ 271	\$ 263	\$ 255	\$ 255	\$ 730	\$ 730	\$ 722	\$ 722	\$ 699	\$ 652
Pole-Mounted Fixtures Replacement	\$ 349	\$ 349	\$ 349	\$ 349	\$ 347	\$ 344	\$ 344	\$ 333	\$ 323	\$ 323	\$ 1,301	\$ 1,301	\$ 1,286	\$ 1,286	\$ 1,244	\$ 1,161
Lighting Subtotal :	\$ 624	\$ 624	\$ 624	\$ 624	\$ 620	\$ 615	\$ 615	\$ 596	\$ 578	\$ 578	\$ 2,031	\$ 2,031	\$ 2,008	\$ 2,008	\$ 1,943	\$ 1,813
Reserve Category : Mailboxes & Signage																
Mailboxes Replacement	\$ 3,447	\$ 3,447	\$ 3,447	\$ 3,447	\$ 3,424	\$ 3,392	\$ 3,392	\$ 3,291	\$ 3,190	\$ 3,190	\$ 9,150	\$ 9,150	\$ 9,050	\$ 9,050	\$ 8,755	\$ 8,169
Signage Entry Monument Refreshment Allowance	\$ 280	\$ 280	\$ 280	\$ 280	\$ 278	\$ 275	\$ 275	\$ 267	\$ 259	\$ 259	\$ 1,042	\$ 1,042	\$ 1,031	\$ 1,031	\$ 997	\$ 930
Mailboxes & Signage Subtotal :	\$ 3,727	\$ 3,727	\$ 3,727	\$ 3,727	\$ 3,702	\$ 3,667	\$ 3,667	\$ 3,558	\$ 3,449	\$ 3,449	\$ 10,192	\$ 10,192	\$ 10,081	\$ 10,081	\$ 9,752	\$ 9,099
Reserve Category : Painting & Repairs																
Painting Interior Clubhouse	\$ 229	\$ 229	\$ 229	\$ 229	\$ 228	\$ 226	\$ 226	\$ 219	\$ 278	\$ 278	\$ 798	\$ 798	\$ 789	\$ 789	\$ 763	\$ 712
Painting Metal Unfunded																
Repairs Concrete & Pavers	\$ 112	\$ 112	\$ 112	\$ 112	\$ 111	\$ 110	\$ 110	\$ 107	\$ 103	\$ 103	\$ 416	\$ 416	\$ 412	\$ 412	\$ 398	\$ 372
Painting & Repairs Subtotal :	\$ 341	\$ 341	\$ 341	\$ 341	\$ 339	\$ 336	\$ 336	\$ 326	\$ 381	\$ 381	\$ 1,214	\$ 1,214	\$ 1,201	\$ 1,201	\$ 1,161	\$ 1,084
Reserve Category : Pool																
Chemical Controller Replacement	\$ 393	\$ 393	\$ 393	\$ 393	\$ 390	\$ 386	\$ 386	\$ 375	\$ 477	\$ 477	\$ 1,368	\$ 1,368	\$ 1,353	\$ 1,353	\$ 1,309	\$ 1,221
Filters Replacement	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ 104	\$ 104	\$ 101	\$ 98	\$ 98	\$ 280	\$ 280	\$ 277	\$ 277	\$ 268	\$ 416
Kool-Deck Recoating	\$ 1,177	\$ 1,177	\$ 1,177	\$ 1,177	\$ 1,339	\$ 1,326	\$ 1,326	\$ 1,287	\$ 1,429	\$ 1,429	\$ 4,098	\$ 4,098	\$ 4,643	\$ 4,643	\$ 4,491	\$ 4,191
Kool-Deck Replacement	\$ 1,377	\$ 1,377	\$ 1,377	\$ 1,377	\$ 1,367	\$ 1,355	\$ 1,355	\$ 1,314	\$ 1,274	\$ 1,274	\$ 3,654	\$ 3,654	\$ 3,614	\$ 3,614	\$ 3,496	\$ 3,262
Pool Interior Refinishing	\$ 1,473	\$ 1,473	\$ 1,473	\$ 1,473	\$ 1,463	\$ 1,450	\$ 1,450	\$ 1,406	\$ 1,363	\$ 1,363	\$ 3,910	\$ 3,910	\$ 3,867	\$ 3,867	\$ 3,742	\$ 5,810
Pumps & Motors Replacement	\$ 228	\$ 228	\$ 228	\$ 228	\$ 226	\$ 266	\$ 266	\$ 258	\$ 250	\$ 250	\$ 849	\$ 849	\$ 840	\$ 840	\$ 812	\$ 898

Adjusted Revenue includes earned interest, tax adjustments, and salvage.

Avalon at Cypress Community Association, Inc. Funding Adjusted Revenue by Calendar Year - Continued

Item Name	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
<i>Pool Subtotal :</i>	\$ 4,753	\$ 4,753	\$ 4,753	\$ 4,753	\$ 4,890	\$ 4,887	\$ 4,887	\$ 4,741	\$ 4,891	\$ 4,891	\$ 14,159	\$ 14,159	\$ 14,594	\$ 14,594	\$ 14,118	\$ 15,798
Reserve Category : Refurbishment																
<i>Clubhouse Renovation</i>	\$ 367	\$ 367	\$ 367	\$ 367	\$ 364	\$ 361	\$ 361	\$ 350	\$ 339	\$ 339	\$ 974	\$ 974	\$ 963	\$ 963	\$ 932	\$ 869
Reserve Category : Roofing																
<i>Gutters & Downspouts Allowance</i>	\$ 72	\$ 72	\$ 72	\$ 72	\$ 72	\$ 71	\$ 71	\$ 69	\$ 67	\$ 67	\$ 191	\$ 191	\$ 189	\$ 189	\$ 183	\$ 171
<i>Metal Clubhouse Replacement</i>	\$ 1,405	\$ 1,405	\$ 1,405	\$ 1,405	\$ 1,396	\$ 1,383	\$ 1,383	\$ 1,341	\$ 1,300	\$ 1,300	\$ 3,730	\$ 3,730	\$ 3,689	\$ 3,689	\$ 3,569	\$ 3,330
<i>Roofing Subtotal :</i>	\$ 1,477	\$ 1,477	\$ 1,477	\$ 1,477	\$ 1,468	\$ 1,454	\$ 1,454	\$ 1,410	\$ 1,367	\$ 1,367	\$ 3,921	\$ 3,921	\$ 3,878	\$ 3,878	\$ 3,752	\$ 3,501
Reserve Category : Sports Courts																
<i>Pickleball & Tennis Courts Resurfacing</i>	\$ 479	\$ 479	\$ 479	\$ 479	\$ 476	\$ 471	\$ 471	\$ 457	\$ 443	\$ 443	\$ 1,786	\$ 1,786	\$ 1,767	\$ 1,767	\$ 1,709	\$ 1,595
Reserve Category : Tot Lot																
<i>Landing Surface Wood Mulch Unfunded</i>																
<i>Nature Play Components Allowance</i>	\$ 917	\$ 917	\$ 917	\$ 917	\$ 911	\$ 902	\$ 902	\$ 875	\$ 848	\$ 848	\$ 2,434	\$ 2,434	\$ 2,407	\$ 2,407	\$ 2,329	\$ 2,173
<i>Play Platform Allowance</i>	\$ 733	\$ 733	\$ 733	\$ 733	\$ 728	\$ 722	\$ 722	\$ 700	\$ 679	\$ 679	\$ 1,947	\$ 1,947	\$ 1,925	\$ 1,925	\$ 1,863	\$ 1,738
<i>Swing-set Replacement</i>	\$ 128	\$ 128	\$ 128	\$ 128	\$ 127	\$ 126	\$ 126	\$ 123	\$ 119	\$ 119	\$ 341	\$ 341	\$ 337	\$ 337	\$ 326	\$ 304
<i>Tot Lot Subtotal :</i>	\$ 1,778	\$ 1,778	\$ 1,778	\$ 1,778	\$ 1,766	\$ 1,750	\$ 1,750	\$ 1,698	\$ 1,646	\$ 1,646	\$ 4,722	\$ 4,722	\$ 4,669	\$ 4,669	\$ 4,518	\$ 4,215
Total Revenue :	\$ 24,813	\$ 24,813	\$ 24,813	\$ 24,813	\$ 24,813	\$ 24,813	\$ 24,813	\$ 24,813	\$ 24,813	\$ 24,813	\$ 76,750	\$ 76,750	\$ 76,750	\$ 76,750	\$ 76,750	\$ 76,750

Adjusted Revenue includes earned interest, tax adjustments, and salvage.

Avalon at Cypress Community Association, Inc. Funding Adjusted Revenue by Calendar Year - Continued

Item Name	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Reserve Category : Appliances & Electronics															
Appliances Ice-maker Replacement	\$ 470	\$ 470	\$ 470	\$ 625	\$ 570	\$ 551	\$ 551	\$ 551	\$ 530	\$ 437	\$ 437	\$ 437	\$ 402	\$ 402	
Appliances Refrigerator-freezer Replacement	\$ 705	\$ 705	\$ 705	\$ 938	\$ 856	\$ 827	\$ 827	\$ 827	\$ 795	\$ 656	\$ 656	\$ 656	\$ 603	\$ 603	
Electronics Access Control System Allowance	\$ 1,810	\$ 1,810	\$ 1,810	\$ 2,410	\$ 2,604	\$ 2,518	\$ 2,518	\$ 2,518	\$ 2,419	\$ 2,365	\$ 2,365	\$ 2,365	\$ 2,177	\$ 2,177	
Electronics Fire Control Panel Replacement	\$ 309	\$ 309	\$ 309	\$ 412	\$ 375	\$ 363	\$ 363	\$ 363	\$ 523	\$ 432	\$ 432	\$ 432	\$ 397	\$ 397	\$ 629
Electronics Observation Cameras Allowance	\$ 362	\$ 362	\$ 362	\$ 482	\$ 521	\$ 504	\$ 504	\$ 504	\$ 484	\$ 473	\$ 473	\$ 473	\$ 435	\$ 435	
Electronics Televisions Replacement	\$ 414	\$ 414	\$ 414	\$ 552	\$ 707	\$ 683	\$ 683	\$ 683	\$ 656	\$ 542	\$ 542	\$ 542	\$ 498	\$ 498	
Appliances & Electronics Subtotal :	\$ 4,070	\$ 4,070	\$ 4,070	\$ 5,419	\$ 5,633	\$ 5,446	\$ 5,446	\$ 5,446	\$ 5,407	\$ 4,905	\$ 4,905	\$ 4,905	\$ 4,512	\$ 4,512	\$ 629
Reserve Category : Drainage & Irrigation															
Drainage Stormwater Management Allowance	\$ 3,356	\$ 3,356	\$ 3,356	\$ 4,468	\$ 4,073	\$ 3,939	\$ 3,939	\$ 3,939	\$ 3,784	\$ 3,122	\$ 3,122	\$ 3,122	\$ 2,872	\$ 2,872	
Irrigation Backflow Preventers Replacement	\$ 793	\$ 793	\$ 793	\$ 1,055	\$ 1,351	\$ 1,306	\$ 1,306	\$ 1,306	\$ 1,255	\$ 1,035	\$ 1,035	\$ 1,035	\$ 952	\$ 952	
Irrigation Controllers Allowance	\$ 343	\$ 343	\$ 343	\$ 457	\$ 417	\$ 403	\$ 403	\$ 403	\$ 582	\$ 480	\$ 480	\$ 480	\$ 441	\$ 441	\$ 699
Drainage & Irrigation Subtotal :	\$ 4,492	\$ 4,492	\$ 4,492	\$ 5,980	\$ 5,841	\$ 5,648	\$ 5,648	\$ 5,648	\$ 5,621	\$ 4,637	\$ 4,637	\$ 4,637	\$ 4,265	\$ 4,265	\$ 699
Reserve Category : Fences & Walls															
Fences Chain-link Replacement	\$ 1,224	\$ 1,224	\$ 1,224	\$ 1,630	\$ 1,486	\$ 1,437	\$ 1,437	\$ 1,437	\$ 1,381	\$ 1,139	\$ 1,139	\$ 1,139	\$ 1,048	\$ 1,048	
Fences Metal Replacement	\$ 1,599	\$ 1,599	\$ 1,599	\$ 2,129	\$ 1,941	\$ 1,877	\$ 1,877	\$ 1,877	\$ 1,803	\$ 1,487	\$ 1,487	\$ 1,487	\$ 1,369	\$ 1,369	

Adjusted Revenue includes earned interest, tax adjustments, and salvage.

Avalon at Cypress Community Association, Inc. Funding Adjusted Revenue by Calendar Year - Continued

Item Name	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Walls Masonry Perimeter Allowance	\$ 541	\$ 541	\$ 541	\$ 720	\$ 922	\$ 891	\$ 891	\$ 891	\$ 856	\$ 706	\$ 706	\$ 706	\$ 650	\$ 650	
Fences & Walls Subtotal :	\$ 3,364	\$ 3,364	\$ 3,364	\$ 4,479	\$ 4,349	\$ 4,205	\$ 4,205	\$ 4,205	\$ 4,040	\$ 3,332	\$ 3,332	\$ 3,332	\$ 3,067	\$ 3,067	
Reserve Category : Furniture															
Clubhouse Interior Allowance	\$ 1,071	\$ 1,071	\$ 1,071	\$ 1,426	\$ 1,825	\$ 1,765	\$ 1,765	\$ 1,765	\$ 1,696	\$ 1,399	\$ 1,399	\$ 1,399	\$ 1,287	\$ 1,287	
Lifeguard Chair Replacement	\$ 254	\$ 254	\$ 254	\$ 338	\$ 308	\$ 378	\$ 378	\$ 378	\$ 363	\$ 300	\$ 300	\$ 300	\$ 349	\$ 349	\$ 553
Park Allowance	\$ 3,603	\$ 3,603	\$ 3,603	\$ 4,797	\$ 6,141	\$ 5,939	\$ 5,939	\$ 5,939	\$ 5,705	\$ 4,707	\$ 4,707	\$ 4,707	\$ 4,331	\$ 4,331	
Pool Area Replacement	\$ 4,005	\$ 4,005	\$ 4,005	\$ 5,332	\$ 4,861	\$ 5,963	\$ 5,963	\$ 5,963	\$ 5,728	\$ 4,726	\$ 4,726	\$ 4,726	\$ 5,515	\$ 5,515	\$ 8,730
Shade Covers Replacement	\$ 5,453	\$ 5,453	\$ 5,453	\$ 7,260	\$ 6,618	\$ 6,401	\$ 6,401	\$ 6,401	\$ 8,067	\$ 6,655	\$ 6,655	\$ 6,655	\$ 6,124	\$ 6,124	\$ 9,694
Furniture Subtotal :	\$ 14,386	\$ 14,386	\$ 14,386	\$ 19,153	\$ 19,753	\$ 20,446	\$ 20,446	\$ 20,446	\$ 21,559	\$ 17,787	\$ 17,787	\$ 17,787	\$ 17,606	\$ 17,606	\$ 18,977
Reserve Category : HVAC & Plumbing															
HVAC Air-Conditioners Replacement	\$ 3,783	\$ 3,783	\$ 3,783	\$ 5,036	\$ 6,448	\$ 6,236	\$ 6,236	\$ 6,236	\$ 5,990	\$ 4,942	\$ 4,942	\$ 4,942	\$ 4,547	\$ 4,547	
Plumbing Drinking Fountain Replacement	\$ 126	\$ 126	\$ 126	\$ 168	\$ 153	\$ 148	\$ 148	\$ 148	\$ 143	\$ 275	\$ 275	\$ 275	\$ 253	\$ 253	\$ 400
Plumbing Firepit Assembly Allowance	\$ 1,810	\$ 1,810	\$ 1,810	\$ 2,410	\$ 2,604	\$ 2,518	\$ 2,518	\$ 2,518	\$ 2,419	\$ 2,365	\$ 2,365	\$ 2,365	\$ 2,177	\$ 2,177	
Plumbing Water Heater Replacement	\$ 378	\$ 378	\$ 378	\$ 504	\$ 645	\$ 624	\$ 624	\$ 624	\$ 599	\$ 494	\$ 494	\$ 494	\$ 455	\$ 455	
HVAC & Plumbing Subtotal :	\$ 6,097	\$ 6,097	\$ 6,097	\$ 8,118	\$ 9,850	\$ 9,526	\$ 9,526	\$ 9,526	\$ 9,151	\$ 8,076	\$ 8,076	\$ 8,076	\$ 7,432	\$ 7,432	\$ 400
Reserve Category : Lakes															
Lake Fountains Replacement	\$ 6,409	\$ 6,409	\$ 6,409	\$ 8,532	\$ 7,778	\$ 9,541	\$ 9,541	\$ 9,541	\$ 9,165	\$ 7,561	\$ 7,561	\$ 7,561	\$ 8,824	\$ 8,824	\$ 13,968
Reserve Category : Lighting															

Adjusted Revenue includes earned interest, tax adjustments, and salvage.

Avalon at Cypress Community Association, Inc. Funding Adjusted Revenue by Calendar Year - Continued

Item Name	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Bollard Fixtures Replacement	\$ 631	\$ 631	\$ 631	\$ 840	\$ 766	\$ 741	\$ 741	\$ 741	\$ 712	\$ 1,372	\$ 1,372	\$ 1,372	\$ 1,262	\$ 1,262	\$ 1,998
Pole-Mounted Fixtures Replacement	\$ 1,124	\$ 1,124	\$ 1,124	\$ 1,496	\$ 1,916	\$ 1,853	\$ 1,853	\$ 1,853	\$ 1,780	\$ 1,469	\$ 1,469	\$ 1,469	\$ 1,351	\$ 1,351	
Lighting Subtotal :	\$ 1,755	\$ 1,755	\$ 1,755	\$ 2,336	\$ 2,682	\$ 2,594	\$ 2,594	\$ 2,594	\$ 2,492	\$ 2,841	\$ 2,841	\$ 2,841	\$ 2,613	\$ 2,613	\$ 1,998
Reserve Category : Mailboxes & Signage															
Mailboxes Replacement	\$ 7,906	\$ 7,906	\$ 7,906	\$ 10,526	\$ 9,596	\$ 9,280	\$ 9,280	\$ 9,280	\$ 8,915	\$ 17,187	\$ 17,187	\$ 17,187	\$ 15,815	\$ 15,815	\$ 25,034
Signage Entry Monument Refreshment Allowance	\$ 901	\$ 901	\$ 901	\$ 1,199	\$ 1,535	\$ 1,485	\$ 1,485	\$ 1,485	\$ 1,426	\$ 1,177	\$ 1,177	\$ 1,177	\$ 1,083	\$ 1,083	
Mailboxes & Signage Subtotal :	\$ 8,807	\$ 8,807	\$ 8,807	\$ 11,725	\$ 11,131	\$ 10,765	\$ 10,765	\$ 10,765	\$ 10,341	\$ 18,364	\$ 18,364	\$ 18,364	\$ 16,898	\$ 16,898	\$ 25,034
Reserve Category : Painting & Repairs															
Painting Interior Clubhouse	\$ 904	\$ 904	\$ 904	\$ 1,204	\$ 1,097	\$ 1,061	\$ 1,061	\$ 1,061	\$ 1,338	\$ 1,104	\$ 1,104	\$ 1,104	\$ 1,016	\$ 1,016	\$ 1,608
Painting Metal Unfunded															
Repairs Concrete & Pavers	\$ 360	\$ 360	\$ 360	\$ 479	\$ 614	\$ 593	\$ 593	\$ 593	\$ 570	\$ 470	\$ 470	\$ 470	\$ 433	\$ 433	
Painting & Repairs Subtotal :	\$ 1,264	\$ 1,264	\$ 1,264	\$ 1,683	\$ 1,711	\$ 1,654	\$ 1,654	\$ 1,654	\$ 1,908	\$ 1,574	\$ 1,574	\$ 1,574	\$ 1,449	\$ 1,449	\$ 1,608
Reserve Category : Pool															
Chemical Controller Replacement	\$ 1,551	\$ 1,551	\$ 1,551	\$ 2,065	\$ 1,882	\$ 1,821	\$ 1,821	\$ 1,821	\$ 2,294	\$ 1,893	\$ 1,893	\$ 1,893	\$ 1,741	\$ 1,741	\$ 2,757
Filters Replacement	\$ 402	\$ 402	\$ 402	\$ 536	\$ 488	\$ 472	\$ 472	\$ 472	\$ 454	\$ 374	\$ 374	\$ 374	\$ 344	\$ 344	
Kool-Deck Recoating	\$ 4,647	\$ 4,647	\$ 4,647	\$ 6,186	\$ 6,459	\$ 6,247	\$ 6,247	\$ 6,247	\$ 6,875	\$ 5,672	\$ 5,672	\$ 5,672	\$ 5,978	\$ 5,978	\$ 9,462
Kool-Deck Replacement	\$ 3,157	\$ 3,157	\$ 3,157	\$ 4,204	\$ 3,832	\$ 3,706	\$ 3,706	\$ 3,706	\$ 3,560	\$ 2,937	\$ 2,937	\$ 2,937	\$ 6,993	\$ 6,993	\$ 11,070
Pool Interior Refinishing	\$ 5,623	\$ 5,623	\$ 5,623	\$ 7,486	\$ 6,824	\$ 6,600	\$ 6,600	\$ 6,600	\$ 6,340	\$ 5,230	\$ 5,230	\$ 5,230	\$ 4,813	\$ 4,813	
Pumps & Motors Replacement	\$ 869	\$ 869	\$ 869	\$ 1,157	\$ 1,250	\$ 1,209	\$ 1,209	\$ 1,209	\$ 1,161	\$ 1,136	\$ 1,136	\$ 1,136	\$ 1,045	\$ 1,045	

Adjusted Revenue includes earned interest, tax adjustments, and salvage.

Avalon at Cypress Community Association, Inc. Funding Adjusted Revenue by Calendar Year - Continued

Item Name	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Pool Subtotal :	\$ 16,249	\$ 16,249	\$ 16,249	\$ 21,634	\$ 20,735	\$ 20,055	\$ 20,055	\$ 20,055	\$ 20,684	\$ 17,242	\$ 17,242	\$ 17,242	\$ 20,914	\$ 20,914	\$ 23,289
Reserve Category : Refurbishment															
Clubhouse Renovation	\$ 841	\$ 841	\$ 841	\$ 1,120	\$ 1,021	\$ 988	\$ 988	\$ 988	\$ 949	\$ 1,828	\$ 1,828	\$ 1,828	\$ 1,682	\$ 1,682	\$ 2,663
Reserve Category : Roofing															
Gutters & Downspouts Allowance	\$ 165	\$ 165	\$ 165	\$ 220	\$ 200	\$ 194	\$ 194	\$ 194	\$ 186	\$ 154	\$ 154	\$ 154	\$ 141	\$ 141	
Metal Clubhouse Replacement	\$ 3,223	\$ 3,223	\$ 3,223	\$ 4,291	\$ 3,912	\$ 3,783	\$ 3,783	\$ 3,783	\$ 3,634	\$ 2,998	\$ 2,998	\$ 2,998	\$ 2,759	\$ 2,759	
Roofing Subtotal :	\$ 3,388	\$ 3,388	\$ 3,388	\$ 4,511	\$ 4,112	\$ 3,977	\$ 3,977	\$ 3,977	\$ 3,820	\$ 3,152	\$ 3,152	\$ 3,152	\$ 2,900	\$ 2,900	
Reserve Category : Sports Courts															
Pickleball & Tennis Courts Resurfacing	\$ 1,544	\$ 1,544	\$ 1,544	\$ 2,055	\$ 2,630	\$ 2,544	\$ 2,544	\$ 2,544	\$ 2,444	\$ 2,016	\$ 2,016	\$ 2,016	\$ 1,855	\$ 1,855	
Reserve Category : Tot Lot															
Landing Surface Wood Mulch Unfunded															
Nature Play Components Allowance	\$ 2,103	\$ 2,103	\$ 2,103	\$ 2,799	\$ 2,552	\$ 2,468	\$ 2,468	\$ 2,468	\$ 2,371	\$ 4,571	\$ 4,571	\$ 4,571	\$ 4,206	\$ 4,206	\$ 6,658
Play Platform Allowance	\$ 1,682	\$ 1,682	\$ 1,682	\$ 2,239	\$ 2,041	\$ 1,974	\$ 1,974	\$ 1,974	\$ 1,897	\$ 3,657	\$ 3,657	\$ 3,657	\$ 3,365	\$ 3,365	\$ 5,327
Swing-set Replacement	\$ 294	\$ 294	\$ 294	\$ 392	\$ 357	\$ 345	\$ 345	\$ 345	\$ 332	\$ 640	\$ 640	\$ 640	\$ 589	\$ 589	\$ 933
Tot Lot Subtotal :	\$ 4,079	\$ 4,079	\$ 4,079	\$ 5,430	\$ 4,950	\$ 4,787	\$ 4,787	\$ 4,787	\$ 4,600	\$ 8,868	\$ 8,868	\$ 8,868	\$ 8,160	\$ 8,160	\$ 12,918
Total Revenue :	\$ 76,750	\$ 76,750	\$ 76,750	\$ 102,181	\$ 102,181	\$ 102,181	\$ 102,181	\$ 102,181	\$ 102,181	\$ 102,181	\$ 102,181	\$ 102,181	\$ 102,181	\$ 102,181	\$ 102,181

Adjusted Revenue includes earned interest, tax adjustments, and salvage.

Avalon at Cypress Community Association, Inc. Funding Study - Expenses by Item and by Calendar Year

Item Description	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
Reserve Category : Appliances & Electronics																					
Appliances Ice-maker Replacement															\$ 4,659						
Appliances Refrigerator-freezer Replacement															\$ 6,989						
Electronics Access Control System Allowance					\$ 5,925					\$ 7,021					\$ 8,320					\$ 9,860	
Electronics Fire Control Panel Replacement												\$ 2,705									
Electronics Observation Cameras Allowance					\$ 1,185					\$ 1,404					\$ 1,664					\$ 1,972	
Electronics Televisions Replacement										\$ 3,230										\$ 4,536	
Category Subtotal :					\$ 7,110					\$ 11,655		\$ 2,705			\$ 21,632					\$ 16,368	
Reserve Category : Drainage & Irrigation																					
Drainage Stormwater Management Allowance															\$ 33,282						
Irrigation Backflow Preventers Replacement										\$ 6,179										\$ 8,677	
Irrigation Controllers Allowance												\$ 3,006									
Category Subtotal :										\$ 6,179		\$ 3,006			\$ 33,282					\$ 8,677	
Reserve Category : Fences & Walls																					
Fences Chain-link Replacement																					
Fences Metal Replacement																					
Walls Masonry Perimeter Allowance										\$ 4,213										\$ 5,916	
Category Subtotal :										\$ 4,213										\$ 5,916	
Reserve Category : Furniture																					
Clubhouse Interior Allowance										\$ 8,348										\$ 11,723	
Lifeguard Chair Replacement							\$ 1,205							\$ 1,528							\$ 1,938
Park Allowance										\$ 28,085										\$ 39,440	
Pool Area Replacement							\$ 19,024							\$ 24,128							\$ 30,601
Shade Covers Replacement								\$ 27,680							\$ 36,318						
Category Subtotal :							\$ 20,229	\$ 27,680		\$ 36,433				\$ 25,656	\$ 36,318					\$ 51,163	\$ 32,539

Avalon at Cypress Community Association, Inc. Funding Study Expenses by Calendar Year - Continued

Item Description	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
Reserve Category : HVAC & Plumbing																					
HVAC Air-Conditioners Replacement										\$ 29,490										\$ 41,412	
Plumbing Drinking Fountain Replacement																					
Plumbing Firepit Assembly Allowance					\$ 5,925					\$ 7,021					\$ 8,320					\$ 9,860	
Plumbing Water Heater Replacement										\$ 2,949										\$ 4,141	
Category Subtotal :					\$ 5,925					\$ 39,460					\$ 8,320					\$ 55,413	
Reserve Category : Lakes																					
Lake Fountains Replacement							\$ 30,439							\$ 38,605							\$ 48,962
Reserve Category : Lighting																					
Bollard Fixtures Replacement																					
Pole-Mounted Fixtures Replacement										\$ 8,763											\$ 12,305
Category Subtotal :										\$ 8,763											\$ 12,305
Reserve Category : Mailboxes & Signage																					
Mailboxes Replacement																					
Signage Entry Monument Refreshment Allowance										\$ 7,021											\$ 9,860
Category Subtotal :										\$ 7,021											\$ 9,860
Reserve Category : Painting & Repairs																					
Painting Interior Clubhouse								\$ 4,592								\$ 6,025					
Painting Metal Unfunded																					
Repairs Concrete & Pavers										\$ 2,809											\$ 3,944
Category Subtotal :								\$ 4,592		\$ 2,809					\$ 6,025						\$ 3,944
Reserve Category : Pool																					
Chemical Controller Replacement								\$ 7,872								\$ 10,329					
Filters Replacement															\$ 3,994						
Kool-Deck Recoating				\$ 11,747				\$ 13,455				\$ 15,413				\$ 17,655					\$ 20,223
Kool-Deck Replacement																					
Pool Interior Refinishing															\$ 55,760						

Avalon at Cypress Community Association, Inc. Funding Study Expenses by Calendar Year - Continued

Item Description	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
Pumps & Motors Replacement					\$ 2,844					\$ 3,370					\$ 3,994						\$ 4,733
Category Subtotal :				\$ 11,747	\$ 2,844			\$ 21,327		\$ 3,370		\$ 15,413			\$ 63,748	\$ 27,984					\$ 24,956
Reserve Category : Refurbishment																					
Clubhouse Renovation																					
Reserve Category : Roofing																					
Gutters & Downspouts Allowance																					
Metal Clubhouse Replacement																					
Category Subtotal :																					
Reserve Category : Sports Courts																					
Pickleball & Tennis Courts Resurfacing										\$ 12,032											\$ 16,896
Reserve Category : Tot Lot																					
Landing Surface Wood Mulch Unfunded																					
Nature Play Components Allowance																					
Play Platform Allowance																					
Swing-set Replacement																					
Category Subtotal :																					
Expense Totals :				\$ 11,747	\$ 15,879		\$ 50,868	\$ 53,600		\$ 131,936		\$ 21,124		\$ 64,261	\$ 126,983	\$ 70,327				\$ 205,496	\$ 81,501

Avalon at Cypress Community Association, Inc. Funding Study Expenses by Calendar Year - Continued

Item Description	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Reserve Category : Appliances & Electronics										
Appliances Ice-maker Replacement									\$ 7,754	
Appliances Refrigerator-freezer Replacement									\$ 11,631	
Electronics Access Control System Allowance				\$ 11,684					\$ 13,846	
Electronics Fire Control Panel Replacement			\$ 4,066							
Electronics Observation Cameras Allowance				\$ 2,337					\$ 2,769	
Electronics Televisions Replacement									\$ 6,369	
Category Subtotal :			\$ 4,066	\$ 14,021					\$ 42,369	
Reserve Category : Drainage & Irrigation										
Drainage Stormwater Management Allowance									\$ 55,384	
Irrigation Backflow Preventers Replacement									\$ 12,184	
Irrigation Controllers Allowance			\$ 4,518							
Category Subtotal :			\$ 4,518						\$ 67,568	
Reserve Category : Fences & Walls										
Fences Chain-link Replacement									\$ 41,040	
Fences Metal Replacement									\$ 53,584	
Walls Masonry Perimeter Allowance									\$ 8,308	
Category Subtotal :									\$ 102,932	
Reserve Category : Furniture										
Clubhouse Interior Allowance									\$ 16,463	
Lifeguard Chair Replacement							\$ 2,458			
Park Allowance									\$ 55,384	
Pool Area Replacement							\$ 38,811			
Shade Covers Replacement			\$ 47,652							
Category Subtotal :			\$ 47,652				\$ 41,269		\$ 71,847	

Avalon at Cypress Community Association, Inc. Funding Study Expenses by Calendar Year - Continued

Item Description	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Reserve Category : HVAC & Plumbing										
HVAC Air-Conditioners Replacement									\$ 58,153	
Plumbing Drinking Fountain Replacement				\$ 3,505						
Plumbing Firepit Assembly Allowance				\$ 11,684					\$ 13,846	
Plumbing Water Heater Replacement									\$ 5,815	
Category Subtotal :				\$ 15,189					\$ 77,814	
Reserve Category : Lakes										
Lake Fountains Replacement							\$ 62,098			
Reserve Category : Lighting										
Bollard Fixtures Replacement				\$ 17,526						
Pole-Mounted Fixtures Replacement									\$ 17,280	
Category Subtotal :				\$ 17,526					\$ 17,280	
Reserve Category : Mailboxes & Signage										
Mailboxes Replacement				\$ 219,663						
Signage Entry Monument Refreshment Allowance									\$ 13,846	
Category Subtotal :				\$ 219,663					\$ 13,846	
Reserve Category : Painting & Repairs										
Painting Interior Clubhouse			\$ 7,906							
Painting Metal Unfunded										
Repairs Concrete & Pavers									\$ 5,538	
Category Subtotal :			\$ 7,906						\$ 5,538	
Reserve Category : Pool										
Chemical Controller Replacement			\$ 13,553							
Filters Replacement									\$ 6,646	
Kool-Deck Recoating			\$ 23,164				\$ 26,534			
Kool-Deck Replacement							\$ 98,554			
Pool Interior Refinishing									\$ 92,790	

Prepared by Great Boards, LLC

Avalon at Cypress Community Association, Inc. Funding Study Expenses by Calendar Year - Continued

<i>Item Description</i>	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
<i>Pumps & Motors Replacement</i>				\$ 5,608					\$ 6,646	
Category Subtotal :			\$ 36,717	\$ 5,608			\$ 125,088		\$ 106,082	
Reserve Category : Refurbishment										
<i>Clubhouse Renovation</i>				\$ 23,368						
Reserve Category : Roofing										
<i>Gutters & Downspouts Allowance</i>									\$ 5,538	
<i>Metal Clubhouse Replacement</i>									\$ 107,992	
Category Subtotal :									\$ 113,530	
Reserve Category : Sports Courts										
<i>Pickleball & Tennis Courts Resurfacing</i>									\$ 23,726	
Reserve Category : Tot Lot										
<i>Landing Surface Wood Mulch Unfunded</i>										
<i>Nature Play Components Allowance</i>				\$ 58,421						
<i>Play Platform Allowance</i>				\$ 46,737						
<i>Swing-set Replacement</i>				\$ 8,179						
Category Subtotal :				\$ 113,337						
Expense Totals :			\$ 100,859	\$ 408,713			\$ 228,455		\$ 642,533	



30-Year Expense Summary

Year	Category	Item Name	Expense
2027	Pool	Kool-Deck Recoating	\$ 11,747
2027 Annual Expense Total = \$ 11,747			
2028	Appliances & Electronics	Electronics Access Control System Allowance	\$ 5,925
		Electronics Observation Cameras Allowance	\$ 1,185
	Appliances & Electronics Subtotal = \$ 7,110.00		
	HVAC & Plumbing	Plumbing Firepit Assembly Allowance	\$ 5,925
	Pool	Pumps & Motors Replacement	\$ 2,844
2028 Annual Expense Total = \$ 15,879			
2030	Furniture	Lifeguard Chair Replacement	\$ 1,205
		Pool Area Replacement	\$ 19,024
	Furniture Subtotal = \$ 20,229.00		
	Lakes	Lake Fountains Replacement	\$ 30,439
2030 Annual Expense Total = \$ 50,668			
2031	Furniture	Shade Covers Replacement	\$ 27,680
	Painting & Repairs	Painting Interior Clubhouse	\$ 4,592
	Pool	Chemical Controller Replacement	\$ 7,872
		Kool-Deck Recoating	\$ 13,455
	Pool Subtotal = \$ 21,327.00		
2031 Annual Expense Total = \$ 53,599			
2033	Appliances & Electronics	Electronics Access Control System Allowance	\$ 7,021

Year	Category	Item Name	Expense	
2033	Appliances & Electronics	Electronics Observation Cameras Allowance	\$ 1,404	
		Electronics Televisions Replacement	\$ 3,230	
	Appliances & Electronics Subtotal = \$ 11,655.00			
	Drainage & Irrigation	Irrigation Backflow Preventers Replacement	\$ 6,179	
	Fences & Walls	Walls Masonry Perimeter Allowance	\$ 4,213	
	Furniture	Clubhouse Interior Allowance	\$ 8,348	
		Park Allowance	\$ 28,085	
	Furniture Subtotal = \$ 36,433.00			
	HVAC & Plumbing	HVAC Air-Conditioners Replacement		\$ 29,490
		Plumbing Firepit Assembly Allowance		\$ 7,021
		Plumbing Water Heater Replacement		\$ 2,949
	HVAC & Plumbing Subtotal = \$ 39,460.00			
	Lighting	Pole-Mounted Fixtures Replacement	\$ 8,763	
	Mailboxes & Signage	Signage Entry Monument Refreshment Allowance	\$ 7,021	
	Painting & Repairs	Repairs Concrete & Pavers	\$ 2,809	
Pool	Pumps & Motors Replacement	\$ 3,370		
Sports Courts	Pickleball & Tennis Courts Resurfacing	\$ 12,032		
2033 Annual Expense Total = \$ 131,935				
2035	Appliances & Electronics	Electronics Fire Control Panel Replacement	\$ 2,705	
	Drainage & Irrigation	Irrigation Controllers Allowance	\$ 3,006	
	Pool	Kool-Deck Recoating	\$ 15,413	
2035 Annual Expense Total = \$ 21,124				
2037	Furniture	Lifeguard Chair Replacement	\$ 1,528	
		Pool Area Replacement	\$ 24,128	
	Furniture Subtotal = \$ 25,656.00			
Lakes	Lake Fountains Replacement	\$ 38,605		
2037 Annual Expense Total = \$ 64,261				
2038	Appliances & Electronics	Appliances Ice-maker Replacement	\$ 4,659	
		Appliances Refrigerator-freezer Replacement	\$ 6,989	

Year	Category	Item Name	Expense	
2038	Appliances & Electronics	Electronics Access Control System Allowance	\$ 8,320	
		Electronics Observation Cameras Allowance	\$ 1,664	
	Appliances & Electronics Subtotal = \$ 21,632.00			
	Drainage & Irrigation	Drainage Stormwater Management Allowance	\$ 33,282	
	HVAC & Plumbing	Plumbing Firepit Assembly Allowance	\$ 8,320	
	Pool	Filters Replacement	\$ 3,994	
		Pool Interior Refinishing	\$ 55,760	
		Pumps & Motors Replacement	\$ 3,994	
Pool Subtotal = \$ 63,748.00				
2038 Annual Expense Total = \$ 126,982				
2039	Furniture	Shade Covers Replacement	\$ 36,318	
	Painting & Repairs	Painting Interior Clubhouse	\$ 6,025	
	Pool	Chemical Controller Replacement	\$ 10,329	
		Kool-Deck Recoating	\$ 17,655	
	Pool Subtotal = \$ 27,984.00			
2039 Annual Expense Total = \$ 70,327				
2043	Appliances & Electronics	Electronics Access Control System Allowance	\$ 9,860	
		Electronics Observation Cameras Allowance	\$ 1,972	
		Electronics Televisions Replacement	\$ 4,536	
	Appliances & Electronics Subtotal = \$ 16,368.00			
	Drainage & Irrigation	Irrigation Backflow Preventers Replacement	\$ 8,677	
	Fences & Walls	Walls Masonry Perimeter Allowance	\$ 5,916	
	Furniture	Clubhouse Interior Allowance	\$ 11,723	
		Park Allowance	\$ 39,440	
	Furniture Subtotal = \$ 51,163.00			
	HVAC & Plumbing	HVAC Air-Conditioners Replacement	\$ 41,412	
Plumbing Firepit Assembly Allowance		\$ 9,860		
Plumbing Water Heater Replacement		\$ 4,141		
HVAC & Plumbing Subtotal = \$ 55,413.00				

Year	Category	Item Name	Expense	
2043	Lighting	Pole-Mounted Fixtures Replacement	\$ 12,305	
	Mailboxes & Signage	Signage Entry Monument Refreshment Allowance	\$ 9,860	
	Painting & Repairs	Repairs Concrete & Pavers	\$ 3,944	
	Pool	Kool-Deck Recoating	\$ 20,223	
		Pumps & Motors Replacement	\$ 4,733	
	Pool Subtotal = \$ 24,956.00			
	Sports Courts	Pickleball & Tennis Courts Resurfacing	\$ 16,896	
2043 Annual Expense Total = \$ 205,498				
2044	Furniture	Lifeguard Chair Replacement	\$ 1,938	
		Pool Area Replacement	\$ 30,601	
	Furniture Subtotal = \$ 32,539.00			
	Lakes	Lake Fountains Replacement	\$ 48,962	
2044 Annual Expense Total = \$ 81,501				
2047	Appliances & Electronics	Electronics Fire Control Panel Replacement	\$ 4,066	
	Drainage & Irrigation	Irrigation Controllers Allowance	\$ 4,518	
	Furniture	Shade Covers Replacement	\$ 47,652	
	Painting & Repairs	Painting Interior Clubhouse	\$ 7,906	
	Pool	Chemical Controller Replacement	\$ 13,553	
		Kool-Deck Recoating	\$ 23,164	
	Pool Subtotal = \$ 36,717.00			
2047 Annual Expense Total = \$ 100,859				
2048	Appliances & Electronics	Electronics Access Control System Allowance	\$ 11,684	
		Electronics Observation Cameras Allowance	\$ 2,337	
	Appliances & Electronics Subtotal = \$ 14,021.00			
	HVAC & Plumbing	Plumbing Drinking Fountain Replacement	\$ 3,505	
		Plumbing Firepit Assembly Allowance	\$ 11,684	
	HVAC & Plumbing Subtotal = \$ 15,189.00			
	Lighting	Bollard Fixtures Replacement	\$ 17,526	
Mailboxes & Signage	Mailboxes Replacement	\$ 219,663		

Year	Category	Item Name	Expense	
2048	Pool	Pumps & Motors Replacement	\$ 5,608	
	Refurbishment	Clubhouse Renovation	\$ 23,368	
	Tot Lot	Nature Play Components Allowance	\$ 58,421	
		Play Platform Allowance	\$ 46,737	
		Swing-set Replacement	\$ 8,179	
	Tot Lot Subtotal = \$ 113,337.00			
2048 Annual Expense Total = \$ 408,712				
2051	Furniture	Lifeguard Chair Replacement	\$ 2,458	
		Pool Area Replacement	\$ 38,811	
	Furniture Subtotal = \$ 41,269.00			
	Lakes	Lake Fountains Replacement	\$ 62,098	
	Pool	Kool-Deck Recoating	\$ 26,534	
		Kool-Deck Replacement	\$ 98,554	
	Pool Subtotal = \$ 125,088.00			
2051 Annual Expense Total = \$ 228,455				
2053	Appliances & Electronics	Appliances Ice-maker Replacement	\$ 7,754	
		Appliances Refrigerator-freezer Replacement	\$ 11,631	
		Electronics Access Control System Allowance	\$ 13,846	
		Electronics Observation Cameras Allowance	\$ 2,769	
		Electronics Televisions Replacement	\$ 6,369	
	Appliances & Electronics Subtotal = \$ 42,369.00			
	Drainage & Irrigation	Drainage Stormwater Management Allowance	\$ 55,384	
		Irrigation Backflow Preventers Replacement	\$ 12,184	
	Drainage & Irrigation Subtotal = \$ 67,568.00			
	Fences & Walls	Fences Chain-link Replacement	\$ 41,040	
		Fences Metal Replacement	\$ 53,584	
		Walls Masonry Perimeter Allowance	\$ 8,308	
Fences & Walls Subtotal = \$ 102,932.00				
Furniture	Clubhouse Interior Allowance	\$ 16,463		

Year	Category	Item Name	Expense	
2053	Furniture	Park Allowance	\$ 55,384	
	Furniture Subtotal = \$ 71,847.00			
	HVAC & Plumbing	HVAC Air-Conditioners Replacement		\$ 58,153
		Plumbing Firepit Assembly Allowance		\$ 13,846
		Plumbing Water Heater Replacement		\$ 5,815
	HVAC & Plumbing Subtotal = \$ 77,814.00			
	Lighting	Pole-Mounted Fixtures Replacement		\$ 17,280
	Mailboxes & Signage	Signage Entry Monument Refreshment Allowance		\$ 13,846
	Painting & Repairs	Repairs Concrete & Pavers		\$ 5,538
	Pool	Filters Replacement		\$ 6,646
		Pool Interior Refinishing		\$ 92,790
		Pumps & Motors Replacement		\$ 6,646
	Pool Subtotal = \$ 106,082.00			
	Roofing	Gutters & Downspouts Allowance		\$ 5,538
		Metal Clubhouse Replacement		\$ 107,992
	Roofing Subtotal = \$ 113,530.00			
	Sports Courts	Pickleball & Tennis Courts Resurfacing		\$ 23,726
2053 Annual Expense Total = \$ 642,532				