

KENLAND COURT HOMEOWNERS ASSOCIATION

C/O L&C ROYAL MANAGEMENT
13155 SW 42 ST SUITE 103, MIAMI, FL. 33175

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BOARD OF DIRECTORS MEETING

Via Zoom Video Conference

Tuesday, April 13, 2021

7:00 pm

1. **Determine Quorum:** President, VP, Treasurer, Director (Secretary Absent)
2. **Call Meeting to Order:** 7:02pm
3. **Approve Agenda:** Treasurer Motioned, Director Seconded.
APPROVED
4. **Approve March 9, 2021 Minutes:** Treasurer Motioned, Director Seconded. **APPROVED**
5. **Financial Report:** Jose Luis presented favorable Report. **ATTACH W/MINUTES**
Special Assessment: 36 members paid in full, 2 members paid 2 months, 71 members paid April, 109 members (51%); Funds expended “up-front” for asphalt seal coating will be transferred from Special Assessments to Operations.
6. **Management Report:** **ATTACH W/MINUTES**
Seal Coating and Milling 92nd Street: Awaiting M-D County Permit, anticipated start date: 4/20/2021
Work Stoppage: 9126 SW 123rd Ave Ct: Manager will call M-D County Inspections requesting information on member’s extension request. Also, if Association is able to exercise “Right of Entry” during this request.
7. **Architectural Report:** 12324 SW 94th Terrace: President Disapproved Vines Architectural Modification Request. Violation of KCHOA Rules & Regulations, June 2020, Item 13, Architectural Design Changes, Pages 10-11, must be corrected before submitting Architectural Modification Form Request.
8. **Members/Tenants Speak:** 9127 SW 123rd Ave Ct: Member expressed concern with vehicles parking on SW 123rd Court (M-D County Road). Advised to contact Miami Dade Police, Kendall District for next meeting of Citizen’s Action Group (CAG) and address concern at that forum. Also, contact local State Legislative Representative. Requested explanation when vehicle is booted by EZ Booting. Manager responded. Expressed concern with sprinkler system watering times and appearance of Common Areas. Manager will review and reset timers as necessary (**ACTION REQUIRED**).
9. **Old Business:**

A. Violations/Non-Compliance: **(ATTACH VIOLATIONS LOG W/MINUTES)**

Currently, 7 Right of Entry notices have been issued. Members complied before exercising Right of Entry protocols.

B. Community Streets Repair/Seal Coating

(Project Complete NLT April 30, 2021): Reference Manager's Report.

C. Select Tree Trimming Proposal

(Project 1 May – 31 May 2021): Director Motioned to accept Omar Landscaping & Tree Trimming LLC, \$17,755.00 Proposal as described in Description of Work. Vice President Seconded.

APPROVED; NOTE: FS 720.3033 and FS 617.0832 have been disclosed and complied with. **ATTACH FS 720.3033 AND FS 617.0832 W/MINUTES**

D. Pools/Clubhouses Update: Director Motioned pools remain closed. Vice President Seconded. **APPROVED; NOTE:** Pools will be discussed at May Board Meeting. Proposed Pool Sign will receive further discussion.

E. Lighting Repair/Revisions/Restoration: Reference Manager's Proposal Letter 2/9/2021, Restoring Light Posts (sent to Directors prior to February Board Meeting); March 9, 2021 Agenda Notes, Item 9.G. **ATTACH BOTH W/MINUTES.**

Treasurer Motioned to proceed immediately on "as available" basis with Scope of Work restoring light posts identified in referenced letter, 2/9/2021. Scope of Work must include consecutive post numbering. Director Seconded. **APPROVED; NOTE:** Emergency concerns have priority. Expectation of Board is 89 posts have same base, look-a-like esthetics with same light/lamp illumination restoration, consecutive numbering. **COMPLETION NLT 12/30/21**

F. Reserve Study Presentation: Reserve Study highlights presented by President. Comprehensive, thorough professional report. Currently, Reserves are funded at 22.25%, vice comfortable 70%. Cautioned future Boards to not misuse or abuse Study with false information based on report. It is an excellent tool for exercising Board Fiduciary Duties. **ATTACH REPORT W/MINUTES**

G. Status KCHOA Rules and Regulations, Change1

Incorporate to Basic Document July 2020 NLT June 30, 2020: In work.

H. Website: Up and functioning. Questions/concerns/information can be addressed in website. Thank you L & C Royal Management and Albert.

10. New Business:

A. Making a Complaint: Member complaints must be in writing to Manager for tracking purposes (EXCEPTION: Emergencies). Recommend using website. **NOTE:** Association funds will not be expended for repair of member modifications that were never approved IAW KCHOA Governing Documents.

B. KCHOA Director Fiduciary Duty Responsibilities: Please read article attached with April 13, 2021 Agenda (2nd time). “A Fiduciary Duty (or fiduciary responsibility of HOA Board Members) is defined as the obligation that a fiduciary owes to the beneficiary. In this context of HOA’s, the fiduciary is the Board of Directors and the beneficiary is the association (and its homeowners). Since fiduciaries are placed in a position of trust and authority – meaning they can act on behalf of the association – it is their LEGAL duty to act in the best interest of their beneficiary, the HOA.”

C. Spanish Moss: Tabled for May Board Meeting (Secretary)

11. Other: Director advised Board that Florida Legislature is looking at Property Insurance Reform Bills. If passed, it will impact Florida homeowners. The Senate passed their version of the Bill. The companion Bill before the Florida House differs from the Senate proposal. Nayma contacted Susanna Sanchez-Armengol, Combined Underwriters of Miami, Inc.. Susanna’s opinion is the Bill faces an uncertain future. President did a quick research of the Bills following the Board meeting. They seem to address litigations with the many lawsuits surrounding insurance claims, with the hope of lowering outrageous property insurance premiums. The bills are confusing, subject to interpretation. Thank you Susanna, for your comforting, expert opinion.

Nayma received Letter of Appreciation from member expressing gratitude for the KCHOA Newsletter. Kudos to Secretary as oversight of Newsletter.

12. Next Meeting May 11, 2021; 7:00pm; ZOOM Meeting

13. Adjourn: 9:07pm

TRUTH

TRUST

TEAM

KCHOA Directors Suggested Format

L & C Management Report

4-9-2021

VIOLATIONS UPDATE:

TOTAL OPEN = 15

ACTION TAKEN

CLOSED THIS MONTH = 5

RIGHT OF ENTRY NOTICES SENT = 1 for Fence Repairs

MAINTENANCE REPORT:

Projects preparation updates for April 2021:

Lighting revision/restoration

(Organize all numbering of lights. All numbers to be same height. Inspection of condition of poles. Replace poles that are rotted at the base to avoid posts falling. Choose appropriate base style and implement on all post.)

SEAL COATING and MILLING AND RESURFACING 92 ST

3 Bids acquired, ready for board review and approval

Proposed completion 4/30/2021

Light Repairs

Light posts next night run will be 4/15/2021

4 posts have fallen due to wear and a car hit another one. In progress sample of new proposed bases

***FPL has now repaired transformer in 94 Terr and 12371 and all lights around the area are functioning ***

Tree Trimming

ARCHITECTURAL REPORT:

EXISTING MODIFICATION REDQUESTS

NEW REQUESTS (APPROVED/DISAPPROVED)

12324 sw 94 terr has submitted a modification form for vines. (Suzanne Oat Stated they cant do that since they are adding them after the fact)

STATUS OF ANY WORK STOPPAGE

9126 sw 123 ave ct - installed fence in front of home without association approval

(Miami dade has inspected the fence and is sending citation to owner)

Update 2/5/2021 owner has received citation and is meeting with Miami dade

Update 2/26/2021 owner is following Miami dade order and has requested extension

Update 4/9/2021 : manager is calling resident for updates with no response

STATUS MEMBERS/TENANTS SPEAK:

OPEN ITEMS

STATUS/EXPECTED COMPLETION DATE

PLANT BROTHERS

Lawn maintenance

MARCH 2-5, 2021

March 16, 2021

March 30, 2021

Detail Work

March 23, 2021

CORRESPONDENCE (CURRENT COB THURSDAY):

BZ BOOTING:

VEHICLES BOOTED = 3

REASON

INITIATED BY: All by BZ booting

OTHER:

SPRINKLER WET CHECK: 4-9-2021

All sprinkler pumps are now working. All breaks are being repaired by oscar quality sprinkler systems. Systems are being left on with 15+ minutes per zones.



GRANDFATHER CLAUSE:

APPROVED

12372 SW 94 TERR SHED

12376 SW 94 TERR CANOPY ABOVE FENCE

9433 SW 124 PL

12434 SW 94 TERR CANOPY ABOVE FENCE (MEDICAL)

12348 SW 94 LN OVERSIZED SHED

NOTES:

720.3033 Officers and directors.—

(1)(a) Within 90 days after being elected or appointed to the board, each director shall certify in writing to the secretary of the association that he or she has read the association's declaration of covenants, articles of incorporation, bylaws, and current written rules and policies; that he or she will work to uphold such documents and policies to the best of his or her ability; and that he or she will faithfully discharge his or her fiduciary responsibility to the association's members. Within 90 days after being elected or appointed to the board, in lieu of such written certification, the newly elected or appointed director may submit a certificate of having satisfactorily completed the educational curriculum administered by a division-approved education provider within 1 year before or 90 days after the date of election or appointment.

(b) The written certification or educational certificate is valid for the uninterrupted tenure of the director on the board. A director who does not timely file the written certification or educational certificate shall be suspended from the board until he or she complies with the requirement. The board may temporarily fill the vacancy during the period of suspension.

(c) The association shall retain each director's written certification or educational certificate for inspection by the members for 5 years after the director's election. However, the failure to have the written certification or educational certificate on file does not affect the validity of any board action.

(2) If the association enters into a contract or other transaction with any of its directors or a corporation, firm, association that is not an affiliated homeowners' association, or other entity

in which an association director is also a director or officer or is financially interested, the board must:

- (a) Comply with the requirements of s. 617.0832.
- (b) Enter the disclosures required by s. 617.0832 into the written minutes of the meeting.
- (c) Approve the contract or other transaction by an affirmative vote of two-thirds of the directors present.
- (d) At the next regular or special meeting of the members, disclose the existence of the contract or other transaction to the members. Upon motion of any member, the contract or transaction shall be brought up for a vote and may be canceled by a majority vote of the members present. If the members cancel the contract, the association is only liable for the reasonable value of goods and services provided up to the time of cancellation and is not liable for any termination fee, liquidated damages, or other penalty for such cancellation.

(3) An officer, director, or manager may not solicit, offer to accept, or accept any good or service of value for which consideration has not been provided for his or her benefit or for the benefit of a member of his or her immediate family from any person providing or proposing to provide goods or services to the association. If the board finds that an officer or director has violated this subsection, the board shall immediately remove the officer or director from office. The vacancy shall be filled according to law until the end of the director's term of office. However, an officer, director, or manager may accept food to be consumed at a business meeting with a value of less than \$25 per individual or a service or good received in connection with trade fairs or education programs.

(4) A director or officer charged by information or indictment with a felony theft or embezzlement offense involving the association's funds or property is removed from office. The board shall fill the vacancy according to general law until the end of the period of the suspension or the end of the director's term of office, whichever occurs first. However, if the charges are resolved without a finding of guilt or without acceptance of a plea of guilty or nolo contendere, the director or officer shall be reinstated for any remainder of his or her term of office. A member who has such criminal charges pending may not be appointed or elected to a position as a director or officer.

(5) The association shall maintain insurance or a fidelity bond for all persons who control or disburse funds of the association. The insurance policy or fidelity bond must cover the maximum funds that will be in the custody of the association or its management agent at any one time. As used in this subsection, the term "persons who control or disburse funds of the association" includes, but is not limited to, persons authorized to sign checks on behalf of the association, and the president, secretary, and treasurer of the association. The association shall bear the cost

of any insurance or bond. If annually approved by a majority of the voting interests present at a properly called meeting of the association, an association may waive the requirement of obtaining an insurance policy or fidelity bond for all persons who control or disburse funds of the association.

History.—s. 3, ch. 2013-218.

617.0832 Director conflicts of interest.—

(1) No contract or other transaction between a corporation and one or more of its directors or any other corporation, firm, association, or entity in which one or more of its directors are directors or officers or are financially interested shall be either void or voidable because of such relationship or interest, because such director or directors are present at the meeting of the board of directors or a committee thereof which authorizes, approves, or ratifies such contract or transaction, or because his or her or their votes are counted for such purpose, if:

(a) The fact of such relationship or interest is disclosed or known to the board of directors or committee which authorizes, approves, or ratifies the contract or transaction by a vote or consent sufficient for the purpose without counting the votes or consents of such interested directors;

(b) The fact of such relationship or interest is disclosed or known to the members entitled to vote on such contract or transaction, if any, and they authorize, approve, or ratify it by vote or written consent; or

(c) The contract or transaction is fair and reasonable as to the corporation at the time it is authorized by the board, a committee, or the members.

(2) For purposes of paragraph (1)(a) only, a conflict-of-interest transaction is authorized, approved, or ratified if it receives the affirmative vote of a majority of the directors on the board of directors, or on the committee, who have no relationship or interest in the transaction described in subsection (1), but a transaction may not be authorized, approved, or ratified under this section by a single director. If a majority of the directors who have no relationship or interest in the transaction vote to authorize, approve, or ratify the transaction, a quorum is present for the purpose of taking action under this section. The presence of, or a vote cast by, a director having a relationship or interest in the transaction does not affect the validity of any action taken under paragraph (1)(a) if the transaction is otherwise authorized, approved, or ratified as provided in subsection (1), but such presence or vote of such a director may be counted for purposes of determining whether the transaction is approved under other sections of this chapter.

(3) For purposes of paragraph (1)(b), a conflict-of-interest transaction is authorized, approved, or ratified if it receives the vote of a majority in interest of the members entitled to

vote under this subsection. A director who has a relationship or interest in the transaction described in subsection (1) may not vote to determine whether to authorize, approve, or ratify a conflict-of-interest transaction under paragraph (1)(b). However, the vote of that director is counted in determining whether the transaction is approved under other sections of this chapter. A majority in interest of the members entitled to vote on the transaction under this subsection constitutes a quorum for the purpose of taking action under this section. As used in this subsection, the term "majority in interest" refers to a majority of the voting shares or other voting units allotted to the members.

L & C Royal Maintenance

13155 SW 42St Suite 102

Miami, FL 33175

(305)2287326/27

Date: 02/9/2021

To: Kenland Court

9312 SW 123 CT

Miami, FL 33186

Location: Same as Above

Description of Project Restoring Light Post

L& C Royal Maintenance, will hereby furnish Labor, Material, Insurance, and Equipment at location (stated above) as follows:

Pre-Commencement:

1. Prior to project initiation the above stated owner shall receive a certificate of insurance from L&C Royal Maintenance.
2. L&C Royal Maintenance. Shall make record of pre-existing damage.
3. A pre-initiation conference shall be held with the Owner and or Owner Representative of the above (stated property) to coordinate this project.

Scope of Work:

Demolish old Base

Prepare surface for new base

Make the base of 12x12x12 square

Add junction box

Paint base

Add number to base

1. Will Include material and labor

General Conditions:

1. L&C Royal Maintenance. shall provide all required LABOR, SUPERVISION, EQUIPMENT, MATERIALS and INSURANCE required for completing the scope of work (Sec: Scope of Work)
2. All work will be provided in compliance with State of Florida Codes.

Quality Assurance

1. The contractor shall use adequate number of skilled workers who are thoroughly trained and experienced in the necessary crafts and who are completely familiar with the specifications of products and equipment utilized.
2. L&C Royal Maintenance. Will continuously monitor and expedite the stated scope of work until completion.

L&C Royal Maintenance Contractual Agreement and Proposal Payment Terms:

100% upon Completion

L&C Royal Maintenance. will furnish labor, insurance, materials and equipment to complete scope of work described above.

Price includes Florida State sales tax. To the Sum of:

\$100 Dollars using existing post

\$180 if new post needs to be installed

All material will be provided by L&C Royal Maintenance.. All work to be completed in a workmanlike manner according to standard practices. L&C Royal Maintenance. Retains the initial right to remedy any consequential damages at the sole discretion of L&C Royal Maintenance. and shall not be held liable for damages occurring previous to the following performance of contracted work. As needed items in contract will be at the discretion of L&C Royal Maintenance. based on visual inspection in the process of performing the scope of work. Any alteration or deviation from specifications involving extra costs, will be executed only upon written orders, and will become a charge over and above the estimate. L&C Royal Maintenance. will not take responsibility for personal injury to any person or persons who sustain injury as a result of workmanship or materials or said person's interaction with same. All agreements contingent upon strikes, accidents, hurricanes or delays beyond our control. Owner is to carry fire, tornado, and other necessary insurance. Time is of the essence concerning this contract. This project may be stopped of progress payments are not made on-time. If it becomes necessary for L&C Royal Maintenance . to expend legal fees to collect any moneys these legal fees will be the responsibility of the property owner. 1% interest per month after 10 days of delinquencies. An insurance certificate made out to the owner will be provided free of charge, if the owner requests to be listed as an additional insured, this service will be provided at cost.

I (***Owner/Owner Representative***) here by understand all facets of this agreement and here-by authorize L&C Royal Maintenance. to perform the stated scope of work based on the stated conditions in this contract. Payment will be made as outlined above in the payment terms section of contract.

Owner / Owner Representative

(Print)

Owner / Owner Representative

(Signature)

Date: _____



L&C Royal Maintenance President

(Print)

L&C Royal Maintenance President

(Signature)

Kenland Court Homeowners Association

Reserve Management Plan

Type 1

Reserve Study with On-Site Analysis

For 30-Year Projection Period Beginning January 1, 2021



**KENLAND
COURT**



**PRIVATE COMMUNITY
CLUBHOUSE 2
9312 S.W. 123 CT.**

Kenland Court
Homeowners Association
January 1, 2021

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See Preparer's Report

See Disclosures and Summary of Significant Assumptions



Facilities Advisors Florida
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Preparer's Report on Reserve Study Reserve Management Plan

Type I Reserve Study with On-Site Analysis

For 30-Year Projection Period Beginning January 1, 2021

Board of Directors

Kenland Court Homeowners Association
Miami, FL

Description of Reserve Management Plan Engagement and Reserve Study Report

A reserve management plan engagement involves the reserve professional providing assistance to management of Kenland Court Homeowners Association by helping them identify key factors, develop assumptions, gather and assemble information, and develop a financial model so they may consider the results based upon their stated assumptions.

A Type I reserve study engagement is based on an on-site analysis. The on-site analysis of Kenland Court Homeowners Association upon which this reserve management plan is based was performed by Pierre del Rosario, RS of Facilities Advisors Florida on April 7, 2021.

The attached basic financial exhibits and disclosures comprise a Type I Reserve Study report of Kenland Court Homeowners Association. The basic financial exhibits comprising this reserve study report are the statement of position and summary component list as of January 1, 2021, statements of projected cash flows and expenditures for the 30-year period beginning January 1, 2021, and related disclosures that provide important information regarding the basic financial exhibits.

Management's Responsibility for Reserve Study

The Governing Body of Kenland Court Homeowners Association is responsible for the preparation and fair presentation of this reserve study report in accordance with Generally Accepted Reserve Study Principles.

Reserve Professional's Responsibility

Our responsibility is to perform our reserve management plan engagement and compile the reserve study report in accordance with Generally Accepted Reserve Study Standards.

Report on Reserve Study

Our reserve management plan engagement was performed in accordance with Generally Accepted Reserve Study Standards. A reserve study involves performing procedures to identify, quantify and evaluate condition of components based upon a visual observation for the purpose of making a financial projection. The procedures selected are based on the reserve professional's judgment. We believe that the procedures we have performed are sufficient and appropriate to support the reserve study report as presented. We are not responsible for any events subsequent to the date of this report.

We have compiled the accompanying reserve study report of Kenland Court Homeowners Association, comprised of the financial exhibits referred to above in accordance with Generally Accepted Reserve Study Principles.

This reserve study report was prepared using software meeting the reserve study calculation and software standards of the International Capital Budgeting Institute.

We are not aware of any material modifications that should be made to the financial exhibits referred to above, based upon the stated significant assumptions and exclusions, for them to be presented in conformity with Generally Accepted Reserve Study Principles.

This reserve study report is restricted to the management and members of the Kenland Court Homeowners Association, and should not be relied upon by others not involved in the establishment of the significant assumptions and exclusions upon which this report is based. Readers of the reserve study report should consider the significant assumptions, excluded components, and general exclusions in forming their own conclusions regarding the reserve study report.

Required Supplementary Information

Generally Accepted Reserve Study Standards require that the component list compiled at the major or minor component level be presented to supplement the basic financial exhibits. This component list is the responsibility of the Kenland Court Homeowners Association's management and was used to prepare the basic financial exhibits. The information contained in this list has been subjected to the procedures applied in the compilation of the reserve study report, and we are not aware of any material modifications that should be made thereto.

Regulatory Information

In the case of common interest realty associations located in the U.S.A., Generally Accepted Reserve Study Standards require that regulatory disclosures be presented to supplement the basic financial exhibits. Regulatory Disclosures consist of supplemental information required by the Financial Accounting Standards Board and any disclosures required by state or local jurisdictions. Such information is the responsibility of the Kenland Court Homeowners Association's management and was derived from the component list used to prepare the reserve study report. The information has been subjected to the procedures applied in the compilation of the basic reserve study report, and we are not aware of any material modifications that should be made thereto.

Facilities Advisors Florida
Pierre del Rosario, RS, CAM
April 12, 2021

Statement of Position

Projection period:	January 1, 2021 to 2050
Type of Project:	Planned Unit Development
Number of Units:	212
Location:	Miami, FL
Project Construction date:	April 1, 1982
On-Site analysis performed by:	Pierre del Rosario, RS, CAM
Component analysis performed by:	Pierre del Rosario, RS, CAM
Report prepared by:	Pierre del Rosario, RS, CAM

Since the Association documents restrict the increase in membership dues, a special assessment is required each year to cover the cost of maintaining and replacing the components of the community use. A complete schedule of these necessary special assessments during the 30-year can be found in the cash flow report.

Components Excluded from This Report

Major Component	Reason Excluded
Building Structures	Lifetime Component
Utilities - Underground and in Structure	Long-lived Component – Never previously included in study, and Excluded per Board decision
Street & Parking Lot Base	Lifetime Component
Landscape / Plant Replacement	Included in Operating Budget

Current Replacement Cost of All Components	\$ 1,177,834
Future Replacement Cost of All Components	\$ 1,522,300
Projected Balance of Reserve Funds at January 1, 2021	\$ 171,602
100% Funded Amount at January 1, 2021	\$ 771,150
Percent Funded at January 1, 2021	22.25 %
Reserve (Surplus)/Deficit – Average per Unit at January 1, 2021	\$ 2,828
Projected Reserve Contribution	\$ 90,000
Average Annual Reserve Contribution Per Unit	\$ 0
Monthly Reserve Contribution First Year of Projection	\$ 0
Average Monthly Reserve Contribution Per Unit	\$ 0
Projected Special Assessment	\$90,000
Projected Inflation Rate	3.00 %
Projected Interest Rate	0.00 %

See Preparer's Report

See Disclosures and Summary of Significant Assumptions

Kenland Court Homeowners Association

Analysis Date - January 1, 2021

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

Cash Flow - Annual

	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Begin Balance	171,602	191,865	241,028	320,209	398,238	452,407	517,496	563,279	21,802	22,939
Contribution	0	0	0	0	0	0	0	0	0	0
Average Per Unit	424	424	424	424	424	424	424	1,556	306	919
Percent Change	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Special Assessment	90,000	90,000	90,000	90,000	90,000	90,000	90,000	330,000	65,000	195,000
Interest	0	0	0	0	0	0	0	0	0	0
Less Expenditures	69,736	40,837	10,818	11,971	35,830	24,911	44,217	871,476	63,863	202,614
Ending Balance	191,865	241,028	320,209	398,238	452,407	517,496	563,279	21,802	22,939	15,325
	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Begin Balance	15,325	15,219	15,365	15,074	14,725	23,320	22,435	22,486	27,284	22,298
Contribution	0	0	0	0	0	0	0	0	0	0
Average Per Unit	117	188	165	80	683	165	384	141	287	1,000
Percent Change	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Special Assessment	25,000	40,000	35,000	17,000	145,000	35,000	81,500	30,000	61,000	212,000
Interest	0	0	0	0	0	0	0	0	0	0
Less Expenditures	25,105	39,853	35,291	17,348	136,404	35,884	81,449	25,201	65,986	220,536
Ending Balance	15,219	15,365	15,074	14,725	23,320	22,435	22,486	27,284	22,298	13,761
	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
Begin Balance	13,761	13,397	4,414	4,924	985	2,511	2,710	2,815	2,827	2,199
Contribution	0	0	0	0	0	0	0	0	0	0
Average Per Unit	212	566	127	349	188	245	415	259	900	707
Percent Change	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Special Assessment	45,000	120,000	27,000	74,000	40,000	52,000	88,000	55,000	191,000	150,000
Interest	0	0	0	0	0	0	0	0	0	0
Less Expenditures	45,364	128,983	26,489	77,939	38,473	51,801	87,895	54,987	191,627	126,050
Ending Balance	13,397	4,414	4,924	985	2,511	2,710	2,815	2,827	2,199	26,149

Kenland Court Homeowners Association

Analysis Date - January 1, 2021

Percent Funded - Annual

Beginning Date	100% Funded Time Value	Beginning Balance	Percent Funded	Contribution	Interest	Expenditure Future Cost
01/01/2021	\$ 771,149	\$ 171,602	22.25 %	\$ 90,000	\$ 0	\$ 69,736
01/01/2022	787,971	191,865	24.34	90,000	0	40,837
01/01/2023	837,235	241,028	28.78	90,000	0	10,818
01/01/2024	920,599	320,209	34.78	90,000	0	11,971
01/01/2025	1,007,367	398,238	39.53	90,000	0	35,830
01/01/2026	1,074,537	452,407	42.10	90,000	0	24,911
01/01/2027	1,157,069	517,496	44.72	90,000	0	44,217
01/01/2028	1,224,661	563,279	45.99	330,000	0	871,476
01/01/2029	452,899	21,802	4.81	65,000	0	63,863
01/01/2030	484,130	22,939	4.73	195,000	0	202,614
01/01/2031	377,371	15,325	4.06	25,000	0	25,105
01/01/2032	450,850	15,219	3.37	40,000	0	39,853
01/01/2033	514,140	15,365	2.98	35,000	0	35,291
01/01/2034	586,770	15,074	2.56	17,000	0	17,348
01/01/2035	682,580	14,725	2.15	145,000	0	136,404
01/01/2036	662,709	23,320	3.51	35,000	0	35,884
01/01/2037	747,716	22,435	3.00	81,500	0	81,449
01/01/2038	791,889	22,486	2.83	30,000	0	25,201
01/01/2039	897,880	27,284	3.03	61,000	0	65,986
01/01/2040	968,693	22,298	2.30	212,000	0	220,536
01/01/2041	887,531	13,761	1.55	45,000	0	45,364
01/01/2042	985,819	13,397	1.35	120,000	0	128,983
01/01/2043	1,005,337	4,414	0.43	27,000	0	26,489
01/01/2044	1,133,593	4,924	0.43	74,000	0	77,939
01/01/2045	1,217,057	985	0.08	40,000	0	38,473
01/01/2046	1,347,023	2,511	0.18	52,000	0	51,801
01/01/2047	1,471,334	2,710	0.18	88,000	0	87,895
01/01/2048	1,566,684	2,815	0.17	55,000	0	54,987
01/01/2049	1,702,808	2,827	0.16	191,000	0	191,627
01/01/2050	1,707,868	2,199	0.12	150,000	0	126,050

Kenland Court Homeowners Association

Analysis Date - January 1, 2021

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

Component	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
AC Units									8,397	
Bath Remodel										
Club House Renovation										26,353
Common Walls										6,572
Entry System										
Fencing -Metal Replace										
Irrigation System Pumps		881	908	935	963	1,985	2,047		1,084	1,117
Light Pole Pool										7,906
Light Streets	6,059									132,823
MailBox										
Mill and Overlay Streets								803,594		
Natural Disaster									16,032	
Paint Exterior Pool Building							5,196			
Pool - Replaster		19,503			21,312					
Pool Decking Maintenance	8,988	9,257				10,419	10,732			
Pool Filter & Chlorinator Sys.									6,365	
Pool Furniture							13,264			14,674
Pool Pump		1,571		827	844		1,822		959	978
Roof - Tile										
Security System										
Sidewalks									19,189	
Slurry Seal	45,852							56,392		
Tile Roof Underlayment					2,196	2,261				
Tree Trimming	8,836	9,621	9,910	10,207	10,514	10,244	11,154	11,488	11,833	12,188
	69,736	40,837	10,818	11,971	35,830	24,911	44,217	871,476	63,863	202,614

Kenland Court Homeowners Association

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

Component	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
AC Units			9,451							
Bath Remodel								8,346		
Club House Renovation										
Common Walls										8,832
Entry System		11,183								
Fencing -Metal Replace					51,784					
Irrigation System Pumps	1,150	1,185	2,441	2,518		1,334	1,374	1,415	1,457	3,003
Light Pole Pool										
Light Streets										
MailBox										6,359
Mill and Overlay Streets										
Natural Disaster									21,546	
Paint Exterior Pool Building						6,780				
Pool - Replaster							30,386			33,203
Pool Decking Maintenance	12,079	12,441				14,003	14,423			
Pool Filter & Chlorinator Sys.										
Pool Furniture							17,826			19,720
Pool Pump		2,112		1,112	1,134		2,448		1,289	1,315
Roof - Tile										128,299
Security System			10,079							
Sidewalks									25,789	
Slurry Seal					69,355					
Tile Roof Underlayment										3,421
Tree Trimming	11,875	12,930	13,318	13,718	14,129	13,767	14,990	15,440	15,903	16,380
	25,105	39,853	35,291	17,348	136,404	35,884	81,449	25,201	65,986	220,536

Kenland Court Homeowners Association

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

Component	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
AC Units				13,083				14,725		
Bath Remodel										
Club House Renovation										47,597
Common Walls										11,870
Entry System							17,423			
Fencing -Metal Replace				26,159						
Irrigation System Pumps	3,096		1,640	1,689	1,740	1,792	3,693	3,808		2,017
Light Pole Pool										14,279
Light Streets						12,687				
MailBox	6,550	6,746	6,949	7,157	7,372					
Mill and Overlay Streets										
Natural Disaster									28,956	
Paint Exterior Pool Building					8,846					
Pool - Replaster										
Pool Decking Maintenance	16,233	16,720				18,819	19,383			
Pool Filter & Chlorinator Sys.				9,916						
Pool Furniture							23,957			26,503
Pool Pump		2,838		1,494	1,524		3,291		1,732	1,767
Roof - Tile										
Security System								15,702		
Sidewalks									34,658	
Slurry Seal		85,298							104,906	
Tile Roof Underlayment	3,523									
Tree Trimming	15,959	17,378	17,899	18,436	18,989	18,501	20,145	20,750	21,372	22,014
	45,364	128,983	26,489	77,939	38,473	51,801	87,895	54,987	191,627	126,050

Kenland Court Homeowners Association

Analysis Date - January 1, 2021

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

Component	Replace Date	Basis Cost	Quantity	Current Cost	Est Life	Rem Life	Future Cost
AC Units	9/29 - 9/33	\$ 6,500.00	2 Each	\$ 13,000	15:00	10:08	\$ 17,849
Bath Remodel	5/2038	2,500.00	2 Job	5,000	20:00	17:04	8,346
Club House Renovation	5/2030	10,000.00	2 Job	20,000	20:00	9:04	26,353
Common Walls	4/2030	5,000.00	1 Job	5,000	10:00	9:03	6,572
Entry System	5/2032	4,000.00	2 Each	8,000	15:00	11:04	11,183
Fencing -Metal Replace	5/35 - 5/44	75.00	627 LF	47,025	30:00	16:10	77,944
Irrigation System Pumps	4/22 - 5/27	850.00	8 Each	6,800	7:00	4:03	7,722
Light Pole Pool	5/2030	1,000.00	6 Each	6,000	20:00	9:04	7,906
Light Streets	5/21 - 5/30	1,200.00	89 Each	106,800	25:00	8:10	138,882
Mail Box	4/40 - 4/45	1,200.00	18 Each	21,600	30:00	21:09	41,135
Mill and Overlay Streets	5/2028	2.85	227,014 SF	646,989	30:00	7:04	803,594
Natural Disaster	5/2029	12,532.00	1 Each	12,532	10:00	8:04	16,032
Paint Exterior Pool Building	4/2027	1.50	2,880 SF	4,320	9:00	6:03	5,196
Pool - Replaster	5/22 - 5/25	15.00	2,500 sf	37,500	15:00	2:10	40,815
Pool Decking Maintenance	5/21 - 5/22	2.00	8,900 SF	17,800	5:00	0:10	18,245
Pool Filter & Chlorinator Sys.	1/29 - 5/29	2,500.00	2 Each	5,000	15:00	8:02	6,365
Pool Furniture	5/27 - 10/30	11,000.00	2 Each	22,000	10:00	8:01	27,938
Pool Pump	8/22 - 1/25	750.00	4 Each	3,000	5:00	2:08	3,243
Roof - Tile	5/2040	15.00	4,830 Sf	72,450	35:00	19:04	128,299
Security System	5/2033	3,500.00	2 Each	7,000	15:00	12:04	10,079
Sidewalks	5/2029	15,000.00	1 Job	15,000	10:00	8:04	19,189
Slurry Seal	5/2021	0.20	227,014 SF	45,402	7:00	0:04	45,852
Tile Roof Underlayment	5/25 - 5/26	0.80	4,830 Sf	3,864	15:00	4:10	4,457
Tree Trimming	5/21 - 5/25	250.00	183 Job	45,750	5:00	2:04	49,090
				\$ 1,177,833			\$ 1,522,299

Kenland Court Homeowners Association

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Disclosures

Site Analysis

Kenland Court Homeowners Association is a planned development association located in Miami, FL. The Association consists of 212 units located at 9312 SW 123rd Ct. The Association was founded in April 1, 1982. The project consists of four two story buildings.

The site analysis was performed on April 7, 2021 by Pierre del Rosario, RS, CAM of Facilities Advisors Florida. The Association manager was interviewed during the site analysis regarding component existence, maintenance activities, dates last repaired/replaced, and actual or bid costs, if known. Site analysis procedures included:

- Review of Google Earth satellite images
- Tour of Association common areas
- Identification and quantification / measurement of common area components
- Component condition assessment

The site analysis was performed as a limited scope visual observation. No destructive or invasive testing was performed. The condition of components may be assessed differently if destructive / invasive testing was performed, but such testing is beyond the scope of a reserve study.

Component Analysis

Components considered for inclusion in the reserve study report are all those components that are the maintenance responsibility of the Association that are anticipated to require future major repair or replacement under the assumption that such components are subject to normal maintenance activities and normal wear and tear. Components with a useful life of less than two years or a cost of \$1,000 have generally been excluded from this analysis, as such items are considered to be part of the Association's operating budget.

The component list was compiled based upon the previous reserve study, the tour of association common areas, inquiry of Association management and maintenance staff, and selected vendors providing maintenance services to the Association. The component list is believed to be complete, except for the exclusions noted below, which are considered normal exclusions.

Estimated future major repair and replacement costs are generally based on current replacement costs projected to estimated repair or replacement date, applying an inflation factor of 3.00% for the entire 30-year financial projection period.

Current estimated replacement costs are derived from a variety of sources including; actual prior costs, current bids, vendor or contractor estimates, management's estimates, Facilities Advisors International's cost database,

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or cost estimator manuals. This data is considered reliable and has been relied upon in the determination of current cost. Current cost includes material or product cost, labor, overhead, delivery, and sales tax.

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General Exclusions from the analysis are:

Excluded Conditions	Reason for Exclusion
Building code or zoning violations or upgrades	Outside scope of study
Structural stability or engineering analysis	Outside scope of study
Environmental conditions *	Outside scope of study
Geological stability or soil conditions	Outside scope of study
Soil contamination	Outside scope of study
Hydrological conditions	Outside scope of study
Mold or fungus	Outside scope of study
Termites or other pest control	Outside scope of study
Risks of wildfire, flood or seismic activity	Outside scope of study
Water quality or testing	Outside scope of study
Illegal or controlled substances	Outside scope of study
Building values or appraisals	Outside scope of study
Adequacy of efficiency of any system or component	Outside scope of study
Information not provided by the association necessary to identify all components	Outside scope of study

* Asbestos, radon, formaldehyde, lead, water or air quality, electromagnetic radiation or other environmental hazards.

Financial Analysis

The financial projection was prepared using the pooled cash flow method. Under this method, aggregate expenditures are projected to future estimated repair or replacement dates considering inflation at 3.00%. Actual expenditures may vary from estimated expenditures, and the differences may be significant.

Reserve fund revenues consist of member assessments and interest earned (and other income). Interest income has been estimated at 0.00%. The funding plan does not contain an income tax expense related to interest earned, as income taxes are paid from the operating fund. The projected annual assessment has been subjected to an annual increase factor for the projection period. This annual assessment adjustment factor is necessary to counteract the effects of inflation on projected expenditures.

Replacement reserves are funded at a level of 22.25% as of January 1, 2021 using the inflation adjusted method of calculating percent funded.

The beginning balance of reserve funds was estimated at \$ 171,602, based on information provided by
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management. The beginning balance of reserve funds was provided by Association management.

Total Funds available for reserves beginning balance \$ 171,602

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Significant Assumptions

The following significant assumptions were used in the preparation of this reserve study report. If the actual replacement costs or remaining lives vary from the assumptions used in this analysis, the impact could be significant on future assessments. Accordingly, an annual review of the analysis is necessary to see if the Board of Directors, within its authority, should increase the regular assessments, pass special assessments or reschedule future replacement dates.

- Generally, only long-term major repair and replacement activities for components with a life of 2 years or longer and a cost of \$1,000 or more have been considered in this analysis. A group of items with individual cost of less than \$1,000 are included if the aggregate cost exceeds \$1,000.
- The Board of Directors will implement and/or continue preventive maintenance and repair programs to prevent abnormal deterioration of the common areas.
- The analysis assumes that no unusual conditions will occur, such as weather, vandalism, unusual use, or unforeseen obsolescence.
- Measurements and quantities were obtained by count, measurement, or estimation from plans provided by the Board of Directors unless otherwise noted, and are assumed to be a close approximation to actual.
- Proper construction and installation of all improvements is assumed, unless otherwise noted.
- This analysis assumes that the Association membership wishes to continue the use and maintenance of all amenities currently in place.
- The Association carries comprehensive property insurance to cover most insurable property risks.
- Current financial information was supplied by the Board of Directors and is assumed to be reasonably accurate as of the date of this analysis. Funded cash balances were not audited nor confirmed directly with financial institutions as a part of this analysis.
- The Association will collect and set aside reserve assessments on an annual basis as set forth in the funding plan projection, in order that sufficient funds will be available when expenditures are scheduled or necessary.
- The Board of Directors does not anticipate any special assessments other than those that may be scheduled as part of the attached 30-year funding projection.
- Interest rate of 0.00% is used in the funding plan.
- Inflation rate of 3.00% is used in the funding plan.

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Kenland Court Homeowners Association

Analysis Date - January 1, 2021

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

Reserve Disclosures

Category	Future Cost	Useful Life YY:MM	Remaining Life YY:MM	Reserve Balance	Unfunded Balance	2021 Funding Required	Reserve Allocation 12/31/2021
Asphalt	\$ 849,447	9:00 -30:00	0:04 - 7:04	\$ 116,861	\$ 732,586	\$ 37,743	\$ 80,468
Clubhouse Repairs	23,046	9:00 -15:00	6:03 -12:08	759	22,287	2,093	4,451
Clubhouse Roof	132,757	15:00 -35:00	4:04 -19:04	5,244	127,513	4,692	9,996
General	142,682	5:00 -30:00	0:04 -24:03	13,500	129,182	16,961	36,166
Lights	146,789	20:00 -25:00	0:04 - 9:04	15,850	130,939	7,045	15,023
Natural Disaster	16,032	10:00	8:04	313	15,719	1,898	4,067
Pavement & Sidewalks	19,190	10:00	8:04	374	18,816	2,272	4,854
Pool	174,554	5:00 -30:00	0:04 -23:04	18,118	156,436	15,195	32,406
Security Projects	10,079	15:00	12:04	186	9,893	795	1,688
Sprinkler System	7,723	7:00	1:03 - 6:04	398	7,325	1,306	2,782
	<u>1,522,299</u>			<u>171,602</u>	<u>1,350,696</u>	<u>90,000</u>	<u>191,903</u>

Kenland Court Homeowners Association

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

Components			Replace				Adj	Rem	
Component	Location	Desc.	Date	Basis Cost	Quantity	Current Cost	Life	Life	Future Cost
Asphalt									
Mill and Overlay Streets	Common Area		05/01/2028	\$ 2.85	227,014 SF	\$ 646,989	30:00	7:04	\$ 803,594
Slurry Seal	Common Area		05/01/2021	0.20	227,014 SF	45,402	9:00	0:04	45,852
						692,392			849,447
Clubhouse Repairs									
AC Units	Pool West		09/01/2033	\$ 6,500.00	1 Each	\$ 6,500	15:00	12:08	\$ 9,451
AC Units	Pool East		09/01/2029	6,500.00	1 Each	6,500	15:00	8:08	8,397
Paint Exterior Pool Building	Pool West		04/01/2027	1.50	1,440 SF	2,160	9:00	6:03	2,598
Paint Exterior Pool Building	Pool East		04/01/2027	1.50	1,440 SF	2,160	9:00	6:03	2,598
						17,320			23,046
Clubhouse Roof									
Roof - Tile	Pool West	Tile Roof	05/01/2040	\$ 15.00	2,415 Sf	\$ 36,225	35:00	19:04	\$ 64,149
Roof - Tile	Pool East		05/01/2040	15.00	2,415 Sf	36,225	35:00	19:04	64,149
Tile Roof Underlayment	Pool West		05/01/2025	0.80	2,415 Sf	1,932	15:00	4:04	2,196
Tile Roof Underlayment	Pool East		05/01/2026	0.80	2,415 Sf	1,932	15:00	5:04	2,261
						76,314			132,757
General									
Bath Remodel	Pool West		05/01/2038	\$ 2,500.00	1 Job	\$ 2,500	20:00	17:04	\$ 4,173
Bath Remodel	Pool East		05/01/2038	2,500.00	1 Job	2,500	20:00	17:04	4,173
Club House Renovation	Pool West		05/01/2030	10,000.00	1 Job	10,000	20:00	9:04	13,176
Club House Renovation	Pool East		05/01/2030	10,000.00	1 Job	10,000	20:00	9:04	13,176
Common Walls	Common Area		04/01/2030	5,000.00	1 Job	5,000	10:00	9:03	6,572
Entry System	Pool West		05/01/2032	4,000.00	1 Each	4,000	15:00	11:04	5,591
Entry System	Pool East		05/01/2032	4,000.00	1 Each	4,000	15:00	11:04	5,591
Mail Box	Common Area		04/01/2045	1,200.00	3 Each	3,600	30:00	24:03	7,372
Mail Box	Common Area		04/01/2044	1,200.00	3 Each	3,600	30:00	23:03	7,157
Mail Box	Common Area		04/01/2043	1,200.00	3 Each	3,600	30:00	22:03	6,949
Mail Box	Common Area		04/01/2042	1,200.00	3 Each	3,600	30:00	21:03	6,746

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Mail Box	Common Area	04/01/2041	1,200.00	3 Each	3,600	30:00	20:03	6,550
Mail Box	Common Area	04/01/2040	1,200.00	3 Each	3,600	30:00	19:03	6,359
Tree Trimming	Common Area	05/01/2025	250.00	37 Job	9,250	5:00	4:04	10,514
Tree Trimming	Common Area	05/01/2024	250.00	37 Job	9,250	5:00	3:04	10,207

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Components			Replace				Adj	Rem	
Component	Location	Desc.	Date	Basis Cost	Quantity	Current Cost	Life	Life	Future Cost
General									
Tree Trimming	Common Area		05/01/2023	\$ 250.00	37 Job	\$ 9,250	5:00	2:04	\$ 9,910
Tree Trimming	Common Area		05/01/2022	250.00	37 Job	9,250	5:00	1:04	9,621
Tree Trimming	Common Area		05/01/2021	250.00	35 Job	8,750	5:00	0:04	8,836
						105,350			142,682
Lights									
Light Pole Pool	Pool West		05/01/2030	\$ 1,000.00	3 Each	\$ 3,000	20:00	9:04	\$ 3,953
Light Pole Pool	Pool East		05/01/2030	1,000.00	3 Each	3,000	20:00	9:04	3,953
Light Streets	Common Area		05/01/2030	1,200.00	84 Each	100,800	25:00	9:04	132,823
Light Streets	Common Area		05/01/2021	1,200.00	5 Each	6,000	25:00	0:04	6,059
						112,800			146,788
Natural Disaster									
Natural Disaster	Common Area		05/01/2029	\$ 12,532.00	1 Each	\$ 12,532	10:00	8:04	\$ 16,032
						12,532			16,032
Pavement & Sidewalks									
Sidewalks	Common Area		05/01/2029	\$ 15,000.00	1 Job	\$ 15,000	10:00	8:04	\$ 19,189
						15,000			19,189
Pool									
Fencing -Metal Replace	Pool West		05/01/2035	\$ 75.00	226 LF	\$ 16,950	30:00	14:04	\$ 25,892

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Fencing -Metal Replace	Pool East		05/01/2035	75.00	226 LF	16,950	30:00	14:04	25,892
Fencing -Metal Replace	Pool West	Common Wall	05/01/2044	75.00	135 LF	10,125	30:00	23:04	20,180
Fencing -Metal Replace	Pool East	Common Wall	05/01/2044	75.00	40 LF	3,000	30:00	23:04	5,979
Pool - Replaster	Pool West		05/01/2022	15.00	1,250 sf	18,750	15:00	1:04	19,503
Pool - Replaster	Pool East		05/01/2025	15.00	1,250 sf	18,750	15:00	4:04	21,312
Pool Decking Maintenance	Pool West		05/01/2021	2.00	4,450 SF	8,900	5:00	0:04	8,988
Pool Decking Maintenance	Pool East		05/01/2022	2.00	4,450 SF	8,900	5:00	1:04	9,257
Pool Filter & Chlorinator Sys.	Pool West		05/01/2029	2,500.00	1 Each	2,500	15:00	8:04	3,198
Pool Filter & Chlorinator Sys.	Pool East		01/01/2029	2,500.00	1 Each	2,500	15:00	8:00	3,166
Pool Furniture	Pool West		10/01/2030	11,000.00	1 Each	11,000	10:00	9:09	14,674
Pool Furniture	Pool East		05/01/2027	11,000.00	1 Each	11,000	10:00	6:04	13,264
Pool Pump	Pool West		05/01/2024	750.00	1 Each	750	5:00	3:04	827
Pool Pump	Pool East		01/01/2025	750.00	1 Each	750	5:00	4:00	844

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Components			Replace				Adj	Rem	
Component	Location	Desc.	Date	Basis Cost	Quantity	Current Cost	Life	Life	Future Cost
Pool									
Pool Pump	Pool East	Vacuum	08/01/2022	\$ 750.00	1 Each	\$ 750	5:00	1:07	\$ 785
Pool Pump	Pool West	Vacuum	08/01/2022	750.00	1 Each	750	5:00	1:07	785
						132,325			174,553
Security Projects									
Security System	Common Area		05/01/2033	\$ 3,500.00	2 Each	\$ 7,000	15:00	12:04	\$ 10,079
						7,000			10,079
Sprinkler System									
Irrigation System Pumps	Common Area		05/01/2027	\$ 850.00	1 Each	\$ 850	7:00	6:04	\$ 1,024
Irrigation System Pumps	Common Area		04/01/2027	850.00	1 Each	850	7:00	6:03	1,022
Irrigation System Pumps	Common Area		04/01/2022	850.00	1 Each	850	7:00	1:03	881
Irrigation System Pumps	Common Area		04/01/2023	850.00	1 Each	850	7:00	2:03	908
Irrigation System Pumps	Common Area		04/01/2024	850.00	1 Each	850	7:00	3:03	935
Irrigation System Pumps	Common Area		04/01/2025	850.00	1 Each	850	7:00	4:03	963
Irrigation System Pumps	Common Area		04/01/2026	850.00	1 Each	850	7:00	5:03	992
Irrigation System Pumps	Common Area		04/01/2026	850.00	1 Each	850	7:00	5:03	992
						6,800			7,722
						1,177,833			1,522,299