

# Reserve Study Draft for McCord Pointe



February 6, 2025



Reserve Design Advantage - **UNREVIEWED DRAFT NOT FINAL**

(317) 713-7548 \*\*\* [www.reservedesignadvantage.com](http://www.reservedesignadvantage.com)

Page 1

**McCord Pointe**  
 McCordsville, IN  
**Current Assessment Funding Model Summary**

Report Date	February 6, 2025
Account Number	1281
Budget Year Beginning	January 1, 2025
Budget Year Ending	December 31, 2025
Total Units	315

<i>Report Parameters</i>	
Inflation	2.75%
Annual Assessment Increase	2.90%
Interest Rate on Reserve Deposit	1.75%
Contingency	3.00%
2025 Beginning Balance	\$12,119

### Notes to the Third Draft

This draft of a level one reserve study for the McCord Pointe Homeowners' Association, Inc. excludes costs associated with the Clubhouse. The number of residents and starting reserve balance have been provided by the board. This draft projects the association to be at an initial 33% funding level. The association should achieve full (100%) funding status with moderate increases in the reserve funding. Our findings and projections are subject to change pending review of the draft with the board and management. Additionally, some of our inspection was hampered by lingering snow cover. This report uses the Current Assessment funding model and complies with CAI reserve study standards.

The reserve components are classified as Projects or Allowances. A Project is forecast to occur in a particular year (Replacement Year). An Allowance is forecast to take place over a period of years. The length of the period is shown next to the Useful Life listing. The amount of funding (Future Cost) is spread out over that period. Once the period ends, a new period of the same length will begin with renewed funding. Allowances are used for expenses that are likely to arise, but we cannot predict exactly when. For instance, the concrete pool deck is likely to develop cracks or other deterioration of the surface, but we cannot know the specific year that will happen. So, we allow an amount of funding (in the case of the pool deck, \$1,266) to be available over a four-year period, to be spent on repairs to the pool deck. After the four-year period ends, a new four-year period starts again with the same amount of funding (times the inflation factor) available for future repairs.

Brent Eckhart, RS February 6, 2025

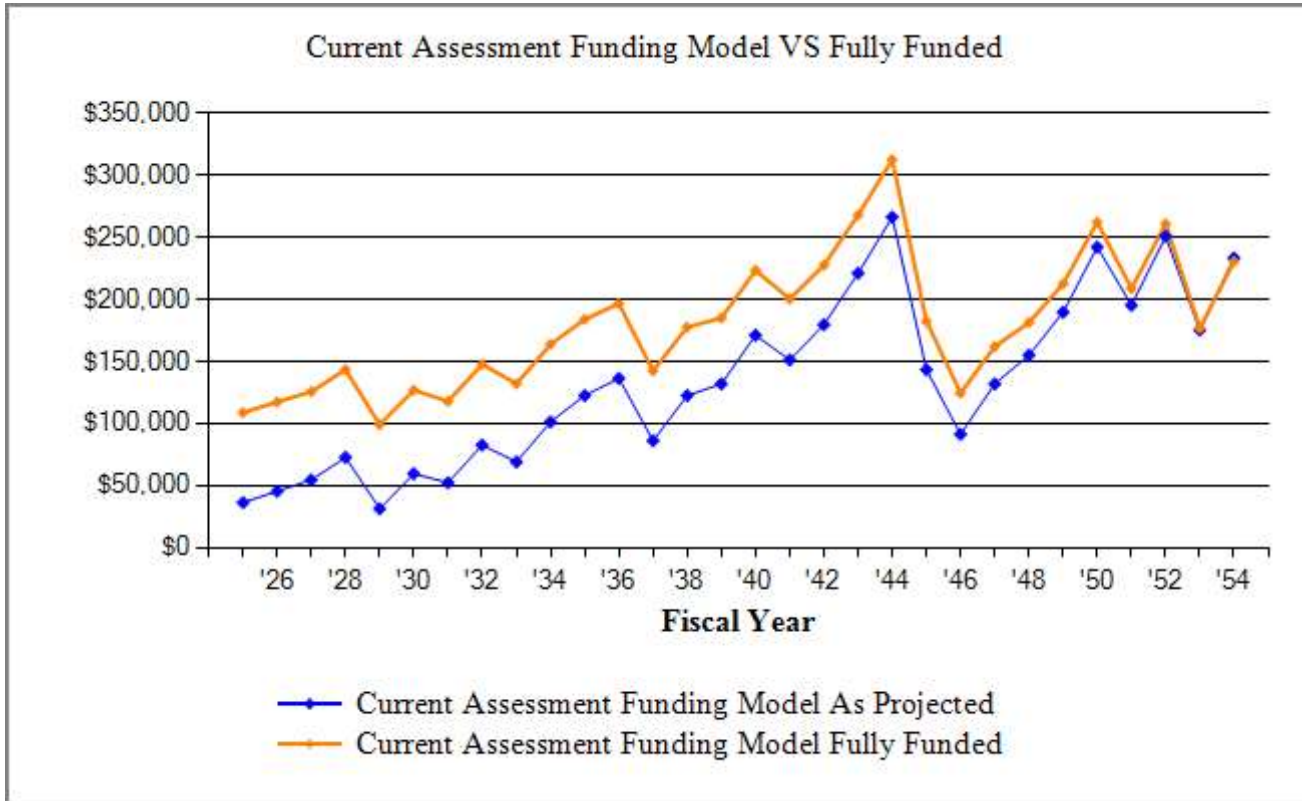
<i>Current Assessment Funding Model Summary of Calculations</i>	
Required Annual Contribution	\$23,625.00
<i>\$75.00 per unit annually</i>	
Average Net Annual Interest Earned	<u>\$625.52</u>
Total Annual Allocation to Reserves	\$24,250.52
<i>\$76.99 per unit annually</i>	

**McCord Pointe  
Current Assessment Funding Model Projection**

Beginning Balance: \$12,119

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
2025	205,966	23,625	626		36,370	108,855	33%
2026	211,630	24,310	783	15,926	45,537	117,363	39%
2027	217,450	25,015	939	16,892	54,599	125,698	43%
2028	223,430	25,741	1,251	8,860	72,730	143,395	51%
2029	229,574	26,487	540	68,388	31,369	99,228	32%
2030	235,887	27,255	1,026		59,650	126,891	47%
2031	242,374	28,046	900	36,255	52,340	117,866	44%
2032	249,039	28,859	1,421		82,620	147,674	56%
2033	255,888	29,696	1,188	44,428	69,077	132,014	52%
2034	262,925	30,557	1,744		101,377	163,693	62%
2035	270,155	31,443	2,108	12,374	122,554	183,918	67%
2036	277,585	32,355	2,345	20,890	136,365	196,480	69%
2037	285,218	33,293	1,482	84,963	86,177	142,391	61%
2038	293,062	34,259	2,108		122,543	177,570	69%
2039	301,121	35,252	2,268	28,167	131,897	184,981	71%
2040	309,402	36,275	2,943		171,115	223,295	77%
2041	317,910	37,327	2,599	59,947	151,093	200,337	75%
2042	326,653	38,409	3,090	12,953	179,638	227,427	79%
2043	335,636	39,523	3,799	2,063	220,897	267,758	82%
2044	344,866	40,669	4,577		266,143	312,378	85%
2045	354,349	41,848	2,466	167,079	143,378	182,426	79%
2046	364,094	43,062	1,570	96,717	91,293	124,419	73%
2047	374,107	44,311	2,269	5,933	131,941	161,978	81%
2048	384,395	45,596	2,667	25,150	155,054	181,343	86%
2049	394,965	46,918	3,260	15,662	189,570	212,424	89%
2050	405,827	48,279	4,162		242,011	262,109	92%
2051	416,987	49,679	3,358	99,829	195,219	208,714	94%
2052	428,454	51,120	4,311		250,649	260,741	96%
2053	440,237	52,602	3,012	131,142	175,121	176,681	99%
2054	452,343	54,127	4,012		233,261	230,408	101%

**McCord Pointe**  
**Current Assessment Funding Model VS Fully Funded Chart**



**The Current Assessment Funding Model** is based on the current annual assessment, parameters, and reserve fund balance. Because it is calculated using the current annual assessment, it will give the accurate projection of how well the association is funded for the next 30 years of planned reserve expenditures.

**McCord Pointe  
Annual Expenditure Detail**

Description	Expenditures
<i>No Replacement in 2025</i>	
<b>Replacement Year 2026</b>	
Pond Aerification / Fountain Allowance	10,789
Pool Mechanical Equipment	5,137
<b>Total for 2026</b>	<b>\$15,926</b>
<b>Replacement Year 2027</b>	
Irrigation Allowance	7,390
Landscape Allowance	4,223
Pond Shoreline Allowance	5,279
<b>Total for 2027</b>	<b>\$16,892</b>
<b>Replacement Year 2028</b>	
Fence Painting	1,573
Pool Asphalt Parking Sealing and Striping	2,406
Pool Caulking and Sealing	4,882
<b>Total for 2028</b>	<b>\$8,860</b>
<b>Replacement Year 2029</b>	
Entry Monuments Refurbishment Allowance	5,573
Pool Furniture	55,012
Pool Restroom Refurbishment	7,802
<b>Total for 2029</b>	<b>\$68,388</b>
<i>No Replacement in 2030</i>	
<b>Replacement Year 2031</b>	
Pond Aerification / Fountain Allowance	12,356
Pool Deck Allowance	1,490
Pool House Exterior Painting	4,707
Pool Mechanical Equipment	5,884
Pool Resurfacing	11,818
<b>Total for 2031</b>	<b>\$36,255</b>
<i>No Replacement in 2032</i>	
<b>Replacement Year 2033</b>	
Irrigation Allowance	8,697

**McCord Pointe  
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2033 continued...</i>	
Landscape Allowance	4,970
Playground Equipment	24,549
Pond Shoreline Allowance	6,212
<b>Total for 2033</b>	<b>\$44,428</b>
 <i>No Replacement in 2034</i>	
<b>Replacement Year 2035</b>	
Fence Painting	1,902
Pool Asphalt Parking Sealing and Striping	2,909
Pool Caulking and Sealing	5,902
Pool Deck Allowance	1,661
<b>Total for 2035</b>	<b>\$12,374</b>
 <b>Replacement Year 2036</b>	
Pond Aerification / Fountain Allowance	14,151
Pool Mechanical Equipment	6,739
<b>Total for 2036</b>	<b>\$20,890</b>
 <b>Replacement Year 2037</b>	
Entry Monuments Refurbishment Allowance	6,924
Pool Furniture	68,346
Pool Restroom Refurbishment	9,693
<b>Total for 2037</b>	<b>\$84,963</b>
 <i>No Replacement in 2038</i>	
<b>Replacement Year 2039</b>	
Irrigation Allowance	10,234
Landscape Allowance	5,848
Pond Shoreline Allowance	7,310
Pool Deck Allowance	1,851
Walking Path Allowance	2,924
<b>Total for 2039</b>	<b>\$28,167</b>
 <i>No Replacement in 2040</i>	

**McCord Pointe  
Annual Expenditure Detail**

Description	Expenditures
<b>Replacement Year 2041</b>	
Pond Aerification / Fountain Allowance	16,207
Pool House Exterior Doors	3,010
Pool House Exterior Painting	6,174
Pool House Lighting	5,557
Pool House Masonry Allowance	3,859
Pool House Windows	1,922
Pool Mechanical Equipment	7,718
Pool Resurfacing	15,501
<b>Total for 2041</b>	<b>\$59,947</b>
<b>Replacement Year 2042</b>	
Fence Painting	2,300
Pool Asphalt Parking Sealing and Striping	3,517
Pool Caulking and Sealing	7,137
<b>Total for 2042</b>	<b>\$12,953</b>
<b>Replacement Year 2043</b>	
Pool Deck Allowance	2,063
<b>Total for 2043</b>	<b>\$2,063</b>
<i>No Replacement in 2044</i>	
<b>Replacement Year 2045</b>	
Entry Monuments Refurbishment Allowance	8,602
Irrigation Allowance	12,043
Landscape Allowance	6,882
Playground Equipment	33,996
Pond Shoreline Allowance	8,602
Pool Furniture	84,912
Pool Restroom Refurbishment	12,043
<b>Total for 2045</b>	<b>\$167,079</b>
<b>Replacement Year 2046</b>	
Pond Aerification / Fountain Allowance	18,561
Pool Asphalt Parking Resurfacing	27,908
Pool Fence	41,410

**McCord Pointe  
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2046 continued...</i>	
Pool Mechanical Equipment	8,839
<b>Total for 2046</b>	<b>\$96,717</b>
<b>Replacement Year 2047</b>	
Pool Deck Allowance	2,300
Walking Path Allowance	3,633
<b>Total for 2047</b>	<b>\$5,933</b>
<b>Replacement Year 2048</b>	
Fence Replacement	8,772
Pool House Roof	12,421
Pool House Roof Gutters & Downspouts	3,957
<b>Total for 2048</b>	<b>\$25,150</b>
<b>Replacement Year 2049</b>	
Fence Painting	2,781
Pool Asphalt Parking Sealing and Striping	4,253
Pool Caulking and Sealing	8,629
<b>Total for 2049</b>	<b>\$15,662</b>
<i>No Replacement in 2050</i>	
<b>Replacement Year 2051</b>	
Irrigation Allowance	14,172
Landscape Allowance	8,098
Pond Aerification / Fountain Allowance	21,258
Pond Shoreline Allowance	10,123
Pool Deck Allowance	2,563
Pool House Exterior Painting	8,098
Pool House Masonry Allowance	5,061
Pool Mechanical Equipment	10,123
Pool Resurfacing	20,333
<b>Total for 2051</b>	<b>\$99,829</b>
<i>No Replacement in 2052</i>	
<b>Replacement Year 2053</b>	
Entry Monuments Refurbishment Allowance	10,687

**McCord Pointe  
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2053 continued...</i>	
Pool Furniture	105,493
Pool Restroom Refurbishment	14,962
<b>Total for 2053</b>	<b>\$131,142</b>
 <i>No Replacement in 2054</i>	

**McCord Pointe  
Detail Report by Category**

Entry Monuments Refurbishment Allowance - 2029

			1 Allowance @ \$5,000.00
Asset ID	1001	Asset Actual Cost	\$5,000.00
		Percent Replacement	100%
Category	Street Elements	Future Cost	\$5,573.11
Placed in Service	January 2021	Assigned Reserves	<i>none</i>
Useful Life	8		
Replacement Year	2029	Annual Assessment	\$753.59
Remaining Life	4	Interest Contribution	<u>\$23.34</u>
		Reserve Allocation	\$776.93



The entry monuments at Covington & CR 500 W and Parkhurst & CR 500 W have stone bases with brick walls that have inset engraved concrete signage. The entry monument at Ridgecrest and 9th St. has the same structure, but additionally has pillars and iron fencing. The entry monuments from Bay Creek East and at the McCord Rd. roundabout are stone based, brick pillars with engraved concrete signage. This allowance provides funding for the periodic repair and refurbishment to the entry monuments which may include cleaning, tuckpointing sealing, etc.

**McCord Pointe  
Detail Report by Category**

**Entry Monuments Replacement - 2071**

Asset ID	1045	1 Project	@ \$0.00
Category	Street Elements	Asset Actual Cost	
Placed in Service	January 2021	Percent Replacement	100%
Useful Life	50	Future Cost	
Replacement Year	2071	Assigned Reserves	<i>none</i>
Remaining Life	46	<i>No Future Assessments</i>	



The entry monuments at Covington & CR 500 W and Parkhurst & CR 500 W have stone bases with brick walls that have inset engraved concrete signage. The entry monument at Ridgecrest and 9th St. has the same structure, but additionally has pillars and iron fencing. The entry monuments from Bay Creek East and at the McCord Rd. roundabout are stone based, brick pillars with engraved concrete signage. The entry monuments are durable and timeless in their design and we are not providing funding their replacement.

**McCord Pointe  
Detail Report by Category**

<b>Pool Asphalt Parking Repairs</b>		1 Project	@ \$0.00
Asset ID	1016	Asset Actual Cost	
		Percent Replacement	100%
Category	Street Elements	Future Cost	
Placed in Service	January 2021	Assigned Reserves	<i>none</i>
Useful Life	7		
Adjustment	7	<i>No Future Assessments</i>	
Replacement Year	2035		
Remaining Life	10		



Repairs to the pool parking lot may come from the annual operating account. We would not anticipate any repairs would be necessary for the first seven years of use.

**McCord Pointe  
Detail Report by Category**

**Pool Asphalt Parking Resurfacing - 2046**

Asset ID	1014	1 Project	@ \$15,787.20	
		Asset Actual Cost	\$15,787.20	
		Percent Replacement	100%	
Category	Street Elements	Future Cost	\$27,907.67	
Placed in Service	January 2021	Assigned Reserves	<i>none</i>	
Useful Life	25			
Replacement Year	2046	Annual Assessment	\$616.95	
Remaining Life	21	Interest Contribution	<u>\$19.11</u>	
		Reserve Allocation	\$636.06	



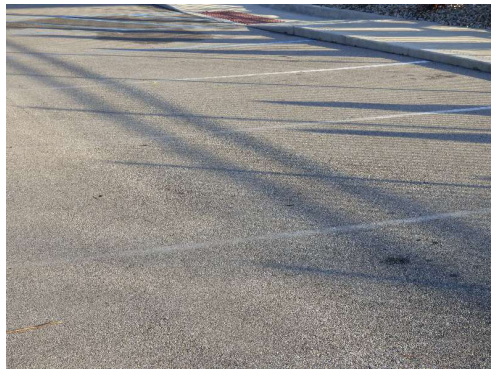
The pool parking area will eventually need to be resurfaced.

5280 - SqFt mill 1 1/2" asphalt	@	\$0.34	\$1,795.20
5280 - SqFt apply new asphalt	@	\$2.65	<u>\$13,992.00</u>
		Total =	\$15,787.20

**McCord Pointe  
Detail Report by Category**

Pool Asphalt Parking Sealing and Striping - 2028

Asset ID	1015	1 Project	@ \$2,217.60
		Asset Actual Cost	\$2,217.60
		Percent Replacement	100%
Category	Street Elements	Future Cost	\$2,405.63
Placed in Service	January 2021	Assigned Reserves	<i>none</i>
Useful Life	7		
Replacement Year	2028	Annual Assessment	\$437.53
Remaining Life	3	Interest Contribution	<u>\$13.55</u>
		Reserve Allocation	\$451.09



Sealing and striping the pool parking lot will provide aesthetic enhancement and also help to preserve the life of the asphalt.

5280 - seal and stripe, crack fill as needed	@	\$0.42	<u>\$2,217.60</u>
		Total =	\$2,217.60

**McCord Pointe  
Detail Report by Category**

<b>Street Elements - Total Current Cost</b>	<b>\$23,005</b>
<b>Assigned Reserves</b>	<b>\$0</b>
<b>Fully Funded Reserves</b>	<b>\$6,293</b>

**McCord Pointe  
Detail Report by Category**

**Pool Caulking and Sealing - 2028**

Asset ID	1017	1 Project	@ \$4,500.00
Category	Pool	Asset Actual Cost	\$4,500.00
Placed in Service	January 2021	Percent Replacement	100%
Useful Life	7	Future Cost	\$4,881.55
Replacement Year	2028	Assigned Reserves	<i>none</i>
Remaining Life	3	Annual Assessment	\$887.85
		Interest Contribution	<u>\$27.50</u>
		Reserve Allocation	\$915.35



Both pools have a metal liner. This liner effectively has an indefinite lifespan; however, caulking and sealing of the joints will need to be undertaken regularly to preserve the life of the material. This reserve provides for the necessary caulking and sealing.

**McCord Pointe  
Detail Report by Category**

**Pool Deck Allowance - 2031**

Asset ID	1018	1 Allowance	@ \$18,088.50
Category	Pool	Asset Actual Cost	\$1,266.19
Placed in Service	January 2021	Percent Replacement	7%
Useful Life	4	Future Cost	\$1,490.02
Adjustment	6	Assigned Reserves	<i>none</i>
Replacement Year	2031	Annual Assessment	\$131.98
Remaining Life	6	Interest Contribution	<u>\$4.09</u>
		Reserve Allocation	\$136.06



This reserve provides funding for the repair and refurbishment of the pool deck. We are forecasting no repairs will be needed for the first six years. Thereafter, funding is provided for maintaining the deck in a safe and attractive condition.

3890 - SqFt concrete deck repair	@	\$4.65	<u>\$18,088.50</u>
		Total =	\$18,088.50

**ALLOWANCE:** This reserve is in the form of a repetitive allowance which provides funding for the repair or replacement of the asset during the life of the allowance and then the funding repeats for additional periods of the same term.

**McCord Pointe  
Detail Report by Category**

**Pool Fence - 2046**

Asset ID	1006	1 Project	@ \$23,425.20
		Asset Actual Cost	\$23,425.20
Category	Pool	Percent Replacement	100%
Placed in Service	January 2021	Future Cost	\$41,409.67
Useful Life	25	Assigned Reserves	<i>none</i>
Replacement Year	2046	Annual Assessment	\$915.43
Remaining Life	21	Interest Contribution	<u>\$28.36</u>
		Reserve Allocation	\$943.79



The pool fence is a 6' high black aluminum spear style fence. Additionally, there is a 4' high fence of the same type at the baby pool.

282 - LnFt remove existing 6' fencing	@	\$10.60	\$2,989.20
282 - LnFt install 6' black aluminum fence	@	\$56.50	\$15,933.00
52 - LnFt remove existing 4' fencing	@	\$10.60	\$551.20
52 - LnFt install 4' black aluminum fence	@	\$47.15	\$2,451.80
1 - gate with latch 4' x	@	\$250.00	\$250.00
1 - pool entry fence with gate 4' x	@	\$1,250.00	<u>\$1,250.00</u>
		Total =	\$23,425.20

**McCord Pointe  
Detail Report by Category**

**Pool Furniture - 2029**

Asset ID	1004	1 Project	@ \$49,355.00
Category	Pool	Asset Actual Cost	\$49,355.00
Placed in Service	January 2021	Percent Replacement	100%
Useful Life	8	Future Cost	\$55,012.13
Replacement Year	2029	Assigned Reserves	<i>none</i>
Remaining Life	4	Annual Assessment	\$7,438.71
		Interest Contribution	<u>\$230.42</u>
		Reserve Allocation	\$7,669.12



Pool furniture may be repaired through the annual operating account. This reserve anticipates replacing the pool furniture every eight years.

26 - metal framed rubber strapped chaise lounges @	\$1,150.00	\$29,900.00
35 - metal framed rubber strapped table chairs @	\$325.00	\$11,375.00
8 - metal framed acrylic top 3' 6" dia. round tables @		\$520.00
\$4,160.00		
7 - umbrella stands and umbrellas @	\$560.00	<u>\$3,920.00</u>
	Total =	\$49,355.00

**McCord Pointe  
Detail Report by Category**

**Pool House Exterior Doors - 2041**

Asset ID	1008	1 Project	@ \$1,950.00
Category	Pool	Asset Actual Cost	\$1,950.00
Placed in Service	January 2021	Percent Replacement	100%
Useful Life	20	Future Cost	\$3,009.84
Replacement Year	2041	Assigned Reserves	<i>none</i>
Remaining Life	16	Annual Assessment	\$91.41
		Interest Contribution	<u>\$2.83</u>
		Reserve Allocation	\$94.24



There are three metal service doors at the pool house.

3 - remove & replace doors	@	\$650.00	<u>\$1,950.00</u>
		Total =	\$1,950.00

**McCord Pointe  
Detail Report by Category**

Pool House Exterior Painting - 2031			
Asset ID	1034	1 Project	@ \$4,000.00
		Asset Actual Cost	\$4,000.00
		Percent Replacement	100%
Category	Pool	Future Cost	\$4,707.07
Placed in Service	January 2021	Assigned Reserves	<i>none</i>
Useful Life	10		
Replacement Year	2031	Annual Assessment	\$416.92
Remaining Life	6	Interest Contribution	<u>\$12.91</u>
		Reserve Allocation	\$429.84



This reserve funds the painting the exterior trim of the pool house and includes any needed repairs or caulking.

**McCord Pointe  
Detail Report by Category**

**Pool House Lighting - 2041**

Asset ID	1009	1 Project	@ \$3,600.00
Category	Pool	Asset Actual Cost	\$3,600.00
Placed in Service	January 2021	Percent Replacement	100%
Useful Life	20	Future Cost	\$5,556.63
Replacement Year	2041	Assigned Reserves	<i>none</i>
Remaining Life	16	Annual Assessment	\$168.76
		Interest Contribution	<u>\$5.23</u>
		Reserve Allocation	\$173.99



The pool house lighting may be replaced to take advantage of new technology and lower operating costs as opposed to a loss of functionality. Cost includes removal and installation.

8 - exterior cannister lights	@	\$160.00	\$1,280.00
16 - interior cannister lights	@	\$145.00	<u>\$2,320.00</u>
		Total =	\$3,600.00

**McCord Pointe  
Detail Report by Category**

**Pool House Masonry Allowance - 2041**

		1 Allowance	@ \$2,500.00
Asset ID	1011	Asset Actual Cost	\$2,500.00
		Percent Replacement	100%
Category	Pool	Future Cost	\$3,858.77
Placed in Service	January 2021	Assigned Reserves	<i>none</i>
Useful Life	10		
Adjustment	10	Annual Assessment	\$117.20
Replacement Year	2041	Interest Contribution	<u>\$3.63</u>
Remaining Life	16	Reserve Allocation	\$120.83



There is a band of brick around three sides of the pool house. It is 4' 6" high. We would not anticipate any repairs or maintenance would be necessary for the first ten years. Thereafter, funding is provided for tuck pointing, sealing and cleaning of the brick.

**ALLOWANCE:** This reserve is in the form of a repetitive allowance which provides funding for the repair or replacement of the asset during the life of the allowance and then the funding repeats for additional periods of the same term.

**McCord Pointe  
Detail Report by Category**

**Pool House Roof - 2048**

Asset ID	1002	1 Project	@ \$6,655.64
Category	Pool	Asset Actual Cost	\$6,655.64
Placed in Service	January 2021	Percent Replacement	100%
Useful Life	27	Future Cost	\$12,421.44
Replacement Year	2048	Assigned Reserves	<i>none</i>
Remaining Life	23	Annual Assessment	\$246.14
		Interest Contribution	<u>\$7.62</u>
		Reserve Allocation	\$253.76



The pool house roof appears to be in good condition and is not subject to overhanging trees. We have forecast a 27 year useful life.

1466 - SqFt remove existing shingles	@	\$0.39	\$571.74
1466 - SqFt apply new three tab shingles	@	\$4.15	<u>\$6,083.90</u>
		Total =	\$6,655.64

**McCord Pointe  
Detail Report by Category**

**Pool House Roof Gutters & Downspouts - 2048**

		1 Project	@ \$2,120.00
Asset ID	1003	Asset Actual Cost	\$2,120.00
		Percent Replacement	100%
Category	Pool	Future Cost	\$3,956.56
Placed in Service	January 2021	Assigned Reserves	<i>none</i>
Useful Life	27		
Replacement Year	2048	Annual Assessment	\$78.40
Remaining Life	23	Interest Contribution	<u>\$2.43</u>
		Reserve Allocation	\$80.83



Replacing the gutters and downspouts at the time the roof is replaced ensures a single point of responsibility for the roof project.

140 - LnFt replace new gutters	@	\$11.50	\$1,610.00
40 - LnFt replace new downspouts	@	\$12.75	<u>\$510.00</u>
		Total =	\$2,120.00

**McCord Pointe  
Detail Report by Category**

**Pool House Siding - 2061**

Asset ID	1012	1 Project	@ \$5,891.00
Category	Pool	Asset Actual Cost	\$5,891.00
Placed in Service	January 2021	Percent Replacement	100%
Useful Life	40	Future Cost	\$15,643.53
Replacement Year	2061	Assigned Reserves	<i>none</i>
Remaining Life	36	Annual Assessment	\$175.24
		Interest Contribution	<u>\$5.43</u>
		Reserve Allocation	\$180.67



There is a 5' high band of siding around three sides of the clubhouse. The entire rear side of the clubhouse is also covered with siding. This reserve funds the eventual replacement of the siding.

860 - SqFt siding remove & replace	@	\$6.85	<u>\$5,891.00</u>
		Total =	\$5,891.00

**McCord Pointe  
Detail Report by Category**

**Pool House Windows - 2041**

Asset ID	1010	1 Project	@ \$1,245.00
Category	Pool	Asset Actual Cost	\$1,245.00
Placed in Service	January 2021	Percent Replacement	100%
Useful Life	20	Future Cost	\$1,921.67
Replacement Year	2041	Assigned Reserves	<i>none</i>
Remaining Life	16	Annual Assessment	\$58.36
		Interest Contribution	<u>\$1.81</u>
		Reserve Allocation	\$60.17



The pool house has three windows 2' 6" x 5'.

3 - windows remove & replace	@	\$415.00	<u>\$1,245.00</u>
		Total =	\$1,245.00

**McCord Pointe  
Detail Report by Category**

**Pool Mechanical Equipment - 2026**

		1 Allowance	@ \$5,000.00
Asset ID	1005	Asset Actual Cost	\$5,000.00
		Percent Replacement	100%
Category	Pool	Future Cost	\$5,137.50
Placed in Service	January 2021	Assigned Reserves	\$4,000.00
Useful Life	5		
Replacement Year	2026	Annual Assessment	\$592.72
Remaining Life	1	Interest Contribution	<u>\$88.36</u>
		Reserve Allocation	\$681.08



The useful life of pool mechanical equipment varies based on use, maintenance and environment. We are treating the significant repairs (\$1,000 and up) and eventual replacement of the equipment as an ongoing allowance. Smaller repairs may come from the annual operating account. The pool equipment consists of:

- 3 - Pentair Triton II sand filters
- 3 - Pentair Whisperflo pumps
- 1 - Pentair chlorinator
- 1 - MiniWarden controller
- 1 - A O Smith 27 gal. how water heater
- various valves, pipes and fittings

**ALLOWANCE:** This reserve is in the form of a repetitive allowance which provides funding for the repair or replacement of the asset during the life of the allowance and then the funding repeats for additional periods of the same term.

**McCord Pointe  
Detail Report by Category**

Pool Restroom Refurbishment - 2029			
Asset ID	1007	1 Project	@ \$7,000.00
		Asset Actual Cost	\$7,000.00
		Percent Replacement	100%
Category	Pool	Future Cost	\$7,802.35
Placed in Service	January 2021	Assigned Reserves	<i>none</i>
Useful Life	8		
Replacement Year	2029	Annual Assessment	\$1,055.03
Remaining Life	4	Interest Contribution	<u>\$32.68</u>
		Reserve Allocation	\$1,087.71



This reserve provides funding to periodically refurbish the pool restrooms.

2 - restroom refurbishment	@	\$3,500.00	<u>\$7,000.00</u>
		Total =	\$7,000.00

**McCord Pointe  
Detail Report by Category**

**Pool Resurfacing - 2031**

Asset ID	1019	1 Project	@ \$10,043.00
Category	Pool	Asset Actual Cost	\$10,043.00
Placed in Service	January 2021	Percent Replacement	100%
Useful Life	10	Future Cost	\$11,818.28
Replacement Year	2031	Assigned Reserves	<i>none</i>
Remaining Life	6	Annual Assessment	\$1,046.79
		Interest Contribution	<u>\$32.42</u>
		Reserve Allocation	\$1,079.21



The concrete floor of each pool will need to be periodically resurfaced in order to maintain a safe and comfortable surface.

1630 - SqFt resurface adult pool	@	\$5.50	\$8,965.00
196 - SqFt resurface baby pool	@	\$5.50	<u>\$1,078.00</u>
		Total =	\$10,043.00

**McCord Pointe  
Detail Report by Category**

<b>Pool - Total Current Cost</b>	<b>\$128,551</b>
<b>Assigned Reserves</b>	<b>\$4,000</b>
<b>Fully Funded Reserves</b>	<b>\$48,369</b>

**McCord Pointe  
Detail Report by Category**

**Fence Painting - 2028**

Asset ID	1048	1 Project	@ \$1,450.00
Category	Landscape	Asset Actual Cost	\$1,450.00
Placed in Service	January 2021	Percent Replacement	100%
Useful Life	7	Future Cost	\$1,572.94
Replacement Year	2028	Assigned Reserves	<i>none</i>
Remaining Life	3	Annual Assessment	\$286.09
		Interest Contribution	<u>\$8.86</u>
		Reserve Allocation	\$294.95



There are approximately 200 LnFt of a three rail wood fence near the south entrance from Bay Creek East. This reserve provides funding for painting the fence.

200 - LnFt three rail wood fence	@	\$7.25	<u>\$1,450.00</u>
		Total =	\$1,450.00

**McCord Pointe  
Detail Report by Category**

**Fence Replacement - 2048**

Asset ID	1049	1 Project	@ \$4,700.00
Category	Landscape	Asset Actual Cost	\$4,700.00
Placed in Service	January 2021	Percent Replacement	100%
Useful Life	27	Future Cost	\$8,771.62
Replacement Year	2048	Assigned Reserves	<i>none</i>
Remaining Life	23	Annual Assessment	\$173.81
		Interest Contribution	<u>\$5.38</u>
		Reserve Allocation	\$179.20



There are approximately 200 LnFt of a three rail wood fence near the south entrance from Bay Creek East. This reserve provides funding for the eventual replacement of the fence.

200 - LnFt three rail wood fence remove & replace @	\$23.50	<u>\$4,700.00</u>
	Total =	\$4,700.00

**McCord Pointe  
Detail Report by Category**

**Irrigation Allowance - 2027**

Asset ID	1041	1 Allowance	@ \$7,000.00
		Asset Actual Cost	\$7,000.00
Category	Landscape	Percent Replacement	100%
Placed in Service	January 2021	Future Cost	\$7,390.29
Useful Life	6	Assigned Reserves	<i>none</i>
Replacement Year	2027	Annual Assessment	\$2,033.90
Remaining Life	2	Interest Contribution	<u>\$63.00</u>
		Reserve Allocation	\$2,096.90



Three of the entrances to the community are irrigated, as are the grounds at the clubhouse and pool. This allowance provides funding for large (\$1,000 and more) repairs and upgrades that are not covered under the annual service agreement. Smaller expenses may come from the annual operating account.

**ALLOWANCE:** This reserve is in the form of a repetitive allowance which provides funding for the repair or replacement of the asset during the life of the allowance and then the funding repeats for additional periods of the same term.

**McCord Pointe  
Detail Report by Category**

Landscape Allowance - 2027			
Asset ID	1040	1 Allowance	@ \$4,000.00
		Asset Actual Cost	\$4,000.00
		Percent Replacement	100%
Category	Landscape	Future Cost	\$4,223.02
Placed in Service	January 2021	Assigned Reserves	<i>none</i>
Useful Life	6		
Replacement Year	2027	Annual Assessment	\$1,162.23
Remaining Life	2	Interest Contribution	<u>\$36.00</u>
		Reserve Allocation	\$1,198.23



The landscape allowance provides funding for large (\$1,000 and more) and irregularly occurring landscape expenses on the common areas, such as dead tree removal, poor drainage mitigation, etc. Regular and smaller expenses should come from the annual operating account.

**ALLOWANCE:** This reserve is in the form of a repetitive allowance which provides funding for the repair or replacement of the asset during the life of the allowance and then the funding repeats for additional periods of the same term.

**McCord Pointe  
Detail Report by Category**

Pond Aerification / Fountain Allowance - 2026

Asset ID	1039	1 Allowance	@ \$10,500.00	
		Asset Actual Cost	\$10,500.00	
		Percent Replacement	100%	
Category	Landscape	Future Cost	\$10,788.75	
Placed in Service	January 2021	Assigned Reserves	\$7,766.02	
Useful Life	5			
Replacement Year	2026	Annual Assessment	\$1,602.89	
Remaining Life	1	Interest Contribution	<u>\$185.56</u>	
		Reserve Allocation	\$1,788.44	



There are five ponds within the community. Our understanding is that all five ponds have aerification systems and Pond 1 has a fountain. Aerification systems typically have a land based pump and a water based diffuser with accompanying air and electric lines. Useful lives of the parts vary depending upon maintenance and use. Fountain parts include a pump, reservoir and spray head. These parts also will vary on useful lives. This allowance provides funding to repair and replace the various aquatic mechanical components.

- Pond 1 (northeast) has 113,000 SqFt of surface area
- Pond 2 (central east) has 43,827 SqFt of surface area
- Pond 3 (southeast) has 55,010 SqFt of surface area
- Pond 4 (northwest) has 23,330 SqFt of surface area
- Pond 5 (southwest) has 91,346 SqFt of surface area

**ALLOWANCE:** This reserve is in the form of a repetitive allowance which provides funding for the repair or replacement of the asset during the life of the allowance and then the funding repeats for additional periods of the same term.

**McCord Pointe  
Detail Report by Category**

**Pond Shoreline Allowance - 2027**

Asset ID	1038	1 Allowance	@ \$5,000.00
Category	Landscape	Asset Actual Cost	\$5,000.00
Placed in Service	January 2021	Percent Replacement	100%
Useful Life	6	Future Cost	\$5,278.78
Replacement Year	2027	Assigned Reserves	<i>none</i>
Remaining Life	2	Annual Assessment	\$1,452.79
		Interest Contribution	\$45.00
		Reserve Allocation	\$1,497.79



There are five ponds within the community. We were unable to view the shorelines during any of our inspections, due to extended snow cover; however, viewing the ponds from aerial photography leads us to believe the ponds are mown down to the shoreline and there is no rip rap, aquatic plants or other shoreline treatments. This allowance provides funding for remediation of eroded or damaged areas that may lead to silting of the ponds. The board may wish to consider shoreline treatments in the future to mitigate the silting of the ponds.

Pond 1 (northeast) has 1,675 LnFt of shoreline

Pond 2 (central east) has 974 LnFt of shoreline

Pond 3 (southeast) has 1,138 LnFt of shoreline

Pond 4 (northwest) has 852 LnFt of shoreline

Pond 5 (southwest) has 1,208 LnFt of shoreline

**ALLOWANCE:** This reserve is in the form of a repetitive allowance which provides funding for the repair or replacement of the asset during the life of the allowance and then the funding repeats for additional periods of the same term.

**McCord Pointe  
Detail Report by Category**

Walking Path Allowance - 2039			
Asset ID	1047	1 Allowance	@ \$2,000.00
		Asset Actual Cost	\$2,000.00
		Percent Replacement	100%
Category	Landscape	Future Cost	\$2,923.99
Placed in Service	January 2021	Assigned Reserves	<i>none</i>
Useful Life	8		
Adjustment	10	Annual Assessment	\$103.35
Replacement Year	2039	Interest Contribution	<u>\$3.20</u>
Remaining Life	14	Reserve Allocation	\$106.55

The walking path was not visible during our visits due to extended snow cover. It is unlikely any repairs will be needed for the first ten years, thereafter, we are providing funding to maintain the paths in a safe and attractive condition.

\* This reserve subject to change upon inspection.

**McCord Pointe  
Detail Report by Category**

**Wetland Areas**

Asset ID	1046	1 Project	@ \$0.00
Category	Landscape	Asset Actual Cost	
Placed in Service	January 2021	Percent Replacement	100%
Useful Life	10	Future Cost	
Replacement Year	2031	Assigned Reserves	<i>none</i>
Remaining Life	6	<i>No Future Assessments</i>	



We are not providing funding for the wetland areas, pending discussion with management and the board.

**This reserve subject to change pending discussion with board and management.**

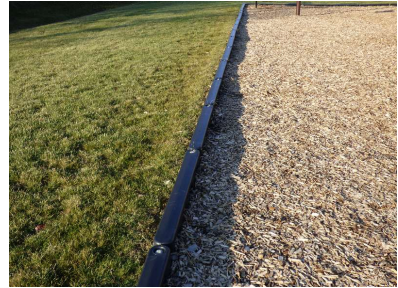
**McCord Pointe  
Detail Report by Category**

<b>Landscape - Total Current Cost</b>	<b>\$34,650</b>
<b>Assigned Reserves</b>	<b>\$7,766</b>
<b>Fully Funded Reserves</b>	<b>\$21,036</b>

**McCord Pointe  
Detail Report by Category**

**Playground Equipment - 2033**

Asset ID	1013	1 Project	@ \$19,760.00
Category	Playgrounds	Asset Actual Cost	\$19,760.00
Placed in Service	January 2021	Percent Replacement	100%
Useful Life	12	Future Cost	\$24,549.44
Replacement Year	2033	Assigned Reserves	<i>none</i>
Remaining Life	8	Annual Assessment	\$1,602.21
		Interest Contribution	<u>\$49.63</u>
		Reserve Allocation	\$1,651.84



There is a playground adjacent to the pool that measures 62' x 36'. The playground is bordered by black PVC interlocking barriers. The surface is covered with wood chips which may be replaced via the annual operating account. The playground equipment will likely be replaced as new models become available as opposed to a loss of functionality. The playground equipment consists of:

1 - climb & slide	@	\$16,000.00	\$16,000.00
1 - four station swing set	@	\$3,200.00	\$3,200.00
2 - metal benches	@	\$225.00	\$450.00
1 - metal trash can	@	\$110.00	<u>\$110.00</u>
		Total =	\$19,760.00

**McCord Pointe  
Detail Report by Category**

<b>Playgrounds - Total Current Cost</b>	<b>\$19,760</b>
<b>Assigned Reserves</b>	<b>\$0</b>
<b>Fully Funded Reserves</b>	<b>\$6,587</b>

**McCord Pointe  
Category Detail Index**

Asset ID	Description	Replacement	Page
1001	Entry Monuments Refurbishment Allowance	2029	2-9
1045	Entry Monuments Replacement	2071	2-10
1048	Fence Painting	2028	2-31
1049	Fence Replacement	2048	2-32
1041	Irrigation Allowance	2027	2-33
1040	Landscape Allowance	2027	2-34
1013	Playground Equipment	2033	2-40
1039	Pond Aerification / Fountain Allowance	2026	2-35
1038	Pond Shoreline Allowance	2027	2-36
1016	Pool Asphalt Parking Repairs	2035	2-11
1014	Pool Asphalt Parking Resurfacing	2046	2-12
1015	Pool Asphalt Parking Sealing and Striping	2028	2-13
1017	Pool Caulking and Sealing	2028	2-15
1018	Pool Deck Allowance	2031	2-16
1006	Pool Fence	2046	2-17
1004	Pool Furniture	2029	2-18
1008	Pool House Exterior Doors	2041	2-19
1034	Pool House Exterior Painting	2031	2-20
1009	Pool House Lighting	2041	2-21
1011	Pool House Masonry Allowance	2041	2-22
1002	Pool House Roof	2048	2-23
1003	Pool House Roof Gutters & Downspouts	2048	2-24
1012	Pool House Siding	2061	2-25
1010	Pool House Windows	2041	2-26
1005	Pool Mechanical Equipment	2026	2-27
1007	Pool Restroom Refurbishment	2029	2-28
1019	Pool Resurfacing	2031	2-29
1047	Walking Path Allowance	2039	2-37
1046	Wetland Areas	2031	2-38
	Total Funded Assets	27	
	Total Unfunded Assets	<u>2</u>	
	Total Assets	29	

## McCord Pointe Annual Expenditure Chart

