

RESERVE EXPENDITURES

for
Half Moon Bay
Homeowners Association
New Lisbon, Wisconsin

Quantities:

Item	30-Year Total	Per Phase	Units	Reserve Component Inventory	2 2008	3 2009	4 2010	5 2011	6 2012
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Homeowners Association Property Site Elements

1	16,800	2,800	Sq Yds	Asphalt Pavement, Crack Repair, Patch & Seal Coat	1,000			4,330	
2	2,800	2,800	Sq Yds	Asphalt Pavement, Repaving, Mill and Overlay with 15% Patching					
3	2,800	2,800	Sq Yds	Asphalt Pavement, Repaving, Total Replacement					
4	570	285	Ln Ft	Concrete Curbs					
5	3	3	Ea	Mailbox Stations					
6	3	3	Ea	Pond, Maintenance, Aerators	23,000	35,000			
7	10,290	1,470	Sq Yds	Tennis Courts, Color Coat	10,000				
8	460	460	Ln Ft	Tennis Courts, Fence					
9	1,470	1,470	Sq Yds	Tennis Courts, Surface Replacement					

Clubhouse and Pool House Elements

10	2	1	Allow	Building Services Equipment					
11	1	1	Allow	Interior Renovations, Complete					
12	2	1	Allow	Interior Renovations, Partial					
13	54	27	Ea	Light Fixtures, Exterior					
14	6	1	Allow	Paint Finishes, Exterior					
15	68	68	Sqs	Roofs, Asphalt Shingle (Including Gutters and Downspouts)					
16	3,200	3,200	Sq Ft	Walls, Vinyl Siding					
17	1,020	1,020	Sq Ft	Windows and Doors					
18	750	375	Sq Ft	Wood Deck				5,350	
19	1	1	Ea	Wood Pergola					

Pool Elements

20	11,010	3,670	Sq Ft	Concrete Deck, Inspections, Partial Replacements and Repairs			5,780		
21	4	1	Ea	Cover					3,750
22	370	370	Ln Ft	Fence					
23	5	1	Allow	Furniture, Phased Replacements					
24	4	1	Allow	Mechanical Equipment, Phased Replacements					
25	5,520	1,840	Sq Ft	Plaster Finish Replacement and Tile Repairs			14,780		

Anticipated Expenditures for Half Moon Bay HOA	34,000	35,000	20,560	9,680	3,750
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1 Allow **2006 Reserve Expenditures**
1 Allow **Reserve Study Update with Site Visit**

Anticipated Expenditures, By Year	\$34,000	\$35,000	\$20,560	\$9,680	\$3,750
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Marina

Marina Elements

26	9,210	1,535	Sq Ft	Docks and Piers, New			30,000		30,000
27	18	3	Ea	Docks and Piers, Phased Replacements	1,000				28,020
				Power Pedestals, Phased Replacements					1,250

Anticipated Expenditures for the Marina	1,000	0	30,000	0	59,270
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RESERVE EXPENDITURES

for
Half Moon Bay
Homeowners Association
New Lisbon, Wisconsin

Quantities:

Item	30-Year Total	Per Phase	Units	Reserve Component Inventory	7 2013	8 2014	9 2015	10 2016	11 2017
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Homeowners Association Property Site Elements

1	16,800	2,800	Sq Yds	Asphalt Pavement, Crack Repair, Patch & Seal Coat					
2	2,800	2,800	Sq Yds	Asphalt Pavement, Repaving, Mill and Overlay with 15% Patching		40,560			
3	2,800	2,800	Sq Yds	Asphalt Pavement, Repaving, Total Replacement					
4	570	285	Ln Ft	Concrete Curbs		6,750			
5	3	3	Ea	Mailbox Stations					
6	3	3	Ea	Pond, Maintenance, Aerators					
7	10,290	1,470	Sq Yds	Tennis Courts, Color Coat	11,000				
8	460	460	Ln Ft	Tennis Courts, Fence					
9	1,470	1,470	Sq Yds	Tennis Courts, Surface Replacement					

Clubhouse and Pool House Elements

10	2	1	Allow	Building Services Equipment		24,690			
11	1	1	Allow	Interior Renovations, Complete					
12	2	1	Allow	Interior Renovations, Partial			25,020		
13	54	27	Ea	Light Fixtures, Exterior	2,400				
14	6	1	Allow	Paint Finishes, Exterior	4,900				
15	68	68	Sqs	Roofs, Asphalt Shingle (Including Gutters and Downspouts)					
16	3,200	3,200	Sq Ft	Walls, Vinyl Siding					
17	1,020	1,020	Sq Ft	Windows and Doors					
18	750	375	Sq Ft	Wood Deck					
19	1	1	Ea	Wood Pergola					

Pool Elements

20	11,010	3,670	Sq Ft	Concrete Deck, Inspections, Partial Replacements and Repairs					
21	4	1	Ea	Cover					
22	370	370	Ln Ft	Fence					
23	5	1	Allow	Furniture, Phased Replacements		5,760			
24	4	1	Allow	Mechanical Equipment, Phased Replacements		8,560			
25	5,520	1,840	Sq Ft	Plaster Finish Replacement and Tile Repairs					

Anticipated Expenditures for Half Moon Bay HOA	18,300	86,320	25,020	0	0
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1 Allow **2006 Reserve Expenditures**
1 Allow **Reserve Study Update with Site Visit**

Anticipated Expenditures, By Year	\$18,300	\$86,320	\$25,020	\$0	\$0
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Marina

Marina Elements

26	9,210	1,535	Sq Ft	Docks and Piers, New	29,180	35,370	36,610	37,890	39,220
27	18	3	Ea	Power Pedestals, Phased Replacements	1,290	1,330	1,380	1,430	1,480

Anticipated Expenditures for the Marina	30,470	36,700	37,990	39,320	40,700
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RESERVE EXPENDITURES

for
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Homeowners Association
 New Lisbon, Wisconsin

<u>Quantities:</u>									
Item	30-Year Total	Per Phase	Units	Reserve Component Inventory	12 2018	13 2019	14 2020	15 2021	16 2022
<u>Homeowners Association</u>									
<u>Property Site Elements</u>									
1	16,800	2,800	Sq Yds	Asphalt Pavement, Crack Repair, Patch & Seal Coat	5,500				6,310
2	2,800	2,800	Sq Yds	Asphalt Pavement, Repaving, Mill and Overlay with 15% Patching					
3	2,800	2,800	Sq Yds	Asphalt Pavement, Repaving, Total Replacement					
4	570	285	Ln Ft	Concrete Curbs					
5	3	3	Ea	Mailbox Stations	6,570				
6	3	3	Ea	Pond, Maintenance, Aerators	42,320				
7	10,290	1,470	Sq Yds	Tennis Courts, Color Coat					
8	460	460	Ln Ft	Tennis Courts, Fence		19,070			
9	1,470	1,470	Sq Yds	Tennis Courts, Surface Replacement		49,430			
<u>Clubhouse and Pool House Elements</u>									
10	2	1	Allow	Building Services Equipment					
11	1	1	Allow	Interior Renovations, Complete					
12	2	1	Allow	Interior Renovations, Partial					
13	54	27	Ea	Light Fixtures, Exterior					
14	6	1	Allow	Paint Finishes, Exterior	5,820				
15	68	68	Sqs	Roofs, Asphalt Shingle (Including Gutters and Downspouts)					
16	3,200	3,200	Sq Ft	Walls, Vinyl Siding					
17	1,020	1,020	Sq Ft	Windows and Doors					
18	750	375	Sq Ft	Wood Deck					
19	1	1	Ea	Wood Pergola	6,040				
<u>Pool Elements</u>									
20	11,010	3,670	Sq Ft	Concrete Deck, Inspections, Partial Replacements and Repairs			7,720		
21	4	1	Ea	Cover			4,940		
22	370	370	Ln Ft	Fence					
23	5	1	Allow	Furniture, Phased Replacements			7,080		
24	4	1	Allow	Mechanical Equipment, Phased Replacements				10,890	
25	5,520	1,840	Sq Ft	Plaster Finish Replacement and Tile Repairs			20,850		
Anticipated Expenditures for Half Moon Bay HOA					66,250	68,500	40,590	10,890	6,310

1 Allow **2006 Reserve Expenditures**
 1 Allow **Reserve Study Update with Site Visit**

Anticipated Expenditures, By Year	\$66,250	\$68,500	\$40,590	\$10,890	\$6,310
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Marina

Marina Elements

26	9,210	1,535	Sq Ft	Docks and Piers, New					
27	18	3	Ea	Docks and Piers, Phased Replacements					
				Power Pedestals, Phased Replacements					
Anticipated Expenditures for the Marina					0	0	0	0	0

RESERVE EXPENDITURES

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Quantities:

Item	30-Year Total	Per Phase	Units	Reserve Component Inventory	17 2023	18 2024	19 2025	20 2026	21 2027
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Homeowners Association Property Site Elements

1	16,800	2,800	Sq Yds	Asphalt Pavement, Crack Repair, Patch & Seal Coat				7,240	
2	2,800	2,800	Sq Yds	Asphalt Pavement, Repaving, Mill and Overlay with 15% Patching					
3	2,800	2,800	Sq Yds	Asphalt Pavement, Repaving, Total Replacement					
4	570	285	Ln Ft	Concrete Curbs					
5	3	3	Ea	Mailbox Stations					
6	3	3	Ea	Pond, Maintenance, Aerators					
7	10,290	1,470	Sq Yds	Tennis Courts, Color Coat	14,380				16,500
8	460	460	Ln Ft	Tennis Courts, Fence					
9	1,470	1,470	Sq Yds	Tennis Courts, Surface Replacement					

Clubhouse and Pool House Elements

10	2	1	Allow	Building Services Equipment					
11	1	1	Allow	Interior Renovations, Complete		105,880			
12	2	1	Allow	Interior Renovations, Partial					
13	54	27	Ea	Light Fixtures, Exterior					
14	6	1	Allow	Paint Finishes, Exterior		6,910			
15	68	68	Sqs	Roofs, Asphalt Shingle (Including Gutters and Downspouts)	35,390				
16	3,200	3,200	Sq Ft	Walls, Vinyl Siding					
17	1,020	1,020	Sq Ft	Windows and Doors					
18	750	375	Sq Ft	Wood Deck					
19	1	1	Ea	Wood Pergola					

Pool Elements

20	11,010	3,670	Sq Ft	Concrete Deck, Inspections, Partial Replacements and Repairs					
21	4	1	Ea	Cover					
22	370	370	Ln Ft	Fence					
23	5	1	Allow	Furniture, Phased Replacements				8,700	
24	4	1	Allow	Mechanical Equipment, Phased Replacements					
25	5,520	1,840	Sq Ft	Plaster Finish Replacement and Tile Repairs					

Anticipated Expenditures for Half Moon Bay HOA	56,680	105,880	0	15,940	16,500
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	1 Allow	2006 Reserve Expenditures
	1 Allow	Reserve Study Update with Site Visit

Anticipated Expenditures, By Year	\$56,680	\$105,880	\$0	\$15,940	\$16,500
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Marina

Marina Elements

26	9,210	1,535	Sq Ft	Docks and Piers, New					
27	18	3	Ea	Docks and Piers, Phased Replacements					
				Power Pedestals, Phased Replacements					

Anticipated Expenditures for the Marina	0	0	0	0	0
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Quantities:

Item	30-Year Total	Per Phase	Units	Reserve Component Inventory	22 2028	23 2029	24 2030	25 2031	26 2032
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Homeowners Association
Property Site Elements

1	16,800	2,800	Sq Yds	Asphalt Pavement, Crack Repair, Patch & Seal Coat			8,310		
2	2,800	2,800	Sq Yds	Asphalt Pavement, Repaving, Mill and Overlay with 15% Patching					
3	2,800	2,800	Sq Yds	Asphalt Pavement, Repaving, Total Replacement					
4	570	285	Ln Ft	Concrete Curbs					12,550
5	3	3	Ea	Mailbox Stations					
6	3	3	Ea	Pond, Maintenance, Aerators	59,690				
7	10,290	1,470	Sq Yds	Tennis Courts, Color Coat				18,930	
8	460	460	Ln Ft	Tennis Courts, Fence					
9	1,470	1,470	Sq Yds	Tennis Courts, Surface Replacement					

Clubhouse and Pool House Elements

10	2	1	Allow	Building Services Equipment			42,810		
11	1	1	Allow	Interior Renovations, Complete					
12	2	1	Allow	Interior Renovations, Partial					
13	54	27	Ea	Light Fixtures, Exterior					
14	6	1	Allow	Paint Finishes, Exterior	8,200				
15	68	68	Sqs	Roofs, Asphalt Shingle (Including Gutters and Downspouts)					
16	3,200	3,200	Sq Ft	Walls, Vinyl Siding					
17	1,020	1,020	Sq Ft	Windows and Doors					
18	750	375	Sq Ft	Wood Deck		9,930			
19	1	1	Ea	Wood Pergola					

Pool Elements

20	11,010	3,670	Sq Ft	Concrete Deck, Inspections, Partial Replacements and Repairs			10,900		
21	4	1	Ea	Cover	6,500				
22	370	370	Ln Ft	Fence			19,430		
23	5	1	Allow	Furniture, Phased Replacements					10,700
24	4	1	Allow	Mechanical Equipment, Phased Replacements	13,860				
25	5,520	1,840	Sq Ft	Plaster Finish Replacement and Tile Repairs			29,410		

Anticipated Expenditures for Half Moon Bay HOA	88,250	9,930	110,860	18,930	23,250
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	1 Allow	2006 Reserve Expenditures		
	1 Allow	Reserve Study Update with Site Visit		

Anticipated Expenditures, By Year	\$88,250	\$9,930	\$110,860	\$18,930	\$23,250
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Marina

Marina Elements

26	9,210	1,535	Sq Ft	Docks and Piers, New					
27	18	3	Ea	Docks and Piers, Phased Replacements					65,700
				Power Pedestals, Phased Replacements					2,480

Anticipated Expenditures for the Marina	0	0	0	0	68,180
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RESERVE EXPENDITURES

for
Half Moon Bay
Homeowners Association
 New Lisbon, Wisconsin

Quantities:

Item	30-Year Total	Per Phase	Units	Reserve Component Inventory	27 2033	28 2034	29 2035	30 2036
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Homeowners Association Property Site Elements

1	16,800	2,800	Sq Yds	Asphalt Pavement, Crack Repair, Patch & Seal Coat				
2	2,800	2,800	Sq Yds	Asphalt Pavement, Repaving, Mill and Overlay with 15% Patching				
3	2,800	2,800	Sq Yds	Asphalt Pavement, Repaving, Total Replacement	127,590			
4	570	285	Ln Ft	Concrete Curbs				
5	3	3	Ea	Mailbox Stations				
6	3	3	Ea	Pond, Maintenance, Aerators				
7	10,290	1,470	Sq Yds	Tennis Courts, Color Coat			21,730	
8	460	460	Ln Ft	Tennis Courts, Fence				
9	1,470	1,470	Sq Yds	Tennis Courts, Surface Replacement				

Clubhouse and Pool House Elements

10	2	1	Allow	Building Services Equipment				
11	1	1	Allow	Interior Renovations, Complete				
12	2	1	Allow	Interior Renovations, Partial			49,780	
13	54	27	Ea	Light Fixtures, Exterior	4,790			
14	6	1	Allow	Paint Finishes, Exterior	9,750			
15	68	68	Sqs	Roofs, Asphalt Shingle (Including Gutters and Downspouts)				
16	3,200	3,200	Sq Ft	Walls, Vinyl Siding	36,450			
17	1,020	1,020	Sq Ft	Windows and Doors	90,380			
18	750	375	Sq Ft	Wood Deck				
19	1	1	Ea	Wood Pergola				

Pool Elements

20	11,010	3,670	Sq Ft	Concrete Deck, Inspections, Partial Replacements and Repairs				
21	4	1	Ea	Cover				8,560
22	370	370	Ln Ft	Fence				
23	5	1	Allow	Furniture, Phased Replacements				
24	4	1	Allow	Mechanical Equipment, Phased Replacements			17,630	
25	5,520	1,840	Sq Ft	Plaster Finish Replacement and Tile Repairs				

Anticipated Expenditures for Half Moon Bay HOA	268,960	49,780	39,360	8,560
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	1 Allow	2006 Reserve Expenditures	
	1 Allow	Reserve Study Update with Site Visit	

Anticipated Expenditures, By Year	\$268,960	\$49,780	\$39,360	\$8,560
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Marina

Marina Elements

26	9,210	1,535	Sq Ft	Docks and Piers, New	68,000	70,390	72,850	75,400
27	18	3	Ea	Power Pedestals, Phased Replacements	2,560	2,650	2,750	2,840

Anticipated Expenditures for the Marina	70,560	73,040	75,600	78,240
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