



**Reserve Fund Plan for  
FALLS RUN COMMUNITY ASSOCIATION  
Stafford County, Virginia**

**COMPONENT DATA AND  
ASSET REPLACEMENT SCHEDULE**

**TABLE 1**

2007 Through 2026

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Component No.	Component	Quantity	Unit of Measurement	Unit Cost	Total Asset Base	Typical Service Life (Yrs)	1st Cycle Year	Percentage of Replacement	Cost For 1st Cycle	2nd Cycle Year	Percentage of Replacement	Cost For 2nd Cycle	3rd Cycle Year	Percentage of Replacement	Cost For 3rd Cycle
<b>1. ASPHALT COMPONENTS</b>															
1.1	Asphalt Restoration Project, Phase 1	17,036	SY	\$7.70	\$131,177	18	2020	100%	\$206,621	2038	100%	\$387,598			
1.2	Asphalt Restoration Project, Phase 2	17,036	SY	\$7.70	\$131,177	18	2021	100%	\$213,970	2039	100%	\$401,384			
1.3	Asphalt Restoration Project, Phase 3	17,036	SY	\$7.70	\$131,177	18	2022	100%	\$221,580	2040	100%	\$415,660			
1.4	Asphalt Restoration Project, Phase 4	16,735	SY	\$7.70	\$128,860	18	2023	100%	\$225,407	2041	100%	\$422,839			
1.5	Asphalt Restoration Project, Phase 5	15,913	SY	\$7.70	\$122,530	18	2024	100%	\$221,959	2042	100%	\$416,370			
1.6	Asphalt Full-Depth Repair & Crack Fill Allowance	1	LS	\$100,000.00	\$100,000	6	2010	10%	\$11,105	2016	40%	\$54,785	2022	60%	\$101,350
1.7	Asphalt Footpaths	2,250	SY	\$20.00	\$45,000	12	2016	100%	\$61,633	2028	100%	\$93,746			
<b>2. CONCRETE COMPONENTS</b>															
2.1	Concrete Sidewalks	183,776	SF	\$7.00	\$1,286,432	5	2010	2%	\$28,573	2015	3%	\$51,043	2020	3%	\$60,789
2.2	Concrete Curbs & Gutters	64,032	LF	\$30.00	\$1,920,960	5	2010	1%	\$21,333	2015	1%	\$25,406	2020	2%	\$60,515

**Reserve Fund Plan for  
FALLS RUN COMMUNITY ASSOCIATION  
Stafford County, Virginia**

**COMPONENT DATA AND  
ASSET REPLACEMENT SCHEDULE**

**TABLE 1**

2007 Through 2026

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Component No.	Component	Quantity	Unit of Measurement	Unit Cost	Total Asset Base	Typical Service Life (Yrs)	1st Cycle Year	Percentage of Replacement	Cost For 1st Cycle	2nd Cycle Year	Percentage of Replacement	Cost For 2nd Cycle	3rd Cycle Year	Percentage of Replacement	Cost For 3rd Cycle
2.3	Concrete Driveway Aprons	68,265	SF	\$8.00	\$546,120	5	2010	2%	\$12,130	2015	3%	\$21,669	2020	3%	\$25,806
2.4	Concrete Outdoor Pool Deck	6,800	SF	\$10.50	\$71,400	10	2013	5%	\$4,403	2023	10%	\$12,490	2033	10%	\$17,715
2.5	Concrete Indoor Pool Deck	11,416	SF	\$12.00	\$136,992	10	2013	5%	\$8,448	2023	10%	\$23,963	2033	10%	\$33,988
2.6	Concrete Turning Pads	8,010	SF	\$8.00	\$64,080	5	2010	2%	\$1,423	2015	3%	\$2,543	2020	3%	\$3,028
<b>3. SITE FEATURES</b>															
3.1	Entrance Monuments	1	LS	\$60,000.00	\$60,000	60	2062	100%	\$410,158						
3.2	Entrance Arbor Wood Trellis Allowance	1	LS	\$35,000.00	\$35,000	15	2017	100%	\$49,642	2032	100%	\$83,854			
3.3	Fabricated Entrance Sign	1	EA	\$5,000.00	\$5,000	15	2017	100%	\$7,092	2032	100%	\$11,979			
3.4	Entrance Fountain Allowance	1	LS	\$2,000.00	\$2,000	2	2008	100%	\$2,071	2010	100%	\$2,221	2012	100%	\$2,382
3.5	Access Control Gates & Key Pad Systems	8	EA	\$13,000.00	\$104,000	7	2011	100%	\$119,604	2018	100%	\$152,754	2025	100%	\$195,093
3.6	Flagpoles	3	EA	\$2,200.00	\$6,600	30	2032	100%	\$15,812						
3.7	Landscape Irrigation System Allowance	1	LS	\$1,500.00	\$1,500	1	2007	100%	\$1,500	2008	100%	\$1,553	2009	100%	\$1,609
3.8	Signage Allowance	1	LS	\$68,550.00	\$68,550	20	2014	50%	\$43,775	2024	50%	\$62,088	2034	50%	\$88,062
3.9	Light Poles & Fixtures	88	EA	\$2,000.00	\$176,000	30	2033	100%	\$436,662						
3.10	Mailboxes	512	EA	\$260.00	\$133,120	15	2019	100%	\$202,480	2034	100%	\$342,022			

**Reserve Fund Plan for  
FALLS RUN COMMUNITY ASSOCIATION  
Stafford County, Virginia**

**COMPONENT DATA AND  
ASSET REPLACEMENT SCHEDULE**

**TABLE 1**

2007 Through 2026

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Component No.	Component	Quantity	Unit of Measurement	Unit Cost	Total Asset Base	Typical Service Life (Yrs)	1st Cycle Year	Percentage of Replacement	Cost For 1st Cycle	2nd Cycle Year	Percentage of Replacement	Cost For 2nd Cycle	3rd Cycle Year	Percentage of Replacement	Cost For 3rd Cycle
3.11	Storm Water Drainage System & Riparian Restoration Allowance	1	LS	\$35,000.00	\$35,000	5	2007	100%	\$35,000	2012	100%	\$41,683	2017	100%	\$49,642
3.12	Modular Block Retaining Wall Allowance	54,700	SF	\$32.00	\$1,750,400	45	2049	100%	\$7,596,630						
3.13	Retaining Wall Metal Railings	7,250	LF	\$25.00	\$181,250	45	2049	100%	\$786,614						
3.14	Retaining Wall Metal Railing Interim Repair Allowance	1	LS	\$60,000.00	\$60,000	15	2019	100%	\$91,262	2034	100%	\$154,157			
3.15	Concrete Retaining Wall	1,680	SF	\$50.00	\$84,000	45	2049	100%	\$364,555						
3.16	Streambank & Pond Evaluation	1	LS	\$10,000.00	\$10,000	10	2007	100%	\$10,000	2017	100%	\$14,183	2027	100%	\$20,117
3.17	Entrance & Clubhouse Site Lighting	1	LS	\$65,000.00	\$65,000	10	2014	20%	\$16,603	2024	20%	\$23,549	2034	100%	\$167,003
3.18	Outdoor Furniture	1	LS	\$13,000.00	\$13,000	15	2019	100%	\$19,773	2034	100%	\$33,401			

**4. COMMUNITY CENTER BUILDING**

**Reserve Fund Plan for  
FALLS RUN COMMUNITY ASSOCIATION  
Stafford County, Virginia**

**COMPONENT DATA AND  
ASSET REPLACEMENT SCHEDULE**

**TABLE 1**

2007 Through 2026

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Component No.	Component	Quantity	Unit of Measurement	Unit Cost	Total Asset Base	Typical Service Life (Yrs)	1st Cycle Year	Percentage of Replacement	Cost For 1st Cycle	2nd Cycle Year	Percentage of Replacement	Cost For 2nd Cycle	3rd Cycle Year	Percentage of Replacement	Cost For 3rd Cycle
4.1	Sloped Shingle Re-Roofing Project	22,000	SF	\$3.75	\$82,500	20	2024	100%	\$149,446	2044	100%	\$300,640			
4.2	Flat Membrane Re-Roofing Project	1,300	SF	\$21.50	\$27,950	15	2019	100%	\$42,513	2034	100%	\$71,811			
4.3	Windows	2,400	SF	\$43.00	\$103,200	35	2039	100%	\$315,778						
4.4	Exterior Doors	35	EA	\$700.00	\$24,500	25	2029	100%	\$52,855						
4.5	HVAC Split-Systems	1	LS	\$100,000.00	\$100,000	20	2014	50%	\$63,858	2024	100%	\$181,146	2034	50%	\$128,464
4.6	Indoor Pool De-Humidifier	1	EA	\$80,000.00	\$80,000	10	2014	100%	\$102,173	2024	100%	\$144,917	2034	100%	\$205,542
4.7	Domestic Water Heaters	1	LS	\$9,600.00	\$9,600	15	2019	100%	\$14,602	2034	100%	\$24,665			
4.8	Carpeting	477	SY	\$65.00	\$31,005	10	2014	100%	\$39,599	2024	100%	\$56,164	2034	100%	\$79,660
4.9	Multi-Purpose Room #3 Wood Flooring	700	SF	\$16.00	\$11,200	15	2019	100%	\$17,036	2034	100%	\$28,776			
4.10	Italian Tile Flooring	3,390	SF	\$14.50	\$49,155	20	2024	100%	\$89,042	2044	100%	\$179,127			
4.11	Office Furnishings & Equipment	1	LS	\$25,000.00	\$25,000	10	2009	50%	\$13,405	2014	50%	\$15,965	2019	50%	\$19,013
4.12	Wallcovering	5,500	SF	\$4.80	\$26,400	10	2014	100%	\$33,717	2024	100%	\$47,823	2034	100%	\$67,829
4.13	Ceramic Wall Tile	2,000	SF	\$9.00	\$18,000	20	2024	100%	\$32,606	2044	100%	\$65,594			
4.14	Acoustic Folding Walls	2	EA	\$34,000.00	\$68,000	10	2014	100%	\$86,847	2024	100%	\$123,179	2034	100%	\$174,711
4.15	Kitchen & Food Service Areas Refurbishment Project	1	LS	\$28,000.00	\$28,000	25	2029	100%	\$60,406						

**Reserve Fund Plan for  
FALLS RUN COMMUNITY ASSOCIATION  
Stafford County, Virginia**

**COMPONENT DATA AND  
ASSET REPLACEMENT SCHEDULE**

**TABLE 1**

2007 Through 2026

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Component No.	Component	Quantity	Unit of Measurement	Unit Cost	Total Asset Base	Typical Service Life (Yrs)	1st Cycle Year	Percentage of Replacement	Cost For 1st Cycle	2nd Cycle Year	Percentage of Replacement	Cost For 2nd Cycle	3rd Cycle Year	Percentage of Replacement	Cost For 3rd Cycle
4.16	Plumbing Fixtures Allowance	1	LS	\$48,000.00	\$48,000	30	2034	100%	\$123,325						
4.17	Interior Door Allowance	30	EA	\$480.00	\$14,400	35	2039	100%	\$44,062						
4.18	Billiards Tables	2	EA	\$5,400.00	\$10,800	30	2034	100%	\$27,748						
4.19	Interior Furnishings Allowance	1	LS	\$168,000.00	\$168,000	10	2014	50%	\$107,282	2024	50%	\$152,163	2034	50%	\$215,819
4.20	Lighting & Electrical Allowance	1	LS	\$157,000.00	\$157,000	35	2039	100%	\$480,398						
4.21	Audio Video Equipment Allowance	1	LS	\$30,000.00	\$30,000	5	2009	50%	\$16,086	2014	100%	\$38,315	2019	50%	\$22,815
4.22	Fire Alarm Control Panel	1	LS	\$8,000.00	\$8,000	15	2019	100%	\$12,168	2034	100%	\$20,554			
4.23	Fire Sprinkler & Detection Equipment Allowance	1	LS	\$4,300.00	\$4,300	5	2009	100%	\$4,611	2014	100%	\$5,492	2019	100%	\$6,540
<b>5. RECREATIONAL FACILITIES</b>															
5.1	Tennis Courts Restoration Project	2	EA	\$25,000.00	\$50,000	20	2024	100%	\$90,573	2044	100%	\$182,206			
5.2	Tennis Courts Color Coat	2	EA	\$5,000.00	\$10,000	5	2009	100%	\$10,724	2014	100%	\$12,772	2019	100%	\$15,210
5.3	Tennis Court Fencing	1	LS	\$13,000.00	\$13,000	30	2034	100%	\$33,401						
5.4	Tennis Court Lights	4	EA	\$3,800.00	\$15,200	35	2039	100%	\$46,510						
5.5	Indoor Pool Restoration Project	2,523	SF	\$40.00	\$100,920	35	2039	100%	\$308,801						
5.6	Indoor Pool White Coat	2,523	SF	\$5.00	\$12,615	7	2012	100%	\$15,024	2019	100%	\$19,188	2026	100%	\$24,506

**Reserve Fund Plan for  
FALLS RUN COMMUNITY ASSOCIATION  
Stafford County, Virginia**

**COMPONENT DATA AND  
ASSET REPLACEMENT SCHEDULE**

**TABLE 1**

2007 Through 2026

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Component No.	Component	Quantity	Unit of Measurement	Unit Cost	Total Asset Base	Typical Service Life (Yrs)	1st Cycle Year	Percentage of Replacement	Cost For 1st Cycle	2nd Cycle Year	Percentage of Replacement	Cost For 2nd Cycle	3rd Cycle Year	Percentage of Replacement	Cost For 3rd Cycle
5.7	Indoor Pool Coping	223	LF	\$32.00	\$7,136	3	2010	5%	\$396	2013	5%	\$440	2016	5%	\$489
5.8	Indoor Pool Perimeter Equipment	1	LS	\$5,200.00	\$5,200	35	2039	100%	\$15,911						
5.9	Outdoor Pool Restoration Project	2,625	SF	\$40.00	\$105,000	30	2035	100%	\$279,369						
5.10	Outdoor Pool White Coat	2,625	SF	\$5.00	\$13,125	7	2011	100%	\$15,094	2018	100%	\$19,278	2025	100%	\$24,621
5.11	Outdoor Pool Coping	200	LF	\$32.00	\$6,400	3	2007	25%	\$1,600	2010	5%	\$355	2013	5%	\$395
5.12	Outdoor Pool Perimeter Equipment	1	LS	\$6,200.00	\$6,200	30	2035	100%	\$16,496						
5.13	Outdoor Pool Fencing	350	LF	\$80.00	\$28,000	30	2035	100%	\$74,498						
5.14	Pool Furniture Allowance	1	LS	\$37,500.00	\$37,500	10	2015	100%	\$49,597	2025	100%	\$70,346	2035	100%	\$99,775
5.15	Spa Restoration Project	113	SF	\$107.00	\$12,091	35	2039	100%	\$36,997						
5.16	Spa White Coat	113	SF	\$5.00	\$565	7	2011	100%	\$650	2018	100%	\$830	2025	100%	\$1,060
5.17	Spa Coping	32	LF	\$37.50	\$1,200	3	2007	31%	\$372	2010	6%	\$80	2013	6%	\$89
5.18	Pool Pumps, Filters, Heaters, & Chlorinators & De-Chlorinators Allowance	1	LS	\$53,000.00	\$53,000	10	2014	100%	\$67,690	2024	100%	\$96,007	2034	100%	\$136,172
5.19	Wood Shelters, Trash Enclosure, & Footbridge Allowance	1	LS	\$10,700.00	\$10,700	20	2025	100%	\$20,072	2045	100%	\$40,379			
5.20	Bocce Court Restoration Projects	1	LS	\$8,500.00	\$8,500	20	2023	100%	\$14,869	2043	100%	\$29,911			

**Reserve Fund Plan for  
FALLS RUN COMMUNITY ASSOCIATION  
Stafford County, Virginia**

**COMPONENT DATA AND  
ASSET REPLACEMENT SCHEDULE**

**TABLE 1**

2007 Through 2026

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Component No.	Component	Quantity	Unit of Measurement	Unit Cost	Total Asset Base	Typical Service Life (Yrs)	1st Cycle Year	Percentage of Replacement	Cost For 1st Cycle	2nd Cycle Year	Percentage of Replacement	Cost For 2nd Cycle	3rd Cycle Year	Percentage of Replacement	Cost For 3rd Cycle
5.21	Fitness Equipment	1	LS	\$91,500.00	\$91,500	10	2014	100%	\$116,861	2024	100%	\$165,749	2034	100%	\$235,089
5.22	Outdoor Pool Cover	3,025	SF	\$3.25	\$9,831	10	2014	100%	\$12,556	2024	100%	\$17,809	2034	100%	\$25,259



ement  
of 3rd Cycle

DISCUSSION

Phase 1 includes approximately 1/3 of the asphalt pavement of Sections 1, 2, and 3 and would address the oldest or most distressed pavements. Quantities were derived from tabulations of field measurements, but are not street specific. Primary roads were measured for width at the site and determined to be generally twenty-four feet. Secondary roads were determined to be generally twenty feet. There were no deficiencies in the pavements at the time of the 2007 condition assessment. The cost is based on edgемilling and a 1-1/2" compacted overlay. A full useful service life is dependent on preventative maintenance being performed as scheduled in Item 1.6 below. Refer to the Asphalt Pavement Supplemental Report, Section 7 of the report for additional details. Refer to Maintenance Protocol 7.1.

Phase 2 also includes approximately 1/3 of the asphalt pavement of Sections 1, 2, and 3, and would address the next oldest or most distressed pavements. Quantities were derived from tabulations of field measurements, but are not street specific. There were no deficiencies in the pavements at the time of the 2007 condition assessment. The cost is based on edgемilling and a 1-1/2" compacted overlay. A full useful service life is dependent on preventative maintenance being performed as scheduled in Item 1.6 below. Refer to the Asphalt Pavement Supplemental Report, Section 7 of the report for additional details. Refer to Maintenance Protocol 7.1.

Phase 3 represents approximately 1/3 of the newest asphalt pavement of Sections 1, 2, and 3. All of this pavement has now received its wear course asphalt. Quantities were derived from tabulations of field measurements, but are not street specific. There were no deficiencies in the pavements at the time of the 2007 condition assessment. The cost is based on edgемilling and a 1-1/2" compacted overlay. A full useful service life is dependent on preventative maintenance being performed as scheduled in Item 1.6 below. Refer to the Asphalt Pavement Supplemental Report, Section 7 of the report for additional details. Refer to Maintenance Protocol 7.1.

Phase 4 includes the pavement in Sections 4A and 4B. All of this pavement has now received its wear course asphalt. There were no deficiencies in the pavements at the time of the 2007 condition assessment. The cost is based on edgемilling and a 1-1/2" compacted overlay. A full useful service life is dependent on preventative maintenance being performed as scheduled in Item 1.6 below. Refer to the Asphalt Supplemental Report, Section 7 of the report for additional details. Refer to Maintenance Protocol 7.1.

Phase 5 includes the entire section of the Villas of Falls Run, which was completed in 2006. All of this pavement has now received its wear course asphalt. There were no deficiencies in the pavements at the time of the 2007 condition assessment. The cost is based on edgемilling and a 1-1/2" compacted overlay. A full useful service life is dependent on preventative maintenance being performed as scheduled in Item 1.6 below. Refer to the Asphalt Pavement Supplemental Report, Section 7 of the report for additional details. Refer to Maintenance Protocol 7.1.

We observed no deflection, cracking, or deterioration of the older or newly constructed roadways. As pavement ages, deflected pavement, indicative of sub-base damage, and random longitudinal and transverse cracking should be anticipated. Repairs will be essential in order to achieve the full useful service life of the pavement. Full-depth repairs and crack filling are scheduled every six years throughout the study period, including the year of the asphalt restoration project. Refer to Photo #2 and Maintenance Protocols 7.2 and 7.3.

Asphalt footpaths either 5' or 9' in width provide access through the center of Sections 1, 2, and 3 of the community to the clubhouse and pool complex. Approximately 60% footpaths are in good condition either having been recently completed or recently re-installed. The main footpath running from the clubhouse to the pond and open space is damaged and is planned for replacement under warranty. The footpath restoration project is scheduled to coincide with other asphalt projects to promote cost efficiencies. The projected useful service life is dependent on preventative maintenance being performed within the allowance in Component 1.6. Refer to Photo #2 and Maintenance Protocol 7.4.

The quantity of sidewalks in the Villas section has been added to the total. We observed such a minor amount of deficient concrete within the community, we have not scheduled near-term replacements. However, Management is concerned about even a minor number of tripping hazards such as those at #10 Elbron Drive, #332 Bridgewater Circle, #29 Dayton Circle, #10 Shadwell Court, and #5 Emery Drive. These may be repaired under the operations budget or from reserves. We also observed approximately fifty minor cracks throughout the non-warranty sections, which do not require replacement at this time.

As sidewalks age, cracking, settlement, and scaling should be anticipated. Differentially settled sections resulting in tripping hazards should be replaced as soon as practicable to prevent personal injury. Replacement of some of the more severely scaled sections should be addressed with each replacement cycle as they will tend to deteriorate more quickly over time. Cyclic repairs are scheduled by increasing percentages as sidewalks age, since full replacement at one time is not appropriate or anticipated. Concrete repairs are scheduled to coincide with other concrete components to promote cost efficiencies. Concrete contractors often charge a minimum for small quantities of work, which can result in substantially higher repair costs for small jobs. Refer to Photo #3 and Maintenance Protocol 7.5

The Villas curbs were measured and added to the total. A very few curbs we observed to have cracks or damage throughout the community. Consequently, we have not scheduled near-term replacements. As curbs age, cracking, settlement, and scaling should be anticipated. Cyclic repairs are scheduled as full replacement at one time is not appropriate or anticipated. Concrete repairs are scheduled to coincide with other concrete components to promote cost efficiencies. Refer to Maintenance Protocol 7.6.



ement  
of 3rd Cycle

DISCUSSION

The Villas driveway aprons were measured and added to the total. Concrete driveway aprons provide access to driveways and garages and form part of the sidewalks. Most appear to be in good condition. The only relatively common damage observed were loading cracks at corners, which do not necessarily require replacement at this time. Cyclic repairs are scheduled as full replacement at one time is not appropriate or anticipated. Concrete repairs are scheduled to coincide with other concrete components to promote cost efficiencies. Refer to Photo #4.

The cast-in-place, slab-on-grade concrete deck on a cut and fill site, appears to be in good condition with only minor cracking observed at two skimmer ports. Cracking and settlement should be anticipated as the pool deck ages. Any cracks should be routed and sealed to prevent water infiltration into the deck. Cyclic repairs are scheduled as full replacement of the entire deck at one time is not appropriate or anticipated. Concrete repairs are scheduled to coincide with other concrete components to promote cost efficiencies. Refer to Maintenance Protocol 7.7.

The indoor pool deck is cast-in-place, slab-on-grade concrete with a textured surface and coating. Although the deck is in generally good condition. Any cracks on the concrete should be routed and sealed to prevent water infiltration into the deck. Cyclic repairs are scheduled as full replacement of the entire deck at one time is not appropriate or anticipated. Concrete repairs are scheduled to coincide with other concrete components to promote cost efficiencies. Refer to Maintenance Protocol 7.7.

Turn-arounds are cast-in-place, slab-on-grade concrete of two sizes, with the exception of an asphalt turn-around at Shadwell Court, which has been included in the asphalt pavement quantity. The square footage of the one turn-around in the Villas has been added to the quantity. Cyclic repairs are scheduled as full replacement at one time is not appropriate or anticipated. Concrete repairs are scheduled to coincide with other concrete components to promote cost efficiencies.

Faux stone and mortar monuments with stone pillars and wood arbors are constructed at the main entrance to the community, Smithfield Way, and at the Villas entrance. With periodic maintenance performed under the maintenance budget, the monuments should provide a long useful service life. Refer to Maintenance Protocol 7.8.

The entrance monuments include painted wood arbor structures at the stone pillars. The wood components appear to be in fair condition with peeling paint and beginning deteriorated wood observed. The projected useful service life is dependent on period maintenance being performed under the operations budget. Refer to Photo #4 and Maintenance Protocol 7.9.

A fabricated sign is mounted to the stone monument, which appears to be in good condition. The service life and aesthetic quality will be dependent on periodic maintenance being performed under the maintenance budget. Refer to the cover photograph.

A stone and mortar waterfall and pool has been constructed as part of the main entrance monument. The fountain appears to be operating properly. Fountain pumps generally have a short useful service life due to continuous duty. This budget would include refurbishment of the pool and cascade structure on a periodic basis.

Access control gates are provided at the main entrance, at the Gladstone entrance, at the Smithfield Way entrance, and at the Villas entrance. The equipment is manufactured by LiftMaster Professional. The budget for the access control gates and the access control telephone system is based on the figure provided in the "Reserve Study Proposal for Falls Run by Del Webb" report. We have shortened the useful service life based on the history of these gates.

Three flagpoles approximately 25' in height are located at the main entrance to the community. They appear to be in good condition and should provide a long useful service life.

A multi-zone, automatic landscape irrigation system is installed at the entrance monuments, at the community center, and at the Smithfield entrance. Since these systems are usually not replaced in their entirety, we have budgeted an allowance on an annual basis throughout the study period to address replacements of sprinkler heads, controls, and piping.

Custom painted stop signs and street name signs mounted to painted, pressure-treated posts are installed at intersections with speed limit and stop signs similarly constructed at other locations and standard painted metal signs on perforated metal posts at each fire turn-around and in the parking area at the community center and entrance. We have quantified and included the Villas signs. There is an approximately total of 131 custom signs and 84 standard signs. We have budgeted an allowance throughout the study period for refurbishment and replacement of deteriorated signage as necessary. Refer to Maintenance Protocol 7.10.

Fiberglass reinforced plastic light poles approximately 15' high with globe-with-cap fixtures provide illumination for streets with a few at the pool area. We have quantified and included the Villas lights. They appear to be in good condition with no damage, deterioration, or out-of-plumb poles observed. No problems were reported with lighting. Refer to Maintenance Protocol 7.11.

The Villas mailboxes have been quantified and added to the total. 240 single mailbox standards and 272 double mailbox standards are constructed throughout the community. Most posts and mailboxes appear to be in good condition. We observed some beginning rust on some mailboxes. The cost used in the study is based on actual installation plus inflation.



ement  
of 3rd Cycle

DISCUSSION

Storm water drainage is provided by concrete yard drains, curb drop inlets, underground structures, and storm water management ponds with earthen impoundment structures and overflow risers. There are three detention ponds and one retention pond. There is some concern about the streambank erosion affecting the adjacent modular block retaining walls adjacent to the villas, and this should be evaluated to prevent damage to these expensive components, and sedimentation of the retention pond by upland drainage. We have increased this allowance somewhat absent specific information. When the evaluation is performed, costs and best maintenance practices (BMP) should be included in the pond and stream master plan and reserve fund plan. Though storm water drainage systems are a long life component and catastrophic failure is not anticipated, it is prudent to plan for localized repairs and repairs to ancillary damage as the system ages. This category may also be used to address localized erosion issues. Refer to Photo #5, #6, #7, #8, and #9.

Modular block retaining walls are constructed at grade differentials at the community center and throughout the community. The community-wide walls had not been included in the previous studies at the request of Management, but are being included at this time due to the extensive quantity. We have included walls that serve more than one home. Walls that serve a single home are considered private. The walls appear to be in good condition and no deflection was observed. Most, but not all, walls have flexible plastic pipe drains at the lower tiers. The tennis court has modular block seating and steps, which we understand will be removed because of insurance considerations. Modular block retaining walls may have a very long service life if vegetation is properly controlled to prevent root damage. The walls may be rebuilt when necessary, new geotextile fabric installed, and the undamaged blocks re-used. Refer to Photo #10, #11, #12, and #13 and Maintenance Protocol 7.12.

Painted metal railings are installed at the top of all retaining walls. Most are in good condition with a minor amount of rust observed and only one damaged railing observed (in the Villas section). The railings are set in concrete at grade, which will contribute to a shortened useful service life of the supporting posts. However, the post bases can be replaced segmentally to maximize the service life of the full railing assembly. With periodic, diligent maintenance, metal railings should achieve a long useful service life. Consequently, we have included a major repair allowance in Component No. 3.14 below. This component is for the total eventual replacement of railings.

With proper, diligent maintenance, including cleaning of peeling paint, priming, and painting, sealing bases, and repairing deteriorated areas by welding replacement parts, metal railings may have long service life. We have budgeted a periodic allowance to address major repairs. It is important to note that this allowance is not intended to address periodic (suggest four years) cleaning, priming, and painting maintenance, which should also be conducted but covered under operations.

A cast-in-place, painted, textured concrete retaining wall is constructed behind the Birchleaf Drive homes. We observed several vertical cracks apparently due to no expansion joints being installed in the lengthy wall. No differential deflection or settlement was observed. Management expressed concern and may have an evaluation performed to determine if the cracking will be problematic in the future. Information regarding costs obtained in an evaluation should be incorporated into future updates. Refer to Photo #14.

Streambank erosion includes two basic processes; undercutting and sloughing. Serious undercutting generally occurs when the lower third to half of the bank is silt, sand, gravel or other material not incorporated in a cohesive material, such as clay, and not protected by adequate streamside vegetation. Sloughing of streambanks occurs most often with a rapidly falling stream when the bank is saturated. The combination of extra weight and reduced structural strength often results in mass movements of material from the bank into the channel. Sloughing is especially extensive along low-gradient streams with high banks and where excessive silt transport occurs during floods. Correcting these problems involves the development of an overall plan because the issues are often more complex than they first appear. Environmental impact on down-stream properties and conformance with governmental regulation are major considerations.

Ponds with live streams may experience siltation over time, especially during periods high storm water runoff. Sedimentation appears to have decreased the capacity of the pond to some degree at the stream inflow site, and additional sedimentation should be anticipated over time. We have scheduled an evaluation of the area to determine what procedures should be implemented and what costs will be incurred. When the evaluation is performed and costs and schedules are established, they will become the pond and stream master plan and should be incorporated into the reserve fund plan. Refer to Photo #15 and #16.

Lighting at the entrance pillars and flag poles and at the landscaped area adjacent to the outdoor pool is provided by large, ground-recessed spotlights. Lighting of the entrance sign and fountain is provided by three ground-level landscape lights. Lighting for the community center parking lot and pool area is provided by 15' and 20' square metal poles with "shoebox" fixtures. All fixtures were properly illuminated at the time of the site evaluation and provided adequate and attractive area lighting. We have scheduled an allowance throughout the study period for replacement of the ground-level and recessed lighting at appropriate intervals since they have a shortened service life due to exposure to moisture, earth, and landscaping practices. The pole lighting should provide a long useful service life providing periodic maintenance is performed.

Outdoor furniture stored at the community center includes powder-coated metal benches and large and small trash receptacles. All components appear to be of high quality and in good condition.



ement  
of 3rd Cycle

DISCUSSION

The 6/12, 8/12, and 10/12 hip and gable roof coverings are architectural grade asphalt shingles. Ventilation is achieved through soffit vents, ridge vents, and gable vents. Pre-finished aluminum gutters and downspouts are installed at all proper roof terminations with all downspouts properly directed away from building foundations. Roofing appears to be in continuing good condition. Re-roofing projects include replacement of shingles, deteriorated sheathing, and gutters and downspouts. Refer to Maintenance Protocol 7.13.

A small flat roof area is provided at the center of the building as a platform for the ten condensers serving the HVAC systems throughout the community center building. It is not visible from ground level and was not observed. Flat roof membranes generally have a shortened service life, especially when providing a platform for mechanical equipment due to the necessary foot traffic of maintenance personnel.

The windows of the community center are double-hung and fixed, insulated glass. All windows appear to be of high quality and in continuing good condition.

This category includes all exterior doors of the community center building of various types including single doors, French doors, and solid doors. All doors appear to be equipped with panic hardware, of high quality, and in continuing good condition.

Forced air heating is provided by a number of gas-fired furnaces of various capacities. Forced air cooling is provided by a number of dx split-systems of various capacities. Ten condensers serving the various units are located on the flat mechanical roof. Replacements for the various systems should be anticipated from 10 to 20 years of service. The Robert V. Payne Company is servicing this equipment on a regular basis. Refer to HVAC Equipment Supplemental Report Section 9, for equipment details.

This unit is located on a platform in the indoor pool mechanical room. It provides forced air heating, cooling and dehumidification for the indoor pool area. This unit has in the past been problematic. However, we understand that the recent compressor replacement has reduced the problems and the unit is functioning properly. We understand that the Robert V. Payne Company will be adding this equipment to their service roster. Our experience with similar systems is that they are high maintenance and usually provide short service lives (8 to 15 years). Refer to HVAC Equipment Supplemental Report, Section 9, for equipment details.

Heated water for the shower rooms, rest rooms, kitchens and food service areas is provided by two gas-fired water heaters. One is an A. O. Smith, MasterFit, 100-gallon, Commercial, gas-fired, Model #BTR 198-110, Serial #MB03-2258510-110, with 199,000 BTU input. The other unit was not observed, but according to plans is a similar gas-fired unit with an input BTU rating of 32,000.

High quality, patterned, cut-pile carpet over padding is installed and was measured in the great room, the office, the billiards room, and multi-purpose rooms. It appears to be in good condition and is scheduled for replacement after a statistical useful service life. We understand that some areas were recently re-stretched. Carpet replacement cost and timing is often discretionary.

Pre-finished, floating wood flooring is installed in Multi-Purpose Room #3. It appears to be in continuing good condition, and with periodic maintenance, should retain a fresh appearance.

Glazed, grouted tile flooring is installed at the front exterior entrance, at the rear exterior, covered patio, in the foyer area, in restrooms, and in the corridor and shower rooms approaching the pool. It appears to be of high quality and installed well. With periodic maintenance including cleaning, preventing damage by sand and grit, and repairing deteriorated grout, it should provide a long useful service life.

This category includes two office computers and equipment, two computers provided for homeowners, office desks, chairs, table, credenzas, fax, and copy machine. We have scheduled an allowance throughout the study period to address partial replacements as necessary.

Wallcovering is installed on many of the walls throughout the community center. It appears to be in generally continuing good condition. Replacement cost and timing is generally discretionary.

Ceramic wall tile is installed on the walls of the shower rooms and on the walls around the indoor pool. All tile and grout appear to be in continuing good condition. With periodic maintenance including cleaning and repairing deteriorated grout, it should provide a long useful service life.

Multi-Purpose Rooms #1, #2, and #3 can be separated by acoustically insulated folding walls. We understand that these walls have been problematic and should be serviced and adjusted by a qualified service provider. Refer to Photo #18.

The kitchen adjacent to Multi-Purpose Room #1 is equipped with hardwood wall-mounted and base millwork, with granite countertops and a side-by-side refrigerator with ice dispenser on the door, a dishwasher, a double stainless-steel sink, and a microwave oven. A small kitchenette is provided in Multi-Purpose Room #3 with similar millwork and a stainless-steel sink. The corridor across from the fitness room is provided with similar millwork and a sink. All components appear to be of very high quality and in continuing good condition. Kitchen refurbishment costs and timing may be discretionary and some components, such as the granite countertops, may be re-used.



ement  
of 3rd Cycle

DISCUSSION

This category includes the hand sinks in granite countertops, commodes, urinals, and plastic laminate partitions of the restrooms and the shower rooms, as well as the plastic laminate locker modules and shower stalls of the shower rooms and outdoor pool bathhouse. Additionally, the drinking fountains are included in this allowance. All components appear to be of high quality and in continuing good condition.

Interior doors include solid wood doors, painted metal service doors, French doors, and glass storefront doors at the pool and fitness rooms. All doors appear to be in continuing good condition with no deterioration or damage observed. The painted metal doors providing access to the indoor pool equipment room may require diligent maintenance as doors in a wet or chlorine environment tend to have accelerated deterioration.

The billiards room is equipped with two high-quality tables, which were covered at the time of the site evaluation but appear to be in continuing good condition.

This category includes sofas, upholstered side chairs, end, coffee, and parson's tables, a dining table and chairs, card tables and chairs, stacking chairs, meeting tables, table, floor, and wall-mounted lamps, room divider furniture, an entertainment center, computer desks and chairs, artworks, mirrors, accessories, and window treatments. All components are high quality furnishings that should maintain a fresh, attractive appearance for many years with the exception of the well-used card tables. Delamination of the wood veneer requires replacement of the tops or at a minimum, refinishing. Some items, such as the granite and metal parsons tables and entertainment center, may never require replacement. Replacement timing and costs are generally discretionary. Refer to Photo #19.

This category includes recessed ceiling and soffit-mounted fixtures, hanging lantern fixtures, chandeliers, interior and exterior ceiling fans, exterior porch lights, exterior, motion sensor door lights, ceiling-mounted 2' and 4' fluorescent fixtures, billiard table lights, restroom wall-mounted lights, exit lights, and indoor pool hanging lights. This category includes restroom and shower room exhaust fans and Cutler Hammer electrical distribution equipment. All fixtures appear to be in continuing good condition and provide ample illumination throughout the building. Replacement timing and costs are generally discretionary.

This category includes the big screen television of Multi-Purpose Room #1, an added Sanyo television in the lobby, a new Media Player X5, the Bogen, Gold Seal Series professional grade sound system installed in a closet adjacent to the shower room entrances, and the smaller wall-mounted televisions throughout the community center. All components appear to be in like-new or in continuing good condition and no problems were reported. We have budgeted an allowance throughout the study period for partial replacements as necessary.

The main fire alarm control panel has an alphanumeric LCD annunciator display. This type of electronic equipment is subject to parts attrition and usually requires replacement due to unavailability of repair parts.

The fire alarm system includes addressable manual dual action fire alarm stations, addressable analog smoke detectors, addressable analog duct detectors, addressable analog heat detectors, addressable interface modules, fire system alarm printer, addressable smoke detectors with sounder base, automatic dialer, booster power supplies, combination horn and strobe lights, and individual strobe lights located throughout the community center.

The double tennis courts are located adjacent to the community center and appear to be in continuing good condition. No deflection or settlement cracking of the surface was observed. The nets were not over-tensioned at the time of the site evaluation. Homeowners should be advised that tension on the nets should be released when not in use, and nets should not be over-tensioned when in use to prevent cracking and displacement at the net post footings in the future. The full useful service life of the tennis courts is dependent on preventative maintenance being performed as outlined in the Maintenance Protocols section of the report. Refer to Photo #20 and Maintenance Protocol 7.14.

The blue and gray tennis court color coat appears to be in continuing good condition, with no surface deterioration observed. Color coat seals the surface of the tennis courts and helps prevent water infiltration into the court structure. Color coat generally has a five-year service life. Refer to Maintenance Protocol 7.15.

Ten-foot-high, vinyl-coated chain link fencing supported on vinyl-coated metal structure is installed around most of the perimeter of the tennis courts. At the observation area, four-foot-high fencing is installed. All fencing appears to be in continuing good condition. Refer to Maintenance Protocol 7.16.

Four approximately 20' high square tubular metal posts, each supporting four lighting fixtures, provide illumination to the tennis courts. They appear to be in continuing good condition, but were not observed illuminated.

The indoor swimming pool is an in-ground, cast-in-place concrete structure with dual drains for safety. Most pools of this type, in this area, require a major renovation between thirty and forty years of age. It is prudent to plan for structural renovation now because of the large expense involved if required. Since this is an indoor structure, which will not be subject to freeze/thaw cycles, we have projected a 35-year useful service life. Refer to Maintenance Protocol 7.17.

The white coat was applied in 2005 and appears to be in continuing good condition. Pool white coating seals the pool surface and helps prevent water infiltration into the structure of the pool. White coat generally has a service life of seven years. Refer to Maintenance Protocol 7.18.



ement  
of 3rd Cycle

DISCUSSION

Standard cast stone bullnose coping is installed around the perimeter of the pool and appears to be in good condition with two hairline cracks at skimmers observed. The copings were sounded and none sounded hollow. We have scheduled an allowance throughout the study period to address replacements of cracked, loose, or "hollow" tiles. Diligent maintenance of the soft joint sealant between the pool deck and the coping tiles will help prevent water infiltration behind the pool shell. Refer to Maintenance Protocol 7.19.

This equipment includes three stainless steel ladders, two stainless steel handrails (one for the spa), and a stainless steel swimmer lift. All equipment appears to be in continuing good condition and is scheduled for replacement coinciding with the pool restoration projects.

The outdoor swimming pool is an in-ground, cast-in-place concrete structure constructed on a cut and fill site. The pool was covered for the season and was not observed. No settlement issues were observed, but it should be monitored periodically. Most outdoor pools of this type, in this area, require a major renovation between thirty and forty years of age. It is prudent to plan for structural renovation now because of the large expense involved if required. We have projected a 30-year useful service life. Refer to Maintenance Protocol 7.17.

Pool white coat seals the pool surface and helps prevent water infiltration into the structure of the pool. White coat generally has a service life of seven years. The pool was covered for the season and was not observed. Refer to Maintenance Protocol 7.18.

Standard cast stone bullnose coping is installed around the perimeter of the pool. The coping was sounded through the cover and twenty-three (25%) sounded hollow and may be loose from their bedding. We have scheduled an allowance throughout the study period to address replacements of cracked, loose, or "hollow" tiles. Diligent maintenance of the soft joint sealant between the pool deck and the coping tiles will help prevent water infiltration behind the pool shell, which, if not controlled, will result in freeze/thaw damage. Refer to Maintenance Protocol 7.19.

This budget includes two fixed lifeguard stands, four stainless steel ladders, and one stainless steel handrail, which were stored at the time of the site evaluation. Replacement is scheduled to coincide with the pool restoration project.

Pre-finished aluminum picket fencing is constructed at the perimeter of the pool deck. It appears to be high quality and in continuing good condition.

This category includes lounges, chairs, tables, and umbrellas. All outdoor furniture was stored for the season. We have budgeted an allowance throughout the study period to replace furniture as necessary. Re-webbing and repair of damaged pieces periodically may extend the useful service life of the entire set of furniture.

The spa is a twelve-foot diameter, in-ground, cast-in-place concrete structure. Most pools of this type, in this area, require a major renovation between thirty and forty years of age. Since this is an indoor structure, which will not be subject to freeze/thaw cycles, we have scheduled a 35-year useful service life.

The white coat appears to be in continuing good condition. White coating seals the pool surface and helps prevent water infiltration into the structure of the pool. White coat generally has a service life of seven years. Refer to Maintenance Protocol 7.18.

Curved, cast stone bullnose coping is installed around the perimeter of the spa. We sounded the tiles and none appear to sound hollow. Five tiles at the steps are settled or were set at a lower elevation than the adjacent pool deck allowing water to pool in that area. This has caused deterioration of the tiles, which are scheduled for near-term replacement or re-setting. We have scheduled an allowance throughout the study period to address replacements of cracked, loose, or "hollow" tiles. Diligent maintenance of the soft joint sealant between the deck and the coping tiles will prevent water infiltration behind the pool shell. Refer to Maintenance Protocol 7.19.

The outdoor pool is served by a 5 hp Challenger Pentair plastic pump and strainer assembly, two Triton TR-100C permanent media filters, and a Dolphin Pulsafeeder, Model #50 chemical feeder chlorinator. The indoor pool is served by a 5 hp Challenger Pentair plastic pump and strainer assembly, two Triton TR-140C permanent media filters, a Dolphin Pulsafeeder, Model #50 chemical feeder chlorinator, and a gas-fired Pentair Minimax NT, Model #400 heater. The spa is served by Purex Trantor 3/4 hp and 3 hp plastic pump and strainer assemblies, one Triton TR-60 permanent media filter, a Dolphin Pulsafeeder, Model #10 chemical feeder chlorinator, and a gas-fired Pentair Minimax NT, Model #400 heater. An Autopilot digital chlorination remover system has been added to the system.

This category includes one pressure-treated wood footbridge, three shelters, and the trash enclosure at the community center. This allowance is for periodic refurbishment projects of these components.

This allowance is for the refurbishment of the bocce court, including replacement of the rails and playing surface. We observed that the rails are already somewhat deteriorated.



ement  
of 3rd Cycle

---

DISCUSSION

---

18

Fitness equipment includes treadmills, stationary bicycles, and elliptical trainers manufactured by Life Fitness Equipment, plus free weights and a weight bench, individual exercise gym stations, and carpet flooring tiles. All equipment appears to be of high quality and in continuing good condition. We understand that the Association has bought out the lease on this equipment and now owns it. We understand that three conventional stationery bicycles were recently replaced with step-through bicycles. Refer to Photo #21.

The pool was covered for the season with a new nylon mesh cover, which appears to be in like-new condition. This component was not in the previous reserve fund plan.

## CALENDAR OF EXPENDITURES TABLE 2 EXPLANATION

This table is a yearly plan of action of replacements and costs. A description of the columns in the table follows:

- Column 1     **Year** is the year of the projected replacement and expenditure.
- Column 2     **Component No.** itemizes the components and is consistent throughout the tables.
- Column 3     **Component** is a brief description of the component.
- Column 4     **Present Cost** is the cost for the cycle in today's dollars.
- Column 5     **Future Cost (Inflated)** is the cost for the cycle in future dollars.
- Column 6     **Total Annual Expenditures** gives the total expenditures by year.
- Column 7     **Action** is an area provided for the Board to make notations as to action taken on each component.

Reserve Fund Plan for  
**FALLS RUN COMMUNITY ASSOCIATION**  
 Stafford County, Virginia

**CALENDAR OF EXPENDITURES**  
**TABLE 2**  
 2007 Through 2026



YEAR	COMPONENT NO.	COMPONENT	PRESENT COST 2007	FUTURE COST (INFLATED)	TOTAL ANNUAL EXPENDITURES	ACTION
1	2	3	4	5	6	7
2007					2007	
	3.7	Landscape Irrigation System Allowance	\$1,500	\$1,500	TOTAL EXPENDITURES	
	3.11	Storm Water Drainage System & Riparian Restora	\$35,000	\$35,000		
	3.16	Streambank & Pond Evaluation	\$10,000	\$10,000		
	5.11	Outdoor Pool Coping	\$1,600	\$1,600		
	5.17	Spa Coping	\$372	\$372		
					\$48,472	
2008					2008	
	3.4	Entrance Fountain Allowance	\$2,000	\$2,071	TOTAL EXPENDITURES	
	3.7	Landscape Irrigation System Allowance	\$1,500	\$1,553		
					\$3,624	
2009					2009	
	3.7	Landscape Irrigation System Allowance	\$1,500	\$1,609	TOTAL EXPENDITURES	
	4.11	Office Furnishings & Equipment	\$12,500	\$13,405		
	4.21	Audio Video Equipment Allowance	\$15,000	\$16,086		
	4.23	Fire Sprinkler & Detection Equipment Allowance	\$4,300	\$4,611		
	5.2	Tennis Courts Color Coat	\$10,000	\$10,724		
					\$46,435	
2010					2010	
	1.6	Asphalt Full-Depth Repair & Crack Fill Allowance	\$10,000	\$11,105	TOTAL EXPENDITURES	
	2.1	Concrete Sidewalks	\$25,729	\$28,573		
	2.2	Concrete Curbs & Gutters	\$19,210	\$21,333		
	2.3	Concrete Driveway Aprons	\$10,922	\$12,130		
	2.6	Concrete Turning Pads	\$1,282	\$1,423		
	3.4	Entrance Fountain Allowance	\$2,000	\$2,221		
	3.7	Landscape Irrigation System Allowance	\$1,500	\$1,666		
	5.7	Indoor Pool Coping	\$357	\$396		
	5.11	Outdoor Pool Coping	\$320	\$355		
	5.17	Spa Coping	\$72	\$80		
					\$79,283	
2011					2011	
	3.5	Access Control Gates & Key Pad Systems	\$104,000	\$119,604	TOTAL EXPENDITURES	
	3.7	Landscape Irrigation System Allowance	\$1,500	\$1,725		
	5.10	Outdoor Pool White Coat	\$13,125	\$15,094		
	5.16	Spa White Coat	\$565	\$650		
					\$137,073	
2012					2012	
	3.4	Entrance Fountain Allowance	\$2,000	\$2,382	TOTAL EXPENDITURES	
	3.7	Landscape Irrigation System Allowance	\$1,500	\$1,786		
	3.11	Storm Water Drainage System & Riparian Restora	\$35,000	\$41,683		
	5.6	Indoor Pool White Coat	\$12,615	\$15,024		
					\$60,875	
2013					2013	
	2.4	Concrete Outdoor Pool Deck	\$3,570	\$4,403	TOTAL EXPENDITURES	
	2.5	Concrete Indoor Pool Deck	\$6,850	\$8,448		
	3.7	Landscape Irrigation System Allowance	\$1,500	\$1,850		
	5.7	Indoor Pool Coping	\$357	\$440		
	5.11	Outdoor Pool Coping	\$320	\$395		
	5.17	Spa Coping	\$72	\$89		
					\$15,624	

Reserve Fund Plan for  
**FALLS RUN COMMUNITY ASSOCIATION**  
 Stafford County, Virginia

**CALENDAR OF EXPENDITURES**  
**TABLE 2**  
 2007 Through 2026



YEAR	COMPONENT NO.	COMPONENT	PRESENT COST 2007	FUTURE COST (INFLATED)	TOTAL ANNUAL EXPENDITURES	ACTION
1	2	3	4	5	6	7
2014					2014	
	3.4	Entrance Fountain Allowance	\$2,000	\$2,554	TOTAL EXPENDITURES	
	3.7	Landscape Irrigation System Allowance	\$1,500	\$1,916		
	3.8	Signage Allowance	\$34,275	\$43,775		
	3.17	Entrance & Clubhouse Site Lighting	\$13,000	\$16,603		
	4.5	HVAC Split-Systems	\$50,000	\$63,858		
	4.6	Indoor Pool De-Humidifier	\$80,000	\$102,173		
	4.8	Carpeting	\$31,005	\$39,599		
	4.11	Office Furnishings & Equipment	\$12,500	\$15,965		
	4.12	Wallcovering	\$26,400	\$33,717		
	4.14	Acoustic Folding Walls	\$68,000	\$86,847		
	4.19	Interior Furnishings Allowance	\$84,000	\$107,282		
	4.21	Audio Video Equipment Allowance	\$30,000	\$38,315		
	4.23	Fire Sprinkler & Detection Equipment Allowance	\$4,300	\$5,492		
	5.2	Tennis Courts Color Coat	\$10,000	\$12,772		
	5.18	Pool Pumps, Filters, Heaters, & Chlorinators & De-	\$53,000	\$67,690		
	5.21	Fitness Equipment	\$91,500	\$116,861		
	5.22	Outdoor Pool Cover	\$9,831	\$12,556		
					\$767,974	
2015					2015	
	2.1	Concrete Sidewalks	\$38,593	\$51,043	TOTAL EXPENDITURES	
	2.2	Concrete Curbs & Gutters	\$19,210	\$25,406		
	2.3	Concrete Driveway Aprons	\$16,384	\$21,669		
	2.6	Concrete Turning Pads	\$1,922	\$2,543		
	3.7	Landscape Irrigation System Allowance	\$1,500	\$1,984		
	5.14	Pool Furniture Allowance	\$37,500	\$49,597		
					\$152,242	
2016					2016	
	1.6	Asphalt Full-Depth Repair & Crack Fill Allowance	\$40,000	\$54,785	TOTAL EXPENDITURES	
	1.7	Asphalt Footpaths	\$45,000	\$61,633		
	3.4	Entrance Fountain Allowance	\$2,000	\$2,739		
	3.7	Landscape Irrigation System Allowance	\$1,500	\$2,054		
	5.7	Indoor Pool Coping	\$357	\$489		
	5.11	Outdoor Pool Coping	\$320	\$438		
	5.17	Spa Coping	\$72	\$99		
					\$122,238	
2017					2017	
	3.2	Entrance Arbor Wood Trellis Allowance	\$35,000	\$49,642	TOTAL EXPENDITURES	
	3.3	Fabricated Entrance Sign	\$5,000	\$7,092		
	3.7	Landscape Irrigation System Allowance	\$1,500	\$2,128		
	3.11	Storm Water Drainage System & Riparian Restorat	\$35,000	\$49,642		
	3.16	Streambank & Pond Evaluation	\$10,000	\$14,183		
					\$122,687	
2018					2018	
	3.4	Entrance Fountain Allowance	\$2,000	\$2,938	TOTAL EXPENDITURES	
	3.5	Access Control Gates & Key Pad Systems	\$104,000	\$152,754		
	3.7	Landscape Irrigation System Allowance	\$1,500	\$2,203		
	5.10	Outdoor Pool White Coat	\$13,125	\$19,278		
	5.16	Spa White Coat	\$565	\$830		
					\$178,003	

Reserve Fund Plan for  
**FALLS RUN COMMUNITY ASSOCIATION**  
 Stafford County, Virginia

**CALENDAR OF EXPENDITURES**  
**TABLE 2**  
 2007 Through 2026



YEAR	COMPONENT NO.	COMPONENT	PRESENT COST 2007	FUTURE COST (INFLATED)	TOTAL ANNUAL EXPENDITURES	ACTION
1	2	3	4	5	6	7
2019					2019	
	3.7	Landscape Irrigation System Allowance	\$1,500	\$2,282	TOTAL EXPENDITURES	
	3.10	Mailboxes	\$133,120	\$202,480		
	3.14	Retaining Wall Metal Railing Interim Repair Allowa	\$60,000	\$91,262		
	3.18	Outdoor Furniture	\$13,000	\$19,773		
	4.2	Flat Membrane Re-Roofing Project	\$27,950	\$42,513		
	4.7	Domestic Water Heaters	\$9,600	\$14,602		
	4.9	Multi-Purpose Room #3 Wood Flooring	\$11,200	\$17,036		
	4.11	Office Furnishings & Equipment	\$12,500	\$19,013		
	4.21	Audio Video Equipment Allowance	\$15,000	\$22,815		
	4.22	Fire Alarm Control Panel	\$8,000	\$12,168		
	4.23	Fire Sprinkler & Detection Equipment Allowance	\$4,300	\$6,540		
	5.2	Tennis Courts Color Coat	\$10,000	\$15,210		
	5.6	Indoor Pool White Coat	\$12,615	\$19,188		
	5.7	Indoor Pool Coping	\$357	\$543		
	5.11	Outdoor Pool Coping	\$320	\$487		
	5.17	Spa Coping	\$72	\$110		
					\$486,021	
2020					2020	
	1.1	Asphalt Restoration Project, Phase 1	\$131,177	\$206,621	TOTAL EXPENDITURES	
	2.1	Concrete Sidewalks	\$38,593	\$60,789		
	2.2	Concrete Curbs & Gutters	\$38,419	\$60,515		
	2.3	Concrete Driveway Aprons	\$16,384	\$25,806		
	2.6	Concrete Turning Pads	\$1,922	\$3,028		
	3.4	Entrance Fountain Allowance	\$2,000	\$3,150		
	3.7	Landscape Irrigation System Allowance	\$1,500	\$2,363		
					\$362,273	
2021					2021	
	1.2	Asphalt Restoration Project, Phase 2	\$131,177	\$213,970	TOTAL EXPENDITURES	
	3.7	Landscape Irrigation System Allowance	\$1,500	\$2,447		
					\$216,417	
2022					2022	
	1.3	Asphalt Restoration Project, Phase 3	\$131,177	\$221,580	TOTAL EXPENDITURES	
	1.6	Asphalt Full-Depth Repair & Crack Fill Allowance	\$60,000	\$101,350		
	3.4	Entrance Fountain Allowance	\$2,000	\$3,378		
	3.7	Landscape Irrigation System Allowance	\$1,500	\$2,534		
	3.11	Storm Water Drainage System & Riparian Restoral	\$35,000	\$59,121		
	5.7	Indoor Pool Coping	\$357	\$603		
	5.11	Outdoor Pool Coping	\$320	\$541		
	5.17	Spa Coping	\$72	\$122		
					\$389,228	
2023					2023	
	1.4	Asphalt Restoration Project, Phase 4	\$128,860	\$225,407	TOTAL EXPENDITURES	
	2.4	Concrete Outdoor Pool Deck	\$7,140	\$12,490		
	2.5	Concrete Indoor Pool Deck	\$13,699	\$23,963		
	3.7	Landscape Irrigation System Allowance	\$1,500	\$2,624		
	5.20	Bocce Court Restoration Projects	\$8,500	\$14,869		
					\$279,352	

Reserve Fund Plan for  
**FALLS RUN COMMUNITY ASSOCIATION**  
 Stafford County, Virginia

**CALENDAR OF EXPENDITURES**  
**TABLE 2**  
 2007 Through 2026



YEAR	COMPONENT NO.	COMPONENT	PRESENT COST 2007	FUTURE COST (INFLATED)	TOTAL ANNUAL EXPENDITURES	ACTION
1	2	3	4	5	6	7
2024					2024	
	1.5	Asphalt Restoration Project, Phase 5	\$122,530	\$221,959	TOTAL EXPENDITURES	
	3.4	Entrance Fountain Allowance	\$2,000	\$3,623		
	3.7	Landscape Irrigation System Allowance	\$1,500	\$2,717		
	3.8	Signage Allowance	\$34,275	\$62,088		
	3.17	Entrance & Clubhouse Site Lighting	\$13,000	\$23,549		
	4.1	Sloped Shingle Re-Roofing Project	\$82,500	\$149,446		
	4.5	HVAC Split-Systems	\$100,000	\$181,146		
	4.6	Indoor Pool De-Humidifier	\$80,000	\$144,917		
	4.8	Carpeting	\$31,005	\$56,164		
	4.10	Italian Tile Flooring	\$49,155	\$89,042		
	4.11	Office Furnishings & Equipment	\$12,500	\$22,643		
	4.12	Wallcovering	\$26,400	\$47,823		
	4.13	Ceramic Wall Tile	\$18,000	\$32,606		
	4.14	Acoustic Folding Walls	\$68,000	\$123,179		
	4.19	Interior Furnishings Allowance	\$84,000	\$152,163		
	4.21	Audio Video Equipment Allowance	\$30,000	\$54,344		
	4.23	Fire Sprinkler & Detection Equipment Allowance	\$4,300	\$7,789		
	5.1	Tennis Courts Restoration Project	\$50,000	\$90,573		
	5.18	Pool Pumps, Filters, Heaters, & Chlorinators & De-	\$53,000	\$96,007		
	5.21	Fitness Equipment	\$91,500	\$165,749		
	5.22	Outdoor Pool Cover	\$9,831	\$17,809		
					\$1,745,337	
2025					2025	
	2.1	Concrete Sidewalks	\$38,593	\$72,396	TOTAL EXPENDITURES	
	2.2	Concrete Curbs & Gutters	\$38,419	\$72,070		
	2.3	Concrete Driveway Aprons	\$16,384	\$30,734		
	2.6	Concrete Turning Pads	\$1,922	\$3,606		
	3.5	Access Control Gates & Key Pad Systems	\$104,000	\$195,093		
	3.7	Landscape Irrigation System Allowance	\$1,500	\$2,814		
	5.7	Indoor Pool Coping	\$357	\$669		
	5.10	Outdoor Pool White Coat	\$13,125	\$24,621		
	5.11	Outdoor Pool Coping	\$320	\$600		
	5.14	Pool Furniture Allowance	\$37,500	\$70,346		
	5.16	Spa White Coat	\$565	\$1,060		
	5.17	Spa Coping	\$72	\$135		
	5.19	Wood Shelters, Trash Enclosure, & Footbridge All	\$10,700	\$20,072		
					\$494,216	
2026					2026	
	3.4	Entrance Fountain Allowance	\$2,000	\$3,885	TOTAL EXPENDITURES	
	3.7	Landscape Irrigation System Allowance	\$1,500	\$2,914		
	5.6	Indoor Pool White Coat	\$12,615	\$24,506		
					\$31,305	

**CURRENT FUNDING ANALYSIS CASH FLOW METHOD**  
**TABLE 3.0 EXPLANATION**  
and, if applicable,  
**ALTERNATIVE FUNDING ANALYSIS CASH FLOW METHOD**  
**TABLE 3.1 , 3.2, 3,3 (etc.) EXPLANATION**

Table 3.0 shows the financial picture over the twenty-year study period, using the current annual contribution and the reserve fund balance reported at the beginning of the study year. If the results of the study indicate a need to increase the annual contribution to maintain adequate balances throughout the study period, Table 3.1, and possibly, 3.2 will be provided for consideration. Alternatives might also be provided if a community is over-funded and desires to adjust the annual contribution downward.

Alternative funding may be achieved by increasing the annual contribution to a fixed yearly amount or by applying an annual escalation factor to increase contributions over time, or a combination of both methods. An inflation factor and interest income factor may be included in the calculations on this page.

A description of the columns in the table follows:

Column 1	<b>Year</b>
Column 2	<b>Total Asset Base</b> of all common capital assets included in the reserve fund with costs adjusted for inflation.
Column 3	<b>Beginning Reserve Fund Balance</b> is the reserve fund balance after all activity in the prior year is completed.
Column 4	<b>Annual Contribution</b> , on Table 3, is the amount contributed annually to the reserve fund as reported by the Board of Directors. On the Alternative Funding Analysis tables (3.1, 3.2, etc.), the annual contribution is projected to maintain positive balances throughout the study period.
Column 5	<b>Interest Income</b> , which is indicated in the heading of the table, is applied to the reserve fund balance and is accrued monthly throughout each year after the yearly expenditures are deducted. The interest income percentage may be varied to reflect actual experience of the community investments.
Column 6	<b>Capital Expenditures</b> are annual totals of expenditures for each year of the study period adjusted by the inflation percentage listed in the heading of the table.
Column 7	<b>Ending Reserve Fund Balance</b> is the result of the beginning reserve fund balance plus the annual contribution, plus interest income, less capital expenditures for the year.
Column 8	<b>Balance to Asset Base Ratio</b> , expressed as a percentage, is the ratio between the ending reserve fund balance and the total asset base for that year. The ratio is useful to the analysts in understanding general financial condition, but there is no standard ratio as each community's condition and complexity varies.

Reserve Fund Plan for  
**FALLS RUN COMMUNITY ASSOCIATION**  
 Stafford County, Virginia

**FUNDING ANALYSIS**  
**CASH FLOW METHOD**  
**TABLE 3**



**MASON & MASON**  
 CAPITAL RESERVE ANALYSTS, INC.

Reston, Virginia reserves@shentel.net 800-776-6980  
 Copyright © 1999 All rights reserved.

Beginning Reserve Fund Balance: **\$537,710**    Annual Contribution To Reserves: **\$170,000**    Contribution Percentage Increase: **3.50%**    Annual Inflation Factor: **3.50%**    Annual Interest Income Factor: **4.00%**

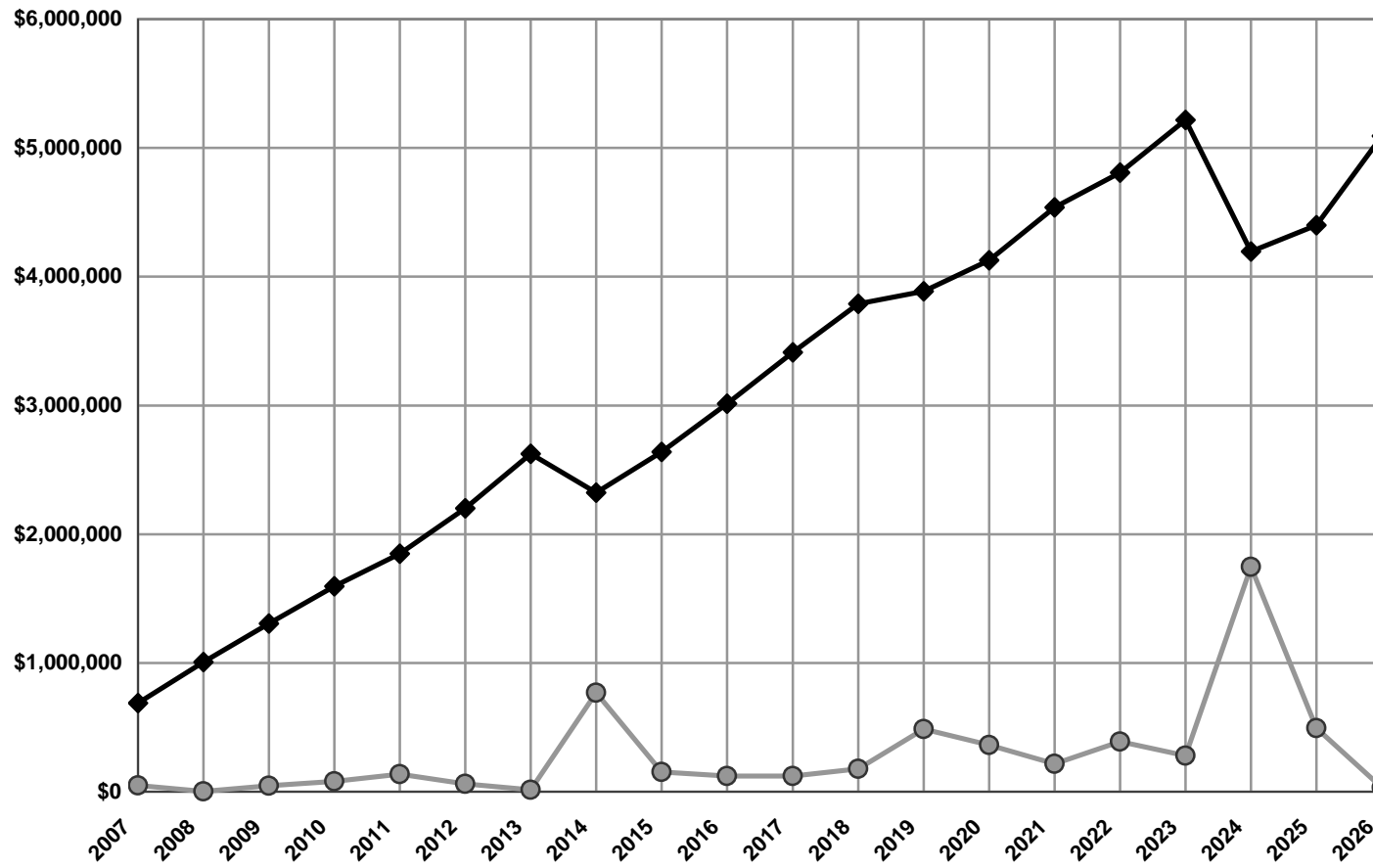
YEAR	TOTAL ASSET BASE	BEGINNING RESERVE FUND BALANCE	ANNUAL CONTRIBUTION	INTEREST INCOME	CAPITAL EXPENDITURES	ENDING RESERVE FUND BALANCE	BALANCE TO ASSET BASE RATIO
1	2	3	4	5	6	7	8
2007	\$9,329,018	\$537,710	\$170,000	\$29,365	\$48,472	\$688,603	7%
2008	\$9,655,534	\$688,603	\$287,629	\$34,364	\$3,624	\$1,006,971	10%
2009	\$9,993,478	\$1,006,971	\$297,696	\$47,555	\$46,435	\$1,305,787	13%
2010	\$10,343,250	\$1,305,787	\$308,116	\$59,958	\$79,283	\$1,594,578	15%
2011	\$10,705,263	\$1,594,578	\$318,900	\$71,960	\$137,073	\$1,848,364	17%
2012	\$11,079,947	\$1,848,364	\$330,061	\$82,545	\$60,875	\$2,200,095	20%
2013	\$11,467,746	\$2,200,095	\$341,613	\$97,128	\$15,624	\$2,623,213	23%
2014	\$11,869,117	\$2,623,213	\$353,570	\$114,629	\$767,974	\$2,323,437	20%
2015	\$12,284,536	\$2,323,437	\$365,945	\$102,687	\$152,242	\$2,639,827	21%
2016	\$12,714,495	\$2,639,827	\$378,753	\$115,858	\$122,238	\$3,012,200	24%
2017	\$13,159,502	\$3,012,200	\$392,009	\$131,320	\$122,687	\$3,412,842	26%
2018	\$13,620,084	\$3,412,842	\$405,729	\$147,944	\$178,003	\$3,788,512	28%
2019	\$14,096,787	\$3,788,512	\$419,930	\$163,560	\$486,021	\$3,885,981	28%
2020	\$14,590,175	\$3,885,981	\$434,627	\$167,854	\$362,273	\$4,126,190	28%
2021	\$15,100,831	\$4,126,190	\$449,839	\$177,974	\$216,417	\$4,537,586	30%
2022	\$15,629,360	\$4,537,586	\$465,584	\$195,080	\$389,228	\$4,809,022	31%
2023	\$16,176,388	\$4,809,022	\$481,879	\$206,496	\$279,352	\$5,218,045	32%
2024	\$16,742,561	\$5,218,045	\$498,745	\$223,531	\$1,745,337	\$4,194,984	25%
2025	\$17,328,551	\$4,194,984	\$516,201	\$182,232	\$494,216	\$4,399,201	25%
2026	\$17,935,050	\$4,399,201	\$534,268	\$190,949	\$31,305	\$5,093,113	28%

**STUDY PERIOD TOTALS**

**\$7,751,093**    **\$2,542,988**    **\$5,738,678**

FUNDING ANALYSIS  
CASH FLOW METHOD  
TABLE 3

◆ ENDING RESERVE FUND BALANCE  
● CAPITAL EXPENDITURES



## FUNDING ANALYSIS COMPONENT METHOD TABLE 4 EXPLANATION

Table 4 is a yearly list of annual contributions toward each component, which must be made to achieve 100% funding. The reserve fund balance is the balance at the beginning of the study year. The beginning reserve fund balance is applied, proportionately, to each component prior to calculating the yearly contribution for each component. Future costs (inflation) are factored into the replacement cycles. The annual contribution for each year is calculated in the bottom row of the study labeled **Annual Component Contribution Totals**. Interest and inflation are calculated at the same annual rates as the Cash Flow Method (Table 3).

- Column 1            **Component Number** is consistent throughout the tables.
- Column 2            **Component** is a brief description of the component.
- Columns 3 - 22    **Years** lists the annual contribution amount toward each component throughout the twenty-year study period, which is totaled at the bottom of the component table.

### COMPONENT METHOD SUMMARY

The component method summary computes the beginning reserve fund balance, the annual component contribution, the annual expenditures, and interest income. It then provides the ending reserve fund balance for each year of the study.

Reserve Fund Plan for  
FALLS RUN COMMUNITY ASSOCIATION  
Stafford County, Virginia

FUNDING ANALYSIS  
COMPONENT METHOD  
TABLE 4



MASON & MASON  
CAPITAL RESERVE ANALYSTS, INC.

Reston, Virginia reserves@shentel.net 800-776-6980  
Copyright © 1999 All rights reserved.

Beginning Reserve Fund Balance:  
\$537,710

Component Number	COMPONENT	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
1.1	Asphalt Restoration Project, Phase 1	\$8,733	\$8,733	\$8,733	\$8,733	\$8,733	\$8,733	\$8,733	\$8,733	\$8,733	\$8,733	\$8,733	\$8,733	\$8,733	\$8,733	\$14,689	\$14,689	\$14,689	\$14,689	\$14,689	\$14,689
1.2	Asphalt Restoration Project, Phase 2	\$8,616	\$8,616	\$8,616	\$8,616	\$8,616	\$8,616	\$8,616	\$8,616	\$8,616	\$8,616	\$8,616	\$8,616	\$8,616	\$8,616	\$8,616	\$15,211	\$15,211	\$15,211	\$15,211	\$15,211
1.3	Asphalt Restoration Project, Phase 3	\$8,554	\$8,554	\$8,554	\$8,554	\$8,554	\$8,554	\$8,554	\$8,554	\$8,554	\$8,554	\$8,554	\$8,554	\$8,554	\$8,554	\$8,554	\$8,554	\$15,752	\$15,752	\$15,752	\$15,752
1.4	Asphalt Restoration Project, Phase 4	\$8,390	\$8,390	\$8,390	\$8,390	\$8,390	\$8,390	\$8,390	\$8,390	\$8,390	\$8,390	\$8,390	\$8,390	\$8,390	\$8,390	\$8,390	\$8,390	\$8,390	\$16,024	\$16,024	\$16,024
1.5	Asphalt Restoration Project, Phase 5	\$8,005	\$8,005	\$8,005	\$8,005	\$8,005	\$8,005	\$8,005	\$8,005	\$8,005	\$8,005	\$8,005	\$8,005	\$8,005	\$8,005	\$8,005	\$8,005	\$8,005	\$8,005	\$15,779	\$15,779
1.6	Asphalt Full-Depth Repair & Crack Fill Allowance	\$2,556	\$2,556	\$2,556	\$2,556	\$8,067	\$8,067	\$8,067	\$8,067	\$8,067	\$8,067	\$14,924	\$14,924	\$14,924	\$14,924	\$14,924	\$14,924	\$3,068	\$3,068	\$3,068	\$3,068
1.7	Asphalt Footpaths	\$4,104	\$4,104	\$4,104	\$4,104	\$4,104	\$4,104	\$4,104	\$4,104	\$4,104	\$4,104	\$6,079	\$6,079	\$6,079	\$6,079	\$6,079	\$6,079	\$6,079	\$6,079	\$6,079	\$6,079
2.1	Concrete Sidewalks	\$6,577	\$6,577	\$6,577	\$6,577	\$9,208	\$9,208	\$9,208	\$9,208	\$9,208	\$10,966	\$10,966	\$10,966	\$10,966	\$10,966	\$13,060	\$13,060	\$13,060	\$13,060	\$13,060	\$13,060
2.2	Concrete Curbs & Gutters	\$4,910	\$4,910	\$4,910	\$4,910	\$4,583	\$4,583	\$4,583	\$4,583	\$4,583	\$10,917	\$10,917	\$10,917	\$10,917	\$10,917	\$13,001	\$13,001	\$13,001	\$13,001	\$13,001	\$13,001
2.3	Concrete Driveway Aprons	\$2,792	\$2,792	\$2,792	\$2,792	\$3,909	\$3,909	\$3,909	\$3,909	\$3,909	\$4,655	\$4,655	\$4,655	\$4,655	\$4,655	\$5,544	\$5,544	\$5,544	\$5,544	\$5,544	\$6,603
2.4	Concrete Outdoor Pool Deck	\$544	\$544	\$544	\$544	\$544	\$544	\$544	\$1,014	\$1,014	\$1,014	\$1,014	\$1,014	\$1,014	\$1,014	\$1,014	\$1,014	\$1,014	\$1,439	\$1,439	\$1,439
2.5	Concrete Indoor Pool Deck	\$1,044	\$1,044	\$1,044	\$1,044	\$1,044	\$1,044	\$1,044	\$1,946	\$1,946	\$1,946	\$1,946	\$1,946	\$1,946	\$1,946	\$1,946	\$1,946	\$1,946	\$1,946	\$2,761	\$2,761
2.6	Concrete Turning Pads	\$328	\$328	\$328	\$328	\$459	\$459	\$459	\$459	\$459	\$546	\$546	\$546	\$546	\$546	\$651	\$651	\$651	\$651	\$651	\$775
3.1	Entrance Monuments	\$1,729	\$1,729	\$1,729	\$1,729	\$1,729	\$1,729	\$1,729	\$1,729	\$1,729	\$1,729	\$1,729	\$1,729	\$1,729	\$1,729	\$1,729	\$1,729	\$1,729	\$1,729	\$1,729	\$1,729
3.2	Entrance Arbor Wood Trellis Allowance	\$2,748	\$2,748	\$2,748	\$2,748	\$2,748	\$2,748	\$2,748	\$2,748	\$2,748	\$2,748	\$2,748	\$4,075	\$4,075	\$4,075	\$4,075	\$4,075	\$4,075	\$4,075	\$4,075	\$4,075
3.3	Fabricated Entrance Sign	\$393	\$393	\$393	\$393	\$393	\$393	\$393	\$393	\$393	\$393	\$393	\$582	\$582	\$582	\$582	\$582	\$582	\$582	\$582	\$582
3.4	Entrance Fountain Allowance	\$673	\$673	\$1,065	\$1,065	\$1,142	\$1,142	\$1,225	\$1,225	\$1,313	\$1,313	\$1,409	\$1,409	\$1,511	\$1,511	\$1,620	\$1,620	\$1,737	\$1,737	\$1,863	\$1,863
3.5	Access Control Gates & Key Pad Systems	\$15,506	\$15,506	\$15,506	\$15,506	\$15,506	\$18,883	\$18,883	\$18,883	\$18,883	\$18,883	\$18,883	\$18,883	\$24,116	\$24,116	\$24,116	\$24,116	\$24,116	\$24,116	\$24,116	\$30,800
3.6	Flagpoles	\$293	\$293	\$293	\$293	\$293	\$293	\$293	\$293	\$293	\$293	\$293	\$293	\$293	\$293	\$293	\$293	\$293	\$293	\$293	\$293
3.7	Landscape Irrigation System Allowance	\$539	\$1,520	\$1,574	\$1,630	\$1,688	\$1,748	\$1,810	\$1,875	\$1,941	\$2,010	\$2,082	\$2,156	\$2,233	\$2,312	\$2,394	\$2,479	\$2,568	\$2,659	\$2,753	\$2,851
3.8	Signage Allowance	\$3,670	\$3,670	\$3,670	\$3,670	\$3,670	\$3,670	\$3,670	\$3,670	\$5,043	\$5,043	\$5,043	\$5,043	\$5,043	\$5,043	\$5,043	\$5,043	\$5,043	\$5,043	\$5,043	\$7,153
3.9	Light Poles & Fixtures	\$7,846	\$7,846	\$7,846	\$7,846	\$7,846	\$7,846	\$7,846	\$7,846	\$7,846	\$7,846	\$7,846	\$7,846	\$7,846	\$7,846	\$7,846	\$7,846	\$7,846	\$7,846	\$7,846	\$7,846
3.10	Mailboxes	\$10,055	\$10,055	\$10,055	\$10,055	\$10,055	\$10,055	\$10,055	\$10,055	\$10,055	\$10,055	\$10,055	\$10,055	\$10,055	\$16,622	\$16,622	\$16,622	\$16,622	\$16,622	\$16,622	\$16,622
3.11	Storm Water Drainage System & Riparian Re	\$14,274	\$7,519	\$7,519	\$7,519	\$7,519	\$7,519	\$8,955	\$8,955	\$8,955	\$8,955	\$8,955	\$10,665	\$10,665	\$10,665	\$10,665	\$10,665	\$12,702	\$12,702	\$12,702	\$12,702
3.12	Modular Block Retaining Wall Allowance	\$60,839	\$60,839	\$60,839	\$60,839	\$60,839	\$60,839	\$60,839	\$60,839	\$60,839	\$60,839	\$60,839	\$60,839	\$60,839	\$60,839	\$60,839	\$60,839	\$60,839	\$60,839	\$60,839	\$60,839
3.13	Retaining Wall Metal Railings	\$6,300	\$6,300	\$6,300	\$6,300	\$6,300	\$6,300	\$6,300	\$6,300	\$6,300	\$6,300	\$6,300	\$6,300	\$6,300	\$6,300	\$6,300	\$6,300	\$6,300	\$6,300	\$6,300	\$6,300
3.14	Retaining Wall Metal Railing Interim Repair A	\$4,532	\$4,532	\$4,532	\$4,532	\$4,532	\$4,532	\$4,532	\$4,532	\$4,532	\$4,532	\$4,532	\$4,532	\$4,532	\$7,492	\$7,492	\$7,492	\$7,492	\$7,492	\$7,492	\$7,492
3.15	Concrete Retaining Wall	\$2,920	\$2,920	\$2,920	\$2,920	\$2,920	\$2,920	\$2,920	\$2,920	\$2,920	\$2,920	\$2,920	\$2,920	\$2,920	\$2,920	\$2,920	\$2,920	\$2,920	\$2,920	\$2,920	\$2,920
3.16	Streambank & Pond Evaluation	\$4,646	\$1,152	\$1,152	\$1,152	\$1,152	\$1,152	\$1,152	\$1,152	\$1,152	\$1,152	\$1,152	\$1,634	\$1,634	\$1,634	\$1,634	\$1,634	\$1,634	\$1,634	\$1,634	\$1,634
3.17	Entrance & Clubhouse Site Lighting	\$1,759	\$1,759	\$1,759	\$1,759	\$1,759	\$1,759	\$1,759	\$1,759	\$1,913	\$1,913	\$1,913	\$1,913	\$1,913	\$1,913	\$1,913	\$1,913	\$1,913	\$1,913	\$1,913	\$13,565
3.18	Outdoor Furniture	\$982	\$982	\$982	\$982	\$982	\$982	\$982	\$982	\$982	\$982	\$982	\$982	\$982	\$1,623	\$1,623	\$1,623	\$1,623	\$1,623	\$1,623	\$1,623
4.1	Sloped Shingle Re-Roofing Project	\$4,957	\$4,957	\$4,957	\$4,957	\$4,957	\$4,957	\$4,957	\$4,957	\$4,957	\$4,957	\$4,957	\$4,957	\$4,957	\$4,957	\$4,957	\$4,957	\$4,957	\$4,957	\$9,804	\$9,804
4.2	Flat Membrane Re-Roofing Project	\$2,111	\$2,111	\$2,111	\$2,111	\$2,111	\$2,111	\$2,111	\$2,111	\$2,111	\$2,111	\$2,111	\$2,111	\$2,111	\$3,490	\$3,490	\$3,490	\$3,490	\$3,490	\$3,490	\$3,490
4.3	Windows	\$4,183	\$4,183	\$4,183	\$4,183	\$4,183	\$4,183	\$4,183	\$4,183	\$4,183	\$4,183	\$4,183	\$4,183	\$4,183	\$4,183	\$4,183	\$4,183	\$4,183	\$4,183	\$4,183	\$4,183
4.4	Exterior Doors	\$1,248	\$1,248	\$1,248	\$1,248	\$1,248	\$1,248	\$1,248	\$1,248	\$1,248	\$1,248	\$1,248	\$1,248	\$1,248	\$1,248	\$1,248	\$1,248	\$1,248	\$1,248	\$1,248	\$1,248
4.5	HVAC Split-Systems	\$5,354	\$5,354	\$5,354	\$5,354	\$5,354	\$5,354	\$5,354	\$5,354	\$14,713	\$14,713	\$14,713	\$14,713	\$14,713	\$14,713	\$14,713	\$14,713	\$14,713	\$14,713	\$10,434	\$10,434

Reserve Fund Plan for  
FALLS RUN COMMUNITY ASSOCIATION  
Stafford County, Virginia

FUNDING ANALYSIS  
COMPONENT METHOD  
TABLE 4



MASON & MASON  
CAPITAL RESERVE ANALYSTS, INC.

Reston, Virginia reserves@shentel.net 800-776-6980  
Copyright © 1999 All rights reserved.

Beginning Reserve Fund Balance:  
\$537,710

Component Number	COMPONENT	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026		
4.6	Indoor Pool De-Humidifier	\$8,567	\$8,567	\$8,567	\$8,567	\$8,567	\$8,567	\$8,567	\$8,567	\$11,771	\$11,771	\$11,771	\$11,771	\$11,771	\$11,771	\$11,771	\$11,771	\$11,771	\$11,771	\$11,771	\$16,695	\$16,695	
4.7	Domestic Water Heaters	\$725	\$725	\$725	\$725	\$725	\$725	\$725	\$725	\$725	\$725	\$725	\$725	\$725	\$1,199	\$1,199	\$1,199	\$1,199	\$1,199	\$1,199	\$1,199	\$1,199	\$1,199
4.8	Carpeting	\$3,320	\$3,320	\$3,320	\$3,320	\$3,320	\$3,320	\$3,320	\$3,320	\$4,562	\$4,562	\$4,562	\$4,562	\$4,562	\$4,562	\$4,562	\$4,562	\$4,562	\$4,562	\$4,562	\$4,562	\$6,470	\$6,470
4.9	Multi-Purpose Room #3 Wood Flooring	\$846	\$846	\$846	\$846	\$846	\$846	\$846	\$846	\$846	\$846	\$846	\$846	\$846	\$846	\$1,399	\$1,399	\$1,399	\$1,399	\$1,399	\$1,399	\$1,399	\$1,399
4.10	Italian Tile Flooring	\$2,954	\$2,954	\$2,954	\$2,954	\$2,954	\$2,954	\$2,954	\$2,954	\$2,954	\$2,954	\$2,954	\$2,954	\$2,954	\$2,954	\$2,954	\$2,954	\$2,954	\$2,954	\$2,954	\$2,954	\$5,841	\$5,841
4.11	Office Furnishings & Equipment	\$2,607	\$2,607	\$2,607	\$2,880	\$2,880	\$2,880	\$2,880	\$2,880	\$3,430	\$3,430	\$3,430	\$3,430	\$3,430	\$3,430	\$4,085	\$4,085	\$4,085	\$4,085	\$4,085	\$4,085	\$4,865	\$4,865
4.12	Wallcovering	\$2,827	\$2,827	\$2,827	\$2,827	\$2,827	\$2,827	\$2,827	\$2,827	\$3,884	\$3,884	\$3,884	\$3,884	\$3,884	\$3,884	\$3,884	\$3,884	\$3,884	\$3,884	\$3,884	\$3,884	\$5,509	\$5,509
4.13	Ceramic Wall Tile	\$1,082	\$1,082	\$1,082	\$1,082	\$1,082	\$1,082	\$1,082	\$1,082	\$1,082	\$1,082	\$1,082	\$1,082	\$1,082	\$1,082	\$1,082	\$1,082	\$1,082	\$1,082	\$1,082	\$1,082	\$2,139	\$2,139
4.14	Acoustic Folding Walls	\$7,282	\$7,282	\$7,282	\$7,282	\$7,282	\$7,282	\$7,282	\$7,282	\$10,005	\$10,005	\$10,005	\$10,005	\$10,005	\$10,005	\$10,005	\$10,005	\$10,005	\$10,005	\$10,005	\$10,005	\$14,191	\$14,191
4.15	Kitchen & Food Service Areas Refurbishmen	\$1,426	\$1,426	\$1,426	\$1,426	\$1,426	\$1,426	\$1,426	\$1,426	\$1,426	\$1,426	\$1,426	\$1,426	\$1,426	\$1,426	\$1,426	\$1,426	\$1,426	\$1,426	\$1,426	\$1,426	\$1,426	\$1,426
4.16	Plumbing Fixtures Allowance	\$2,153	\$2,153	\$2,153	\$2,153	\$2,153	\$2,153	\$2,153	\$2,153	\$2,153	\$2,153	\$2,153	\$2,153	\$2,153	\$2,153	\$2,153	\$2,153	\$2,153	\$2,153	\$2,153	\$2,153	\$2,153	\$2,153
4.17	Interior Door Allowance	\$584	\$584	\$584	\$584	\$584	\$584	\$584	\$584	\$584	\$584	\$584	\$584	\$584	\$584	\$584	\$584	\$584	\$584	\$584	\$584	\$584	\$584
4.18	Billiards Tables	\$484	\$484	\$484	\$484	\$484	\$484	\$484	\$484	\$484	\$484	\$484	\$484	\$484	\$484	\$484	\$484	\$484	\$484	\$484	\$484	\$484	\$484
4.19	Interior Furnishings Allowance	\$11,363	\$11,363	\$11,363	\$11,363	\$11,363	\$11,363	\$11,363	\$11,363	\$12,359	\$12,359	\$12,359	\$12,359	\$12,359	\$12,359	\$12,359	\$12,359	\$12,359	\$12,359	\$12,359	\$12,359	\$17,530	\$17,530
4.20	Lighting & Electrical Allowance	\$6,364	\$6,364	\$6,364	\$6,364	\$6,364	\$6,364	\$6,364	\$6,364	\$6,364	\$6,364	\$6,364	\$6,364	\$6,364	\$6,364	\$6,364	\$6,364	\$6,364	\$6,364	\$6,364	\$6,364	\$6,364	\$6,364
4.21	Audio Video Equipment Allowance	\$5,039	\$5,039	\$5,039	\$6,912	\$6,912	\$6,912	\$6,912	\$6,912	\$4,116	\$4,116	\$4,116	\$4,116	\$4,116	\$4,116	\$9,803	\$9,803	\$9,803	\$9,803	\$9,803	\$9,803	\$5,838	\$5,838
4.22	Fire Alarm Control Panel	\$604	\$604	\$604	\$604	\$604	\$604	\$604	\$604	\$604	\$604	\$604	\$604	\$604	\$604	\$999	\$999	\$999	\$999	\$999	\$999	\$999	\$999
4.23	Fire Sprinkler & Detection Equipment Allowa	\$897	\$897	\$897	\$991	\$991	\$991	\$991	\$991	\$1,180	\$1,180	\$1,180	\$1,180	\$1,180	\$1,180	\$1,405	\$1,405	\$1,405	\$1,405	\$1,405	\$1,405	\$1,673	\$1,673
5.1	Tennis Courts Restoration Project	\$3,004	\$3,004	\$3,004	\$3,004	\$3,004	\$3,004	\$3,004	\$3,004	\$3,004	\$3,004	\$3,004	\$3,004	\$3,004	\$3,004	\$3,004	\$3,004	\$3,004	\$3,004	\$3,004	\$3,004	\$5,942	\$5,942
5.2	Tennis Courts Color Coat	\$2,086	\$2,086	\$2,086	\$2,304	\$2,304	\$2,304	\$2,304	\$2,304	\$2,744	\$2,744	\$2,744	\$2,744	\$2,744	\$2,744	\$1,752	\$1,752	\$1,752	\$1,752	\$1,752	\$1,752	\$1,752	\$1,752
5.3	Tennis Court Fencing	\$583	\$583	\$583	\$583	\$583	\$583	\$583	\$583	\$583	\$583	\$583	\$583	\$583	\$583	\$583	\$583	\$583	\$583	\$583	\$583	\$583	\$583
5.4	Tennis Court Lights	\$616	\$616	\$616	\$616	\$616	\$616	\$616	\$616	\$616	\$616	\$616	\$616	\$616	\$616	\$616	\$616	\$616	\$616	\$616	\$616	\$616	\$616
5.5	Indoor Pool Restoration Project	\$4,091	\$4,091	\$4,091	\$4,091	\$4,091	\$4,091	\$4,091	\$4,091	\$4,091	\$4,091	\$4,091	\$4,091	\$4,091	\$4,091	\$4,091	\$4,091	\$4,091	\$4,091	\$4,091	\$4,091	\$4,091	\$4,091
5.6	Indoor Pool White Coat	\$1,780	\$1,780	\$1,780	\$1,780	\$1,780	\$1,780	\$2,372	\$2,372	\$2,372	\$2,372	\$2,372	\$2,372	\$2,372	\$2,372	\$3,029	\$3,029	\$3,029	\$3,029	\$3,029	\$3,029	\$3,029	\$3,029
5.7	Indoor Pool Coping	\$91	\$91	\$91	\$91	\$138	\$138	\$138	\$153	\$153	\$153	\$170	\$170	\$170	\$170	\$189	\$189	\$189	\$210	\$210	\$210	\$210	\$233
5.8	Indoor Pool Perimeter Equipment	\$211	\$211	\$211	\$211	\$211	\$211	\$211	\$211	\$211	\$211	\$211	\$211	\$211	\$211	\$211	\$211	\$211	\$211	\$211	\$211	\$211	\$211
5.9	Outdoor Pool Restoration Project	\$4,752	\$4,752	\$4,752	\$4,752	\$4,752	\$4,752	\$4,752	\$4,752	\$4,752	\$4,752	\$4,752	\$4,752	\$4,752	\$4,752	\$4,752	\$4,752	\$4,752	\$4,752	\$4,752	\$4,752	\$4,752	\$4,752
5.10	Outdoor Pool White Coat	\$1,957	\$1,957	\$1,957	\$1,957	\$1,957	\$2,383	\$2,383	\$2,383	\$2,383	\$2,383	\$2,383	\$2,383	\$2,383	\$3,043	\$3,043	\$3,043	\$3,043	\$3,043	\$3,043	\$3,043	\$3,043	\$3,887
5.11	Outdoor Pool Coping	\$575	\$111	\$111	\$111	\$124	\$124	\$124	\$137	\$137	\$137	\$152	\$152	\$152	\$169	\$169	\$169	\$188	\$188	\$188	\$188	\$188	\$209
5.12	Outdoor Pool Perimeter Equipment	\$281	\$281	\$281	\$281	\$281	\$281	\$281	\$281	\$281	\$281	\$281	\$281	\$281	\$281	\$281	\$281	\$281	\$281	\$281	\$281	\$281	\$281
5.13	Outdoor Pool Fencing	\$1,267	\$1,267	\$1,267	\$1,267	\$1,267	\$1,267	\$1,267	\$1,267	\$1,267	\$1,267	\$1,267	\$1,267	\$1,267	\$1,267	\$1,267	\$1,267	\$1,267	\$1,267	\$1,267	\$1,267	\$1,267	\$1,267
5.14	Pool Furniture Allowance	\$3,911	\$3,911	\$3,911	\$3,911	\$3,911	\$3,911	\$3,911	\$3,911	\$3,911	\$5,714	\$5,714	\$5,714	\$5,714	\$5,714	\$5,714	\$5,714	\$5,714	\$5,714	\$5,714	\$5,714	\$5,714	\$8,104
5.15	Spa Restoration Project	\$490	\$490	\$490	\$490	\$490	\$490	\$490	\$490	\$490	\$490	\$490	\$490	\$490	\$490	\$490	\$490	\$490	\$490	\$490	\$490	\$490	\$490
5.16	Spa White Coat	\$84	\$84	\$84	\$84	\$84	\$103	\$103	\$103	\$103	\$103	\$103	\$103	\$103	\$131	\$131	\$131	\$131	\$131	\$131	\$131	\$131	\$167
5.17	Spa Coping	\$134	\$25	\$25	\$25	\$28	\$28	\$28	\$31	\$31	\$31	\$34	\$34	\$34	\$34	\$38	\$38	\$38	\$42	\$42	\$42	\$42	\$47
5.18	Pool Pumps, Filters, Heaters, & Chlorinators	\$5,676	\$5,676	\$5,676	\$5,676	\$5,676	\$5,676	\$5,676	\$5,676	\$7,798	\$7,798	\$7,798	\$7,798	\$7,798	\$7,798	\$7,798	\$7,798	\$7,798	\$7,798	\$7,798	\$7,798	\$11,060	\$11,060

Reserve Fund Plan for  
FALLS RUN COMMUNITY ASSOCIATION  
Stafford County, Virginia

FUNDING ANALYSIS  
COMPONENT METHOD  
TABLE 4



**MASON & MASON**  
CAPITAL RESERVE ANALYSTS, INC.

Reston, Virginia reserves@shentel.net 800-776-6980  
Copyright © 1999 All rights reserved.

Beginning Reserve Fund Balance:  
\$537,710

Component Number	COMPONENT	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	
5.19	Wood Shelters, Trash Enclosure, & Footbridge	\$644	\$644	\$644	\$644	\$644	\$644	\$644	\$644	\$644	\$644	\$644	\$644	\$644	\$644	\$644	\$644	\$644	\$644	\$644	\$644	\$1,317
5.20	Bocce Court Restoration Projects	\$513	\$513	\$513	\$513	\$513	\$513	\$513	\$513	\$513	\$513	\$513	\$513	\$513	\$513	\$513	\$513	\$513	\$975	\$975	\$975	\$975
5.21	Fitness Equipment	\$9,798	\$9,798	\$9,798	\$9,798	\$9,798	\$9,798	\$9,798	\$9,798	\$13,463	\$13,463	\$13,463	\$13,463	\$13,463	\$13,463	\$13,463	\$13,463	\$13,463	\$13,463	\$13,463	\$19,095	\$19,095
5.22	Outdoor Pool Cover	\$1,053	\$1,053	\$1,053	\$1,053	\$1,053	\$1,053	\$1,053	\$1,053	\$1,447	\$1,447	\$1,447	\$1,447	\$1,447	\$1,447	\$1,447	\$1,447	\$1,447	\$1,447	\$1,447	\$2,052	\$2,052
<b>ANNUAL COMPONENT CONTRIBUTION TOTALS</b>		<b>\$325,433</b>	<b>\$315,594</b>	<b>\$316,040</b>	<b>\$318,553</b>	<b>\$327,813</b>	<b>\$331,694</b>	<b>\$333,866</b>	<b>\$335,334</b>	<b>\$360,160</b>	<b>\$370,958</b>	<b>\$379,992</b>	<b>\$383,775</b>	<b>\$389,876</b>	<b>\$409,197</b>	<b>\$420,516</b>	<b>\$427,197</b>	<b>\$424,824</b>	<b>\$434,251</b>	<b>\$487,852</b>	<b>\$504,785</b>	

COMPONENT METHOD SUMMARY	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
BEGINNING RESERVE FUND BALANCE	\$537,710	\$843,716	\$1,196,982	\$1,522,286	\$1,830,564	\$2,103,074	\$2,466,851	\$2,892,919	\$2,585,496	\$2,906,651	\$3,281,929	\$3,681,280	\$4,045,451	\$4,122,676	\$4,346,539	\$4,736,947	\$4,977,276	\$5,334,848	\$4,250,637	\$4,428,151
PLUS ANNUAL COMPONENT CONTRIBUTION	\$325,433	\$315,594	\$316,040	\$318,553	\$327,813	\$331,694	\$333,866	\$335,334	\$360,160	\$370,958	\$379,992	\$383,775	\$389,876	\$409,197	\$420,516	\$427,197	\$424,824	\$434,251	\$487,852	\$504,785
CAPITAL EXPENDITURES	\$48,472	\$3,624	\$46,435	\$79,283	\$137,073	\$60,875	\$15,624	\$767,974	\$152,242	\$122,238	\$122,687	\$178,003	\$486,021	\$362,273	\$216,417	\$389,228	\$279,352	\$1,745,337	\$494,216	\$31,305
SUBTOTAL	\$814,671	\$1,155,686	\$1,466,587	\$1,761,557	\$2,021,304	\$2,373,893	\$2,785,092	\$2,460,279	\$2,793,415	\$3,155,371	\$3,539,234	\$3,887,052	\$3,949,306	\$4,169,600	\$4,550,639	\$4,774,916	\$5,122,748	\$4,023,763	\$4,244,273	\$4,901,631
PLUS INTEREST INCOME @ 4.00%	\$29,045	\$41,296	\$55,699	\$69,007	\$81,770	\$92,958	\$107,826	\$125,217	\$113,237	\$126,558	\$142,045	\$158,399	\$173,369	\$176,939	\$186,308	\$202,361	\$212,100	\$226,875	\$183,878	\$191,482
ENDING RESERVE FUND BALANCE	\$843,716	\$1,196,982	\$1,522,286	\$1,830,564	\$2,103,074	\$2,466,851	\$2,892,919	\$2,585,496	\$2,906,651	\$3,281,929	\$3,681,280	\$4,045,451	\$4,122,676	\$4,346,539	\$4,736,947	\$4,977,276	\$5,334,848	\$4,250,637	\$4,428,151	\$5,093,113

STUDY PERIOD TOTAL CONTRIBUTIONS	\$7,597,712
----------------------------------	-------------

STUDY PERIOD INTEREST TOTAL	\$2,696,369
-----------------------------	-------------

AVERAGE ANNUAL CONTRIBUTION	\$379,886
-----------------------------	-----------

TOTAL EXPENDITURES	\$5,738,678
--------------------	-------------

**FUNDING ANALYSIS  
COMPONENT METHOD  
TABLE 4**

◆ ENDING RESERVE FUND BALANCE  
● CAPITAL EXPENDITURES

