*Appendix 12/Reserve Study-Reserve Study Summary Hunters Creek Homes Inc.

Order: MSFM3HDY4

Address: 401 Cavendish St Lot 113

Order Date: 08-15-2025 Document not for resale

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Introduction

Draft - November 30, 2021

Introduction:

In accordance with our Agreement for Professional Services dated July 1, 2021, Thomas Downey, Ltd. was retained by the Hunters Creek Homes Association to prepare a reserve study for the property. The purpose of this analysis is to provide an engineering assessment in order to develop a repair/replacement cost budget and scope of work to maintain the property. This analysis is not intended to prescribe the Association's annual contribution to reserves or method of funding replacements. The primary focus of the analysis is to project reasonably foreseeable costs for replacements and repairs based on engineering considerations.

The following items are not covered:

Items that are maintained or replaced by the home owners.

Renovations which may be required by future changes in building codes or other regulations governing the property.

Renovations due to a change in use of the property or to improve the design of a system

Telephone and television systems

Routine maintenance items

An accessibility or parking survey

An environmental assessment or testing for potential hazardous materials issues

Limitations of this study:

This investigation was limited to a review of available documents and visual observations of exposed surfaces. No physical testing was performed and no existing finishes were removed. Portions of the property are below grade, concealed by other construction, or inaccessible. In these areas, latent problems may exist that were not identified.

We do not guarantee that items will survive their life span estimates, nor that replacement will be available for the estimated costs. All estimates are based on conditions prevailing and observed at the time this report was

We performed this investigation in a manner consistent with the level of skill and care ordinarily exercised by professional engineers practicing in this region under similar conditions. No other representation, warranty or guarantee is given. Our opinions and recommendations are based on our engineering judgment. We will not be responsible for latent defects that may appear in the future or for differing opinions of others that may arise.

Our cost projections assume that regular maintenance and routine repairs will be performed according to accepted industry practice. The service lives of building components are affected by the level of maintenance.

General comments on engineering cost estimates:

Engineering cost estimates for repairs and replacements on existing buildings are usually different from the actual costs. One reason is that the details of the work are not known when preliminary budget estimates are made. Also, industry experience is that bid prices for repair and restoration work vary widely, even when contractors are basing their pricing on detailed plans and specifications. It is not unusual for bid prices on a restoration project to vary by 100% from the low to high firm even with extensive information for estimating. Factors that influence a contractor's bid for a repair or restoration project include the following:

Anticipated seasonal weather changes. The time of year for the project often influences cost.

The contractor's current work load. The markup will usually be higher if the contractor is busy.

Labor costs. Labor costs typically account for a higher percentage of the project cost on repair work than on new construction

Project conditions. New construction occurs on a job site controlled by the contractor. Renovation of an occupied building is influenced by many factors beyond the contractor's control. Therefore, the contractor's perception of the job conditions has a large effect on cost.

General comments on reserve funding calculation methods:

Our methodology conforms to the recommended practices in "Best Practices: Reserve Studies/Management" published by the Community Associations Institute Research Foundation.

Abbreviations:

HCHA Hunters Creek Homes Association

S&RC Swim and Racquet Club

SF Square Feet, LF Linear Feet, SY Square Yards, EA Each, LS Lump Sum

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Executive Summary

Draft - November 30, 2021

Current reserve funding, HCHA:		
Reserve fund balance	\$135,000	Approximate balance
Planned assessment for reserves for 2022	\$27,000	Difference between income and expenses
Current reserve funding, S&RC:		
Reserve fund balance	\$72,674	
Annual assessment for reserves	\$6,000	
Year of original construction:	1976	
Reserve study report base year:	2022	

Financial assumptions:

Inflation rate for replacement costs 2.0% Interest on invested reserve funds, returned to reserves 1.5%

Findings and Recommendations:

The proposed funding for HCHA is adequate for the projected expenses.

Upcoming large projects that need to be considered by the S&RC include:

Renovation of the tennis courts. There is significant cracking due to settlement of the subgrade that cannot be corrected by the color coat. An overlay or reconstruction of the asphalt base will be needed to address the cracks.

Renovation of the swimming pool. When the pool is about 50 years old in 2026, it should be expected that replacement of underground pipes and pool shell fittings will be needed. Replacement of the deck, coping, tile, and pool plaster should also be included in the renovation to make the pool like new.

Given the current amount in reserves and current assessments for reserves, there will not be enough to fund these projects. Plans should be made for addressing these projected funding shortfalls.

We recommend that assessments for reserves be increased each year by at least the rate of inflation. The reserve funding and projections should be reviewed and adjusted annually as circumstances change. A full reserve study should be performed by an independent consultant at least every 5 years.

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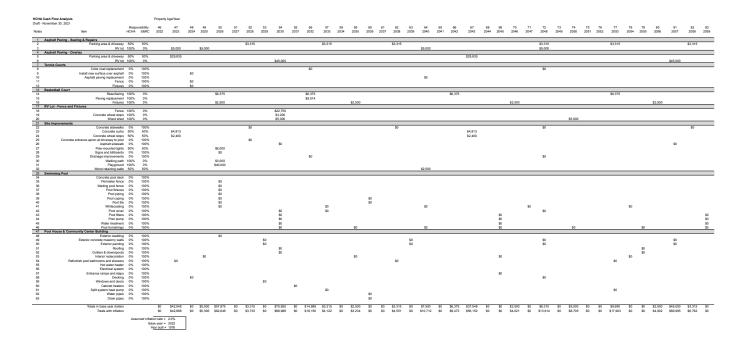
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Executive Summary
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Component List and Replacement Years Draft - November 30, 2021						HCHA	S&RC	1		Property Age/																	
Notes Item		nsibility S&RC	Approx. Quantity	Unit	Unit Cost	Total Cost	Total Cost	Last Done	Normal Useful Life	46 47 2022 202				53 54 5 029 2030 20	5 56 57 31 2032 2033	58 59 2034 2035	60 61 2036 2037	62 63 2038 2039	64 65 2040 2041	66 67 2042 2043				74 75 2050 2051 2			81 82 83 2057 2058 205
1 Asphalt Paving - Sealing & Repairs																											
2 Parking area & d	reway 50% RV lot 100%	50%	3,315 2,500	SY	\$2.00	\$3,315 \$5,000	\$3,315 \$0	2018 2015	5				×		×			x					x		х		×
4 Asphalt Paving - Overlay	NV 100 100%	0%	2,500	SY	\$2.00	\$5,000	\$0	2015	- 8	x		x							×				×				
5 Parking area & d			3,315			\$29,835	\$29,835	2002	20	×										×							
7 Tennis Courts	RV lot 100%	0%	2,500	SY	\$18	\$45,000	\$0	2002	25					X													x
8 Color coat repla	ement 0%	100%	13,200	SF	\$2.00	\$0	\$26,400	2013	8						×								×				
9 Install new surface over 10 Asphalt paving repla		100%	2 2		\$55,000 \$10,000	\$0 \$0	\$110,000 \$20,000	see note 1976	20 60		×																
11 Aspriat pawing repu	Fence 0%	100%	460	LF	\$60	\$0 \$0	\$27,600	1976	40		×								×								
	xtures 0%	100%	1	LS	\$2,500	\$0	\$2,500	2009	10		×																
13 Basketball Court	facing 100%	0%	4,250	SF	\$1.50	\$6,375	\$0	2015	10			· ·			_					_					· ·		
15 Paving repla	ement 100%	0%	473	SY	\$18	\$8,514	\$0	1976	50			-			×					-					-		
16 17 RV Lot - Fence and Fixtures	xtures 100%	0%	1	LS	\$2,500	\$2,500	\$0	2014	10			×				×						×				×	
18	Fence 100%	0%	650	LF	\$35	\$22,750	\$0	1987	40					×													
19 Concrete whe	stops 100%	0%	40	EA	\$80	\$3,200	\$0		35					×													
20 Wo 21 Site Improvements	shed 100%	0%	1	EA	\$5,000	\$5,000	\$0	_	20					×										×			
22 Concrete six		100%	1,100		\$10	\$0	\$11,000	1976	see note				×					×					×				×
23 Concret 24 Concrete whe			275 60	LF EA	\$35 \$80	\$4,813 \$2,400	\$4,813 \$2,400	1976	see note 35	×										×							
25 Concrete entrance apron at driveway	o pool 0%		200	SF	\$10	\$0	\$2,000		20	_			×														
26 Asphalt s	lewalk 0%	100%	275	LF	\$20	\$0	\$5,500	2002	20					×													×
27 Pole-mounts 28 Sions and bi		50% 100%	8	EA LS	\$1,500 \$2,000	\$6,000 \$0	\$6,000 \$2,000	1976 2009	50 15			×															
29 Drainage improv	ments 0%	100%	i	LS	\$5,000	\$0	\$5,000	2000	see note			^			×								×				
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x	x x	x	x x	x x	x		x x x x x x x	x	x x	x	x	x x x x	***

Address: 401 Cavendish St Lot 113

Order Date: 08-15-2025 Document not for resale Components Home VISE Docs



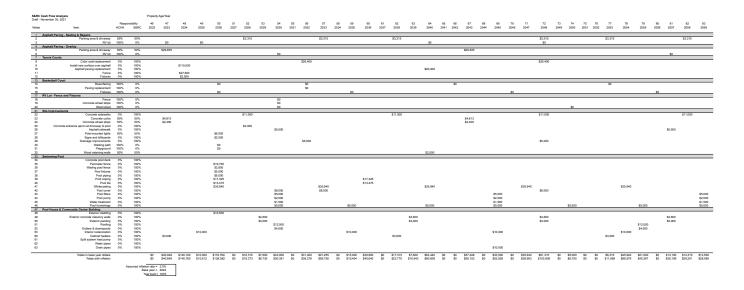
Address: 401 Cavendish St Lot 113

Order Date: 08-15-2025 Document not for resale HCHA Cash Flow Homewise Docs

	Funding A		he Current Asse	ssment Amounts				
					Reserve Fund	1		
		Total	Beginning	Annual	Interest	Additional	End	
		Inflated	of Year	Assessment	on	Funds	of Year	
Age	Year	Costs	Balance	(note 1)	Reserves	(note 2)	Balance	Notes
46	2022	\$0	\$135,000	\$27,000		\$0	\$162,000	
47	2023	\$42,888	\$162,000	\$27,000	\$2,430	\$0	\$148,542	Overlay parking lot asphalt paving.
48 49	2024 2025	\$0 \$5,306	\$148,542 \$178,310	\$27,540 \$28,091	\$2,228 \$2,675	\$0	\$178,310 \$203,769	
						\$0		
50	2026	\$62,646	\$203,769	\$28,653	\$3,057	\$0	\$172,832	Playground renovation.
51	2027	\$0	\$172,832	\$29,226	\$2,592	\$0	\$204,651	
52	2028	\$3,733	\$204,651	\$29,810	\$3,070	\$0	\$233,797	
53	2029	\$0	\$233,797	\$30,406	\$3,507	\$0	\$267,711	
54	2030	\$88,988	\$267,711	\$31,015	\$4,016	\$0	\$213,753	RV lot renovation.
55	2031	\$0	\$213,753	\$31,635	\$3,206	\$0	\$248,594	
56	2032	\$18,150	\$248,594	\$32,267	\$3,729	\$0	\$266,441	
57	2033	\$4,122	\$266,441	\$32,913	\$3,997	\$0	\$299,229	
58	2034	\$0	\$299,229	\$33,571	\$4,488	\$0	\$337,288	
59	2035	\$3,234	\$337,288	\$34,243	\$5,059	\$0	\$373,356	
60	2036	\$0	\$373,356	\$34,927	\$5,600	\$0	\$413,884	
61	2037	\$0	\$413,884	\$35,626	\$6,208	\$0	\$455,718	
62	2038	\$4,551	\$455,718	\$36,338	\$6,836	\$0	\$494,342	
63	2039	\$0	\$494,342	\$37,065	\$7,415	\$0	\$538,822	
64	2040	\$10,712	\$538,822	\$37,807	\$8,082	\$0	\$573,999	
65	2041	\$0	\$573,999	\$38,563	\$8,610	\$0	\$621,172	
66	2042	\$9,473	\$621,172	\$39,334	\$9,318	\$0	\$660,350	
67	2043	\$56,152	\$660,350	\$40,121	\$9,905	\$0	\$654,224	
68	2044	\$0	\$654,224	\$40,923	\$9,813	\$0	\$704,961	
69	2045	\$0	\$704,961	\$41,741	\$10,574	\$0	\$757,277	
70	2046	\$4,021	\$757,277	\$42,576	\$11,359	\$0	\$807,191	
71	2047	SO	\$807,191	\$43,428	\$12,108	\$0	\$862,727	
72	2048	\$13,914	\$862,727	\$44,296	\$12,941	\$0	\$906,049	
73	2049	\$0	\$906,049	\$45,182	\$13,591	\$0	\$964,822	
74	2050	\$8.705	\$964.822	\$46,086	\$14,472	\$0	\$1.016.676	
75	2051	\$0,705	\$1,016,676	\$47,008	\$15,250	\$0	\$1,078,933	
76	2052	\$0	\$1,078,933	\$47,948	\$16,184	\$0	\$1,143,065	
77	2052	\$17,903	\$1,143,065	\$48,907	\$17,146	\$0	\$1,191,215	
78	2053	\$17,903	\$1,143,000	\$49,885	\$17,868	\$0 \$0	\$1,191,215	
79 79	2054	\$0 \$0	\$1,258,968	\$50,883	\$17,000		\$1,258,968	
79 80	2056	\$U \$4.902	\$1,258,968 \$1,328,735	\$50,883 \$51,900	\$18,885 \$19,931	\$0 \$0	\$1,328,735 \$1,395,665	
81	2057	\$89,995	\$1,326,735	\$52,938	\$20,935	\$0 \$0	\$1,395,665	
82	2058 2059	\$6,762 \$0	\$1,379,543	\$53,997	\$20,693	\$0 \$0	\$1,447,471	
83	∠059	\$U	\$1,447,471	\$55,077	\$21,712	\$0	\$1,524,260	
	T-1-1-	8450 450		84 405 005	8050 404			

Address: 401 Cavendish St Lot 113

Order Date: 08-15-2025 Document not for resale HCHA Funding Home Wise Docs



Address: 401 Cavendish St Lot 113

Order Date: 08-15-2025 Document not for resale S&RC Cash flow Home Wise Docs

S&RC Funding Analysis Using the Current Assessment Amounts

				F	Reserve Fund			
		Total	Beginning	Annual	Interest	Additional	End	
		Inflated	of Year	Assessment	on	Funds	of Year	
Age	Year	Costs	Balance	(note 1)	Reserves	(note 2)	Balance	
7490		23013		((210 2)		
46	2022	\$0	\$72.674	\$6.000		\$0	\$78.674	
47	2023	\$40.848	\$78,674	\$6,120	\$1,180	\$0	\$45,126	
48	2024	\$145.760	\$45,126	\$6,242	\$677	\$94.392	\$677	Additional funds needed
49	2025	\$10.612	\$677	\$6,367	\$10	\$3,568	\$10	Additional funds needed
50	2025	\$128,582	\$10	\$6,495	\$10	\$122,077	\$10	Additional funds needed
								Additional fulfids fleeded
51	2027	\$0	\$0	\$6,624	\$0	\$0	\$6,625	
52	2028	\$18,373	\$6,625	\$6,757	\$99	\$4,992	\$99	Additional funds needed
53	2029	\$8,730	\$99	\$6,892	\$1	\$1,739	\$1	Additional funds needed
54	2030	\$50,381	\$1	\$7,030	\$0	\$43,350	\$0	Additional funds needed
55	2031	\$0	\$0	\$7,171	\$0	\$0	\$7,171	
56	2032	\$38,276	\$7,171	\$7,314	\$108	\$23,792	\$108	Additional funds needed
57	2033	\$58,756	\$108	\$7,460	\$2	\$51,188	\$2	Additional funds needed
58	2034	\$0	\$2	\$7.609	\$0	SO.	\$7.611	
59	2035	\$19,404	\$7,611	\$7.762	\$114	\$4.031	\$114	Additional funds needed
60	2036	\$40,640	\$114	\$7,917	\$2	\$32,609	\$2	Additional funds needed
61	2037	\$0	\$2	\$8.075	\$0	SO	\$8.077	
62	2038	\$23.770	\$8.077	\$8.237	\$121	\$7,456	\$121	Additional funds needed
63	2039	\$10.642	\$121	\$8,401	\$2	\$2,119	\$2	Additional funds needed
64	2039	\$90,608	\$121	\$8,569	\$2 \$0	\$82,037	\$2 \$0	Additional funds needed
65	2040		\$2 \$0	\$8,569 \$8,741	\$0 \$0		\$8.741	Additional lunds needed
		\$0				\$0		
66	2042	\$0	\$8,741	\$8,916	\$131	\$0	\$17,788	
67	2043	\$56,152	\$17,788	\$9,094	\$267	\$29,270	\$267	Additional funds needed
68	2044	\$0	\$267	\$9,276	\$4	\$0	\$9,547	
69	2045	\$52,826	\$9,547	\$9,461	\$143	\$33,818	\$143	Additional funds needed
70	2046	\$0	\$143	\$9,651	\$2	\$0	\$9,796	
71	2047	\$58,963	\$9,796	\$9,844	\$147	\$39,324	\$147	Additional funds needed
72	2048	\$102,606	\$147	\$10,041	\$2	\$92,418	\$2	Additional funds needed
73	2049	\$0	\$2	\$10,241	\$0	\$0	\$10.244	
74	2050	\$8.705	\$10.244	\$10,446	\$154	SO.	\$12,138	
75	2051	\$0	\$12,138	\$10,655	\$182	\$0	\$22,975	
76	2052	\$0	\$22,975	\$10,868	\$345	\$0	\$34,188	
77	2052	\$11.668	\$34,188	\$11,086	\$513	\$0	\$34,119	
	2053	\$11,000	\$34,100	\$11,000	\$513 \$512	\$41,150	\$54,119	
78								Additional funds needed
79	2055	\$40,367	\$512	\$11,533	\$8	\$28,322	\$8	Additional funds needed
80	2056	\$0	\$8	\$11,764	\$0	\$0	\$11,772	
81	2057	\$26,199	\$11,772	\$11,999	\$177	\$2,427	\$177	Additional funds needed
82	2058	\$29,201	\$177	\$12,239	\$3	\$16,785	\$3	Additional funds needed
83	2059	\$28,089	\$3	\$12,484	\$0	\$15,602	\$0	Additional funds needed
	2300		QL0,111	Q20,000 Q1	\$20,000	920,000	\$20,000 GO G.E. T.	\$20,000 \$0 \$12,704 \$2 \$1.0,000 \$4

Assumed inflation rate = 2.0%
Base year = 2022
Interest on reserves = 1.5% (Applied to end of previous year balance)

Order: MSFM3HDY4

Address: 401 Cavendish St Lot 113

Order Date: 08-15-2025 Document not for resale S&RC Funding Home Vise Docs

Draft - November 30, 2021 General notes:		
General notes:		Photos
	Some items are replacements. Some items are major repairs. See the specific notes for each item. Some items are not replaced in their entirety and some are not replaced during the study period.	1 honds
Assumptions:	,	
Inflation rate	2.0%	
Interest on invested reserve funds, returned to reserves	1.5%	
Base year	2022	
Year of original construction	1976	
1 Asphalt Paving - Sealing & Repairs	Sealing cracks is important preventive maintenance that will maximize the useful service life of the paving. There are	
	currently many cracks in the paving that cannot be effectively sealed. We advise against surface sealing, unless it is desirable	
	to improvement the cosmetic appearance of the paving.	
2 Parking area & driveway	This is to seal cracks, patch damaged areas, and re-stripe the paving.	28_
3 RV lot 4 Asphalt Paving - Overlay	We assumed a longer useful life for the RV lot paving since it has less traffic than the parking lot.	26,27
* Aspirate aving - Overlay	The asphalt paying was replaced in 2002.	
5 Parking area & driveway	This is to install a 2" thick hot mix overlay with an allowance for repairs at scattered locations.	28
6 RV lot	This is to install a 2" thick hot mix overlay with an allowance for repairs at scattered locations. We assumed a longer useful life for the RV lot paving since it has less traffic than the parking lot.	28.27
7 Tennis Courts	the for the KV for paving since it has less traine than the parking for.	20.22
8 Color coat replacement	The color coat was replaced in 2013.	AV-ak
9 Install new surface over asphalt	The pavement is current cracked in scattered locations. Cracks in the middle are surface cracks in the color coat. At the	
	edges, the asphalt base has settled and the cracks are larger. This is to install an overlay system, such as Nova Pro Bounce or Premier Court, over the cracked asphalt. This produces a smooth playing surface and is less costly than replacing the	
	underlying asphalt paving.	
10 Asphalt paving replacement	The paving is original. The replacement costs assumes repairs to some areas and an asphalt overlay.	
11 Fence	Remove and replace the chain link fence. The fence was painted in 2009.	
12 Fixtures 13 Basketball Court	Replace the nets and cables.	
13 Basketball Court 14 Resurfacing	Resurface the basketball court. Cracks in the asphalt paying were sealed in 2020.	23
15 Paving replacement	The replacement costs assumes repairs to some areas and an asphalt overlay.	
16 Fixtures	Replace the goals and posts.	
17 RV Lot - Fence and Fixtures 18 Fence	The fence around the RV lot was installed in 1987.	36
19 Concrete wheel stops	Remove and replace the wheel stops	20
20 Wood shed	Remove and replace the shed with a prefabricated unit.	
21 Site Improvements		
22 Concrete sidewalks	Normally all sidewalks are not replaced at one time. Damaged sections are periodically replaced. We allow for replacement of some sections at 10 year intervals.	
23 Concrete curbs	Normally all curbs are not replaced at one time. Damaged sections are periodically replaced. We allow for replacement of	
	some sections at when the paving is replaced.	
24 Concrete wheel stops	Remove and replace the wheel stops.	
25 Concrete entrance apron at driveway to pool	Remove and replace the apron when the paving is replaced.	29
26 Asphalt sidewalk 27 Pole-mounted lights	Remove and replace the sidewalk when the parking lot is repaved. The lights are original. We assume that the wiring will be reused when the lights are replaced.	29
28 Signs and billboards	Periodic allowance for replacing signs. The billboard at the pool house was added in 2009.	
29 Drainage improvements	There are poorly drained areas along the creek. They may eventually become a concern and need to be drained. This is a	
	periodic allowance for improving drainage.	
30 Walking path	The paths are owned and maintained by Hemdon. The Association has a small portion near the community center building that they are responsible for. This is to repave that section.	
31 Playground	The playground was installed in 2006 for an approximate total cost of \$32,000.	24
32 Wood retaining walls	The wood retaining walls are around some of the edges of the tennis courts.	
33 Swimming Pool	Code-office and beautiful different time. Considering the Act for the beautiful different time.	16.17
34 Concrete pool deck	Sections of the deck have been replaced at different times. Reportedly, about 15% of the deck has been replaced in the last 12 years. We assume that the deck will be replaced when the pool is refurbished when it is about 50 years old.	16,17
35 Perimeter fence	Remove and replace the fence. Reportedly about 15% of the fence was replaced in 2010.	17
36 Wading pool fence	Remove and replace the fence.	18
37 Pool fixtures	Fixtures include ladders, guard chairs, skimmers, fittings for supply and vacuum equipment. We assume that all of the fixtures will not be replaced at one time.	
38 Pool piping	Parts of the underground pool piping have been replaced. We assume that parts will be replaced as they develop leaks.	

	The precast concrete pool coping was replaced about two years ago.	
39 Pool coping		
40 Pool tile	The pool frost tile was replaced about two years ago. The pool was replacted in 2021 for a cost of about \$21,000. The contractor indicated that the plaster would need to be	
	The pool frost file was replaced about two years ago. The pool was replastered in 2021 for a cost of about \$21,000. The contractor indicated that the plaster would need to be removed to the concrete base for the next cycle.	
40 Pool tile 41 Whitecoating 42 Pool cover	The pool was replastered in 2021 for a cost of about \$21,000. The contractor indicated that the plaster would need to be removed to the concrete base for the next cycle. Replace the pool cover and deck anchors.	16
40 Pool tile 41 Whitecoating 42 Pool cover 43 Pool fitters	The pool was replastered in 2021 for a cost of about \$21,000. The contractor indicated that the plaster would need to be removed to the concrete base for the next cycle. Replace the pool cover and deck anchors. The fifters were replaced in 2020.	11
40 Pool tie 41 Whitecoating 42 Pool cover 43 Pool filters 44 Pool pump	The pool was replactment in 2021 for a cost of about \$21,000. The contractor indicated that the plaster would need to be removed to the concrete base for the next cycle. Replace the pool cover and deck anchors. The filters were replaced in 2020. The purm was replaced in 2020.	16 11 12
40 Pool tie 11 Whitecasting 42 Pool cover 43 Pool filters 44 Pool pump 45 Water treatment 46 Pool furnishinus	The pool was replastered in 2021 for a cost of about \$21,000. The contractor indicated that the plaster would need to be removed to the contractor base for the next proceed by the contractor base for the next process. Replace the pool cover and dedx nachors. The Bitters were replaced in 2020. The pump was replaced in 2020.	11
40 Pool tile 11 Whitecoating 22 Pool cover 23 Pool filters 24 Pool pump 25 Water treatment 26 Pool furnishings 27 Pool Mouse & Community Center Building	The pool was replastered in 2021 for a cost of about \$21,000. The contractor indicated that the plaster would need to be removed to the occurred back for the rest plast removed to the occurred back for the rest plast removed to the occurred back for the rest plant removed to the removed back for the removal rest plant removed to the removal	11 12
40 Pool tile 41 Whitecoating 42 Pool cover 43 Pool filters 44 Pool pump 45 Water treatment 46 Pool furnishings 47 Pool House & Community Center Building	The pool was replastened in 2012 for a cost of about \$21,000. The contractor indicated that the plaster would need to be removed to the concrete base for the next yet plaster. Replace the pool cover and deck androx. The filters were replaced in 2020. The pump was replaced in 2020. The pump was replaced in 2020. The further was rethributed and supplemented in 2019. Replace the destroy may and second calding.	11
40 Pool tie 41 Whitecoating 42 Pool cover 43 Pool filters 44 Pool promiser 45 Pool filters 46 Pool promiser 46 Pool promiser 47 Pool House & Community Center Building 48 Exterior candering 48 Exterior candering	The pool was replatemed in 2021 for a cost of about \$21,000. The contractor indicated that the plateir would need to be removed to the concrete base for the rest of year. Replace the pool cover and deck anchors. Replace the pool cover and deck anchors. The pounty was replaced in 2020. The water treatment was refurbable and 2020. The water treatment was refurbable and 2020 provided in 2020. Replace the native or writing and wood cladding. Replace the native or writing and wood cladding.	11 12
40 Pool tile 41 Whitecoating 42 Pool cover 43 Pool filters 44 Pool pump 45 Water treatment 46 Pool furnishings 47 Pool House & Community Center Building	The pool was replastered in 2021 for a cool of about \$21,000. The contractor indicated that the plaster would need to be removed to the contract base for the rest of plaster. The filters were replaced in 2000. The safet treatment was refunded in 2000. Replace the section virily and sook cladified. Replace the section viril and sook cladified. Replace the section viril and sook cladified. Replace the section viril and sook cladified.	11 12
40 Pool tile 1 Whitecoding 2 Pool corer 4 Pool Form 4 Pool Brown 4 Pool pump 4 Pool Marine Teacher 5 Pool Konse & Community Center Building 6 Eather creating 6 Pool Corrected Building 6 Eather Concreted Bussensy walls 7 Pool Konse & Community 7 Pool Konse & Community 8 Eather Concreted Bussensy walls 8 Eather Concreted Bussensy walls 9 Eather Concrete Bussensy walls 9 Eather Concreted Bussensy walls 9 Eather Concrete Bussensy walls 9 Eather Co	The pool was replastered in 2021 for a cost of about \$21,000. The contractor indicated that the plaster would need to be removed to the concrete base for the rest of year. Replace the pool cover and deak sundrus. Replace the pool cover and deak sundrus. The pool of the pool cover and deak sundrus. The pool of the pool cover and deak sundrus. The purps was replaced in 2020. The water treatment was refurbable all 2020. The subset treatment was refurbable all 2020. Replace the exterior writy and wood cladding. Advancance to peag and past the concrete massary walls. Repeat the exterior wood. Includes an allowance to register noted wood. Replace the exterior wood. Includes an allowance to register noted wood.	12
40 Pool III 4 Whitecoating 42 Pool core 4 Pool Core 4 Pool Core 4 Pool Pool Pool Pool Pool Pool Pool Po	The pool was replastered in 2021 to a cool of about \$21,000. The contractor indicated that the plaster would need to be incremed to the contractor beat for the next plant contractor. The filters were replaced in 2000. The filters was reful shall be a 2000. Released the extern year dust award disable and supplemented in 2019. Released the extern year dust award disable and plant plant shall be a 2000. Remove the extern you of includes an allowance to replace noted wood. Remove the externs year, one of the contractor was plant the catery work. Allowance for inform carborations. The contractor was painted and light fistures replaced in 2015.	12 12 7.9
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