Lansdowne Woods of Virginia Community Association, LLC

Board of Members Meeting Notice/Agenda

Wednesday, August 5, 2026

10:00 a.m. – Executive Session via Zoom only.

https://us02web.zoom.us/j/82510420438?pwd=VmUFaD6lGJlxiA5pChuQyOtsIr4lDF.1

Meeting ID: 825 1042 0438 and Passcode: 983217

1:00 p.m. – Open Session
Meeting attendance in person in Clubhouse Auditorium or Zoom.

https://us02web.zoom.us/j/84257811800?pwd=KzV0ejVRNXZDN2pKNXhURXJUNFhIdz09

Zoom meeting ID: 842 5781 1800 and Passcode: 754001

Numbers in brackets [ ] refer to page numbers in this packet.

I. **Call to Order** – 10:00 a.m.

II. **Approval of the Agenda** [1-2]

III. **Executive Session** [3-55]
   - A. Discuss and Consider Pending or Probable Litigation
   - B. Discuss Personnel Matters
   - C. Discuss Matter Involving Violations of the Declaration or Rules and Regulations

IV. **Return to Open Session and Recess Until 1:00 p.m.**

V. **Reconvene Open Session** – 1:00 p.m. in Auditorium and Zoom

VI. **Action on Executive Session Items**

VII. **Owner/Resident Comments** (agenda items only)

VIII. **Review & Approval of July 1, 2026, BOM Meeting Minutes** [56-58]

IX. **Reports**
   - A. Comments from Officers
      1. President (Wayne Kaiser)
      2. Vice President (Wes Henderson)
      3. Secretary (Trudy Gross)
      4. Treasurer (David Saine) [59]
   - B. Lansdowne Conservancy (Maryann Mueller-Davis)

C. Director of Activities (Donaliece Carey) [60-61]
D. Management Updates (Audra Reed/Susie Pfefferkorn) [62-64]
E. June 2026 Financials (Audra Reed/Susie Pfefferkorn) [65-78]

X. Committee & Working Group Reports (as needed)
A. Activities Committee (Peggy King) [79-82]
B. Building & Grounds Committee (Marie Gay) [83-85]
C. Budget & Finance Committee (Barry Riordan) [86-89]
D. Communications Committee (Kathleen Hughes) [90-91]
E. External Communications Working Group – Standing (Peggy Hamaker) [92-94]
F. Policy Resolutions Working Group – Ad Hoc (Mary Ferney) [95-96]
G. Reserves Study Committee – Ad Hoc (Josh Snodgrass) [97-98]

XI. Correspondence to the BOM [99-131]

XII. Unfinished Business
A. Shuttle Bus Service Contract [132-146]
B. Analysis of Snow & Ice Removal Outsourcing [147-149]
C. Appoint Members to Strategic Planning Group (SPG) [150-151]
D. Discussion on Next Steps for Restaurant [152-155]

XIII. New Business
A. Appoint Member to Activities Committee [156-157]
B. Rescind Policy Resolution #14 – Use of the Common Elements: Ballroom [158-169]
C. Consider Changes to Policy Resolution #20 – Reserves for Capital Components [170-178]
D. Consider Changes to Policy Resolution #29 – Board of Members and Member Representative Participation in Committees and Working Groups [179-183]
E. Community-Wide Natural Gas Commodity Contract [184-186]
F. Consideration of Draft 2026 Reserve Study Report [187-294]

XIV. Owner/Resident Open Forum Comments

XV. Adjournment

The next meeting of the Board of Members for Lansdowne Woods of Virginia Community Association, LLC will be on September 2, 2026, at 1:00 p.m.

BOARD OF MEMBERS MEETING – AUGUST 5, 2026
AGENDA ITEM III

Proposed Resolution: Move that the meeting be recessed and the Board of Members immediately reconvene in executive session to *(state all that apply)*:

☒ consider personnel matters
☐ consult with legal counsel
☐ discuss and consider contracts
☒ discuss and consider pending or probable litigation
☒ discuss and consider matters involving violations of the declaration or rules and regulations
☐ discuss and consider the personal liability of members to the association

as permitted by subsection C of Section 55.1-1816 of the Virginia Property Owner's Association Act.

Member Representative	Member	Votes	Yes	No	Abstain	Absent
Berger, Barry A.	Magnolias	83.5				
Bishopp, Fred T., Jr. (Proxy to Lavanty)	Riverbend	114.5				
Gross, Trudy M.	Riverview	120.5				
Henderson, Wesley C.	Overlook	7				
Kaiser, Wayne A.	Potomac Ridge	115				
Lavanty, Donald F., Sr.	Riverbend	114.5				
Nyhan, Andrea	Blue Ridge	119.5				
Norton, Mary K.	Riverview	120.5				
Phelan, Merrill D. (Proxy to Berger)	Magnolias	83.5				
Saine, David V.	Potomac Ridge	115				
Upp, David J.	Blue Ridge	119.5				

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LANSDOWNE WOODS OF VIRGINIA COMMUNITY ASSOCIATION, LLC
BOARD OF MEMBERS MEETING

MINUTES OF JULY 1, 2026

The following resolutions and actions reflect those adopted by the Board of Members of Lansdowne Woods of Virginia Community Association, LLC, a Virginia limited liability company ("Association") at a meeting held at the Lansdowne Woods of Virginia Clubhouse, 19375 Magnolia Grove Sq., Leesburg, VA 20175, on July 1, 2026.

Present

Member Representative	Member	Votes
Berger, Barry A.	Magnolias - Rep 1	83.5
Bishopp, Fred T., Jr. (Proxy to Donald F Lavanty, Sr.)	Riverbend - Rep 2	114.5
Gross, Trudy M. (Proxy to Mary Norton)	Riverview - Rep 2	120.5
Henderson, Wesley C.	Overlook -Rep 1	7
Kaiser, Wayne A.	Potomac Ridge - Rep 1	115
Lavanty, Donald F., Sr.	Riverbend - Rep 1	114.5
Nyhan, Andrea	Blue Ridge - Rep 1	119.5
Norton, Mary K.	Riverview - Rep 1	120.5
Phelan, Merrill D.	Magnolias - Rep 2	83.5
Saine, David V. (proxy to Wayne Kaiser)	Potomac Ridge - Rep 2	115
Upp, David J.	Blue Ridge - Rep 2	119.5

Total Votes	1113

Others Present: Audra J. Reed, General Manager; Susie Pfefferkorn, Assistant General Manager; Donaliece Carey, Activities Director

Absent: David Saine (Present via Zoom for the 10:00 a.m. session; proxy assigned to Wayne Kaiser for the 1:00 p.m. session)

Wayne Kaiser called the meeting to order at 10:00 a.m.

Motion to approve the agenda made by Henderson, seconded by Phelan. Motion passed unanimously.

Motion to recess into Executive Session at 10:01 a.m. to discuss and consider contracts, discuss and consider pending or probable litigation, and to consider personnel matters.

Motion to return to Open Session at 12:10 p.m. and recess until 1:00 p.m. made by Phelan and seconded by Henderson. Motion passed unanimously.

Reconvene in Open Session in the Clubhouse Auditorium at 1:01 p.m.

Motion to approve the June 3, 2026, Board of Members meeting minutes, as amended. Motion by Phelan, seconded by Lavanty. Henderson noted that the minutes incorrectly stated that he made the motion to dissolve the Commercial Amenities Working Group (CAWG). The record was amended to reflect that the motion was made by Kaiser. The amendment to the minutes was moved by Berger and seconded by Lavanty. Motion to approve the minutes, as amended, passed. Bishopp abstained.

Motion to approve the Board of Members special meeting minutes of June 18, 2026, made by Phelan and seconded by Henderson. Motion to approve passed. Bishopp abstained.

26-07-01-01 RESOLVED, to authorize Management to continue shuttle bus service with Chariots for Hire on a month-to-month basis until a new transportation services agreement is approved and executed, with Management to return to the Board with a recommendation for vendor selection and contract award. The motion was made by Berger and seconded by Upp. Berger then amended his motion to extend the current month-to-month arrangement for up to three additional months to allow time to gather additional information. The amendment was seconded by Nyhan. The amended motion carried unanimously.

26-07-01-02 RESOLVED, to approve the proposed amended and restated Policy Resolution #33 Purchasing Goods, Procurement of Services, and Competitive Bidding made by Henderson and seconded by Berger. Motion passed unanimously.

26-07-01-03 RESOLVED, to direct management to obtain pricing for alternative snow removal services. Upon receipt of that information, the Board shall determine whether to continue pursuing a coordinated snow removal agreement or adopt an alternative service model. Motion made by Norton and seconded by Lavanty. Motion passed unanimously.

26-07-01-04 RESOLVED, to approve the proposal from David RR Construction for the retimbering of the garden plots behind Potomac Ridge, with work to be completed in Fall 2026, at a cost of $17,360 to be paid with replacement reserve funds. Motion made by Bishopp and seconded by Berger. Motion passed unanimously.

26-07-01-05 RESOLVED, to approve the request submitted by the owner of Potomac Ridge Unit #118 to install bluestone steppingstones within their Limited Common Element yard appurtenant to the unit, in accordance with the plans submitted with the application. Motion made by Gross and seconded by Nyhan. Motion passed unanimously.

26-07-01-06 RESOLVED, to adopt Policy Resolution #41, Responsibility for Underground Utility Infrastructure, as amended, establishing the Board's interpretation that underground utility infrastructure located within LWVA Common Area is the responsibility of LWVA up to the building footprint, and further recognizing that this resolution is intended as an Administrative Policy and interpretation of the governing documents and not as an amendment to the Declaration.

Motion was made by Berger and seconded by Lavanty. A motion to table the matter and refer it back to the Policy Resolution Working Group was then made by Berger and seconded by Phelan. The motion to table passed unanimously.

26-07-01-07 RESOLVED, to establish a Strategic Planning Group in accordance with Policy Resolution #23 for the purpose of reviewing and updating the 2021 Strategic Plan, request each Member condominium association and The Vistas appoint one owner or resident to serve on the Group, and direct Management to present the proposed appointments to the Board for approval. Motion made by Bishopp and seconded by Lavanty. Motion passed unanimously.

Motion to adjourn the meeting at 2:47 p.m. made by Henderson and seconded by Lavanty. Motion passed unanimously.

June 2026

Instruments	Maturity	Rate	Amount
Cash		0.0100	46,682.10
MSBNA Preferred Savings		3.3500	187,727.25
MSPBNA Preferred Savings		3.3500	176,639.73
Total Cash			**411,049.08**
Certificates of Deposit			
Bradesco Bank	9/28/2026	4.3500	50,000.00
UBS Bk USA Salt L City	12/18/2026	4.1500	50,000.00
Northeast Bank	3/24/2027	4.0000	50,000.00
First Bank Osage Beach	4/30/2027	3.6000	50,000.00
Live Oak Bkg Wilmington	9/23/2027	3.6500	75,000.00
BMW Bank Salt Lake	10/4/2027	4.0000	50,000.00
City Nat'l Bank Los Ang.	2/14/2028	3.8500	75,000.00
Goldman Sachs NY	3/27/2028	4.0000	75,000.00
Toyota FinL Svgs	4/10/2028	4.0000	75,000.00
Merrick Bk Sth Jordan UT	8/10/2028	3.7000	50,000.00
Sallie Mae Ban Salt Lake	12/13/2028	4.4000	75,000.00
Morgan Stanley	6/20/2029	4.7000	50,000.00
Total CDS			**725,000.00**
Total Replacement Reserves:			**1,136,049.08**

Year	Reserve Expense	Amount
2026	**Expenses per 2026 Reserve Study (Draft)**	**245,277.00**
2027	**Expenses per 2026 Reserve Study (Draft)**	**312,400.00**
2028	**Expenses per 2026 Reserve Study (Draft)**	**721,040.00**
2029	**Expenses per 2026 Reserve Study (Draft)**	**395,820.00**
2030	**Expenses per 2026 Reserve Study (Draft)**	**1,143,303.00**
	Total Expenses 2026-2030	**2,817,840.00**

Working Capital/Operating Reserves:

Cash	81,339.41
Gov't Security	25,000.00
Certificates	225,000.00
Total WC/OR:	**331,339.41**

MONTHLY REPORT FOR CLUBHOUSE
COMMUNITY ACTIVITIES, TRIPS, AND EVENTS
August 2026

Events and Trips:

- 8/4 & 18 Loudoun County Library Outreach
- 8/4 & 11 Painting for a Cause with Ligia
- 8/5, 12 & 19 Laura Nickle plays in the Fireside Lounge
- 8/5 George Washington Presidential Library and tour of Mount Vernon
- 8/6 H&W Normal Aging vs. Dementia Classroom Presentation with Insight Memory Care
- 8/6 TWK w Eric Selby & Dean Kern
- 8/6 Cousins Maine Lobster Food Truck
- 8/10 New Resident Clubhouse Tour
- 8/10 Movie: The Sheep Detectives
- 8/13 TWK with Scott Hetz Clark
- 8/15, 22 Tech Help with Nikitha Karthik
- 8/19 World's Okayest Trivia
- 8/20 DJ Starchild- Get Your Dancing Shoes On
- 8/22 Ice Cream Social
- 8/26 Barrel Oak Winery, Delaplane
- 8/27 TWK w/ From Sea to Shining with Moonlight Cabaret

Activities:

- **Ongoing Weekly**
  - **Bee Keepers Club**: As announced.
  - **Board Games**: Thursdays.
  - **Bocce Ball Organized Play**: Mondays, Wednesdays, & Fridays.
  - **Bowling Group**: Thursdays at Bowl America.
  - **Chair Volleyball**: Mondays
  - **Dance Class Group**: Tuesdays.
  - **Discovery Group:** Thursdays.
  - **Drama Troupe**: Fridays.
  - **Flute Ensemble**: Tuesdays.
  - **Great Science & Engineering Courses:** Mondays.
  - **Honor Flight Greeters: group resumes in April.**
  - **Informal Support Group for Stroke/Aphasia:** Mondays
  - **Instrumental Ensemble:** Tuesdays.
  - **Instrumental Quartet:** Wednesdays
  - **Library Chat Group:** Tuesdays.
  - **Library Volunteer Group:** Weekdays.
  - **LWVA Golf League**: as announced.
  - **Notables:** Thursdays.
  - **Open String Jam**: Tuesdays.
  - **Pottery Club**: Daily.
  - **Racquet Club:** Daily as weather allows.
  - **Table Tennis Group:** Tuesdays, Thursdays, and Saturdays.
  - **Table Tennis Open Play:** Saturday evening, all day Sunday.
  - **Tap Dancing:** Wednesdays & Fridays.
  - **Tap Dancing for Beginners:** Wednesdays
  - **Water Volleyball:** Mondays, Wednesdays, and Fridays.

- **Woodworking Club:** Daily.
- **Writers Workshop:** Second and fourth Thursday.

- **Ongoing Monthly**
  - **Democratic Club Meeting:** Fourth Monday.
  - **Duplicate Bridge at Potomac Ridge:** Third Sunday.
  - **Electric Vehicle Club**: As announced.
  - **The Garden Keepers:** TBA
  - **Hiking Club:** Third Saturday, September through June.
  - **Karaoke: Two Saturdays a month, dates rotate.**
  - **Library Book Club:** Fourth Monday.
  - **Loudoun County Library Outreach**: First and third Tuesday.
  - **Photo Club**: First Thursday
  - **Republican Club Meeting:** Third Tuesday.
  - **Sewing Guild**: Second Tuesday.
  - **Torch Club**: Second Tuesday September through May.

Chapel Activities:

- **Catholic Mass:** Second Friday.
  - **Catholic Bible Study:** Wednesdays.
  - **Catholic Grief Support Group:** Third Monday.
  - **Catholic private bus rental to St. Theresa's:** Sundays.
  - **Rosary**: Sundays.
- **New! Humanism Discussion Group:** Third Sunday.
- **Jewish Sabbath Service & Programs**: As announced.
- **Lutheran Bible Study:** Tuesdays.
- **Protestant Service**: Sundays.
  - **Prayer Service:** Mondays.
  - **Choir Practice:** Fridays.
  - **Bible Study:** Sundays.
  - **Chapel Chimers:** Wednesdays.
- **Unitarian Universalist Meetup, Support, and Discussion Group:** First Sunday.

Activities Committee: Draft meeting minutes included.

LANSDOWNE WOODS
of Virginia

Date: July 31, 2026

To: Board of Members

From: Audra J. Reed, CMCA®, AMS®, PCAM®
General Manager

Meeting Date: August 5, 2026

Subject: Agenda Item IX.D
Management Updates

Building & Grounds Committee:
The committee did not meet during July. The next meeting is scheduled for August 13, 2026.

Budget & Finance Committee:
Met on July 28, 2026, and reviewed the first draft of the 2027 budget, which reflected a proposed assessment of $225 per unit per month, a 4.2% increase. The committee requested several revisions. After incorporating the committee's requested changes, the draft budget now reflects a proposed assessment of $225.25 per unit per month, a 4.3% increase. There are still some line items to be updated once Management obtains more information. The draft did not include funding for a restaurant amenity, as the Board will provide further direction at its August meeting. The committee also discussed the natural gas commodity contract renewal, shuttle bus service, and proposed revisions to Policy Resolution #20 (Reserves for Capital Components). The next meeting is scheduled for August 25, 2026, at 10:00 a.m.

Policy Resolutions Working Group:
At their last meeting, the PRWG reviewed 5 draft policy resolutions. Some will be forwarded to legal for review, while others are being prepared for presentation to the Board of Members at upcoming meetings. PR# 29 will be presented at the August BOM meeting. PR #12 is still being prepared and will be presented to the BOM in September. The next Policy Resolution Working Group meeting is scheduled for August 19, 2026, at 1:00 p.m.

Reserve Study Committee:
At its last meeting, the committee voted to recommend approval of the updated Reserve Study using a 3.5% assumed investment return, and a 3% minimum replacement threshold (based on total replacement reserve value). If adopted by the Board, the study recommends an 8.6% increase in replacement reserve contributions for 2027.

Staffing Updates:

Dylan Searfoss's last day with LWVA was July 24. He left to pursue a career opportunity with greater potential for growth and advancement. Our existing staff and Yellowstone Landscape will assume responsibility for grounds maintenance activities previously performed by Dylan.

Silvia Hannah has joined LWVA as the Activities, Trips & Communications Coordinator. She will be assisting Donaliece with planning and implementing activities, events and trips, and will assist with front desk duties as needed.

<u>Engineer's Report 7/8/26 – 7/30/26</u>

Ongoing:
Room setups for various organizations (on going)
Add water to cart batteries (monthly)
Tennis Tables put away (Tuesday, Thursday)
Check pool water level, equipment operation and chemicals (Daily)
Make rounds upon arrival (Daily)
Attend Building & Grounds Committee meetings (monthly)
Clean filter on large fountain (weekly, seasonal)

Specific Tasks:
1. Repaired lights #20, 60 and 62
2. Repaired light socket on light #72
3. Repaired flooring in men's sauna
4. Cut opening and ran electrical circuit for auditorium camera
5. Checked ice maker catering kitchen (freeze plate and cube tray separated)
6. Repaired chairs in library
7. Repaired chair in front of salon
8. Replaced anode rods on pool heater
9. Repaired kitchen cabinet that was forced open
10. Reinstalled wiring and organized in gatehouse
11. Replaced no parking sign at Riverview
12. Replace soap dispenser in men's locker room
13. Repaired men's toilet
14. Replaced turn signal bulbs on gatehouse cart
15. Performed maintenance on East fountain (replaced filter, amp motors and checked control settings, aligned sprayer nozzles and cleaned fountain)
16. Cleaned filter that was replaced and cleaned extra filter
17. Installed (2) floor coverings at gatehouse
18. Replaced broken drinking fountain cover
19. Repaired wall in men's locker room
20. Drained condensate tank for Community Room
21. Replaced broken electrical cover at Potomac Ridge
22. Checked and verified lighting at main sign

23. Replaced ice machine in catering kitchen, re-piped water, installed filter
24. Repaired outside door at tennis parapet
25. Repaired gym door
26. Fixed faucet in catering kitchen
27. Replaced water knob at Riverbend garden plot
28. Replaced tint on Auditorium door
29. Grinded down threshold so door would close (ordered new threshold)
30. Cleaned debris from fountain, checked filter, pressures and pumps
31. Readjusted door mechanism to activate door latch properly
32. Replaced door closure on pool exit door
33. Repaired cylinder mount on handicap door to pool
34. Brushed algae and adjusted chlorine level in East fountain
35. Replaced battery and charger for pool chair lift
36. Repaired chair rail and painted next to Aerobics studio
37. Adjusted blower speed and charge on Business Center HVAC unit
38. Repaired motor mount on restaurant kitchen unit, replaced belt
39. Repaired lights #60 and #20
40. Changed filters and performed maintenance on HVAC units throughout Clubhouse

Lansdowne Woods of Virginia
Community Association

19375 Magnolia Grove Square, Lansdowne, VA 20176
703-723-1501

TO: Board of Members

FROM: Cathy Williams, Finance Director

DATE: July 24, 2026

RE: Report on June 2026 Financial Statements

FINANCIALS:

Enclosed please find the June 2026 financial statements prepared by Barkan Management Company.

	End of Current Month	End of Prior Month	Change
Total Cash & Receivables	$423,668	$382,744	$40,924
Plus Reserve Funds	$1,140,749	$1,150,952	-$10,204
Plus Prepaid Expenses	$55,871	$49,250	$6,620
Plus Fixed Assets (less depreciation)	$74,302	$74,302	$0
Equals Total Assets	**$1,694,590**	**$1,657,249**	**$37,340**
Less Total Liabilities	$146,990	$150,425	-$3,435
Equals Total Equity	**$1,547,599**	**$1,506,824**	**$40,775**
Less Association Reserve Funds	$1,177,019	$1,138,807	$38,212
Less Working Capital	$69,359	$70,193	-$834
Less Operating Reserves	$296,003	$296,003	$0
Equals Accumulated Surplus/(Deficit)	**$5,218**	**$1,821**	**$3,397**

INCOME STATEMENT & BUDGET VARIANCE REVIEW:

OPERATING PERFORMANCE	**ACTUAL**	**BUDGET**	**VARIANCE**
Month of June	$3,397	$9,461	($6,064)
Year-to-Date	$5,218	$9,618	($4,400)

INCOME	BUDGET VARIANCE (UNFAVORABLE) / FAVORABLE Month	Year-to-Date	BUDGET AMOUNT Month	Year-to-Date
ASSESSMENTS	$0	$0	$266,328	$1,597,968

The assessments are in line with the budget.

OTHER INCOME	$655	($2,451)	$8,108	$48,650

The category was unfavorable $655 for the month and unfavorable $2,451 for the year-to-date. For the current period, Interest Income and Resal Package Income were short of budget.

ACTIVITIES INCOME	$265	$14,516	$10,000	$60,000

The category was favorable $265 for the month and favorable $14,516 for the year-to-date. In the month, all accounts except Trips were favorable.

EXPENSES	BUDGET VARIANCE (OVER)/UNDER Month	Year-to-Date	BUDGET AMOUNT Month	Year-to-Date
ACTIVITIES EXPENSES	($10,100)	($10,833)	$10,833	$65,000

The category was unfavorable $10,100 for the month and unfavorable $10,833 for the year-to-date. In the month, only Fitness was favorable.

Net Activities were favorable $5,782 for year-to-date.

UTILITIES	$2,381	($1,113)	$14,515	$77,987

There was a favorable variance of $2,381 for the month and an unfavorable variance of $1,113 for the year-to-date. In the month, Telephone was over budget $62; Cable was under budget $755; Electricity was under budget $934; Water & Sewer was $420 under budget; Natural Gas was $335 under budget; and Assn Utility Reimbursement was at budget.

EXPENSES	BUDGET VARIANCE (OVER)/UNDER Month	Year-to-Date	BUDGET AMOUNT Month	Year-to-Date
CONTRACTS	($3,380)	($12,440)	$86,276	$540,157

The category posted an unfavorable variance of $3,380 for the month and an unfavorable variance of $12,440 for the year-to-date. In the month, Window Washing was over budget $3,039 due to timing as the budget anticipated the expense in a later month. Snow Removal was over budget $2,607 due to reimbursement to Blue Ridge for a snow blower.

REPAIR & MAINTENANCE	($955)	($11)	$10,463	$62,775

The category was unfavorable $955 for the month and unfavorable $11 for the year-to-date. In the month, Grounds Non Contract and Tree Maintenance were over budget $3,266 and $2,333, respectively, accounting for the bulk of the unfavorable variance. Conversely, Pool Repairs & Maintenance posted a credit (previous months' expenses were reclassed to Replacement Reserve Expense) and was $3,194 under budget.

PERSONNEL	$2,465	$24,406	$80,892	$525,796

The category posted a favorable variance of $2,465 for the month and a favorable variance of $24,406 for the year-to-date. In the month, Admin Salaries was under budget by $2,369 and accounts for the bulk of the favorable variance.

ADMINISTRATIVE	$1,293	($10,015)	$16,165	$106,090

The category was favorable $1,293 for the month and unfavorable $10,015 for the year-to-date. For the current month, Legal Fees posted no expenses and was under budget $2,917 accounting for the bulk of the favorable variance. Conversely, Printing was over budget $1,370 due to the printing of parking passes; and Dues & Subscriptions were over budget $842 due to Zoom renewal and CAI memberships.

EXPENSES	BUDGET VARIANCE (OVER)/UNDER Month	Year-to-Date	BUDGET AMOUNT Month	Year-to-Date
TAXES & INSURANCE	($551)	($13,610)	$6,901	$25,607

The category was unfavorable $551 for the month and unfavorable $13,610 for the year-to-date. In the month, Property & Liability Insurance was over budget $1,401 as the premiums increased more than budgeted for the year.

EXPENSES	BUDGET VARIANCE (OVER)/UNDER Month	Year-to-Date	BUDGET AMOUNT Month	Year-to-Date
RESERVE ACTIVITY	$212	$2,745	$48,931	$293,586

This category was unfavorable $212 for the month and unfavorable $2,745 for the year-to-date. For the current period, Reserve Interest was short of budget.

2026 Expenses total ($67,513) at the end of June and are itemized as follows:

January ’26 =	$ 501 Gate arm/Walk-in freezer parts
February ’26 =	$ 435 Gate Arm
March ’26 =	$ 5,200 Final Poolpak
	$ 2,415 Gatehouse Floor
	$ 150 Morgan Stanley service charge
April ’26 =	$11,955 Aerobics Studio HVAC
	$ 1,995 Elevator Tech (Fire Panel Replacement)
May ’26 =	$26,512 Theater A/V Equipment
	$ 7,843 Reserve Study Deposit (90%)
June ’26 =	$ 1,975 Spa Pump (r/c from Pool R&M)
	$ 966 Windscreen for Court (r/c from Tennis)
	$ 1,487 Chemical Controller (r/c from Pool R&M)
	$ 6,079 Fire Panel (final payment)

WORKING CAPITAL

The Working Capital Balances are as follows:

December ’25 =	$ 61,109
January ’26 =	$ 61,945
February ’26 =	$ 65,956
March ’26 =	$ 66,673
April ’26 =	$ 67,601
May ’26 =	$ 70,193
June ’26 =	$ 69,359

The June decrease of $834 results from Capital Contributions of $3,024 (7 resales), less expenses of $3,858 (final payment for new website design).

BANK STATEMENTS: The bank and investment reports for the current month are enclosed

Income Statement

Lansdowne Woods of VA Comm Assoc, LLC

From 06/01/2026 to 06/30/2026

	Current Period			Year-to-date			Annual
Description	Actual	Budget	Variance	Actual	Budget	Variance	Budget
OPERATING FUND							
INCOME							
INCOME							
40-4110004 Blue Ridge Assessment	$ 51,624.00	$ 51,624.00	$ -	$309,744.00	$309,744.00	$ -	$ 619,488.00
40-4110005 Magnolias Assessment	36,072.00	36,072.00	-	216,432.00	216,432.00	-	432,864.00
40-4110006 Potomac Ridge Assessment	49,680.00	49,680.00	-	298,080.00	298,080.00	-	596,160.00
40-4110007 Riverbend Assessment	49,464.00	49,464.00	-	296,784.00	296,784.00	-	593,568.00
40-4110008 Riverview Assessment	52,056.00	52,056.00	-	312,336.00	312,336.00	-	624,672.00
40-4110009 Overlook Assessments	1,512.00	1,512.00	-	9,072.00	9,072.00	-	18,144.00
40-4110010 Vistas at Lansdowne Assess	25,920.00	25,920.00	-	155,520.00	155,520.00	-	311,040.00
TOTAL INCOME	$266,328.00	$ 266,328.00	$ -	$1,597,968.00	$1,597,968.00	$ -	$3,195,936.00
OTHER INCOME							
42-4240000 Stores and Commercial	2,700.00	1,025.00	1,675.00	10,825.00	6,150.00	4,675.00	12,300.00
42-4413000 Interest Income - Due to Reser	3,538.34	3,750.00	(211.66)	19,755.40	22,500.00	(2,744.60)	45,000.00
42-4415000 Interest - Oper. Reserves	899.90	1,500.00	(600.10)	6,516.25	9,000.00	(2,483.75)	18,000.00
42-4990000 Miscellaneous Inc	1,383.20	250.00	1,133.20	3,070.51	1,500.00	1,570.51	3,000.00
42-4990220 Resale Package	1,893.45	1,583.33	310.12	8,338.12	9,499.98	(1,161.86)	19,000.00
TOTAL OTHER INCOME	$ 10,414.89	$ 8,108.33	$ 2,306.56	$ 48,505.28	$ 48,649.98	($ 144.70)	$ 97,300.00
ACTIVITIES INCOME							
43-4990014 Activities Income-Events	4,001.00	3,333.33	667.67	33,260.25	19,999.98	13,260.27	40,000.00
43-4990015 Activities Income-Fitness	3,725.00	2,916.67	808.33	20,600.00	17,500.02	3,099.98	35,000.00
43-4990016 Activities Income-Trips	2,539.00	3,750.00	(1,211.00)	20,656.00	22,500.00	(1,844.00)	45,000.00
TOTAL ACTIVITIES INCOME	$ 10,265.00	$ 10,000.00	$ 265.00	$ 74,516.25	$ 60,000.00	$ 14,516.25	$ 120,000.00
TOTAL INCOME	**$287,007.89**	**$ 284,436.33**	**$ 2,571.56**	**$1,720,989.53**	**$1,706,617.98**	**$ 14,371.55**	**$3,413,236.00**
EXPENSES AND RESERVE FUNDING							
ACTIVITIES EXPENSES							
45-5301003 Activities Expense-Events	14,196.01	4,166.67	(10,029.34)	38,942.89	25,000.02	(13,942.87)	50,000.00
45-5301004 Activities Expense-Fitness	1,776.41	2,916.67	1,140.26	10,296.02	17,500.02	7,204.00	35,000.00
45-5301005 Activities Expense-Trips	4,960.46	3,750.00	(1,210.46)	24,494.70	22,500.00	(1,994.70)	45,000.00
TOTAL ACTIVITIES EXPENSES	$ 20,932.88	$ 10,833.34	($ 10,099.54)	$ 73,733.61	$ 65,000.04	($ 8,733.57)	$ 130,000.00
UTILITIES							
50-5360000 Telephone and Answering Serv	862.34	800.00	(62.34)	4,536.16	4,800.00	263.84	9,600.00
50-5360100 Cable Expense	385.02	1,139.58	754.56	6,403.51	6,837.48	433.97	13,675.00
50-5450000 Electricity	7,066.00	8,000.00	934.00	36,692.99	36,500.00	(192.99)	76,000.00
50-5451000 Water	1,655.16	2,075.00	419.84	9,470.92	9,600.00	129.08	23,000.00
50-5452000 Gas	2,164.97	2,500.00	335.03	21,997.33	20,250.00	(1,747.33)	37,000.00
50-5459130 Utility Reimbursement	-	-	-	-	-	-	8,000.00
TOTAL UTILITIES	$ 12,133.49	$ 14,514.58	$ 2,381.09	$ 79,100.91	$ 77,987.48	($ 1,113.43)	$ 167,275.00
CONTRACTS							
53-5311130 IT Support Contract	1,462.55	1,541.67	79.12	10,185.97	9,250.02	(935.95)	18,500.00
53-5360090 Web Site	228.90	216.67	(12.23)	2,197.34	1,300.02	(897.32)	2,600.00
53-5517000 Janitor and Cleaning Contract	7,790.00	8,106.67	316.67	46,837.50	48,640.02	1,802.52	97,280.00
53-5519000 Exterminating Contract	300.00	233.33	(66.67)	1,560.00	1,399.98	(160.02)	2,800.00
53-5521000 Window Washing	3,039.00	-	(3,039.00)	3,039.00	-	(3,039.00)	3,100.00
53-5525000 Garbage and Trash Removal	523.77	301.00	(222.77)	2,926.04	1,806.00	(1,120.04)	3,612.00
53-5530000 Security Contract	37,820.10	40,008.67	2,188.57	236,510.62	240,052.02	3,541.40	480,104.00
53-5537010 Landscaping Contract	14,023.88	14,023.92	0.04	84,143.28	84,143.52	0.24	168,287.00
53-5542010 Door Entry System	395.00	205.00	(190.00)	2,370.00	1,230.00	(1,140.00)	2,460.00
53-5542400 Bus Contract	10,899.17	11,080.83	181.66	65,395.02	66,484.98	1,089.96	132,970.00
53-5545000 Elevator Maintenance/Contract	191.77	183.33	(8.44)	1,150.62	1,099.98	(50.64)	2,200.00
53-5547000 Swim Pool Maintenance/Contra	10,375.00	10,375.00	-	62,250.00	62,250.00	-	124,500.00
53-5548000 Snow Removal	2,607.41	-	(2,607.41)	34,030.76	22,500.00	(11,530.76)	25,000.00
TOTAL CONTRACTS	$ 89,656.55	$ 86,276.09	($ 3,380.46)	$552,596.15	$540,156.54	($ 12,439.61)	$1,063,413.00

BARKAN

Income Statement

Lansdowne Woods of VA Comm Assoc, LLC

From 06/01/2026 to 06/30/2026

	Current Period			Year-to-date			Annual
Description	Actual	Budget	Variance	Actual	Budget	Variance	Budget
REPAIR & MAINTENANCE							
55-5390250 Plants, Flowers & Decorations	$-	$41.67	$41.67	$-	$250.02	$250.02	$500.00
55-5420000 Fuel Oil/Coal	1,076.86	1,000.00	(76.86)	5,584.98	6,000.00	415.02	12,000.00
55-5515000 Janitor and Cleaning Supplies	1,451.61	1,125.00	(326.61)	6,220.29	6,750.00	529.71	13,500.00
55-5518000 Uniforms	-	83.33	83.33	185.49	499.98	314.49	1,000.00
55-5531030 Life Safety Equipment	45.00	416.67	371.67	270.00	2,500.02	2,230.02	5,000.00
55-5537096 Grounds Non Contract	5,765.55	2,500.00	(3,265.55)	7,899.11	15,000.00	7,100.89	30,000.00
55-5537101 Tree Maintenance & Removal	4,000.00	1,666.67	(2,333.33)	4,000.00	10,000.02	6,000.02	20,000.00
55-5541003 Repairs-HVAC	-	333.33	333.33	415.49	1,999.98	1,584.49	4,000.00
55-5541006 Repairs-Electric	76.30	166.67	90.37	230.97	1,000.02	769.05	2,000.00
55-5541043 Exercise Equipment - Repairs	781.29	166.67	(614.62)	1,442.26	1,000.02	(442.24)	2,000.00
55-5541050 Repairs-Plumbing	844.36	166.67	(677.69)	2,747.36	1,000.02	(1,747.34)	2,000.00
55-5541052 Lighting Supplies	-	166.67	166.67	604.52	1,000.02	395.50	2,000.00
55-5541230 Maintenance Supplies	109.31	83.33	(25.98)	607.37	499.98	(107.39)	1,000.00
55-5541351 Audio-Visual R&M	-	41.67	41.67	93.50	250.02	156.52	500.00
55-5541352 Ballroom R&M	178.05	41.67	(136.38)	178.05	250.02	71.97	500.00
55-5541353 Fountain R&M	539.52	125.00	(414.52)	539.52	750.00	210.48	1,500.00
55-5541440 Carpets & Floors	-	233.33	233.33	3,420.00	1,399.98	(2,020.02)	2,800.00
55-5541750 Irrigation Repairs	-	416.67	416.67	2,535.52	2,500.02	(35.50)	5,000.00
55-5542211 Locks & Keys	-	125.00	125.00	2,774.71	750.00	(2,024.71)	1,500.00
55-5547021 Pool Supplies & Equipment	-	83.33	83.33	57.34	499.98	442.64	1,000.00
55-5547025 Pool Repairs & Maintenance	(2,943.93)	250.00	3,193.93	5,334.10	1,500.00	(3,834.10)	3,000.00
55-5562020 Painting	-	41.67	41.67	1,165.53	250.02	(915.51)	500.00
55-5570001 Vehicle Maintenance	9.41	41.67	32.26	2,046.49	250.02	(1,796.47)	500.00
55-5590000 Misc Operating and Maintenan	449.41	1,000.00	550.59	2,319.55	6,000.00	3,680.45	12,000.00
55-5590230 Tennis Expense	(965.50)	62.50	1,028.00	153.81	375.00	221.19	750.00
55-5620000 Restaurant Expenses	-	83.33	83.33	11,960.00	499.98	(11,460.02)	1,000.00
TOTAL REPAIR & MAINTENANCE	$11,417.24	$10,462.52	($954.72)	$62,785.96	$62,775.12	($10.84)	$125,550.00
PERSONNEL							
57-5310000 S&W - Administrtv / Offc Salrs	41,505.57	43,874.96	2,369.39	269,177.48	285,187.24	16,009.76	592,312.00
57-5310060 S&W - Engineering	18,392.14	17,016.15	(1,375.99)	113,957.09	110,604.97	(3,352.12)	229,718.00
57-5711000 Payroll Taxes	4,587.66	4,837.41	249.75	32,554.30	31,443.16	(1,111.14)	65,305.00
57-5712000 Payroll Processing Fee	1,009.07	963.38	(45.69)	6,599.35	6,261.98	(337.37)	12,524.00
57-5721001 Group Insurance	10,978.83	11,654.85	676.02	66,238.55	75,756.52	9,517.97	151,513.00
57-5722000 Worker's Compensation	802.13	734.22	(67.91)	5,043.69	4,772.44	(271.25)	9,912.00
57-5723001 Benefits	1,151.75	1,810.74	658.99	7,819.89	11,769.81	3,949.92	24,445.00
TOTAL PERSONNEL	$78,427.15	$80,891.71	$2,464.56	$501,390.35	$525,796.12	$24,405.77	$1,085,729.00
ADMINISTRATIVE EXPENSES							
60-5210000 Advertising	-	83.33	83.33	1,008.55	499.98	(508.57)	1,000.00
60-5311000 Office Supplies	-	250.00	250.00	1,109.37	1,500.00	390.63	3,000.00
60-5311010 Printing	1,786.37	416.67	(1,369.70)	4,080.00	2,500.02	(1,579.98)	5,000.00
60-5311012 Coffee & Water	83.12	166.67	83.55	738.21	1,000.02	261.81	2,000.00
60-5311030 Copier Lease	1,215.07	583.33	(631.74)	3,419.89	3,499.98	80.09	7,000.00
60-5311050 Postage	85.58	12.50	(73.08)	85.58	75.00	(10.58)	150.00
60-5311070 Office Equipment	-	83.33	83.33	264.79	499.98	235.19	1,000.00
60-5320000 Management Fee	6,406.86	6,361.00	(45.86)	38,441.16	38,166.00	(275.16)	76,332.00
60-5320030 Management Other Fees	23.60	41.67	18.07	274.94	250.02	(24.92)	500.00
60-5340000 Legal Expense	-	2,916.67	2,916.67	29,323.50	17,500.02	(11,823.48)	35,000.00
60-5341000 Licenses & Fees	838.80	833.33	(5.47)	3,340.33	4,999.98	1,659.65	10,000.00
60-5350000 Audit Expense	-	-	-	9,100.00	9,100.00	-	9,100.00
60-5360050 Communications Other	2,503.17	2,708.33	205.16	15,019.02	16,249.98	1,230.96	32,500.00
60-5390000 Misc Administrative Expenses	300.70	333.33	32.63	1,032.94	1,999.98	967.04	4,000.00
60-5390900 Misc Exp - Newsletter	-	750.00	750.00	3,890.25	4,500.00	609.75	9,000.00
60-5391000 Dues & Subscriptions	1,049.98	208.33	(841.65)	1,533.08	1,249.98	(283.10)	2,500.00
60-5394010 Professional Development	579.00	416.67	(162.33)	3,444.40	2,500.02	(944.38)	5,000.00
TOTAL ADMINISTRATIVE EXPENSES	$14,872.25	$16,165.16	$1,292.91	$116,106.01	$106,090.96	($10,015.05)	$203,082.00
TAXES & INSURANCE							
63-5312200 Income Taxes	3,100.00	3,750.00	650.00	12,879.00	7,500.00	(5,379.00)	15,000.00
63-5718020 Personal Property Taxes	-	200.00	200.00	226.38	400.00	173.62	600.00
63-5720000 Property & Liability Insurance (	4,351.95	2,951.25	(1,400.70)	26,111.71	17,707.50	(8,404.21)	35,415.00
TOTAL TAXES & INSURANCE	$7,451.95	$6,901.25	($550.70)	$39,217.09	$25,607.50	($13,609.59)	$51,015.00

Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
FUND TRANSFERS							
69-9901015 Reserve Contributions	$45,181.00	$45,181.00	$-	$271,086.00	$271,086.00	$-	$542,172.00
69-9901025 Reserve Contributions II	3,538.34	3,750.00	211.66	19,755.40	22,500.00	2,744.60	45,000.00
TOTAL FUND TRANSFERS	$48,719.34	$48,931.00	$211.66	$290,841.40	$293,586.00	$2,744.60	$587,172.00
TOTAL DISBURSEMENTS	**$283,610.85**	**$274,975.65**	**($8,635.20)**	**$1,715,771.48**	**$1,696,999.76**	**($18,771.72)**	**$3,413,236.00**
OPERATING FUND NET INCREASE (DECREASE)	$3,397.04	$9,460.68	($6,063.64)	$5,218.05	$9,618.22	($4,400.17)	$-
NET INCREASE (DECREASE)	$3,397.04	$9,460.68	($6,063.64)	$5,218.05	$9,618.22	($4,400.17)	$-

Balance Sheet - Comparative - Operating

Lansdowne Woods of VA Comm Assoc, LLC

End Date: 06/30/2026

		Current Balance at 6/30/2026	Prior Month Balance at 05/31/2026	Change
Assets				
CURRENT ASSETS				
10-1110000-00-00	Petty Cash	$ 400.00	$ 400.00	$ -
10-1120001-00-00	Operating Cash	30,975.28	2,846.32	28,128.96
10-1120010-00-00	Deposits Other	20,000.00	20,000.00	-
10-1122000-00-00	Operating Reserve	132,908.69	105,927.40	26,981.29
10-1122001-00-00	Operating Reserve CD's	224,541.75	249,743.50	(25,201.75)
10-1122002-00-00	Operating Reserve Accr Int	1,667.22	2,696.86	(1,029.64)
10-1129000-00-00	Special purpose	2,282.84	1,130.35	1,152.49
10-1140000-00-00	AR-other	10,892.28	-	10,892.28
10-1142300-00-00	Due to Operating	4,427.88	-	4,427.88
10-1142310-02-02	Due to/from Reserve	(4,427.88)	-	(4,427.88)
Total CURRENT ASSETS:		**$ 423,668.06**	**$ 382,744.43**	**$ 40,923.63**
RESTRICTED DEPOSITS & FUNDED RESERVES				
13-1320000-02-02	Replacement Reserve-MM	$ 411,049.16	$ 420,106.04	$ (9,056.88)
13-1320105-02-02	Replacement Reserve-CD	724,999.25	724,999.25	-
13-1320600-00-00	Accrued Interest Receivable	4,700.16	5,846.94	(1,146.78)
Total RESTRICTED DEPOSITS & FUNDED RESERVES:		**$ 1,140,748.57**	**$ 1,150,952.23**	**$ (10,203.66)**
PREPAID EXPENSES				
15-1240000-00-00	Prepaid Property & Liability Insurance	$ 17,741.85	$ 17,628.87	$ 112.98
15-1290000-00-00	Prepaid Expense-Operating	38,128.73	31,621.50	6,507.23
Total PREPAID EXPENSES:		**$ 55,870.58**	**$ 49,250.37**	**$ 6,620.21**
PROPERTY & EQUIPMENT				
17-1420140-00-00	Unit A	$ 201,692.00	$ 201,692.00	$ -
17-1450901-00-00	Construction	26,281.29	26,281.29	-
17-1480000-00-00	Motor Vehicles	20,161.00	20,161.00	-
Total PROPERTY & EQUIPMENT:		**$ 248,134.29**	**$ 248,134.29**	**$ -**
ACCUMULATED DEPRECIATION				
18-1700000-00-00	Accumulated Depreciation	$ (173,831.85)	$ (173,831.85)	$ -
Total ACCUMULATED DEPRECIATION:		**$ (173,831.85)**	**$ (173,831.85)**	**$ -**
Total Assets:		**$ 1,694,589.65**	**$ 1,657,249.47**	**$ 37,340.18**
Liabilities & Equity				
CURRENT LIABILITIES				
20-2110000-00-00	Accounts Payable	$ 32,291.46	$ 33,439.95	$ (1,148.49)
20-2120000-00-00	Accrued Wages and Payroll Taxes Payable	47,334.10	47,334.10	-
20-2123000-00-00	Accrued Expense	57,719.58	60,005.99	(2,286.41)
20-2240000-00-00	Deferred Income	1,070.25	1,070.25	-
Total CURRENT LIABILITIES:		**$ 138,415.39**	**$ 141,850.29**	**$ (3,434.90)**
DEPOSITS LIABILITIES				
22-2191000-00-00	Tenant Security Deposits Held in Trust (Contra)	$ 8,575.00	$ 8,575.00	$ -
Total DEPOSITS LIABILITIES:		**$ 8,575.00**	**$ 8,575.00**	**$ -**
EQUITY				
31-3130090-01-01	Working Capital	$ 69,358.55	$ 70,192.89	$ (834.34)

		Current Balance at 6/30/2026	Prior Month Balance at 05/31/2026	Change
31-3210030-00-00	Retained Earnings Operating Fnd	296,003.39	296,003.39	-
Total EQUITY:		**$ 365,361.94**	**$ 366,196.28**	**$ (834.34)**
EQUITY				
33-3130060-02-02	PY-Capital Reserve Fund	$ 953,691.26	$ 953,691.26	$ -
33-3130061-02-02	Current Year RR Contributions	271,086.00	225,905.00	45,181.00
33-3130062-02-02	Current Year RR Expenditures	(67,513.39)	(57,006.43)	(10,506.96)
33-3130063-02-02	Current Year RR Interest	19,755.40	16,217.06	3,538.34
Total EQUITY:		**$ 1,177,019.27**	**$ 1,138,806.89**	**$ 38,212.38**
Net Income / (Loss)		**$ 5,218.05**	**$ 1,821.01**	**$ 3,397.04**
Total Liabilities & Equity:		**$ 1,694,589.65**	**$ 1,657,249.47**	**$ 37,340.18**

BARKAN

Budget Fiscal Year Report

Lansdowne Woods of VA Comm Assoc, LLC

Fiscal Period: June 2026

Account	January	February	March	April	May	June	July	August	September	October	November	December	Projected Total	Budget
OPERATING INCOME														
INCOME														
4110004-00-00 Blue Ridge A	51,624.00	51,624.00	51,624.00	51,624.00	51,624.00	51,624.00	*51,624.00*	*51,624.00*	*51,624.00*	*51,624.00*	*51,624.00*	*51,624.00*	619,488.00	$619,488.00
4110005-00-00 Magnolias As	36,072.00	36,072.00	36,072.00	36,072.00	36,072.00	36,072.00	*36,072.00*	*36,072.00*	*36,072.00*	*36,072.00*	*36,072.00*	*36,072.00*	432,864.00	$432,864.00
4110006-00-00 Potomac Rid	49,680.00	49,680.00	49,680.00	49,680.00	49,680.00	49,680.00	*49,680.00*	*49,680.00*	*49,680.00*	*49,680.00*	*49,680.00*	*49,680.00*	596,160.00	$596,160.00
4110007-00-00 Riverbend As	49,464.00	49,464.00	49,464.00	49,464.00	49,464.00	49,464.00	*49,464.00*	*49,464.00*	*49,464.00*	*49,464.00*	*49,464.00*	*49,464.00*	593,568.00	$593,568.00
4110008-00-00 Riverview Ass	52,056.00	52,056.00	52,056.00	52,056.00	52,056.00	52,056.00	*52,056.00*	*52,056.00*	*52,056.00*	*52,056.00*	*52,056.00*	*52,056.00*	624,672.00	$624,672.00
4110009-00-00 Overlook Ass	1,512.00	1,512.00	1,512.00	1,512.00	1,512.00	1,512.00	*1,512.00*	*1,512.00*	*1,512.00*	*1,512.00*	*1,512.00*	*1,512.00*	18,144.00	$18,144.00
4110010-00-00 Vistas at Lan	25,920.00	25,920.00	25,920.00	25,920.00	25,920.00	25,920.00	*25,920.00*	*25,920.00*	*25,920.00*	*25,920.00*	*25,920.00*	*25,920.00*	311,040.00	$311,040.00
Total INCOME	**266,328.00**	**266,328.00**	**266,328.00**	**266,328.00**	**266,328.00**	**266,328.00**	*266,328.00*	*266,328.00*	*266,328.00*	*266,328.00*	*266,328.00*	*266,328.00*	**3,195,936.00**	**$3,195,936.00**
OTHER INCOME														
4240000-00-00 Stores and C	1,100.00	850.00	1,125.00	2,525.00	2,525.00	2,700.00	*1,025.00*	*1,025.00*	*1,025.00*	*1,025.00*	*1,025.00*	*1,025.00*	16,975.00	$12,300.00
4413000-00-00 Interest Incom	3,208.08	2,915.36	3,346.03	3,373.35	3,374.24	3,538.34	*3,750.00*	*3,750.00*	*3,750.00*	*3,750.00*	*3,750.00*	*3,750.00*	42,255.40	$45,000.00
4415000-00-00 Interest - Ope	1,308.22	1,135.04	1,123.50	1,129.21	920.38	899.90	*1,500.00*	*1,500.00*	*1,500.00*	*1,500.00*	*1,500.00*	*1,500.00*	15,516.25	$18,000.00
4990000-00-00 Miscellaneou	1,194.07	110.55	55.00	76.00	251.69	1,383.20	*250.00*	*250.00*	*250.00*	*250.00*	*250.00*	*250.00*	4,570.51	$3,000.00
4990220-00-00 Resale Pack	2,069.29	376.03	1,472.63	2,144.99	381.73	1,893.45	*1,583.33*	*1,583.33*	*1,583.33*	*1,583.33*	*1,583.33*	*1,583.37*	17,838.14	$19,000.00
Total OTHER INCOME	**8,879.66**	**5,386.98**	**7,122.16**	**9,248.55**	**7,453.04**	**10,414.89**	*8,108.33*	*8,108.33*	*8,108.33*	*8,108.33*	*8,108.33*	*8,108.37*	**97,155.30**	**$97,300.00**
ACTIVITIES INCOME														
4990014-00-00 Activities Inco	4,203.00	4,015.00	2,761.00	7,849.25	10,431.00	4,001.00	*3,333.33*	*3,333.33*	*3,333.33*	*3,333.33*	*3,333.33*	*3,333.37*	53,260.27	$40,000.00
4990015-00-00 Activities Inco	4,075.00	1,200.00	3,575.00	3,800.00	4,225.00	3,725.00	*2,916.67*	*2,916.67*	*2,916.67*	*2,916.67*	*2,916.67*	*2,916.63*	38,099.98	$35,000.00
4990016-00-00 Activities Inco	5,285.00	2,088.00	2,197.00	3,955.00	4,592.00	2,539.00	*3,750.00*	*3,750.00*	*3,750.00*	*3,750.00*	*3,750.00*	*3,750.00*	43,156.00	$45,000.00
Total ACTIVITIES INCOME	**13,563.00**	**7,303.00**	**8,533.00**	**15,604.25**	**19,248.00**	**10,265.00**	*10,000.00*	*10,000.00*	*10,000.00*	*10,000.00*	*10,000.00*	*10,000.00*	**134,516.25**	**$120,000.00**
Total OPERATING INCOME	**288,770.66**	**279,017.98**	**281,983.16**	**291,180.80**	**293,029.04**	**287,007.89**	*284,436.33*	*284,436.33*	*284,436.33*	*284,436.33*	*284,436.33*	*284,436.37*	**3,427,607.55**	**$3,413,236.00**
OPERATING EXPENSE														
ACTIVITIES EXPENSES														
5301003-00-00 Activities Exp	6,004.23	5,422.10	2,038.21	6,278.24	5,004.10	14,196.01	*4,166.67*	*4,166.67*	*4,166.67*	*4,166.67*	*4,166.67*	*4,166.63*	63,942.87	$50,000.00
5301004-00-00 Activities Exp	908.19	890.59	3,190.20	1,380.92	2,149.71	1,776.41	*2,916.67*	*2,916.67*	*2,916.67*	*2,916.67*	*2,916.67*	*2,916.63*	27,796.00	$35,000.00
5301005-00-00 Activities Exp	5,840.00	382.80	3,564.20	5,560.00	4,187.24	4,960.46	*3,750.00*	*3,750.00*	*3,750.00*	*3,750.00*	*3,750.00*	*3,750.00*	46,994.70	$45,000.00
Total ACTIVITIES EXPENSES	**12,752.42**	**6,695.49**	**8,792.61**	**13,219.16**	**11,341.05**	**20,932.88**	*10,833.34*	*10,833.34*	*10,833.34*	*10,833.34*	*10,833.34*	*10,833.26*	**138,733.57**	**$130,000.00**
UTILITIES														
5360000-00-00 Telephone an	799.21	768.28	446.97	801.23	858.13	862.34	*800.00*	*800.00*	*800.00*	*800.00*	*800.00*	*800.00*	9,336.16	$9,600.00
5360100-00-00 Cable Expen	1,116.12	1,116.12	1,112.86	1,112.86	1,560.53	385.02	*1,139.58*	*1,139.58*	*1,139.58*	*1,139.58*	*1,139.58*	*1,139.62*	13,241.03	$13,675.00
5450000-00-00 Electricity	5,672.43	7,038.75	5,738.09	5,717.69	5,460.03	7,066.00	*8,000.00*	*8,000.00*	*6,250.00*	*6,250.00*	*5,500.00*	*5,500.00*	76,192.99	$76,000.00
5451000-00-00 Water	1,202.31	1,097.10	1,214.65	1,175.47	3,126.23	1,655.16	*2,575.00*	*2,575.00*	*2,575.00*	*2,075.00*	*1,925.00*	*1,675.00*	22,870.92	$23,000.00
5452000-00-00 Gas	4,318.15	6,232.72	5,512.20	1,892.45	1,876.84	2,164.97	*2,500.00*	*2,500.00*	*2,450.00*	*2,500.00*	*3,300.00*	*3,500.00*	38,747.33	$37,000.00

Account	January	February	March	April	May	June	July	August	September	October	November	December	Projected Total	Budget
5459130-00-00 Utility Reimb	-	-	-	-	-	-	-	8,000.00	-	-	-	-	8,000.00	$8,000.00
Total UTILITIES	**13,108.22**	**16,252.97**	**14,024.77**	**10,699.70**	**12,881.76**	**12,133.49**	15,014.58	23,014.58	13,214.58	12,764.58	12,664.58	12,614.62	**168,388.43**	**$167,275.00**
CONTRACTS														
5311130-00-00 IT Support Co	1,984.35	1,546.85	1,765.60	1,932.82	1,493.80	1,462.55	1,541.67	1,541.67	1,541.67	1,541.67	1,541.67	1,541.63	19,435.95	$18,500.00
5360090-00-00 Web Site	291.93	291.93	912.46	152.60	319.52	228.90	216.67	216.67	216.67	216.67	216.67	216.63	3,497.32	$2,600.00
5517000-00-00 Janitor and C	7,940.00	7,790.00	7,790.00	7,737.50	7,790.00	7,790.00	8,106.67	8,106.67	8,106.67	8,106.67	8,106.67	8,106.63	95,477.48	$97,280.00
5519000-00-00 Exterminating	150.00	150.00	660.00	150.00	150.00	300.00	233.33	233.33	233.33	233.33	233.33	233.37	2,960.02	$2,800.00
5521000-00-00 Window Was	-	-	-	-	-	3,039.00	-	-	3,100.00	-	-	-	6,139.00	$3,100.00
5525000-00-00 Garbage and	464.10	464.10	464.10	486.20	523.77	523.77	301.00	301.00	301.00	301.00	301.00	301.00	4,732.04	$3,612.00
5530000-00-00 Security Con	40,247.02	36,584.27	40,161.38	38,944.59	42,753.26	37,820.10	40,008.67	40,008.67	40,008.67	40,008.67	40,008.67	40,008.63	476,562.60	$480,104.00
5537010-00-00 Landscaping	14,023.88	14,023.88	14,023.88	14,023.88	14,023.88	14,023.88	14,023.92	14,023.92	14,023.92	14,023.92	14,023.92	14,023.88	168,286.76	$168,287.00
5542010-00-00 Door Entry S	395.00	395.00	395.00	395.00	395.00	395.00	205.00	205.00	205.00	205.00	205.00	205.00	3,600.00	$2,460.00
5542400-00-00 Bus Contract	10,899.17	10,899.17	10,899.17	10,899.17	10,899.17	10,899.17	11,080.83	11,080.83	11,080.83	11,080.83	11,080.83	11,080.87	131,880.04	$132,970.00
5545000-00-00 Elevator Main	191.77	191.77	191.77	191.77	191.77	191.77	183.33	183.33	183.33	183.33	183.33	183.37	2,250.64	$2,200.00
5547000-00-00 Swim Pool M	10,375.00	10,375.00	10,375.00	10,375.00	10,375.00	10,375.00	10,375.00	10,375.00	10,375.00	10,375.00	10,375.00	10,375.00	124,500.00	$124,500.00
5548000-00-00 Snow Remov	13,130.37	18,292.98	-	-	-	2,607.41	-	-	-	-	-	2,500.00	36,530.76	$25,000.00
Total CONTRACTS	**100,092.59**	**101,004.95**	**87,638.36**	**85,288.53**	**88,915.17**	**89,656.55**	86,276.09	86,276.09	89,376.09	86,276.09	86,276.09	88,776.01	**1,075,852.61**	**$1,063,413.00**
REPAIR & MAINTENANCE														
5390250-00-00 Plants, Flowe	-	-	-	-	-	-	41.67	41.67	41.67	41.67	41.67	41.63	249.98	$500.00
5420000-00-00 Fuel Oil/Coal	745.81	851.25	923.63	945.19	1,042.24	1,076.86	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	11,584.98	$12,000.00
5515000-00-00 Janitor and C	393.37	359.76	1,628.29	1,846.91	540.35	1,451.61	1,125.00	1,125.00	1,125.00	1,125.00	1,125.00	1,125.00	12,970.29	$13,500.00
5518000-00-00 Uniforms	-	-	185.49	-	-	-	83.33	83.33	83.33	83.33	83.33	83.37	685.51	$1,000.00
5531030-00-00 Life Safety E	45.00	45.00	45.00	45.00	45.00	45.00	416.67	416.67	416.67	416.67	416.67	416.63	2,769.98	$5,000.00
5537096-00-00 Grounds Non	(4,415.07)	4,592.08	1,398.12	-	558.43	5,765.55	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	22,899.11	$30,000.00
5537101-00-00 Tree Mainten	-	-	-	-	-	4,000.00	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.63	13,999.98	$20,000.00
5541003-00-00 Repairs-HVA	328.69	-	-	86.80	-	-	333.33	333.33	333.33	333.33	333.33	333.37	2,415.51	$4,000.00
5541006-00-00 Repairs-Elec	146.23	-	-	-	8.44	76.30	166.67	166.67	166.67	166.67	166.67	166.63	1,230.95	$2,000.00
5541043-00-00 Exercise Equ	-	-	660.97	-	-	781.29	166.67	166.67	166.67	166.67	166.67	166.63	2,442.24	$2,000.00
5541050-00-00 Repairs-Plum	398.21	528.46	706.49	260.88	8.96	844.36	166.67	166.67	166.67	166.67	166.67	166.63	3,747.34	$2,000.00
5541052-00-00 Lighting Supp	-	-	356.75	127.07	120.70	-	166.67	166.67	166.67	166.67	166.67	166.63	1,604.50	$2,000.00
5541230-00-00 Maintenance	-	60.06	384.66	-	53.34	109.31	83.33	83.33	83.33	83.33	83.33	83.37	1,107.39	$1,000.00
5541351-00-00 Audio-Visual	-	93.50	-	-	-	-	41.67	41.67	41.67	41.67	41.67	41.63	343.48	$500.00
5541352-00-00 Ballroom R&	-	-	-	-	-	178.05	41.67	41.67	41.67	41.67	41.67	41.63	428.03	$500.00
5541353-00-00 Fountain R&M	-	-	-	-	-	539.52	125.00	125.00	125.00	125.00	125.00	125.00	1,289.52	$1,500.00
5541440-00-00 Carpets & Flo	3,420.00	-	-	-	-	-	233.33	233.33	233.33	233.33	233.33	233.37	4,820.02	$2,800.00
5541750-00-00 Irrigation Rep	-	-	-	56.72	2,478.80	-	416.67	416.67	416.67	416.67	416.67	416.63	5,035.50	$5,000.00
5542211-00-00 Locks & Keys	36.88	2,632.79	-	74.10	30.94	-	125.00	125.00	125.00	125.00	125.00	125.00	3,524.71	$1,500.00

Account	January	February	March	April	May	June	July	August	September	October	November	December	Projected Total	Budget
5547021-00-00 Pool Supplies	-	-	-	57.34	-	-	*83.33*	*83.33*	*83.33*	*83.33*	*83.33*	*83.37*	557.36	$1,000.00
5547025-00-00 Pool Repairs	897.40	351.77	4,024.97	2,938.17	65.72	(2,943.93)	*250.00*	*250.00*	*250.00*	*250.00*	*250.00*	*250.00*	6,834.10	$3,000.00
5562020-00-00 Painting	34.70	196.49	166.32	402.62	365.40	-	*41.67*	*41.67*	*41.67*	*41.67*	*41.67*	*41.63*	1,415.51	$500.00
5570001-00-00 Vehicle Main	-	8.99	-	2,028.09	-	9.41	*41.67*	*41.67*	*41.67*	*41.67*	*41.67*	*41.63*	2,296.47	$500.00
5590000-00-00 Misc Operatin	130.31	-	463.63	496.80	779.40	449.41	*1,000.00*	*1,000.00*	*1,000.00*	*1,000.00*	*1,000.00*	*1,000.00*	8,319.55	$12,000.00
5590230-00-00 Tennis Expen	-	56.29	1,063.02	-	-	(965.50)	*62.50*	*62.50*	*62.50*	*62.50*	*62.50*	*62.50*	528.81	$750.00
5620000-00-00 Restaurant E	-	-	8,150.00	3,810.00	-	-	*83.33*	*83.33*	*83.33*	*83.33*	*83.33*	*83.37*	12,460.02	$1,000.00
Total REPAIR &	**2,161.53**	**9,776.44**	**20,157.34**	**13,175.69**	**6,097.72**	**11,417.24**	*10,462.52*	*10,462.52*	*10,462.52*	*10,462.52*	*10,462.52*	*10,462.28*	**125,560.84**	**$125,550.00**
PERSONNEL														
5310000-00-00 S&W - Admin	42,829.74	42,521.87	39,058.66	62,531.43	40,730.21	41,505.57	*43,874.96*	*43,874.96*	*65,812.44*	*43,874.96*	*43,874.96*	*65,812.44*	576,302.20	$592,312.00
5310060-00-00 S&W - Engin	16,916.69	20,240.58	16,888.69	24,591.40	16,927.59	18,392.14	*17,016.15*	*17,016.15*	*25,524.22*	*17,016.15*	*17,016.15*	*25,524.21*	233,070.12	$229,718.00
5711000-00-00 Payroll Taxes	6,574.01	5,703.48	4,414.74	6,858.09	4,416.32	4,587.66	*4,837.41*	*4,837.41*	*7,256.11*	*4,837.41*	*4,837.40*	*7,256.10*	66,416.14	$65,305.00
5712000-00-00 Payroll Proce	1,009.07	988.40	1,097.75	1,490.77	1,004.29	1,009.07	*963.38*	*963.38*	*1,445.09*	*963.39*	*963.39*	*963.39*	12,861.37	$12,524.00
5721001-00-00 Group Insura	11,268.15	11,268.15	10,005.18	10,991.17	11,727.07	10,978.83	*11,654.85*	*11,654.85*	*17,482.26*	*11,654.84*	*11,654.84*	*11,654.84*	141,995.03	$151,513.00
5722000-00-00 Worker's Com	769.74	856.30	737.96	1,121.46	756.10	802.13	*734.22*	*734.22*	*1,101.34*	*734.22*	*734.22*	*1,101.34*	10,183.25	$9,912.00
5723001-00-00 Benefits	1,335.41	1,403.14	1,133.79	1,694.12	1,101.68	1,151.75	*1,810.74*	*1,810.74*	*2,716.11*	*1,810.74*	*1,810.74*	*2,716.12*	20,495.08	$24,445.00
Total PERSONNEL	**80,702.81**	**82,981.92**	**73,336.77**	**109,278.44**	**76,663.26**	**78,427.15**	*80,891.71*	*80,891.71*	*121,337.57*	*80,891.71*	*80,891.70*	*115,028.44*	**1,061,323.19**	**$1,085,729.00**
ADMINISTRATIVE EXPENSES														
5210000-00-00 Advertising	1,050.85	(42.30)	-	-	-	-	*83.33*	*83.33*	*83.33*	*83.33*	*83.33*	*83.37*	1,508.57	$1,000.00
5311000-00-00 Office Supplie	-	466.52	-	497.50	145.35	-	*250.00*	*250.00*	*250.00*	*250.00*	*250.00*	*250.00*	2,609.37	$3,000.00
5311010-00-00 Printing	1,786.37	416.96	90.30	-	-	1,786.37	*416.67*	*416.67*	*416.67*	*416.67*	*416.67*	*416.63*	6,579.98	$5,000.00
5311012-00-00 Coffee & Wat	87.17	87.17	96.25	253.75	130.75	83.12	*166.67*	*166.67*	*166.67*	*166.67*	*166.67*	*166.63*	1,738.19	$2,000.00
5311030-00-00 Copier Lease	295.74	295.74	981.86	315.74	315.74	1,215.07	*583.33*	*583.33*	*583.33*	*583.33*	*583.33*	*583.37*	6,919.91	$7,000.00
5311050-00-00 Postage	-	-	-	-	-	85.58	*12.50*	*12.50*	*12.50*	*12.50*	*12.50*	*12.50*	160.58	$150.00
5311070-00-00 Office Equipm	-	-	36.97	141.80	86.02	-	*83.33*	*83.33*	*83.33*	*83.33*	*83.33*	*83.37*	764.81	$1,000.00
5320000-00-00 Management	6,406.86	6,406.86	6,406.86	6,406.86	6,406.86	6,406.86	*6,361.00*	*6,361.00*	*6,361.00*	*6,361.00*	*6,361.00*	*6,361.00*	76,607.16	$76,332.00
5320030-00-00 Management	-	52.44	60.22	70.68	68.00	23.60	*41.67*	*41.67*	*41.67*	*41.67*	*41.67*	*41.63*	524.92	$500.00
5340000-00-00 Legal Expens	4,519.00	9,060.50	4,572.50	9,029.00	2,142.50	-	*2,916.67*	*2,916.67*	*2,916.67*	*2,916.67*	*2,916.67*	*2,916.63*	46,823.48	$35,000.00
5341000-00-00 Licenses & F	146.67	615.50	381.09	51.09	1,307.18	838.80	*833.33*	*833.33*	*833.33*	*833.33*	*833.33*	*833.37*	8,340.35	$10,000.00
5350000-00-00 Audit Expens	-	-	-	9,100.00	-	-	-	-	-	-	-	-	9,100.00	$9,100.00
5360050-00-00 Communicat	2,503.17	2,503.17	2,503.17	2,503.17	2,503.17	2,503.17	*2,708.33*	*2,708.33*	*2,708.33*	*2,708.33*	*2,708.33*	*2,708.37*	31,269.04	$32,500.00
5390000-00-00 Misc Adminis	144.86	302.43	9.65	257.29	18.01	300.70	*333.33*	*333.33*	*333.33*	*333.33*	*333.33*	*333.37*	3,032.96	$4,000.00
5390900-00-00 Misc Exp - N	778.05	-	1,556.10	-	1,556.10	-	*750.00*	*750.00*	*750.00*	*750.00*	*750.00*	*750.00*	8,390.25	$9,000.00
5391000-00-00 Dues & Subs	-	289.50	72.00	121.60	-	1,049.98	*208.33*	*208.33*	*208.33*	*208.33*	*208.33*	*208.37*	2,783.10	$2,500.00
5394010-00-00 Professional	134.16	410.80	359.44	1,495.00	466.00	579.00	*416.67*	*416.67*	*416.67*	*416.67*	*416.67*	*416.63*	5,944.38	$5,000.00
Total ADMINISTRATIVE	**17,852.90**	**20,865.29**	**17,126.41**	**30,243.48**	**15,145.68**	**14,872.25**	*16,165.16*	*16,165.16*	*16,165.16*	*16,165.16*	*16,165.16*	*16,165.24*	**213,097.05**	**$203,082.00**
TAXES & INSURANCE														

Budget Fiscal Year Report

Lansdowne Woods of VA Comm Assoc, LLC

Fiscal Period: June 2026

Account	January	February	March	April	May	June	July	August	September	October	November	December	Projected Total	Budget
5312200-00-00 Income Taxe	(1,021.00)	-	-	10,800.00	-	3,100.00	-	-	*3,750.00*	-	-	*3,750.00*	20,379.00	$15,000.00
5718020-00-00 Personal Pro	-	-	-	139.05	87.33	-	-	-	*200.00*	-	-	-	426.38	$600.00
5720000-00-00 Property & Li	4,521.77	4,182.13	4,351.95	4,351.96	4,351.95	4,351.95	*2,951.25*	*2,951.25*	*2,951.25*	*2,951.25*	*2,951.25*	*2,951.25*	43,819.21	$35,415.00
Total TAXES & INSURANCE	**3,500.77**	**4,182.13**	**4,351.95**	**15,291.01**	**4,439.28**	**7,451.95**	*2,951.25*	*2,951.25*	*6,901.25*	*2,951.25*	*2,951.25*	*6,701.25*	**64,624.59**	**$51,015.00**
FUND TRANSFERS														
9901015-00-00 Reserve Con	45,181.00	45,181.00	45,181.00	45,181.00	45,181.00	45,181.00	*45,181.00*	*45,181.00*	*45,181.00*	*45,181.00*	*45,181.00*	*45,181.00*	542,172.00	$542,172.00
9901025-00-00 Reserve Con	3,208.08	2,915.36	3,346.03	3,373.35	3,374.24	3,538.34	*3,750.00*	*3,750.00*	*3,750.00*	*3,750.00*	*3,750.00*	*3,750.00*	42,255.40	$45,000.00
Total FUND TRANSFERS	**48,389.08**	**48,096.36**	**48,527.03**	**48,554.35**	**48,555.24**	**48,719.34**	*48,931.00*	*48,931.00*	*48,931.00*	*48,931.00*	*48,931.00*	*48,931.00*	**584,427.40**	**$587,172.00**
Total OPERATING EXPENSE	**278,560.32**	**289,855.55**	**273,955.24**	**325,750.36**	**264,039.16**	**283,610.85**	*271,525.65*	*279,525.65*	*317,221.51*	*269,275.65*	*269,175.64*	*309,512.10*	**3,432,007.68**	**$3,413,236.00**
Net Income:	**10,210.34**	**(10,837.57)**	**8,027.92**	**(34,569.56)**	**28,989.88**	**3,397.04**	*12,910.68*	*4,910.68*	*(32,785.18)*	*15,160.68*	*15,260.69*	*(25,075.73)*	**(4,400.13)**	**$0.00**

Lansdowne Woods of Virginia Community Association, LLC
Activities Committee Meeting Minutes
June 12, 2026, 11 a.m., Theater

Present: Peggy King, Joline Matheson, Linda Rowe, Mary Ferney, Kitty Messner, Joanne Mansuetto
Absent: Mary Swayhoover, Ruth Smale, Sally Hoke

Others present: Donaliece Carey, Activities Director, Mary Brennan, Trips Coordinator

Call to Order: 11 a.m.

May meeting minutes approved as presented.

Agenda adopted as presented.

Open Forum on agenda items
- None

Correspondence
- 6/10 email from Didem Maurice resigning from the Activities Committee. The committee thanked Didem for her service and noted that she would continue to volunteer for events when she is in town.

Old Business
- NYE: the committee will move forward with catering by Fountain Grill regardless of status of negotiations.
- Memorial Day was reviewed. The committee requested for space (particular area) be left free of chairs for walkers, scooters, etc. The committee would also like lanyard style name badges to identify them as volunteers.

New Business
- Ideas from the committee:
  - US Army Museum at Ft. Belvoir
  - Museum of Shenandoah Valley
- Volunteer recognition discussed. Event will be held in November or December with a light lunch with email invites sent to board and committee members, group leaders, etc.

Pipeline – working calendar:
- 6/2 & 16 Loudoun County Library Outreach
- 6/2 & 9 Painting for a Cause with Ligia
- 6/3, 10, & 17 Laura Nickle plays in the Fireside Lounge
- 6/4 Community Dinner with Fountain Grill
- 6/5 Annual Lansdowne Woods Health & Wellness Fair
- 6/6 & 13 Tech Help with Nikitha Karthik
- 6/8 New Resident Clubhouse Tour
- 6/8 Movie: “Driving Miss Daisy”
- 6/10 Revolutionary Row, Middlebury Winery Tour

- 6/11 PT Solutions, H&W Classroom
- 6/11 TWK with The Pop Chicks
- 6/16 Bankers Life, H&W Classroom
- 6/17 Worlds Okayest Trivia
- 6/18 Empower Mobility, H&W Classroom
- 6/18 TWK with The Greek and The Freak
- 6/24 “Guys and Dolls” Shenandoah University Theatre
- 6/24 “Made in the USA: A Lansdowne Woods Tribute to American-made Music”
- 6/25 Must Love Travel, H&W Classroom
- 6/27 Annual Literary Festival
- 7/8 US Capitol Tour
- 7/9 H&W Classroom
- 7/16 H&W Classroom
- 7/19 “Beetlejuice” National Theater
- 7/23 H&W Classroom
- 7/23 Loudoun Jazz Ensemble Dance Party
- 7/30 H&W Classroom
- 9/8 EMT interaction skill set
- 9/18 or 25 TWK with Joe Dockery
- 10/8 TWK with Rhythm Road
- 10/15 TWK with Bingo Gigolos
- 11/11 Veterans Day Program
- 11/12 Randy Riggle (with Veterans tribute)
- 11/19 Gladius – Flamenco guitarist
- 12/2 Maranatha Youth Music Academy Choir & Orchestra
- 12/31 NYE event

Open Forum: NONE

Adjourn: 11:40 a.m.

Next Meeting: Friday, July 10, 11 a.m., Theater

Lansdowne Woods of Virginia Community Association, LLC
Activities Committee Meeting Minutes
July 10, 2026, 11 a.m., Theater

Present: Peggy King, Joline Matheson, Mary Swayhoover, Sally Hoke, Joanne Mansuetto
Absent: Linda Rowe, Mary Ferney, Kitty Messner, Ruth Smale,

Others present: Donaliece Carey, Activities Director

Call to Order: 11 a.m.

June meeting minutes approved as presented.

Agenda adopted as presented.

Open Forum on agenda items
- None

Correspondence
- None

Old Business
- NYE: Donaliece discussed catering for NYE. Peggy volunteered. Committee will request Kitty and Linda to consider volunteering.

New Business
- Volunteer recognition event discussed for late November/early December. Committee suggests a cocktail party, possibly live background music, and speakers: Peggy, Donaliece, Audra.
- New idea suggestions:
  - Bus trip: Bakery Crawl, like a pub crawl but for bakeries. Most of the committee thought going to more than one place for a dessert might be too much.
  - “Taste of Lansdowne Woods” where a bunch of vendors are invited to sample their food. The idea of a bakery crawl could be incorporated with inviting different bakeries in.

Pipeline – working calendar:
- 7/1, 22 & 29 Laura Nickle at the Piano
- 7/4 4th of July Program
- 7/7 & 21 Loudoun County Library Outreach
- 7/7 & 14 Painting for a Cause with Ligia
- 7/8 US Capitol Tour
- 7/9 H&W Classroom : Age-Related Macular Degeneration (ARMD) Waltonwood
- 7/9 TWK with Larry Thomas
- 7/11 & 18 Tech Help with Nikitha Karthik
- 7/13 Movie “West Side Story” (sponsored by The Chapel)
- 7/15 World’s Okayest Trivia

- 7/16 Pretty in Paper with Craftail – crafting and cocktails
- 7/16 H&W Classroom Firefly Acupuncture & Wellness
- 7/19 “Beetlejuice” National Theater
- 7/23 H&W Classroom – Peripheral Neuropathy, Dr. Shandon Thompson, Restore Health
- 7/23 Loudoun Jazz Ensemble Dance Party
- 7/30 H&W Classroom – Common Eye Diseases, Virginia Eye Center
- 7/30 Breakfast for Dinner
- 8/5 George Washington Presidential Library
- 8/6 H&W Classroom
- 8/6 TWK with Eric Selby & Dean Kerns
- 8/6 Cousins Main Lobster Food Truck
- 8/13 H&W Classroom
- 8/13 TWK with Scott Hetz Clark
- 8/19 World’s Okayest Trivia
- 8/20 H&W Classroom
- 8/20 TWK with DJ Starchild
- 8/26 Barrel Oak Winery
- 8/27 H&W Classroom
- 9/8 EMT interaction skill set
- 9/16 World’s Okayest Trivia
- 9/17 TWK with Joe Dockery
- 9/24 Author Elyse Wilk
- 10/8 TWK with Rhythm Road
- 10/15 TWK with Bingo Gigolos
- 11/6 AARP Driver Safety Class
- 11/11 Veterans Day Program
- 11/12 Randy Riggle (with Veterans tribute)
- 11/18 World’s Okayest Trivia
- 11/19 Gladius – Flamenco guitarist
- 12/2 Maranatha Youth Music Academy Choir & Orchestra
- 12/31 NYE event
- 10/28/27 Sarah McQuaid onstage

Open Forum: NONE

Adjourn: 11:38 a.m.

Next Meeting: Friday, August 14, 11 a.m., Theater

LANSDOWNE WOODS OF VIRGINIA
BUILDING & GROUNDS COMMITTEE
April 9, 2026 Meeting Minutes

Present: Marie Gay (Chair), Joe Gibson (Vice Chair), Charles Fritts (Recorder); Sandra Hughes, Tom Landucci, Anna Marie Mason, MaryAnn Muller-Davis, Barry Perlow, Bill West, Tuck Williams

Absent: Karen Hermansen, Jack Hoke

From Management: Manager, Audra Reed; Assistant Manager, Susie Pfefferkorn; Chief Engineer, Dondi Searfoss

Call to Order: Marie Gay called the meeting to order at 10:00 am

Adoption of the Agenda: Motion to approve the agenda was made by Joe Gibson, seconded by MaryAnn Muller-Davis. Approved.

Minutes for March 19, 2026 B&G Meeting:

A motion to approve minutes was made by MaryAnn Muller-Davis, seconded by Joe Gibson. Approved.

Chairperson's Comments: Marie suggested that everyone should get out and enjoy the wildflowers.

Resident Comments on Agenda: A unit owner stated that the proposal by Yellowstone for the hillside behind Magnolias East was the wrong thing to do. He recommended doing the job with steel-bladed weed whackers. A unit owner recommended that the silver grass on the hillside be removed and replaced with native grasses.

Engineer's Report:

Updates from the Chief Engineer's report were accepted and all questions were answered. Dondi reported that the irrigation repairs were complete.

Management Report:

The Manager's Report was included in the B&G package. The HVAC system in the fitness studio has been replaced. Management reported that Yellowstone is continuing with the scheduled seasonal work (mowing, edging, mulching). The long bed and perennial/annuals are scheduled for the end of the month, beginning of May.

Old Business:

A. The matter of the hillside behind Magnolias East was debated. It was not clear to the Committee what was the best course of action. It was also unclear to the Committee exactly what Yellowstone's proposal entailed.
B. The following motion was made by Joe Gibson and seconded by MaryAnn Muller-Davis. It failed by a vote of 2 Yes to 8 No. "Move that the Building and Grounds Committee support management's recommendation to proceed with the proposal from Yellowstone Landscape to clean up the areas behind Magnolias East, with the expectation that this maintenance will be performed once per year."
C. The Committee recommended that Management obtain a more precise proposal from Yellowstone that could lead to a long-term landscape plan.

New Business: None.

Open Forum: None

Motion to Adjourn at 11:10 AM. Motion by Joe Gibson, second by MaryAnn Muller-Davis. Approved.

LANSDOWNE WOODS OF VIRGINIA COMMUNITY ASSOCIATION, LLC
BUILDING & GROUNDS COMMITTEE

MINUTES OF JUNE 11, 2026

Present: Marie Gay (Chair), Joe Gibson (Vice Chair), Charles Fritts (Recorder); Sandra Hughes, Tom Landucci, Anna Marie Mason, MaryAnn Muller-Davis, Barry Perlow, Tuck Williams

Absent: Karen Hermansen, Jack Hoke, Bill West

From Management: Manager, Audra Reed; Assistant Manager, Susie Pfefferkorn; Chief Engineer, Dondi Searfoss

Recorder: This meeting's minutes are recorded by Charles Fritts.

Call to Order: Marie Gay called the meeting to order at 10:00 am

Adoption of the Agenda: **Motion to approve** was made by Joe Gibson, seconded by Tuck Williams and unanimously approved.

Minutes for April 9, 2026, B&G Meeting: **Motion to approve minutes** was made by Tom Landucci, seconded by Anna Marie Mason and unanimously approved.

Chairperson's Comments: Marie Gay told a story about her birdhouses.

Resident Comments on Agenda: Pat Dunham spoke about the garden plots being rented. The number rented is higher than last year.

A member commented on the Yellowstone proposal and wanted to see the other proposals. The packet did not appear to be available on the website. This will be corrected.

Engineer's Report:
Updates from the Chief Engineer's report were accepted and all questions were answered. Dondi made a repair that solved an issue with grit/sand in the pool. MaryAnn Muller-Davis asked about the fountain pump running when the water is low. It is not a problem.

Management Report:
There was a discussion about several trees that were taken down behind the Magnolias without approval. At this time Management is not aware of who is responsible for the unauthorized removal. Riverbend will have the additional handrail installed in its front lot. Riverbend will be responsible for the full payment. Both Potomac Ridge and Riverview front landscaping has been completed. There are a few additional plantings that are needed at Potomac Ridge; these will be completed in the Fall. Trail maintenance has been completed to include weed whacking, limbing of trees, and overall cleanup.

Old Business: The matter of the hillside behind Magnolias East was discussed. A proposal from Yellowstone includes mowing down the middle section of the hillside area, with removal of all saplings up to 3 inches in diameter, and brush to be cut to ground level. Invasive trees and plants will be cut to ground level and resulting debris removed. Invasives include Chinese silver grass, Bradford pear, autumn olive, Japanese honeysuckle, ash tree, select black locust trees, and thorned berry vines. **Motion to recommend the BOM approval of the Yellowstone Landscape proposal in the amount of $3,700 and authorize management to schedule the work for the fall 2026. Moved by MaryAnn Muller-Davis, seconded by Tom Landucci. Approved by a vote of 6 Yes, 2 No (Fritts, Gibson), 1 Abstention (Mason).**

New Business:

A. Architectural Design Review PR Unit 118. **Motion that the BOM approve the request submitted by the owner of Potomac Ridge Unit 118 to install bluestone steppingstones within their Limited Comon Element yard appurtenant to the unit, in accordance with the plans submitted with the application. Motion to approve by Joe Gibson, seconded by Tuck Williams. Approved Unanimously.**
B. Garden Plots Retimbering Project (Section behind Potomac Ridge) **Motion to recommend to the BOM approval of the proposal from David RR Construction for the retimbering of the garden plots behind Potomac Ridge, with work to be completed in Fall 2026 by Tom Landucci, seconded by MaryAnn Muller-Davis. The Motion was approved by a vote of 7 yes, 2 No (Fritts, Williams).**

Open Forum: A unit owner express concern about the upkeep of the maintenance shed. Management addressed her concern explaining that a majority of the items have been removed and that there are plans to remove the remaining piles of rock, dirt, etc.

Motion to Adjourn at 11:10 AM. Motion by Joe Gibson, second by Maryann Muller-Davis. Approved.

Next Regular Meeting: THURSDAY, July 9, 2026, at 10 a.m. in the Auditorium.

LANSDOWNE WOODS OF VIRGINIA COMMUNITY ASSOCIATION, LLC
BUDGET & FINANCE COMMITTEE MEETING
Minutes of June 23, 2026

Members Present:, Barry Riordan, Lyn Laparan (via zoom) Virginia Ward, Paul Dunham, Bill Thomas, Marcelo Moraes, Robert Lowry and Victoria Wagner

Others Present: Audra Reed, General Manager; Susie Pfefferkorn, Assistant General Manager; and Cathy Williams, Finance Manager

Absent: David Saine (Treasurer), Pete Whitmore, and Bob Higgins

Call to Order: Barry Riordan called the meeting to order at 10:05 a.m.

Adoption of Agenda: The agenda was approved as presented. Moved by Victoria Wagner and seconded by Virginia Ward. Vote: unanimous.

Minutes: Minutes of May 26, 2026, regular meeting were approved as amended. Moved by Bill Thomas and seconded by Paul Dunham. Vote: unanimous

Resident Comments on Agenda Items: None

Chairperson's Comments: Barry commented on the importance of the upcoming budget meetings and asked members to try and attend.

Report of the Treasurer: The report was included in the packet.

Management Comments:

- The first draft of the Replacement Reserve study has been received and the first meeting to review the draft is on Thursday, June 25 at 10 a.m.
- A new policy resolution for the underground utility infrastructure has been drafted and will be reviewed at the upcoming Board meeting.
- The Magnolias' hillside clean-up ($3,700) will take place this fall. Yellowstone will add to their yearly contract.
- The Board will consider the results of the recent shuttle bus survey at their upcoming meeting.
- Negotiations with prospective restaurant operators continue.
- Be aware of recent email scams. Do not pay anything on behalf of the association.
- Draft #1 of the 2027 budget will be presented at the July 28 B&F Committee meeting.

Review of the May 2026 Financial Statements: The committee reviewed the statements. The association is currently running a small surplus which is $1,700 favorable to the budget.

Building & Grounds Committee Updates: The minutes of the June meeting were included in the packet.

Unfinished Business:

Reclassifying Maintenance Expense to Replacement Reserve Expense: Bill Thomas moved and Paul Dunham seconded to reclassify the sport court windscreen expense of $965.50 from operating expenses to replacement reserves. Vote: unanimous.

New Business:

Funding for Garden Plots Retimbering Project:
It was moved by Barry Riordan and seconded by Bill Thomas to recommend that the Board of Members approve funding the garden plots retimbering project behind Potomac Ridge, in the amount of $17,360, as a replacement reserve expenditure. Vote: 2 “abstain” and 6 “in favor”

Review Proposed Changes to Policy Resolution #20 – Reserves for Capital Components:
Tabled.

Open Forum: A resident spoke on the shuttle service.

Adjourn: Robert Lowry moved and Victoria Wagner seconded that the meeting be adjourned at 11:14 a.m.

Next Meeting: Tuesday, July 28, at 10 a.m.

LANSDOWNE WOODS OF VIRGINIA COMMUNITY ASSOCIATION, LLC
BUDGET & FINANCE COMMITTEE MEETING
Minutes of July 28, 2026

Members Present:, Barry Riordan, Lyn Laparan (via zoom) Virginia Ward, Paul Dunham, Bill Thomas, Pete Whitmore, Robert Lowry and Victoria Wagner

Others Present: David Saine, Treasurer; Audra Reed, General Manager; Susie Pfefferkorn, Assistant General Manager; and Cathy Williams, Finance Manager

Absent: Marcelo Moraes and Bob Higgins

Call to Order: Barry Riordan called the meeting to order at 10:02 a.m.

Adoption of Agenda: The agenda was approved as presented. Moved by Victoria Wagner and seconded by Robert Lowry. Vote: unanimous.

Minutes: Minutes of June 23, 2026, regular meeting were approved as presented. Moved by Virginia Ward and seconded by Bill Thomas. Vote: unanimous

Resident Comments on Agenda Items: Marge Maggio, Priscilla Sammet, Marina Rota, and Ruth Jacoby spoke about the Shuttle Bus Service Contract.

Chairperson's Comments: Barry commented on the length of the agenda and the hope of having an efficient meeting.

Report of the Treasurer: The report was included in the packet. David also updated the Committee on recent CD purchases.

Management Comments:

- The Draft Reserve Study has been approved and will be sent to the Board at their next meeting.
- Policy Resolution #33 was approved by the Board at their last meeting.
- Garden Plot Timbers replacement was approved by the Board at their last meeting.
- The Board also approved an architectural design review application.
- A Strategic Planning ad hoc committee will be formed.

Review of the June 2026 Financial Statements: The committee reviewed the statements. The association is currently running a small surplus which is $4,400 unfavorable to the budget.

Building & Grounds Committee Updates: The Committee did not meet in July.

Unfinished Business:

Policy Resolution #20:

Robert Lowry moved and Virginia Ward seconded to recommend that the Board of Members approve the restated Policy Resolution #20 as amended, Reserves for Capital Components, which will supersede and replace the existing Policy Resolution #20. Vote: unanimous.

New Business:

Community-Wide Natural Gas Commodity Contract Renewal:
It was moved by Bill Thomas and seconded by Robert Lowry to recommend that the Board of Members execute a new natural gas commodity supply agreement with WGL Energy for a 48-month term, subject to confirmation that the final pricing remains substantially consistent with the quoted rates presented to the Board immediately prior to contract execution. Vote: unanimous.

Shuttle Bus Service Contract:
Bill Thomas moved and Paul Dunham seconded to recommend that the Board of Memberrs award a 3-year contract to the Lowest Bidder for a 4-day-per-week shuttle bus service at an annual cost of $109,200, with funding included in the 2027 Operating Budget. Vote: 5 “in favor,” and 3 “against.”

2027 Draft Budget:
The Committee reviewed the first draft of the 2027 budget that proposed 4.2% increase for the year. Some budget line items were changed and will be incorporated into the second draft to be presented at the August meeting. Management is also waiting for final numbers from vendors/contractors.

Open Forum: None

Adjourn: Bill Thomas moved and Victoria Wagner seconded that the meeting be adjourned at 12:23 p.m.

Next Meeting: Tuesday, August 25, at 10 a.m.

Lansdowne Woods of Virginia Communications Committee Meeting
Minutes of June 12, 2026, 1:30 p.m., Theater

Present: Kathleen Hughes, Maria Kelly, Audrey Tennant

Absent: Sarah Wilton, Oritta Essien, David Kennelly

Others Present: Donaliece Carey, Director of Community Activities, Mary Brennan, Trips Coordinator

Call to Order: 1:30 p.m.

May meeting minutes approved.

Agenda adopted as presented

Open Forum on agenda items: None

Correspondence
- None

Old business
- LWVA FB page and closed groups discussed. Committee moved and approved motion: **To identify the LWVA Community FB page as the official page of Lansdowne Woods with FB verification badge**. Moved by Audey Tennant, seconded by Kathleen Hughes, vote unanimous.

New business
- Committee discussed recruitment of new members.
- June newsletter reviewed. The committee agreed it was well done.
- July newsletter articles confirmed:
  - President's message – Wayne
  - General Manager's message – Audra
  - Employee spotlight -management office
  - Day Trip to Rock Creek Park – David
  - Ida Lee Park - Audrey
  - Algonkian Regional Park - Maria
- August or later article ideas
  - President's message – Wayne
  - General Manager's message – Audra
  - Vultures (September, National Vulture Day) – Oritta
  - Day Trip to Skyline Drive - David
  - Golf League and Alan Knittel/non-golfer/volunteered to coordinate - ?
  - 4th of July Roundup – Kathleen
  - Farmers Market - Kathleen
  - Day Trip to Rock Creek Park - David

Open Forum: None

Adjourn: 2:20 p.m.

Next meeting: Friday, July 10, 1:30 p.m., Theater

Lansdowne Woods of Virginia Communications Committee Meeting
Minutes of July 10, 2026, 1:30 p.m., Theater

Present: Kathleen Hughes, Sarah Wilton, Audrey Tennant, David Kennelly

Absent: Maria Kelly, Oritta Essien,

Others Present: Donaliece Carey, Director of Community Activities

Call to Order: 1:30 p.m.

June meeting minutes approved

Agenda adopted as presented

Open Forum on agenda items

- None

Correspondence

- None

Old business

- None

New business

- Committee reviewed July newsletter and thought it was brilliant.
- August newsletter articles confirmed:
  - President's message – Wayne
  - General Manager's message – Audra
  - Employee spotlight -management office
  - Leesburg Farmers Market – Kathleen
  - Cascades Farmers Market - Sarah
- September or later article ideas
  - President's message – Wayne
  - General Manager's message – Audra
  - Vultures (September, National Vulture Day) – Oritta
  - Waterford Fair – September, Kathleen
  - Antietam Battlefield – Sarah
  - Luray Caverns – David
  - Demonstration gardens at Ida Lee – Audrey
  - Oatlands – Kathleen
  - Red Rock Overlook - David

Open Forum: None

Adjourn: 1:50 p.m.

Next meeting: Friday, August 14, 1:30 p.m., Theater

Lansdowne Woods of Virginia External Communications Work Group Meeting (ECWG)
Minutes of June 17, 2026

I. **Call to order:** 1:01 p.m.
Present: Peggy Hamaker (Chair), Joyce Zink, Neelam Henderson, Mary Brennan & Lyn Laparan
Absent: Lucy Keller, & Kathleen Hughes.
Residents in Attendance: None

II. **Adoption of Agenda:** Motioned by Neelam, seconded by Peggy, unanimously approved.

III. **Resident Comments on Agenda:** None

IV. **Correspondence**: None

V. **Approval of May 20, 2026 Meeting Minutes:** Motioned by Neelam, seconded by Peggy, unanimously approved.

VI. **UNFINISHED BUSINESS:**

a) **Discussion of Videography Update:** This item was tabled due to Lucy's absence.
b) **Update of New Resident Survey:** This item was tabled due to Lucy's absence.

VII. **NEW BUSINESS: (Post Website Launch)**

a) **Flyer & Lobby Monitors Display:** Peggy to personally inspect each lobby to ensure hardcopy flyers are readily available. *(Note: Lyn has created a simpler, generic version of these flyers for use)*.
b) **Website Promo:** A "friendly reminder" blurb has been prepared for *The Connector* and Friday's email blast. Peggy will follow up on implementation.
c) **"Most Favorite" Community Award:** Peggy to follow up with the management office regarding the possibility of a Friday e-blast and a posting in *The Connector*.
d) **The Missing Style Guide:** Joyce to request the "Style Guide" from John Brand, as outlined in note #8 of the November 2025 kickoff notes.
e) **Advertising Open Houses:** Joyce to consult John Brand regarding the feasibility and cost of pulling automated stats from Realtor.com to display on the public side of the website.
f) **Spam & Security Diligence:** Joyce to draft a blurb for *The Connector* addressing LWVA new website security measures and educating residents on how to remain diligent against increasingly sophisticated spam.
g) **Fixing Dead Links (404 Errors):** Joyce to follow up with John Brand after the designated 30-day waiting period. John has agreed to fix the links if the issue persists.
h) **Google Business Listing:** Joyce is collaborating with Mary to finalize a list of unique community amenities to optimize the LWVA Google listing beyond standard features.

i) **SEO Stats & Board Reporting:** The ECWG suggests that website analytics—including SEO statistics, resident sign-up numbers, and traffic metrics—should be integrated into Management's regular report to the Board of Managers (BOM). Consult Management Office

j) **Evolving to the Next Phase/Committee Restructuring: Context & Call to Action:** Because the new website spans both a highly visual public marketing front and a secure internal resident portal, its scope has outgrown the narrow "Terms of Reference" definitions currently governing the ECWG and other The Communication committee/workgroup. To transition effectively into the next phase, structural evolution is required. **Proposal:** To maintain momentum and avoid operational bottlenecks, the ECWG will discuss the framework for creating or repurposing a specialized **Website Working Group/Committee**, which will later be presented to the BOM.

VIII. Adjournment: 2:23 PM, Neelam Motioned and Joyce seconded it, unanimously approved

Next meeting: Wednesday, July 10th, 2026, at 1:00 in the Theater Room.

Minutes recorded by:
Neelam Henderson
571-405-0932

LWVA External Communications Working Group
MEETING MINUTES
Wednesday, July 15, 2026, 1:00 P.M., Theater Room

I. Call to Order – by Chair at 1:00 P.M.
Pre sent: Peggy Hamaker (Chair), Neelam Henderson, Joyce Zink, Lyn Laparan, Lucy Keller
Absent: Kathleen Hughes   Others Present: Donaliece Carey

II. Approval of Agenda – Unanimously approved as written. Motioned by Neelam, seconded by Lucy.
III. Residents to Speak on Agenda Items: None
IV. Correspondence: None
V. Approval of Minutes for July 10, 2026: Minutes not taken

VI. Unfinished Business
A. Review of Website Progress –
1. Donaliece is working on organizing the updates needed and will work with Brand to have them completed.

B. Discussion of Videography Updates- The group agreed that it is too complicated for the ECWG to develop videos. Lucy will call Jack Kelly for advice. We agreed that we could do short, simple videos for the FB page.

C. Update of New Resident Survey – Lucy reported that all building managers agreed to assist in forwarding new resident names. Lucy will contact Karen and Suzie to see if BuildingLink could be used for compiling response reports instead of Survey, costs etc.

D. Discussion of possible Website Working Group Formation
1. Vote on Formation: The Communications Committee will vote regarding their role with managing the residential side of the website in August, and will update us to result.

VII. New Business
Discussion of pricing for add-ons from Brand Design - tabled.

VIII. Resident Comments: None

IX. Adjournment: Motioned by Lyn, Seconded by Peggy at 158pm

Time and Date of Next Meeting: August 19, 2026, 1:00 p.m. in Theater

Public Meetings are held every third Wednesday of the month in the Clubhouse Theater. All residents are welcome to attend in person or via Zoom. We thank you for your support and interest.

Zoom Link: This is the attendee link for anyone who wants to view the meeting:
https://us02web.zoom.us/j/87062413891?pwd=RUZpaFhBNTJleEdFQ2dlQnhEaVJDUT09

Recorded by Lucy Keller - External Communications Working Group

MEETING MINUTES

POLICY RESOLUTION WORKING GROUP
LANSDOWNE WOODS OF VIRGINIA

Tuesday, June 9, 2026
The meeting was held in-person in the Community Room.

Present: Member Representatives Barry Berger & Wes Henderson; Mary Ferney (chairperson); General Manager Audra Reed; Assistant Manager Susie Pfefferkorn

I. Call to Order – The meeting was called to order by the chair, Mary Ferney, at 2:29 p.m.

II. Approval of the Agenda – In a motion made by Henderson and seconded by Berger, the agenda was unanimously approved.

III. Approval of Minutes – In a motion made by Henderson and seconded by Berger, the minutes from the May 19, 2026, PRWG meeting. The motion was unanimously approved.

IV. Resident Comments on Agenda (agenda items only) – No residents in attendance.

V. Chairperson's Comments – Mary Ferney thanked management for including a copy of the policy resolution status list in the packet.

VI. Old Business
  A. Continued Review of Policy Resolutions
    1. Reviewed draft changes to Policy Resolution #20 – Reserves for Capital Components. The working group requested the discussed revisions be sent to the BOM for consideration and approval at their next regular meeting.
    2. Reviewed draft changes to Policy Resolution #33 – Purchasing of Goods, Procurement of Services, and Competitive Bidding. The BOM reviewed a draft of changes to this policy at their June 3, 2026, meeting and requested further revisions to clarify General Manager spending authority. Further revisions were made by the working group. Working group requested the discussed revisions be sent to the BOM for consideration and approval at their next regular meeting.
  B. The working group reviewed the status of policy resolutions under review.
  C. The working group agreed to table further discussion on the proposed Landscape Vegetation Installation, Replacement, and Watering Coordination Agreement until a decision is made on the proposed Snow & Ice Removal Coordination & Cost-Sharing Agreement.

VII. New Business – None

VIII. Open Forum – None.

IX. Adjournment – In a motion made by Ferney and seconded by Henderson, the meeting was adjourned at 3:14 p.m. The next meeting is scheduled for July 14, 2026, at 1:00 p.m.

MEETING MINUTES

POLICY RESOLUTION WORKING GROUP
LANSDOWNE WOODS OF VIRGINIA

Tuesday, July 14, 2026
The meeting was held in-person in the Community Room.

Present: Member Representatives Barry Berger & Wes Henderson; Mary Ferney (chairperson); General Manager Audra Reed; Assistant Manager Susie Pfefferkorn

I. Call to Order – The meeting was called to order by the chair, Mary Ferney, at 2:00 p.m.

II. Approval of the Agenda – In a motion made by Berger and seconded by Henderson, the agenda was unanimously approved.

III. Approval of Minutes – In a motion made by Henderson and seconded by Berger, the minutes from the June 9, 2026, PRWG meeting were unanimously approved.

IV. Resident Comments on Agenda (agenda items only) – No residents in attendance (Marie Gay arrived later in the meeting).

V. Chairperson's Comments – None

VI. Old Business
   A. Reviewed draft changes to Policy Resolution #1 (General Rules for Use of Clubhouse and Common Facilities), #12 (Alterations to Limited Common Elements), #15 (Rules for Use of Billiards Room), #29 (Board of Members and Member Representative Participation in Committees and Working Groups), and #41 (Maintenance and Responsibility for Utility Infrastructure).
      1. In a motion made by Henderson and seconded by Berger, the working group unanimously agreed to send Policy Resolution #1 to legal counsel for review.
      2. In a motion made by Henderson and seconded by Berger, the working group unanimously agreed to send Policy Resolution #12 to the BOM for review.
      3. In a motion made by Henderson and seconded by Ferney, the working group unanimously agreed to send Policy Resolution #15 to legal counsel for review.
      4. In a motion made by Henderson and seconded by Berger, the working group unanimously agreed to send Policy Resolution #29 to the BOM for review.
      5. In a motion made by Henderson and seconded by Ferney, the working group unanimously agreed to send Policy Resolution #41 to legal counsel for review.
   A. The working group reviewed the status of policy resolutions under review.

VII. New Business – The working group discussed updating the Code of Conduct for Board of Members and Committee Members document and putting it in the form of a new policy resolution.

VIII. Open Forum – None.

IX. Adjournment – The meeting was adjourned at 3:30 p.m.

MEETING MINUTES

RESERVE STUDY COMMITTEE
LANSDOWNE WOODS OF VIRGINIA COMMUNITY ASSOCIATION, LLC

Thursday, June 25, 2026

The meeting was held live in the Clubhouse Auditorium and also by Zoom.

Present:

Voting Members: Bill O'Brien, John Bloom, Charlie Fritts, Cathy Porter, Maryann Mueller-Davis

Non-voting Members: Marie Gay (Building & Grounds Chair), Barry Riordan (Budget & Finance Chair)

Others: Audra Reed, General Manager; Susie Pfefferkorn, Assistant Manager; Dondi Searfoss, Chief Engineer; Cathy Williams, Finance Director

Absent: Josh Snodgrass; David Saine (Treasurer)

The meeting was called to order at 10:06 a.m. by Vice Chair Maryann Mueller-Davis.

In a motion made by Bloom, seconded by Gay, the draft agenda was unanimously approved.

In a motion made by Gay, seconded by Porter, the draft minutes from the March 23, 2026 Reserve Study Committee were unanimously approved.

Resident Comments on Agenda Items – Gary Treleven of Potomac Ridge indicated that he may want to comment or have questions for the reserve analyst later in the meeting.

Management had no comments.

Doug Greene of DMA Reserves presented the draft study dated 6/18/25. The study assumed a 2.5% interest rate and a threshold of 5% of total current replacement value of all components. These assumptions resulted in a recommended 12% increase in reserve contributions through 2030, then 3.5% through 2034, and 1.3% beginning 2035 through 2056.

Questions from Committee members, staff, and residents were answered. The Committee requested that Doug revise the assumptions to 3.5% interest and 3% of total current replacement value of all components for the threshold. They also requested that Doug split out the campus-wide asphalt project scheduled for 2030 into two parts, the first half in 2030 and the second half in 2031.

Open Forum – no additional comments.

It was determined that the Committee will meet again in approximately two weeks to review DMA's revised report and meet with Doug again. Management will schedule the meeting and notify Committee members by email.

In a motion made by Porter and seconded by Bloom, the meeting was adjourned at 12:04 p.m.

MEETING MINUTES

RESERVE STUDY COMMITTEE
LANSDOWNE WOODS OF VIRGINIA COMMUNITY ASSOCIATION, LLC

Wednesday, July 22, 2026

The meeting was held live in the Clubhouse Auditorium and also by Zoom.

Present:

Voting Members: Josh Snodgrass, Bill O'Brien, John Bloom, Cathy Porter, Maryann Mueller-Davis

Absent: Charlie Fritts

Non-voting Members: Marie Gay (Building & Grounds Chair), Barry Riordan (Budget & Finance Chair), David Saine (Treasurer)

Others: Audra Reed (General Manager), Susie Pfefferkorn (Assistant Manager), Cathy Williams (Finance Director), Doug Greene of DMA Reserves via Zoom

Absent: Dondi Searfoss (Chief Engineer)

The meeting was called to order at 1:32 p.m. by Chair Josh Snodgrass.

In a motion made by O'Brien, seconded by Bloom, the draft agenda was unanimously approved.

There were no resident comments on agenda items.

In a motion made by O'Brien, seconded by Mueller-Davis, the draft minutes from June 25, 2026, Reserve Study Committee were unanimously approved.

Chairperson thanked the committee and had no other comments.

Management introduced the materials for the Committee's review.

Doug Greene of DMA Reserves explained the 2nd draft study dated 7/20/26. The study assumed a 3.5% interest rate and a threshold of 3% of total current replacement value of all components as the committee requested, resulting in an increase in replacement reserve contributions of 8.6% each year for the next 6 years.

Questions from Committee members, staff, and residents were answered. Reed will provide Doug Greene with pricing information for drainage projects completed in recent years so that a more appropriate allowance can be incorporated into the reserve study.

In a motion made by O'Brien, seconded by Porter, the Reserve Study Committee voted to recommend to the Board approval of the study at a 3.5% interest rate assumption and a 3% funding threshold. The vote was 3 in favor, 2 against, with Snodgrass, O'Brien, and Porter voting in favor and Bloom and Mueller-Davis voting against.

Open Forum – no comments.

Mueller-Davis motioned to adjourn the meeting. The meeting adjourned at 2:47 p.m.

LANSDOWNE WOODS
of Virginia

Date: July 31, 2026

To: Board of Members

From: Audra J. Reed, CMCA®, AMS®, PCAM®
General Manager

Meeting Date: August 5, 2026

Subject: Agenda Item XI
Correspondence to the BOM

The following resident correspondence was provided to the Board of Members and is enclosed for your review. Numbers in brackets [ ] refer to page numbers in this packet.

- Zink – Shuttle Bus & Budget [100]
- Knittel – Restaurant [101-102]
- Ross – Shuttle Bus [103]
- Rota – Shuttle Bus [104-113]
- Keller – Shuttle Bus [114-117]
- Rota – Budget [118-120]
- Leavitt – Restaurant [121-131]

Outlook

Bus and Budget

From Joyce Zink
Date Tue 6/30/2026 10:31 PM
To BOM <bom@lwva.org>; Budget Finance <budget-finance@lwva.org>; Audra Reed <audra.reed@lwva.org>

Board and Budget & Finance Committee members,

I think that before cutting bus service from 4 days to 3 days, just change bus companies and take advantage of the savings with the 4-day quote from Bidder #2:

$130,790 down to $109,200

I think everyone will be happier with a cost savings ***without reducing service***. From reading the survey comments, it appears that many residents appreciate, use, and rely on the 4-day service. Also, I feel that once service is reduced, it will be very difficult to increase it back to 4 days in the future.

Joyce Zink

Outlook

Alternative to on site full service restaurant

From Alan Knittel
Date Thu 7/2/2026 10:38 AM
To Audra Reed <audra.reed@lwva.org>; Donald F. Lavanty Sr. - RiverbendRep1 <rbrep1@lwva.org>; Andrea Nyhan - BlueRidgeRep1 <brrep1@lwva.org>; Barry A. Berger - MagnoliasRep1 <mgrep1@lwva.org>; Wes Henderson-Overlook <ovrep1@lwva.org>; David Upp-BlueRidgeRep2 <brrep2@lwva.org>; Wayne A. Kaiser - PotomacRidgeRep1 <prrep1@lwva.org>; Merrill Phelan - MagnoliasRep2 <mgrep2@lwva.org>; David Saine-PotomacRidgeRep2 <prrep2@lwva.org>; Fred Bishopp Jr.-RiverbendRep2 <rbrep2@lwva.org>; Trudy Gross-RiverviewRep2 <rvrep2@lwva.org>; Mary Norton-RiverviewRep1 <rvrep1@lwva.org>

Dear Audra and BOM,

Below are some ideas for repurposing the restaurant space into a more casual, laid back environment for all residents to enjoy - please see below:

Regards,

Alan Knittel, Potomac Ridge, Unit # 618

A self-service micro cafe or bistro is an excellent, low-overhead alternative to full-service dining in an active adult community. It provides residents with access to fresh grab-and-go meals, premium coffees, and snacks without the staffing constraints and costs associated with traditional restaurants.

Implementing this concept relies on a highly scannable, practical layout:

Core Concepts & Layout

- **Micro-Market Kiosks: Replace traditional checkouts with self-serve stations utilizing smart RFID technology and cashless payment systems.**
- **Grab-and-Go Refrigeration: Stock glass-front coolers with chef-prepared salads, sandwiches, yogurts, and fresh produce.**
- **Smart Coffee & Beverage Stations: Feature high-end bean-to-cup machines for specialty espresso and hot teas.**

Advantages for the Community

- **On-Demand Access: Eliminates rigid dining hours**

- **Low Labor Requirements: Operates autonomously, significantly reducing labor shortages and payroll costs.**
- **Social Hub: Creates an inviting, casual gathering space for book clubs, morning coffee chats, or board games.**

Regional Providers & Solutions

If you are looking to set up a micro-market or autonomous bistro in the Lansdowne/Northern Virginia area, several established regional providers specialize in unattended retail and smart micro-markets:

- **Explore custom unattended retail solutions offered by Monumental Markets for the DC/MD/VA region.**
- **View AI-powered vending and smart market setups available through Delong Vending Company.**
- **Review nationwide tech integrations for facilities from 365 Retail Markets.**

If you would like to explore this further, tell me:

- **How many residents does your community have?**
- **What is the estimated square footage available for the space?**
- **Are you aiming for a completely unattended model or will there be part-time staff?**

Outlook

Our wonderful bus drivers

From carmen Ross <crmnrss1929@gmail.com>
Date Mon 7/6/2026 2:56 PM
To Audra Reed <audra.reed@lwva.org>
Cc Donaliece Carey <donaliece.carey@lwva.org>

Audra,
I think I represent the opinion of the majority of the bus riders, that we have two excellent bus drivers, the weekly one and the Sunday driver to St Theresa.

If at all possible, please try and keep the bus company we presently have, because if they change companies, we may never get the quality of drivers that Lamont and Michael are. They are not only good drivers, but exceedingly sensitive to the needs of older people. I have been taking the bus for over ten years, and these two are the best we ever had. We want to keep them.
Carmen Ross

Sent from my iPhone

Outlook

BOARD CORRESPONDENCE: Grocery-delivery Options for Mobility-impaired LWVA Residents

From msmarinarota(

Date Mon 7/6/2026 2:22 AM

To BOM <bom@lwva.org>; Audra Reed <audra.reed@lwva.org>

Cc Budget Finance <budget-finance@lwva.org>; Andrea Nyhan - BlueRidgeRep1 <brrep1@lwva.org>; Merrill Phelan - MagnoliasRep2 <mgrep2@lwva.org>; Wes Henderson-Overlook <ovrep1@lwva.org>; Wayne A. Kaiser - PotomacRidgeRep1 <prrep1@lwva.org>; David Saine-PotomacRidgeRep2 <prrep2@lwva.org>; Donald F. Lavanty Sr. - RiverbendRep1 <rbrep1@lwva.org>; Mary Norton-RiverviewRep1 <rvrep1@lwva.org>; Trudy Gross-RiverviewRep2 <rvrep2@lwva.org>; Budget Finance <budget-finance@lwva.org>; Barry A. Berger - MagnoliasRep1 <mgrep1@lwva.org>; David Upp-BlueRidgeRep2 <brrep2@lwva.org>; Fred Bishopp Jr.-RiverbendRep2 <rbrep2@lwva.org>

At the July 1 meeting, the Board voted to maintain the current shuttle bus schedule *temporarily* while continuing its deliberations.

As rationale for the status quo, one Board member cited the need to purchase groceries multiple times per week. At Resident Comments, I informed the Board that since COVID, grocery delivery modalities have mushroomed.

For your understanding and convenience, below (my signature line), I provide an ***unvetted*** list of **more than twenty-five grocery-delivery options** for Lansdowne residents:

• **Major full-service grocery delivery** — AT LEAST SEVEN, EXCLUDING INSTACART
• **Specialty and organic grocery delivery** — FIVE
• **Meal-kit services** — SIX
• **Warehouse/bulk delivery services** — THREE
• **Local and regional food-delivery providers** — FOUR

GRAND TOTAL: More than twenty-five (25) distinct grocery-delivery options available to LWVA residents.

I urge the Board to consider these grocery delivery options in considering LWVA's need for senior mobility options.

Marina Rota
RV

Major full-service grocery delivery providers include:

- Instacart (Giant, Wegmans, Harris Teeter, Safeway, Aldi, Costco, CVS, Total Wine, and others)
- Amazon Fresh
- Giant Food Delivery
- Harris Teeter ExpressLane Delivery
- Safeway Delivery (unlimited delivery $99/year, half off for eligible subscribers)
- Target / Shipt ($99/year, for deliveries over $35)
- Walmart Delivery ($98/year, currently 50% off; also half off year-round for eligible subscribers)
- Whole Foods Market

Warehouse and bulk delivery providers include:

- BJ's Wholesale
- Costco (Same Day, via Instacart [$35 min. order] & 2-Day w/no separate delivery fee for orders of $75 or more)
- Sam's Club (depending on membership level, delivery may be free for orders $50+)

Specialty and organic grocery delivery providers include:

- Blue Apron Market
- HelloFresh Market
- Imperfect Foods
- Misfits Market
- Thrive Market

Local and regional food-delivery providers include:

- ButcherBox (meat delivery; free shipping, 400K members)
- Omaha Steaks (frozen meats; same-day delivery)
- Multiple CSA (Community Supported Agriculture) farm box deliveries – TWO alone in Leesburg-Ashburn with SIX additional CSAs in the rest of the county, including Purcellville

BOARD CORRESPONDENCE: Shuttle Bus Program — Updates on Data, Issues/Opportunities, and Governance Considerations

From: msmarinarota
To: bom@lwva.org, brrep1@lwva.org, David Upp-BlueRidgeRep2, Barry A. Berger - MagnoliasRep1, mgrep2@lwva.org, ovrep1@lwva.org, prrep1@lwva.org, prrep2@lwva.org, rbrep1@lwva.org, Fred Bishopp Jr.-RiverbendRep2, rvrep1@lwva.org, rvrep2@lwva.org
Cc: Audra Reed, budget-finance@lwva.org
Date: Jun 24, 2026, 9:57 PM

For the purposes of the next Board discussion, I'd like to provide updated information on LWVA's shuttle bus program and practical suggestions to help mitigate the impact of any program adjustments.

2026 Program Cost Supported by LWVA Members at Large

In short, it appears that LWVA members are spending roughly $140,790 per year—or $37.60 per "ride"—for a program that benefits about 1.1% of the community.

Updated Cost Breakdown (Year 3 Pricing)

- **Yearly Cost:** $140,790
  - $130,790 shuttle contract (Year 3 pricing)
  - $10,000 estimated fuel
- **Weekly Cost:** $2,707.50
  - $140,790 ÷ 52 weeks
- **Daily Cost:** $676.88
  - $2,707.50 ÷ 4 service days per week
- **Per-Ride Cost:** $37.60
  - $676.88 ÷ 18 rides (daily average)
- **Percent of Community Served Daily (on Average):** 1.1%
  - Assuming ~1,700 residents ÷ 18 average rides

Note: These calculations are based on the ***attached*** data provided by LWVA's finance staff for 2026 Year 3 pricing (my initial calculation was based on Year 1 pricing). Staff defines a "ride" as a round trip and notes that a resident may take more than one ride per day. ***The exact number of individual beneficiaries is currently unknown, though it could be determined with minimal effort given the dollar-volume of this expense.***

Suggested Next Steps for Board Consideration

Any necessary adjustments to the LWVA shuttle bus program may be *extremely* difficult for the Board to implement, given:

- the long-standing entrenchment of this discretionary amenity in our community culture, versus
- the fact that this discretionary amenity is not legally required for 55-plus HOAs (unless dictated by our declarations) and perhaps may not fully align with common-interest/benefit guidelines under HOA law.

Thus, I encourage the Board to consider the following:

- Following up on the month-to-month contracting option raised by a Board member at the last meeting, and concurrently
- Initiating a careful review of the broader contextual issues involved—legal, financial, and governance-related—with the input of at least one HOA law expert.

These considerations are crucial not only to (a) the equitable funding of services but also to the character and long-term direction of LWVA as an **55+ Active Adult** community and (b) avoiding the risk of drifting toward an **Independent Living** community model—at the expense of the membership at large.

Possible Solutions for LWVA Beneficiaries and the Membership at Large

First, once again, I urge **vigorous** inquiry into Loudoun County's Mobility Program, which I first introduced in my Board Correspondence on April 29. For your information, I have since had a second conversation with Mobility Program outreach staff; I learned that it is actually the **Paratransit Program** that could help fill the gaps left by any reduction in LWVA shuttle service days. This could greatly benefit current shuttlebus users.

In this instance, I learned that the Paratransit Program provides **door-to-door service** not only for persons with disabilities but **also for older adults who can no longer drive**, upon approval of an initial application. **The applicant does not need to use a walker or wheelchair**; **a physician's attestation that the individual can no longer drive is sufficient for eligibility**. Further, the program is not limited to medical transportation.

Second, as I urged at the last meeting, I suggest that the Board direct staff to **schedule a community presentation with the Mobility Program Coordinator** (tel. 703/771-5665), who is eager to assist and routinely develops trainings tailored to different audiences.

It would be especially valuable to schedule this county-community presentation at the **next Board meeting**, where both the Board and residents (during the resident-comment period) could ask questions directly.

Third and finally, to support informed decision-making, I urge Board members, once again, to do their own due diligence on this program and to look beyond the hearsay or misinformation put forth at LWVA meetings (at both last month's Board meeting and this week's Budget & Finance Committee [6/23] meeting, see below).

For instance, some claims at this week's committee meeting (at 1:01:48) are as follows:

CLAIM: There are lots of LWVA residents are "lonely" and "just take the bus to go somewhere and have a cup of coffee to socialize .. . socializing is the main item" (at 1:04:05).

FACT: LWVA offers more than twenty-five social clubs and numerous activities that already support resident engagement. While social connection is important, LWVA is not responsible for addressing resident loneliness or boredom.
On another note, LWVA currently lacks an on-site coffee venue where residents can gather *informally* and hang out without purchasing a full restaurant meal; the proposed full-scale restaurant does not address this gap.

CLAIM: LWVA residents wait "for hours" for county transportation (at 1:06:54).

FACT: Paratransit staff have assured me that the County uses sophisticated logistical systems to ensure timely access to appointments, including for medical services such as dialysis. Based on both County information and my direct observation (of similar programs in other areas), it is typical for riders to receive a 30-minute pickup window, which accounts for traffic and unforeseen delays—not "hours" of waiting. LWVA is not responsible for providing personal "convenience."

CLAIM: Maybe there are "100 people" who take the bus (at 1:05:49).

FACT: LWVA does not actually know how many *individual residents* use the shuttle, despite spending well more than $100K per year on the program. The only available metric is the average of 18 rides per day, which reflects boardings—not unique riders (per finance staff). **So on any given day, most likely, not more than roughly one percent of LWVA members use the service.**

LWVA's lack of basic utilization data is a governance gap that the Board can and should address. While there may be legal barriers to asking residents to self-identify as "non-drivers" on a HOPA form, there are no such barriers to collecting operational data from shuttle users. A simple sign-in clipboard, circulated after passengers are seated —even for just a three-month period—would provide the Board with essential information about how many persons use this service and how often.

In closing, I would simply note that in "55+ active adult" communities, aging-in-place supports are typically provided by county programs, private services, or *family* caregivers. Unlike in "independent living” communities, these supports should not be regarded as HOA amenities that are to be funded by the membership at large (many of whom are already challenged in supporting intergenerational financial needs/emergencies within their own families).

I urge the Board to:

- **keep this distinction in mind** as you reflect on the information in this correspondence
- **be very attentive to the broader HOA legal context**, including any applicable common-interest obligations and common-benefit principles that may apply to "55+ active adult" communities
- **most importantly, fully explore how taxpayer-funded county transportation programs could mitigate** any impacts of any compromises that the Board may need to make to adhere to the aforementioned principles.

Marina Rota
RV

Attachment

LOUDOUN COUNTY VIRGINIA | Housing and Community Development

loudoun.gov/housing
loudoun.gov/ami
Email: housing@loudoun.gov
Phone: (703) 737-8323

Income Guidelines for Loudoun County Housing Programs

Area Median Incomes (AMI) by Household Size (updated 05.2026)						
% AMI	**1 Person**	**2 People**	**3 People**	**4 People**	**5 People**	**6 People**
Income at 30%	$34,900	$39,900	$44,900	$49,850	$53,850	$57,850
Income at 50%	$58,150	$66,450	$74,750	$83,050	$89,700	$96,350
Income at 70%	$81,450	$93,050	$104,700	$116,300	$125,650	$134,950
Income at 80%	$93,050	$106,350	$119,650	$132,900	$143,550	$154,200
Income at 100%	$116,300	$132,900	$149,500	$166,100	$179,400	$192,700

	Housing Programs	**Income Requirements**
Rental Programs	Affordable Dwelling Unit (ADU) Rental Program loudoun.gov/adu | 703-737-8043	Between 30-50% AMI
	Housing Choice Voucher (HCV) Program loudoun.gov/hcv 703-737-8323	At or below 50% AMI*
	State Rental Assistance Program (SRAP) dbhds.virginia.gov | 703-777-0597	At or below 50% AMI
	Unmet Housing Needs (UHNU) loudoun.gov/HousingNeedsProgram |571-627-7712	At or below 30% AMI
	Midway Rental Program loudoun.gov/HousingNeedsProgram | 571-627-7712	Between 50-80% AMI
Home Purchase	Affordable Dwelling Unit (ADU) Purchase Program loudoun.gov/adu | 703-737-8043	Between 30-70% AMI
	Affordable Market Purchase Program (AMPP) loudoun.gov/ampp | 703-737-8323	Between 70-100% AMI
	Down Payment and Closing Cost (DPCC) Assistance Program loudoun.gov/dpcc | 571-258-3814	$49,200 - $114,749: regardless of household size
	Down Payment and Closing Cost (DPCC) Plus Assistance Program loudoun.gov/dpcc | 571-258-3814	$114,750 - $163,900: regardless of household size
	Public Employee Grants (PEG) for Homeownership Program loudoun.gov/peg | 571-258-3814	$49,200 - $114,750: regardless of household size
	Sponsoring Partnerships and Revitalizing Communities (SPARC) loudoun.gov/sparc | 571-258-3814	Household of 2 or less: $141,000 - $176,000. Household of 3 or more: $164,000 -$205,000
Home Repair	Home Accessibility and Repair Program (HARP) loudoun.gov/homeimprovement | 571-367-8417	At or below 80% AMI
	Rental Unit Accessibility Modification Grant Program (RUAM) loudoun.gov/homeimprovement | 571-367-8417	At or below 80% AMI**
	Owner-Occupied Modification Grant Program loudoun.gov/homeimprovement | 571-367-8417	At or below 80% AMI**
	Granting Freedom loudoun.gov/homeimprovement | 571-367-8417	N/A

*As calculated by the U.S. Department of Housing and Urban Development – see link here for more information.
**As calculated by the U.S. Department of Housing and Urban Development – see link here for more information.

If you require a reasonable accommodation for any type of disability or need language assistance in order to participate in Department of Housing and Community Development programs, please contact us at 703-737-8323/TTY-711. Three business days advance notice is requested.

Outlook

BOARD CORRESPONDENCE: Review of Additional Resident Objections to Senior Mobility Options

From msmarinarota(
Date Mon 7/6/2026 2:19 AM
To BOM <bom@lwva.org>; Audra Reed <audra.reed@lwva.org>
Cc Budget Finance <budget-finance@lwva.org>; Andrea Nyhan - BlueRidgeRep1 <brrep1@lwva.org>; Merrill Phelan - MagnoliasRep2 <mgrep2@lwva.org>; Wes Henderson-Overlook <ovrep1@lwva.org>; Wayne A. Kaiser - PotomacRidgeRep1 <prrep1@lwva.org>; David Saine-PotomacRidgeRep2 <prrep2@lwva.org>; Donald F. Lavanty Sr. - RiverbendRep1 <rbrep1@lwva.org>; Mary Norton-RiverviewRep1 <rvrep1@lwva.org>; Trudy Gross-RiverviewRep2 <rvrep2@lwva.org>; David Upp-BlueRidgeRep2 <brrep2@lwva.org>; Barry A. Berger - MagnoliasRep1 <mgrep1@lwva.org>; Fred Bishopp Jr.-RiverbendRep2 <rbrep2@lwva.org>

2 attachments (411 KB)

1 BOARD CORRESPONDENCE_ Shuttle Bus Program Updates on Data, Issues_Opportunities, and Governance Considerations.pdf;
2 County Housing Eligibility.pdf;

At the July 1 meeting, the Board voted to maintain the shuttle bus program temporarily pending final deliberations.
This correspondence aims to support upcoming deliberations by clarifying several arguments raised by shuttle bus riders — and, most important, by outlining current mobility options *already available* to LWVA residents, many of which options may be unfamiliar to the Board and membership at large.

For context, my June 24 correspondence previewed arguments likely to be raised in support of the shuttle bus at last week's Board meeting. My preview was based on comments made at the last Budget & Finance Committee meeting (***attached*** for convenience).

To supplement my previous correspondence, I am highlighting additional key issues raised in support of maintaining the status quo. The following themes were discussed during recent LWVA meetings, *primarily* at the July 1 Board meeting (viewable on YouTube beginning at approximately the 11:37 mark):

COMPLAINT #1: ***Private, non-emergency medical transportation for doctor appointments is costly.***

FACT: CareNET Non-Emergency Transportation Program provides ***no-cost*** medical and dental transportation to income-eligible Loudoun County residents.

Free services include (see program URL for details):

- **Local rides:** Up to ***five rides per month*** within Loudoun County
- **Non-local rides:** Up to ***two rides per month*** outside the county
- **Special-needs medical care:** Up to ***two rides per week*** for mental health services, chemotherapy, and other ongoing treatments
- **Dialysis:** Standing orders for routine dialysis appointments

FACT: As noted at the July 1 Board meeting, in addition, Virginia Medicaid covers all medically necessary transportation, free of charge, through its ***Non-Emergency Medical Transportation (NEMT)*** benefit. Options include public transit passes, volunteer drivers, gas reimbursement for caretakers who provide transportation, and specialized vehicle services such as wheelchair and stretcher vans.

FACT: Besides Medicaid, several other types of insurance pay for NEMT. These include certain VA plans, dual-eligible plans (Medicare/Medicaid), and some Medicare Advantage plans (via contracted vendors).

COMPLAINT #2: ***Residents must qualify financially for government-provided NEMT.***

FACT: Correct, but only for the CareNET NEMT program, not the Paratransit program. For CareNET, recipients must financially qualify for this free-of-charge service: **recipient income must be at or below 70% of *Area Median Income (AMI).*** In addition, recipients must be either uninsured or **ineligible for transportation through their current insurance.**

Assuming the County uses the same HUD AMI figures applied in its housing-program income guidelines (see ***attached***), **an LWVA resident earning about $81,450 (one-person household) or $93,050 (two-person household) would still be eligible for free NEMT**. *(It would be roughly double that amount if the County instead used the ACS median household income for ZIP code 20176.)*

Given these income thresholds, many LWVA residents whose incomes exceed the $80,000+–$90,000+ eligibility limits for free NEMT may have access to private alternatives, such as Uber or Lyft. This could represent a reasonable option for meeting NEMT needs — without reliance on a community-subsidized shuttle program used by about 1 percent of residents at a cost of more than $140,000 per year.

In contrast, Loudoun's Paratransit Program does not appear to have an income-based eligibility requirement. This program is based on a medical-provider attestation that the applicant is unable to use the County's accessible fixed-route bus system.

COMPLAINT #3: ***Government-provided medical transportation programs require a doctor's note attesting the resident cannot drive.***

Basically correct. Requiring a brief doctor's note is a routine administrative safeguard, required every three years for the Paratransit Program. Portraying it as a "challenge" significantly overstates what is, in practice, only a minor inconvenience to the program recipient.

This minor inconvenience stands in stark contrast to the far greater burden placed on the remaining 99 percent of LWVA members, who are asked to subsidize a program used by roughly 1 percent of the community — in lieu of other community needs.

In conclusion, I urge the Board to look beyond emotional appeals on this issue and to evaluate it through the lens of CAI principles, which call upon boards to

- exercise sound business judgment, and
- balance the needs and obligations of the community — as a whole — with those of individual unit owners.

Marina Rota
RV

Attachments (2)

Outlook

LWVA Bus: Clarifications

From Lucy Keller
Date Sun 7/12/2026 5:14 PM
To Audra Reed <audra.reed@lwva.org>; bom@lansdowneHOA.com <bom@lansdowneHOA.com>
Cc Andrea Nyhan - BlueRidgeRep1 <brrep1@lwva.org>; David Upp-BlueRidgeRep2 <brrep2@lwva.org>; Barry Riordan <briordan4283@gmail.com>; Barry A. Berger - MagnoliasRep1 <mgrep1@lwva.org>; Merrill Phelan - MagnoliasRep2 <mgrep2@lwva.org>; Wes Henderson-Overlook <ovrep1@lwva.org>; Wayne A. Kaiser - PotomacRidgeRep1 <prrep1@lwva.org>; David Saine-PotomacRidgeRep2 <prrep2@lwva.org>; Donald F. Lavanty Sr. - RiverbendRep1 <rbrep1@lwva.org>; Fred Bishopp Jr.-RiverbendRep2 <rbrep2@lwva.org>; Mary Norton-RiverviewRep1 <rvrep1@lwva.org>; Trudy Gross-RiverviewRep2 <rvrep2@lwva.org>

2 attachments (6 MB)

2025 07 Loudoun County Paratransit article.docx; 202509ConnectorFINAL.pdf;

Hello Audra,
Please include this correspondence in the August Board of Members packet. Thank you.
To LWVA Management and the Board of Members:
I attended the June and July Board of Members (BOM) meetings via Zoom. During both meetings, it appeared there was considerable confusion among Board Members and residents regarding the proposal to reduce the community bus service by one day per week. From the discussion, I heard a number of concerns expressed by residents, including the belief that they would have to travel to a Loudoun County Transit bus stop, wait extended periods for transportation, or pay for private transportation services such as Uber or Lyft if bus service were reduced.
I also heard references to a pilot transportation program expected to launch in Sterling. Based on my understanding, these discussions may have unintentionally created confusion with an existing Loudoun County program known as Transit On Demand (formerly ParaTransit On Demand). Transit On Demand is an existing, operational, Loudoun County program that provides door-to-door transportation for eligible residents. The service is designed to pick riders up at their residence, transport them to their destination, and return them home. Eligibility includes individuals with disabilities as well as others who are unable to drive because of age or certain medical conditions.
I first learned about this program approximately six months ago when Loudoun County staff gave a presentation in the LWVA Theatre Room. I believe the Democratic Club sponsored the presentation, although I am not certain. During that presentation, County staff explained that eligible riders receive transportation directly from their homes to their destinations and back. Additional information is included in the attached materials, including pages 3 and 10 of the Connector publication.
During the July BOM meeting, I heard someone state that this was currently a Leesburg pilot program that would expand to Sterling next month. Wanting to verify the information, I

contacted Loudoun County Transit on June 8, 2026. I spoke with representatives at both the ADA Ride office (571-258-3464) and the Loudoun County Transit Office (703-771-5665). Both offices advised me that eligible residents throughout Loudoun County may apply by completing the application at ADA.Ride.com. Once approved, participants may schedule door-to-door transportation anywhere within Loudoun County. I was also informed that the program considers applications not only from individuals with mobility disabilities but also from elderly residents who are no longer able to drive . Additional information is available on the Loudoun County website. See the link:
https://www.loudoun.gov/6209/Transit-On-Demand

I respectfully recommend that the Board appoint a Board member or direct a staff member to contact Loudoun County's Mobility Program Coordinator (703-771-5665) to verify whether the Transit On Demand program serves eligible residents throughout Loudoun County, including Leisure World. If confirmed, I also recommend inviting County staff to make a presentation to our community so residents have accurate information about the program and eligibility requirements.

If the program provides the level of service described on the County website—scheduled door-to-door transportation seven days per week from 7:00 a.m. to 7:00 p.m.—it may provide an opportunity to reduce our community's transportation expenses while continuing to meet residents' needs. I believe this option deserves careful consideration, because if it is true that they pick up residents per a schedule (as they explain on their website) from home to destination and back, 7 days a week from 7a to 7p, then we have an opportunity and an obligation to reduce our bus expenditures, regardless of how our budget is situated.

I have also heard statements that LWVA is legally required under its governing documents to provide bus shuttle service. I reviewed the Declaration and was unable to locate such a requirement. I did, however, find references to transportation in the Public Offering Statement under "The Concept" and "Transportation." Those sections state that Loudoun County Transit provides public transportation from stops within Leisure World. To my knowledge, that level of public transit service has not existed for some time. I recall there was once a Loudoun County bus stop on Slatestone Drive, but I believe it has since been removed.

Finally, I would like to note that sometime between 2018 and 2022, the Budget and Finance Committee studied this issue in detail. Mrs. Pat Herlands, who has since relocated, prepared a report analyzing bus ridership and possible methods for reducing transportation costs. Unfortunately, I have been unable to verify the details because committee documents from before 2026 website transition are currently unavailable. As I recall, the study found that approximately 50 residents regularly used the bus service and recommended reducing service by one day each week while implementing a modest rider fare of approximately $2 to $3 per trip. It may be very useful if the Budget and Finance Committee and the Board located the report. If that report can be located, I believe it would provide valuable information for both the Budget and Finance Committee and the Board as they evaluate future transportation options.

My hope is that we can continue to reduce operating expenses while minimizing the impact on residents' quality of life. At the same time, I believe it is important to preserve and enhance the marketability of our community so that homeowners receive the greatest value from their investment.

Thank you for considering these comments. I appreciate your time and look forward to the Board's thoughts on these issues.

Respectfully,

Lucy Rota Keller
Riverview Condominium

Did You KNOW That Loudoun County Provides Free Rides On Demand?
Lucy Keller

Loudoun County recently launched a free on demand PARATRANSIT ride service for county residents. This free service is available to residents who are ambulatory challenged. Note that this service picks up the rider at their home and drops them off at their destination; then picks the rider up at their destination and brings them back to their home at the agreed time. This is not the On Demand Bus service that requires a resident to walk to the closest bus stop for pickup and return ride.

To qualify for this Paratransit Service the resident must complete and submit an application to Loudoun County and it must be approved by the County. The county has approved applications for a wide variety of reasons – medical, physical, wheelchair, and so forth. It is often a shared ride service – with mini-van or mini-bus type vehicle. It runs 7 days a week. The ride hours of operation are 11:00 AM - 7:00 PM EST. The vehicles are fully wheelchair accessible and have ramps for those who cannot do steps – fully ADA compliant.

To learn more about this program, please go to Loudoun County's website by entering the words 'Loudoun County Paratransit' in your web browser. Full details of the program and application are available on the website. You can also call ADA Ride at 877-232-7433 for help with the application.
Below is a link to the Paratransit Rider Guide.
https://www.loudoun.gov/DocumentCenter/View/158197/ADA-Rider-Guide---January-2025?bidId=

In the Connector Sept 2025
In the Soundings???

BuildingLink

Kathleen Hughes

If you, like me, arrived in Lansdowne Woods recently, you may not be an avid user of BuildingLink…yet.

This intracommunity communication system was introduced some years ago to provide a variety of services to all of us in Lansdowne Woods. You may see one of its uses in the daily event listings on the billboards in many of our buildings, and it is used regularly by our management teams to send out email blasts with the latest news. But for us single users, it holds a number of handy applications as well.

You should try it. First, download the BuildingLink app on your phone or laptop. Register, then when you open it, you'll see a number of choices — specific to your building and to you. Here's what you'll find:

Amenity Reservations - I am a Magnolias resident, so I can reserve the Guest Quarters, an elevator for moving, or the Magnolia Room for an event. Other buildings will have different reservation choices.
Events Calendar - Find daily meetings, field trips, exercise classes, and more.
Deliveries - Schedule a package or other big delivery to your unit.
Front Desk Instructions - List here who always should be admitted at the Security Gate or be admitted for a specific event or appointment.
Repair Requests - My favorite. Schedule an in-unit repair by your building engineer for a wide variety of things - from hanging a picture or mirror to unclogging your kitchen sink … or worse.
Bulletin Board - Post items you'd like to sell or give away and find something you want or need for a bargain price. There's an amazing variety of goods and services.

PLUS, in the **Menu** line at the bottom of the app, under **Contacts** you can find important phone numbers of building managers and engineers. Under **Library**, you'll find stored your HOA's important governing documents, like by-laws and resolutions. Under **My Account,** Barkan posts your personal condo account.

Best of all, for those of us new to the area or who have little sense of direction, there's a **"Get me home"** link to GPS to guide you to your front door.

All this in one handy app, free and personalized for each Lansdowne resident. Try it. It will keep you connected to your community.

Did You KNOW That Loudoun County Provides Free Rides On Demand?

Lucy Keller

Loudoun County recently launched a free on-demand ride service to county residents. Even though it is free and on-demand, it requires the rider to make their way to the closest bus stop.

It is important to note that Loudoun County also offers a free service to residents who are ambulatory challenged, it is called Paratransit Services. The County requires that an application be completed, submitted and approved. The county has approved applications for a wide variety of reasons – medical, physical, wheelchair, and so forth. Note that this service picks up riders at their home and drops them off at their destination; then picks the riders up at their destination and brings them back to their home at the agreed time. It is often a shared ride service – with a mini-bus type vehicle. It runs 7 days a week. The ride hours of operation are 11 a.m. - 7 p.m. The vehicles are fully wheelchair accessible and have ramps for those who cannot do steps – fully ADA compliant.

To learn more about this program, please go to Loudoun County's website by entering the words 'Loudoun County Paratransit' in your web browser. Full details of the program and application are available on the website. You can also call ADA Ride at 877-232-7433 for help with the application.

Below is a link to the Paratransit Rider Guide.
https://www.loudoun.gov/DocumentCenter/View/158197/ADA-Rider-Guide---January-2025?bidId=

Note: a representative from Loudoun County Transit will be here for a presentation on their services on September 4. See page 10 for details.

Outlook

COMMITTEE CORRESPONDENCE: Considerations on Committee Voting Process and Budgetary/Legal Obligations

From msmarinarota
Date Fri 7/31/2026 11:47 AM
To Budget Finance <budget-finance@lwva.org>
Cc Audra Reed <audra.reed@lwva.org>; Susie Pfefferkorn <susie.pfefferkorn@lwva.org>; BOM <bom@lwva.org>

Dear Chair Riordan,

Over the past few months, I have greatly appreciated the opportunity to observe your skillful management of your committee's meetings and, above all, the thoughtful attention you consistently give to resident comments. I recognize that this week’s 2-hour meeting—and the past month—has been especially demanding given the ongoing reserve study and preliminary 2027 budget work.

With that context, I would like to comment on two statements made during this week's meeting that carry legal implications and warrant formal clarification.

1. Committee Member Comments in Advance of the Vote

During this month's meeting, a committee member based his decision to vote for the status quo (a four-day schedule versus a three-day schedule) on two points: (a) he was uncertain what LWVA “has to do legally,” and (b) he was not comfortable with the level of examination given to the issue **(timestamps 56:50-58:14 and 1:09:10)**.

Notably, this member raised this exact legal concern at the prior meeting (**timestamp 13:40**). This allowed a 30-day window for the member to engage in self-study or for leadership, at various levels, to provide clarification. By the way, at the prior meeting, other members also noted unanswered questions (**timestamps 7:50, 22:52**).

Despite this acknowledged uncertainty, this week, the member cast a definitive vote based on that stated lack of knowledge. This raises critical procedural questions for both the Committee and the Board:

- **Abstention vs. Voting**: Should a member abstain from voting when they openly acknowledge a lack of knowledge on a fact or point of law?

- **Duty of Care**: Does casting a vote under self-stated legal uncertainty align with fiduciary duty-of-care guidelines? How does this impact the integrity of the committee's recommendations to the Board?

Considerations for Further Action:

- **Governance Mentorship**: Committee and Board leadership might actively guide members on when it is procedurally appropriate to **abstain** from a vote.
- **Onboarding Requirements**: To ensure a shared baseline of knowledge, all new committee and board members should be required to review our Declarations, our guiding document, and the Housing for Older Persons Act (HOPA) of 1995 as part of their onboarding.

  As a reminder, HOPA ***explicitly removed*** the FHA language requiring 55+ communities to provide for " the existence of significant facilities and services specifically designed to meet the physical or social needs of older persons," leaving age verification as the primary mandate.

2. Resident Comment on Budget Setting

During this week's resident comment period, a homeowner stated that Lansdowne Woods cannot legally "gerrymander" a budget to force a two percent increase, concluding that the budget must "reflect true cost" (timestamp 11:39).

While delivered authoritatively, this statement does not seem to align with Virginia law. As I understand it, under the Virginia Property Owners' Association Act, Boards must adopt a budget that is reasonable and based on anticipated needs, but they retain **full discretion** to:

- Prioritize community spending by deferring or reducing specific line items.
- Restructure community programs.
- Establish specific assessment increase targets (e.g., 2%, 5%, etc.).

Because this comment went uncorrected during the meeting, residents-at-large may now incorrectly believe that LWVA is legally prohibited from setting budgetary targets.

Consideration for Future Action:

- **Public Clarification**: I suggest that the Board's legal budget discretion be formally clarified during the review of next month's resident correspondence segment of the next meeting, as well as during upcoming budget discussions.

Thank you for allowing me your time to express my concerns as a homeowner in good faith to support the community's governance — and for your service to our community.

Sincerely,

Marina Rota
RV

Outlook

Bring the restaurant business in-house

From Michael Leavitt
Date Fri 7/31/2026 12:06 PM
To Audra Reed <audra.reed@lwva.org>
Cc Donaliece Carey <donaliece.carey@lwva.org>; wkaiser2367@gmail.com <wkaiser2367@gmail.com>; sained@aol.com <sained@aol.com>; Fred Bishopp <fredbishopp@gmail.com>

1 attachment (24 KB)
Lansdowne_Woods_Restaurant_Business_Plan_v2_DRAFT.docx;

Audra,

As the Board and Management considers the next steps for a LW restaurant, I've taken the liberty of developing a draft business plan for an idea I haven't heard spoken about much. The basic idea is to bring the restaurant in-house; hire the restaurant's manager and its other staff as employees and have it treated just as our other amenities (such as the pool and the fitness center) are treated.

I've attached a draft business plan that I developed based on my current knowledge of how things work. I've sent it as a docx file so you can take ownership of it if you wish. If it makes sense, perhaps you can share it with our restaurant consultant for their review and comments.

I'd be happy to make a presentation based on the plan to the Board, or not, as you prefer. Thanks for your consideration.

Mike

"Insanity is doing the same thing, over and over again, but expecting different results." -- Rita Mae Brown, *Sudden Death* (not Einstein, Mark Twain, or Benjamin Franklin)

Lansdowne Woods Clubhouse Restaurant

A Business Plan for Community-Operated Dining

Direct-Employment Model: Hiring a Restaurant Manager as an LW Employee

Prepared for Board and Governance Discussion

DRAFT — July 2026

Table of Contents

1. Executive Summary

Lansdowne Woods (LW) has operated the clubhouse restaurant through six independent contractor arrangements over twenty years, and each has ended in failure. The recurring pattern across those failures — misjudging what residents want to eat and pay, thin or opaque financial management, and weak connection to the community it serves — points to a structural problem with the outsourced-contractor model itself, not simply to bad luck in selecting operators.

This plan proposes a different structure: LW operates the restaurant directly, as it already operates the pool, fitness center, and other clubhouse amenities. Rather than searching for a seventh outside contractor, LW would hire a Restaurant Manager as a direct employee, reporting through a Restaurant Committee to the Board, with the restaurant run as a budgeted amenity enterprise rather than an independent profit-seeking business. The plan assumes alcohol service through the dining room's existing bar remains an integral part of the amenity, as it is today for a meaningful segment of residents.

The core premise is that a resident-facing dining amenity in a 55+ community is not, and should not be expected to be, a fully self-sustaining profit center. Clubhouses, fitness centers, and pools all run at a planned cost to LW; dining can be budgeted the same way, with a known, board-approved subsidy in exchange for direct control over quality, consistency, and menu fit. This reframing removes the incentive misalignment that has undermined every contractor relationship to date: an outside operator must extract a margin from residents to survive, while an employed Restaurant Manager answering to LW has no such pressure and can be held accountable to resident satisfaction instead.

This plan covers root-cause analysis, the proposed governance and legal structure, staffing, a financial pro forma with an explicit subsidy assumption, marketing and resident-engagement mechanisms, risk management, and a phased implementation timeline.

2. Background and Problem Statement

The clubhouse restaurant occupies a built-out commercial kitchen, dining room, and functional bar intended to serve roughly 1,000 units and an estimated 1,700 adult residents. Over 20 years, six separate independent management groups have operated the restaurant under contract or lease arrangements with the community, and each has ceased operations. The space is currently vacant, and community management is again soliciting an outside contractor.

Common threads reported across the failed engagements include a persistent mismatch between the menu, pricing, and hours offered and what residents actually wanted; financial management problems within the operating businesses themselves; and weak marketing or community engagement, leaving many residents unaware of, or uninterested in, what was being offered. No single cause explains all six failures, but the repetition across six different operators over two decades suggests the fault lies partly in the model — recruiting an outside business to independently guess at, and profit from, a captive but idiosyncratic customer base — rather than solely in the individual operators chosen.

3. Why the Contractor Model Keeps Failing

Before proposing a new structure, it is worth being explicit about the mechanisms that make an independent contractor model poorly suited to this setting:

- Misaligned incentives: An outside operator must price to cover overhead and generate a personal profit margin, which pushes menus and prices away from what a fixed-income, value-conscious 55+ population will reliably support.
- No shared risk with LW: When a contractor's business fails, they close and leave; LW bears the cost of vacancy, re-recruitment, and lost amenity value regardless. There is no mechanism by which the community absorbs early losses in exchange for long-term fit, the way it does with other amenities.
- Menu and hours built for a generic restaurant customer, not this one: A 55+ resident base skews toward early dining hours, smaller portions, health-conscious and familiar options, and high value placed on consistency over novelty. Outside operators, especially those running other properties, tend to default to conventional restaurant norms.

- Thin financial transparency: Contractor P&Ls are typically not visible to the Board in real time, so problems surface only once the operator is already in distress.
- Weak community engagement: Marketing and menu decisions made without a standing resident feedback channel mean the operator learns what residents want only by watching them not show up.

A direct-employment model does not eliminate every risk, but it removes the profit-extraction incentive, gives the Board real-time financial visibility, and creates a structural feedback loop with residents through a standing committee.

4. Proposed Model: Community-Operated Restaurant

Under this model, the restaurant becomes an internal amenity operation of LW, similar in governance terms to the fitness center or pool, but staffed with dedicated food-and-beverage employees:

- LW (through its management company or condo association entity) hires a Restaurant Manager as a W-2 employee, not a contractor, with a written job description, performance goals, and reporting line to a Restaurant Committee. This role is referred to as “Restaurant Manager” throughout this plan, distinct from the LW General Manager, who serves as LW's chief executive.
- The Restaurant Manager is responsible for day-to-day operations: staffing, menu execution, bar and beverage service, vendor and food-cost management, service quality, and a monthly budget-to-actual report.
- The restaurant operates as a budgeted cost center within LW's overall operating budget, with an approved annual subsidy, reviewed quarterly like any other capital or operating line item.
- A resident Restaurant Committee — not a single manager or outside vendor — owns the feedback loop on menu, hours, pricing, and special events, and reports to the Board.

This is closest in structure to how many CCRCs, country clubs, and larger 55+ communities run dining as a resident amenity rather than an independent business: it is expected to run near break-even or at a modest, budgeted loss, in exchange for reliability and fit to the resident base.[1] See Appendix A for a note on gathering comparable data from peer communities.

5. Governance and Organizational Structure

5.1 Reporting Lines

Board of Directors → Restaurant Committee (resident volunteers + Treasurer or Finance Committee liaison + LW General Manager) → Restaurant Manager (employee) → Kitchen Manager/Chef and Front-of-House Lead → hourly staff.

5.2 Restaurant Committee

A standing committee of 5–7 residents, ideally including at least one member with food-service, hospitality, or small-business financial background, plus the LW General Manager and a Board or Finance Committee liaison. Responsibilities:

- Approve seasonal menu changes and pricing recommendations from the Restaurant Manager
- Review monthly financials (revenue, food cost %, labor cost %, subsidy-to-date vs. budget)
- Run periodic resident surveys and organize theme nights, holiday events, and promotions
- Conduct the Restaurant Manager's annual performance review jointly with LW's management company

5.3 Legal Entity Consideration

Because direct employment exposes LW to normal employer liabilities (workplace injury, wage claims, food-safety incidents), the Board should have counsel evaluate whether to operate the restaurant directly under the condo association, through its existing management company as employer of record, or through a newly formed single-purpose LLC wholly owned by LW. The LLC route can insulate the broader association's assets from restaurant-specific liability, at the cost of additional formation and administrative overhead; many communities instead use their management company as the W-2 employer of record for amenity staff to avoid creating a new entity. This decision should be made with LW's attorney before hiring begins.

6. Legal and Regulatory Considerations

Direct employment is a material change from a contractor relationship for this specific amenity, though LW already directly employs staff in its management and engineering offices, so the core payroll, tax-withholding, unemployment-insurance, and workers'-compensation infrastructure needed to employ restaurant staff already exists at LW; extending it to cover restaurant employees is a matter of scope rather than new setup. Adding restaurant staff is expected to keep LW's total employee count comfortably under the 50-full-time-equivalent threshold that triggers the ACA employer health-insurance mandate, though this should be confirmed once final restaurant staffing is set.

- Licensing and permits: a food establishment permit through the local health department, food manager certification (e.g., ServSafe) for the Restaurant Manager or Kitchen Manager, and — because alcohol service is an integral part of this plan — a Virginia ABC license appropriate to a private-club or restaurant setting, plus responsible alcohol-service training (e.g., TIPS certification) for all staff who serve alcohol.
- Insurance: general liability, liquor liability (required given planned bar service), property/equipment coverage for the commercial kitchen and bar, and employment practices liability insurance (EPLI) given the direct employment relationship.
- Governing documents: confirm LW's declaration and bylaws permit operating a restaurant as a direct business activity and authorize the Board to hire employees for this purpose; a Board resolution and possibly a membership vote may be required depending on the documents.

These obligations are not unusual for an employer of a modest-sized staff, and much of the underlying infrastructure is already in place at LW; the remaining items should still be confirmed with counsel and an insurance broker before the first hire.

7. Staffing Plan

A lean initial staffing structure, scaled to expected volume, with room to add hours as demand is proven:

Role	Type	Approx. Count	Notes
Restaurant Manager	Full-time employee	1	Hires and manages staff; owns budget, menu execution, bar oversight, and Committee reporting
Kitchen Manager / Lead Cook	Full-time employee	1	Can be combined with Restaurant Manager role initially if that hire has culinary background
Line Cooks / Prep	Part-time employees	2–3	Scaled to meal periods offered
Servers / Front of House	Part-time employees	3–5	Scaled to seating capacity and hours
Bartender / Bar Service	Part-time employee(s)	1–2	Cross-trained with servers where volume allows; requires TIPS or equivalent certification
Dishwasher / Utility	Part-time employee	1–2	Often combined with prep during slow periods

The first and most consequential hire is the Restaurant Manager. Given the labor market in Loudoun County, competitive pay, a clear scope of authority, and realistic performance goals (not a break-even mandate in year one) will matter more to retention than any other single decision in this plan.

Reliable local wage data for this hire, and for kitchen and front-of-house staff generally, can be gathered from several sources: the U.S. Bureau of Labor Statistics' Occupational Employment and Wage Statistics (OES) for the Washington-Arlington-Alexandria metro area; the Virginia Employment Commission's regional wage reports; salary surveys published by the Restaurant Association of Metropolitan Washington; and direct benchmarking against current job postings for comparable club-management, CCRC dining, and restaurant-management roles in Loudoun and Fairfax counties. A hospitality- or club-management search firm can also provide current compensation ranges as part of a retained search, and typically has more current data than public wage surveys.

8. Menu and Service Concept

The menu, hours, and bar service should be built around the documented preferences of a 55+ resident population rather than conventional restaurant norms:

- Early dining hours: lunch service and an early-bird dinner window (e.g., 4:30–6:30 PM) typically draw the heaviest resident traffic in comparable communities.
- Familiar, moderately priced comfort food with lighter and health-conscious options clearly marked, rather than a chef-driven or trend-forward menu.
- Smaller portion / smaller price options alongside standard entrées.
- Consistency over novelty: a stable core menu with periodic specials, rather than frequent full menu turnover.
- Takeout and easy-carry options for residents with mobility limitations or who prefer eating at home, plus delivery to residents' apartments for those unable to come to the dining room.
- A full bar integrated with dining service — beer, wine, and cocktails — including a recurring happy-hour or social-hour price period, which is a valued part of the amenity for a meaningful segment of residents.
- A recurring calendar of theme nights and special events (holiday dinners, trivia or live music nights, resident birthday recognition) run jointly by the Restaurant Manager and Restaurant Committee to build routine attendance.

9. Financial Plan

9.1 Framing: Budgeted Amenity, Not Profit Center

The financial plan should be built and approved on the same basis as any other clubhouse amenity: an annual operating budget with an approved subsidy from the resident assessment, reviewed against actuals monthly by the Restaurant Committee and quarterly by the Board. This is the single most important shift from the contractor model, where the operator had to find profit from residents or fail.

9.2 Illustrative Startup Costs

Because the commercial kitchen, dining room, and bar already exist, startup capital needs should be modest relative to opening a restaurant from scratch. Figures below are planning estimates to be refined with actual vendor quotes.

Item	Estimated Cost	Notes
Kitchen and bar equipment inspection & repair	\$5,000–\$15,000	Depends on condition after vacancy
POS / ordering system	\$3,000–\$8,000	Hardware plus first-year software; see Section 13 for reporting-capable options
Smallwares, dishware, bar glassware, linens	\$5,000–\$10,000	May partially reuse existing inventory
Initial food inventory	\$5,000–\$8,000	One-time stocking
Initial bar / alcohol inventory	\$3,000–\$6,000	One-time stocking, separate from food inventory

Item	Estimated Cost	Notes
Licensing, permits, insurance setup	$3,000–$6,000	Health permit, Virginia ABC license, liquor liability, EPLI setup
Launch marketing (signage, mailers, tasting event)	$2,000–$5,000	One-time

9.3 Illustrative Annual Operating Pro Forma

The following is a planning-level pro forma, not a forecast. It assumes modest participation (a small fraction of 1,700 residents dining regularly) consistent with typical amenity dining usage rates, and is intended to illustrate the subsidy conversation the Board should have — not to predict an exact result.

Category	Annual Estimate	% of Revenue
Food revenue	$280,000	80%
Bar / beverage (alcohol) revenue	$70,000	20%
Total food & beverage revenue	$350,000	100%
Cost of goods sold (food & beverage combined)	$105,000–$122,500	30–35%
Labor (wages + payroll taxes + workers' comp)	$175,000–$210,000	50–60%
Other operating costs (supplies, POS fees, marketing, permits, liquor liability insurance)	$25,000–$35,000	7–10%
Estimated annual subsidy required	$60,000–$110,000	—

Labor typically runs higher as a share of revenue in an amenity-dining context than in a standalone commercial restaurant, precisely because the goal is service quality and resident satisfaction rather than margin maximization. A subsidy in this range should be framed to the Board and membership as comparable in kind to the pool or fitness center budget line — a cost of providing the amenity, not a failure of the operation.

9.4 Revenue Levers

- A la carte pricing for walk-in and reservation dining
- Bar and beverage sales, including a happy-hour program, as an integral revenue stream tied to the existing dining-room bar
- Optional monthly food-and-beverage minimum for residents who want a country-club-style billing arrangement, applied as a credit toward meals
- Private event and catering revenue for resident functions (birthdays, club meetings, holiday parties) held in the dining room
- Multiple dayparts (breakfast or brunch, lunch, early dinner) to spread fixed labor cost across more covers per shift

10. Marketing and Resident Engagement

Weak community engagement was identified as a recurring failure point, so this plan builds resident communication in as a structural function rather than an afterthought:

- A recurring resident survey (semiannual) run by the Restaurant Committee on menu, hours, pricing, and satisfaction

- A monthly newsletter or clubhouse posting of the menu, specials, and upcoming events, distributed through LW's existing communication channels
- A soft-launch period with complimentary tasting events for residents before full opening, to build early word-of-mouth and gather direct feedback
- Visible Committee presence: a dedicated forum on LW's BuildingLink community portal where residents can post comments and suggestions directly to the Committee, since standing office hours are unlikely to be practical for a volunteer committee; a physical suggestion box in the dining room can supplement this for residents who prefer not to use the portal.

11. Risk Management

Risk	Mitigation
Subsidy exceeds budget	Monthly Committee review of budget-to-actual; Restaurant Manager authority capped without Committee approval for overages
Restaurant Manager turnover / difficulty hiring	Competitive market-rate pay research before posting (see Section 7); clear scope and realistic first-year goals
Food safety incident	Certified food manager on staff; regular health department inspections; general liability and EPLI coverage
Alcohol-service incident or liability	TIPS-certified staff, liquor liability insurance, house policy on last-call and cutoffs coordinated with LW management
Low resident participation	Soft-launch tasting events, recurring survey, menu built around documented resident preferences rather than assumption
Governance drift (Committee or Restaurant Manager overreach)	Written charter for the Restaurant Committee; monthly reporting cadence; clear job description with spending authority limits

12. Implementation Timeline

Phase	Timeframe	Key Activities
Phase 0: Authorization	Months 1–2	Board resolution; attorney review of governing documents and entity structure; insurance broker consultation
Phase 1: Restaurant Manager Recruitment	Months 2–4	Draft job description and compensation using wage-data sources in Section 7; post and interview; hire
Phase 2: Build-Out	Months 4–5	Kitchen and bar inspection/repair; POS setup; permits, ABC license, and other licensing; Restaurant Manager hires core staff
Phase 3: Menu & Soft Launch	Months 5–6	Menu and bar-service development with Committee input; resident tasting events; staff training
Phase 4: Grand Opening	Month 6	Full public opening to residents; launch marketing

Phase	Timeframe	Key Activities
Phase 5: Ongoing Review	Month 6 onward	Monthly financial review; semiannual resident survey; quarterly Board report

13. Success Metrics

- Monthly covers (meals served) and trend over time
- Average check size (food and bar, tracked separately)
- Food cost percentage and labor cost percentage vs. budget
- Subsidy actual vs. budgeted subsidy
- Resident participation rate (% of households dining at least monthly)
- Resident satisfaction score from semiannual survey

Several restaurant POS platforms generate most of these metrics directly from transaction data rather than requiring manual tracking. Toast, Lightspeed Restaurant, and NCR Aloha all include built-in reporting dashboards covering covers, average check, sales by category (useful for separating food and bar revenue), and labor-versus-sales tracking; Square for Restaurants offers a lighter-weight version of the same reporting at a lower cost, which may be sufficient at this scale. The Restaurant Manager should weigh reporting capability, not just up-front cost, when selecting a system in Phase 2, so that the monthly Committee report in Section 9 can be produced largely from the POS rather than assembled by hand.

14. Closing Note

Six failed contractor relationships over twenty years is a strong signal that the next fix is unlikely to come from finding a better contractor. This plan proposes treating the restaurant the way LW already treats its pool and fitness center: a resident amenity, staffed by LW employees, governed by a resident committee, and budgeted with a known subsidy rather than an assumed profit. That reframing does not guarantee success, but it removes the specific incentive and information problems that appear to have contributed to each of the prior six failures.

Appendix A: Comparable Community Dining Models

Section 4 notes that the community-operated, budgeted-subsidy approach to dining is common among CCRCs, country clubs, and larger 55+ communities. This is well documented in general terms in CCRC and Life Plan Community financial literature (for example, industry resources published by LeadingAge), which describes dining as a bundled, subsidized amenity rather than an independent profit center in most such communities.

However, specific named peer communities and their actual dining subsidy figures were not independently verified for this draft, and operating-budget detail of this kind is rarely made public. The Committee's most reliable path to real comparables is direct outreach to peer communities — for example, through LeadingAge Virginia's member directory, the Loudoun/Fairfax network of 55+ communities, or regional country club general managers — requesting a candid conversation about their dining subsidy and staffing model. This section can be filled in with named comparables and figures once that outreach is complete.

LANSDOWNE WOODS
of Virginia

Date: July 31, 2026

To: Board of Members

From: Audra J. Reed, CMCA®, AMS®, PCAM®
General Manager

Meeting Date: August 5, 2026

Subject: Agenda Item XII.A
Shuttle Bus Service Contract

Management issued an RFP for both 4-day-per-week and 3-day-per-week shuttle service to determine whether there were opportunities to reduce costs while continuing to provide transportation for our residents. This sparked significant discussion among residents about the future of the shuttle service, including whether the Association should continue providing the service at its current level or reduce the number of service days. Some even alluded to the possible elimination of the service altogether.

During recent discussions, several residents have suggested that the Association could drastically reduce or eliminate shuttle service because Loudoun County provides transportation for seniors. Since this has come up several times, I contacted Loudoun County directly to verify what transportation services are actually available. County staff confirmed that there is no transportation program where age alone qualifies someone for service.

The County's ADA Paratransit program is only available to individuals who have a disability or medical condition that prevents them from using regular public transportation. Residents must complete an application, have a healthcare provider certify their medical condition, and be approved before they can use the service. Trips must also be scheduled at least one day in advance. I also confirmed that the Leesburg On-Demand transit service does not serve Lansdowne Woods. Its service area is limited primarily to the Town of Leesburg.

The County does provide a list of other transportation providers; however, some are private transportation companies that charge a fee, some require an application and approval before they can be used, and some are only available to participants in Loudoun County Senior Centers or Adult Day Centers. Lastly, CareNET transportation is limited to eligible residents traveling to medical or dental appointments and has income and referral requirements.

The Paratransit, Leesburg On-Demand, and CareNET programs are beneficial for residents who qualify, but they are not a replacement for the LWVA shuttle for the majority of our residents. However, residents do still have other options besides the LWVA shuttle bus available to them, including Uber, Lyft, taxis, friends or family members, or private transportation services.

<u>Shuttle Bus Pricing</u>:

Management received 5 proposals. Based on the pricing submitted, the Board has several viable options to consider. Each option involves balancing the desired level of resident service against potential budget savings.

Option #1 - Maintain 4-Day Service with Chariots for Hire

This option maintains the current level of service while still realizing savings over the current contract. Chariots reduced its pricing in response to the competitive bidding process, resulting in an annual cost of $118,650 compared to the current annual cost of approximately $130,790. The advantage of this option is that residents continue receiving the same level of service with a contractor that has an established track record at Lansdowne Woods. The disadvantage is that it provides the least amount of budget savings.

Option #2 - Maintain 4-Day Service with the Vendor 2

Vendor 2's proposal for 4-day service is approximately $109,200 annually, providing an additional savings of about $9,450 compared to Chariots' revised proposal. I am not opposed to changing contractors if it is in the Association's best interest. However, changing providers always carries some level of risk. Although the new contractor may ultimately provide excellent service, there is always some uncertainty associated with transitioning to a new vendor, including learning our community, the route, and meeting resident expectations.

Option #3 - Reduce Service to 3 Days Per Week with the Vendor 2

This option provides the greatest annual savings at approximately $81,900. The tradeoff is a reduction in the level of service available to residents. While Management confirmed that Loudoun County transportation programs are not a practical replacement for the majority of our residents, residents would still have access to the Association shuttle 3 days per week, along with private transportation options such as Uber, Lyft, taxis, and family or friends.

Option #4 - Reduce Service to 3 Days Per Week with Chariots for Hire

This option provides meaningful savings while retaining our current provider. Although Chariots' proposal of $94,645 annually is approximately $12,700 higher than Vendor 2's 3-day proposal, the BOM may determine that the additional cost is justified by the contractor's experience with the community and proven service history.

<u>Management Recommendation</u>:

After evaluating the proposals, resident feedback, operational impacts, and potential budget savings, Management recommends awarding a 3-year contract to Vendor 2 for 3-day-per-week shuttle bus service. The 3-year pricing would be $81,900 for the 1st year, $85,176 in year 2, and $88,583 in year 3.

While reducing service from 4 days to 3 days would decrease the level of service provided to residents, it would preserve an important community amenity while achieving approximately $37,000 in annual savings compared to the current contract. Management believes this option provides the best overall balance between fiscal responsibility and continued resident service.

Management also recommends that the contract includes a standard termination for convenience (without cause) provision, allowing LWVA to terminate the agreement with appropriate notice should service needs or circumstances change during the contract term.

Budget & Finance Committee Recommendation:

At its July 28, 2026, meeting, the Budget & Finance Committee considered the proposals and voted to recommend that the Board award a 3-year contract to the Vendor 2 for 4-day-per-week shuttle bus service at an annual cost of $109,200, with funding included in the 2027 Operating Budget.

According to the draft meeting minutes, the motion was made by Bill Thomas and seconded by Paul Dunham. The motion passed by a vote of 5 in favor and 3 opposed.

Proposed Resolution:

Move to award a ______-year contract to _______________ for ______-day-per-week shuttle bus service, based on its submitted proposal, and authorize the General Manager to execute the agreement, provided the contract includes a termination for convenience (without cause) clause.

Member Representative	Member	Votes	Yes	No	Abstain	Absent
Berger, Barry A.	Magnolias	83.5				
Bishopp, Fred T., Jr. (Proxy to Lavanty)	Riverbend	114.5				
Gross, Trudy M.	Riverview	120.5				
Henderson, Wesley C.	Overlook	7				
Kaiser, Wayne A.	Potomac Ridge	115				
Lavanty, Donald F., Sr.	Riverbend	114.5				
Nyhan, Andrea	Blue Ridge	119.5				
Norton, Mary K.	Riverview	120.5				
Phelan, Merrill D. (Proxy to Berger)	Magnolias	83.5				
Saine, David V.	Potomac Ridge	115				
Upp, David J.	Blue Ridge	119.5				

Shuttle Bus Vendor Comparisons

Item	Description	Current Pricing & Terms	Vendor 1 - Incumbent Pricing & Terms	Vendor 2 Pricing & Terms	Vendor 3 Pricing & Terms	Vendor 4 Pricing & Terms	Vendor 5 Pricing & Terms
Daily Shuttle	4 days/week	$130,790 August 1, 2025-July 31, 2026	$118,650 August 1, 2026 - July 31, 2027	$109,200 August 1, 2026 - July 31, 2027	$197,600 August 1, 2026 - July 31, 2027	$157,218 August 1, 2026 - July 31, 2027	$138,000 August 1, 2026 - July 31, 2027
	multi-year option		Year 2 = $122,210; $330 Year 3 = $125,877; $340	Year 2 = $113,568; Year 3 = $118,111			
Daily Shuttle	3 days/week	Not applicable	$94,645 August 1, 2026 - July 31, 2027	$81,900 August 1, 2026 - July 31, 2027	$148,200 August 1, 2026 - July 31, 2027	$141,582 August 1, 2026 - July 31, 2027	$103,500 August 1, 2026 - July 31, 2027
	multi-year option		Year 2 = $97,485; $330 Year 3 = $100,410; $340	Year 2 = $85,176; Year 3 = $88,583			
Type of Bus		24-passenger ADA shuttle bus	24-passanger ADA shuttle bus	24-28 passenger ADA shuttle bus	24 passenger ADA shuttle bus	24 passenger ADA minibus	10 passenger ADA van
Sunday Shuttle	paid for by church	$320.00 for up to 3 hours plus $50.00 for each additional ½ hour	$320.00 for up to 3 hours plus $50.00 for each additional 1/2 hour	$300.00 for up to 3 hours plus $85.00 for each additional ½ hour		$172.50/hour with a 3 hour minimum ($517.50 min) *reference rate sheet in proposal	$103/hour with a 4 hour minimum ($412 min)
Field Trips		$320.00 for up to 3 hours plus $50.00 for each additional ½ hour	$320.00 for up to 3 hours plus $50.00 for each additional 1/2 hour	$300.00 for up to 3 hours plus $85.00 for each additional ½ hour		$172.50/hour with a 3 hour minimum ($517.50 min) *reference rate sheet in proposal	$103/hour with a 4 hour minimum ($412 min)
Comments				Fleet of 11 vehicles, two dedicated ADA minbuses currently and planning to add 1 or 2. Shop is located near Leesburg Wegmans. 4% escalator for multi-year. Rates for Sunday shuttle and field trips reviewed annually and adjusted as needed based on service usage and operating conditions at that time.			

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LANSDOWNE WOODS
of Virginia

Date:	July 31, 2026
To:	Board of Members
From:	Audra J. Reed, CMCA®, AMS®, PCAM® General Manager
Meeting Date:	August 5, 2026
Subject:	Agenda Item XII.B Analysis of Snow & Ice Removal Outsourcing

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At the July Board of Members meeting, the Board requested that Management obtain pricing for outsourcing snow and ice removal for common area sidewalks, building entrances, pedestrian pathways, and similar areas. The purpose was to help determine whether to continue pursuing the proposed Snow & Ice Removal Coordination and Cost-Sharing Agreement or instead hire a third-party contractor.

After reviewing both the financial and operational impacts, it became clear that this is not simply a matter of comparing our labor rates to a contractor's pricing. While hourly costs are one factor, they do not tell the whole story.

Currently, roadway snow removal is already outsourced. Sidewalks, building entrances, and pedestrian areas are cleared by our engineering staff. Under our current contract with our snow removal provider, snow blowing is billed at $60.00 per person per hour and shoveling and applying ice melt is billed at $48.50 per person per hour. By comparison, our engineers' average hourly wage is approximately $40.15 at straight time and $60.22 at overtime.

However, even if sidewalk snow removal were outsourced, the engineers would likely still be required to report to work during snow events. Their responsibilities include monitoring building systems, clearing rooftop vents and air intakes, responding to building-related emergencies, and ensuring the buildings remain safe and operational. Those responsibilities do not disappear simply because a contractor is clearing the sidewalks.

As a result, outsourcing would not eliminate engineering labor costs. The condominium associations would continue paying for their engineers to work during snow events while LWVA would also be paying a contractor to perform the sidewalk snow removal. In effect, owners would be paying for both. It is also important to note that the current draft 2027 LWVA budget does not include the cost of engineering labor for all snow removal activities because, under the long-standing operating model, each condominium association budgets for and pays the wages of its own engineering staff during snow events. If the Board wishes to change that funding model and have LWVA absorb those labor costs in the future, the draft budget would need to be revised accordingly. Therefore, any comparison of contractor costs to the current LWVA budget should recognize that it does not include all engineering labor costs.

There are also important operational considerations. During a snow event, we currently have 12 engineers deployed throughout the property, allowing all six condominium associations and the LWVA common areas to be serviced at the same time. A contractor serving multiple clients would likely service properties sequentially and could not reasonably be expected to dedicate the same level of staffing exclusively to Lansdowne Woods during a storm.

Our engineers can also respond immediately as conditions change. If a sidewalk becomes icy or a hazardous condition develops, staff can address it without delay. Contractors generally operate on scheduled routes, serve multiple properties, and often impose minimum service charges, such as a four-hour minimum for labor and equipment. As a result, we cannot expect the same level of responsiveness for isolated conditions that may require only a brief visit.

Another advantage of using our own staff is their familiarity with the property. They know which sidewalks freeze first, where drainage problems occur, and which areas require additional attention as conditions change. They continuously adjust their priorities throughout the storm based on actual conditions. A contractor is more likely to follow a predetermined route and return later if additional service is needed.

Even if snow removal were outsourced, LWVA would still retain responsibility for managing the contractor, monitoring performance, inspecting completed work, ensuring contract compliance, and addressing any deficiencies. At a minimum, the Chief Engineer would still be responsible for overseeing those operations.

It is also important to recognize that snow removal is not an additional duty that has been placed on our engineers. It has always been an established part of their job responsibilities. While it is physically demanding work, it is one of the functions for which they were hired. Unless the expectation is that engineers would no longer report to work during snow events, outsourcing sidewalk snow removal would add a contractor expense without eliminating existing staffing costs.

Management Recommendation:

Management does not recommend outsourcing sidewalk snow and ice removal. Although our current contractor's hourly rates appear reasonable when viewed in isolation, outsourcing would not eliminate engineering labor costs because our engineers must still be on-site performing essential building-related responsibilities during snow events. As a result, the Association would incur a significant new contractor expense while the condominium associations would continue bearing their existing staffing costs.

From an operational standpoint, our current approach provides a level of responsiveness that would be difficult for an outside contractor to match. Our engineers are already on-site, familiar with the property, and able to respond immediately as conditions change. This results in faster service, better oversight, and a higher level of care for our residents.

It is also important to recognize that the proposed Snow & Ice Removal Coordination and Cost-Sharing Agreement should not be viewed as a change in how snow and ice removal is performed or funded.

Rather, it documents the operating model that has been in place for decades and was formally adopted by LWVA in 2013 through Policy Resolution #22. Under that policy, the condominium associations provide engineering staff for snow and ice removal and absorb the associated labor costs. The proposed agreement simply formalizes and memorializes those long-standing practices.

For these reasons, Management recommends that the Board decline to outsource sidewalk and pedestrian area snow and ice removal, continue utilizing the existing engineering staffing model, and continue discussions with the condominiums regarding a Snow & Ice Removal Coordination and Cost-Sharing Agreement. The agreement formalizes the long-standing allocation of responsibilities between LWVA and the condominium associations and provides a clear framework for future operations.

Proposed Resolution:

Move to continue utilizing the existing engineering staffing model for sidewalk, building entrance, pedestrian pathway, and common area snow and ice removal and not pursue outsourcing of those services at this time.

Member Representative	Member	Votes	Yes	No	Abstain	Absent
Berger, Barry A.	Magnolias	83.5				
Bishopp, Fred T., Jr. (Proxy to Lavanty)	Riverbend	114.5				
Gross, Trudy M.	Riverview	120.5				
Henderson, Wesley C.	Overlook	7				
Kaiser, Wayne A.	Potomac Ridge	115				
Lavanty, Donald F., Sr.	Riverbend	114.5				
Nyhan, Andrea	Blue Ridge	119.5				
Norton, Mary K.	Riverview	120.5				
Phelan, Merrill D. (Proxy to Berger)	Magnolias	83.5				
Saine, David V.	Potomac Ridge	115				
Upp, David J.	Blue Ridge	119.5				

LANSDOWNE WOODS of Virginia

Date: July 31, 2026

To: Board of Members

From: Audra J. Reed, CMCA®, AMS®, PCAM®
General Manager

Meeting Date: August 5, 2026

Subject: Agenda Item XII.C
Appoint Members to Strategic Planning Group (SPG)

At its July 1, 2026, meeting, the Board of Members approved the creation of an ad hoc Strategic Planning Group (SPG) in accordance with Policy Resolution #23, Strategic Planning Group. Following the Board's action, each Member Association and The Vistas at Lansdowne was asked to submit the name of one individual they would like appointed to serve on the LWVA Strategic Planning Group.

The following individuals have been nominated for appointment:

Association	Nominee
Riverbend	Marie Gay
Blue Ridge	Flora Davis
Magnolias	Stephen Petranek
Potomac Ridge	(not yet submitted)
Riverview	Virginia Stephanakis
Overlook	Beck Dickerson
Vistas at Lansdowne	Bob Higgins

Proposed Resolution:

Move to appoint the individuals identified as members of the Strategic Planning Group in accordance with Policy Resolution #23, Strategic Planning Group.

Vote tabulation on following page.

Subject: Appoint Members to Strategic Planning Group (SPG)

Member Representative	Member	Votes	Yes	No	Abstain	Absent
Berger, Barry A.	Magnolias	83.5				
Bishopp, Fred T., Jr. (Proxy to Lavanty)	Riverbend	114.5				
Gross, Trudy M.	Riverview	120.5				
Henderson, Wesley C.	Overlook	7				
Kaiser, Wayne A.	Potomac Ridge	115				
Lavanty, Donald F., Sr.	Riverbend	114.5				
Nyhan, Andrea	Blue Ridge	119.5				
Norton, Mary K.	Riverview	120.5				
Phelan, Merrill D. (Proxy to Berger)	Magnolias	83.5				
Saine, David V.	Potomac Ridge	115				
Upp, David J.	Blue Ridge	119.5				

Date: July 31, 2026

To: Board of Members

From: Audra J. Reed, CMCA®, AMS®, PCAM®
General Manager

Meeting Date: August 5, 2026

Subject: Agenda Item XII.D
Discussion on Next Steps for Restaurant

Management believes LWVA has reached the point where the Board of Members must decide whether providing restaurant service remains a priority amenity for the community.

Over the past 8 months, LWVA has hired restaurant consultant Michael Sternberg, explored different operating models, issued a Request for Proposals (RFP), and negotiated with a prospective operator. Through that process, one message has been consistent: a restaurant at LWVA will not succeed without financial support from LWVA. Mr. Sternberg has advised the Board that some level of financial support will be necessary for a restaurant to succeed. While he cannot identify a specific dollar amount that guarantees success, he has consistently advised that a significant financial commitment will be required.

Mr. Sternberg has also advised that another active 55+ community in the area budgets approximately $800,000 annually to support its food service program. However, that funding is not limited to restaurant operations. It also supports food service for numerous community social events and club activities, allowing the operator to offer meals for community events and club functions at lower prices while maintaining a full-service dining operation.

LWVA has also received proposals from experienced restaurant operators. In 2023, Aramark proposed a guaranteed revenue model under which LWVA would pay $75 per unit per month (based on 1,113 units = $1,001,700 annually) in exchange for a meal credit of $75 per unit per month for each unit. Earlier this year, CCL Hospitality Group (formerly Compass Community Living) proposed a similar guaranteed revenue model of approximately $70 per resident per month (based on 1,600 residents = $1,344,000 annually) in exchange for each resident receiving two dinners and one lunch per month. Both operators independently concluded that operating a successful restaurant at LWVA would require a substantial financial commitment from LWVA.

Management is not aware of the basis for the previously discussed figure of $7 per unit per month. However, based on Mr. Sternberg's advice, the experience of a comparable 55+ community, the proposals received from qualified operators, and the limited interest shown by local restaurants and operators when little or no financial support was contemplated, it is clear that that level of financial support is not consistent with the financial realities of operating a restaurant at LWVA.

Despite outreach to prospective operators over the past several years, LWVA has received very little interest from qualified restaurant operators willing to pursue the opportunity without substantial financial support. Management believes this lack of interest further demonstrates the challenges of attracting and retaining a successful operator under the current financial assumptions.

Having said this, Management does not recommend continuing to solicit restaurant operators until the Board first determines whether it is willing to provide meaningful financial support and, if so, establishes the level of funding it is prepared to include in the operating budget. Without that decision, Management cannot realistically market the opportunity or negotiate with prospective operators because the financial framework has not been established.

Management also believes it is important to set realistic expectations with prospective operators. While initiatives such as gift card programs, marketing efforts, or other limited financial incentives may help support a restaurant, they should not be presented as a substitute for the level of financial commitment that experienced consultants and multiple qualified restaurant operators have advised will be necessary. Doing so creates unrealistic expectations and increases the likelihood that another operator will be unsuccessful.

If the Board determines that a restaurant remains an important community amenity, Management recommends that the Board first establish an appropriate level of funding in the operating budget and then authorize Management to pursue qualified operators within those financial parameters. If, however, the Board determines that it is not willing to provide the level of financial support necessary to sustain a restaurant, Management recommends that the Board begin evaluating alternative long-term uses for the space, recognizing that repurposing the space will also require a significant investment.

In addition to providing dining services, the restaurant serves as an important anchor amenity for the Clubhouse. It encourages residents to gather, socialize, and participate in evening activities, helping to keep the Clubhouse active beyond normal business hours. Without an operating restaurant, the Clubhouse becomes noticeably quieter in the evenings, diminishing the vitality of one of the community's primary gathering places.

While it is natural for owners to think in terms of the monthly cost per unit, Management recommends that the Board evaluate the restaurant in the same manner as LWVA’s other amenities. The Board does not determine whether to provide security, the pool, fitness center, or transportation service based solely on the monthly cost to each owner. Rather, it determines which amenities are necessary or important to the community and budgets the resources necessary to provide them. Management believes the restaurant should be viewed in the same way.

Ultimately, the question before the Board is not whether restaurant service can operate without financial support. The information gathered over the past several years has demonstrated that it cannot. Rather, the question is whether the Board believes restaurant service is an amenity that is important enough to the community to warrant funding. Once that policy decision is made, the Board can move forward accordingly.

Requested Board Action:

Management requests that the Board provide direction regarding the future of the restaurant by determining:

- Whether LWVA will continue pursuing restaurant service as a community amenity; and
- If so, the level of annual operating funding the Board is willing to commit to support that amenity.

Based on the Board's direction, Management will return with recommendations for implementing the Board's decision.

Member Representative	Member	Votes	Yes	No	Abstain	Absent
Berger, Barry A.	Magnolias	83.5				
Bishopp, Fred T., Jr. (Proxy to Lavanty)	Riverbend	114.5				
Gross, Trudy M.	Riverview	120.5				
Henderson, Wesley C.	Overlook	7				
Kaiser, Wayne A.	Potomac Ridge	115				
Lavanty, Donald F., Sr.	Riverbend	114.5				
Nyhan, Andrea	Blue Ridge	119.5				
Norton, Mary K.	Riverview	120.5				
Phelan, Merrill D. (Proxy to Berger)	Magnolias	83.5				
Saine, David V.	Potomac Ridge	115				
Upp, David J.	Blue Ridge	119.5				

The Restaurant Isn't Just a Restaurant
Michael Sternberg—*Mr. Sternberg is President of Sternberg Hospitality and has spent more than 40 years owning, operating, and advising restaurants throughout the United States. He was recently engaged by the LWVA Board of Members to evaluate dining operations at Lansdowne Woods.*

For the past five years, Lansdowne Woods has attempted something many private communities think should be the model: operating its restaurant with little or no financial support from the Association. Unfortunately, the results speak for themselves. During that period, the LWVA community has cycled through three different operators, each leaving residents dissatisfied for different reasons. Today, the community has no restaurant operator at all.

While many factors undoubtedly contributed to that outcome, it also raises an important question: **Was the expectation itself realistic?**

Having spent more than four decades owning, operating, and consulting to restaurants, including those in private communities, I've become convinced that many communities begin with the wrong question. They ask, "How do we eliminate the subsidy?" when they should first be asking, "How do we define success?"

Unlike a neighborhood restaurant, a community restaurant serves a fixed population. It cannot expand its market through advertising, attract office workers, benefit from tourism, or draw customers from a growing surrounding population. Once it has attracted as many residents as possible, there are very few additional customers available. Yet it faces the same rising costs for food, labor, utilities, insurance, equipment, and repairs as every other restaurant.

That does not mean community restaurants cannot be successful. It does mean that success should not be measured solely by whether they produce an operating profit.

The restaurant in a gated community exists for a different reason. It is one of the amenities that helps define the lifestyle a community offers. It provides a place to gather with friends, welcome new residents, celebrate special occasions, host visiting family, support club activities, or simply enjoy an evening without leaving the community. In many respects, it becomes the community's living room.

Those benefits are difficult to measure on a profit and loss statement, but they are no less real. Research consistently demonstrates the importance of opportunities for social interaction, particularly in active adult communities. Likewise, attractive amenities and an active social environment contribute to resident satisfaction and to the overall appeal of a community for prospective buyers. While no credible study can isolate the restaurant as the reason someone chooses to purchase a home, it is undeniably part of the lifestyle that many residents expect when they choose to live in a community such as Lansdowne Woods. None of this suggests that a restaurant should operate without accountability. Quite the opposite. Residents deserve good food, attentive service, responsible financial management, and an operation that reflects well on the community. A poorly managed restaurant should never be excused simply because it is considered an amenity.

The question is not whether the community should subsidize an unsuccessful restaurant. The answer to that is unequivocally no. The real question is what level of financial support is necessary to enable a qualified restaurant operator to provide the dining experience, social gathering place, and community amenity that residents want, while operating in a financially sustainable manner.

Every community must answer that question for itself. Some choose a simple café. Others support a full-service restaurant with catering, private events, and an active social calendar. Neither approach is inherently right or wrong. The important thing is that the level of service expected by residents is matched by an economic model that gives the operator a realistic opportunity to succeed.

The experience at Lansdowne Woods over the past five years suggests that this balance is not always easy to achieve. But if the community concludes that it values having a vibrant restaurant as part of the lifestyle it offers, then the discussion should focus less on whether financial support is appropriate and more on what level of support is necessary to create a stable, sustainable operation that serves residents well for years to come.

LANSDOWNE WOODS
of Virginia

Date: July 31, 2026

To: Board of Members

From: Audra J. Reed, CMCA®, AMS®, PCAM®
General Manager

Meeting Date: August 5, 2026

Subject: Agenda Item XIII.A
Appoint Member to Activities Committee

The Magnolias has advised Management that it wishes to fill its current vacancy on the Activities Committee. The Magnolias has nominated Elizabeth Healy to serve as its second representative, joining Didem Maurice.

The Board of Members is asked to confirm the appointment of Elizabeth Healy to the LWVA Activities Committee.

Proposed Resolution:

Move to appoint Elizabeth Healy to serve as on the Activities Committee, effective immediately, to fill the current vacancy.

Vote tabulation on following page.

Subject: Appoint Member to Activities Committee

Member Representative	Member	Votes	Yes	No	Abstain	Absent
Berger, Barry A.	Magnolias	83.5				
Bishopp, Fred T., Jr. (Proxy to Lavanty)	Riverbend	114.5				
Gross, Trudy M.	Riverview	120.5				
Henderson, Wesley C.	Overlook	7				
Kaiser, Wayne A.	Potomac Ridge	115				
Lavanty, Donald F., Sr.	Riverbend	114.5				
Nyhan, Andrea	Blue Ridge	119.5				
Norton, Mary K.	Riverview	120.5				
Phelan, Merrill D. (Proxy to Berger)	Magnolias	83.5				
Saine, David V.	Potomac Ridge	115				
Upp, David J.	Blue Ridge	119.5				

LANSDOWNE WOODS
of Virginia

Date: July 31, 2026

To: Board of Members

From: Audra J. Reed, CMCA®, AMS®, PCAM®
General Manager

Meeting Date: August 5, 2026

Subject: Agenda Item XIII.B
Rescind Policy Resolution #14 – Use of Common Elements: Ballroom

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Over the past year, the Policy Resolutions Working Group (PRWG) and the Board of Members has been engaged in a comprehensive review and update of the LWVA's Policy Resolutions. Many of the existing resolutions were outdated and in need of revision or replacement. The Board has now completed more than three-quarters of that effort.

As part of this process, the Board recently approved Policy Resolution #8, Reservation, Rent, and Use of Clubhouse Rooms. That resolution consolidates and updates LWVA's policies governing the reservation and use of the Clubhouse meeting rooms, including the Ballroom.

Because Policy Resolution #8 now addresses the subject matter previously covered by Policy Resolution #14, Use of Common Elements: Ballroom, Policy Resolution #14 is no longer necessary. Retaining both resolutions could create confusion, as Policy Resolution #14 has been superseded by the more comprehensive and current provisions contained in Policy Resolution #8.

Management Recommendation:

Management recommends that the Board rescind Policy Resolution #14, Use of Common Elements: Ballroom, as it has been superseded by Policy Resolution #8, Reservation, Rent, and Use of Clubhouse Rooms.

Proposed Resolution:

Move to rescind Policy Resolution #14, Use of Common Elements: Ballroom, as it has been superseded by Policy Resolution #8, Reservation, Rent, and Use of Clubhouse Rooms, effective immediately.

Vote tabulation on following page.

Subject: Rescind Policy Resolution #14 – Use of Common Elements: Ballroom

Member Representative	Member	Votes	Yes	No	Abstain	Absent
Berger, Barry A.	Magnolias	83.5				
Bishopp, Fred T., Jr. (Proxy to Lavanty)	Riverbend	114.5				
Gross, Trudy M.	Riverview	120.5				
Henderson, Wesley C.	Overlook	7				
Kaiser, Wayne A.	Potomac Ridge	115				
Lavanty, Donald F., Sr.	Riverbend	114.5				
Nyhan, Andrea	Blue Ridge	119.5				
Norton, Mary K.	Riverview	120.5				
Phelan, Merrill D. (Proxy to Berger)	Magnolias	83.5				
Saine, David V.	Potomac Ridge	115				
Upp, David J.	Blue Ridge	119.5				

LANSDOWNE WOODS OF VIRGINIA COMMUNITY ASSOCIATION, L.C.
POLICY RESOLUTION NO. 14

USE OF THE COMMON ELEMENTS: BALLROOM

Whereas, Article 5, Section 5.1 (8) of the Declaration for Lansdowne Woods of Virginia, L.C. provides that the Association will exercise all powers and perform all duties and obligations of the Association as set forth in the Association Documents with respect to all or any portion of the Property, and

Whereas, Article 5, Section 5.1 (2) states that the Association shall provide for the upkeep and operation of the common area, and

Whereas, Article 5, Section 5.1 (5) grants the Association the right to adopt or amend any reasonable rules and regulations not inconsistent with the Association Documents

NOW, THEREFORE, BE IT RESOLVED THAT: the following rules and regulations for the use of the Ballroom be adopted.

I. RESERVATIONS

A. The Lansdowne Woods of Virginia Community Association, L.C. welcomes and encourages the use of the Ballroom by The Lansdowne Woods of Virginia Community Activities Department, by each Member Association in The Lansdowne Woods of Virginia, by individual residents and owners living in Lansdowne Woods of Virginia and by Clubs and Organizations sponsored/approved by the Activities Office of Lansdowne Woods of Virginia.

B. The maximum allowable occupancy of the Ballroom is 275 persons for the Washington Room and 275 for the Monroe Room.

C. Reservations may be made by contacting the Activities Office in the Clubhouse (703-723-1501). Rooms must be reserved in advance to guarantee meeting/event space. The Activities Office will maintain a schedule for use of the room. Lansdowne Woods of Virginia Association meetings and Activities will be scheduled on a monthly basis by the Activities Director and given first priority over all other events since these activities are open to and participated in primarily by Lansdowne Woods of Virginia residents from all buildings.

D. Each Member Association may reserve The Ballroom for events sponsored by their respective Activities Committees and Board of Directors at no charge. (*A fee will be imposed, however, for any staff time needed for time setting-up or cleaning up the room beyond normal maintenance following such functions.)*

E. A club or organization composed exclusively of residents may have use of the room also without charge provided:

1. They are recognized by the Lansdowne Woods of Virginia Activities Director as a functioning organization whose purpose and activities will be of benefit to the quality of life of the residents of Lansdowne Woods of Virginia
2. They understand that scheduling changes may occasionally become necessary to accommodate priority activities.
3. All rules for the use (and clean-up) of the room are observed.

F. RESERVATION FOR PRIVATE USE: A Lansdowne Woods of Virginia Resident may rent the room for a private function. The procedure is as follows:

1. Rental cost for a one-time event is $500 for the full ballroom or $250 for half, plus a $500 or $250 returnable security deposit.
2. A rental request form, obtained from the Lansdowne WoodsActivities Office, must be completed and returned to the Activities Office for approval, along with separate checks for the rental and deposit, at least thirty (30) days before the resident wishes to use the room. The Activities Office will not take a reservation more than 365 days prior to the requested date of the event. Should a conflict occur (i.e., more that one resident desires to reserve the room for the same date), the rule of "first come, first served" shall apply.
3. Reservations will be approved if:
   a) The rental request form is submitted to the Activities Office in the required time frame;
   b) The resident's unit is current in all assessment payments and fees to both the member association and Lansdowne Woods of Virginia;
   c) The resident is a member in good standing with their member association and Lansdowne Woods of Virginia;
   d) The room is available for the time requested;
   e) The use to which the facility is to be put is appropriate;
   f) The reservation fee and room deposit has been paid in full.

G. DEPOSITS

1. The security deposit will be refunded to the resident host no later than twenty (20) business days after the date of the reservation.
2. The full amount of the deposit will be returned less any amount the Activities Office determines is necessary to repair damages or provide for additional necessary clean-up.
3. The deposit will be refunded provided: a) the after-event inspection finds the room to be in satisfactory condition; and b) all additional charges, if any, are satisfied.
4. Lansdowne Woods of Virginia is authorized to invoice the resident host for additional damage or clean-up costs in excess of the

security deposit. Should such invoice not be paid, Lansdowne Woods of Virginia is authorized to assess the charges against the resident host's association account and collect it as such.

5. If notification of cancellation of the scheduled event is received by the Activities Office one or more weeks (7 days or more) before the event, the room rental and full deposit will be returned.

II. RULES FOR USE OF ROOM BY INDIVIDUAL RESIDENTS

A. Prior to the event, the resident reserving the room must:

1. Provide the front gate with a written list in alphabetical order of all non-resident guests at least 24 hours before the event.
2. Understand and sign a disclaimer of liability that the Association assumes no liability arising from private use of the room.

B. On the day of and during the event, the resident host must:

1. Inspect the Ballroom with a member of the Security Staff or Management and sign the Ballroom Inspection Report to ensure that the room is in proper order.
2. The host resident or his/her adult designee must monitor the entrance door during the arrival of guests.
3. Be present at all times ensuring that users of the room abide by all applicable laws and ordinances and Lansdowne Woods of Virginia rules and regulations.
4. Assume responsibility for injury or damage to persons or property arising from use of the facility and all actions of their guests.
5. Makes certain that guests confine their activities to the room and do not wander throughout the Clubhouse.
6. Ensure children remain in the room and are under supervision at all times.
7. Ensure that levels of conversation, music volume, and noise will be kept at levels which do not interfere with the use and enjoyment of the Clubhouse and restaurant by residents not attending the event.
8. The resident reserving the room is personally responsible for the behavior of the group and for the loss of/or damage to property, furnishings and equipment.
9. Ensure that the room is vacated and cleaned by midnight (12:00 midnight) unless the Activities Office approves a later hour.
10. Contact Front Gate Security or Management to inspect the room following the event and turn off all lights before leaving.

C. After Event, Clean-Up & Inspection

1. After the event, the resident host is responsible for:
   a. Monitoring the departure of guests;
   b. Cleaning Up the Room;
   c. Arranging for the inspection of the room.

2. Cleanup. The resident host is responsible for the clean-up of the room.
    a. Clean-up includes removing all decorations, wiping down tables and counters, removing all food items from the catering kitchen and room, cleaning of appliances, as necessary, returning all tables, chairs and other furniture to their original location, placing all trash in secured plastic bags for removal by janitorial staff, and turning off all lights.
3. Inspection:
    a. A member of the Security Staff or Lansdowne Woodswill conduct an inspection of the room, along with the resident host, after clean-up has been done.
    b. Regardless of how the closeout inspection is done immediately after the event, the Activities Department is responsible for inspecting the party room the first business day after private use to inspect the condition of the room and associated equipment.

III. PARKING

A. Parking for functions in the Ballroom is limited to available space surrounding the Clubhouse. Guests are restricted from parking in front of or adjacent to each residential building.

IV. FOOD AND BEVERAGE SERVICE

A. Residents may bring food into the ballroom only for “light fare”, i.e., cookies or light snacks, coffee and non-alcoholic drinks during or following a function. Those bringing in “light fare” are responsible for all paper products needed and for restoring rooms to original condition immediately following the event.

B. Residents may utilize chairs, tables, podium, coffee pot(s), when reserving room.

C. A fee will be charged for inadequate cleanup commensurate with the work and equipment required to properly clean the space. The amount will be paid out of the Security Deposit.

D. If there is damage, commensurate charges will be made to the sponsoring party and be paid out of the Security Deposit. If damage costs exceed the deposit, the sponsoring party will be assessed for any damages. The damages shall be charged as an assessment and may be collected as such.”)

E. The Lansdowne Woods of Virginia restaurant operator has the right of first refusal for all catering and beverage service for functions held in the Ballroom except as noted above in regard to “light fare”. If the restaurant operator does not elect to provide catering and beverage service, the resident host must provide to the Activities Department the name of the outside caterer being hired. The resident host must also provide to Lansdowne Woods of Virginia a certificate of insurance from the caterer which shows Lansdowne Woods of Virginia Community Association. L.C. as an additional insured. Such certificate shall be filed with the Activities Office at least fifteen days prior to the event. Should such a certificate not be provided, the event will be canceled and removed from the schedule and fees and deposits returned.

V **PROHIBITIONS**

A. No outside caterers unless the restaurant operator has elected not to provide such services.
B. No decorations may be adhered to the walls, ceilings, and furniture by any means. (Free standing and table decorations are permitted)
C. No alcoholic beverages may be brought into Clubhouse premises by residents or their guests. All alcoholic beverages used in any event must be purchased through the restaurant operator or provided through an approved server.
D. There shall be no commercial events.
E. No clubs or organizations consisting of non-residents; however, this does not preclude a resident from bringing a non-resident guest to an event.

Draft Approved by Buildings & Grounds Committee: May 22, 2006
Sent to Board of Directors for Review at June 7, 2006 meeting.
Approved by the Board of Directors at the June 7, 2006 meeting.

LANSDOWNE WOODS OF VIRGINIA COMMUNITY ASSOCIATION, LC

USE OF COMMON ELEMENTS: BALLROOM

DISCLAIMER OF LIABILITY

Any resident wishing to reserve Ballroom for private use agrees to abide by the rules and regulations of Policy Resolution No. 14 Use of Common Elements: Ballroom. This completed form must be returned to the Lansdowne Woods Activities Office for approval at least thirty (30) days prior to the scheduled event.

The Board of Directors and management do not assume responsibility for any occurrence, accident or injury in connection with such use. The resident host agrees to be solely responsible for the actions of his/her guests and the resident host will indemnify, defend and hold the Association harmless from any liability associated with the host's and guest's usage of the facility.

The member-host further certifies that: I have carefully read the foregoing release as well as the rules and regulations for the use of the common elements: Ballroom and know the contents thereof, and I sign this disclaimer as my own free act.

______________________	____________	____________________
Signature of Resident Host	Building/Unit #	Date
______________________		____________________
Witness		Date

LANSDOWNE WOODS OF VIRGINIA COMMUNITY ASSOCIATION, LLC

POLICY RESOLUTION #8

RESERVATION, RENTAL, AND USE OF CLUBHOUSE ROOMS

WHEREAS, Section 4.1(b) of the Third Amended and Restated Declaration for Lansdowne Woods of Virginia ("Declaration") provides that Lansdowne Woods of Virginia Community Association, LLC ("LWVA") shall be managed by the Board of Members ("Board"), and Section 4.1(a)(5) authorizes LWVA to adopt and amend reasonable Rules and Regulations not inconsistent with the Governing Documents;

WHEREAS, Section 3.6(a) of the Declaration provides that each Owner has a non-exclusive right and easement of use and enjoyment in common with others of the Common Area, except as otherwise provided in the Declaration;

WHEREAS, LWVA provides certain rooms, meeting spaces, and other reservable areas within the Clubhouse (collectively, the "Rooms") for the benefit and enjoyment of residents and to support social, recreational, educational, and community-related activities;

WHEREAS, fair and consistent rules governing the reservation, rental, and use of Rooms are necessary to ensure equitable access, prevent conflicts, and protect LWVA property;

WHEREAS, misuse, overuse, or damage to the Rooms may result in increased maintenance costs and disruption to the community; and

WHEREAS, the Board desires to establish procedures governing the reservation, rental, and use of Rooms in order to promote appropriate use, accountability, and fairness.

NOW, THEREFORE, BE IT RESOLVED, that the Board hereby adopts the following policy which shall supersede and replace any previously adopted policies and procedures relating to the same or similar subject:

I. ELIGIBILITY

The following entities and persons may reserve Clubhouse Rooms, subject to availability and compliance with this Policy Resolution:

A. LWVA, including the Board of Members, committees, working groups, management, and staff acting on behalf of LWVA.

B. Member Condominium Associations and the Vistas at Lansdowne Homeowners Association.

C. LWVA-approved clubs, groups, and organizations.

D. Residents for private functions as provided in Section III of this Resolution.

II. GENERAL RULES AND REQUIREMENTS

A. Clubhouse Rooms shall be available only for use when such functions do not interfere with LWVA operations, programs, or activities.

B. Regular and special Clubhouse meetings and activities, as determined by the Board, General Manager, or Activities Director, shall have priority over all other reservations.

C. Reserving a Room authorizes access only for the period and purpose approved by LWVA.

D. Reservations shall be limited to normal Clubhouse operating hours unless otherwise approved by the Board or General Manager.

E. No Clubhouse space shall be used for fundraising purposes without prior written approval from the General Manager.

F. A guest list shall be provided to the Gatehouse no later than one business day prior to any event involving outside guests.

G. LWVA property, furniture, equipment, or supplies shall not be removed from the Clubhouse without prior approval from the General Manager.

H. Any chairs, tables, equipment, or furnishings moved by the reserving party shall be returned to their original locations or designated storage areas prior to the conclusion of the reservation period.

I. LWVA equipment may be used only when specifically requested and approved as part of the reservation.

J. Decorations, banners, signs, or similar materials shall not be taped, nailed, stapled, or otherwise affixed to walls, ceilings, doors, windows, or furnishings.

K. Any furniture, equipment, decorations, or other items brought into the Clubhouse must receive prior approval from the General Manager or Activities Director.

L. Sound levels shall be maintained at a reasonable level and shall not interfere with other Clubhouse activities or disturb residents.

M. Rooms shall not be used for any unlawful purpose. The reserving party shall not permit any disorderly, disruptive, or inappropriate conduct, excessive noise, or any activity that unreasonably interferes with the rights, comfort, convenience, or safety of other residents or users of the Clubhouse.

N. The reserving party shall be responsible for all event setup and cleanup and shall leave the Room in a clean and orderly condition acceptable to LWVA. All personal property, food, beverages, decorations, and trash shall be removed prior to the end of the reservation period, and any tables, chairs, equipment, or furnishings moved during the event shall be returned to their original locations or designated storage areas. All cleanup activities must be completed, and the Room must be ready for inspection by LWVA staff, prior to the expiration of the reservation period.

O. Security deposits, rental fees, administrative charges, and other fees may be established and revised from time to time by the Board, General Manager, or Activities Director.

P. The General Manager and Activities Director shall have authority to administer this Policy Resolution, approve reservations, establish administrative procedures, and interpret the provisions contained herein.

III. PRIVATE RESIDENT FUNCTIONS

Residents may reserve Clubhouse Rooms for private functions subject to the following requirements:

A. The resident shall complete all required reservation forms and pay any applicable fees or deposits prior to approval of the reservation.

B. The requested Room must be available and not otherwise reserved or scheduled for LWVA use.

C. Any resident who engages a caterer, food service provider, bartender, or similar vendor in connection with a private function shall use only vendors that are properly licensed and insured, as applicable. Such vendor shall provide LWVA, upon request, with proof of required licenses and a certificate of insurance naming LWVA as an additional insured, and shall comply with all applicable Governing Documents, Rules and Regulations, and any operational requirements established by LWVA.

D. The resident shall be personally responsible for ensuring that all attendees comply with the Governing Documents, Rules and Regulations, and this Policy Resolution.

E. The resident making the reservation shall remain present at the event for its entire duration.

F. The resident shall be responsible for any loss, damage, cleanup costs, or expenses resulting from the actions of attendees.

G. The resident shall permit LWVA staff to inspect the Room before and after the event.

H. Security deposits shall be refundable provided no damage, excessive cleaning, or policy violations occur.

I. Reservation cancellations shall be made as far in advance as practicable. LWVA reserves the right to retain all or a portion of any rental fees, deposits, administrative charges, or other fees in accordance with procedures established by the General Manager or Activities Director.

IV. ALCOHOLIC BEVERAGES

A. The use, service, and consumption of alcoholic beverages shall comply with all applicable federal, state, and local laws.

B. The reserving resident shall be solely responsible for obtaining any permits or licenses required by law.

C. The sale of alcoholic beverages within the Clubhouse or any Room is prohibited unless expressly authorized in writing by LWVA and all required licenses and permits have been obtained.

D. The reserving resident agrees to indemnify, defend, and hold harmless LWVA from any claims, liabilities, damages, costs, or expenses arising from the service or consumption of alcoholic beverages at the event.

V. ENFORCEMENT

A. Violations of this Policy Resolution, reservation agreements, or applicable LWVA rules may result in suspension or revocation of reservation privileges.

B. LWVA may assess charges for damages, excessive cleaning, repair costs, or other expenses resulting from violations of this Policy Resolution.

C. LWVA may pursue any additional remedies available under the Governing Documents or applicable law.

D. If the General Manager, Activities Director, or other authorized LWVA representative determines that an event is being conducted in violation of this Policy Resolution, the Governing Documents, applicable laws, or the terms of a reservation agreement, LWVA may require the event to cease immediately and may take any additional action deemed necessary, including contacting law enforcement when appropriate.

LANSDOWNE WOODS of Virginia

Date: July 31, 2026

To: Board of Members

From: Audra J. Reed, CMCA®, AMS®, PCAM®
General Manager

Meeting Date: August 5, 2026

Subject: Agenda Item XIII.C
Consider Changes to Policy Resolution #20 – Reserves for Capital Components

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Attached for the Board's review are copies of both the current Policy Resolution #20, adopted in 2012, and a proposed revised version. The proposed revision updates references to current Virginia law and provides additional guidance on reserve studies, annual reserve reviews, and reserve fund management. It also clarifies when certain repairs or replacements of parts of reserve components may be paid from replacement reserves. The revised policy was reviewed by LWVA's legal counsel.

Among other changes, the revised policy lowers the threshold for reserve-funded components from $5,000 to $1,000, which is consistent with current practices. It also more clearly defines the roles of the Building & Grounds Committee, Budget & Finance Committee, and Board of Members in reviewing reserve needs and establishing annual reserve contributions. The proposed resolution also includes a sample reserve disclosure form to assist the Board in complying with the reserve disclosure requirements of the Virginia Property Owners' Association Act.

The proposed revision has been reviewed by the Policy Resolution Working Group, which is recommending approval. The Budget & Finance Committee is asked to review the proposed revisions and recommend approval of Policy Resolution #20 to the Board of Members.

<u>Policy Resolution Working Group (PRWG) Recommendation:</u>

The PRWG reviewed the proposed revisions to Policy Resolution #20 after legal counsel completed its review and recommends approval of the revised policy as shown on the enclosed draft, with one exception.
When the PRWG completed its review, Section F.2 remained in the draft. However, following its subsequent review, the Budget & Finance Committee recommended removing Section F.2 because it is

not consistent with LWVA's current reserve funding practices (see below). You'll notice the language proposed for deletion is shown in red in the enclosed draft.

Budget & Finance Committee Recommendation:

At its July 28, 2026, meeting, the Budget & Finance Committee reviewed the proposed revisions to Policy Resolution #20 and recommended deleting Section F.2 because it is not consistent with current practice. According to the draft meeting minutes, Robert Lowry moved, and Virginia Ward seconded, a motion to recommend approval of the revised Policy Resolution #20, Reserves for Capital Components, as amended, to supersede and replace the existing Policy Resolution #20. The motion carried unanimously.

Management Recommendation:

Management recommends approval of the revised Policy Resolution #20, Reserves for Capital Components, and concurs with the Budget & Finance Committee's recommendation to remove Section F.2 because it is not consistent with LWVA's current reserve funding practices.

Proposed Resolution:

Move to approve the revised Policy Resolution #20, Reserves for Capital Components, as presented, to supersede and replace the existing Policy Resolution #20.

Member Representative	Member	Votes	Yes	No	Abstain	Absent
Berger, Barry A.	Magnolias	83.5				
Bishopp, Fred T., Jr. (Proxy to Lavanty)	Riverbend	114.5				
Gross, Trudy M.	Riverview	120.5				
Henderson, Wesley C.	Overlook	7				
Kaiser, Wayne A.	Potomac Ridge	115				
Lavanty, Donald F., Sr.	Riverbend	114.5				
Nyhan, Andrea	Blue Ridge	119.5				
Norton, Mary K.	Riverview	120.5				
Phelan, Merrill D. (Proxy to Berger)	Magnolias	83.5				
Saine, David V.	Potomac Ridge	115				
Upp, David J.	Blue Ridge	119.5				

Lansdowne Woods of Virginia Community Association

RESOLUTION ON RESERVES FOR CAPITAL COMPONENTS
POLICY RESOLUTION #20
Adopted 061312

WHEREAS, § 55-514.1 of the Virginia Property Owners' Association Act establishes minimum requirements for Reserves for capital components, and

WHEREAS, Article 5, Section 5.1 (8) of the Declaration for Lansdowne Woods of Virginia, L.C. provides that the Association will exercise all powers and perform all duties and obligations of the Association as set forth in the Association Documents with respect to all or any portion of the Property, and

WHEREAS, Article 6, Section 6.2 (e) states that the Association shall build up and maintain reasonable reserves for working capital, contingencies and replacements. Such funds shall be a Common Expense of the Association;

NOW THEREFORE BE IT RESOLVED, that the Association establish and maintain a Reserve for capital components that conforms to the following provisions:

1. A professional replacement reserve engineer shall be engaged to update the study every five years. Plans for the study shall commence at the end of the fourth year or early part of the fifth year, to ensure completion of the study within the five year time frame.

2. The study shall cover a period not less than twenty years.

3. The study shall list all components that meet the requirements of this resolution, their quantity (square footage, linear footage, or simply number of items), estimated useful life, remaining useful life, and estimated replacement cost.

4. The study shall calculate, on a cash flow basis, the funding necessary to meet the obligations of the study. The minimum funding level shall be established by the LWVA members based on the recommendations of the reserve study engineer.

5. The study shall provide a table showing reserve fund balances, projected contributions and projected expenditures, including the year for the projected expense.

6. The study may provide a report on the condition of existing equipment.

7. For the purposes of the study, only common element or limited common element capital items or a group of similar capital items that have a replacement cost of $5,000 or greater and an estimated useful life of at least three years shall be funded in the study. Capital items having a value less than $5,000 and an estimated useful life of at least three years shall be included in the study at a $0 value.

8. Each year during the budget cycle, the Budget & Finance Committee shall review the available replacement reserve funds, the projected expenditures for the upcoming budget year, the projected funds required to properly maintain the reserves, and incorporate any funding recommendations, to determine if reserves are sufficient, and incorporate any adjustments into the draft budget. They shall also confirm that there is sufficient cash available to fully support the reserve funds.

9. Except as noted in this paragraph, the annual contribution for the replacement reserves shall be the annual contribution provided in the most recently approved replacement reserve study, or such other amount as the LWVA Members shall determine. Annual contributions shall also include all interest earned on the invested funds. The Board may elect to change the contribution only upon objective supported documentation.

10. Replacement reserve funds are intended to only be used for expenses related to the repair, replacement or upkeep of capital items that qualify for inclusion in the reserves.

11. Unless otherwise determined by the Members, the amount held as reserves shall not substantially exceed the amount reasonably required to assure the Association's ability to replace components as they reach the end of their useful lives.

Lansdowne Woods of Virginia Community Association, LLC

POLICY RESOLUTION #20

RESERVES FOR CAPITAL COMPONENTS

WHEREAS, Section 4.1(b) of the Third Amended and Restated Declaration for Lansdowne Woods of Virginia, LLC ("Declaration") provides that Lansdowne Woods of Virginia Community Association, LLC ("LWVA") shall be managed by the Board of Members ("Board") and that the Board shall have all of the powers and duties necessary for the administration of the affairs of LWVA;

WHEREAS, Section 4.1(a)(5) of the Declaration provides that LWVA may adopt and amend reasonable Rules and Regulations not inconsistent with the Articles of Organization ("Articles"), Declaration, and any Supplementary Declarations ("Governing Documents");

WHEREAS, LWVA is responsible for the ownership, maintenance, repair, and replacement of certain Common Area and capital components as defined in the Governing Documents;

WHEREAS, Section 55.1-1826.B of the Virginia Property Owners' Association Act ("Act") requires LWVA to (1) conduct a study at least once every five years to determine the necessity and amount of reserves required to repair, replace, and restore LWVA's capital components; (2) review the results of the reserve study annually to determine whether LWVA's reserve funding is sufficient; and (3) make any adjustments deemed necessary to maintain adequate reserve levels;

WHEREAS, Section 55.1-1826.C of the Act requires the LWVA budget to include detailed information about the status of reserve funds if the reserve study indicates a need to budget for reserves;

WHEREAS, Section 5.2(e) of the Declaration states that LWVA shall build up and maintain reasonable reserves for working capital, contingencies and replacements and that such funds shall be a Common Expense of LWVA; and

WHEREAS, the Board has the fiduciary duty to protect and preserve the assets of LWVA and to plan for the repair and replacement of capital components as components reach the end of their useful life;

WHEREAS, the Board recognizes that adequately funding reserves provides financial stability, reduces the need for special assessments, and ensures that current and future owners equitably share in the cost of maintaining common assets; and

WHEREAS, the Board desires to establish a formal policy to ensure consistent, transparent, and fiscally responsible management of reserve funds in accordance with statutory requirements and best practices in community association management.

NOW, THEREFORE, BE IT RESOLVED, that the Board hereby adopts the following policy which shall supersede and replace any previously adopted policies and procedures relating to the same or similar subject:

I. RESERVE STUDY REQUIREMENTS

A. A professional replacement reserve engineer shall be engaged to update the study at least once every five years. Plans for the study shall commence no later than the end of the fourth year or early part of the fifth year, to ensure completion of the study within a five-year time frame.

B. The study shall cover a period of not less than twenty but no more than thirty years.

C. The study shall list all major capital components expected to require repair or replacement within that timeframe, their current condition, quantity (square footage, linear footage, or unit count), estimated useful life, remaining useful life, and estimated current and future replacement costs.

D. The study shall calculate, on a cash flow basis, the funding necessary to meet the obligations of the study. The minimum funding level shall be established by the Board based on the recommendations of the reserve study engineer/analyst and the Reserve Study Committee.

E. The reserve study shall contain a schedule summarizing the projected reserve fund balance, contributions, and expenditures over the study period, specifying the fiscal year in which each projected expenditure is anticipated.

F. For purposes of the reserve study, only Common Area or Limited Common Area capital components, systems, or groups of similar components having an estimated useful life of at least three (3) years shall be included.

1. Components, systems, or groups of similar components with a current replacement cost of $1,000 or greater shall be assigned a reserve value and funded through the reserve study.

Red text to be deleted from the proposed draft.

2. Components, systems, or groups of similar components with a current replacement cost of less than $1,000 shall be included in the reserve study at a reserve value of $0 and shall not be funded through reserves as standalone items.

3. Notwithstanding Paragraph 2 above, eExpenditures for individual items costing less than $1,000 may be charged to reserves when:

    a) The expenditure is for the repair, replacement, or refurbishment of an individual item that is part of a reserve component, system, or group of similar components included in the reserve study; or

    b) The item is a subcomponent of a reserve component included in the reserve study, and its replacement, repair, or refurbishment materially extends the useful life, restores the function, or preserves the value of the reserve component.

4. Examples include, but are not limited to:

    a) Replacement of an individual irrigation valve costing less than $1,000 when the irrigation system is a reserve component;

    b) Replacement of a pump motor, control board, or similar subcomponent costing less than $1,000 when the larger equipment item is a reserve component;

    c) Replacement of individual sections of fencing, railing, sidewalk, roofing, or other similar assets when those assets are included as reserve components;

    d) Replacement of individual light fixtures, benches, signs, or similar standalone items costing less than $1,000 shall generally be treated as operating expenses unless they are part of a reserve component, system, or group of similar components included in the reserve study.

II. <u>ANNUAL REVIEW AND BUDGETING</u>

A. The Board shall review the recommendations of the reserve study engineer/analyst contained in the study and ensure that the recommendations align with LWVA's long-term maintenance needs.

B. Each year before the budget cycle begins, the Building & Grounds Committee shall review the most recent replacement reserve study, the projects scheduled for the upcoming year, and make recommendations if any variations are necessary.

C. Each year during the budget cycle, the Budget & Finance Committee shall review the available replacement reserve funds, the projected expenditures for the upcoming budget year, the projected funds required to properly maintain the reserves, determine if reserves are sufficient, and make a recommendation to the Board for incorporating adjustments into the following year's draft budget as necessary. The Budget & Finance Committee shall also confirm that there is sufficient cash available to fully support the reserve expenditure plan. Except as noted in this paragraph, the annual contribution for the replacement reserves shall be the annual contribution recommended by the professional reserve engineer/analyst in the most recently approved replacement reserve study. The Board may adjust the reserve contribution amount only if supported by credible, documented evidence demonstrating that such a change is warranted.

D. Over the next five fiscal years, the Board shall allocate sufficient funds in the annual budget to meet reserve study recommended reserve contributions.

E. The Board shall ensure that the annual budget includes reserve fund information required by Section 55.1-1826.C of the Act. Attached as Exhibit 1 to this Resolution is a form of budget disclosure that may be used for this purpose. The Board may use Exhibit 1 or a substantially similar form.

III. <u>COMMUNICATION AND TRANSPARENCY</u>

The Board shall share with Members the reserve study engineer/analyst assessments and recommendations and any changes in the funding plan, consistent with periodic updates from the reserve study engineer/analyst or an updated reserve study.

IV. RESERVE FUND MANAGEMENT

A. The Board shall ensure that contributions to the reserve fund are made in a timely manner and that funds are invested wisely to preserve principal. All interest earned on investments in the replacement reserve fund shall be retained in the replacement reserve fund.

B. The Board shall review reserve fund performance at least annually and make any necessary adjustments to the investment strategy.

C. Replacement reserve funds are intended to be used only for expenses related to the repair, replacement, refurbishment, or upkeep of reserve components included in the reserve study, including eligible subcomponents and related expenditures authorized under Section I.F.

D. Unless otherwise determined by the Board, the amount held as reserves shall not substantially exceed the amount reasonably required to ensure LWVA's ability to replace components as they reach the end of their useful lives.

V. RESERVE FUNDING DEFICIENCIES

If the reserves are inadequate to meet actual expenditures for any reason, the Board may, in accordance with Subsections 5.2(b) and (g) of the Declaration, levy an Additional Assessment against the Lots.

Exhibit 1
to Policy Resolution #20

I. The Association reserve study was last updated in ________________________.

II. The reserve study provides that:

A. The current estimated replacement cost of capital components: $_______________

B. The estimated remaining life of capital components is set forth in the reserve study. As the reserve study shows, remaining useful life varies by component. Please see _____________ for each component starting on page __________________ of the attached table. For additional information, please see the reserve study, available to owners ____________.

III. As of the beginning of the __________________ fiscal year,

A. The current amount of accumulated cash reserves is $___________.

B. The expected contribution to the reserve fund is $__________.

IV. The procedure used for estimation an accumulation of cash reserves is:

____

____

____

V. The reserve study recommends that the Association maintain a MINIMUM of $___________ for capital component reserves.

VI. As of the date of adoption of the budget, ________, 20___, the Association has $__________ in cash in the reserve fund.

Date: July 31, 2026

To: Board of Members

From: Audra J. Reed, CMCA®, AMS®, PCAM®
General Manager

Meeting Date: August 5, 2026

Subject: Agenda Item XIII.D
Consider Changes to Policy Resolution #29 – Board of Members and Member Representative Participation in Committees and Working Groups

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The Policy Resolution Working Group (PRWG) has completed its review of Policy Resolution #29, which governs Board of Members and Member Representative participation in LWVA committees and working groups.

The current resolution, adopted in 2021, generally prohibits Board Members from serving on or actively participating in committees and working groups.

The proposed revision updates the resolution to reflect the current governing documents, clarifies the role of Board Members in committees and working groups, recognizes the Board's authority to establish Board subcommittees and working groups, and reorganizes the resolution into the Association's current policy format for greater clarity.

For the Board's convenience, copies of both the existing Policy Resolution #29 and the proposed revised resolution are attached.

Policy Resolution Working Group (PRWG) Recommendation:

The PRWG reviewed the proposed revisions to Policy Resolution #29 after legal counsel completed its review and recommends approval of the revised policy as shown on the enclosed draft.

Management Recommendation:

Management has reviewed the proposed revisions and concurs with the PRWG's recommendation.

Proposed Resolution:

Move to approve the revised Policy Resolution #29, Board of Members and Member Representative Participation in Committees and Working Groups, as presented, to supersede and replace the existing Policy Resolution #29.

Member Representative	Member	Votes	Yes	No	Abstain	Absent
Berger, Barry A.	Magnolias	83.5				
Bishopp, Fred T., Jr. (Proxy to Lavanty)	Riverbend	114.5				
Gross, Trudy M.	Riverview	120.5				
Henderson, Wesley C.	Overlook	7				
Kaiser, Wayne A.	Potomac Ridge	115				
Lavanty, Donald F., Sr.	Riverbend	114.5				
Nyhan, Andrea	Blue Ridge	119.5				
Norton, Mary K.	Riverview	120.5				
Phelan, Merrill D. (Proxy to Berger)	Magnolias	83.5				
Saine, David V.	Potomac Ridge	115				
Upp, David J.	Blue Ridge	119.5				

LANSDOWNE WOODS OF VIRGINIA COMMUNITY ASSOCIATION

Policy Resolution #29

LANSDOWNE WOODS COMMUNITY ASSOCIATION BOARD OF MEMBERS RESPONSIBILITIES PERTAINING TO PARTICIPATING IN COMMITTEE MEETINGS

WHEREAS, Article 5, Section 5.1 (b) The Declaration provides that the Lansdowne Woods of Virginia Community Association Members shall have all of the powers and duties necessary for the administration of the affairs of the Lansdowne Woods of Virginia Community Association and may do all such acts and things as are not prohibited by the Home Owner Association Act or the Declaration, and;

WHEREAS, the Members have determined that it is in the best interest of the Association and its owners to establish its policies and procedures relating to the Board of Members participation in the Lansdowne Woods Community Association committee meetings;

NOW, THEREFORE, BE IT RESOLVED that the Members unanimously adopt the following policy for the establishment of the role of the Lansdowne Woods Community Association Board of Members responsibilities pertaining to participating in Committee and Working Group meetings as follows;

I. Board of Members Serving as Committee Member - Members of the Board will not actively participate with nor sit as member on any Committee.
   a) Activities Committee
   b) Budget and Finance Committee
   c) Building and Grounds Committee
   d) Commercial Amenity Committee
   e) Communications Committee
   f) Any Future Designated Committee

II. Board of Members Serving as Members of a Working Group - Members of the Board will not actively participate with nor sit as member on any working group.
   a) Clubhouse Working Group
   b) Technology Working Group
   c) Traffic and Safely Working Group
   d) Strategic Planning Group
   e) Any Future Designated Working Group

LANSDOWNE WOODS OF VIRGINIA COMMUNITY ASSOCIATION, LLC

POLICY RESOLUTION #29

BOARD OF MEMBERS AND MEMBER REPRESENTATIVE PARTICIPATION IN COMMITTEES AND WORKING GROUPS

WHEREAS, Section 4.1(b) of the Third Amended and Restated Declaration for Lansdowne Woods of Virginia ("Declaration") provides that Lansdowne Woods of Virginia Community Association, LLC ("LWVA") shall be managed by the Board of Members ("Board") and that the Board shall have all of the powers and duties necessary for the administration of the affairs of LWVA;

WHEREAS, Section 4.1(a)(5) of the Declaration provides that LWVA may adopt or amend any reasonable Rules and Regulations not inconsistent with the Articles of Organization ("Articles"), Declaration, and any Supplementary Declarations ("Governing Documents");

WHEREAS, Section 4.14 of the Declaration provides that the Board may establish a Covenants Committee and create and abolish from time to time such other committees consisting of two or more persons as the Board may deem appropriate to aid in the administration of the affairs of LWVA, and further provides that Member Representatives may not serve on committees;

WHEREAS, Section 8.1(a) of the Declaration provides that if the Board fails to appoint a Covenants Committee, then the Board shall perform the duties of the Covenants Committee;

WHEREAS, the Board seeks to empower its committees and working groups to work independently and efficiently, free from the perception or reality of Board member oversight during deliberations; and

WHEREAS, the Board deems it to be in the best interest of LWVA to adopt a policy regarding Board and Member Representative participation in LWVA committees and working groups.

NOW, THEREFORE, BE IT RESOLVED that the Board hereby adopts the following policy which shall supersede and replace any previously adopted policies and procedures relating to the same or similar subject:

I. <u>GENERAL</u>

Member Representatives shall not serve as members of any LWVA committee or working group or actively participate in any LWVA committee or working group meeting, with the exception of the following:

A. If the Board fails to appoint a Covenants Committee, then the Board shall perform the duties of the Covenants Committee; and

B. The Board may form a subcommittee of the Board, or working group, comprised of two or more Member Representatives.

II. MEETINGS

A. Board subcommittee meetings shall be held as frequently as determined by the Board subcommittee; and

B. All meetings shall be held in accordance with provisions of the Virginia Property Owners' Association Act.

LANSDOWNE WOODS
of Virginia

Date: July 31, 2026

To: Board of Members

From: Audra J. Reed, CMCA®, AMS®, PCAM®
General Manager

Meeting Date: August 5, 2026

Subject: Agenda Item XIII.E
Community-Wide Natural Gas Commodity Contract Renewal

LWVA purchases natural gas for all 6 condominium associations and LWVA through a single community-wide natural gas commodity supply contract. The Declaration authorizes LWVA to procure these services on behalf of the Members, and the Payroll & Benefits Administration and Services Agreements authorize LWVA to negotiate bulk utility rates for the condominium associations. Each association remains responsible for paying its own utility bills.

Gary Murphy of Bollinger Energy Corporation is LWVA's energy consultant and broker. On LWVA's behalf, Bollinger Energy issued a competitive solicitation to qualified natural gas suppliers for the community's contract, which expires November 30, 2026. Since the Budget & Finance Committee met, updated pricing has been received. WGL Energy, the Association's current supplier, again submitted the lowest proposal. The updated pricing is as follows:

Term	WGL Energy Rate
12 Months	$0.5645 per therm
24 Months	$0.5715 per therm
36 Months	$0.5835 per therm
48 Months	$0.5905 per therm

The community currently uses approximately 310,000 therms of natural gas annually across 31 accounts. Estimated annual savings over the current contract are $18,755 (12 months), $16,585 (24 months), $12,865 (36 months), and $10,695 (48 months).

Natural gas prices remain subject to daily market fluctuations until a contract is executed. Gary Murphy has advised that natural gas is an extremely volatile commodity and continues to recommend a longer-term contract to protect the Association from future market volatility. Although the updated pricing reflects greater savings for shorter terms, the 48-month proposal still provides substantial annual savings while offering long-term price stability. Gary has indicated that the market has remained relatively stable over the past week and provided updated pricing immediately prior to the Board meeting so the Board can make its decision using the most current market information available.

Budget & Finance Committee Recommendation:

At its July 28, 2026, meeting, the Budget & Finance Committee recommended approval of a 48-month natural gas commodity supply agreement with WGL Energy, subject to confirmation that the final pricing remained substantially consistent with the rates presented to the Board.

Management Recommendation:

Management concurs with the recommendation of the Budget & Finance Committee. Based on the competitive procurement process, the recommendation of Bollinger Energy, and the long-term price stability offered by the contract, Management recommends that the Board authorize execution of a new 48-month natural gas commodity supply agreement with WGL Energy, subject to the final quoted pricing remaining substantially consistent with the rates presented at the Board meeting.

Proposed Resolution:

Move to approve a new 48-month natural gas commodity supply agreement with WGL Energy for the community-wide natural gas commodity supply, provided the final pricing remains substantially consistent with the rates presented to the Board at the August 5, 2026, meeting.

Member Representative	Member	Votes	Yes	No	Abstain	Absent
Berger, Barry A.	Magnolias	83.5				
Bishopp, Fred T., Jr. (Proxy to Lavanty)	Riverbend	114.5				
Gross, Trudy M.	Riverview	120.5				
Henderson, Wesley C.	Overlook	7				
Kaiser, Wayne A.	Potomac Ridge	115				
Lavanty, Donald F., Sr.	Riverbend	114.5				
Nyhan, Andrea	Blue Ridge	119.5				
Norton, Mary K.	Riverview	120.5				
Phelan, Merrill D. (Proxy to Berger)	Magnolias	83.5				
Saine, David V.	Potomac Ridge	115				
Upp, David J.	Blue Ridge	119.5				

BOLLINGER ENERGY CORPORATION
Petroleum • Natural Gas • Electricity
Established 1988
BollingerEnergy.com

Gary Murphy
gary@bollingerenergy.com
443-248-3927

GAS SUPPLY PRICING PROPOSAL

CLIENT: Lansdowne Woods VA – Audra Reed / GM	**QUOTE DATE: 7-29-2026**

QUOTE INFORMATION		CURRENT PROVIDER INFORMATION	
PROJECTED START DATE:	December 2026	SUPPLY PROVIDER:	WGL Energy
UTILITY:	Washington Gas VA	GAS RATE ($/therm):	$0.6250
NUMBER OF ACCOUNTS:	31	CONTRACT END DATE:	November 30, 2026
ANNUAL THERMS:	310,000	PRODUCT:	Fixed
PRODUCT QUOTED:	Fixed		

LOWEST BID

SUPPLIER	12 MONTHS	18 MONTHS	24 MONTHS	36 MONTHS	48 MONTHS
WGL Energy	**$0.5645**		**$0.5715**	**$0.5835**	**$0.5905**

ALL PARTICIPATING SUPPLIER QUOTES

SUPPLIER	12 MONTHS	18 MONTHS	24 MONTHS	36 MONTHS	48 MONTHS
UGI Energy	$0.5675		$0.5865	$0.6083	
NRG-Direct Energy	$0.5845		$0.5958	$0.6100	$0.6256

ANNUAL COMMODITY COST ANALYSIS

TERM	USAGE	RATE	ANNUAL COST	SAVINGS
12 Month Current	310,000	$0.6250	$193,750.00	
12 Month Renewal	310,000	$0.5645	$174,995.00	**$18,755.00**
18 Month Current				
18 Month Renewal				
24 Month Current	310,000	$0.6250	$193,750.00	
24 Month Renewal	310,000	$0.5715	$177,165.00	**$16,585.00 per year**
36 Month Current	310,000	$0.6250	$193,750.00	
36 Month Renewal	310,000	$0.5835	$180,885.00	**$12,865.00 per year**
48 Month Current	310,000	$0.6250	$193,750.00	
48 Month Renewal	310,000	$0.5905	$183,055.00	**$10,695.00 per year**

Rates quoted include all storage and shrinkage charges. NO usage restrictions or penalties.
Quoted rates are subject to daily market price fluctuations until firm fixed with a signed agreement.

LANSDOWNE WOODS of Virginia

Date: July 31, 2026

To: Board of Members

From: Audra J. Reed, CMCA®, AMS®, PCAM®
General Manager

Meeting Date: August 5, 2026

Subject: Agenda Item XIII.F
Consideration of Draft 2026 Reserve Study Report

DMA Reserves recently completed a draft of the Association's 2026 Replacement Reserve Study. The Reserve Study Committee reviewed the draft report and provided direction regarding the funding assumptions to be incorporated into the revised study before Board consideration.

In addition, Board Member Fred Bishopp submitted a memorandum requesting that it be included in the Board meeting packet for the Board's consideration. Accordingly, his memorandum is attached as submitted.

Reserve Study Committee Recommendation:

The Reserve Study Committee met in June to review the initial draft of the 2026 Replacement Reserve Study prepared by DMA. That draft incorporated DMA's recommended funding assumptions, along with a number of component revisions identified by Management for inclusion in the revised study.

Following that meeting, DMA prepared a revised draft incorporating the requested component revisions and the committee's requested funding assumptions for further review. The draft of the Executive Analysis is included in this packet. To view the entire report, including the Component Record, go to: https://drive.google.com/drive/folders/1q18TfWXRENppMimTlQEZNb4aMa0O52Qm?usp=drive_link

At its July 22, 2026, meeting, the Reserve Study Committee reviewed the revised draft and voted 3-2 to recommend approval of the 2026 Replacement Reserve Study, subject to several final minor component revisions to be provided by Management to DMA. The committee's recommendation is based on the following assumptions:

- a 3.5% assumed investment return; and
- a 3% minimum replacement threshold (based on total replacement reserve value).

Based on those assumptions, the draft Reserve Study recommends an 8.6% increase in replacement reserve contributions for 2027.

Management Recommendation:

Management concurs with the recommendation of the Reserve Study Committee and recommends approval of the draft 2026 Replacement Reserve Study using the assumptions recommended by the committee.

Management does, however, believe it is important for the Board to understand the effect of the assumptions used in the funding model. During preparation of the study, DMA originally recommended using a more conservative 2.5% assumed investment return together with a 5% minimum replacement threshold. Under those assumptions, the study projected an approximately 12% increase in replacement reserve contributions over the next five years.

At the direction of the Reserve Study Committee, DMA revised the funding model using the committee's recommended assumptions of a 3.5% assumed investment return and a 3% minimum replacement threshold, resulting in a recommended 8.6% increase in replacement reserve contributions for 2027.

The Board should also be aware that the assumed investment return is applied consistently throughout the entire 30-year reserve funding model. While the Association currently has certificates of deposit earning approximately 4% for the next several years, the funding model cannot adjust the assumed investment return as those investments mature or as future interest rates change. Accordingly, the selected investment return represents a long-term planning assumption rather than a projection of actual year-to-year earnings.

Ultimately, the assumptions used in the Reserve Study are a policy decision of the Board of Members. DMA has prepared the study in accordance with the assumptions selected by the Reserve Study Committee and will finalize the report based upon the direction provided by the Board.

Proposed Resolution:

Move to approve the 2026 Replacement Reserve Study, as prepared by DMA Reserves., incorporating Management's minor component revisions, utilizing a 3.5% assumed investment return and a 3% minimum replacement threshold, and using the study as the basis for the Association's 2027 replacement reserve contribution budget.

Vote tabulation on following page.

Subject: Consideration of Draft 2026 Reserve Study Report

Member Representative	Member	Votes	Yes	No	Abstain	Absent
Berger, Barry A.	Magnolias	83.5				
Bishopp, Fred T., Jr. (Proxy to Lavanty)	Riverbend	114.5				
Gross, Trudy M.	Riverview	120.5				
Henderson, Wesley C.	Overlook	7				
Kaiser, Wayne A.	Potomac Ridge	115				
Lavanty, Donald F., Sr.	Riverbend	114.5				
Nyhan, Andrea	Blue Ridge	119.5				
Norton, Mary K.	Riverview	120.5				
Phelan, Merrill D. (Proxy to Berger)	Magnolias	83.5				
Saine, David V.	Potomac Ridge	115				
Upp, David J.	Blue Ridge	119.5				

Outlook

Reserve Study funding

From Fred Bishopp Jr.-RiverbendRep2 <rbrep2@lwva.org>
Date Wed 7/29/2026 9:29 AM
To Audra Reed <audra.reed@lwva.org>; Wayne A. Kaiser - PotomacRidgeRep1 <prrep1@lwva.org>; David Saine-PotomacRidgeRep2 <prrep2@lwva.org>; Wes Henderson-Overlook <ovrep1@lwva.org>; Donald F. Lavanty Sr. - RiverbendRep1 <rbrep1@lwva.org>; David Upp-BlueRidgeRep2 <brrep2@lwva.org>; Andrea Nyhan - BlueRidgeRep1 <brrep1@lwva.org>; Mary Norton-RiverviewRep1 <rvrep1@lwva.org>; Trudy Gross-RiverviewRep2 <rvrep2@lwva.org>; Merrill Phelan - MagnoliasRep2 <mgrep2@lwva.org>; BARRY BERGER <bergeb30@hotmail.com>

1 attachment (4 MB)
Reserve Study attachment 7-29-2026.pdf;

Ladies and Gentlemen: Our initial brief on the new Reserve Study indicated a required 14% increase in yearly funding.

Of course, this was only the first pass but it should warn us that the LWVA Board needs to get very serious about
figuring new ways to maintain Lansdowne Woods at reduced costs to our residents. This means to me that we
need to modify the way we do business. For example, the Board recently approved a $50,000 refurbishing of the
fountain between the club house and Magnolias. I voted against this because it seemed to me that there might be
less expensive ways to maintain a beautiful campus. Like a flower bed in the fountain area.

I would like to present another idea for your consideration. I have attached sample pages from our previous reserve
study to aid in this explanation. Please look at the 2030 yearly expenditures of $1,930,313. Possible replacement of
the Tennis Court roof is $1,461,827.57, Tennis Court fence is $64,006.16, engineering of Tennis Court roof is $69,803.23.
This total estimate in our last Reserve Study was $1,595,636.96 for replacing that concrete roof.

It is my belief that the concrete roof will not have to be replaced in 2030. I expect that we will perform the engineering
tests on the roof, will find that there has not been any deterioration of the concrete or underlying insulation in 2030 and

push that expenditure out another 5-7 years.   However, for planning purposes we need to have the money to fix the roof
whenever a problem occurs....therefore, we need our Replacement Reserves to be adequate for the worst possible outcome.

As alternative planning, what if we decided not to replace the concrete roof? What if we decided to cover that roof with a long-life roof
sealing system?   I have attached an estimate for that job and the total cost would be about $100,000.   If the Board feels we
definitely need a sports court for our community, we could plan to install such a facility at ground level.   We should ask
the facilities committee to find the best location on campus and plan for the funds to build that facility. I have enclosed an
estimate for that construction and it would be anywhere from $200,000 to $400,000.

If you believe this is a good plan for the community, we can modify our new Reserve Study with these reduced costs
and follow the same procedure of checking the sports court roof every 5-7 years until the repair is needed.   The savings
reflected in the new Reserve Study will be about $1,100,000 in 2030 or whenever the modification is required.

This simple change in plans, if feasible, will reduce the required increase in reserve funding significantly.

Please put this on the agenda for our next Board Meeting.

Thank you for your consideration.

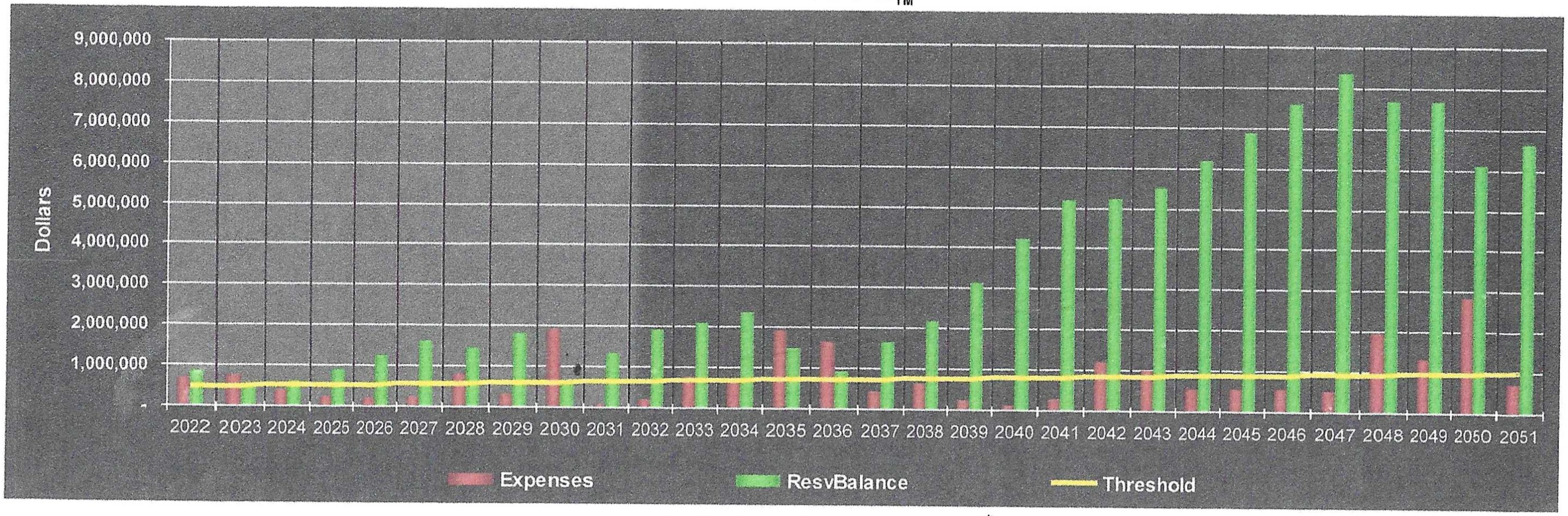
Fred Bishopp   703 517-2619

REDUCE COST IN 2032 BC NEW RESERVE STUDY BY $800,000

Lansdowne Woods of Virginia

DMA Cash Flow Funding Plan

NAVIGATOR™



Cash Flow Summary

1,056,126

Years:	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Beginning Balance	**$888,847**	**$832,104**	**$527,687**	**$591,480**	**~~$879,504~~**	**$1,251,731**	**$1,598,339**	**$1,452,888**	**$1,811,692**	**$628,289**
Transfer to Reserves	$413,620	$442,573	$473,553	$506,702	$542,171	$580,123	$620,732	$664,183	$710,676	$760,423
Investment Interest	$17,777	$16,642	$10,554	$11,830	$17,590	$25,035	$31,967	$29,058	$36,234	$12,566
Transfer Funds to Reserv	$200,000									
Yearly Expenditures	-$688,140	-$763,629	-$420,313	-$230,509	-$187,536	-$258,551	-$798,149	-$334,436	-$1,930,313	-$93,001
Ending Balance	**$832,104**	**$527,687**	**$591,480**	**$879,504**	**$1,251,731**	**$1,598,339**	**$1,452,888**	**$1,811,692**	**$628,289**	**$1,308,278**
Threshold	$470,105	$488,063	$506,121	$524,190	$542,222	$560,278	$578,319	$596,362	$614,432	$632,497
Transfer change +/-	*0.00%*	*7.00%*	*7.00%*	*7.00%*	*7.00%*	*7.00%*	*7.00%*	*7.00%*	*7.00%*	*7.00%*
Investment Ave Rate		*2.00%*	*2.00%*	*2.00%*	*2.00%*	*2.00%*	*2.00%*	*2.00%*	*2.00%*	*2.00%*

3,200,000

DMA Reserves
INTERACTIVE RESERVE MANAGEMENT

Lansdowne Woods of Virginia

Capital Expenditures for Year 2030

Line #	Component	Location	Replacement Cost *
001.000. 0009	Pavement Rejuvenation and Crack Filling	Site-Wide	$164,124.15
001.000. 0010	Concrete Curb Repair Allowance	Site-Wide	$27,654.64
002.003. 0002	Stone Pathway Repairs	Site-Wide	$23,096.49
003.000. 0002	Stainless steel coping, custom, for 12 wall	Clubhouse Roof	$17,226.04
003.000. 0003	Tennis Court Roof	Clubhouse Tennis Courts	$1,461,827.57
003.000. 0004	Tennis court fence, chain link, 12 foot, vinyl coated	Clubhouse Tennis Courts	$64,008.16
003.000. 0015	Exterior single steel entrance or exit door and frame	Clubhouse Various Entrances	$35,797.90
003.000. 0017	Aluminum windows - Phase I	Clubhouse Facades	$15,277.11
004.005. 0018	Computers	Clubhouse Offices	$33,907.62
006.000. 0002	Engineering for Tennis Court Roof	Professional Fee	$69,803.23
007.000. 0002	Utility Vehicle - Tractor / UTV	Site-Wide	$17,590.41
Total Expenditures for Year 2030			**$1,930,313.32**

Bonus Budget

DMA Reserves
INTERACTIVE RESERVE MANAGEMENT

* Cost after first year includes an inflation factor

LONG-LIFE ROOF SEALING (10,000 SQ FT CONCRETE ROOF)

1. Project Overview
    - Roof type: Flat concrete
    - Total area: ~~10,000~~ sq ft 20,000
    - Priority: Maximum lifespan and long-term waterproofing
    - Recommended system: Polyurea or hybrid polyurea–polyurethane membrane
2. Estimated Total Cost
    - Cost per sq ft: $2.00 – $5.00
    - Total project range: $20,000 – $50,000
    - Most realistic planning range: ~~$30,000 – $45,000~~ $100,000
3. Best Long-Life Waterproofing System
    - Polyurea or hybrid polyurea–polyurethane
    - Seamless, fully adhered membrane
    - Highest resistance to ponding water, UV, chemicals, and structural movement
    - Expected lifespan: 25–30+ years
    - Recoat cycle: Typically year 20–25
4. Installation Components
    - Cleaning and surface preparation
    - Crack and spall repair
    - Primer application
    - Full polyurea membrane
    - Optional UV topcoat for extended service life
5. Comparison to Other Systems
    - Silicone coatings: 10–15 years, lower cost but shorter lifespan
    - Acrylic coatings: 5–10 years, only suitable with excellent drainage
6. Best-in-Class Product Examples
    - VersaFlex pure polyurea systems
    - PPG/Ameron polyurea roof membranes
    - Sherwin-Williams Polyurea 480 Series
    - GacoFlex polyurethane hybrid systems
7. Summary
    - Polyurea provides the longest lifespan and best long-term value.

Lansdowne Woods of Virginia

19375 Magnolia Grove Square, Lansdowne, VA 20176

CAPITAL RESERVE STUDY & FINANCIAL ANALYSIS

Working Session

DRAFT STATUS REPORT

5516 Falmouth St., Ste 300
Richmond, Virginia 23230

DMA Reserves
INTERACTIVE RESERVE MANAGEMENT

804.644.6404
www.DMAreserves.com

Capital Reserve Study Level II

Working Session

DRAFT STATUS REPORT

Date: 7/20/2026

DMA Project #2604004

Prepared for: Lansdowne Woods of Virginia Community Assoc.

Contact

Audra Reed General manager

audra.reed@lwva.org

19375 Magnolia Grove Square

Lansdowne, VA 20176

Prepared by: Douglas Greene

DMA Reserves, Inc.

Welcome to NAVIGATOR™ - DMA's Interactive Reserve Study

Thank you for retaining DMA Reserves Inc. to prepare this Capital Reserve Analysis and Report. This report and the accompanying supplemental reports have been prepared using NAVIGATOR™, DMA's proprietary operating system that combines our extensive database of reserve component information, local and national cost data, an annually updated inflation analysis and client-specific information with the industry's most powerful data analysis tools. NAVIGATOR™ is a robust tool to evaluate your reserves today and in the future to steer your funding plan through the ever-changing real-life conditions that affect your community over time.

With this study, you have a ***free*** subscription service to our NAVIGATOR™ **PORTAL** where you can access your final reserve study reports, the complete photographic record of your property and all components, all information and documentation that you submitted for this study, as well as other resources available only to our clients.

Perform your own analysis in our Sandbox using your Client Review version of our latest study.

Perform your own "what if" scenarios - NAVIGATOR™ will keep a record of them for you.

When you replace a component or get a new estimate for replacement, you can update that component in our Component Record . These Documented Costs will create an accurate history of your community to better inform future projections.

You should review your reserve expenditures and funding plan at least annually as part of your annual budgeting process, but also at any time that significant changes are made or anticipated to be made to the reserve account. At any time, you may contact DMA to complete a Level III Financial Update of your study based on any actual capital component replacements that you have made or expect to make, including corresponding adjustments to the funding plan. We provide this service on an hourly fee basis. As part of these adjustments, DMA will update all component costs and useful life estimates, as well as the current inflation rate and your current rates of return on investments. Each Level III final report can be used to create a new updated Client Review study in the PORTAL.

DMA provides free Portal access for 5 years from the publication date of your last Level I or II reserve study. We recommend a Level II update every five (5) years at a minimum. The five-year update will include a site visit to re-inspect the components, evaluate their condition and their remaining life, add any new components, and delete any that have been removed. We will also update the unit costs, inflation, interest, and threshold factors and revise the funding model. You can request these updates in the NAVIGATOR™ **PORTAL.** Fees for these updates, also called Level II reserve studies, are determined when you request the update. DMA will provide a new proposal for this work.

Thank you again for the opportunity to provide you with this analysis.

Douglas L. Greene, RS, NCARB
President, DMA Reserves, Inc.

CONTENTS OF THIS REPORT

ADDITIONAL SEPARATE FILES PROVIDED

Component Record

– includes detail information about quantities, locations, lifecycle projections, client historical cost data, comments from DMA staff and estimated replacement costs for all components. All cost projections are in current values.

Annual Capital Reserve Expenditures

– includes budgeted expenditures per year in total and by component. All costs are in future values based on the inflation rate used in the study.

Photographic Record

– digital folder of all photographs taken on site (provided on the NAVIGATOR PORTAL).

Purpose of the Reserve Study

A Capital Reserve Study is an analysis of existing capital assets on a developed property, that will each require replacement over the life of the property due to age, wear and tear, failure, or obsolescence. Typical users of a Capital Reserve Study are common interest communities such as property or homeowner associations, condominiums and cooperatives, but can also include any property owner or business. In a common interest community, the governing board has a fiduciary duty to the members to maintain the property in good condition, including maintaining funding for future capital replacements in a dedicated account, called a reserve account, and / or adopting a financial plan for replacements which may include financing or other outside sources of funds. Each capital asset is referred to in this study as a component of your Capital Reserves. All components eventually need to be replaced in full or in part, although they may normally function for 10, 20, 30 years, or longer. Regular operating and maintenance budgets do not cover the funding required for these needs. This capital reserve study will provide one or more recommended plans to adequately fund your reserves.

A reserve study is a general predictor for replacement of components, however it is not a required maintenance or replacement schedule. Specific decisions about replacement of each component should be made by Management and the Board based on this information and on a periodic assessment of the actual condition of each component.

Level I and Level II reserve studies include a walk-through visual inspection of the property and all reserve components. They are not an in-depth engineering assessment of the component's functional operation, defects, or design, and do not include testing, destructive inspection or inspection of concealed spaces or normally inaccessible locations. Our company is staffed with construction professionals – architects, engineers and designers who understand the general nature of all the components listed. However, in-depth assessments of specific components including testing and disassembly are outside the scope of the reserve analysis. Where clients have specific questions or concerns about the condition, operation, or suitability of specific components to their purpose, they should retain the services of specialized consultants who can provide such assessments. DMA may recommend such additional studies for specific components when our observations warrant.

No reserve study can guarantee any specific result relative to the actual future performance of capital components nor guarantee actual replacement costs due to the large number of variants outside of the analyst's control. This reserve study is a tool to assist you in developing a logical funding plan for your property or facility, and DMA does not provide a warranty of any specific future costs or replacement occurrences for any components in this study, or that the recommended funding plan will match all future capital needs. DMA recommends updating this study when there are material changes to your components or your expenditure activity from what was projected. Updates will incorporate your actual present and recent experience into all current assessments and future projections.

Governing Statutes

Virginia Updated on: 9/12/2022

Associations must conduct a reserve study at least once every five years to determine the necessity and amount of reserves required to repair, replace and restore the common elements or capital components. The board of directors must review the study at least annually and make adjustments as the board determines to keep the funding of reserves sufficient. The statutory provisions on reserves also include requirements for the contents of the association budget if reserves are determined to be a necessity. Section 55.1-1965.

Resale certificates must include the current reserve study report or a summary thereof, a statement of the status and amount of any reserve or replacement fund and any portion of the fund designated for any specified project by the association. Section 55.1-1991.

NOTE: This information is provided by Community Associations Institute© (www.caionline.org) and is intended for general educational and informational purposes only; it may not reflect the most recent developments, and it may contain errors or omissions. The publisher does not warrant or guarantee that the information contained here complies with applicable law of any given state. It is not intended to be a substitute for advice from a lawyer, community manager, accountant, insurance agent, reserve professional, lender, or any other professional.

Introduction to Physical Analysis and Financial Analysis

Working Session

Published on: Monday, July 20, 2026

This draft **Capital Reserve Study and Financial Analysis** includes a summary schedule of components, recommended cash flow funding plan, projected annual reserve expenditure lists and an assessment allocation model that puts the reserve account in context of your overall budget. An explanation of how the cash flow analysis works is also provided.

The Schedule of Components is based on the companion report - **Component Record and Physical Analysis.** This is the permanent record of all components developed from our on-site inspection of your community and our review of historical information and governing documents that you provided to us. Please review the companion report to see detailed component information and our observations and condition assessments.

This information and funding recommendations are preliminary and intended for your review and discussion with us in the live online **Working Session** that is included in the project scope. **Please provide these reports to all decision makers who will participate in the working session and bring any corrections, questions and comments to the meeting.** This analysis can be updated in real time during the meeting with corrections, additions and any other requested changes. We can update the funding plan as well as look at *alternate* funding plans in the meeting, and arrive at a final funding plan that you understand and agree with prior to issuing the Final Report. Contact DMA to set up this session.

DMA conducted a working session with LWVA committee and board members on June 25th, 2026. During that meeting we agreed on several changes that have been made in this revised draft including:

- Adjusting the paving projects to occur over 2 years.
- Increasing the allowance for stone pathway repairs.
- Removing irrigation system repairs from the study.
- Including the actual replacement of Aerobics HVAC unit #2 in the study.
- Correcting the cost and location of the theater A-V system.
- Reducing the threshold in the funding plan from 5% to 3% of the total reserve value.
- Adding a 2026 cost for timber planting bed walls.
- Increasing the interest earned rate to 3.5%.

The funding plan has been revised.

Physical Analysis

The Schedule of Components in this report lists all reserve components identified and observed at this property for this Reserve Account by name and location. It lists the quantity and unit of measure for each component and the expected percentage of replacement per occurrence (100% or partial). It lists the estimated or actual date that the component was placed in service, its estimated useful life, remaining life, and the estimated next year of replacement. It provides an estimated or actual unit cost (cost per unit of measure) and the estimated current replacement cost. Additional information about each component and its history, as well as DMA observations or comments are provided in the companion Component Record. DMA's analysts take many photos on site. These are available to you on the Navigator Portal and can be downloaded if desired.

Physical Analysis Summary and Action Items: This study has been updated with many additional components as reported to DMA by LWCA. All component costs have been updated based on inflation. Many documented costs have been included as provided by LWCA for recent replacement work. Some significant changes are noted below.

Pavements: All asphalt paving components have been changed to include an allowance for base repair given the presence of areas of weak pavement evidenced by alligator cracking throughout the community. We have shortened the effective life of the pavements based on the current inspection.

Interiors: The previous study included a recurring allowance for general interior renovation, similar to what was done in 2021, every 15 years. We feel that many components that might be included in that are scheduled separately and are being replaced / refurbished as needed, therefor we question the need for a major renovation after 15 years (2036). We have extended this service life to 20 years, moving this back to 2041.

Wood Shop: We added a section in Clubhouse Interiors for wood shop equipment. Equipment estimated to cost over $1,000 are listed individually, and smaller equipment are handled in a replacement allowance.

The driving factors for reserve funding increases in the short term include accelerating the paving project to 2028 and increasing the estimated cost to allow for base repair, the potential replacement of the tennis court roof membrane, which requires demolition of the tennis court,

Financial Analysis

Your funding plan is calculated using the Cash Flow method with a minimum threshold, also called the Threshold Method. The cash flow graphs show the projected annual expenditures from your reserve account using the red bars, the projected end-of-year reserve balance using the green bars, and the minimum reserves balance level to keep the account safely funded using the yellow line. The corresponding numbers for these graphics are in the tables above the graph, 10 years per page. Both the future expenditures and the minimum balance are indexed to inflation, which will show general increases as you go from left to right.

Your fiscal budget year runs from January 1st to December 31st and your current fiscal year is FY 2026. The current fiscal year is Year 1 of our study.

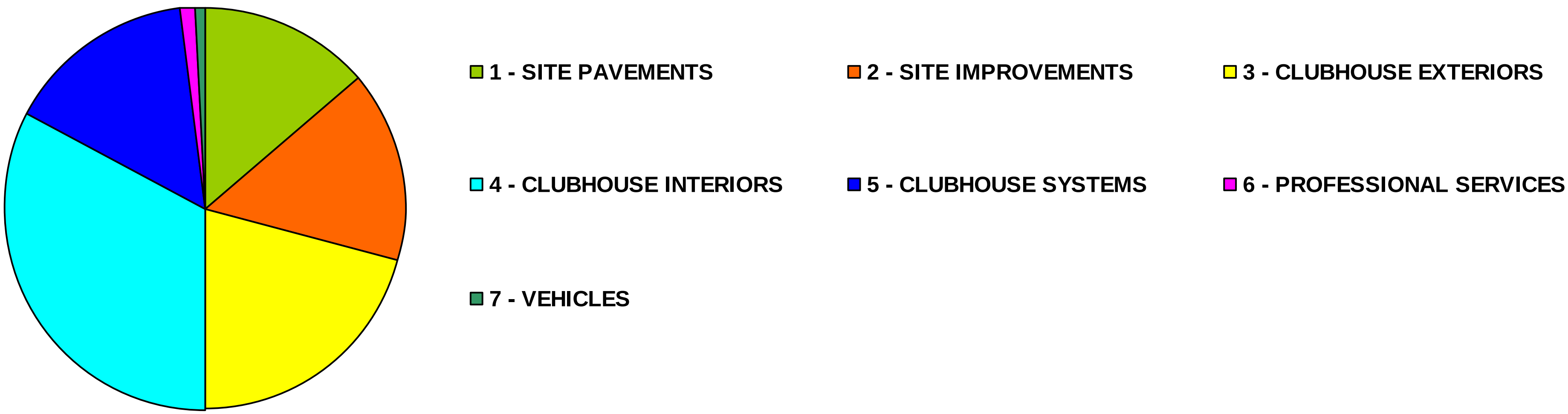
LWCA's current reserve account balance as of 1-1-26 was $958,570.17. This is the starting balance for our funding plan. Your current budgeted transfer of funds to the reserve account is $542,171, which is 17% of your total assessments. The cash flow funding plan recommends that you transfer $588,798 to the reserve account in 2027, which is an 8.6% increase over the current reserve budget. The plan recommends annual increases of 8.6% per year through 2032 in order to have sufficient funds for the paving project. This reduces in 2023 and 2024 to 5%. Beginning in 2035, this annual increase is reduced to 1.1% through the end of the study period. Keep in mind that this only relates to the reserve account and not your total assessments. Review the Assessment Allocation Model included in this report to put your reserve account in context with your overall assessments.

Component Summary

Total Replacement Expense for Study Year

Section	Section Name	Number of Components	Replacement Expense	% of Replacement Exp
2	2 - SITE IMPROVEMENTS	47	$1,908,093	15.2%
4	4 - CLUBHOUSE INTERIORS	104	$4,138,616	32.9%
5	5 - CLUBHOUSE SYSTEMS	68	$1,897,735	15.1%
3	3 - CLUBHOUSE EXTERIORS	19	$2,620,633	20.8%
6	6 - PROFESSIONAL SERVICES	5	$147,688	1.2%
1	1 - SITE PAVEMENTS	17	$1,754,196	14.0%
7	7 - VEHICLES	4	$102,101	0.8%
Totals		**264**	**$12,569,062**	**100.0%**

Replacement Expense is for ALL included components in today's dollars.



Component Replacement Expense Summary

For more detailed component information, please refer to the separate report titled: "Component Record"

Blue typeface reflects changes from the prior DMA draft.

Line	Component Name and Location	In-Service/ Replace Year	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Turnkey	Unit Cost	Quant	Units	% Repl	Replacement Exp for Study Year
001.000 - SITE PAVEMENTS											
001.000.0001	Resurface 2 In. Asphalt Pavement W/ Base Repair Allowance	2014	17	5	2031	1	$85,440.00	1	LS	100%	$85,440.00
ASSEMBLY	Lansdowne Woods Blvd.										
001.000.0002	Resurface 2 In. Asphalt Pavement W/ Base Repair Allowance	2014	17	5	2031	1	$33,208.00	1	LS	100%	$33,208.00
ASSEMBLY	Overlook Parking Lot										
001.000.0003	Resurface 2 In. Asphalt Pavement W/ Base Repair Allowance	2014	16	4	2030	1	$133,290.00	1	LS	100%	$133,290.00
ASSEMBLY	Riverbend Parking Lot										
001.000.0004	Resurface 2 In. Asphalt Pavement W/ Base Repair Allowance	2014	17	5	2031	1	$462,878.00	1	LS	100%	$462,878.00
ASSEMBLY	Potomac Ridge - Blue Ridge Parking Lot										
001.000.0005	Resurface 2 In. Asphalt Pavement W/ Base Repair Allowance	2014	17	5	2031	1	$61,770.00	1	LS	100%	$61,770.00
ASSEMBLY	Serivce Area Cul-De-Sac										
001.000.0006	Resurface 2 In. Asphalt Pavement W/ Base Repair Allowance	2014	17	5	2031	1	$221,699.00	1	LS	100%	$221,699.00
ASSEMBLY	Riverview Parking Lot										
001.000.0007	Resurface 2 In. Asphalt Pavement W/ Base Repair Allowance	2014	16	4	2030	1	$402,021.00	1	LS	100%	$402,021.00
ASSEMBLY	The Magnolias & Club Parking										
001.000.0008	Striping and Curb Painting	2024	6	4	2030	1	$16,210.00	1	LS	100%	$16,210.00
ASSEMBLY	Site-Wide										
001.000.0009	Road Replacement / Repair Allowance	2024	4	2	2028	1	$38.75	50251	SY	4%	$77,889.00
	Site-Wide										

DMA Reserves INTERACTIVE RESERVE MANAGEMENT

DRAFT STATUS REPORT

Component Replacement Expense Summary

For more detailed component information, please refer to the separate report titled: "Component Record"

Blue typeface reflects changes from the prior DMA draft.

Line	Component Name and Location	In-Service/ Replace Year	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Turnkey	Unit Cost	Quant	Units	% Repl	Replacement Exp for Study Year
001.000.0010 ASSEMBLY	Sealcoating and Crack Filling Site-Wide	2024	10	8	2034	1	$71,999.00	1	LS	100%	$105,926.00

A documented cost was used for this component cost from 2024

	Unit Cost	Quantity	Units	% Repl	Replacement Cost
Tibbs Paving Proposal #2023-1509.	$105,926.15	1	LS	100%	$105,926.15

Line	Component Name and Location	In-Service/ Replace Year	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Turnkey	Unit Cost	Quant	Units	% Repl	Replacement Exp for Study Year
001.000.0011 ASSEMBLY	Concrete Curb Repair Allowance Site-Wide	2023	9	6	2032	1	$2,146,481.00	1	LS	1%	$21,465.00
001.000.0012	Curb Inlet Repair Allowance Site-Wide	2022	5	1	2027	1	$12,894.95	20	EA	1%	$2,579.00
001.000.0013	Concrete Sidewalk Repair Allowance Site-Wide	2023	5	2	2028	1	$16.00	47100	SF	6%	$45,216.00
001.000.0014	Concrete Patios, exposed aggregate Clubhouse Entrances	1998	30	2	2028	1	$21.34	6900	SF	10%	$14,725.00
001.000.0015	Stamped Concrete Circle Replacement Clubhouse Circle	1998	54	26	2052	1	$27.44	675	SF	100%	$18,522.00
001.000.0016	Asphalt Path - Replace Perimeter Walking Path	2010	20	4	2030	1	$66.31	1340	SY	33%	$29,624.00
001.000.0017	Trench Drain, Med. duty Potomac Ridge - Blue Ridge Parking Lot	2014	40	28	2054	1	$543.34	40	LF	100%	$21,734.00
Total for 001.000 - SITE PAVEMENTS											**$1,754,196.00**

002.001 - Community Entrance

Line	Component Name and Location	In-Service/ Replace Year	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Turnkey	Unit Cost	Quant	Units	% Repl	Replacement Exp for Study Year
002.001.0001 ASSEMBLY	Monument Sign and Walls Slatestone Court Entrance	2017	30	21	2047	1	$35,358.00	1	LS	100%	$35,358.00
002.001.0002	Steel Arbor, free standing, repair Community Entrance	2006	25	5	2031	2.5	$424.85	300	SF	25%	$31,864.00

Component Replacement Expense Summary

For more detailed component information, please refer to the separate report titled: "Component Record"

Blue typeface reflects changes from the prior DMA draft.

Line	Component Name and Location	In-Service/ Replace Year	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Turnkey	Unit Cost	Quant	Units	% Repl	Replacement Exp for Study Year
002.001.0003	Thru-the-wall air conditioner Gate House	2023	15	12	2038	1	$1,932.36	1	EA	100%	$948.00
	A documented cost was used for this component cost from 2023						**Unit Cost**	**Quantity**	**Units**	**% Repl**	**Replacement Cost**
	Cost from Client Reserve Study Actuals spreadsheet.						$947.98	1	EA	100%	$947.98
002.001.0004 ASSEMBLY	Interior Renovation Gate House	2020	20	14	2040	1	$13,304.00	1	LS	100%	$13,304.00
002.001.0005 ASSEMBLY	Parking Gates Gate House	2023	20	17	2043	2	$50,416.00	1	LS	100%	$17,794.00
	A documented cost was used for this component cost from 2023						**Unit Cost**	**Quantity**	**Units**	**% Repl**	**Replacement Cost**
	ESSI Inc. Proposal						$17,794.02	1	LS	100%	$17,794.02
002.001.0006 ASSEMBLY	Exterior Maintenance Gate House	1998	30	2	2028	1	$5,221.00	1	LS	100%	$5,221.00
002.001.0007 ASSEMBLY	Doors and Windows Site-Wide	1998	32	4	2030	1	$11,002.00	1	LS	100%	$11,002.00
002.001.0008 ASSEMBLY	Stone Piers Site-Wide	1998	50	22	2048	1.5	$29,515.50	1	LS	100%	$29,516.00
002.001.0009 ASSEMBLY	Entrance Area Lights Slatestone Court and Community Entrance	2017	15	6	2032	#####	$10,835.62	1	LS	100%	$10,836.00
002.001.0010	RFID Parking Access Control System Gate House	2023	12	9	2035	1	$39,781.46	1	LS	100%	$39,781.00

Component Replacement Expense Summary

For more detailed component information, please refer to the separate report titled: "Component Record"

Blue typeface reflects changes from the prior DMA draft.

Line	Component Name and Location	In-Service/ Replace Year	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Turnkey	Unit Cost	Quant	Units	% Repl	Replacement Exp for Study Year
002.001.0011	Parking Control Network Hardware Gate House	2023	12	9	2035	1	$10,747.74	1	LS	100%	$12,097.00

A documented cost was used for this component cost from 2023

	Unit Cost	Quantity	Units	% Repl	Replacement Cost
Client	$12,097.29	1	EA	100%	$12,097.29

Total for 002.001 - Community Entrance **$207,721.00**

002.002 - Fences, Walls, Retaining Walls

Line	Component Name and Location	In-Service/ Replace Year	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Turnkey	Unit Cost	Quant	Units	% Repl	Replacement Exp for Study Year
002.002.0001	Steel tube picket fence / Chain link fence Community Perimeter	1998	45	17	2043	1.1	$139.10	5400	LF	25%	$187,778.00
002.002.0002	Mtl.. tube picket fence - 4'h Blue Ridge Rear	1998	30	2	2028	1	$40.83	260	LF	100%	$10,616.00
002.002.0003	Chain-link fence - 3' - 5'h, vinyl-coated Clubhouse	2012	40	26	2052	1	$30.32	150	LF	100%	$4,548.00
002.002.0004	Chain-link fence - 4'h, vinyl-coated Riverview Lower Property	1998	40	12	2038	1	$30.32	230	LF	100%	$6,974.00
002.002.0005	Precast retaining walls, interlocking segmented wall system, w/ void fill Riverview Lower Property	1998	50	22	2048	1	$56.68	960	SF	100%	$54,413.00
002.002.0006 ASSEMBLY	Stone Retaining Walls Multiple Locations	2023	5	2	2028	1	$44.00	930	SF	10%	$4,092.00
002.002.0007 ASSEMBLY	Boulder Terraced Land Multiple Locations	1998	45	17	2043	1	$588.00	340	LF	25%	$49,980.00

Component Replacement Expense Summary

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Line	Component Name and Location	In-Service/ Replace Year	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Turnkey	Unit Cost	Quant	Units	% Repl	Replacement Exp for Study Year
002.002.0008	Timber planter walls Community Gardens	2024	3	1	2027	1	$10.55	7150	LF	33%	$40,993.00

A documented cost was used for this component cost from 2024

	Unit Cost	Quantity	Units	% Repl	Replacement Cost
Cost from Client Reserve Study Actuals spreadsheet.	$40,993.41	1	LS	100%	$40,993.41

Additional one-time expenditures in year 2026 $18,000.00

Line	Component Name and Location	In-Service/ Replace Year	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Turnkey	Unit Cost	Quant	Units	% Repl	Replacement Exp for Study Year
002.002.0009	Steel guard rail Riverbend Parking Lot	1998	50	22	2048	1	$46.89	155	LF	100%	$7,268.00
002.002.0010	Steel guard rail Magnolias Garage Drive	1998	50	22	2048	1	$46.89	287	LF	100%	$13,457.00
002.002.0011 ASSEMBLY	Decorative Wall Renovation Traffic Circles	2022	24	20	2046	1	$53,092.00	1	LS	100%	$53,092.00
002.002.0012 ASSEMBLY	Steel Handrails Multiple Locations	1998	50	22	2048	1	$38,809.00	1	LS	100%	$38,809.00
Total for 002.002 - Fences, Walls, Retaining Walls											**$472,020.00**
002.003 - Site Infrastructure and Improvements											
002.003.0001 ASSEMBLY	Stone Pathway Repairs Site-Wide	2023	3	0	2026	1	$53,817.00	1	LS	33%	$17,943.00
002.003.0002	Vintage Street Light Pole and Acorn Lamp Site-Wide	1998	50	22	2048	1	$6,984.15	98	EA	100%	$684,447.00
002.003.0003	Storage Shed Original Maintenance Shed	2003	25	2	2028	1.2	$59.69	400	SF	100%	$23,875.00
002.003.0004	Storage Shed Additions Maintenance Shed	2019	25	18	2044	1	$49.74	350	SF	100%	$17,409.00

Component Replacement Expense Summary

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Line	Component Name and Location	In-Service/ Replace Year	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Turnkey	Unit Cost	Quant	Units	% Repl	Replacement Exp for Study Year
002.003.0005	Single-ply roof 60-mil EPDM - fully adhered, Low Rise Maintenance Shed	2019	30	23	2049	0.33	$265.90	4	SQ	100%	$1,197.00
002.003.0006	Shingled roof, med. wt. full-dimensional asphalt shingles - simple profile, 1-3 Stories Maintenance Shed	2003	25	2	2028	1	$438.72	6	SQ	100%	$2,413.00
002.003.0007	8' Garage door, roll-up Maintenance Shed	2003	25	2	2028	0.4	$877.12	1	EA	100%	$877.00
002.003.0008	9' Garage door, residential Maintenance Shed	2003	25	2	2028	0.5	$1,096.40	2	EA	100%	$2,193.00
002.003.0009	Metal Sign replacement allowance Site-Wide	2024	3	1	2027	1	$122.74	1	LS	100%	$5,270.00
					A documented cost was used for this component cost from 2024						
							Unit Cost	**Quantity**	**Units**	**% Repl**	**Replacement Cost**
					Revised allowance		$5,270.05	1	LS	100%	$5,270.05
002.003.0010	Flagpoles, aluminum, 20 ft. Clubhouse	1998	50	22	2048	1	$2,755.79	3	EA	100%	$8,267.00
002.003.0011	Landscape Irrigation System - Repairs Site-Wide	2026	1	1	2027	1	$1.69	46	ZONE	10%	EXCLUDED
					A documented cost was used for this component cost from 2022						
							Unit Cost	**Quantity**	**Units**	**% Repl**	**Replacement Cost**
					Cost allowance per management.		$2,231.36	46	ZONE	4%	$4,105.70
					This component was EXCLUDED from expense calculations. Reason: Paid from Operating						
002.003.0012	New Pool Structure, concrete bottom & sides, tile finish, w/Demo East Waterfall Fountain	1998	40	12	2038	0.75	$96.88	800	SSF	100%	$77,502.00

DRAFT STATUS REPORT

Component Replacement Expense Summary

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Line	Component Name and Location	In-Service/ Replace Year	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Turnkey	Unit Cost	Quant	Units	% Repl	Replacement Exp for Study Year
002.003.0013	Landscape light - low voltage East Waterfall Fountain	2006	20	0	2026	1	$877.75	10	EA	100%	$8,778.00
002.003.0014 ASSEMBLY	Fountain Equipment East Waterfall Fountain	2017	10	1	2027	1	$38,971.00	1	LS	25%	$9,743.00
002.003.0015	Fountain lights, underwater East Waterfall Fountain	2024	10	8	2034	1	$1,100.00	7	EA	100%	$14,702.00

A documented cost was used for this component cost from 2024

	Unit Cost	Quantity	Units	% Repl	Replacement Cost
Client Expenditures spreadsheet	$14,701.82	1	LS	100%	$14,701.82

Line	Component Name and Location	In-Service/ Replace Year	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Turnkey	Unit Cost	Quant	Units	% Repl	Replacement Exp for Study Year
002.003.0016	Exterior fountain, cast stone, ornate West Fountain	2006	30	10	2036	1	$5,356.95	1	EA	100%	$5,357.00
002.003.0017	Lighted bollards West Fountain	2006	25	5	2031	1	$1,174.74	14	EA	100%	$16,446.00
002.003.0018	Park bench Site-Wide	2006	35	15	2041	1	$1,620.88	12	EA	100%	$19,451.00
002.003.0019	Snow Blower Site-Wide	2025	5	4	2030	1	$1.13	2	EA	100%	$1,523.00

A documented cost was used for this component cost from 2025

	Unit Cost	Quantity	Units	% Repl	Replacement Cost
Client RR Expenditure spreadsheet	$1,523.34	1	EA	100%	$1,523.34

Line	Component Name and Location	In-Service/ Replace Year	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Turnkey	Unit Cost	Quant	Units	% Repl	Replacement Exp for Study Year
002.003.0020 ASSEMBLY	Resurface Fountain - Waterfall Site-Wide	2026	20	20	2046	1	$33,660.00	1	LS	100%	$48,000.00

A documented cost was used for this component cost from 2026

	Unit Cost	Quantity	Units	% Repl	Replacement Cost
Sundek of Washington Proposal	$48,000.00	1	LS	100%	$48,000.00

Component Replacement Expense Summary

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Line	Component Name and Location	In-Service/ Replace Year	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Turnkey	Unit Cost	Quant	Units	% Repl	Replacement Exp for Study Year
002.003.0021	Replace mature trees	2025	4	3	2029	0.8	$1,971.20	5	LS	100%	$9,856.00
ASSEMBLY	Site-Wide										
						Additional one-time expenditures in year				2026	$8,000.00
Total for 002.003 - Site Infrastructure and Improvements											**$975,249.00**
002.004 - Drainage, Utiliities and Irrigation											
002.004.0001	Stormwater System Repair Allowance	2023	10	7	2033	1	$846,088.00	1	LS	5%	$42,304.00
ASSEMBLY	Site-Wide										
002.004.0002	Underground Sanitary Piping Replacement Allowance Site-Wide	1998	30	2	2028	1	$127.05	3000	LF	5%	$19,058.00
002.004.0003	Underground Water Supply Piping Replacement Allowance Site-Wide	1998	32	4	2030	1	$189.51	600	LF	20%	$22,741.00
002.004.0004	Landscape Irrigation System - Replace Site-Wide	1998	30	2	2028	1	$1.69	400000	GSF	25%	$169,000.00
Total for 002.004 - Drainage, Utiliities and Irrigation											**$253,103.00**
003.000 - CLUBHOUSE EXTERIORS											
003.000.0001	Single-ply roof 60-mil TPO - fastened, Mid Rise Clubhouse Roof	2022	20	16	2042	1.5	$2,245.29	142	SQ	100%	$177,455.00

A documented cost was used for this component cost from 2022

	Unit Cost	Quantity	Units	% Repl	Replacement Cost
Cost from Client Reserve Study Actuals spreadsheet.	$177,454.89	1	LS	100%	$177,454.89

Component Replacement Expense Summary

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Line	Component Name and Location	In-Service/ Replace Year	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Turnkey	Unit Cost	Quant	Units	% Repl	Replacement Exp for Study Year
003.000.0002	Stainless steel coping, custom, for 12 wall Clubhouse Roof	1998	32	4	2030	1	$29.71	450	LF	100%	$13,370.00
003.000.0003 ASSEMBLY	Tennis Court Roof Clubhouse Tennis Courts	1998	34	6	2032	1.75	$1,134,283.50	1	LS	100%	$1,134,284.00
003.000.0004	Tennis court fence, chain link, 12 foot, vinyl coated Clubhouse Tennis Courts	1998	36	8	2034	2	$140.92	470	LF	100%	$66,232.00
003.000.0005	Modular Sport Court Tiles Clubhouse Tennis Courts	2023	15	12	2038	1	$6.84	14120	SF	100%	$105,137.00

A documented cost was used for this component cost from 2023

	Unit Cost	Quantity	Units	% Repl	Replacement Cost
Cost from Client Reserve Study Actuals spreadsheet.	$105,136.50	1	LS	100%	$105,136.50

Line	Component Name and Location	In-Service/ Replace Year	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Turnkey	Unit Cost	Quant	Units	% Repl	Replacement Exp for Study Year
003.000.0006	Steel roofing - standing seam, 1-3 Stories Clubhouse Roof	1998	40	12	2038	1	$13.84	820	SF	100%	$11,349.00
003.000.0007	Concrete balcony traffic topping Clubhouse Roof	2018	20	12	2038	1	$28.36	1150	SF	100%	$32,614.00
003.000.0008 ASSEMBLY	Roof Pergola Structure Clubhouse Roof	2022	100	96	2122	1	$115,943.00	1	LS	100%	EXCLUDED

A documented cost was used for this component cost from 2022

	Unit Cost	Quantity	Units	% Repl	Replacement Cost
Cost from Client Reserve Study Actuals spreadsheet.	$10,896.47	1	LS	100%	$10,896.47

This component was EXCLUDED from expense calculations. Reason: Component Removed

Component Replacement Expense Summary

For more detailed component information, please refer to the separate report titled: "Component Record"

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Line	Component Name and Location	In-Service/ Replace Year	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Turnkey	Unit Cost	Quant	Units	% Repl	Replacement Exp for Study Year
003.000.0009	Exterior Wall Restoration	2024	25	23	2049	1	$90,690.00	1	LS	100%	$323,209.00
ASSEMBLY	Clubhouse Masonry Walls										

A documented cost was used for this component cost from 2024

	Unit Cost	Quantity	Units	% Repl	Replacement Cost
Cost from Client Reserve Study Actuals spreadsheet and RR Expenditures spreadsheet.	$323,209.05	1	LS	100%	$323,209.05

Line	Component Name and Location	In-Service/ Replace Year	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Turnkey	Unit Cost	Quant	Units	% Repl	Replacement Exp for Study Year
003.000.0010	Storefront Entrance Doors	2020	8	2	2028	1	$73,277.00	1	LS	10%	$7,328.00
ASSEMBLY	Clubhouse Facades										
003.000.0011	Curtain wall, aluminum-framed Clubhouse Pool Wall	1998	36	8	2034	1.2	$185.86	1960	SF	100%	$364,278.00
003.000.0012	Sliding doors, glass & aluminum Clubhouse Pool Wall	1998	36	8	2034	2	$3,807.52	12	PR	100%	$45,690.00
003.000.0013	Curtain wall, storefront framing, w/ clear 1 insulated glass Clubhouse Rotunda	1998	36	8	2034	1	$96.82	1450	SF	100%	$140,389.00
003.000.0014	Curtain wall, storefront framing, w/ clear 1 insulated glass Clubhouse Turret	1998	36	8	2034	1	$96.82	920	SF	100%	$89,074.00
003.000.0015	Exterior single steel entrance or exit door and frame Clubhouse Various Entrances	1998	32	4	2030	1	$2,778.56	10	EA	100%	$27,786.00
003.000.0016	Aluminum windows - Phase II Clubhouse Facades	2006	32	12	2038	2	$2,108.08	18	EA	100%	$37,945.00
003.000.0017	Aluminum windows - Phase I Clubhouse Facades	1998	32	4	2030	2	$1,824.26	13	EA	100%	$23,715.00
003.000.0018	Fabric awnings, w/ aluminum frame Clubhouse Facades	2006	20	0	2026	1	$99.59	280	SF	100%	EXCLUDED

This component was EXCLUDED from expense calculations. Reason: Component Removed

Component Replacement Expense Summary

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Line	Component Name and Location	In-Service/ Replace Year	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Turnkey	Unit Cost	Quant	Units	% Repl	Replacement Exp for Study Year
003.000.0019	Painting Allowance Clubhouse Facades	2024	3	1	2027	1	$3.14	1	LS	100%	$9,458.00
	A documented cost was used for this component cost from 2024										
							Unit Cost	**Quantity**	**Units**	**% Repl**	**Replacement Cost**
	Various from Client Expenditure spreadsheet.						$9,457.64	1	LS	100%	$9,457.64
003.000.0020	Windscreen fabric Clubhouse Tennis Courts	2024	4	2	2028	1	$7.37	470	LF	100%	$2,528.00
	A documented cost was used for this component cost from 2024										
							Unit Cost	**Quantity**	**Units**	**% Repl**	**Replacement Cost**
	Client Expenditures spreadsheet						$2,527.52	1	LS	100%	$2,527.52
003.000.0021	Exterior Lighting Allowance Clubhouse	2024	10	8	2034	1	$1.11	1	LS	100%	$8,792.00
	A documented cost was used for this component cost from 2024										
							Unit Cost	**Quantity**	**Units**	**% Repl**	**Replacement Cost**
	Expenditures in 2024 - 25; Client Expenditures spreadsheet						$8,791.50	1	LS	100%	$8,791.50
	Total for 003.000 - CLUBHOUSE EXTERIORS										**$2,620,633.00**
004.001 - Elevator											
004.001.0001	Hydraulic Elevator Equipment Upgrade Clubhouse Elevator	1998	30	2	2028	1	$88,346.62	1	LS	100%	$88,347.00
004.001.0002	Hydraulic Elevator Jack Replacement Clubhouse Elevator	1998	50	22	2048	1	$94,474.62	1	EA	100%	$94,475.00
004.001.0003 ASSEMBLY	Elevator Cab Renovation Clubhouse Elevator	1998	30	2	2028	1	$47,096.00	1	LS	100%	$47,096.00
004.001.0004 ASSEMBLY	Hall Elevator Doors and Frames Clubhouse Elevator	1998	30	2	2028	1	$3,649.00	3	LS	100%	$10,947.00

Component Replacement Expense Summary

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Line	Component Name and Location	In-Service/ Replace Year	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Turnkey	Unit Cost	Quant	Units	% Repl	Replacement Exp for Study Year
Total for 004.001 - Elevator											**$240,865.00**
004.002 - Gym											
004.002.0001	Mirrors Clubhouse Gym	2019	15	8	2034	1	$22.21	72	SF	100%	$1,599.00
004.002.0002	Rubber Flooring Clubhouse Gym	2019	15	8	2034	1	$7.48	1700	SF	100%	$12,716.00
004.002.0003	Treadmill Clubhouse Gym	2001	26	1	2027	1	$7,108.81	3	EA	100%	$21,326.00
004.002.0004 ASSEMBLY	Exercise Equipment Clubhouse Gym	2019	15	8	2034	1	$110,394.00	1	LS	100%	$110,394.00
Total for 004.002 - Gym											**$146,035.00**
004.003 - Pool											
004.003.0001	Large Pool Structure, concrete bottom & sides, tile finish, w/Demo Clubhouse Pool	1998	60	32	2058	1	$193.75	1755	SSF	100%	$340,031.00
004.003.0002	Spa Structure, concrete bottom & sides, tile finish, w/Demo Clubhouse Pool	1998	60	32	2058	1	$193.75	35	SSF	100%	$6,781.00
004.003.0003	Replace Pool Room Floor Clubhouse Pool	1998	60	32	2058	1.5	$43.94	3700	SF	100%	$162,560.00
004.003.0004	Replace Precast Pool Coping Clubhouse Pool	2019	10	3	2029	1	$86.10	260	LF	100%	$22,386.00
004.003.0005	Replace Skim line Tile Clubhouse Pool	2019	10	3	2029	1	$38.92	240	LF	100%	$9,341.00

Component Replacement Expense Summary

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Line	Component Name and Location	In-Service/ Replace Year	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Turnkey	Unit Cost	Quant	Units	% Repl	Replacement Exp for Study Year
004.003.0006	Pool Resurface Clubhouse Pool	2019	10	3	2029	1	$10.82	2560	SF	100%	$26,411.00

A documented cost was used for this component cost from 2019

	Unit Cost	Quantity	Units	% Repl	Replacement Cost
High Sierra Pools Inc.	$26,411.34	1	LS	100%	$26,411.34

Line	Component Name and Location	In-Service/ Replace Year	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Turnkey	Unit Cost	Quant	Units	% Repl	Replacement Exp for Study Year
004.003.0007	Spa Resurface Clubhouse Pool	2024	10	8	2034	3	$32.46	140	SF	100%	$14,624.00

A documented cost was used for this component cost from 2024

	Unit Cost	Quantity	Units	% Repl	Replacement Cost
Cost from Client Reserve Study Actuals spreadsheet.	$14,624.39	1	LS	100%	$14,624.39

Line	Component Name and Location	In-Service/ Replace Year	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Turnkey	Unit Cost	Quant	Units	% Repl	Replacement Exp for Study Year
004.003.0008	Replace skimmer drains & strainers Clubhouse Pool	2019	40	33	2059	1	$2,519.32	9	EA	100%	$22,674.00
004.003.0009	Re-Coat Pool Deck Clubhouse Pool	2023	4	1	2027	1	$5.28	3700	SF	100%	$30,243.00

A documented cost was used for this component cost from 2023

	Unit Cost	Quantity	Units	% Repl	Replacement Cost
Cost from Client Reserve Study Actuals spreadsheet.	$30,243.24	1	LS	100%	$30,243.24

Line	Component Name and Location	In-Service/ Replace Year	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Turnkey	Unit Cost	Quant	Units	% Repl	Replacement Exp for Study Year
004.003.0010	Pipe Railing, stainless steel Clubhouse Pool	1998	40	12	2038	1	$336.93	12	EA	100%	$4,043.00
004.003.0011	Handicapped Chair Lift Clubhouse Pool	2020	15	9	2035	1	$5,341.77	1	EA	100%	$5,342.00
004.003.0012 ASSEMBLY	Pool Filtration Equipment Clubhouse Pool	2023	8	5	2031	1	$43,130.00	1	LS	100%	$22,180.00

A documented cost was used for this component cost from 2023

	Unit Cost	Quantity	Units	% Repl	Replacement Cost
Cost from Client Reserve Study Actuals spreadsheet.	$22,179.84	1	LS	100%	$22,179.84

Component Replacement Expense Summary

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Line	Component Name and Location	In-Service/ Replace Year	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Turnkey	Unit Cost	Quant	Units	% Repl	Replacement Exp for Study Year
004.003.0013	Spa Heater	2019	15	8	2034	1	$5,361.84	1	EA	100%	$5,688.00
	Clubhouse Pool				*A documented cost was used for this component cost from 2019*						
							Unit Cost	**Quantity**	**Units**	**% Repl**	**Replacement Cost**
				General Ledger			$5,688.05	1	LS	100%	$5,688.05
004.003.0014	Interior LED fixtures, high bay, surface mounted	2024	24	22	2048	2	$1,965.00	11	EA	100%	$14,648.00
	Clubhouse Pool				*A documented cost was used for this component cost from 2024*						
							Unit Cost	**Quantity**	**Units**	**% Repl**	**Replacement Cost**
	Cost from Client Reserve Study Actuals spreadsheet.						$14,647.58	1	LS	100%	$14,647.58
004.003.0015	Interior Pool Room Painting (Ceiling)	2024	10	8	2034	1.5	$21,259.50	1	LS	100%	$20,747.00
ASSEMBLY	Clubhouse Pool				*A documented cost was used for this component cost from 2024*						
							Unit Cost	**Quantity**	**Units**	**% Repl**	**Replacement Cost**
	Cost from Client Reserve Study Actuals spreadsheet.						$20,747.14	1	LS	100%	$20,747.14
004.003.0016	Pool Furniture	2022	8	4	2030	1	$18,587.00	1	LS	100%	$18,587.00
ASSEMBLY	Clubhouse Pool										
004.003.0017	Locker Room Renovation	2020	24	18	2044	1	$138,060.00	1	LS	100%	$138,060.00
ASSEMBLY	Clubhouse Locker Rooms										
004.003.0018	Saunas, prefabricated, cedar on cedar, 8' x 12' x 7' h, incl. heater & controls	1998	40	12	2038	1	$23,934.80	2	EA	100%	$47,870.00
	Clubhouse Locker Rooms										
004.003.0019	Saunas, heaters only, Men	1999	30	3	2029	1	$6,525.57	1	EA	100%	$6,526.00
	Clubhouse Locker Rooms										
004.003.0020	Saunas, heaters only, Women	2019	24	17	2043	1	$6,525.57	1	EA	100%	$6,526.00
	Clubhouse Locker Rooms										

Component Replacement Expense Summary

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Line	Component Name and Location	In-Service/ Replace Year	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Turnkey	Unit Cost	Quant	Units	% Repl	Replacement Exp for Study Year
004.003.0021	Storefront, aluminum-framed - interior Indoor Pool - Hall	1998	48	20	2046	1	$154.88	530	SF	100%	$82,086.00
004.003.0022	Aluminum entrance, narrow stile Indoor Pool - Hall	1998	48	20	2046	1	$5,691.01	1	LS	100%	$5,691.00
004.003.0023	Storefront entrance, narrow stile Locker Room	1998	48	20	2046	1	$3,676.48	1	EA	100%	$3,676.00
004.003.0024	Paint walls, smooth finish incl. murals Clubhouse Pool	1998	30	2	2028	2	$2.50	5200	SF	100%	$13,000.00
004.003.0025	Salt Chlorine Generator Clubhouse Pool	2023	4	1	2027	0.8	$1,763.53	6	EA	100%	$10,581.00
004.003.0026	Pool lights, underwater Clubhouse Pool	2020	10	4	2030	1.4	$1,540.00	6	LS	100%	$9,240.00
004.003.0027	Swimming pool heater Clubhouse Pool	2025	10	9	2035	1	$7,413.22	1	EA	100%	$7,413.00
Total for 004.003 - Pool											**$1,056,955.00**
004.004 - Restaurant											
004.004.0001	Quarry tile floors Restaurant Kitchen	1998	60	32	2058	1.4	$59.22	972	SF	100%	$57,562.00
004.004.0002 ASSEMBLY	Cook Line Exhaust Hood with Fire Protection Restaurant Kitchen	2003	30	7	2033	1	$71,860.00	1	LS	100%	$71,860.00
004.004.0003 ASSEMBLY	Commercial Ktchen Equipment - General Restaurant Kitchen	2022	8	4	2030	1	$253,679.00	1	LS	33%	$84,577.00

Component Replacement Expense Summary

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Line	Component Name and Location	In-Service/ Replace Year	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Turnkey	Unit Cost	Quant	Units	% Repl	Replacement Exp for Study Year
004.004.0004	Commercial Kitchen Equipment - Cook Line	2003	23	0	2026	1	$42,011.00	1	LS	100%	$42,011.00
ASSEMBLY	Restaurant Kitchen										
004.004.0005	Bar	2021	15	10	2036	1	$40,998.00	1	LS	100%	$40,998.00
ASSEMBLY	Clubhouse Restaurant										
004.004.0006	Bar Service Equipment	2001	30	5	2031	1	$6,025.00	1	LS	100%	$6,025.00
ASSEMBLY	Clubhouse Restaurant										
004.004.0007	Bar stools, upholstered seat & back, chrome tube cantilever frame, minimum	2021	20	15	2041	1	$610.65	10	EA	100%	$6,107.00
	Clubhouse Restaurant										
004.004.0008	Restaurant chairs	2002	24	0	2026	0.5	$366.69	50	EA	100%	$18,334.00
	Clubhouse Restaurant										
004.004.0009	Booths, upholstered seat & back	2021	12	7	2033	1	$667.35	40	LF	100%	$26,694.00
	Clubhouse Restaurant										
004.004.0010	Dining Tables	2002	27	3	2029	1	$9,441.00	1	LS	100%	$9,441.00
ASSEMBLY	Clubhouse Restaurant										
004.004.0011	Outdoor Restaurant Furniture	2021	5	0	2026	1	$26,529.00	1	LS	100%	$26,529.00
ASSEMBLY	Clubhouse Restaurant										
004.004.0012	Dishwasher, semi-automatic	2022	30	26	2052	1	$9,875.30	1	EA	100%	$9,875.00
	Restaurant Kitchen										
004.004.0013	Sound System and Speakers	2022	8	4	2030	1	$2,985.00	1	LS	100%	$2,985.00
ASSEMBLY	Clubhouse Restaurant										

Component Replacement Expense Summary

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Line	Component Name and Location	In-Service/ Replace Year	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Turnkey	Unit Cost	Quant	Units	% Repl	Replacement Exp for Study Year
004.004.0014	Portable Bar (Wheeled) Clubhouse Restaurant	2020	10	4	2030	1	$1.13	1	EA	100%	$4,800.00

A documented cost was used for this component cost from 2026

	Unit Cost	Quantity	Units	% Repl	Replacement Cost
Based on Cambro 73in. Portable Bar	$4,800.00	1	EA	100%	$4,800.00

Total for 004.004 - Restaurant **$407,798.00**

004.005 - Clubhouse General Interiors

Line	Component Name and Location	In-Service/ Replace Year	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Turnkey	Unit Cost	Quant	Units	% Repl	Replacement Exp for Study Year
004.005.0001 ASSEMBLY	Theater Audio Visual System Clubhouse Theater	2026	7	7	2033	1	$0.00	1	LS	100%	$26,512.00

A documented cost was used for this component cost from 2026

	Unit Cost	Quantity	Units	% Repl	Replacement Cost
Cost from Client	$26,512.00	1	LS	100%	$26,512.00

Line	Component Name and Location	In-Service/ Replace Year	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Turnkey	Unit Cost	Quant	Units	% Repl	Replacement Exp for Study Year
004.005.0002 ASSEMBLY	Audio Equipment System Clubhouse Auditorium	2019	16	9	2035	1	$0.00	1	LS	100%	$116,001.00

A documented cost was used for this component cost from 2019

	Unit Cost	Quantity	Units	% Repl	Replacement Cost
AVIT Services	$116,001.44	1	LS	100%	$116,001.44

Line	Component Name and Location	In-Service/ Replace Year	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Turnkey	Unit Cost	Quant	Units	% Repl	Replacement Exp for Study Year
004.005.0003	Ceramic tile floors Clubhouse Rest Rooms	2022	30	26	2052	1	$40.04	1100	SF	100%	$49,933.00

A documented cost was used for this component cost from 2022

	Unit Cost	Quantity	Units	% Repl	Replacement Cost
Remington Construction. Cost from Client Reserve Study Actuals spreadsheet.	$49,932.83	1	LS	100%	$49,932.83

Component Replacement Expense Summary

For more detailed component information, please refer to the separate report titled: "Component Record"

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Line	Component Name and Location	In-Service/ Replace Year	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Turnkey	Unit Cost	Quant	Units	% Repl	Replacement Exp for Study Year
004.005.0004	Pianos Clubhouse Music Rm	1998	35	7	2033	1	$11,186.48	2	EA	0%	$1,000.00
004.005.0005	Appliances Auditorium Kitchen	2022	16	12	2038	1	$1.11	1	LF	100%	$8,572.00
004.005.0006	Carpet Auditorium - Community Room	2021	14	9	2035	1	$1.11	1	LF	100%	$36,699.00
004.005.0007	Carpet Clubhouse Common Areas	2021	14	9	2035	1	$1.11	1	LF	100%	$58,820.00
004.005.0008	Marble Tile Rotunda	2021	50	45	2071	1	$1.11	1	LF	100%	$123,813.00

004.005.0004 – Pianos

A documented cost was used for this component cost from 2026

	Unit Cost	Quantity	Units	% Repl	Replacement Cost
Allowance	$500.00	2	EA	100%	$1,000.00

004.005.0005 – Appliances

A documented cost was used for this component cost from 2022

	Unit Cost	Quantity	Units	% Repl	Replacement Cost
Lansdowne Clubhouse Design Plan	$8,572.14	1	LS	100%	$8,572.14

004.005.0006 – Carpet

A documented cost was used for this component cost from 2021

	Unit Cost	Quantity	Units	% Repl	Replacement Cost
Lansdowne Clubhouse Design Plan	$36,699.07	1	LS	100%	$36,699.07

004.005.0007 – Carpet

A documented cost was used for this component cost from 2021

	Unit Cost	Quantity	Units	% Repl	Replacement Cost
Lansdowne Clubhouse Design Plan	$58,820.02	1	LS	100%	$58,820.02

004.005.0008 – Marble Tile

A documented cost was used for this component cost from 2021

	Unit Cost	Quantity	Units	% Repl	Replacement Cost
Lansdowne Clubhouse Design Plan	$123,813.15	1	LS	100%	$123,813.15

Component Replacement Expense Summary

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Line	Component Name and Location	In-Service/ Replace Year	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Turnkey	Unit Cost	Quant	Units	% Repl	Replacement Exp for Study Year
004.005.0009	Furniture Rotunda	2021	14	9	2035	1	$1.11	1	LF	100%	$25,774.00

A documented cost was used for this component cost from 2021

	Unit Cost	Quantity	Units	% Repl	Replacement Cost
Lansdowne Clubhouse Design Plan	$25,773.89	1	LS	100%	$25,773.89

Line	Component Name and Location	In-Service/ Replace Year	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Turnkey	Unit Cost	Quant	Units	% Repl	Replacement Exp for Study Year
004.005.0010	Furniture Fireplace Lounge	2021	14	9	2035	1	$1.11	1	LF	100%	$12,915.00

A documented cost was used for this component cost from 2021

	Unit Cost	Quantity	Units	% Repl	Replacement Cost
Lansdowne Clubhouse Design Plan	$12,914.86	1	LS	100%	$12,914.86

Line	Component Name and Location	In-Service/ Replace Year	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Turnkey	Unit Cost	Quant	Units	% Repl	Replacement Exp for Study Year
004.005.0011	Stack Chairs Clubhouse Auditorium	2021	14	9	2035	1	$1.11	1	LF	100%	$77,729.00

A documented cost was used for this component cost from 2021

	Unit Cost	Quantity	Units	% Repl	Replacement Cost
Lansdowne Clubhouse Design Plan	$77,728.75	1	LS	100%	$77,728.75

Line	Component Name and Location	In-Service/ Replace Year	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Turnkey	Unit Cost	Quant	Units	% Repl	Replacement Exp for Study Year
004.005.0012	Interior Lighting Clubhouse	2021	14	9	2035	1	$1.11	1	LF	100%	$63,834.00

A documented cost was used for this component cost from 2021

	Unit Cost	Quantity	Units	% Repl	Replacement Cost
Lansdowne Clubhouse Design Plan	$63,833.91	1	LS	100%	$63,833.91

Line	Component Name and Location	In-Service/ Replace Year	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Turnkey	Unit Cost	Quant	Units	% Repl	Replacement Exp for Study Year
004.005.0013	Interior Painting Clubhouse	2021	8	3	2029	1	$1.11	1	LF	100%	$73,955.00

A documented cost was used for this component cost from 2021

	Unit Cost	Quantity	Units	% Repl	Replacement Cost
Lansdowne Clubhouse Design Plan	$73,954.75	1	LS	100%	$73,954.75

Component Replacement Expense Summary

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Line	Component Name and Location	In-Service/ Replace Year	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Turnkey	Unit Cost	Quant	Units	% Repl	Replacement Exp for Study Year
004.005.0014	Interior Signage	2021	14	9	2035	1	$1.11	1	LF	100%	$60,456.00
	Clubhouse				*A documented cost was used for this component cost from 2018*						
							Unit Cost	**Quantity**	**Units**	**% Repl**	**Replacement Cost**
	General Ledger						$60,456.11	1	LS	100%	$60,456.11
004.005.0015	Window Treatments	2023	13	10	2036	1	$1.11	1	LF	100%	$86,787.00
	Clubhouse				*A documented cost was used for this component cost from 2023*						
							Unit Cost	**Quantity**	**Units**	**% Repl**	**Replacement Cost**
	Cost from Client Reserve Study Actuals spreadsheet.						$86,787.10	1	LS	100%	$86,787.10
004.005.0016	Art and Accessories	2021	14	9	2035	1	$1.11	1	LF	100%	$12,326.00
	Clubhouse				*A documented cost was used for this component cost from 2021*						
							Unit Cost	**Quantity**	**Units**	**% Repl**	**Replacement Cost**
	Lansdowne Clubhouse Design Plan						$12,325.80	1	LS	100%	$12,325.80
004.005.0017	Furniture Including 2 Billiards Tables	2020	15	9	2035	1	$1.11	1	LF	100%	$16,928.00
	Billiards Room				*A documented cost was used for this component cost from 2020*						
							Unit Cost	**Quantity**	**Units**	**% Repl**	**Replacement Cost**
	General Ledger						$16,927.79	1	LS	100%	$16,927.79
004.005.0018	Computers and IT Equipment.	2025	4	3	2029	1	$1.11	1	LF	100%	$10,000.00
	Clubhouse Offices				*A documented cost was used for this component cost from 2026*						
							Unit Cost	**Quantity**	**Units**	**% Repl**	**Replacement Cost**
	Cost Allowance based on Client Equipment and life of 8 years with phased replacement.						$20,000.00	1	LS	50%	$10,000.00

Component Replacement Expense Summary

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Line	Component Name and Location	In-Service/ Replace Year	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Turnkey	Unit Cost	Quant	Units	% Repl	Replacement Exp for Study Year
004.005.0019	General Renovation Allowance Clubhouse	2020	20	14	2040	1	$1.11	1	LF	100%	$743,786.00

A documented cost was used for this component cost from 2022

	Unit Cost	Quantity	Units	% Repl	Replacement Cost
General Ledger	$743,785.76	1	LS	100%	$743,785.76

Line	Component Name and Location	In-Service/ Replace Year	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Turnkey	Unit Cost	Quant	Units	% Repl	Replacement Exp for Study Year
004.005.0020	Door opener - automatic, electronic door swing door, per opening, incl. motion sensor, 12 V control box, motor Clubhouse Doors	2025	3	2	2028	1	$3,583.50	32	EA	10%	$20,735.00

A documented cost was used for this component cost from 2025

	Unit Cost	Quantity	Units	% Repl	Replacement Cost
Cost from Client Reserve Study Actuals spreadsheet.	$20,735.14	1	LS	100%	$20,735.14

Line	Component Name and Location	In-Service/ Replace Year	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Turnkey	Unit Cost	Quant	Units	% Repl	Replacement Exp for Study Year
004.005.0021	Replace lay-in ceiling tile - tegular Clubhouse	2006	21	1	2027	1	$5.28	18000	SF	50%	$47,520.00
004.005.0022	Replace lay-in ceiling complete - tegular system Clubhouse	1998	50	22	2048	1	$12.39	18000	SF	100%	$223,020.00
004.005.0023	Folding Partition Clubhouse Auditorium	2006	21	1	2027	1	$160.98	644	SF	100%	$103,671.00
004.005.0024	Telephone System Clubhouse - Gatehouse	2020	15	9	2035	1	$4,561.43	1	LS	100%	$27,723.00

A documented cost was used for this component cost from 2020

	Unit Cost	Quantity	Units	% Repl	Replacement Cost
Telelink Communications	$27,722.82	1	LS	100%	$27,722.82

Component Replacement Expense Summary

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Line	Component Name and Location	In-Service/ Replace Year	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Turnkey	Unit Cost	Quant	Units	% Repl	Replacement Exp for Study Year
004.005.0025	Stage Curtain Clubhouse Auditorium	1998	35	7	2033	1	$1.13	1	EA	100%	$10,000.00

A documented cost was used for this component cost from 2026

	Unit Cost	Quantity	Units	% Repl	Replacement Cost
DMA allowance	$10,000.00	1	EA	100%	$10,000.00

Line	Component Name and Location	In-Service/ Replace Year	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Turnkey	Unit Cost	Quant	Units	% Repl	Replacement Exp for Study Year
004.005.0026	Ceiling Projector Clubhouse Auditorium	2025	8	7	2033	1	$2,042.13	1	EA	100%	$22,182.00

A documented cost was used for this component cost from 2025

	Unit Cost	Quantity	Units	% Repl	Replacement Cost
Client Expenditures spreadsheet	$22,182.07	1	EA	100%	$22,182.07

Line	Component Name and Location	In-Service/ Replace Year	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Turnkey	Unit Cost	Quant	Units	% Repl	Replacement Exp for Study Year
004.005.0027	Washer - Dryer combination Clubhouse Salon	2025	10	9	2035	1	$1.13	1	EA	100%	$1,974.00

A documented cost was used for this component cost from 2025

	Unit Cost	Quantity	Units	% Repl	Replacement Cost
Client RR Expednture spreadsheet	$1,974.28	1	LS	100%	$1,974.28

Line	Component Name and Location	In-Service/ Replace Year	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Turnkey	Unit Cost	Quant	Units	% Repl	Replacement Exp for Study Year
004.005.0028	Lminated Vinyl Plank Flooring Clubhouse Salon	2025	20	19	2045	1	$8.77	500	SF	100%	$5,128.00

A documented cost was used for this component cost from 2025

	Unit Cost	Quantity	Units	% Repl	Replacement Cost
Cost from Client RR Expenditure spreadsheet.	$5,128.34	1	LS	100%	$5,128.34

Line	Component Name and Location	In-Service/ Replace Year	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Turnkey	Unit Cost	Quant	Units	% Repl	Replacement Exp for Study Year
004.005.0029 ASSEMBLY	Furniture Allowance Clubhouse Offices	2025	3	2	2028	1	$98,439.00	1	LS	10%	$9,844.00
004.005.0030	Modular Wood Dance Floor Clubhouse Auditorium	2026	16	16	2042	1	$6.79	500	SF	100%	$6,500.00

A documented cost was used for this component cost from 2026

	Unit Cost	Quantity	Units	% Repl	Replacement Cost
Cost from Client.	$6,500.00	1	LS	100%	$6,500.00

Component Replacement Expense Summary

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Line	Component Name and Location	In-Service/ Replace Year	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Turnkey	Unit Cost	Quant	Units	% Repl	Replacement Exp for Study Year
004.005.0031	Electric Kiln Clubhouse Pottery Room	2015	15	4	2030	1	$1.13	1	EA	100%	$9,300.00

A documented cost was used for this component cost from 2026

	Unit Cost	Quantity	Units	% Repl	Replacement Cost
Estimate	$9,300.00	1	EA	100%	$9,300.00

Line	Component Name and Location	In-Service/ Replace Year	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Turnkey	Unit Cost	Quant	Units	% Repl	Replacement Exp for Study Year
004.005.0032	Pottery Equipment Allowance Clubhouse Pottery Room	2026	3	3	2029	1	$1.13	1	EA	100%	$2,000.00

A documented cost was used for this component cost from 2026

	Unit Cost	Quantity	Units	% Repl	Replacement Cost
Allowance	$2,000.00	1	LS	100%	$2,000.00

Line	Component Name and Location	In-Service/ Replace Year	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Turnkey	Unit Cost	Quant	Units	% Repl	Replacement Exp for Study Year
004.005.0033	Renovate Stage Platform Clubhouse Auditorium	2004	30	8	2034	2	$30.96	745	SF	100%	$23,065.00
004.005.0034 ASSEMBLY	Furniture Clubhouse Auditorium	2022	12	8	2034	1	$67,915.00	1	LS	100%	$67,915.00
004.005.0035 ASSEMBLY	Upholstered Pews Clubhouse Chapel	1998	40	12	2038	1	$1,975.00	10	LS	100%	$19,750.00
004.005.0036	Washer - Dryer combination Clubhouse Offices	2020	15	9	2035	1	$1.13	1	EA	100%	$1,500.00

A documented cost was used for this component cost from 2026

	Unit Cost	Quantity	Units	% Repl	Replacement Cost
Residential style washer and dryer.	$1,500.00	1	LS	100%	$1,500.00

Line	Component Name and Location	In-Service/ Replace Year	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Turnkey	Unit Cost	Quant	Units	% Repl	Replacement Exp for Study Year
004.005.0037	Pre-Fab Gas Fireplace Clubhouse Lobby	1998	40	12	2038	1	$2,021.61	1	EA	100%	$2,022.00
004.005.0038 ASSEMBLY	Furniture Clubhouse Library	2020	15	9	2035	1	$7,897.00	1	LS	100%	$7,897.00

Component Replacement Expense Summary

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Line	Component Name and Location	In-Service/ Replace Year	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Turnkey	Unit Cost	Quant	Units	% Repl	Replacement Exp for Study Year
004.005.0039	Theater Chairs, Upholstered Clubhouse Theater	2020	20	14	2040	0.5	$250.33	50	EA	100%	$12,517.00
004.005.0040	Wood Podium - Cabinet Style Clubhouse, Various Locations	2020	25	19	2045	1	$907.62	3	EA	100%	$2,723.00
004.005.0041	Furniture and Equipment Allowance Clubhouse Art Room	2020	25	19	2045	1	$1.13	1	EA	100%	$20,000.00

A documented cost was used for this component cost from 2026

	Unit Cost	Quantity	Units	% Repl	Replacement Cost
Allowance	$20,000.00	1	LS	100%	$20,000.00

Total for 004.005 - Clubhouse General Interiors **$2,252,826.00**

004.006 - Woodshop Equipment

Line	Component Name and Location	In-Service/ Replace Year	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Turnkey	Unit Cost	Quant	Units	% Repl	Replacement Exp for Study Year
004.006.0001	Joiner Wood Shop	2001	30	5	2031	1	$1.13	1	EA	100%	$2,500.00

A documented cost was used for this component cost from 2026

	Unit Cost	Quantity	Units	% Repl	Replacement Cost
LWVA Woodworking Club inventory	$2,499.99	1	EA	100%	$2,499.99

Line	Component Name and Location	In-Service/ Replace Year	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Turnkey	Unit Cost	Quant	Units	% Repl	Replacement Exp for Study Year
004.006.0002	Thickness Planer Wood Shop	2005	22	1	2027	1	$1.13	1	EA	100%	$2,746.00

A documented cost was used for this component cost from 2026

	Unit Cost	Quantity	Units	% Repl	Replacement Cost
LWVA Woodworking Club inventory	$2,745.99	1	EA	100%	$2,745.99

Component Replacement Expense Summary

For more detailed component information, please refer to the separate report titled: "Component Record"

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Line	Component Name and Location	In-Service/ Replace Year	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Turnkey	Unit Cost	Quant	Units	% Repl	Replacement Exp for Study Year
004.006.0003	Drill Press Wood Shop	2010	30	14	2040	1	$1.13	1	EA	100%	$1,299.00
004.006.0004	Band Saw # 1 Wood Shop	2007	20	1	2027	1	$1.13	1	EA	100%	$1,950.00
004.006.0005	Dust Collector #3 Left Wall Wood Shop	2010	20	4	2030	1	$1.13	1	EA	100%	$1,399.00
004.006.0006	Dust Collector #4 CNC Wood Shop	2005	22	1	2027	1	$1.13	1	EA	100%	$1,399.00
004.006.0007	Router Table Wood Shop	2013	15	2	2028	1	$1.13	1	EA	100%	$1,750.00

004.006.0003 Drill Press

A documented cost was used for this component cost from 2026

	Unit Cost	Quantity	Units	% Repl	Replacement Cost
LWVA Woodworking Club inventory	$1,299.00	1	EA	100%	$1,299.00

004.006.0004 Band Saw # 1

A documented cost was used for this component cost from 2026

	Unit Cost	Quantity	Units	% Repl	Replacement Cost
LWVA Woodworking Club inventory	$1,950.00	1	EA	100%	$1,950.00

004.006.0005 Dust Collector #3 Left Wall

A documented cost was used for this component cost from 2026

	Unit Cost	Quantity	Units	% Repl	Replacement Cost
LWVA Woodworking Club inventory	$1,399.00	1	EA	100%	$1,399.00

004.006.0006 Dust Collector #4 CNC

A documented cost was used for this component cost from 2026

	Unit Cost	Quantity	Units	% Repl	Replacement Cost
LWVA Woodworking Club inventory	$1,399.00	1	EA	100%	$1,399.00

004.006.0007 Router Table

A documented cost was used for this component cost from 2026

	Unit Cost	Quantity	Units	% Repl	Replacement Cost
LWVA Woodworking Club inventory	$1,750.00	1	EA	100%	$1,750.00

Component Replacement Expense Summary

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Line	Component Name and Location	In-Service/ Replace Year	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Turnkey	Unit Cost	Quant	Units	% Repl	Replacement Exp for Study Year
004.006.0008	Wood Lathe Wood Shop	2014	30	18	2044	1	$1.13	1	EA	100%	$3,650.00
004.006.0009	Delta Unisaw 5HP (Table Saw) Wood Shop	2016	20	10	2036	1	$1.13	1	EA	100%	$4,499.00
004.006.0010	CNC Shark HD510 with 2 HP Spindle Wood Shop	2020	14	8	2034	1	$1.13	1	EA	100%	$5,095.00
004.006.0011	Laptop for Shark Wood Shop	2020	7	1	2027	1	$1.13	1	EA	100%	$2,000.00
004.006.0012	Belt Sander/Disc Grinder Wood Shop	2024	15	13	2039	1	$1.13	1	EA	100%	$1,250.00

004.006.0008 — *A documented cost was used for this component cost from 2026*

	Unit Cost	Quantity	Units	% Repl	Replacement Cost
LWVA Woodworking Club inventory	$3,650.00	1	EA	100%	$3,650.00

004.006.0009 — *A documented cost was used for this component cost from 2026*

	Unit Cost	Quantity	Units	% Repl	Replacement Cost
LWVA Woodworking Club inventory	$4,499.00	1	EA	100%	$4,499.00

004.006.0010 — *A documented cost was used for this component cost from 2026*

	Unit Cost	Quantity	Units	% Repl	Replacement Cost
LWVA Woodworking Club inventory	$5,095.36	1	EA	100%	$5,095.36

004.006.0011 — *A documented cost was used for this component cost from 2026*

	Unit Cost	Quantity	Units	% Repl	Replacement Cost
LWVA Woodworking Club inventory	$2,000.00	1	EA	100%	$2,000.00

004.006.0012 — *A documented cost was used for this component cost from 2026*

	Unit Cost	Quantity	Units	% Repl	Replacement Cost
LWVA Woodworking Club inventory	$1,250.00	1	EA	100%	$1,250.00

Component Replacement Expense Summary

For more detailed component information, please refer to the separate report titled: "Component Record"

Blue typeface reflects changes from the prior DMA draft.

Line	Component Name and Location	In-Service/ Replace Year	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Turnkey	Unit Cost	Quant	Units	% Repl	Replacement Exp for Study Year
004.006.0013	Dust Collector Wood Shop	2024	20	18	2044	1	$1.13	1	EA	100%	$2,600.00

A documented cost was used for this component cost from 2026

	Unit Cost	Quantity	Units	% Repl	Replacement Cost
LWVA Woodworking Club inventory	$2,600.00	1	EA	100%	$2,600.00

Line	Component Name and Location	In-Service/ Replace Year	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Turnkey	Unit Cost	Quant	Units	% Repl	Replacement Exp for Study Year
004.006.0014	Small Equipment Allowance Wood Shop	2026	1	1	2027	1	$1.13	1	EA	100%	$2,000.00

A documented cost was used for this component cost from 2026

	Unit Cost	Quantity	Units	% Repl	Replacement Cost
Allowance	$2,000.00	1	LS	100%	$2,000.00

Total for 004.006 - Woodshop Equipment **$34,137.00**

005.001 - HVAC Systems

Line	Component Name and Location	In-Service/ Replace Year	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Turnkey	Unit Cost	Quant	Units	% Repl	Replacement Exp for Study Year
005.001.0001 ASSEMBLY	Community Rm HVAC RTU#1 - Split System Outdoor Mechanical Deck	2024	20	18	2044	1	$51,326.00	1	EA	100%	$45,630.00

A documented cost was used for this component cost from 2024

	Unit Cost	Quantity	Units	% Repl	Replacement Cost
Cost from Client Reserve Study Actuals spreadsheet.	$45,630.21	1	EA	100%	$45,630.21

Line	Component Name and Location	In-Service/ Replace Year	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Turnkey	Unit Cost	Quant	Units	% Repl	Replacement Exp for Study Year
005.001.0002 ASSEMBLY	Auditorium HVAC RTU#2 - Split System Outdoor Mechanical Deck	2024	20	18	2044	1	$51,326.00	1	EA	100%	$45,630.00

A documented cost was used for this component cost from 2024

	Unit Cost	Quantity	Units	% Repl	Replacement Cost
Cost from Client Reserve Study Actuals spreadsheet.	$45,630.21	1	EA	100%	$45,630.21

Component Replacement Expense Summary

For more detailed component information, please refer to the separate report titled: "Component Record"

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Line	Component Name and Location	In-Service/ Replace Year	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Turnkey	Unit Cost	Quant	Units	% Repl	Replacement Exp for Study Year
005.001.0003	Indoor Pool HVAC Unit #13 - Split System	2025	15	14	2040	1	$137,893.00	1	EA	100%	$275,073.00
ASSEMBLY	Pool Mech. Rm - Outdoor Mech. Deck										

A documented cost was used for this component cost from 2025

	Unit Cost	Quantity	Units	% Repl	Replacement Cost
Cost from Client Reserve Study Actuals spreadsheet.	$275,072.62	1	LS	100%	$275,072.62

Line	Component Name and Location	In-Service/ Replace Year	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Turnkey	Unit Cost	Quant	Units	% Repl	Replacement Exp for Study Year
005.001.0004	Office HVAC -HP#1 - Split System	2018	15	7	2033	1	$10,809.00	1	LS	100%	$10,809.00
ASSEMBLY	Mech. Closet - Outdoor Mech. Deck										
005.001.0005	Office HVAC-HP #2 - Split System	2018	15	7	2033	1	$10,809.00	1	LS	100%	$10,809.00
ASSEMBLY	Mech. Closet - Outdoor Mech. Deck										
005.001.0006	Aerobics Room HVAC#3 - Split System	2024	15	13	2039	1	$10,462.00	1	EA	100%	$9,729.00
ASSEMBLY	Mech. Closet - Outdoor Mech. Deck										

A documented cost was used for this component cost from 2024

	Unit Cost	Quantity	Units	% Repl	Replacement Cost
Cost from Client Reserve Study Actuals spreadsheet.	$9,728.51	1	EA	100%	$9,728.51

Line	Component Name and Location	In-Service/ Replace Year	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Turnkey	Unit Cost	Quant	Units	% Repl	Replacement Exp for Study Year
005.001.0007	Aerobics Room HVAC #2	2026	15	15	2041	1	$15,997.00	1	EA	100%	$11,955.00
ASSEMBLY	Mechanical Closet										

A documented cost was used for this component cost from 2026

	Unit Cost	Quantity	Units	% Repl	Replacement Cost
Cost from Client	$11,955.00	1	LS	100%	$11,955.00

Line	Component Name and Location	In-Service/ Replace Year	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Turnkey	Unit Cost	Quant	Units	% Repl	Replacement Exp for Study Year
005.001.0008	Lobby South HVAC A/C#4 - Split System	2017	15	6	2032	1	$10,462.00	1	EA	100%	$10,462.00
ASSEMBLY	Mech. Closet - Outdoor Mech. Deck										

DMA Reserves INTERACTIVE RESERVE MANAGEMENT

DRAFT STATUS REPORT

Component Replacement Expense Summary

For more detailed component information, please refer to the separate report titled: "Component Record"

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Line	Component Name and Location	In-Service/ Replace Year	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Turnkey	Unit Cost	Quant	Units	% Repl	Replacement Exp for Study Year
005.001.0009	Lower Lobby HVAC A/C#1	2023	30	27	2053	1	$14,701.00	1	EA	100%	$18,187.00
ASSEMBLY	Mechanical Closet										
							A documented cost was used for this component cost from 2023				
							Unit Cost	Quantity	Units	% Repl	Replacement Cost
	Cost from Client Reserve Study Actuals spreadsheet.						$18,186.64	1	EA	100%	$18,186.64
005.001.0010	Thru-Wall Package Heat Pumps	2023	15	12	2038	1	$3,884.69	4	EA	100%	$15,539.00
	Rotunda Corridor										
005.001.0011	Wood Shop HVAC - Split System	2018	15	7	2033	1	$10,462.00	1	EA	100%	$10,462.00
ASSEMBLY	Mech. Closet - Outdoor Mech. Deck										
005.001.0012	Art Studio HVAC #10 - Split System	2019	15	8	2034	1	$10,462.00	1	LS	100%	$10,462.00
ASSEMBLY	Mech. Closet - Outdoor Mech. Deck										
005.001.0013	Front Theater/Hall HVAC #12 - Split System	2024	15	13	2039	1	$10,462.00	1	LS	100%	$10,462.00
ASSEMBLY	Mech. Closet - Outdoor Mech. Deck										
005.001.0014	Mid-Theater HVAC #7 - Split System	2018	15	7	2033	1	$10,462.00	1	LS	100%	$10,462.00
ASSEMBLY	Mech. Closet - Outdoor Mech. Deck										
005.001.0015	Back Theater HVAC #8 - Split System	2024	15	13	2039	1	$10,462.00	1	EA	100%	$10,462.00
ASSEMBLY	Mech. Closet - Outdoor Mech. Deck										
005.001.0016	Ceramic Room HVAC #6 - Split System	2013	15	2	2028	1	$10,462.00	1	EA	100%	$10,462.00
ASSEMBLY	Mech. Closet - Outdoor Mech. Deck										
005.001.0017	Music Room HVAC AC#1 - Split System	2024	15	13	2039	1	$10,462.00	1	LS	100%	$10,462.00
ASSEMBLY	Mech. Closet - Outdoor Mech. Deck										
005.001.0018	Hallway HVAC AC#2- Split System	2005	25	4	2030	1	$10,462.00	1	EA	100%	$10,462.00
ASSEMBLY	Mech. Closet - Outdoor Mech. Deck										

Component Replacement Expense Summary

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Line	Component Name and Location	In-Service/ Replace Year	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Turnkey	Unit Cost	Quant	Units	% Repl	Replacement Exp for Study Year
005.001.0019	Billiards/Chapel- AC#3	2005	25	4	2030	1	$21,343.00	1	EA	100%	$21,343.00
ASSEMBLY	Mech. Closet - Outdoor Mech. Deck										
005.001.0020	Salon HVAC #16 - Split System	2024	15	13	2039	1	$10,462.00	1	EA	100%	$10,462.00
ASSEMBLY	Mech. Closet - Outdoor Mech. Deck										
005.001.0021	Gym HVAC#14	2016	15	5	2031	1	$14,701.00	1	EA	100%	$14,701.00
ASSEMBLY	GYM Closet										
005.001.0022	Classroom HVAC#9 - Split System	1999	30	3	2029	1	$10,462.00	1	EA	100%	$10,462.00
ASSEMBLY	Mech. Closet - Outdoor Mech. Deck										
005.001.0023	Lower Lobby HVAC#1 - Split System	2024	15	13	2039	1	$10,462.00	1	EA	100%	$10,462.00
ASSEMBLY	Mech. Closet - Outdoor Mech. Deck										
005.001.0024	Rental Suite HVAC #4 - Split System	2017	15	6	2032	1	$11,410.00	1	EA	100%	$11,410.00
ASSEMBLY	Rotunda Closet										
005.001.0025	Library HVAC #11 - Split System	2020	15	9	2035	1	$11,410.00	1	EA	100%	$11,410.00
ASSEMBLY	Mech. Closet - Outdoor Mech. Deck										
005.001.0026	Restaurant HVAC HP#5 - Split System 15 Ton	2023	15	12	2038	1	$40,892.00	1	LS	100%	$40,478.00
ASSEMBLY	Rest. Clg. - Outdoor Mech. Deck										

A documented cost was used for this component cost from 2023

	Unit Cost	Quantity	Units	% Repl	Replacement Cost
Cost from Client Reserve Study Actuals spreadsheet.	$40,477.50	1	EA	100%	$40,477.50

Line	Component Name and Location	In-Service/ Replace Year	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Turnkey	Unit Cost	Quant	Units	% Repl	Replacement Exp for Study Year
005.001.0027	Restaurant HVAC HP#4- Split System 12.5 Ton	2023	15	12	2038	1	$35,658.00	1	LS	100%	$40,478.00
ASSEMBLY	Rest. Clg. - Outdoor Mech. Deck										

A documented cost was used for this component cost from 2023

	Unit Cost	Quantity	Units	% Repl	Replacement Cost
Cost from Client Reserve Study Actuals spreadsheet.	$40,477.50	1	EA	100%	$40,477.50

Component Replacement Expense Summary

For more detailed component information, please refer to the separate report titled: "Component Record"

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Line	Component Name and Location	In-Service/ Replace Year	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Turnkey	Unit Cost	Quant	Units	% Repl	Replacement Exp for Study Year
005.001.0028 ASSEMBLY	Bank-Office Space HVAC#15 Mechanical Closet	2018	15	7	2033	1	$15,211.00	1	EA	100%	$15,211.00
005.001.0029	Kitchen Make-up Air Unit-KIT#1 Outdoor Mechanical Deck	2006	25	5	2031	1	$36,378.01	1	EA	100%	$36,378.00
005.001.0030	Kitchen Exhaust EF#3 Outdoor Mechanical Deck	1998	30	2	2028	1	$2,382.89	1	EA	100%	$2,383.00
005.001.0031	Pool Room Exhaust EF#7 Pool Room Roof	1998	30	2	2028	1	$11,244.48	1	EA	100%	$11,244.00
005.001.0032	Locker Room Exhaust EF#2 Locker Area Ceiling space	1998	30	2	2028	1	$2,691.85	1	EA	100%	$2,692.00
005.001.0033	Fans, Toilet Exhaust Bathrooms	1998	30	2	2028	1	$1,660.81	2	EA	100%	$3,322.00
005.001.0034	Wood shop, ceramics air filtration fans Ground Floor Ceiling Spaces	2019	20	13	2039	1	$2,413.68	3	EA	100%	$7,241.00
005.001.0035	Salon Exhaust Outdoor Mechanical Deck	2021	20	15	2041	1	$2,691.85	1	EA	100%	$2,692.00
005.001.0036	Pool Area Duct Heaters REZ1,REZ2 Outdoor Mechanical Deck	1998	30	2	2028	1	$13,081.56	2	EA	100%	$26,163.00
005.001.0037	Duct heater Pool Area Mechanical Room	1998	30	2	2028	1	$6,704.64	1	EA	100%	$6,705.00
005.001.0038 ASSEMBLY	Concierge Office HVAC HP3 Ceiling Space	2017	15	6	2032	1	$15,997.00	1	EA	100%	$15,997.00
Total for 005.001 - HVAC Systems											**$838,753.00**

Component Replacement Expense Summary

For more detailed component information, please refer to the separate report titled: "Component Record"

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Line	Component Name and Location	In-Service/ Replace Year	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Turnkey	Unit Cost	Quant	Units	% Repl	Replacement Exp for Study Year
005.002 - Plumbing Systems											
005.002.0001	Backflow Preventor 6in- Fire Pump Feed Pump Room	1999	30	3	2029	1	$25,058.94	1	EA	100%	$25,059.00
005.002.0002	Backflow preventer - Domestic water Pump Room	1998	30	2	2028	1	$6,046.69	1	EA	100%	$6,047.00
005.002.0003	Backflow preventer - Domestic Water Office Area Mechanical Closet	1998	30	2	2028	1	$6,046.69	1	EA	100%	$6,047.00
005.002.0004	Backflow Preventors -Pool &Irrigation Pool Area Mechanical Rm.	1999	30	3	2029	1	$3,175.02	2	EA	100%	$6,350.00
005.002.0005	Water supply meter- pool Pool Area Mechanical Rm.	1998	30	2	2028	1	$4,700.00	1	EA	100%	$4,700.00
005.002.0006	Incoming Water Service Valve Pump Room	1999	30	3	2029	1	$25,058.94	1	EA	100%	$25,059.00
005.002.0007	Domestic Water Heater- Pool Locker Rms Pool Area Mechanical Rm.	2020	25	19	2045	0.6	$23,689.96	2	EA	100%	$47,380.00
005.002.0008	Domestic Water Heater - Restaurant 2nd Floor	2024	20	18	2044	0.5	$5,592.10	1	EA	100%	$5,592.00
005.002.0009	Restaurant Dishwasher Water Heater 2nd Floor	2025	20	19	2045	0.5	$5,592.10	1	EA	100%	$5,592.00
005.002.0010	Pool Heater Pool Area Mechanical Rm.	2021	10	5	2031	0.33	$6,668.21	1	EA	100%	$6,668.00
005.002.0011	Spa Heater Pool Area Mechanical Rm.	2019	10	3	2029	1	$5,361.84	1	EA	100%	$5,362.00

Component Replacement Expense Summary

For more detailed component information, please refer to the separate report titled: "Component Record"

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Line	Component Name and Location	In-Service/ Replace Year	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Turnkey	Unit Cost	Quant	Units	% Repl	Replacement Exp for Study Year
005.002.0012	Expansion tank -pool heater Pool Area Mechanical Room	2021	15	10	2036	1	$4,657.07	1	EA	100%	$4,657.00
005.002.0013	Salon Water Heater 27 kw Salon	2025	12	11	2037	1	$1.11	1	EA	100%	$1,359.00

A documented cost was used for this component cost from 2025

	Unit Cost	Quantity	Units	% Repl	Replacement Cost
RS Means 223313208990- Commercial tankless water heater	$1,358.59	1	EA	100%	$1,358.59

Line	Component Name and Location	In-Service/ Replace Year	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Turnkey	Unit Cost	Quant	Units	% Repl	Replacement Exp for Study Year
005.002.0014	Salon Water Heater 18Kw Salon	2025	12	11	2037	1	$1.11	1	EA	100%	$1,316.00

A documented cost was used for this component cost from 2025

	Unit Cost	Quantity	Units	% Repl	Replacement Cost
RS Means 223313208988- Taankless electric water heater	$1,316.49	1	EA	100%	$1,316.49

Total for 005.002 - Plumbing Systems **$151,188.00**

005.003 - Electrical Systems

Line	Component Name and Location	In-Service/ Replace Year	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Turnkey	Unit Cost	Quant	Units	% Repl	Replacement Exp for Study Year
005.003.0001 ASSEMBLY	Main Swgr Service Disconnect Main Electrical Rm	1998	50	22	2048	1	$72,835.00	1	EA	100%	$72,835.00
005.003.0002 ASSEMBLY	Main Distribution Panel - MDP1 Main Electrical Rm	1998	50	22	2048	1	$104,644.00	2	EA	100%	$209,288.00
005.003.0003 ASSEMBLY	Kitchen Distribution Panel Ground Floor	1998	50	22	2048	1	$29,401.00	1	EA	100%	$29,401.00
005.003.0004	Kitchen Area Panelboards KP1,2,3; L1A-1,2;L1B Electrical Closets	2006	50	30	2056	1	$32,994.27	6	EA	100%	$197,966.00
005.003.0005	Panelboard(tagged Bank)-225A Ground Floor Fire Alarm Closet	1999	50	23	2049	1	$17,409.04	1	EA	100%	$17,409.00

Component Replacement Expense Summary

For more detailed component information, please refer to the separate report titled: "Component Record"

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Line	Component Name and Location	In-Service/ Replace Year	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Turnkey	Unit Cost	Quant	Units	% Repl	Replacement Exp for Study Year
005.003.0006	Panelboard - Wood Shop 225 amp Wood Shop	1998	50	22	2048	1	$17,409.04	1	EA	100%	$17,409.00
005.003.0007	Panelboard,Hair Salon- 225 amp Electrical Closets	1998	50	22	2048	1	$17,409.04	1	EA	100%	$17,409.00
005.003.0008	Panelboard- L1A,B; L2,CS,AS --225 amp Electrical Closets	1998	50	22	2048	1	$17,409.04	5	EA	100%	$87,045.00
005.003.0009	Fire Pump Disconnect Switch Pump Room	1998	50	22	2048	1	$6,438.87	1	EA	100%	$6,439.00
005.003.0010	Main Disconnect Switch -Restuarant Main Electrical Rm	1998	50	22	2048	1	$7,540.75	1	EA	100%	$7,541.00
005.003.0011	Panelboards MP1& MP2-400 amp Electrical Closets	1998	50	22	2048	1	$32,994.27	2	EA	100%	$65,989.00
Total for 005.003 - Electrical Systems											**$728,731.00**

005.004 - Fire Protection Systems

Line	Component Name and Location	In-Service/ Replace Year	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Turnkey	Unit Cost	Quant	Units	% Repl	Replacement Exp for Study Year
005.004.0001	Fire Pump & Controller Pump Room Ground Floor	1999	30	3	2029	1	$42,496.98	1	EA	100%	$42,497.00
005.004.0002	Fire Alarm system, addressable Ground Floor Fire Alarm Closet	2025	18	17	2043	2	$44,767.22	1	EA	100%	$60,587.00

A documented cost was used for this component cost from 2025

	Unit Cost	Quantity	Units	% Repl	Replacement Cost
Cost from Client Reserve Study Actuals spreadsheet.	$60,587.10	1	LS	100%	$60,587.10

Line	Component Name and Location	In-Service/ Replace Year	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Turnkey	Unit Cost	Quant	Units	% Repl	Replacement Exp for Study Year
005.004.0003	Jockey pump including controller Pump Room Ground Floor	1998	30	2	2028	1	$6,104.19	1	EA	100%	$6,104.00

Component Replacement Expense Summary

For more detailed component information, please refer to the separate report titled: "Component Record"

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Line	Component Name and Location	In-Service/ Replace Year	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Turnkey	Unit Cost	Quant	Units	% Repl	Replacement Exp for Study Year
Total for 005.004 - Fire Protection Systems											**$109,188.00**

005.005 - Security Systems

Line	Component Name and Location	In-Service/ Replace Year	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Turnkey	Unit Cost	Quant	Units	% Repl	Replacement Exp for Study Year
005.005.0001	CCTV System, surveillance Clubhouse	2020	15	9	2035	1	$2,057.95	1	EA	100%	$17,666.00

A documented cost was used for this component cost from 2020

	Unit Cost	Quantity	Units	% Repl	Replacement Cost
Stanley Convergent Security Solutions Inc. #17474060	$17,666.31	1	LS	100%	$17,666.31

Line	Component Name and Location	In-Service/ Replace Year	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Turnkey	Unit Cost	Quant	Units	% Repl	Replacement Exp for Study Year
005.005.0002	Access control, fob type, computerized key system Clubhouse	2020	10	4	2030	1	$2,537.39	1	EA	100%	$52,209.00

A documented cost was used for this component cost from 2020

	Unit Cost	Quantity	Units	% Repl	Replacement Cost
Stanley Convergent Security Soluitons Inc. #17545782	$52,208.81	1	LS	100%	$52,208.81

Total for 005.005 - Security Systems **$69,875.00**

006.000 - PROFESSIONAL SERVICES

Line	Component Name and Location	In-Service/ Replace Year	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Turnkey	Unit Cost	Quant	Units	% Repl	Replacement Exp for Study Year
006.000.0001	Clubhouse Exterior Evaluation Professional Fee	2023	25	22	2048	1	$0.10	1	% $	100%	$43,330.00

A documented cost was used for this component cost from 2023

	Unit Cost	Quantity	Units	% Repl	Replacement Cost
Cost from Client Reserve Study Actuals spreadsheet.	$43,330.31	1	LS	100%	$43,330.31

Line	Component Name and Location	In-Service/ Replace Year	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Turnkey	Unit Cost	Quant	Units	% Repl	Replacement Exp for Study Year
006.000.0002	Engineering for Tennis Court Roof Professional Fee	1998	32	4	2030	1	$0.10	1	% $	100%	$61,982.00

A documented cost was used for this component cost from 2022

	Unit Cost	Quantity	Units	% Repl	Replacement Cost
Allowance	$61,982.14	1	LS	100%	$61,982.14

Component Replacement Expense Summary

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Line	Component Name and Location	In-Service/ Replace Year	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Turnkey	Unit Cost	Quant	Units	% Repl	Replacement Exp for Study Year
006.000.0003	Reserve Study Professional Fee	2026	5	5	2031	1	$0.10	1	% $	100%	$8,715.00

A documented cost was used for this component cost from 2026

	Unit Cost	Quantity	Units	% Repl	Replacement Cost
DMA Actual	$8,715.00	1	LS	100%	$8,715.00

Line	Component Name and Location	In-Service/ Replace Year	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Turnkey	Unit Cost	Quant	Units	% Repl	Replacement Exp for Study Year
006.000.0004	Interior Design Professional Fee	2019	15	8	2034	1	$0.10	1	% $	100%	$27,798.00

A documented cost was used for this component cost from 2019

	Unit Cost	Quantity	Units	% Repl	Replacement Cost
Lee Design and Interiors	$27,798.14	1	LS	100%	$27,798.14

Line	Component Name and Location	In-Service/ Replace Year	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Turnkey	Unit Cost	Quant	Units	% Repl	Replacement Exp for Study Year
006.000.0005	Traffic Study Professional Fee	2023	10	7	2033	1	$1.13	1	EA	100%	$5,863.00

A documented cost was used for this component cost from 2023

	Unit Cost	Quantity	Units	% Repl	Replacement Cost
Client Expenditure spreadsheet	$5,863.01	1	EA	100%	$5,863.01

Total for 006.000 - PROFESSIONAL SERVICES **$147,688.00**

007.000 - VEHICLES

Line	Component Name and Location	In-Service/ Replace Year	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Turnkey	Unit Cost	Quant	Units	% Repl	Replacement Exp for Study Year
007.000.0001	Electric Golf Cart - 6-Person Site-Wide	2024	8	6	2032	1.4	$23,808.68	1	EA	100%	$15,208.00

A documented cost was used for this component cost from 2024

	Unit Cost	Quantity	Units	% Repl	Replacement Cost
Client	$15,207.50	1	EA	100%	$15,207.50

Component Replacement Expense Summary

For more detailed component information, please refer to the separate report titled: "Component Record"

Blue typeface reflects changes from the prior DMA draft.

Line	Component Name and Location	In-Service/ Replace Year	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Turnkey	Unit Cost	Quant	Units	% Repl	Replacement Exp for Study Year
007.000.0002	John Deere Gator Site-Wide	2022	8	4	2030	1.2	$20,407.44	1	EA	100%	$16,284.00

A documented cost was used for this component cost from 2022

	Unit Cost	Quantity	Units	% Repl	Replacement Cost
Cost from Client Reserve Study Actuals spreadsheet.	$16,283.96	1	EA	100%	$16,283.96

Line	Component Name and Location	In-Service/ Replace Year	Current Estimated Useful Life	Remain Useful Life	Next Repl Year	Turnkey	Unit Cost	Quant	Units	% Repl	Replacement Exp for Study Year
007.000.0003	Pickup Truck - Toyota Tacoma Site-Wide	2014	15	3	2029	1.2	$49,393.80	1	EA	100%	$49,394.00
007.000.0004	Club Car Carryall 300 Gate House	2024	8	6	2032	1	$22,123.07	0	EA	100%	$21,215.00

A documented cost was used for this component cost from 2024

	Unit Cost	Quantity	Units	% Repl	Replacement Cost
Client	$21,215.12	1	EA	100%	$21,215.12

Total for 007.000 - VEHICLES **$102,101.00**

Component Replacement Expense Summary Total for Lansdowne Woods of Virginia Working Session

Total Replacement Expense for Study Year **$12,569,062.00**

DMA Reserves INTERACTIVE RESERVE MANAGEMENT

DRAFT STATUS REPORT

Financial Summary

Study Year 2026

Fiscal Year 1/1/2026 to 12/31/2026

Budgeted Total Assessment for current fiscal year	$3,195,936
Budgeted Replacement Reserve Transfer (Assessment) for current fiscal year	$542,171
Balance of the Replacement Reserve Account as of 1/1/2026	$958,570

Source of current financial information

12-31-25 Financial Reporting Package, Barkan Management - Balance Sheet (includes accrued interest income) and 2026 Budget.

Total current replacement value of all components	$12,569,062
Minimum Threshold Reserve Balance in Study Year	$377,072

Threshold calculated as 3% of total current replacement value of all components.

Recommended Reserve Transfers (first 5 years)

Year	Reserve Transfer Amount	% Increase
2026	$542,171	0.00%
2027	$588,798	8.60%
2028	$639,435	8.60%
2029	$694,426	8.60%
2030	$754,147	8.60%

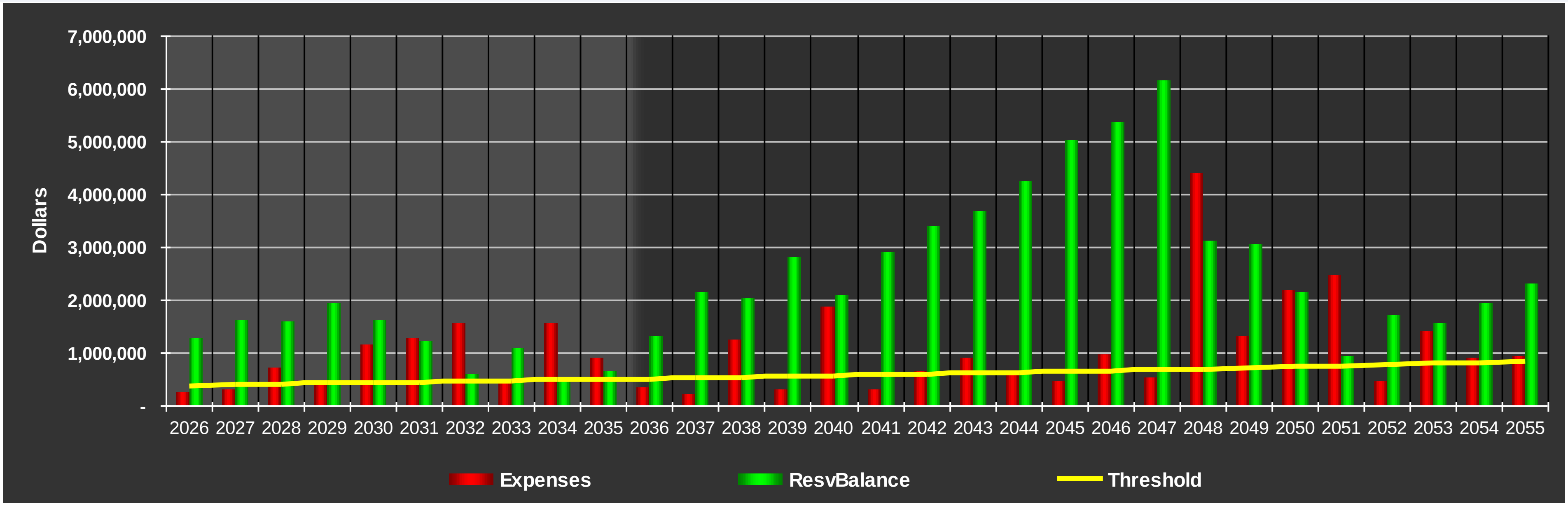
Cash Flow Study Period is 30 Years

Please see the recommended funding plan for the entire study period on the following pages.

This is a Cash Flow analysis, which DMA recommends for your funding plan. DMA also offers an alternate component method “Full Funding” analysis, which can be provided upon request as a separate report

Navigator Cash Flow Funding Plan

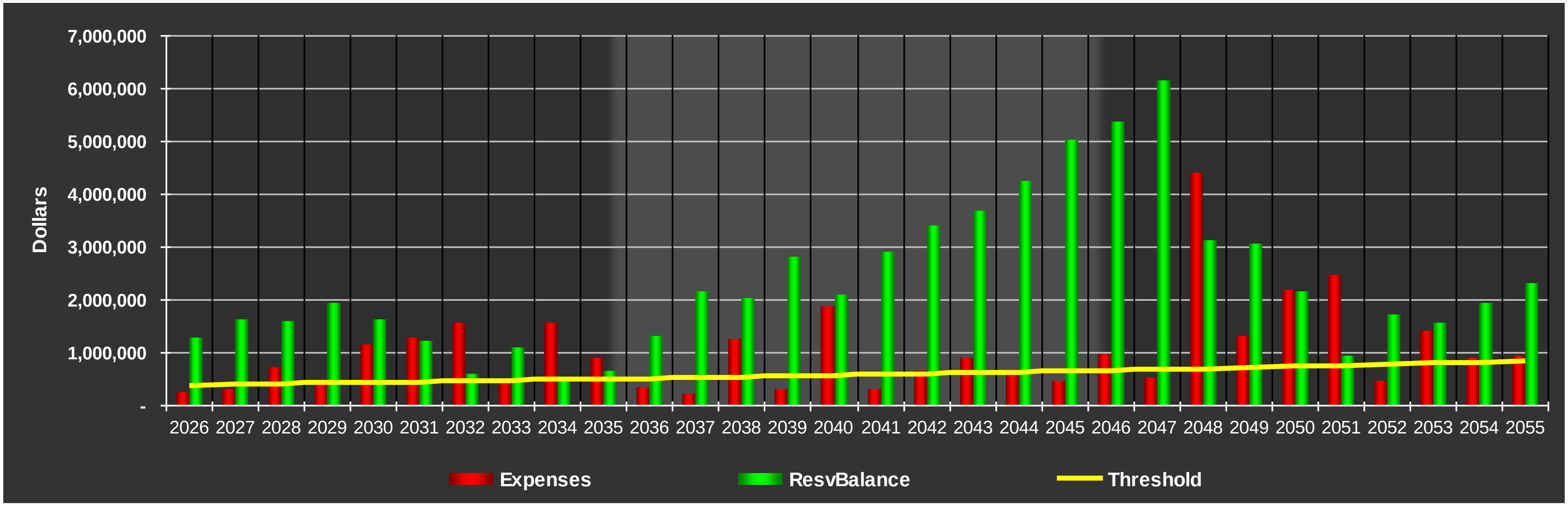
NAVIGATOR™



Cash Flow Summary

Years:	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Beginning Balance	**$958,570**	**$1,289,014**	**$1,610,526**	**$1,585,291**	**$1,939,381**	**$1,618,103**	**$1,206,116**	**$588,512**	**$1,081,105**	**$543,745**
Transfer to Reserves	$542,171	$588,798	$639,435	$694,426	$754,147	$819,004	$889,438	$933,910	$980,606	$991,393
Investment Interest	$33,550	$45,115	$56,368	$55,485	$67,878	$56,634	$42,214	$20,598	$37,839	$19,031
Yearly Expenditures	-$245,277	-$312,400	-$721,040	-$395,820	-$1,143,303	-$1,287,628	-$1,549,256	-$461,916	-$1,555,807	-$895,137
Ending Balance	**$1,289,014**	**$1,610,526**	**$1,585,291**	**$1,939,381**	**$1,618,103**	**$1,206,116**	**$588,512**	**$1,081,105**	**$543,745**	**$659,030**
Threshold	$377,072	$394,907	$409,164	$422,380	$435,262	$448,059	$460,873	$473,824	$486,949	$500,291
Transfer Change +/-	*0.00%*	*8.60%*	*8.60%*	*8.60%*	*8.60%*	*8.60%*	*8.60%*	*5.00%*	*5.00%*	*1.10%*
Investment Ave Rate	*3.50%*	*3.50%*	*3.50%*	*3.50%*	*3.50%*	*3.50%*	*3.50%*	*3.50%*	*3.50%*	*3.50%*

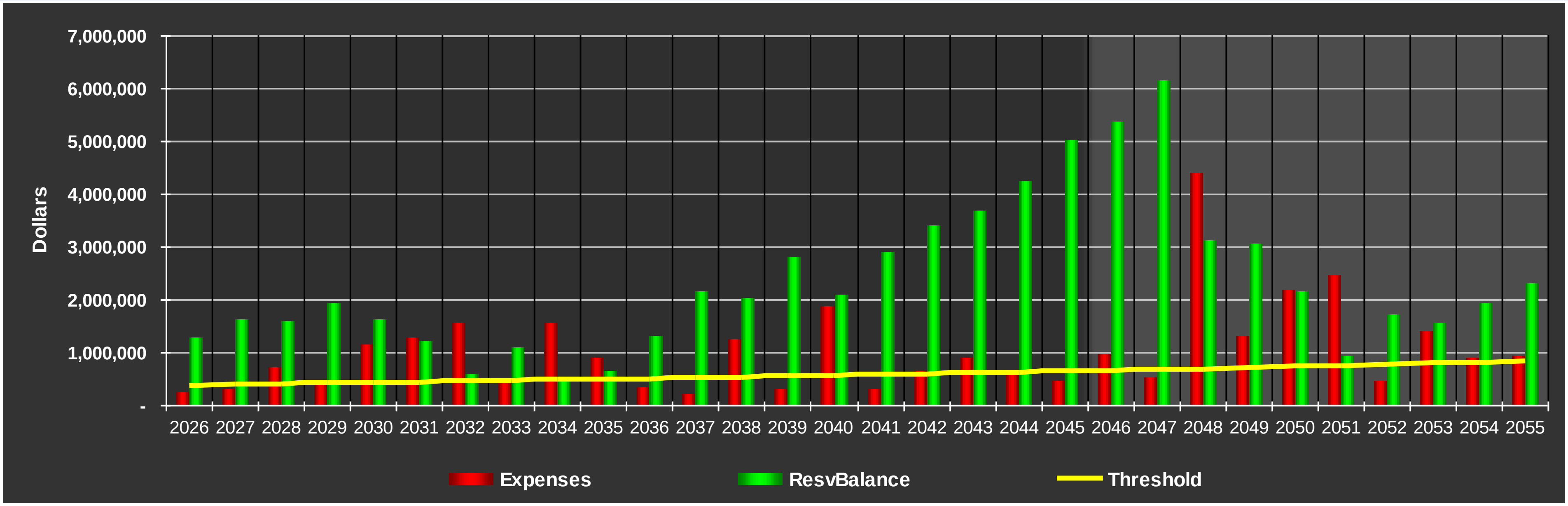
NAVIGATOR™



Cash Flow Summary

Years:	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
Beginning Balance	**$659,030**	**$1,327,323**	**$2,160,684**	**$2,017,369**	**$2,808,453**	**$2,081,336**	**$2,894,627**	**$3,409,420**	**$3,701,418**	**$4,259,884**
Transfer to Reserves	$1,002,298	$1,013,323	$1,024,470	$1,035,739	$1,047,132	$1,058,650	$1,070,295	$1,082,068	$1,093,971	$1,106,005
Investment Interest	$23,066	$46,456	$75,624	$70,608	$98,296	$72,847	$101,312	$119,330	$129,550	$149,096
Yearly Expenditures	-$357,070	-$226,418	-$1,243,407	-$315,264	-$1,872,545	-$318,204	-$656,815	-$909,398	-$665,053	-$477,293
Ending Balance	**$1,327,323**	**$2,160,684**	**$2,017,369**	**$2,808,453**	**$2,081,336**	**$2,894,627**	**$3,409,420**	**$3,701,418**	**$4,259,884**	**$5,037,692**
Threshold	$513,899	$527,774	$541,919	$556,388	$571,188	$586,324	$601,803	$617,631	$633,813	$650,418
Transfer Change +/-	*1.10%*	*1.10%*	*1.10%*	*1.10%*	*1.10%*	*1.10%*	*1.10%*	*1.10%*	*1.10%*	*1.10%*
Investment Ave Rate	*3.50%*	*3.50%*	*3.50%*	*3.50%*	*3.50%*	*3.50%*	*3.50%*	*3.50%*	*3.50%*	*3.50%*

NAVIGATOR™



Cash Flow Summary

Years:	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055
Beginning Balance	**$5,037,692**	**$5,378,695**	**$6,155,555**	**$3,113,049**	**$3,068,445**	**$2,154,025**	**$944,977**	**$1,707,482**	**$1,556,128**	**$1,930,310**
Transfer to Reserves	$1,118,171	$1,130,471	$1,142,906	$1,155,478	$1,168,188	$1,181,038	$1,194,029	$1,207,163	$1,220,442	$1,233,867
Investment Interest	$176,319	$188,254	$215,444	$108,957	$107,396	$75,391	$33,074	$59,762	$54,464	$67,561
Yearly Expenditures	-$953,490	-$541,868	-$4,400,856	-$1,309,040	-$2,190,004	-$2,465,477	-$464,596	-$1,418,277	-$900,725	-$923,518
Ending Balance	**$5,378,695**	**$6,155,555**	**$3,113,049**	**$3,068,445**	**$2,154,025**	**$944,977**	**$1,707,482**	**$1,556,128**	**$1,930,310**	**$2,308,221**
Threshold	$667,394	$684,813	$702,619	$720,887	$739,630	$758,786	$778,439	$798,600	$819,204	$840,340
Transfer Change +/-	*1.10%*	*1.10%*	*1.10%*	*1.10%*	*1.10%*	*1.10%*	*1.10%*	*1.10%*	*1.10%*	*1.10%*
Investment Ave Rate	*3.50%*	*3.50%*	*3.50%*	*3.50%*	*3.50%*	*3.50%*	*3.50%*	*3.50%*	*3.50%*	*3.50%*

Navigator Assessment Allocation Model: Annual Change

Year	Operating Assessment *	% of Budget	% Ann Increase	Reserve Transfer	% of Budget	% Ann Increase	Total Budget Assessments	% Ann Increase	Special Assessments	Total ALL Assessments	% Ann Increase
2026	$2,653,765	83.0%	0.0%	$542,171	17.0%	0.0%	**$3,195,936**	0.0%	$0	**$3,195,936**	0.0%
2027	$2,762,304	82.5%	4.1%	$588,798	17.6%	8.6%	**$3,351,102**	4.9%	$0	**$3,351,102**	4.9%
2028	$2,851,250	81.7%	3.2%	$639,435	18.3%	8.6%	**$3,490,685**	4.2%	$0	**$3,490,685**	4.2%
2029	$2,934,792	81.0%	2.9%	$694,426	19.1%	8.6%	**$3,629,218**	4.0%	$0	**$3,629,218**	4.0%
2030	$3,016,672	80.1%	2.8%	$754,147	19.9%	8.6%	**$3,770,819**	4.0%	$0	**$3,770,819**	4.0%
2031	$3,098,123	79.2%	2.7%	$819,004	20.8%	8.6%	**$3,917,127**	4.0%	$0	**$3,917,127**	4.0%
2032	$3,180,223	78.3%	2.7%	$889,438	21.7%	8.6%	**$4,069,661**	4.1%	$0	**$4,069,661**	4.1%
2033	$3,263,227	77.4%	2.6%	$933,910	22.6%	5.0%	**$4,197,137**	3.4%	$0	**$4,197,137**	3.4%
2034	$3,347,418	76.4%	2.6%	$980,606	23.6%	5.0%	**$4,328,024**	2.6%	$0	**$4,328,024**	2.6%
2035	$3,432,777	76.6%	2.5%	$991,393	23.4%	1.1%	**$4,424,170**	1.0%	$0	**$4,424,170**	1.0%

* In the model above, the annual reserve transfer amounts are as recommended in this analysis. The operating assessment budget amount is increased annually at a rate based on client input and may not reflect any actual budget planning that will be undertaken as part of the association's annual budgeting process. The purpose of this analysis is to show the potential impact of the reserve recommendation on a hypothetical overall budget.

Navigator Assessment Allocation Model: Annual Assessment Per Unit

Unit Type			Alloc %	Year	Operating *	Reserve	Special	TOTAL
Master Association	**1233**	**Units**	100%	**2026**	$2,152.28	$439.72	$0.00	**$2,592.00**
	1233	**Units**	100%	**2027**	$2,240.31	$477.53	$0.00	**$2,717.84**
	1233	**Units**	100%	**2028**	$2,312.45	$518.60	$0.00	**$2,831.05**
	1233	**Units**	100%	**2029**	$2,380.20	$563.20	$0.00	**$2,943.40**
	1233	**Units**	100%	**2030**	$2,446.61	$611.64	$0.00	**$3,058.25**
	1233	**Units**	100%	**2031**	$2,512.67	$664.24	$0.00	**$3,176.91**
	1233	**Units**	100%	**2032**	$2,579.26	$721.36	$0.00	**$3,300.62**
	1233	**Units**	100%	**2033**	$2,646.57	$757.43	$0.00	**$3,404.00**
	1233	**Units**	100%	**2034**	$2,714.86	$795.30	$0.00	**$3,510.16**
	1233	**Units**	100%	**2035**	$2,784.09	$804.05	$0.00	**$3,588.14**

DMA Assessment Allocation Model: Average Monthly Assessment per Unit

Unit Type					Monthly			
			Alloc %	Year	Operating *	Reserve	Special	TOTAL
Master Association	**1233**	**Units**	100.0%	**2026**	$179.36	$36.64	$0.00	**$216.00**
	1233	**Units**	100.0%	**2027**	$186.69	$39.79	$0.00	**$226.48**
	1233	**Units**	100.0%	**2028**	$192.70	$43.22	$0.00	**$235.92**
	1233	**Units**	100.0%	**2029**	$198.35	$46.93	$0.00	**$245.28**
	1233	**Units**	100.0%	**2030**	$203.88	$50.97	$0.00	**$254.85**
	1233	**Units**	100.0%	**2031**	$209.39	$55.35	$0.00	**$264.74**
	1233	**Units**	100.0%	**2032**	$214.94	$60.11	$0.00	**$275.05**
	1233	**Units**	100.0%	**2033**	$220.55	$63.12	$0.00	**$283.67**
	1233	**Units**	100.0%	**2034**	$226.24	$66.28	$0.00	**$292.52**
	1233	**Units**	100.0%	**2035**	$232.01	$67.00	$0.00	**$299.01**

The Financial Analysis

Parameters:

- Fiscal Year: Your budget year, identified with a start date and an end date. The most common fiscal year is the calendar year with a start date of January 1st and an end date of December 31st. For some associations, the fiscal year begins on another month, such June 1st, (ending on May 31st).
- Study Year: Your current fiscal year, unless otherwise noted in the study. When a fiscal year is not the calendar year, it may be defined as the year that includes the end date. For example, a fiscal year starting June 1st, 2020 and ending May 31st, 2021 is typically identified as FY 2021. In the DMA reserve study, the study year will be defined as year 2021. In studies that are completed close to the end of the fiscal year, DMA may elect to move ahead to the upcoming fiscal year to be the study year.
- Reserve Account Starting Balance: This is the total of all funds in cash and investment accounts for an identified capital reserve account, as defined in the association balance sheet for the period ending at the end of the previous fiscal year. Accounting methods and balance sheet vary. If the reserve account balance is not easily discernable from the balance sheet, then it is the association's responsibility to provide DMA with this value as of that date. If the study year is moved ahead to the upcoming fiscal year, the reserve account balance for that date needs to be estimated. Note: a balance sheet may include other factors that affect the reserve account balance used in the study. These can include outstanding loans from the reserve account to the operating account, any payables due from the reserve account that are not included in the funding plan, non-collected funds due to the reserve account or prepaid assessments already in the reserve account, among others. It is the association's responsibility to adjust the starting balance of the reserve account to reflect any of these factors that may be material. In the case of new communities, unbuilt communities or communities without existing reserve accounts, this starting balance may be $0.00.
- Average Earnings Rate: This is the average of the rates of return on interest or income from reserve funds on deposit in banks and in investment accounts. This is the net income to the reserve account from these deposits, exclusive of taxes. If the association advises DMA that this income is not paid back into the reserve account, then the earnings rate in this study will be 0.00%.
- Budgeted Contribution: This is the cash contribution or transfer of assessment funds to the reserve account in the association's budget for the fiscal year corresponding to the study year. In the case of new communities, unbuilt communities or communities without existing reserve accounts, there may be no budgeted contribution, in which case this study will recommend the initial contribution.

CURRENT FUNDING STATUS – PERCENT FUNDED AND FUNDING DEFICIT

To assess your current funding level DMA calculates the percent funded for each component in the study at a point in time – generally at the beginning of the fiscal year corresponding with Year 1 of the study (study year). We use an inflation-adjusted method for calculating the relative replacement value of each component (the amount of money that should be available to replace the component if it were fully funded) and compare the total value for all components to the actual total balance of the reserve account. This is called the percent funded.

Note: the term "fully funded" does not mean that the total replacement cost of every component is always available at any time. It means that the funding level is sufficient such that the total replacement cost will be funded at the time that the component is projected to be replaced.The funding deficit (or surplus) is the difference between the combined inflation-adjusted replacement values of all components and the actual reserve account balance.

Some states require that reserve studies provide this information, and the Community Associations Institute requires that reserve studies provide a statement on the relative health of the reserve account. This information should meet both requirements, but we do not use this to project a long-term funding solution for your reserve account.

DMA'S INTERACTIVE CASH FLOW FUNDING PLAN

- Baseline Funding Model – The goal of this model is to keep the reserve cash balance above zero. This means that at no time during the funding period will the projected reserve balance drop below zero dollars. This is the least conservative model. An association using this model must understand that even a minor reduction in a component's remaining useful life can result in a deficit in the reserve cash balance. Associations can implement this model more safely by conducting annual reserve updates that include field observations.
- Threshold Funding Model – This model sets a minimum cash reserve balance at a predetermined dollar amount. This minimum balance becomes the "threshold" above which the reserve account should remain in every year of the study. There are two ways to set this threshold in NAVIGATOR™. The first way is simply to choose a specific dollar amount. The second way is to set a minimum dollar value based on a percentage of the total one-time replacement values of all components in the study. Different thresholds can be evaluated in the *working session*.
- Full Funding Model – (Also called the Component Method.) NAVIGATOR™ can also provide this funding model, upon request, in a separate report. This is the most conservative funding model. It funds each component as its own line-item budget. The goal of this model is to attain and maintain the reserves at or near 100%. For example, if an association has a component with a 10-year life and a $10,000 replacement cost, it should have $3,000 set aside for its replacement after three years. In this case, $3,000 equals full funding. This method is only good for year-to-year projections and does not include inflation. DMA does not recommend this funding model, however some clients use it and some jurisdictions may require it.

NAVIGATOR™ uses a Cash Flow Funding Model to calculate your recommended reserve funding plan. This model includes our Reserve Navigator graph which shows the entire study period, which typically is 30 years. DMA can revise this study period to a minimum of 20 years or up to 50 years. Different study periods can be looked at in the live working session. This model includes two additional options:

The Reserve Navigator graph shows the projected total reserve expenditures in each year (red bars), the end-or-year reserve account balance (green bars) and the minimum threshold balance (yellow line) over the entire reserve study period. The table below the graph shows the beginning and end reserve balances in each year, the contribution or transfer to reserves in each year, the interest income in each year (if any) and the total expenditures in each year. Expenditures are adjusted for inflation. Ten year periods are shown on each page, and the graph is repeated on each subsequent page with the tabular period highlighted.

The goal of the Cash Flow funding plan is to keep your account above a minimum balance over the life of the study while ensuring that all components are fully funded when they are scheduled to be replaced. We can set that minimum balance to zero dollars ($0.00), and convert this to a baseline funding model but we strongly recommend against using that model for your funding plan. We set the minimum account balance, or "threshold", at a level above zero, in order to provide a buffer for the variations in actual expenditures that will inevitably occur over the life of the study. We generate that number from a percentage of the total estimated one-time replacement costs of all components in current dollars. The percentage amount is entered into the study as a bottom limit for the cash flow in the account. We then index this amount to the projected rate of inflation so that it increases every year in proportion to the relative value of the dollar. Note: The threshold amount is an arbitrary number. It is not set by any law or any accounting standard. We can look at different threshold amounts in the working session and evaluate what would be most appropriate for your association and the expenditure projections. Ultimately, you the client can establish the threshold amount.

Reserve Account Transfer Change Rate

As inflation decreases the value of the dollar over time, it is logical to introduce a transfer change rate to the reserve contribution so that it grows in relation to the growth in actual costs over time. If we did not do this - if we kept the contribution constant - owners today would have to contribute a much larger amount in order to offset the declining value of the same contributions made in the future. The change rate provides parity for present and future owners.

In communities that are underfunded, it may be necessary to use a change rate that is greater than the inflation rate in order to gradually increase your contributions to an acceptable level. The Reserve Account Transfer Change Rate is expressed as a percentage (%). We can adjust this rate as a constant over the entire study period, or manually adjust it from year to year, to help us design the appropriate funding plan.

Specific Project Funding, Special Assessments and Commercial Loans

In some instances, it will be necessary for an association to fund a specific single project or one or more years of total reserve expenses with additional funds. This may be due to a history of underfunding the reserves, or it may be due to an unexpected significant expense in a given year. This additional funding can come from two sources – a special assessment and a commercial loan. DMA studies can include either or both options as appropriate to the needs and resources of the community and its members. We can evaluate both options, and also a combination option, in the working session. A funding solution that includes one or more of these options can become part of the published reserve funding plan.

Assessment Allocation Model

This reserve analysis also includes an Assessment Allocation Model. It is important to keep the reserve account funding in perspective with your overall assessment needs. Usually, the reserve budget is smaller than your operating budget and this model puts your reserve account in context of your overall budget. Keep in mind that this is only an example model. DMA does not have any responsibility for your overall budget or your operating budget, and this model makes a specific assumption about the growth of your operating budget over the next few years which may vary from your actual budget. This model shows percentage of your overall budget allotted to reserves and shows how the recommended reserve funding plan in this study might affect your overall budget in the next several years.

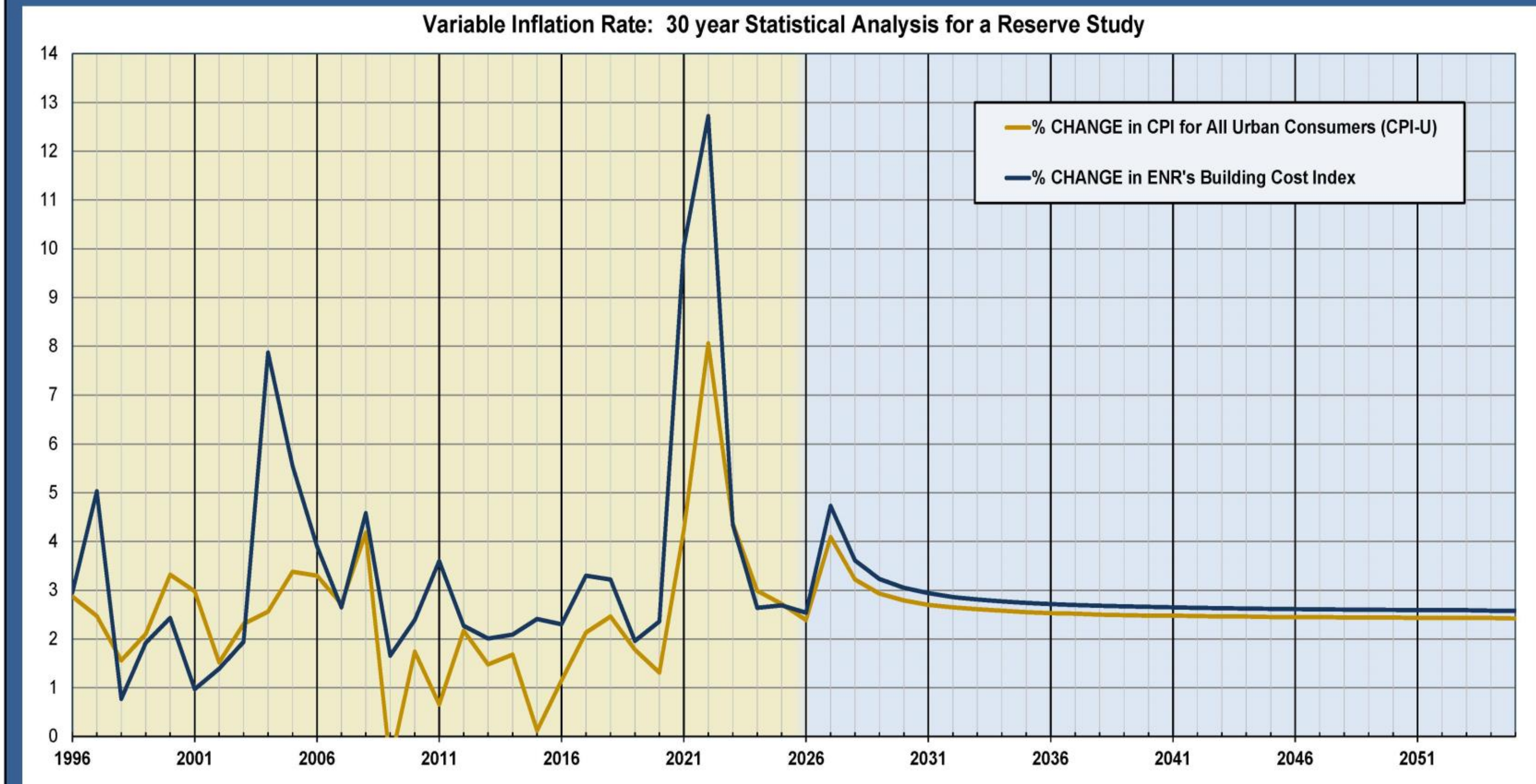
Inflation

This study includes a projected inflation rate for the study period. While this is only a projection, it is also important to understand how significantly inflation impacts replacement costs projected to occur 5, 10, 20 or more years from now: At an inflation rate of just 3.00% a project that costs $10,000 in the current year will cost over $18,000 in 20 years.

Inflation is measured by an index, and the “rate” is measured by the percentage the index changes. The Consumer Price Index reported in the news is the percentage that the current month’s index has changed over the same month’s index from the previous year. That represents a monthly CPI. DMA calculates a yearly index by averaging the monthly indexes for the year and calculating a yearly rate based on the changes in the yearly averages.

DMA uses one of two inflation indexes applied to individual components. For non-building related components (such as a television), we use the Consumer Price Index (CPI), published by the U.S. Department of Labor, and is a yearly index of price changes for general consumer goods. For building and other construction related components (such as roofing or paving), DMA uses a focused building construction inflation (BCI) index provided by Engineering News-Record. The BCI is an historical record of actual yearly changes to construction costs and is focused on residential or non-residential construction as opposed to the CPI. Each year our rates are updated to include the most recently published rates from both sources.

DMA offers two methods for calculating inflation expenditures: Straight-Line and Variable. The Straight Line method uses the same inflation rate over the course of the study period. If your study uses the Straight Line method, we use the most current index available and we use that same rate to project inflation for all years in the study. The Variable Rate uses a limited Linear Trend regression analysis to analyze the last 30 years of data for each index, then project forward for 2 years before utilizing a regression harmonic to reduce variation and pull towards the mean. This provides a reasonable expectation of inflation based on past data, while avoiding wild unpredictability in future years. If your study uses the Variable Rate method, please refer to the following graph for the yearly rate.



This graph uses a limited Linear Trend analysis with harmonic adjustment to the mean after 2027

Year	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
% CHANGE CPI	2.87	2.47	1.56	2.10	3.32	2.98	1.52	2.31	2.56	3.38	3.30	2.72	4.18	-0.57	1.74
% CHANGE BCI	2.95	5.03	0.77	1.92	2.43	0.97	1.39	1.94	7.87	5.55	3.90	2.65	4.58	1.66	2.39

Year	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
% CHANGE CPI	0.66	2.17	1.48	1.68	0.12	1.15	2.13	2.46	1.78	1.31	4.23	8.06	4.37	2.99	2.72
% CHANGE BCI	3.60	2.27	2.01	2.09	2.41	2.30	3.30	3.22	1.96	2.36	10.05	12.72	4.34	2.64	2.69

Year	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
% CHANGE CPI	2.39	4.09	3.22	2.93	2.79	2.70	2.65	2.61	2.58	2.55	2.53	2.52	2.50	2.49	2.48
% CHANGE BCI	2.54	4.73	3.61	3.23	3.05	2.94	2.86	2.81	2.77	2.74	2.72	2.70	2.68	2.67	2.66

Year	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055
% CHANGE CPI	2.48	2.47	2.46	2.46	2.45	2.45	2.45	2.44	2.44	2.44	2.43	2.43	2.43	2.43	2.42
% CHANGE BCI	2.65	2.64	2.63	2.62	2.62	2.61	2.61	2.60	2.60	2.60	2.59	2.59	2.59	2.58	2.58

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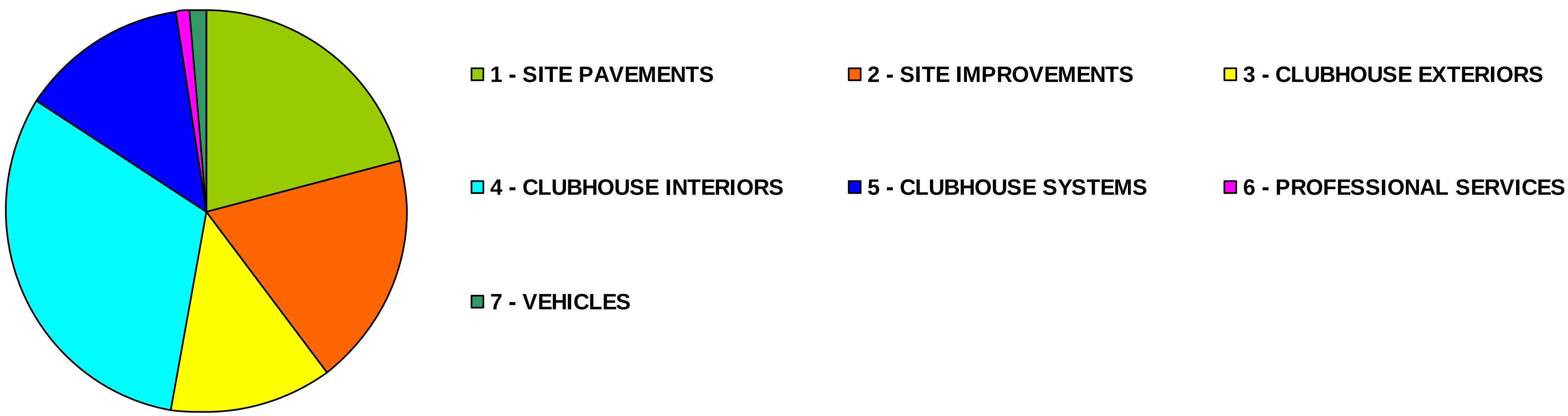
Reserve Expenditure 30 year Summary

Total Replacement Expenses by Section for Entire Study Period

Section	Section Name	Replacement Expenses	% of Replacement Exp
1	SITE PAVEMENTS	$6,562,610	21.0%
2	SITE IMPROVEMENTS	$5,852,783	18.8%
3	CLUBHOUSE EXTERIORS	$4,031,226	12.9%
4	CLUBHOUSE INTERIORS	$9,783,854	31.4%
5	CLUBHOUSE SYSTEMS	$4,197,762	13.5%
6	PROFESSIONAL SERVICES	$346,988	1.1%
7	VEHICLES	$401,677	1.3%
Totals		**$31,176,900**	**100.0%**

Replacement Expenses are the projected inflation adjusted expense of ALL components within the timeframe of this analysis.



Year 2026

Line #	Component	Location	Replacement Cost *
002.002.0008	Timber planter walls	Community Gardens	$18,000.00
002.003.0001	Stone Pathway Repairs	Site-Wide	$17,943.00
002.003.0013	Landscape light - low voltage	East Waterfall Fountain	$8,778.00
002.003.0020	Resurface Fountain - Waterfall	Site-Wide	$48,000.00
002.003.0021	Replace mature trees	Site-Wide	$8,000.00
004.004.0004	Commercial Kitchen Equipment - Cook Line	Restaurant Kitchen	$42,011.00
004.004.0008	Restaurant chairs	Clubhouse Restaurant	$18,334.00
004.004.0011	Outdoor Restaurant Furniture	Clubhouse Restaurant	$26,529.00
004.005.0001	Theater Audio Visual System	Clubhouse Theater	$26,512.00
004.005.0030	Modular Wood Dance Floor	Clubhouse Auditorium	$6,500.00
004.005.0032	Pottery Equipment Allowance	Clubhouse Pottery Room	$2,000.00
004.006.0014	Small Equipment Allowance	Wood Shop	$2,000.00
005.001.0007	Aerobics Room HVAC #2	Mechanical Closet	$11,955.00
006.000.0003	Reserve Study	Professional Fee	$8,715.00
Total Expenditures for Year 2026			**$245,277.00**

* The Inflation Rate for expenditures follows the variable rate established by DMA. Please see the Financial Analysis Section for yearly inflation amounts.

Year 2027

Line #	Component	Location	Replacement Cost *
001.000.0012	Curb Inlet Repair Allowance	Site-Wide	$2,700.99
002.002.0008	Timber planter walls	Community Gardens	$42,931.97
002.003.0009	Metal Sign replacement allowance	Site-Wide	$5,519.27
002.003.0014	Fountain Equipment	East Waterfall Fountain	$10,203.84
002.003.0021	Replace mature trees	Site-Wide	$8,000.00
003.000.0019	Painting Allowance	Clubhouse Facades	$9,905.36
004.002.0003	Treadmill	Clubhouse Gym	$22,198.23
004.003.0009	Re-Coat Pool Deck	Clubhouse Pool	$31,673.49
004.003.0025	Salt Chlorine Generator	Clubhouse Pool	$11,081.48
004.005.0021	Replace lay-in ceiling tile - tegular	Clubhouse	$49,767.70
004.005.0023	Folding Partition	Clubhouse Auditorium	$107,911.14
004.006.0002	Thickness Planer	Wood Shop	$2,858.31
004.006.0004	Band Saw # 1	Wood Shop	$2,029.76
004.006.0006	Dust Collector #4 CNC	Wood Shop	$1,456.22
004.006.0011	Laptop for Shark	Wood Shop	$2,081.80
004.006.0014	Small Equipment Allowance	Wood Shop	$2,081.80
Total Expenditures for Year 2027			**$312,401.36**

* The Inflation Rate for expenditures follows the variable rate established by DMA. Please see the Financial Analysis Section for yearly inflation amounts.

Year 2028

Line #	Component	Location	Replacement Cost *
001.000.0009	Road Replacement / Repair Allowance	Site-Wide	$84,517.94
001.000.0013	Concrete Sidewalk Repair Allowance	Site-Wide	$49,064.23
001.000.0014	Concrete Patios, exposed aggregate	Clubhouse Entrances	$15,978.21
002.001.0006	Exterior Maintenance	Gate House	$5,665.34
002.002.0002	Mtl.. tube picket fence - 4'h	Blue Ridge Rear	$11,519.50
002.002.0006	Stone Retaining Walls	Multiple Locations	$4,440.26
002.003.0003	Storage Shed Original	Maintenance Shed	$25,906.94
002.003.0006	Shingled roof, med. wt. full-dimensional asphalt shingles -	Maintenance Shed	$2,618.36
002.003.0007	8' Garage door, roll-up	Maintenance Shed	$951.64
002.003.0008	9' Garage door, residential	Maintenance Shed	$2,379.64
002.004.0002	Underground Sanitary Piping Replacement Allowance	Site-Wide	$20,679.98
002.004.0004	Landscape Irrigation System - Replace	Site-Wide	$183,383.17
003.000.0010	Storefront Entrance Doors	Clubhouse Facades	$7,951.66
003.000.0020	Windscreen fabric	Clubhouse Tennis Courts	$2,743.15
004.001.0001	Hydraulic Elevator Equipment Upgrade	Clubhouse Elevator	$95,865.99
004.001.0003	Elevator Cab Renovation	Clubhouse Elevator	$51,104.22
004.001.0004	Hall Elevator Doors and Frames	Clubhouse Elevator	$11,878.67
004.003.0024	Paint walls, smooth finish incl. murals	Clubhouse Pool	$14,106.40
004.005.0020	Door opener - automatic, electronic door swing door, per	Clubhouse Doors	$22,499.71
004.005.0029	Furniture Allowance	Clubhouse Offices	$10,576.56
004.006.0007	Router Table	Wood Shop	$1,880.23
004.006.0014	Small Equipment Allowance	Wood Shop	$2,148.83
005.001.0016	Ceramic Room HVAC #6 - Split System	Mech. Closet - Outdoor Mech. Deck	$11,352.39
005.001.0030	Kitchen Exhaust EF#3	Outdoor Mechanical Deck	$2,585.82
005.001.0031	Pool Room Exhaust EF#7	Pool Room Roof	$12,200.95

Year 2028

Line #	Component	Location	Replacement Cost *
005.001.0032	Locker Room Exhaust EF#2	Locker Area Ceiling space	$2,921.11
005.001.0033	Fans, Toilet Exhaust	Bathrooms	$3,604.73
005.001.0036	Pool Area Duct Heaters REZ1,REZ2	Outdoor Mechanical Deck	$28,389.67
005.001.0037	Duct heater	Pool Area Mechanical Room	$7,275.65
005.002.0002	Backflow preventer - Domestic water	Pump Room	$6,561.64
005.002.0003	Backflow preventer - Domestic Water	Office Area Mechanical Closet	$6,561.64
005.002.0005	Water supply meter- pool	Pool Area Mechanical Rm.	$5,100.01
005.004.0003	Jockey pump including controller	Pump Room Ground Floor	$6,623.50
Total Expenditures for Year 2028			**$721,037.74**

* The Inflation Rate for expenditures follows the variable rate established by DMA. Please see the Financial Analysis Section for yearly inflation amounts.

Year 2029

Line #	Component	Location	Replacement Cost *
002.003.0001	Stone Pathway Repairs	Site-Wide	$20,098.96
002.003.0021	Replace mature trees	Site-Wide	$11,040.26
004.003.0004	Replace Precast Pool Coping	Clubhouse Pool	$25,075.83
004.003.0005	Replace Skim line Tile	Clubhouse Pool	$10,463.38
004.003.0006	Pool Resurface	Clubhouse Pool	$29,584.45
004.003.0019	Saunas, heaters only, Men	Clubhouse Locker Rooms	$7,310.14
004.004.0010	Dining Tables	Clubhouse Restaurant	$10,575.40
004.005.0013	Interior Painting	Clubhouse	$82,841.18
004.005.0018	Computers and IT Equipment.	Clubhouse Offices	$11,201.57
004.005.0032	Pottery Equipment Allowance	Clubhouse Pottery Room	$2,211.79
004.006.0014	Small Equipment Allowance	Wood Shop	$2,211.79
005.001.0022	Classroom HVAC#9 - Split System	Mech. Closet - Outdoor Mech. Deck	$11,719.07
005.002.0001	Backflow Preventor 6in- Fire Pump Feed	Pump Room	$28,070.00
005.002.0004	Backflow Preventors -Pool &Irrigation	Pool Area Mechanical Rm.	$7,113.00
005.002.0006	Incoming Water Service Valve	Pump Room	$28,070.00
005.002.0011	Spa Heater	Pool Area Mechanical Rm.	$6,006.27
005.004.0001	Fire Pump & Controller	Pump Room Ground Floor	$47,603.30
007.000.0003	Pickup Truck - Toyota Tacoma	Site-Wide	$54,624.69
Total Expenditures for Year 2029			**$395,821.08**

* The Inflation Rate for expenditures follows the variable rate established by DMA. Please see the Financial Analysis Section for yearly inflation amounts.

Year 2030

Line #	Component	Location	Replacement Cost *
001.000.0003	Resurface 2 In. Asphalt Pavement W/ Base Repair	Riverbend Parking Lot	$153,859.49
001.000.0007	Resurface 2 In. Asphalt Pavement W/ Base Repair	The Magnolias & Club Parking	$464,061.39
001.000.0008	Striping and Curb Painting	Site-Wide	$18,711.54
001.000.0016	Asphalt Path - Replace	Perimeter Walking Path	$34,195.62
002.001.0007	Doors and Windows	Site-Wide	$12,699.84
002.003.0009	Metal Sign replacement allowance	Site-Wide	$6,083.28
002.003.0019	Snow Blower	Site-Wide	$1,731.27
002.004.0003	Underground Water Supply Piping Replacement	Site-Wide	$26,250.42
003.000.0002	Stainless steel coping, custom, for 12 wall	Clubhouse Roof	$15,433.27
003.000.0015	Exterior single steel entrance or exit door and frame	Clubhouse Various Entrances	$32,073.97
003.000.0017	Aluminum windows - Phase I	Clubhouse Facades	$27,374.74
003.000.0019	Painting Allowance	Clubhouse Facades	$10,917.56
004.003.0016	Pool Furniture	Clubhouse Pool	$21,455.38
004.003.0026	Pool lights, underwater	Clubhouse Pool	$10,503.60
004.004.0003	Commercial Ktchen Equipment - General	Restaurant Kitchen	$97,629.03
004.004.0013	Sound System and Speakers	Clubhouse Restaurant	$3,393.21
004.004.0014	Portable Bar (Wheeled)	Clubhouse Restaurant	$5,456.41
004.005.0031	Electric Kiln	Clubhouse Pottery Room	$10,571.80
004.006.0005	Dust Collector #3 Left Wall	Wood Shop	$1,590.32
004.006.0014	Small Equipment Allowance	Wood Shop	$2,273.50
005.001.0018	Hallway HVAC AC#2- Split System	Mech. Closet - Outdoor Mech. Deck	$12,076.50
005.001.0019	Billiards/Chapel- AC#3	Mech. Closet - Outdoor Mech. Deck	$24,636.68
005.005.0002	Access control, fob type, computerized key system	Clubhouse	$60,265.96
006.000.0002	Engineering for Tennis Court Roof	Professional Fee	$71,547.15
007.000.0002	John Deere Gator	Site-Wide	$18,510.88

DMA Reserves INTERACTIVE RESERVE MANAGEMENT

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Year 2030			
Line #	**Component**	**Location**	**Replacement Cost ***
Total Expenditures for Year 2030			**$1,143,302.81**

* The Inflation Rate for expenditures follows the variable rate established by DMA. Please see the Financial Analysis Section for yearly inflation amounts.

Year 2031

Line #	Component	Location	Replacement Cost *
001.000.0001	Resurface 2 In. Asphalt Pavement W/ Base Repair	Lansdowne Woods Blvd.	$101,524.79
001.000.0002	Resurface 2 In. Asphalt Pavement W/ Base Repair	Overlook Parking Lot	$39,459.68
001.000.0004	Resurface 2 In. Asphalt Pavement W/ Base Repair	Potomac Ridge - Blue Ridge Parking Lot	$550,018.63
001.000.0005	Resurface 2 In. Asphalt Pavement W/ Base Repair	Serivce Area Cul-De-Sac	$73,398.72
001.000.0006	Resurface 2 In. Asphalt Pavement W/ Base Repair	Riverview Parking Lot	$263,435.68
002.001.0002	Steel Arbor, free standing, repair	Community Entrance	$37,862.67
002.003.0017	Lighted bollards	West Fountain	$19,542.10
004.003.0009	Re-Coat Pool Deck	Clubhouse Pool	$35,936.50
004.003.0012	Pool Filtration Equipment	Clubhouse Pool	$26,355.56
004.003.0025	Salt Chlorine Generator	Clubhouse Pool	$12,572.96
004.004.0006	Bar Service Equipment	Clubhouse Restaurant	$7,159.25
004.005.0020	Door opener - automatic, electronic door swing door, per	Clubhouse Doors	$24,638.54
004.005.0029	Furniture Allowance	Clubhouse Offices	$11,492.31
004.006.0001	Joiner	Wood Shop	$2,918.61
004.006.0014	Small Equipment Allowance	Wood Shop	$2,334.88
005.001.0021	Gym HVAC#14	GYM Closet	$17,468.60
005.001.0029	Kitchen Make-up Air Unit-KIT#1	Outdoor Mechanical Deck	$43,226.46
005.002.0010	Pool Heater	Pool Area Mechanical Rm.	$7,923.31
006.000.0003	Reserve Study	Professional Fee	$10,355.67
Total Expenditures for Year 2031			**$1,287,624.92**

* The Inflation Rate for expenditures follows the variable rate established by DMA. Please see the Financial Analysis Section for yearly inflation amounts.

Year 2032

Line #	Component	Location	Replacement Cost *
001.000.0011	Concrete Curb Repair Allowance	Site-Wide	$26,235.44
001.000.0012	Curb Inlet Repair Allowance	Site-Wide	$3,152.17
002.001.0009	Entrance Area Lights	Slatestone Court and Community Entrance	$13,244.21
002.003.0001	Stone Pathway Repairs	Site-Wide	$21,930.69
003.000.0003	Tennis Court Roof	Clubhouse Tennis Courts	$1,386,370.13
003.000.0020	Windscreen fabric	Clubhouse Tennis Courts	$3,089.82
004.005.0032	Pottery Equipment Allowance	Clubhouse Pottery Room	$2,396.75
004.006.0014	Small Equipment Allowance	Wood Shop	$2,396.75
005.001.0008	Lobby South HVAC A/C#4 - Split System	Mech. Closet - Outdoor Mech. Deck	$12,787.09
005.001.0024	Rental Suite HVAC #4 - Split System	Rotunda Closet	$13,945.78
005.001.0038	Concierge Office HVAC HP3	Ceiling Space	$19,552.22
007.000.0001	Electric Golf Cart - 6-Person	Site-Wide	$18,224.99
007.000.0004	Club Car Carryall 300	Gate House	$25,929.87
Total Expenditures for Year 2032			**$1,549,255.91**

* The Inflation Rate for expenditures follows the variable rate established by DMA. Please see the Financial Analysis Section for yearly inflation amounts.

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Year 2033

Line #	Component	Location	Replacement Cost *
001.000.0013	Concrete Sidewalk Repair Allowance	Site-Wide	$56,817.86
002.002.0006	Stone Retaining Walls	Multiple Locations	$5,141.95
002.003.0009	Metal Sign replacement allowance	Site-Wide	$6,622.23
002.003.0021	Replace mature trees	Site-Wide	$12,384.92
002.004.0001	Stormwater System Repair Allowance	Site-Wide	$53,158.68
002.004.0002	Underground Sanitary Piping Replacement Allowance	Site-Wide	$23,948.04
003.000.0019	Painting Allowance	Clubhouse Facades	$11,884.79
004.004.0002	Cook Line Exhaust Hood with Fire Protection	Restaurant Kitchen	$90,298.38
004.004.0009	Booths, upholstered seat & back	Clubhouse Restaurant	$32,824.52
004.005.0001	Theater Audio Visual System	Clubhouse Theater	$32,600.73
004.005.0004	Pianos	Clubhouse Music Rm	$1,256.58
004.005.0018	Computers and IT Equipment.	Clubhouse Offices	$12,565.88
004.005.0025	Stage Curtain	Clubhouse Auditorium	$12,296.59
004.005.0026	Ceiling Projector	Clubhouse Auditorium	$27,873.63
004.006.0014	Small Equipment Allowance	Wood Shop	$2,459.31
005.001.0004	Office HVAC -HP#1 - Split System	Mech. Closet - Outdoor Mech. Deck	$13,582.47
005.001.0005	Office HVAC-HP #2 - Split System	Mech. Closet - Outdoor Mech. Deck	$13,582.47
005.001.0011	Wood Shop HVAC - Split System	Mech. Closet - Outdoor Mech. Deck	$13,146.41
005.001.0014	Mid-Theater HVAC #7 - Split System	Mech. Closet - Outdoor Mech. Deck	$13,146.41
005.001.0028	Bank-Office Space HVAC#15	Mechanical Closet	$19,113.95
006.000.0005	Traffic Study	Professional Fee	$7,209.50
Total Expenditures for Year 2033			**$461,915.30**

* The Inflation Rate for expenditures follows the variable rate established by DMA. Please see the Financial Analysis Section for yearly inflation amounts.

Year 2034

Line #	Component	Location	Replacement Cost *
001.000.0008	Striping and Curb Painting	Site-Wide	$20,933.50
001.000.0010	Sealcoating and Crack Filling	Site-Wide	$136,792.32
001.000.0011	Concrete Curb Repair Allowance	Site-Wide	$27,719.80
002.003.0015	Fountain lights, underwater	East Waterfall Fountain	$18,544.88
003.000.0004	Tennis court fence, chain link, 12 foot, vinyl coated	Clubhouse Tennis Courts	$85,531.67
003.000.0011	Curtain wall, aluminum-framed	Clubhouse Pool Wall	$470,426.79
003.000.0012	Sliding doors, glass & aluminum	Clubhouse Pool Wall	$59,003.84
003.000.0013	Curtain wall, storefront framing, w/ clear 1 insulated glass	Clubhouse Rotunda	$181,297.66
003.000.0014	Curtain wall, storefront framing, w/ clear 1 insulated glass	Clubhouse Turret	$115,029.72
003.000.0021	Exterior Lighting Allowance	Clubhouse	$11,353.94
004.002.0001	Mirrors	Clubhouse Gym	$2,016.96
004.002.0002	Rubber Flooring	Clubhouse Gym	$16,039.76
004.002.0004	Exercise Equipment	Clubhouse Gym	$142,562.27
004.003.0007	Spa Resurface	Clubhouse Pool	$18,885.39
004.003.0013	Spa Heater	Clubhouse Pool	$7,345.44
004.003.0015	Interior Pool Room Painting (Ceiling)	Clubhouse Pool	$26,792.57
004.005.0020	Door opener - automatic, electronic door swing door, per	Clubhouse Doors	$26,777.07
004.005.0029	Furniture Allowance	Clubhouse Offices	$12,417.06
004.005.0033	Renovate Stage Platform	Clubhouse Auditorium	$29,786.02
004.005.0034	Furniture	Clubhouse Auditorium	$85,666.93
004.006.0010	CNC Shark HD510 with 2 HP Spindle	Wood Shop	$6,426.76
004.006.0011	Laptop for Shark	Wood Shop	$2,522.76
004.006.0014	Small Equipment Allowance	Wood Shop	$2,522.76
005.001.0012	Art Studio HVAC #10 - Split System	Mech. Closet - Outdoor Mech. Deck	$13,510.57
006.000.0004	Interior Design	Professional Fee	$35,898.19

Year 2034

Line #	Component	Location	Replacement Cost *
Total Expenditures for Year 2034			**$1,555,804.63**

* The Inflation Rate for expenditures follows the variable rate established by DMA. Please see the Financial Analysis Section for yearly inflation amounts.

Year 2035

Line #	Component	Location	Replacement Cost *
002.001.0010	RFID Parking Access Control System	Gate House	$52,780.60
002.001.0011	Parking Control Network Hardware	Gate House	$16,050.06
002.003.0001	Stone Pathway Repairs	Site-Wide	$23,806.39
002.003.0019	Snow Blower	Site-Wide	$1,970.08
004.003.0009	Re-Coat Pool Deck	Clubhouse Pool	$40,125.79
004.003.0011	Handicapped Chair Lift	Clubhouse Pool	$6,910.17
004.003.0025	Salt Chlorine Generator	Clubhouse Pool	$14,038.65
004.003.0027	Swimming pool heater	Clubhouse Pool	$9,835.41
004.005.0002	Audio Equipment System	Clubhouse Auditorium	$150,053.07
004.005.0006	Carpet	Auditorium - Community Room	$48,691.48
004.005.0007	Carpet	Clubhouse Common Areas	$78,041.16
004.005.0009	Furniture	Rotunda	$34,196.40
004.005.0010	Furniture	Fireplace Lounge	$17,135.37
004.005.0011	Stack Chairs	Clubhouse Auditorium	$103,129.21
004.005.0012	Interior Lighting	Clubhouse	$84,693.64
004.005.0014	Interior Signage	Clubhouse	$80,211.77
004.005.0016	Art and Accessories	Clubhouse	$16,353.90
004.005.0017	Furniture Including 2 Billiards Tables	Billiards Room	$22,459.71
004.005.0024	Telephone System	Clubhouse - Gatehouse	$36,782.31
004.005.0027	Washer - Dryer combination	Clubhouse Salon	$2,553.47
004.005.0032	Pottery Equipment Allowance	Clubhouse Pottery Room	$2,587.09
004.005.0036	Washer - Dryer combination	Clubhouse Offices	$1,940.34
004.005.0038	Furniture	Clubhouse Library	$10,215.16
004.006.0014	Small Equipment Allowance	Wood Shop	$2,587.09
005.001.0025	Library HVAC #11 - Split System	Mech. Closet - Outdoor Mech. Deck	$15,138.54

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Year 2035

Line #	Component	Location	Replacement Cost *
005.005.0001	CCTV System, surveillance	Clubhouse	$22,851.85
Total Expenditures for Year 2035			**$895,138.71**

* The Inflation Rate for expenditures follows the variable rate established by DMA. Please see the Financial Analysis Section for yearly inflation amounts.

Year 2036

Line #	Component	Location	Replacement Cost *
002.003.0009	Metal Sign replacement allowance	Site-Wide	$7,182.34
002.003.0016	Exterior fountain, cast stone, ornate	West Fountain	$7,300.89
003.000.0010	Storefront Entrance Doors	Clubhouse Facades	$9,987.10
003.000.0019	Painting Allowance	Clubhouse Facades	$12,889.98
003.000.0020	Windscreen fabric	Clubhouse Tennis Courts	$3,445.31
004.004.0003	Commercial Ktchen Equipment - General	Restaurant Kitchen	$115,267.25
004.004.0005	Bar	Clubhouse Restaurant	$55,874.85
004.005.0015	Window Treatments	Clubhouse	$118,279.20
004.006.0009	Delta Unisaw 5HP (Table Saw)	Wood Shop	$5,966.91
004.006.0014	Small Equipment Allowance	Wood Shop	$2,652.54
005.002.0012	Expansion tank -pool heater	Pool Area Mechanical Room	$6,346.86
006.000.0003	Reserve Study	Professional Fee	$11,877.39
Total Expenditures for Year 2036			**$357,070.62**

* The Inflation Rate for expenditures follows the variable rate established by DMA. Please see the Financial Analysis Section for yearly inflation amounts.

Year 2037

Line #	Component	Location	Replacement Cost *
001.000.0012	Curb Inlet Repair Allowance	Site-Wide	$3,609.75
002.003.0014	Fountain Equipment	East Waterfall Fountain	$13,636.94
002.003.0021	Replace mature trees	Site-Wide	$13,795.10
004.002.0003	Treadmill	Clubhouse Gym	$28,996.92
004.005.0013	Interior Painting	Clubhouse	$103,512.24
004.005.0018	Computers and IT Equipment.	Clubhouse Offices	$13,996.64
004.005.0020	Door opener - automatic, electronic door swing door, per	Clubhouse Doors	$29,022.04
004.005.0029	Furniture Allowance	Clubhouse Offices	$13,384.87
004.006.0014	Small Equipment Allowance	Wood Shop	$2,719.38
005.002.0013	Salon Water Heater 27 kw	Salon	$1,902.13
005.002.0014	Salon Water Heater 18Kw	Salon	$1,841.96
Total Expenditures for Year 2037			**$226,417.97**

* The Inflation Rate for expenditures follows the variable rate established by DMA. Please see the Financial Analysis Section for yearly inflation amounts.

Year 2038

Line #	Component	Location	Replacement Cost *
001.000.0008	Striping and Curb Painting	Site-Wide	$23,296.61
001.000.0010	Sealcoating and Crack Filling	Site-Wide	$152,234.32
001.000.0013	Concrete Sidewalk Repair Allowance	Site-Wide	$64,983.34
001.000.0014	Concrete Patios, exposed aggregate	Clubhouse Entrances	$21,162.42
002.001.0003	Thru-the-wall air conditioner	Gate House	$1,362.44
002.002.0004	Chain-link fence - 4'h, vinyl-coated	Riverview Lower Property	$10,022.88
002.002.0006	Stone Retaining Walls	Multiple Locations	$5,880.90
002.003.0001	Stone Pathway Repairs	Site-Wide	$25,787.24
002.003.0012	New Pool Structure, concrete bottom & sides, tile finish,	East Waterfall Fountain	$111,384.02
002.004.0002	Underground Sanitary Piping Replacement Allowance	Site-Wide	$27,389.69
002.004.0004	Landscape Irrigation System - Replace	Site-Wide	$242,882.76
003.000.0005	Modular Sport Court Tiles	Clubhouse Tennis Courts	$151,100.38
003.000.0006	Steel roofing - standing seam, 1-3 Stories	Clubhouse Roof	$16,310.52
003.000.0007	Concrete balcony traffic topping	Clubhouse Roof	$46,872.05
003.000.0016	Aluminum windows - Phase II	Clubhouse Facades	$54,533.64
004.003.0010	Pipe Railing, stainless steel	Clubhouse Pool	$5,634.71
004.003.0018	Saunas, prefabricated, cedar on cedar, 8' x 12' x 7' h, incl.	Clubhouse Locker Rooms	$68,797.61
004.004.0013	Sound System and Speakers	Clubhouse Restaurant	$4,160.18
004.005.0005	Appliances	Auditorium Kitchen	$12,319.48
004.005.0032	Pottery Equipment Allowance	Clubhouse Pottery Room	$2,787.36
004.005.0035	Upholstered Pews	Clubhouse Chapel	$27,525.40
004.005.0037	Pre-Fab Gas Fireplace	Clubhouse Lobby	$2,818.04
004.006.0014	Small Equipment Allowance	Wood Shop	$2,787.36
005.001.0010	Thru-Wall Package Heat Pumps	Rotunda Corridor	$22,332.29
005.001.0026	Restaurant HVAC HP#5 - Split System 15 Ton	Rest. Clg. - Outdoor Mech. Deck	$58,174.01

Year 2038

Line #	Component	Location	Replacement Cost *
005.001.0027	Restaurant HVAC HP#4- Split System 12.5 Ton	Rest. Clg. - Outdoor Mech. Deck	$58,174.01
007.000.0002	John Deere Gator	Site-Wide	$22,694.87
Total Expenditures for Year 2038			**$1,243,408.53**

* The Inflation Rate for expenditures follows the variable rate established by DMA. Please see the Financial Analysis Section for yearly inflation amounts.

Year 2039

Line #	Component	Location	Replacement Cost *
002.003.0009	Metal Sign replacement allowance	Site-Wide	$7,776.16
003.000.0019	Painting Allowance	Clubhouse Facades	$13,955.72
004.003.0004	Replace Precast Pool Coping	Clubhouse Pool	$33,031.63
004.003.0005	Replace Skim line Tile	Clubhouse Pool	$13,783.10
004.003.0006	Pool Resurface	Clubhouse Pool	$38,970.72
004.003.0009	Re-Coat Pool Deck	Clubhouse Pool	$44,625.02
004.003.0012	Pool Filtration Equipment	Clubhouse Pool	$32,727.65
004.003.0025	Salt Chlorine Generator	Clubhouse Pool	$15,612.77
004.006.0012	Belt Sander/Disc Grinder	Wood Shop	$1,785.52
004.006.0014	Small Equipment Allowance	Wood Shop	$2,856.77
005.001.0006	Aerobics Room HVAC#3 - Split System	Mech. Closet - Outdoor Mech. Deck	$14,355.59
005.001.0013	Front Theater/Hall HVAC #12 - Split System	Mech. Closet - Outdoor Mech. Deck	$15,437.18
005.001.0015	Back Theater HVAC #8 - Split System	Mech. Closet - Outdoor Mech. Deck	$15,437.18
005.001.0017	Music Room HVAC AC#1 - Split System	Mech. Closet - Outdoor Mech. Deck	$15,437.18
005.001.0020	Salon HVAC #16 - Split System	Mech. Closet - Outdoor Mech. Deck	$15,437.18
005.001.0023	Lower Lobby HVAC#1 - Split System	Mech. Closet - Outdoor Mech. Deck	$15,437.18
005.001.0034	Wood shop, ceramics air filtration fans	Ground Floor Ceiling Spaces	$10,684.46
005.002.0011	Spa Heater	Pool Area Mechanical Rm.	$7,911.88
Total Expenditures for Year 2039			**$315,262.89**

* The Inflation Rate for expenditures follows the variable rate established by DMA. Please see the Financial Analysis Section for yearly inflation amounts.

Year 2040

Line #	Component	Location	Replacement Cost *
001.000.0016	Asphalt Path - Replace	Perimeter Walking Path	$44,874.40
002.001.0004	Interior Renovation	Gate House	$20,152.89
002.003.0019	Snow Blower	Site-Wide	$2,229.39
002.004.0003	Underground Water Supply Piping Replacement	Site-Wide	$34,448.02
003.000.0020	Windscreen fabric	Clubhouse Tennis Courts	$3,829.39
004.003.0026	Pool lights, underwater	Clubhouse Pool	$13,525.71
004.004.0014	Portable Bar (Wheeled)	Clubhouse Restaurant	$7,026.32
004.005.0019	General Renovation Allowance	Clubhouse	$1,126,685.73
004.005.0020	Door opener - automatic, electronic door swing door, per	Clubhouse Doors	$31,409.33
004.005.0029	Furniture Allowance	Clubhouse Offices	$14,409.83
004.005.0039	Theater Chairs, Upholstered	Clubhouse Theater	$18,960.74
004.006.0003	Drill Press	Wood Shop	$1,901.51
004.006.0014	Small Equipment Allowance	Wood Shop	$2,927.62
005.001.0003	Indoor Pool HVAC Unit #13 - Split System	Pool Mech. Rm - Outdoor Mech. Deck	$416,680.11
005.005.0002	Access control, fob type, computerized key system	Clubhouse	$79,086.09
007.000.0001	Electric Golf Cart - 6-Person	Site-Wide	$22,261.75
007.000.0004	Club Car Carryall 300	Gate House	$32,136.45
Total Expenditures for Year 2040			**$1,872,545.28**

* The Inflation Rate for expenditures follows the variable rate established by DMA. Please see the Financial Analysis Section for yearly inflation amounts.

Year 2041

Line #	Component	Location	Replacement Cost *
002.001.0002	Steel Arbor, free standing, repair	Community Entrance	$49,546.62
002.003.0001	Stone Pathway Repairs	Site-Wide	$27,900.29
002.003.0018	Park bench	Site-Wide	$29,178.87
002.003.0021	Replace mature trees	Site-Wide	$15,325.49
004.004.0007	Bar stools, upholstered seat & back, chrome tube	Clubhouse Restaurant	$9,496.00
004.004.0011	Outdoor Restaurant Furniture	Clubhouse Restaurant	$41,251.03
004.005.0001	Theater Audio Visual System	Clubhouse Theater	$39,771.22
004.005.0018	Computers and IT Equipment.	Clubhouse Offices	$15,549.40
004.005.0026	Ceiling Projector	Clubhouse Auditorium	$34,491.68
004.005.0032	Pottery Equipment Allowance	Clubhouse Pottery Room	$3,000.22
004.006.0011	Laptop for Shark	Wood Shop	$3,000.22
004.006.0014	Small Equipment Allowance	Wood Shop	$3,000.22
005.001.0007	Aerobics Room HVAC #2	Mechanical Closet	$18,589.30
005.001.0035	Salon Exhaust	Outdoor Mechanical Deck	$4,185.90
005.002.0010	Pool Heater	Pool Area Mechanical Rm.	$10,368.36
006.000.0003	Reserve Study	Professional Fee	$13,551.31
Total Expenditures for Year 2041			**$318,206.13**

* The Inflation Rate for expenditures follows the variable rate established by DMA. Please see the Financial Analysis Section for yearly inflation amounts.

DRAFT STATUS REPORT

Year 2042

Line #	Component	Location	Replacement Cost *
001.000.0008	Striping and Curb Painting	Site-Wide	$25,871.00
001.000.0010	Sealcoating and Crack Filling	Site-Wide	$169,056.94
001.000.0012	Curb Inlet Repair Allowance	Site-Wide	$4,116.07
002.003.0009	Metal Sign replacement allowance	Site-Wide	$8,410.90
003.000.0001	Single-ply roof 60-mil TPO - fastened, Mid Rise	Clubhouse Roof	$283,216.57
003.000.0019	Painting Allowance	Clubhouse Facades	$15,094.85
004.004.0003	Commercial Ktchen Equipment - General	Restaurant Kitchen	$134,984.11
004.005.0030	Modular Wood Dance Floor	Clubhouse Auditorium	$9,991.61
004.006.0004	Band Saw # 1	Wood Shop	$2,997.50
004.006.0014	Small Equipment Allowance	Wood Shop	$3,074.33
Total Expenditures for Year 2042			**$656,813.88**

* The Inflation Rate for expenditures follows the variable rate established by DMA. Please see the Financial Analysis Section for yearly inflation amounts.

Year 2043

Line #	Component	Location	Replacement Cost *
001.000.0013	Concrete Sidewalk Repair Allowance	Site-Wide	$74,062.24
002.001.0005	Parking Gates	Gate House	$29,145.97
002.001.0006	Exterior Maintenance	Gate House	$8,551.78
002.002.0001	Steel tube picket fence / Chain link fence	Community Perimeter	$307,573.88
002.002.0006	Stone Retaining Walls	Multiple Locations	$6,702.53
002.002.0007	Boulder Terraced Land	Multiple Locations	$81,865.50
002.004.0001	Stormwater System Repair Allowance	Site-Wide	$69,292.48
002.004.0002	Underground Sanitary Piping Replacement Allowance	Site-Wide	$31,216.33
004.003.0009	Re-Coat Pool Deck	Clubhouse Pool	$49,537.00
004.003.0020	Saunas, heaters only, Women	Clubhouse Locker Rooms	$10,689.37
004.003.0024	Paint walls, smooth finish incl. murals	Clubhouse Pool	$21,293.56
004.003.0025	Salt Chlorine Generator	Clubhouse Pool	$17,331.29
004.005.0010	Furniture	Fireplace Lounge	$21,154.35
004.005.0020	Door opener - automatic, electronic door swing door, per	Clubhouse Doors	$33,963.20
004.005.0029	Furniture Allowance	Clubhouse Offices	$15,504.19
004.006.0007	Router Table	Wood Shop	$2,756.24
004.006.0014	Small Equipment Allowance	Wood Shop	$3,149.96
005.001.0016	Ceramic Room HVAC #6 - Split System	Mech. Closet - Outdoor Mech. Deck	$17,136.39
005.004.0002	Fire Alarm system, addressable	Ground Floor Fire Alarm Closet	$99,239.39
006.000.0005	Traffic Study	Professional Fee	$9,234.17
Total Expenditures for Year 2043			**$909,399.82**

* The Inflation Rate for expenditures follows the variable rate established by DMA. Please see the Financial Analysis Section for yearly inflation amounts.

Year 2044

Line #	Component	Location	Replacement Cost *
002.003.0001	Stone Pathway Repairs	Site-Wide	$30,160.03
002.003.0004	Storage Shed Additions	Maintenance Shed	$29,262.43
002.003.0015	Fountain lights, underwater	East Waterfall Fountain	$23,725.10
003.000.0010	Storefront Entrance Doors	Clubhouse Facades	$12,317.49
003.000.0020	Windscreen fabric	Clubhouse Tennis Courts	$4,249.24
003.000.0021	Exterior Lighting Allowance	Clubhouse	$14,778.30
004.003.0007	Spa Resurface	Clubhouse Pool	$24,581.24
004.003.0015	Interior Pool Room Painting (Ceiling)	Clubhouse Pool	$34,873.23
004.003.0017	Locker Room Renovation	Clubhouse Locker Rooms	$232,062.31
004.005.0032	Pottery Equipment Allowance	Clubhouse Pottery Room	$3,227.45
004.006.0008	Wood Lathe	Wood Shop	$5,890.12
004.006.0013	Dust Collector	Wood Shop	$4,195.72
004.006.0014	Small Equipment Allowance	Wood Shop	$3,227.45
005.001.0001	Community Rm HVAC RTU#1 - Split System	Outdoor Mechanical Deck	$76,698.57
005.001.0002	Auditorium HVAC RTU#2 - Split System	Outdoor Mechanical Deck	$76,698.57
005.002.0008	Domestic Water Heater - Restaurant	2nd Floor	$9,399.47
007.000.0003	Pickup Truck - Toyota Tacoma	Site-Wide	$79,708.72
Total Expenditures for Year 2044			**$665,055.44**

* The Inflation Rate for expenditures follows the variable rate established by DMA. Please see the Financial Analysis Section for yearly inflation amounts.

Year 2045

Line #	Component	Location	Replacement Cost *
002.002.0008	Timber planter walls	Community Gardens	$70,709.60
002.003.0009	Metal Sign replacement allowance	Site-Wide	$9,090.36
002.003.0019	Snow Blower	Site-Wide	$2,517.92
002.003.0021	Replace mature trees	Site-Wide	$17,000.80
003.000.0019	Painting Allowance	Clubhouse Facades	$16,314.25
004.003.0027	Swimming pool heater	Clubhouse Pool	$12,786.83
004.004.0009	Booths, upholstered seat & back	Clubhouse Restaurant	$44,132.36
004.005.0013	Interior Painting	Clubhouse	$127,566.41
004.005.0018	Computers and IT Equipment.	Clubhouse Offices	$17,249.19
004.005.0027	Washer - Dryer combination	Clubhouse Salon	$3,263.55
004.005.0028	Lminated Vinyl Plank Flooring	Clubhouse Salon	$8,845.39
004.005.0031	Electric Kiln	Clubhouse Pottery Room	$15,375.44
004.005.0040	Wood Podium - Cabinet Style	Clubhouse, Various Locations	$4,696.97
004.005.0041	Furniture and Equipment Allowance	Clubhouse Art Room	$33,065.40
004.006.0014	Small Equipment Allowance	Wood Shop	$3,306.52
005.002.0007	Domestic Water Heater- Pool Locker Rms	Pool Area Mechanical Rm.	$81,726.67
005.002.0009	Restaurant Dishwasher Water Heater	2nd Floor	$9,645.74
Total Expenditures for Year 2045			**$477,293.40**

* The Inflation Rate for expenditures follows the variable rate established by DMA. Please see the Financial Analysis Section for yearly inflation amounts.

Year 2046

Line #	Component	Location	Replacement Cost *
001.000.0008	Striping and Curb Painting	Site-Wide	$28,690.71
001.000.0010	Sealcoating and Crack Filling	Site-Wide	$187,482.63
002.002.0011	Decorative Wall Renovation	Traffic Circles	$93,969.66
002.003.0013	Landscape light - low voltage	East Waterfall Fountain	$15,536.50
002.003.0020	Resurface Fountain - Waterfall	Site-Wide	$84,957.09
004.003.0016	Pool Furniture	Clubhouse Pool	$32,897.87
004.003.0021	Storefront, aluminum-framed - interior	Indoor Pool - Hall	$145,287.27
004.003.0022	Aluminum entrance, narrow stile	Indoor Pool - Hall	$10,072.72
004.003.0023	Storefront entrance, narrow stile	Locker Room	$6,506.28
004.004.0004	Commercial Kitchen Equipment - Cook Line	Restaurant Kitchen	$71,157.17
004.004.0008	Restaurant chairs	Clubhouse Restaurant	$31,053.66
004.004.0013	Sound System and Speakers	Clubhouse Restaurant	$5,055.93
004.005.0020	Door opener - automatic, electronic door swing door, per	Clubhouse Doors	$36,699.69
004.005.0029	Furniture Allowance	Clubhouse Offices	$16,673.52
004.005.0034	Furniture	Clubhouse Auditorium	$115,032.72
004.006.0014	Small Equipment Allowance	Wood Shop	$3,387.53
005.001.0021	Gym HVAC#14	GYM Closet	$26,019.92
006.000.0003	Reserve Study	Professional Fee	$15,425.02
007.000.0002	John Deere Gator	Site-Wide	$27,581.43
Total Expenditures for Year 2046			**$953,487.32**

* The Inflation Rate for expenditures follows the variable rate established by DMA. Please see the Financial Analysis Section for yearly inflation amounts.

Year 2047

Line #	Component	Location	Replacement Cost *
001.000.0012	Curb Inlet Repair Allowance	Site-Wide	$4,683.83
002.001.0001	Monument Sign and Walls	Slatestone Court Entrance	$64,214.90
002.001.0009	Entrance Area Lights	Slatestone Court and Community Entrance	$19,679.61
002.001.0010	RFID Parking Access Control System	Gate House	$72,247.68
002.001.0011	Parking Control Network Hardware	Gate House	$21,969.80
002.002.0008	Timber planter walls	Community Gardens	$74,448.81
002.003.0001	Stone Pathway Repairs	Site-Wide	$32,586.90
002.003.0014	Fountain Equipment	East Waterfall Fountain	$17,694.60
004.002.0003	Treadmill	Clubhouse Gym	$37,006.38
004.003.0009	Re-Coat Pool Deck	Clubhouse Pool	$54,925.38
004.003.0012	Pool Filtration Equipment	Clubhouse Pool	$40,281.86
004.003.0025	Salt Chlorine Generator	Clubhouse Pool	$19,216.50
004.005.0032	Pottery Equipment Allowance	Clubhouse Pottery Room	$3,470.52
004.006.0002	Thickness Planer	Wood Shop	$4,765.08
004.006.0006	Dust Collector #4 CNC	Wood Shop	$2,427.66
004.006.0014	Small Equipment Allowance	Wood Shop	$3,470.52
005.001.0008	Lobby South HVAC A/C#4 - Split System	Mech. Closet - Outdoor Mech. Deck	$19,000.40
005.001.0024	Rental Suite HVAC #4 - Split System	Rotunda Closet	$20,722.10
005.001.0038	Concierge Office HVAC HP3	Ceiling Space	$29,052.73
Total Expenditures for Year 2047			**$541,865.26**

* The Inflation Rate for expenditures follows the variable rate established by DMA. Please see the Financial Analysis Section for yearly inflation amounts.

Year 2048

Line #	Component	Location	Replacement Cost *
001.000.0009	Road Replacement / Repair Allowance	Site-Wide	$145,134.80
001.000.0013	Concrete Sidewalk Repair Allowance	Site-Wide	$84,253.43
001.000.0014	Concrete Patios, exposed aggregate	Clubhouse Entrances	$27,437.92
002.001.0008	Stone Piers	Site-Wide	$54,998.82
002.002.0001	Steel tube picket fence / Chain link fence	Community Perimeter	$349,897.00
002.002.0005	Precast retaining walls, interlocking segmented wall	Riverview Lower Property	$101,390.74
002.002.0006	Stone Retaining Walls	Multiple Locations	$7,624.82
002.002.0009	Steel guard rail	Riverbend Parking Lot	$13,542.86
002.002.0010	Steel guard rail	Magnolias Garage Drive	$25,075.16
002.002.0012	Steel Handrails	Multiple Locations	$72,314.94
002.003.0002	Vintage Street Light Pole and Acorn Lamp	Site-Wide	$1,275,367.38
002.003.0009	Metal Sign replacement allowance	Site-Wide	$9,819.92
002.003.0010	Flagpoles, aluminum, 20 ft.	Clubhouse	$14,695.51
002.004.0002	Underground Sanitary Piping Replacement Allowance	Site-Wide	$35,511.80
002.004.0004	Landscape Irrigation System - Replace	Site-Wide	$314,906.91
003.000.0019	Painting Allowance	Clubhouse Facades	$17,623.57
003.000.0020	Windscreen fabric	Clubhouse Tennis Courts	$4,710.53
004.001.0002	Hydraulic Elevator Jack Replacement	Clubhouse Elevator	$176,040.43
004.003.0014	Interior LED fixtures, high bay, surface mounted	Clubhouse Pool	$27,294.41
004.005.0022	Replace lay-in ceiling complete - tegular system	Clubhouse	$415,565.33
004.006.0010	CNC Shark HD510 with 2 HP Spindle	Wood Shop	$9,056.94
004.006.0011	Laptop for Shark	Wood Shop	$3,555.20
004.006.0014	Small Equipment Allowance	Wood Shop	$3,555.20
005.001.0004	Office HVAC -HP#1 - Split System	Mech. Closet - Outdoor Mech. Deck	$20,141.03
005.001.0005	Office HVAC-HP #2 - Split System	Mech. Closet - Outdoor Mech. Deck	$20,141.03

Year 2048			
Line #	**Component**	**Location**	**Replacement Cost ***
005.001.0011	Wood Shop HVAC - Split System	Mech. Closet - Outdoor Mech. Deck	$19,494.41
005.001.0014	Mid-Theater HVAC #7 - Split System	Mech. Closet - Outdoor Mech. Deck	$19,494.41
005.001.0028	Bank-Office Space HVAC#15	Mechanical Closet	$28,343.52
005.003.0001	Main Swgr Service Disconnect	Main Electrical Rm	$135,717.41
005.003.0002	Main Distribution Panel - MDP1	Main Electrical Rm	$389,977.75
005.003.0003	Kitchen Distribution Panel	Ground Floor	$54,784.45
005.003.0006	Panelboard - Wood Shop 225 amp	Wood Shop	$32,439.13
005.003.0007	Panelboard,Hair Salon- 225 amp	Electrical Closets	$32,439.13
005.003.0008	Panelboard- L1A,B; L2,CS,AS --225 amp	Electrical Closets	$162,195.68
005.003.0009	Fire Pump Disconnect Switch	Pump Room	$11,998.14
005.003.0010	Main Disconnect Switch -Restuarant	Main Electrical Rm	$14,051.55
005.003.0011	Panelboards MP1& MP2-400 amp	Electrical Closets	$122,960.91
006.000.0001	Clubhouse Exterior Evaluation	Professional Fee	$80,739.12
007.000.0001	Electric Golf Cart - 6-Person	Site-Wide	$27,033.93
007.000.0004	Club Car Carryall 300	Gate House	$39,531.09
Total Expenditures for Year 2048			**$4,400,856.31**

* The Inflation Rate for expenditures follows the variable rate established by DMA. Please see the Financial Analysis Section for yearly inflation amounts.

Year 2049

Line #	Component	Location	Replacement Cost *
002.003.0005	Single-ply roof 60-mil EPDM - fully adhered, Low Rise	Maintenance Shed	$2,288.42
002.003.0021	Replace mature trees	Site-Wide	$18,842.72
003.000.0009	Exterior Wall Restoration	Clubhouse Masonry Walls	$617,911.54
004.002.0001	Mirrors	Clubhouse Gym	$2,911.75
004.002.0002	Rubber Flooring	Clubhouse Gym	$23,155.65
004.002.0004	Exercise Equipment	Clubhouse Gym	$211,051.46
004.003.0004	Replace Precast Pool Coping	Clubhouse Pool	$42,797.59
004.003.0005	Replace Skim line Tile	Clubhouse Pool	$17,858.15
004.003.0006	Pool Resurface	Clubhouse Pool	$50,492.59
004.003.0013	Spa Heater	Clubhouse Pool	$10,874.30
004.004.0010	Dining Tables	Clubhouse Restaurant	$18,049.32
004.005.0001	Theater Audio Visual System	Clubhouse Theater	$48,278.02
004.005.0018	Computers and IT Equipment.	Clubhouse Offices	$19,118.00
004.005.0020	Door opener - automatic, electronic door swing door, per	Clubhouse Doors	$39,641.20
004.005.0026	Ceiling Projector	Clubhouse Auditorium	$42,407.57
004.005.0029	Furniture Allowance	Clubhouse Offices	$17,925.79
004.006.0014	Small Equipment Allowance	Wood Shop	$3,641.95
005.001.0012	Art Studio HVAC #10 - Split System	Mech. Closet - Outdoor Mech. Deck	$20,001.26
005.002.0011	Spa Heater	Pool Area Mechanical Rm.	$10,251.07
005.002.0013	Salon Water Heater 27 kw	Salon	$2,598.12
005.002.0014	Salon Water Heater 18Kw	Salon	$2,515.94
005.003.0005	Panelboard(tagged Bank)-225A	Ground Floor Fire Alarm Closet	$33,282.55
006.000.0004	Interior Design	Professional Fee	$53,144.25
Total Expenditures for Year 2049			**$1,309,039.21**

* The Inflation Rate for expenditures follows the variable rate established by DMA. Please see the Financial Analysis Section for yearly inflation amounts.

Year 2050

Line #	Component	Location	Replacement Cost *
001.000.0003	Resurface 2 In. Asphalt Pavement W/ Base Repair	Riverbend Parking Lot	$261,449.49
001.000.0007	Resurface 2 In. Asphalt Pavement W/ Base Repair	The Magnolias & Club Parking	$788,567.61
001.000.0008	Striping and Curb Painting	Site-Wide	$31,796.05
001.000.0016	Asphalt Path - Replace	Perimeter Walking Path	$58,107.74
002.003.0001	Stone Pathway Repairs	Site-Wide	$35,195.34
002.003.0019	Snow Blower	Site-Wide	$2,841.02
002.004.0003	Underground Water Supply Piping Replacement	Site-Wide	$44,606.65
004.003.0011	Handicapped Chair Lift	Clubhouse Pool	$9,965.11
004.003.0026	Pool lights, underwater	Clubhouse Pool	$17,236.51
004.004.0014	Portable Bar (Wheeled)	Clubhouse Restaurant	$8,953.97
004.005.0006	Carpet	Auditorium - Community Room	$71,985.43
004.005.0007	Carpet	Clubhouse Common Areas	$115,375.94
004.005.0009	Furniture	Rotunda	$50,555.91
004.005.0011	Stack Chairs	Clubhouse Auditorium	$152,466.06
004.005.0012	Interior Lighting	Clubhouse	$125,210.96
004.005.0014	Interior Signage	Clubhouse	$118,584.95
004.005.0016	Art and Accessories	Clubhouse	$24,177.60
004.005.0017	Furniture Including 2 Billiards Tables	Billiards Room	$33,204.42
004.005.0024	Telephone System	Clubhouse - Gatehouse	$54,378.92
004.005.0032	Pottery Equipment Allowance	Clubhouse Pottery Room	$3,730.81
004.005.0036	Washer - Dryer combination	Clubhouse Offices	$2,798.14
004.005.0038	Furniture	Clubhouse Library	$14,731.20
004.006.0005	Dust Collector #3 Left Wall	Wood Shop	$2,609.73
004.006.0014	Small Equipment Allowance	Wood Shop	$3,730.81
005.001.0025	Library HVAC #11 - Split System	Mech. Closet - Outdoor Mech. Deck	$22,380.80

Year 2050

Line #	Component	Location	Replacement Cost *
005.005.0001	CCTV System, surveillance	Clubhouse	$32,954.47
005.005.0002	Access control, fob type, computerized key system	Clubhouse	$102,408.37
Total Expenditures for Year 2050			**$2,190,004.01**

* The Inflation Rate for expenditures follows the variable rate established by DMA. Please see the Financial Analysis Section for yearly inflation amounts.

Year 2051

Line #	Component	Location	Replacement Cost *
001.000.0001	Resurface 2 In. Asphalt Pavement W/ Base Repair	Lansdowne Woods Blvd.	$171,931.91
001.000.0002	Resurface 2 In. Asphalt Pavement W/ Base Repair	Overlook Parking Lot	$66,824.87
001.000.0004	Resurface 2 In. Asphalt Pavement W/ Base Repair	Potomac Ridge - Blue Ridge Parking Lot	$931,454.74
001.000.0005	Resurface 2 In. Asphalt Pavement W/ Base Repair	Serivce Area Cul-De-Sac	$124,300.50
001.000.0006	Resurface 2 In. Asphalt Pavement W/ Base Repair	Riverview Parking Lot	$446,127.51
002.001.0002	Steel Arbor, free standing, repair	Community Entrance	$64,120.29
002.003.0009	Metal Sign replacement allowance	Site-Wide	$10,604.93
003.000.0019	Painting Allowance	Clubhouse Facades	$19,032.40
004.003.0009	Re-Coat Pool Deck	Clubhouse Pool	$60,858.35
004.003.0025	Salt Chlorine Generator	Clubhouse Pool	$21,292.25
004.004.0005	Bar	Clubhouse Restaurant	$82,500.77
004.005.0002	Audio Equipment System	Clubhouse Auditorium	$221,648.74
004.005.0010	Furniture	Fireplace Lounge	$25,989.03
004.005.0015	Window Treatments	Clubhouse	$174,642.50
004.006.0014	Small Equipment Allowance	Wood Shop	$3,821.47
005.002.0010	Pool Heater	Pool Area Mechanical Rm.	$13,418.13
005.002.0012	Expansion tank -pool heater	Pool Area Mechanical Room	$9,371.32
006.000.0003	Reserve Study	Professional Fee	$17,537.30
Total Expenditures for Year 2051			**$2,465,477.01**

* The Inflation Rate for expenditures follows the variable rate established by DMA. Please see the Financial Analysis Section for yearly inflation amounts.

Year 2052

Line #	Component	Location	Replacement Cost *
001.000.0012	Curb Inlet Repair Allowance	Site-Wide	$5,324.19
001.000.0015	Stamped Concrete Circle Replacement	Clubhouse Circle	$38,237.39
002.002.0003	Chain-link fence - 3' - 5'h, vinyl-coated	Clubhouse	$9,389.04
003.000.0010	Storefront Entrance Doors	Clubhouse Facades	$15,128.14
003.000.0020	Windscreen fabric	Clubhouse Tennis Courts	$5,218.85
004.004.0012	Dishwasher, semi-automatic	Restaurant Kitchen	$19,327.17
004.005.0003	Ceramic tile floors	Clubhouse Rest Rooms	$103,083.20
004.005.0020	Door opener - automatic, electronic door swing door, per	Clubhouse Doors	$42,805.95
004.005.0023	Folding Partition	Clubhouse Auditorium	$202,902.77
004.005.0029	Furniture Allowance	Clubhouse Offices	$19,266.48
004.006.0014	Small Equipment Allowance	Wood Shop	$3,914.33
Total Expenditures for Year 2052			**$464,597.51**

* The Inflation Rate for expenditures follows the variable rate established by DMA. Please see the Financial Analysis Section for yearly inflation amounts.

Year 2053

Line #	Component	Location	Replacement Cost *
001.000.0013	Concrete Sidewalk Repair Allowance	Site-Wide	$95,762.92
002.001.0003	Thru-the-wall air conditioner	Gate House	$2,007.76
002.002.0001	Steel tube picket fence / Chain link fence	Community Perimeter	$397,694.91
002.002.0006	Stone Retaining Walls	Multiple Locations	$8,666.42
002.003.0001	Stone Pathway Repairs	Site-Wide	$38,001.46
002.003.0003	Storage Shed Original	Maintenance Shed	$50,564.85
002.003.0006	Shingled roof, med. wt. full-dimensional asphalt shingles -	Maintenance Shed	$5,110.44
002.003.0007	8' Garage door, roll-up	Maintenance Shed	$1,857.37
002.003.0008	9' Garage door, residential	Maintenance Shed	$4,644.54
002.003.0021	Replace mature trees	Site-Wide	$20,874.02
002.004.0001	Stormwater System Repair Allowance	Site-Wide	$89,595.59
002.004.0002	Underground Sanitary Piping Replacement Allowance	Site-Wide	$40,362.91
003.000.0005	Modular Sport Court Tiles	Clubhouse Tennis Courts	$222,669.57
004.005.0013	Interior Painting	Clubhouse	$156,629.24
004.005.0018	Computers and IT Equipment.	Clubhouse Offices	$21,178.98
004.005.0032	Pottery Equipment Allowance	Clubhouse Pottery Room	$4,009.45
004.006.0014	Small Equipment Allowance	Wood Shop	$4,009.45
005.001.0009	Lower Lobby HVAC A/C#1	Mechanical Closet	$38,518.25
005.001.0010	Thru-Wall Package Heat Pumps	Rotunda Corridor	$32,910.02
005.001.0026	Restaurant HVAC HP#5 - Split System 15 Ton	Rest. Clg. - Outdoor Mech. Deck	$85,728.34
005.001.0027	Restaurant HVAC HP#4- Split System 12.5 Ton	Rest. Clg. - Outdoor Mech. Deck	$85,728.34
006.000.0005	Traffic Study	Professional Fee	$11,753.80
Total Expenditures for Year 2053			**$1,418,278.63**

* The Inflation Rate for expenditures follows the variable rate established by DMA. Please see the Financial Analysis Section for yearly inflation amounts.

Year 2054

Line #	Component	Location	Replacement Cost *
001.000.0008	Striping and Curb Painting	Site-Wide	$35,216.89
001.000.0010	Sealcoating and Crack Filling	Site-Wide	$230,128.60
001.000.0011	Concrete Curb Repair Allowance	Site-Wide	$46,633.60
001.000.0017	Trench Drain, Med. duty	Potomac Ridge - Blue Ridge Parking Lot	$47,218.02
002.003.0009	Metal Sign replacement allowance	Site-Wide	$11,449.34
002.003.0015	Fountain lights, underwater	East Waterfall Fountain	$30,189.88
003.000.0019	Painting Allowance	Clubhouse Facades	$20,547.85
003.000.0021	Exterior Lighting Allowance	Clubhouse	$19,100.98
004.003.0007	Spa Resurface	Clubhouse Pool	$31,771.30
004.003.0015	Interior Pool Room Painting (Ceiling)	Clubhouse Pool	$45,073.72
004.004.0003	Commercial Ktchen Equipment - General	Restaurant Kitchen	$183,747.00
004.004.0013	Sound System and Speakers	Clubhouse Restaurant	$6,129.59
004.005.0005	Appliances	Auditorium Kitchen	$18,623.04
004.006.0012	Belt Sander/Disc Grinder	Wood Shop	$2,566.85
004.006.0014	Small Equipment Allowance	Wood Shop	$4,106.88
005.001.0006	Aerobics Room HVAC#3 - Split System	Mech. Closet - Outdoor Mech. Deck	$21,136.62
005.001.0013	Front Theater/Hall HVAC #12 - Split System	Mech. Closet - Outdoor Mech. Deck	$22,729.11
005.001.0015	Back Theater HVAC #8 - Split System	Mech. Closet - Outdoor Mech. Deck	$22,729.11
005.001.0017	Music Room HVAC AC#1 - Split System	Mech. Closet - Outdoor Mech. Deck	$22,729.11
005.001.0020	Salon HVAC #16 - Split System	Mech. Closet - Outdoor Mech. Deck	$22,729.11
005.001.0023	Lower Lobby HVAC#1 - Split System	Mech. Closet - Outdoor Mech. Deck	$22,729.11
007.000.0002	John Deere Gator	Site-Wide	$33,438.47
Total Expenditures for Year 2054			**$900,724.18**

* The Inflation Rate for expenditures follows the variable rate established by DMA. Please see the Financial Analysis Section for yearly inflation amounts.

Year 2055

Line #	Component	Location	Replacement Cost *
002.003.0019	Snow Blower	Site-Wide	$3,203.07
004.003.0009	Re-Coat Pool Deck	Clubhouse Pool	$67,399.34
004.003.0012	Pool Filtration Equipment	Clubhouse Pool	$49,430.18
004.003.0025	Salt Chlorine Generator	Clubhouse Pool	$23,580.71
004.003.0027	Swimming pool heater	Clubhouse Pool	$16,520.57
004.005.0020	Door opener - automatic, electronic door swing door, per	Clubhouse Doors	$46,209.85
004.005.0027	Washer - Dryer combination	Clubhouse Salon	$4,151.62
004.005.0029	Furniture Allowance	Clubhouse Offices	$20,703.39
004.006.0011	Laptop for Shark	Wood Shop	$4,206.27
004.006.0014	Small Equipment Allowance	Wood Shop	$4,206.27
005.001.0003	Indoor Pool HVAC Unit #13 - Split System	Pool Mech. Rm - Outdoor Mech. Deck	$613,025.63
005.001.0018	Hallway HVAC AC#2- Split System	Mech. Closet - Outdoor Mech. Deck	$23,315.52
005.001.0019	Billiards/Chapel- AC#3	Mech. Closet - Outdoor Mech. Deck	$47,564.86
Total Expenditures for Year 2055			**$923,517.28**

* The Inflation Rate for expenditures follows the variable rate established by DMA. Please see the Financial Analysis Section for yearly inflation amounts.

Personnel and Project Information

PROPERTY INFORMATION

Community Size (Number of Units):	1233	**Year(s) constructed:**	1998
Unit Types:	Master Association	**Year converted:**	

This study was prepared by
The field survey, inventory, and condition assessment was conducted by
DMA was awarded the contract on 4/7/2026
DMA conducted site visits at the property on 4/28/2026, 4/28/2026
The Working Session was held on
Photographs were taken at the site and a digital folder can be provided upon request at the completion of the project.

In addition to the on-site review of components, DMA also reviewed the following information provided by the client:

- 2022-2025 Reserve Study Actuals
- 2026 Approved Budget - Portrait Style
- Approved Budget
- Cementitious Acrylic Resurface for Fountain
- Dec 2025 Financials unaudited
- Design Plan Phase Two 4.8.22
- Dormakaba Contract Package 11-14-24
- ESSI - Cameras Gate and Clubhouse Contract - Ratified 12-18-24
- ESSI - GATES Contract 9-10-25
- FINAL Tibbs Concrete and Asphalt Contract Package - 8-24-23
- Finley Contract 7-9-25 - Ratified
- HVAC Updated 11-2025
- Invoice_32768872
- Loudoun Water Utility Map
- LW 02 2026 Financials
- LW 12 2025 Financials
- LWVA Reserve Items_ Landscape Trees and Utilities
- LWVA Utility Layout Map
- Master Plan for Honey Locust Replacements

Re_ Lansdowne Woods of Virginia_ Reserve Study Draft Review Comments
Re_ Lansdowne Woods of Virginia_ Reserve Study Draft Review Comments
RESERVE STUDY NOTES FOR 2026-27
RR Expenditures _22 to _25
Sundek Contractor Services Agreement
Third Amended and Restated Declaration rec. 2-2025
Woodshop Master Inventory Jan-2026 w-Catgory

Standards, Limitations, Conditions, Disclosure and Restrictions

STUDY STANDARDS

This study was conducted in accordance with the Community Associations Institute National Reserve Study Standards. A summary of the standards is contained in our information article entitled “National Standards” which is included in the Appendix.

The data and analysis information that forms a part of this report contains proprietary programming and program coding that is not available for distribution to outside parties. Copies of the data and analysis have been made available in Adobe's Portable Document Format and included as part of this report. Upon request, component information can also be provided in Excel format for easier viewing and navigating through the data.

STUDY LIMITATIONS AND CONDITIONS

1 No destructive testing, lab analysis or other investigative methods were used to determine the condition of the components. Due to these limitations, as set forth in the reserve study guidelines that we subscribe to, the limited visual observations that were made are not sufficient to be considered a qualified architectural or engineering assessment of the state or condition of the components.

2 All common areas on the property were observed unless access was limited or not made available to us at the time of the inspection. The observations and opinions expressed herein with regard to the useful life of the components are based on our general professional knowledge of construction and our knowledge of the typical replacement experience of many communities and other entities with the same component types.

3 The inventory included taking field measurements, measurements from aerial and satellite imagery, digitized measurement over photo imagery and takeoffs and measurements from design and as-built drawings as there were deemed to be reliable. In the case of a Level II Update the quantities provided by the Client from previous studies was utilized when it was deemed to be reliable and accurate. In the case of a Level III Update all inventory data from previous studies provided by the Client was deemed accurate and reliable.

4 Our projections of remaining useful life are not architectural or engineering recommendations for executing specific projects. As the end of the remaining useful life approaches, as set forth in this study, the association should seek professional architectural, engineering, contractor, service providers or qualified product manufacturer or supplier assistance, as appropriate, and as to the need for and the scheduling of each specific replacement project. Particularly those of any significant magnitude.

5 An asset can be made up of several components that need to be maintained, repaired and replaced. Other elements of the asset may be considered permanent with respect to the asset. The schedule of components provided herein, is based upon information received from the client regarding the common elements and/or assets that the client is responsible for. It is the client's responsibility to verify that the schedule of components is complete.

6 Financial information including the present fund balance, interest from funds on deposit, and recent capital expenditures, were provided by the Client and are deemed reliable and complete by DMA Reserves, Inc.

7 Information provided by the Association about prior reserve replacement projects is considered to be reliable and complete. No inspection by DMA Reserves, Inc. should be interpreted as a project audit or quality inspection.

8 Industry Life Expectancy is based on printed product literature, product or material warranties, industry standards literature, and on the opinions of manufacturers, installers, or maintenance contractors based on their experience with these products and materials.

9 Unit prices are based on published unit price standards such as R. S. Means "Residential Cost Data", Facilities Maintenance and Repair Cost Data, and "Facilities Construction Cost Data", latest editions, and on pricing obtained from contractors, installers, or manufacturers. All prices are given in present dollars unless noted otherwise. Prices listed are not guaranteed as exact quotes for work included.

10 This analysis incorporates assumptions about the future rate of inflation, and the future interest income on your account deposits. If significant changes occur in either of these rates, this calculation should be re-run with current information.

11 The results of this analysis are predicated on your contributing the recommended amount in each previous year and on expenses occurring generally as predicted. This Reserve Study can be updated as a Level III study every year up to 4 years from the original study date, and should be updated with a Level II study or replaced with a new Level I study every 3 to 5 years, which may depend on statutory requirements, to correct for normal variations.

12 DMA’s Capital Replacement Reserve Studies are designed to be used as planning tools. They are a reflection of information provided by the Client and our analytical inputs, and are assembled for the Client’s use. This reserve study should not be used for the purpose of performing an audit, quality/forensic analysis, or for background checks of historical records.

DISCLOSURE

DMA does not have any financial interest in this community or facility, its management company or any vendor mentioned or used in this study beyond this work. This study represents all facts known to DMA at the time of it's preparation that if purposefully omitted would cause a distortion of the Client's situation regarding it's capital reserve plan.

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