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Update "No-Site-Visit" Reserve Study



Overlook II HOA

Scottsdale, AZ

Report #: 25455-2

For Period Beginning: January 1, 2021

Expires: December 31, 2021

Date Prepared: March 2, 2021



Hello, and welcome to your Reserve Study!

This Report is a valuable budget planning tool, for with it you control the future of your association. It contains all the fundamental information needed to understand your current and future Reserve obligations, the most significant expenditures your association will face.

With respect to Reserves, this Report will tell you "where you are," and "where to go from here."

In this Report, you will find...

- 1) A List of What you're Reserving For**
- 2) An Evaluation of your Reserve Fund Size and Strength**
- 3) A Recommended Multi-Year Reserve Funding Plan**

More Questions?

Visit our website at www.ReserveStudy.com or call us at:

480-361-5340



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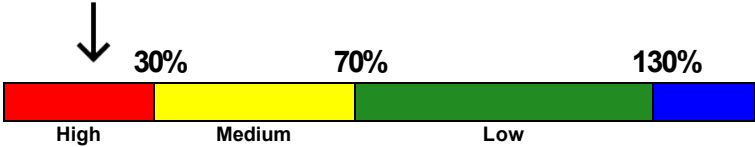
3- Minute Executive Summary

Association: Overlook II HOA **Assoc. #: 25455-2**
Location: Scottsdale, AZ **# of Units: 78**
Report Period: January 1, 2021 through December 31, 2021

Findings/Recommendations as-of: January 1, 2021

Projected Starting Reserve Balance	*\$179,565
Current Fully Funded Reserve Balance	\$997,589
Average Reserve Deficit (Surplus) Per Unit	\$10,487
Percent Funded	18.0 %
Approved 2021 Monthly Reserve Contribution	\$8,048
Recommended 2022 Monthly Reserve Contribution	\$12,000

Reserves % Funded: 18.0%



Special Assessment Risk:

Economic Assumptions:

Net Annual "After Tax" Interest Earnings Accruing to Reserves **1.00 %**
Annual Inflation Rate **3.00 %**

This is an Update "No-Site-Visit" Reserve Study based on a prior report prepared by Association Reserves for your 2019 Fiscal Year. No site inspection was performed as part of this Reserve Study.

The Reserve expense threshold for this analysis is \$1,000. That means any Reserve related expenses under the threshold are not funded in the Reserve Study and need to be paid from the Operating Budget.

Your Reserve Fund is 18.0 % Funded. This means the Reserve Fund status is Weak, and HOA's risk of special assessments & deferred maintenance is currently High.

The objective of your multi-year Funding Plan is to Fully Fund Reserves, where associations enjoy a low risk of Reserve cash flow problems.

The HOA has already approved Monthly Reserve contributions of \$8,048 for the 2021 Fiscal Year, which have been factored into the projections of this report. This contribution rate is not sufficient to meet future Reserve expenditures, so we recommend increasing Monthly Reserve contributions to \$12,000 for the 2022 Fiscal Year. Annual increases should be scheduled thereafter as illustrated on the 30-yr Summary Table, in order to help strengthen the contribution rate and offset inflation.

*Actual 12/31/2020 Reserve balance was \$136,878, however we added \$42,687 to the balance to adjust for a partial payment made in late 2020 for the foam roof recoat project, which has been reflected as a 2021 expense in this report.

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
GROUNDS			
103 Concrete - Repair	5	1	\$2,100
201 Asphalt - Repave	30	14	\$100,000
202 Asphalt - Seal/Repair	4	0	\$5,500
205 Brick Pavers - Repair	15	8	\$2,500
318 Landscape Lights - Replace	12	7	\$1,800
322 Bollard Lights - Replace	20	4	\$100,000
403 Mailboxes - Replace	20	4	\$8,000
503 Metal Fence - Replace	30	16	\$22,000
510 Wood Pergola - Replace	20	4	\$2,400
701 Monument - Refurbish	20	4	\$5,300
703 Entry System - Replace	15	2	\$4,800
706 Gate Operators - Replace	18	3	\$17,000
708 Vehicle Gates - Replace	35	20	\$13,000
712 Gate Loops - Replace	15	14	\$2,500
1001 Irrigation System - Repair	15	12	\$55,000
1003 Irrigation Controller - Replace	12	7	\$1,600
1010 Backflow Valves - Partial Replace	8	2	\$3,300
1107 Metal Fence/Gates - Repaint	5	1	\$5,500
1111 Bollard Lights - Repaint	5	1	\$4,300
POOL AREA			
503 Metal Fence - Replace	30	16	\$11,000
1107 Metal Fence - Repaint	5	1	\$2,000
1200 Pool Deck - Resurface	16	4	\$20,000
1201 Pool Deck - Seal/Repair	4	0	\$7,400
1202 Pool - Resurface	18	2	\$33,000
1203 Pool Lights - Replace (A)	18	17	\$1,500
1203 Pool Lights - Replace (B)	18	2	\$2,300
1206 Spa - Resurface	12	4	\$4,000
1210 Pool Furniture - Replace	7	0	\$18,000
1220 Pool/Spa Filters - Replace (A)	15	6	\$1,700
1220 Pool/Spa Filters - Replace (B)	15	3	\$4,000
1223 Pool/Spa Heaters - Replace (A)	10	9	\$3,100
1223 Pool/Spa Heaters - Replace (B)	10	5	\$10,800
1223 Pool/Spa Heaters - Replace (C)	10	6	\$10,800
1224 Pool/Spa Pumps - Replace (A)	12	10	\$3,100
1224 Pool/Spa Pumps - Replace (B)	12	1	\$3,100
1228 Spa Blower - Replace	15	3	\$1,800
RECREATION BUILDINGS			
305 HVAC Units - Replace	15	0	\$13,000
405 Concrete Furniture - Replace	25	9	\$8,000
407 BBQ Grill - Replace	15	1	\$3,200
412 Fireplace - Repair	15	1	\$2,500
420 Drinking Fountain - Replace	15	1	\$1,200
510 Wood Pergola - Replace	20	4	\$48,000
901 Rubber Floor - Replace	12	8	\$4,200

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
903 Tile Floor - Replace	25	9	\$7,400
908 Window Blinds - Replace	20	4	\$4,000
910 Interior Lights - Replace	25	9	\$4,000
912 Furniture - Replace	12	3	\$10,000
918 Billiards Table - Replace	20	4	\$5,000
920 Kitchen - Remodel	25	9	\$8,000
921 Kitchen Appliances - Replace	15	1	\$3,000
925 Restrooms - Remodel	25	9	\$11,000
930 Cardio Equipment - Replace	8	4	\$26,000
935 Strength Equipment - Replace	15	11	\$12,000
970 Doors + Windows - Replace	40	24	\$20,000
1100 Interior Surfaces - Repaint	10	6	\$3,700
UNIT BUILDINGS			
324 Wall Lights - Replace	25	9	\$40,000
515 Wood/Metal Surfaces - Repair	10	6	\$4,000
630 Concrete Steps - Repair	10	6	\$3,000
760 Pressure Reducer Valves - Replace	15	1	\$28,000
780 Fire Alarm Panels - Replace	15	4	\$4,200
1113 Metal Rails - Repaint	5	1	\$12,000
1115 Building Exteriors - Repaint	10	6	\$150,000
1150 Landing Decks - Resurface	30	16	\$40,000
1155 Landing Decks - Seal/Repair	10	6	\$14,000
1300 Foam Roofs - Replace	30	15	\$400,000
1301 Foam Roofs - Recoat	5	0	\$170,000
1304 Tile Roofs - Refurbish	30	15	\$75,000
67 Total Funded Components			

Note 1: Yellow highlighted line items are expected to require attention in this initial year.

Introduction



A Reserve Study is the art and science of anticipating, and preparing for, an association's major common area repair and replacement expenses. Partially art, because in this field we are making projections about the future. Partially science, because our work is a combination of research and well-defined computations, following consistent National Reserve Study Standard principles.

The foundation of this and every Reserve Study is your Reserve Component List (what you are reserving for). This is because the Reserve Component List defines the *scope and schedule* of all your anticipated upcoming Reserve projects. Based on that List and your starting balance, we calculate the association's Reserve Fund Strength (reported in terms of "Percent Funded"). Then we compute a Reserve Funding Plan to provide for the Reserve needs of the association. These form the three results of your Reserve Study.



Reserve contributions are not “for the future”. Reserve contributions are designed to offset the ongoing, daily deterioration of your Reserve assets. Done well, a stable, budgeted Reserve Funding Plan will collect sufficient funds from the owners who enjoyed the use of those assets, so the association is financially prepared for the irregular expenditures scattered through future years when those projects eventually require replacement.

Methodology



For this [Update No-Site-Visit Reserve Study](#), we started with a review of your prior Reserve Study, then looked into recent Reserve expenditures, evaluated how expenditures are handled (ongoing maintenance vs Reserves), and researched any well-established association

precedents. We updated and adjusted your Reserve Component List on the basis of time elapsed since the last Reserve Study and interviews with association representatives.

Which Physical Assets are Funded by Reserves?

There is a national-standard four-part test to determine which expenses should appear in your Reserve Component List. First, it must be a common area maintenance responsibility. Second, the component must have a limited life. Third, the remaining life must be predictable (or it by definition is a *surprise* which cannot be accurately anticipated). Fourth, the component must be above a minimum threshold cost (often between .5% and 1% of an association's total budget). This limits Reserve



RESERVE COMPONENT "FOUR-PART TEST"

Components to major, predictable expenses. Within this framework, it is inappropriate to include *lifetime* components, unpredictable expenses (such as damage due to fire, flood, or earthquake), and expenses more appropriately handled from the Operational Budget or as an insured loss.

How do we establish Useful Life and Remaining Useful Life estimates?

- 1) Visual Inspection (observed wear and age)
- 2) Association Reserves database of experience
- 3) Client History (install dates & previous life cycle information)
- 4) Vendor Evaluation and Recommendation

How do we establish Current Repair/Replacement Cost Estimates?

In this order...

- 1) Actual client cost history, or current proposals
- 2) Comparison to Association Reserves database of work done at similar associations
- 3) Vendor Recommendations
- 4) Reliable National Industry cost estimating guidebooks

How much Reserves are enough?

Reserve adequacy is not measured in cash terms. Reserve adequacy is found when the *amount* of current Reserve cash is compared to Reserve component deterioration (the *needs of the association*). Having *enough* means the association can execute its projects in a timely manner with existing Reserve funds. Not having *enough* typically creates deferred maintenance or special assessments.

Adequacy is measured in a two-step process:

- 1) Calculate the *value of deterioration* at the association (called Fully Funded Balance, or FFB).
- 2) Compare that to the Reserve Fund Balance, and express as a percentage.



Each year, the *value of deterioration* at the association changes. When there is more deterioration (as components approach the time they need to be replaced), there should be more cash to offset that deterioration and prepare for the expenditure. Conversely, the *value of deterioration* shrinks after projects are accomplished. The *value of deterioration* (the FFB) changes each year, and is a moving but predictable target.

There is a high risk of special assessments and deferred maintenance when the Percent Funded is *weak*, below 30%. Approximately 30% of all associations are in this high risk range. While the 100% point is Ideal (indicating Reserve cash is equal to the *value of deterioration*), a Reserve Fund in the 70% - 130% range is considered strong (low risk of special assessment).

Measuring your Reserves by Percent Funded tells how well prepared your association is for upcoming Reserve expenses. New buyers should be very aware of this important disclosure!

How much should we contribute?



RESERVE FUNDING PRINCIPLES

According to National Reserve Study Standards, there are four Funding Principles to balance in developing your Reserve Funding Plan. Our first objective is to design a plan that provides you with sufficient cash to perform your Reserve projects on time. Second, a stable contribution is desirable because it keeps these naturally irregular expenses from unsettling the budget.

Reserve contributions that are evenly distributed over current and future owners enable each owner to pay their fair share of the association's Reserve expenses over the years. And finally, we develop a plan that is fiscally responsible and safe for Boardmembers to recommend to their association. Remember, it is the Board's job to provide for the ongoing care of the common areas. Boardmembers invite liability exposure when Reserve contributions are inadequate to offset ongoing common area deterioration.

What is our Recommended Funding Goal?

Maintaining the Reserve Fund at a level equal to the *value* of deterioration is called "Full Funding" (100% Funded). As each asset ages and becomes "used up," the Reserve Fund grows proportionally. **This is simple, responsible, and our recommendation.** Evidence shows that associations in the 70 - 130% range *enjoy a low risk of special assessments or deferred maintenance.*



FUNDING OBJECTIVES

Allowing the Reserves to fall close to zero, but not below zero, is called Baseline Funding. Doing so allows the Reserve Fund to drop into the 0 - 30% range, where there is a high risk of special assessments & deferred maintenance. Since Baseline Funding still provides for the timely execution of all Reserve projects, and only the "margin of safety" is different, Baseline Funding contributions average only 10% - 15% less than Full Funding contributions. Threshold Funding is the title of all other Cash or Percent Funded objectives *between* Baseline Funding and Full Funding.

Projected Expenses

While this Reserve Study looks forward 30 years, we have no expectation that all of these expenses will take place as anticipated. This Reserve Study needs to be updated annually, because we expect the timing of expenses to shift and the size of the expenses to change. We do feel more certain of the timing and cost of near-term expenses than expenses many years away. Please be aware of your near-term expenses, which we are able to project more accurately than the more distant projections.

The chart below summarizes the projected future expenses at your association as defined by the Reserve Component List. A summary of these components is shown in the Component Details Table, while a summary of the expenses themselves is shown in the 30-yr Expense Summary Table.

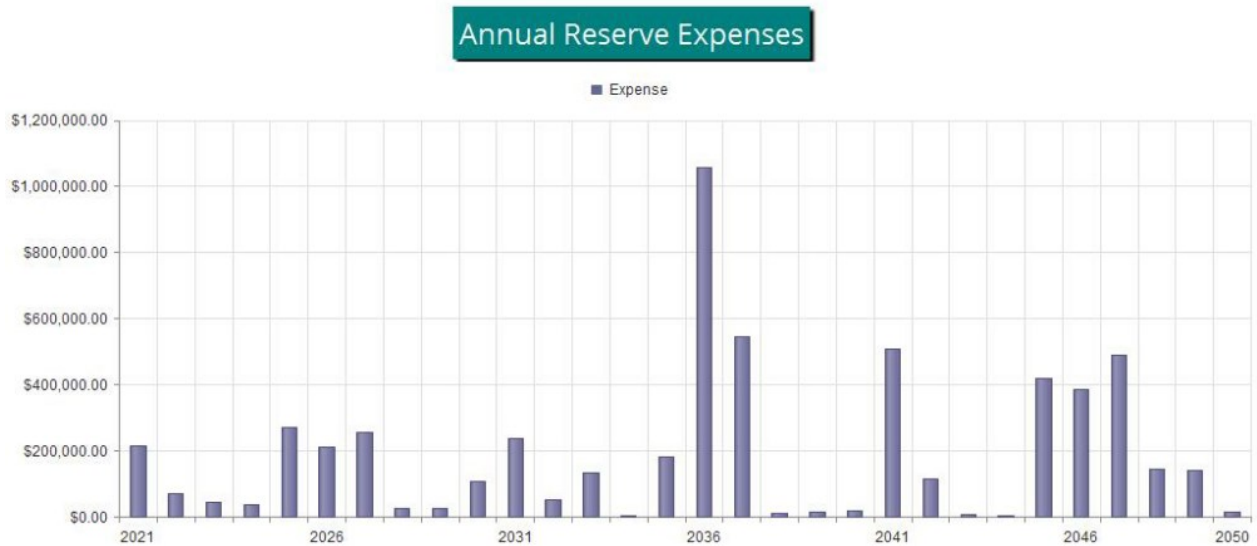


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$179,565 as-of the start of your fiscal year on 1/1/2021. This is based on your actual balance of \$136,878 on 12/31/2020, however we added \$42,687 to the balance to adjust for a partial payment made in late 2020 for the foam roof recoat project, which has been reflected as a 2021 expense in this report. As of 1/1/2021, your Fully Funded Balance is computed to be \$997,589. This figure represents the deteriorated value of your common area components. Comparing your Reserve Balance to the Fully Funded Balance indicates Reserves are 18.0 % Funded.

Recommended Funding Plan

The HOA has already approved Monthly Reserve contributions of \$8,048 for the 2021 Fiscal Year, which have been factored into the projections of this report. This contribution rate is not sufficient to meet future Reserve expenditures, so we recommend increasing Monthly Reserve contributions to \$12,000 for the 2022 Fiscal Year. The overall 30-year plan, in perspective, is shown below. This same information is shown numerically in both the 30-yr Summary and the Cash Flow Detail tables.

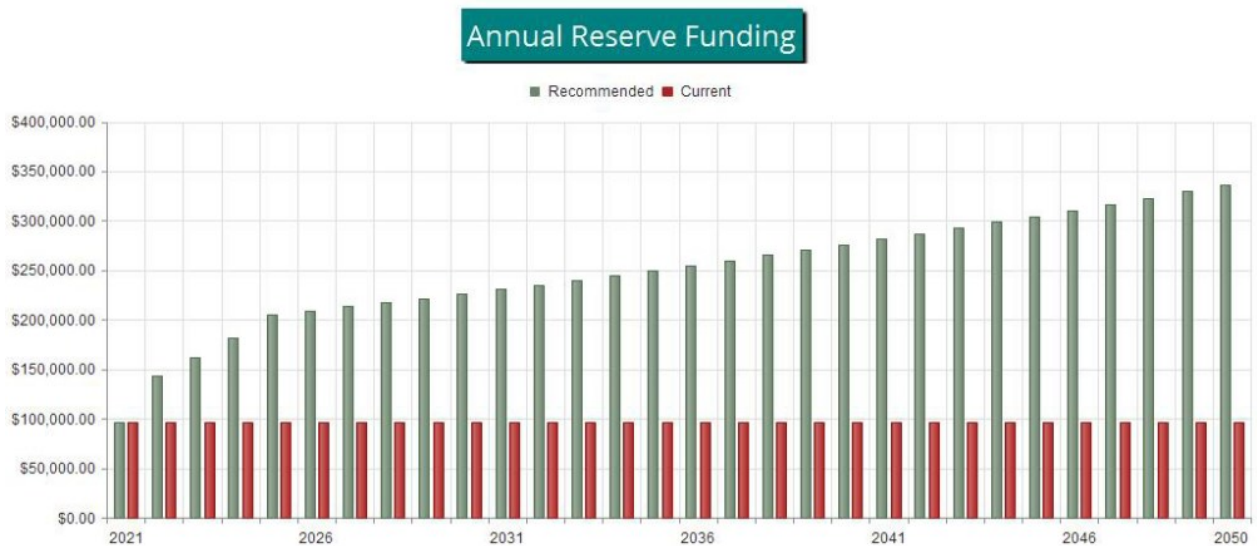


Figure 2

The following chart shows your Reserve balance under our recommended Funding Plan and your currently budgeted contribution rate, compared to the always-changing Fully Funded Balance target.

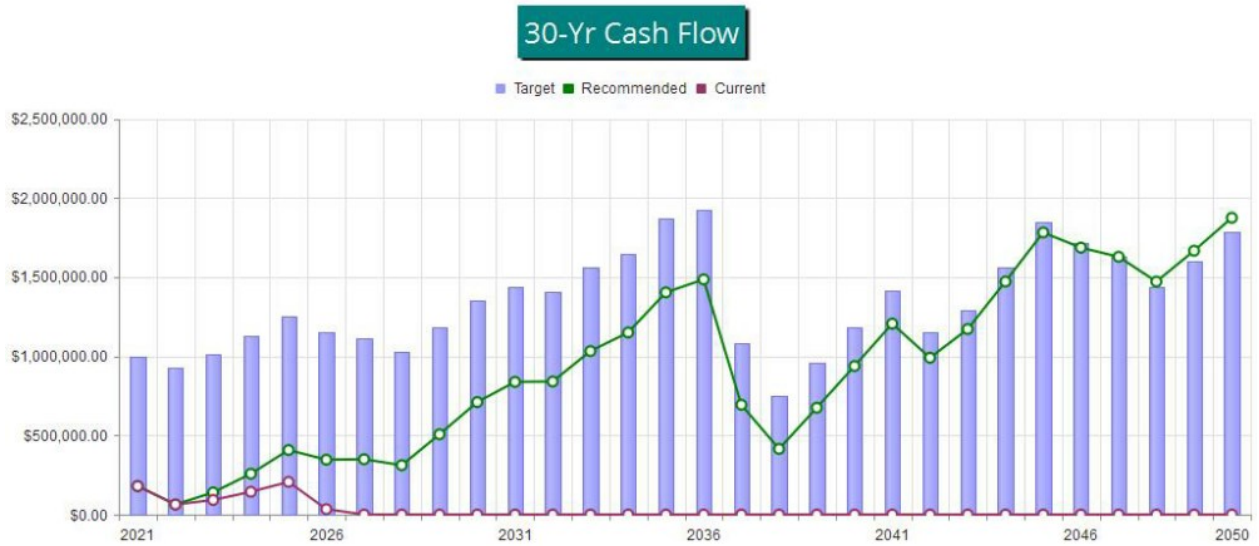


Figure 3

This chart shows the same information plotted on a Percent Funded scale. It is clear here to see how your Reserve Fund strength approaches the 100% Funded level under our recommended multi-year Funding Plan.

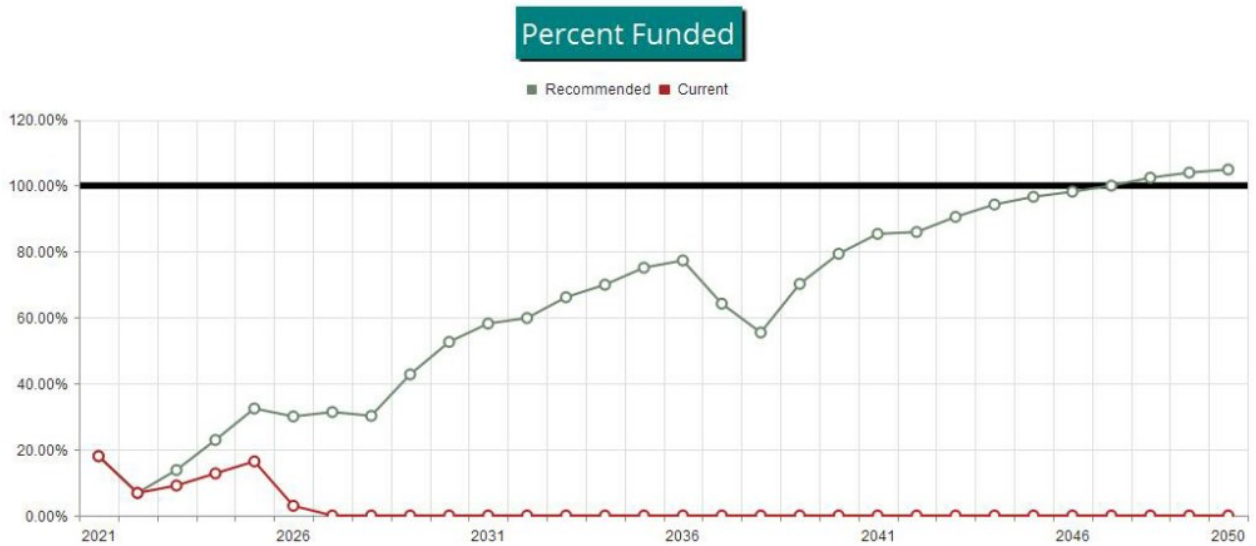


Figure 4

Table Descriptions

Executive Summary is a summary of your Reserve Components

Budget Summary is a management and accounting tool, summarizing groupings of your Reserve Components.

Reserve Component List Detail discloses key Component information, providing the foundation upon which the financial analysis is performed.

Fully Funded Balance shows the calculation of the Fully Funded Balance for each of your components, and their contributions to the property total. For each component, the Fully Funded Balance is the fraction of life used up multiplied by its estimated Current Replacement Cost.

Component Significance shows the relative significance of each component to Reserve funding needs of the property, helping you see which components have more (or less) influence than others on your total Reserve contribution rate. The deterioration cost/yr of each component is calculated by dividing the estimated Current Replacement Cost by its Useful Life, then that component's percentage of the total is displayed.

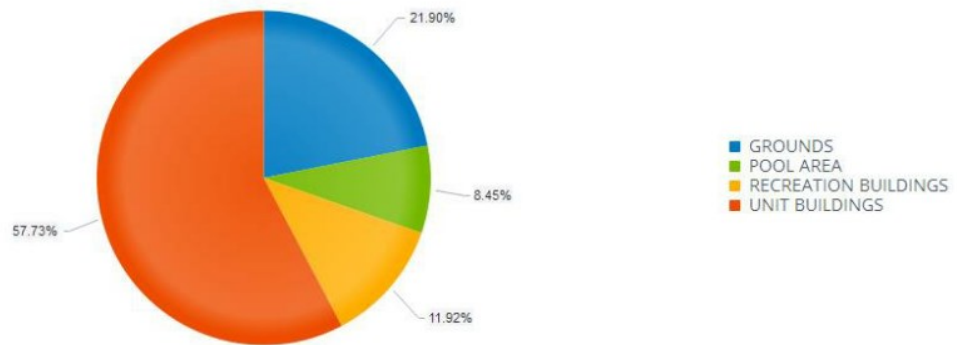
30-Yr Reserve Plan Summary provides a one-page 30-year summary of the cash flowing into and out of the Reserve Fund, with a display of the Fully Funded Balance, Percent Funded, and special assessment risk at the beginning of each year.

30-Year Income/Expense Detail shows the detailed income and expenses for each of the next 30 years. This table makes it possible to see which components are projected to require repair or replacement in a particular year, and the size of those individual expenses.

	Useful Life		2021 Rem. Useful Life		Estimated Replacement Cost in 2021	2021 Expenditures	01/01/2021 Current Fund Balance	01/01/2021 Fully Funded Balance	Remaining Bal. to be Funded	2021 Contributions
	Min	Max	Min	Max						
GROUNDS	4	35	0	20	\$356,600	\$5,500	\$5,500	\$211,303	\$351,100	\$16,226
POOL AREA	4	30	0	17	\$137,600	\$25,400	\$7,400	\$100,309	\$130,200	\$10,012
RECREATION BUILDINGS	8	40	0	24	\$194,200	\$13,000	\$0	\$126,996	\$194,200	\$9,779
UNIT BUILDINGS	5	30	0	16	\$940,200	\$170,000	\$166,665	\$558,980	\$773,535	\$60,559
					\$1,628,600	\$213,900	\$179,565	\$997,589	\$1,449,035	\$96,576

Percent Funded: 18.0%

Budget Summary



Reserve Component List Detail

25455-2
NSV

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
GROUPS					
GROUPS					
103	Concrete - Repair	Numerous Sq Ft	5	1	\$2,100
201	Asphalt - Repave	Approx 39,000 Sq Ft	30	14	\$100,000
202	Asphalt - Seal/Repair	Approx 39,000 Sq Ft	4	0	\$5,500
205	Brick Pavers - Repair	Approx 4,200 Sq Ft	15	8	\$2,500
318	Landscape Lights - Replace	(5) Lights + Transformer	12	7	\$1,800
322	Bollard Lights - Replace	Approx (82) Lights	20	4	\$100,000
403	Mailboxes - Replace	(4) Clusters	20	4	\$8,000
503	Metal Fence - Replace	Approx 675 LF	30	16	\$22,000
510	Wood Pergola - Replace	Approx 150 Sq Ft	20	4	\$2,400
701	Monument - Refurbish	(1) Monument	20	4	\$5,300
703	Entry System - Replace	(1) DoorKing	15	2	\$4,800
706	Gate Operators - Replace	(4) Elite	18	3	\$17,000
708	Vehicle Gates - Replace	(4) Gates	35	20	\$13,000
712	Gate Loops - Replace	(2) Safety Loops	15	14	\$2,500
1001	Irrigation System - Repair	Lines, Valves, Emitters	15	12	\$55,000
1003	Irrigation Controller - Replace	(1) RainBird 48-station	12	7	\$1,600
1010	Backflow Valves - Partial Replace	Numerous Valves	8	2	\$3,300
1107	Metal Fence/Gates - Repaint	Approx 750 LF	5	1	\$5,500
1111	Bollard Lights - Repaint	Approx (82) Lights	5	1	\$4,300
POOL AREA					
POOL AREA					
503	Metal Fence - Replace	Approx 310 LF	30	16	\$11,000
1107	Metal Fence - Repaint	Approx 310 LF	5	1	\$2,000
1200	Pool Deck - Resurface	Approx 4,300 Sq Ft	16	4	\$20,000
1201	Pool Deck - Seal/Repair	Approx 4,300 Sq Ft	4	0	\$7,400
1202	Pool - Resurface	(1) Pool, ~250 LF	18	2	\$33,000
1203	Pool Lights - Replace (A)	(2) Lights	18	17	\$1,500
1203	Pool Lights - Replace (B)	(3) Lights	18	2	\$2,300
1206	Spa - Resurface	(1) Spa, ~35 LF	12	4	\$4,000
1210	Pool Furniture - Replace	(62) Assorted Pieces	7	0	\$18,000
1220	Pool/Spa Filters - Replace (A)	(1) Triton II, TR-100	15	6	\$1,700
1220	Pool/Spa Filters - Replace (B)	(2) Triton II, TR-140C	15	3	\$4,000
1223	Pool/Spa Heaters - Replace (A)	(1) Heater	10	9	\$3,100
1223	Pool/Spa Heaters - Replace (B)	(1) Raypak R410	10	5	\$10,800
1223	Pool/Spa Heaters - Replace (C)	(1) Raypak R410	10	6	\$10,800
1224	Pool/Spa Pumps - Replace (A)	(2) Pentair WhisperFlo	12	10	\$3,100
1224	Pool/Spa Pumps - Replace (B)	(2) Hayward Northstar	12	1	\$3,100
1228	Spa Blower - Replace	(1) Blower	15	3	\$1,800
RECREATION BUILDINGS					
RECREATION BUILDINGS					
305	HVAC Units - Replace	(2) Carrier	15	0	\$13,000
405	Concrete Furniture - Replace	(7) Assorted Pieces	25	9	\$8,000
407	BBQ Grill - Replace	(1) Sure Flame	15	1	\$3,200
412	Fireplace - Repair	(1) Gas Fireplace	15	1	\$2,500
420	Drinking Fountain - Replace	(1) Elkay	15	1	\$1,200
510	Wood Pergola - Replace	Approx 3,000 Sq Ft	20	4	\$48,000

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
901	Rubber Floor - Replace	Approx 360 Sq Ft	12	8	\$4,200
903	Tile Floor - Replace	Approx 620 Sq Ft	25	9	\$7,400
908	Window Blinds - Replace	Approx (23) Sets	20	4	\$4,000
910	Interior Lights - Replace	Approx (33) Lights	25	9	\$4,000
912	Furniture - Replace	(23) Assorted Pieces	12	3	\$10,000
918	Billiards Table - Replace	(1) Brunswick	20	4	\$5,000
920	Kitchen - Remodel	(1) Kitchen	25	9	\$8,000
921	Kitchen Appliances - Replace	(2) Appliances	15	1	\$3,000
925	Restrooms - Remodel	(2) Restrooms	25	9	\$11,000
930	Cardio Equipment - Replace	(5) Assorted Pieces	8	4	\$26,000
935	Strength Equipment - Replace	(4) Pieces + Weights	15	11	\$12,000
970	Doors + Windows - Replace	(8) Doors, (13) Windows	40	24	\$20,000
1100	Interior Surfaces - Repaint	Approx 3,500 Sq Ft	10	6	\$3,700
UNIT BUILDINGS					
324	Wall Lights - Replace	Approx (475) Lights	25	9	\$40,000
515	Wood/Metal Surfaces - Repair	Rails, Pergolas, Trim	10	6	\$4,000
630	Concrete Steps - Repair	Numerous Steps	10	6	\$3,000
760	Pressure Reducer Valves - Replace	Approx (46) Valves	15	1	\$28,000
780	Fire Alarm Panels - Replace	(2) Panels	15	4	\$4,200
1113	Metal Rails - Repaint	Approx 2,200 LF	5	1	\$12,000
1115	Building Exteriors - Repaint	Approx 273,000 Sq Ft	10	6	\$150,000
1150	Landing Decks - Resurface	Approx 4,300 Sq Ft	30	16	\$40,000
1155	Landing Decks - Seal/Repair	Approx 4,300 Sq Ft	10	6	\$14,000
1300	Foam Roofs - Replace	Approx 132,000 Sq Ft	30	15	\$400,000
1301	Foam Roofs - Recoat	Approx 132,000 Sq Ft	5	0	\$170,000
1304	Tile Roofs - Refurbish	Approx 13,000 Sq Ft	30	15	\$75,000
67	Total Funded Components				

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
GROUNDS								
103	Concrete - Repair	\$2,100	X	4	/	5	=	\$1,680
201	Asphalt - Repave	\$100,000	X	16	/	30	=	\$53,333
202	Asphalt - Seal/Repair	\$5,500	X	4	/	4	=	\$5,500
205	Brick Pavers - Repair	\$2,500	X	7	/	15	=	\$1,167
318	Landscape Lights - Replace	\$1,800	X	5	/	12	=	\$750
322	Bollard Lights - Replace	\$100,000	X	16	/	20	=	\$80,000
403	Mailboxes - Replace	\$8,000	X	16	/	20	=	\$6,400
503	Metal Fence - Replace	\$22,000	X	14	/	30	=	\$10,267
510	Wood Pergola - Replace	\$2,400	X	16	/	20	=	\$1,920
701	Monument - Refurbish	\$5,300	X	16	/	20	=	\$4,240
703	Entry System - Replace	\$4,800	X	13	/	15	=	\$4,160
706	Gate Operators - Replace	\$17,000	X	15	/	18	=	\$14,167
708	Vehicle Gates - Replace	\$13,000	X	15	/	35	=	\$5,571
712	Gate Loops - Replace	\$2,500	X	1	/	15	=	\$167
1001	Irrigation System - Repair	\$55,000	X	3	/	15	=	\$11,000
1003	Irrigation Controller - Replace	\$1,600	X	5	/	12	=	\$667
1010	Backflow Valves - Partial Replace	\$3,300	X	6	/	8	=	\$2,475
1107	Metal Fence/Gates - Repaint	\$5,500	X	4	/	5	=	\$4,400
1111	Bollard Lights - Repaint	\$4,300	X	4	/	5	=	\$3,440
POOL AREA								
503	Metal Fence - Replace	\$11,000	X	14	/	30	=	\$5,133
1107	Metal Fence - Repaint	\$2,000	X	4	/	5	=	\$1,600
1200	Pool Deck - Resurface	\$20,000	X	12	/	16	=	\$15,000
1201	Pool Deck - Seal/Repair	\$7,400	X	4	/	4	=	\$7,400
1202	Pool - Resurface	\$33,000	X	16	/	18	=	\$29,333
1203	Pool Lights - Replace (A)	\$1,500	X	1	/	18	=	\$83
1203	Pool Lights - Replace (B)	\$2,300	X	16	/	18	=	\$2,044
1206	Spa - Resurface	\$4,000	X	8	/	12	=	\$2,667
1210	Pool Furniture - Replace	\$18,000	X	7	/	7	=	\$18,000
1220	Pool/Spa Filters - Replace (A)	\$1,700	X	9	/	15	=	\$1,020
1220	Pool/Spa Filters - Replace (B)	\$4,000	X	12	/	15	=	\$3,200
1223	Pool/Spa Heaters - Replace (A)	\$3,100	X	1	/	10	=	\$310
1223	Pool/Spa Heaters - Replace (B)	\$10,800	X	5	/	10	=	\$5,400
1223	Pool/Spa Heaters - Replace (C)	\$10,800	X	4	/	10	=	\$4,320
1224	Pool/Spa Pumps - Replace (A)	\$3,100	X	2	/	12	=	\$517
1224	Pool/Spa Pumps - Replace (B)	\$3,100	X	11	/	12	=	\$2,842
1228	Spa Blower - Replace	\$1,800	X	12	/	15	=	\$1,440
RECREATION BUILDINGS								
305	HVAC Units - Replace	\$13,000	X	15	/	15	=	\$13,000
405	Concrete Furniture - Replace	\$8,000	X	16	/	25	=	\$5,120
407	BBQ Grill - Replace	\$3,200	X	14	/	15	=	\$2,987
412	Fireplace - Repair	\$2,500	X	14	/	15	=	\$2,333
420	Drinking Fountain - Replace	\$1,200	X	14	/	15	=	\$1,120
510	Wood Pergola - Replace	\$48,000	X	16	/	20	=	\$38,400

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
901	Rubber Floor - Replace	\$4,200	X	4	/	12	=	\$1,400
903	Tile Floor - Replace	\$7,400	X	16	/	25	=	\$4,736
908	Window Blinds - Replace	\$4,000	X	16	/	20	=	\$3,200
910	Interior Lights - Replace	\$4,000	X	16	/	25	=	\$2,560
912	Furniture - Replace	\$10,000	X	9	/	12	=	\$7,500
918	Billiards Table - Replace	\$5,000	X	16	/	20	=	\$4,000
920	Kitchen - Remodel	\$8,000	X	16	/	25	=	\$5,120
921	Kitchen Appliances - Replace	\$3,000	X	14	/	15	=	\$2,800
925	Restrooms - Remodel	\$11,000	X	16	/	25	=	\$7,040
930	Cardio Equipment - Replace	\$26,000	X	4	/	8	=	\$13,000
935	Strength Equipment - Replace	\$12,000	X	4	/	15	=	\$3,200
970	Doors + Windows - Replace	\$20,000	X	16	/	40	=	\$8,000
1100	Interior Surfaces - Repaint	\$3,700	X	4	/	10	=	\$1,480
UNIT BUILDINGS								
324	Wall Lights - Replace	\$40,000	X	16	/	25	=	\$25,600
515	Wood/Metal Surfaces - Repair	\$4,000	X	4	/	10	=	\$1,600
630	Concrete Steps - Repair	\$3,000	X	4	/	10	=	\$1,200
760	Pressure Reducer Valves - Replace	\$28,000	X	14	/	15	=	\$26,133
780	Fire Alarm Panels - Replace	\$4,200	X	11	/	15	=	\$3,080
1113	Metal Rails - Repaint	\$12,000	X	4	/	5	=	\$9,600
1115	Building Exteriors - Repaint	\$150,000	X	4	/	10	=	\$60,000
1150	Landing Decks - Resurface	\$40,000	X	14	/	30	=	\$18,667
1155	Landing Decks - Seal/Repair	\$14,000	X	4	/	10	=	\$5,600
1300	Foam Roofs - Replace	\$400,000	X	15	/	30	=	\$200,000
1301	Foam Roofs - Recoat	\$170,000	X	5	/	5	=	\$170,000
1304	Tile Roofs - Refurbish	\$75,000	X	15	/	30	=	\$37,500
								\$997,589

Component Significance

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#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
GROUNDS					
103	Concrete - Repair	5	\$2,100	\$420	0.35 %
201	Asphalt - Repave	30	\$100,000	\$3,333	2.81 %
202	Asphalt - Seal/Repair	4	\$5,500	\$1,375	1.16 %
205	Brick Pavers - Repair	15	\$2,500	\$167	0.14 %
318	Landscape Lights - Replace	12	\$1,800	\$150	0.13 %
322	Bollard Lights - Replace	20	\$100,000	\$5,000	4.21 %
403	Mailboxes - Replace	20	\$8,000	\$400	0.34 %
503	Metal Fence - Replace	30	\$22,000	\$733	0.62 %
510	Wood Pergola - Replace	20	\$2,400	\$120	0.10 %
701	Monument - Refurbish	20	\$5,300	\$265	0.22 %
703	Entry System - Replace	15	\$4,800	\$320	0.27 %
706	Gate Operators - Replace	18	\$17,000	\$944	0.80 %
708	Vehicle Gates - Replace	35	\$13,000	\$371	0.31 %
712	Gate Loops - Replace	15	\$2,500	\$167	0.14 %
1001	Irrigation System - Repair	15	\$55,000	\$3,667	3.09 %
1003	Irrigation Controller - Replace	12	\$1,600	\$133	0.11 %
1010	Backflow Valves - Partial Replace	8	\$3,300	\$413	0.35 %
1107	Metal Fence/Gates - Repaint	5	\$5,500	\$1,100	0.93 %
1111	Bollard Lights - Repaint	5	\$4,300	\$860	0.72 %
POOL AREA					
503	Metal Fence - Replace	30	\$11,000	\$367	0.31 %
1107	Metal Fence - Repaint	5	\$2,000	\$400	0.34 %
1200	Pool Deck - Resurface	16	\$20,000	\$1,250	1.05 %
1201	Pool Deck - Seal/Repair	4	\$7,400	\$1,850	1.56 %
1202	Pool - Resurface	18	\$33,000	\$1,833	1.54 %
1203	Pool Lights - Replace (A)	18	\$1,500	\$83	0.07 %
1203	Pool Lights - Replace (B)	18	\$2,300	\$128	0.11 %
1206	Spa - Resurface	12	\$4,000	\$333	0.28 %
1210	Pool Furniture - Replace	7	\$18,000	\$2,571	2.17 %
1220	Pool/Spa Filters - Replace (A)	15	\$1,700	\$113	0.10 %
1220	Pool/Spa Filters - Replace (B)	15	\$4,000	\$267	0.22 %
1223	Pool/Spa Heaters - Replace (A)	10	\$3,100	\$310	0.26 %
1223	Pool/Spa Heaters - Replace (B)	10	\$10,800	\$1,080	0.91 %
1223	Pool/Spa Heaters - Replace (C)	10	\$10,800	\$1,080	0.91 %
1224	Pool/Spa Pumps - Replace (A)	12	\$3,100	\$258	0.22 %
1224	Pool/Spa Pumps - Replace (B)	12	\$3,100	\$258	0.22 %
1228	Spa Blower - Replace	15	\$1,800	\$120	0.10 %
RECREATION BUILDINGS					
305	HVAC Units - Replace	15	\$13,000	\$867	0.73 %
405	Concrete Furniture - Replace	25	\$8,000	\$320	0.27 %
407	BBQ Grill - Replace	15	\$3,200	\$213	0.18 %
412	Fireplace - Repair	15	\$2,500	\$167	0.14 %
420	Drinking Fountain - Replace	15	\$1,200	\$80	0.07 %
510	Wood Pergola - Replace	20	\$48,000	\$2,400	2.02 %
901	Rubber Floor - Replace	12	\$4,200	\$350	0.29 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
903	Tile Floor - Replace	25	\$7,400	\$296	0.25 %
908	Window Blinds - Replace	20	\$4,000	\$200	0.17 %
910	Interior Lights - Replace	25	\$4,000	\$160	0.13 %
912	Furniture - Replace	12	\$10,000	\$833	0.70 %
918	Billiards Table - Replace	20	\$5,000	\$250	0.21 %
920	Kitchen - Remodel	25	\$8,000	\$320	0.27 %
921	Kitchen Appliances - Replace	15	\$3,000	\$200	0.17 %
925	Restrooms - Remodel	25	\$11,000	\$440	0.37 %
930	Cardio Equipment - Replace	8	\$26,000	\$3,250	2.74 %
935	Strength Equipment - Replace	15	\$12,000	\$800	0.67 %
970	Doors + Windows - Replace	40	\$20,000	\$500	0.42 %
1100	Interior Surfaces - Repaint	10	\$3,700	\$370	0.31 %
UNIT BUILDINGS					
324	Wall Lights - Replace	25	\$40,000	\$1,600	1.35 %
515	Wood/Metal Surfaces - Repair	10	\$4,000	\$400	0.34 %
630	Concrete Steps - Repair	10	\$3,000	\$300	0.25 %
760	Pressure Reducer Valves - Replace	15	\$28,000	\$1,867	1.57 %
780	Fire Alarm Panels - Replace	15	\$4,200	\$280	0.24 %
1113	Metal Rails - Repaint	5	\$12,000	\$2,400	2.02 %
1115	Building Exteriors - Repaint	10	\$150,000	\$15,000	12.64 %
1150	Landing Decks - Resurface	30	\$40,000	\$1,333	1.12 %
1155	Landing Decks - Seal/Repair	10	\$14,000	\$1,400	1.18 %
1300	Foam Roofs - Replace	30	\$400,000	\$13,333	11.24 %
1301	Foam Roofs - Recoat	5	\$170,000	\$34,000	28.65 %
1304	Tile Roofs - Refurbish	30	\$75,000	\$2,500	2.11 %
67	Total Funded Components			\$118,670	100.00 %

30-Year Reserve Plan Summary

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Fiscal Year Start: 2021

Interest:

1.00 %

Inflation:

3.00 %

Reserve Fund Strength Calculations: (All values of Fiscal Year Start Date)

Projected Reserve Balance Changes

Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	% Increase		Loan or Special Assmts	Interest Income	Reserve Expenses
					In Annual Reserve Contribs.	Reserve Contribs.			
2021	\$179,565	\$997,589	18.0 %	High	0.00 %	\$96,576	\$0	\$1,215	\$213,900
2022	\$63,456	\$929,430	6.8 %	High	49.11 %	\$144,000	\$0	\$1,015	\$68,907
2023	\$139,563	\$1,012,235	13.8 %	High	12.50 %	\$162,000	\$0	\$1,984	\$46,043
2024	\$257,505	\$1,124,852	22.9 %	High	12.50 %	\$182,250	\$0	\$3,322	\$35,841
2025	\$407,236	\$1,255,246	32.4 %	Medium	12.50 %	\$205,031	\$0	\$3,765	\$269,897
2026	\$346,135	\$1,152,480	30.0 %	Medium	2.00 %	\$209,132	\$0	\$3,475	\$209,597
2027	\$349,145	\$1,112,869	31.4 %	Medium	2.00 %	\$213,315	\$0	\$3,301	\$254,453
2028	\$311,308	\$1,030,118	30.2 %	Medium	2.00 %	\$217,581	\$0	\$4,088	\$26,319
2029	\$506,657	\$1,184,241	42.8 %	Medium	2.00 %	\$221,932	\$0	\$6,080	\$24,829
2030	\$709,841	\$1,349,032	52.6 %	Medium	2.00 %	\$226,371	\$0	\$7,734	\$106,339
2031	\$837,607	\$1,439,457	58.2 %	Medium	2.00 %	\$230,898	\$0	\$8,384	\$237,067
2032	\$839,822	\$1,402,729	59.9 %	Medium	2.00 %	\$235,516	\$0	\$9,356	\$52,462
2033	\$1,032,233	\$1,559,970	66.2 %	Medium	2.00 %	\$240,227	\$0	\$10,904	\$133,879
2034	\$1,149,484	\$1,643,145	70.0 %	Medium	2.00 %	\$245,031	\$0	\$12,756	\$4,552
2035	\$1,402,719	\$1,867,250	75.1 %	Low	2.00 %	\$249,932	\$0	\$14,432	\$182,267
2036	\$1,484,815	\$1,920,416	77.3 %	Low	2.00 %	\$254,931	\$0	\$10,885	\$1,057,548
2037	\$693,083	\$1,079,185	64.2 %	Medium	2.00 %	\$260,029	\$0	\$5,535	\$544,316
2038	\$414,330	\$747,059	55.5 %	Medium	2.00 %	\$265,230	\$0	\$5,442	\$10,413
2039	\$674,589	\$960,773	70.2 %	Low	2.00 %	\$270,534	\$0	\$8,058	\$15,492
2040	\$937,689	\$1,181,728	79.3 %	Low	2.00 %	\$275,945	\$0	\$10,712	\$18,763
2041	\$1,205,584	\$1,412,187	85.4 %	Low	2.00 %	\$281,464	\$0	\$10,972	\$508,240
2042	\$989,780	\$1,151,827	85.9 %	Low	2.00 %	\$287,093	\$0	\$10,800	\$116,454
2043	\$1,171,219	\$1,293,818	90.5 %	Low	2.00 %	\$292,835	\$0	\$13,207	\$5,940
2044	\$1,471,322	\$1,560,721	94.3 %	Low	2.00 %	\$298,692	\$0	\$16,256	\$4,934
2045	\$1,781,336	\$1,843,692	96.6 %	Low	2.00 %	\$304,666	\$0	\$17,326	\$417,942
2046	\$1,685,385	\$1,716,991	98.2 %	Low	2.00 %	\$310,759	\$0	\$16,558	\$385,046
2047	\$1,627,657	\$1,627,827	100.0 %	Low	2.00 %	\$316,974	\$0	\$15,488	\$488,899
2048	\$1,471,219	\$1,436,697	102.4 %	Low	2.00 %	\$323,314	\$0	\$15,679	\$144,384
2049	\$1,665,828	\$1,602,591	103.9 %	Low	2.00 %	\$329,780	\$0	\$17,691	\$139,335
2050	\$1,873,964	\$1,786,808	104.9 %	Low	2.00 %	\$336,375	\$0	\$20,449	\$13,197

30-Year Income/Expense Detail

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Fiscal Year	2021	2022	2023	2024	2025
Starting Reserve Balance	\$179,565	\$63,456	\$139,563	\$257,505	\$407,236
Annual Reserve Contribution	\$96,576	\$144,000	\$162,000	\$182,250	\$205,031
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$1,215	\$1,015	\$1,984	\$3,322	\$3,765
Total Income	\$277,356	\$208,470	\$303,548	\$443,077	\$616,032
# Component					
GROUNDS					
103 Concrete - Repair	\$0	\$2,163	\$0	\$0	\$0
201 Asphalt - Repave	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair	\$5,500	\$0	\$0	\$0	\$6,190
205 Brick Pavers - Repair	\$0	\$0	\$0	\$0	\$0
318 Landscape Lights - Replace	\$0	\$0	\$0	\$0	\$0
322 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$112,551
403 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$9,004
503 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
510 Wood Pergola - Replace	\$0	\$0	\$0	\$0	\$2,701
701 Monument - Refurbish	\$0	\$0	\$0	\$0	\$5,965
703 Entry System - Replace	\$0	\$0	\$5,092	\$0	\$0
706 Gate Operators - Replace	\$0	\$0	\$0	\$18,576	\$0
708 Vehicle Gates - Replace	\$0	\$0	\$0	\$0	\$0
712 Gate Loops - Replace	\$0	\$0	\$0	\$0	\$0
1001 Irrigation System - Repair	\$0	\$0	\$0	\$0	\$0
1003 Irrigation Controller - Replace	\$0	\$0	\$0	\$0	\$0
1010 Backflow Valves - Partial Replace	\$0	\$0	\$3,501	\$0	\$0
1107 Metal Fence/Gates - Repaint	\$0	\$5,665	\$0	\$0	\$0
1111 Bollard Lights - Repaint	\$0	\$4,429	\$0	\$0	\$0
POOL AREA					
503 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
1107 Metal Fence - Repaint	\$0	\$2,060	\$0	\$0	\$0
1200 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$22,510
1201 Pool Deck - Seal/Repair	\$7,400	\$0	\$0	\$0	\$8,329
1202 Pool - Resurface	\$0	\$0	\$35,010	\$0	\$0
1203 Pool Lights - Replace (A)	\$0	\$0	\$0	\$0	\$0
1203 Pool Lights - Replace (B)	\$0	\$0	\$2,440	\$0	\$0
1206 Spa - Resurface	\$0	\$0	\$0	\$0	\$4,502
1210 Pool Furniture - Replace	\$18,000	\$0	\$0	\$0	\$0
1220 Pool/Spa Filters - Replace (A)	\$0	\$0	\$0	\$0	\$0
1220 Pool/Spa Filters - Replace (B)	\$0	\$0	\$0	\$4,371	\$0
1223 Pool/Spa Heaters - Replace (A)	\$0	\$0	\$0	\$0	\$0
1223 Pool/Spa Heaters - Replace (B)	\$0	\$0	\$0	\$0	\$0
1223 Pool/Spa Heaters - Replace (C)	\$0	\$0	\$0	\$0	\$0
1224 Pool/Spa Pumps - Replace (A)	\$0	\$0	\$0	\$0	\$0
1224 Pool/Spa Pumps - Replace (B)	\$0	\$3,193	\$0	\$0	\$0
1228 Spa Blower - Replace	\$0	\$0	\$0	\$1,967	\$0
RECREATION BUILDINGS					
305 HVAC Units - Replace	\$13,000	\$0	\$0	\$0	\$0
405 Concrete Furniture - Replace	\$0	\$0	\$0	\$0	\$0
407 BBQ Grill - Replace	\$0	\$3,296	\$0	\$0	\$0
412 Fireplace - Repair	\$0	\$2,575	\$0	\$0	\$0
420 Drinking Fountain - Replace	\$0	\$1,236	\$0	\$0	\$0
510 Wood Pergola - Replace	\$0	\$0	\$0	\$0	\$54,024
901 Rubber Floor - Replace	\$0	\$0	\$0	\$0	\$0
903 Tile Floor - Replace	\$0	\$0	\$0	\$0	\$0
908 Window Blinds - Replace	\$0	\$0	\$0	\$0	\$4,502
910 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
912 Furniture - Replace	\$0	\$0	\$0	\$10,927	\$0
918 Billiards Table - Replace	\$0	\$0	\$0	\$0	\$5,628
920 Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
921 Kitchen Appliances - Replace	\$0	\$3,090	\$0	\$0	\$0
925 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
930 Cardio Equipment - Replace	\$0	\$0	\$0	\$0	\$29,263
935 Strength Equipment - Replace	\$0	\$0	\$0	\$0	\$0
970 Doors + Windows - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2021	2022	2023	2024	2025
1100 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
UNIT BUILDINGS					
324 Wall Lights - Replace	\$0	\$0	\$0	\$0	\$0
515 Wood/Metal Surfaces - Repair	\$0	\$0	\$0	\$0	\$0
630 Concrete Steps - Repair	\$0	\$0	\$0	\$0	\$0
760 Pressure Reducer Valves - Replace	\$0	\$28,840	\$0	\$0	\$0
780 Fire Alarm Panels - Replace	\$0	\$0	\$0	\$0	\$4,727
1113 Metal Rails - Repaint	\$0	\$12,360	\$0	\$0	\$0
1115 Building Exteriors - Repaint	\$0	\$0	\$0	\$0	\$0
1150 Landing Decks - Resurface	\$0	\$0	\$0	\$0	\$0
1155 Landing Decks - Seal/Repair	\$0	\$0	\$0	\$0	\$0
1300 Foam Roofs - Replace	\$0	\$0	\$0	\$0	\$0
1301 Foam Roofs - Recoat	\$170,000	\$0	\$0	\$0	\$0
1304 Tile Roofs - Refurbish	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$213,900	\$68,907	\$46,043	\$35,841	\$269,897
Ending Reserve Balance	\$63,456	\$139,563	\$257,505	\$407,236	\$346,135

Fiscal Year	2026	2027	2028	2029	2030
Starting Reserve Balance	\$346,135	\$349,145	\$311,308	\$506,657	\$709,841
Annual Reserve Contribution	\$209,132	\$213,315	\$217,581	\$221,932	\$226,371
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$3,475	\$3,301	\$4,088	\$6,080	\$7,734
Total Income	\$558,742	\$565,760	\$532,977	\$734,670	\$943,946
# Component					
GROUNDS					
103 Concrete - Repair	\$0	\$2,508	\$0	\$0	\$0
201 Asphalt - Repave	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair	\$0	\$0	\$0	\$6,967	\$0
205 Brick Pavers - Repair	\$0	\$0	\$0	\$3,167	\$0
318 Landscape Lights - Replace	\$0	\$0	\$2,214	\$0	\$0
322 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0
403 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
503 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
510 Wood Pergola - Replace	\$0	\$0	\$0	\$0	\$0
701 Monument - Refurbish	\$0	\$0	\$0	\$0	\$0
703 Entry System - Replace	\$0	\$0	\$0	\$0	\$0
706 Gate Operators - Replace	\$0	\$0	\$0	\$0	\$0
708 Vehicle Gates - Replace	\$0	\$0	\$0	\$0	\$0
712 Gate Loops - Replace	\$0	\$0	\$0	\$0	\$0
1001 Irrigation System - Repair	\$0	\$0	\$0	\$0	\$0
1003 Irrigation Controller - Replace	\$0	\$0	\$1,968	\$0	\$0
1010 Backflow Valves - Partial Replace	\$0	\$0	\$0	\$0	\$0
1107 Metal Fence/Gates - Repaint	\$0	\$6,567	\$0	\$0	\$0
1111 Bollard Lights - Repaint	\$0	\$5,134	\$0	\$0	\$0
POOL AREA					
503 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
1107 Metal Fence - Repaint	\$0	\$2,388	\$0	\$0	\$0
1200 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
1201 Pool Deck - Seal/Repair	\$0	\$0	\$0	\$9,374	\$0
1202 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
1203 Pool Lights - Replace (A)	\$0	\$0	\$0	\$0	\$0
1203 Pool Lights - Replace (B)	\$0	\$0	\$0	\$0	\$0
1206 Spa - Resurface	\$0	\$0	\$0	\$0	\$0
1210 Pool Furniture - Replace	\$0	\$0	\$22,138	\$0	\$0
1220 Pool/Spa Filters - Replace (A)	\$0	\$2,030	\$0	\$0	\$0
1220 Pool/Spa Filters - Replace (B)	\$0	\$0	\$0	\$0	\$0
1223 Pool/Spa Heaters - Replace (A)	\$0	\$0	\$0	\$0	\$4,045
1223 Pool/Spa Heaters - Replace (B)	\$12,520	\$0	\$0	\$0	\$0
1223 Pool/Spa Heaters - Replace (C)	\$0	\$12,896	\$0	\$0	\$0
1224 Pool/Spa Pumps - Replace (A)	\$0	\$0	\$0	\$0	\$0
1224 Pool/Spa Pumps - Replace (B)	\$0	\$0	\$0	\$0	\$0
1228 Spa Blower - Replace	\$0	\$0	\$0	\$0	\$0
RECREATION BUILDINGS					
305 HVAC Units - Replace	\$0	\$0	\$0	\$0	\$0
405 Concrete Furniture - Replace	\$0	\$0	\$0	\$0	\$10,438
407 BBQ Grill - Replace	\$0	\$0	\$0	\$0	\$0
412 Fireplace - Repair	\$0	\$0	\$0	\$0	\$0
420 Drinking Fountain - Replace	\$0	\$0	\$0	\$0	\$0
510 Wood Pergola - Replace	\$0	\$0	\$0	\$0	\$0
901 Rubber Floor - Replace	\$0	\$0	\$0	\$5,320	\$0
903 Tile Floor - Replace	\$0	\$0	\$0	\$0	\$9,655
908 Window Blinds - Replace	\$0	\$0	\$0	\$0	\$0
910 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$5,219
912 Furniture - Replace	\$0	\$0	\$0	\$0	\$0
918 Billiards Table - Replace	\$0	\$0	\$0	\$0	\$0
920 Kitchen - Remodel	\$0	\$0	\$0	\$0	\$10,438
921 Kitchen Appliances - Replace	\$0	\$0	\$0	\$0	\$0
925 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$14,353
930 Cardio Equipment - Replace	\$0	\$0	\$0	\$0	\$0
935 Strength Equipment - Replace	\$0	\$0	\$0	\$0	\$0
970 Doors + Windows - Replace	\$0	\$0	\$0	\$0	\$0
1100 Interior Surfaces - Repaint	\$0	\$4,418	\$0	\$0	\$0
UNIT BUILDINGS					
324 Wall Lights - Replace	\$0	\$0	\$0	\$0	\$52,191
515 Wood/Metal Surfaces - Repair	\$0	\$4,776	\$0	\$0	\$0

Fiscal Year	2026	2027	2028	2029	2030
630 Concrete Steps - Repair	\$0	\$3,582	\$0	\$0	\$0
760 Pressure Reducer Valves - Replace	\$0	\$0	\$0	\$0	\$0
780 Fire Alarm Panels - Replace	\$0	\$0	\$0	\$0	\$0
1113 Metal Rails - Repaint	\$0	\$14,329	\$0	\$0	\$0
1115 Building Exteriors - Repaint	\$0	\$179,108	\$0	\$0	\$0
1150 Landing Decks - Resurface	\$0	\$0	\$0	\$0	\$0
1155 Landing Decks - Seal/Repair	\$0	\$16,717	\$0	\$0	\$0
1300 Foam Roofs - Replace	\$0	\$0	\$0	\$0	\$0
1301 Foam Roofs - Recoat	\$197,077	\$0	\$0	\$0	\$0
1304 Tile Roofs - Refurbish	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$209,597	\$254,453	\$26,319	\$24,829	\$106,339
Ending Reserve Balance	\$349,145	\$311,308	\$506,657	\$709,841	\$837,607

Fiscal Year	2031	2032	2033	2034	2035
Starting Reserve Balance	\$837,607	\$839,822	\$1,032,233	\$1,149,484	\$1,402,719
Annual Reserve Contribution	\$230,898	\$235,516	\$240,227	\$245,031	\$249,932
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$8,384	\$9,356	\$10,904	\$12,756	\$14,432
Total Income	\$1,076,889	\$1,084,695	\$1,283,363	\$1,407,271	\$1,667,082
# Component					
GROUNDS					
103 Concrete - Repair	\$0	\$2,907	\$0	\$0	\$0
201 Asphalt - Repave	\$0	\$0	\$0	\$0	\$151,259
202 Asphalt - Seal/Repair	\$0	\$0	\$7,842	\$0	\$0
205 Brick Pavers - Repair	\$0	\$0	\$0	\$0	\$0
318 Landscape Lights - Replace	\$0	\$0	\$0	\$0	\$0
322 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0
403 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
503 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
510 Wood Pergola - Replace	\$0	\$0	\$0	\$0	\$0
701 Monument - Refurbish	\$0	\$0	\$0	\$0	\$0
703 Entry System - Replace	\$0	\$0	\$0	\$0	\$0
706 Gate Operators - Replace	\$0	\$0	\$0	\$0	\$0
708 Vehicle Gates - Replace	\$0	\$0	\$0	\$0	\$0
712 Gate Loops - Replace	\$0	\$0	\$0	\$0	\$3,781
1001 Irrigation System - Repair	\$0	\$0	\$78,417	\$0	\$0
1003 Irrigation Controller - Replace	\$0	\$0	\$0	\$0	\$0
1010 Backflow Valves - Partial Replace	\$4,435	\$0	\$0	\$0	\$0
1107 Metal Fence/Gates - Repaint	\$0	\$7,613	\$0	\$0	\$0
1111 Bollard Lights - Repaint	\$0	\$5,952	\$0	\$0	\$0
POOL AREA					
503 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
1107 Metal Fence - Repaint	\$0	\$2,768	\$0	\$0	\$0
1200 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
1201 Pool Deck - Seal/Repair	\$0	\$0	\$10,551	\$0	\$0
1202 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
1203 Pool Lights - Replace (A)	\$0	\$0	\$0	\$0	\$0
1203 Pool Lights - Replace (B)	\$0	\$0	\$0	\$0	\$0
1206 Spa - Resurface	\$0	\$0	\$0	\$0	\$0
1210 Pool Furniture - Replace	\$0	\$0	\$0	\$0	\$27,227
1220 Pool/Spa Filters - Replace (A)	\$0	\$0	\$0	\$0	\$0
1220 Pool/Spa Filters - Replace (B)	\$0	\$0	\$0	\$0	\$0
1223 Pool/Spa Heaters - Replace (A)	\$0	\$0	\$0	\$0	\$0
1223 Pool/Spa Heaters - Replace (B)	\$0	\$0	\$0	\$0	\$0
1223 Pool/Spa Heaters - Replace (C)	\$0	\$0	\$0	\$0	\$0
1224 Pool/Spa Pumps - Replace (A)	\$4,166	\$0	\$0	\$0	\$0
1224 Pool/Spa Pumps - Replace (B)	\$0	\$0	\$0	\$4,552	\$0
1228 Spa Blower - Replace	\$0	\$0	\$0	\$0	\$0
RECREATION BUILDINGS					
305 HVAC Units - Replace	\$0	\$0	\$0	\$0	\$0
405 Concrete Furniture - Replace	\$0	\$0	\$0	\$0	\$0
407 BBQ Grill - Replace	\$0	\$0	\$0	\$0	\$0
412 Fireplace - Repair	\$0	\$0	\$0	\$0	\$0
420 Drinking Fountain - Replace	\$0	\$0	\$0	\$0	\$0
510 Wood Pergola - Replace	\$0	\$0	\$0	\$0	\$0
901 Rubber Floor - Replace	\$0	\$0	\$0	\$0	\$0
903 Tile Floor - Replace	\$0	\$0	\$0	\$0	\$0
908 Window Blinds - Replace	\$0	\$0	\$0	\$0	\$0
910 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
912 Furniture - Replace	\$0	\$0	\$0	\$0	\$0
918 Billiards Table - Replace	\$0	\$0	\$0	\$0	\$0
920 Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
921 Kitchen Appliances - Replace	\$0	\$0	\$0	\$0	\$0
925 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
930 Cardio Equipment - Replace	\$0	\$0	\$37,070	\$0	\$0
935 Strength Equipment - Replace	\$0	\$16,611	\$0	\$0	\$0
970 Doors + Windows - Replace	\$0	\$0	\$0	\$0	\$0
1100 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
UNIT BUILDINGS					
324 Wall Lights - Replace	\$0	\$0	\$0	\$0	\$0
515 Wood/Metal Surfaces - Repair	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2031	2032	2033	2034	2035
630 Concrete Steps - Repair	\$0	\$0	\$0	\$0	\$0
760 Pressure Reducer Valves - Replace	\$0	\$0	\$0	\$0	\$0
780 Fire Alarm Panels - Replace	\$0	\$0	\$0	\$0	\$0
1113 Metal Rails - Repaint	\$0	\$16,611	\$0	\$0	\$0
1115 Building Exteriors - Repaint	\$0	\$0	\$0	\$0	\$0
1150 Landing Decks - Resurface	\$0	\$0	\$0	\$0	\$0
1155 Landing Decks - Seal/Repair	\$0	\$0	\$0	\$0	\$0
1300 Foam Roofs - Replace	\$0	\$0	\$0	\$0	\$0
1301 Foam Roofs - Recoat	\$228,466	\$0	\$0	\$0	\$0
1304 Tile Roofs - Refurbish	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$237,067	\$52,462	\$133,879	\$4,552	\$182,267
Ending Reserve Balance	\$839,822	\$1,032,233	\$1,149,484	\$1,402,719	\$1,484,815

Fiscal Year	2036	2037	2038	2039	2040
Starting Reserve Balance	\$1,484,815	\$693,083	\$414,330	\$674,589	\$937,689
Annual Reserve Contribution	\$254,931	\$260,029	\$265,230	\$270,534	\$275,945
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$10,885	\$5,535	\$5,442	\$8,058	\$10,712
Total Income	\$1,750,631	\$958,646	\$685,002	\$953,181	\$1,224,346
# Component					
GROUNDS					
103 Concrete - Repair	\$0	\$3,370	\$0	\$0	\$0
201 Asphalt - Repave	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair	\$0	\$8,826	\$0	\$0	\$0
205 Brick Pavers - Repair	\$0	\$0	\$0	\$0	\$0
318 Landscape Lights - Replace	\$0	\$0	\$0	\$0	\$3,156
322 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0
403 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
503 Metal Fence - Replace	\$0	\$35,304	\$0	\$0	\$0
510 Wood Pergola - Replace	\$0	\$0	\$0	\$0	\$0
701 Monument - Refurbish	\$0	\$0	\$0	\$0	\$0
703 Entry System - Replace	\$0	\$0	\$7,934	\$0	\$0
706 Gate Operators - Replace	\$0	\$0	\$0	\$0	\$0
708 Vehicle Gates - Replace	\$0	\$0	\$0	\$0	\$0
712 Gate Loops - Replace	\$0	\$0	\$0	\$0	\$0
1001 Irrigation System - Repair	\$0	\$0	\$0	\$0	\$0
1003 Irrigation Controller - Replace	\$0	\$0	\$0	\$0	\$2,806
1010 Backflow Valves - Partial Replace	\$0	\$0	\$0	\$5,618	\$0
1107 Metal Fence/Gates - Repaint	\$0	\$8,826	\$0	\$0	\$0
1111 Bollard Lights - Repaint	\$0	\$6,900	\$0	\$0	\$0
POOL AREA					
503 Metal Fence - Replace	\$0	\$17,652	\$0	\$0	\$0
1107 Metal Fence - Repaint	\$0	\$3,209	\$0	\$0	\$0
1200 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
1201 Pool Deck - Seal/Repair	\$0	\$11,875	\$0	\$0	\$0
1202 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
1203 Pool Lights - Replace (A)	\$0	\$0	\$2,479	\$0	\$0
1203 Pool Lights - Replace (B)	\$0	\$0	\$0	\$0	\$0
1206 Spa - Resurface	\$0	\$6,419	\$0	\$0	\$0
1210 Pool Furniture - Replace	\$0	\$0	\$0	\$0	\$0
1220 Pool/Spa Filters - Replace (A)	\$0	\$0	\$0	\$0	\$0
1220 Pool/Spa Filters - Replace (B)	\$0	\$0	\$0	\$6,810	\$0
1223 Pool/Spa Heaters - Replace (A)	\$0	\$0	\$0	\$0	\$5,436
1223 Pool/Spa Heaters - Replace (B)	\$16,826	\$0	\$0	\$0	\$0
1223 Pool/Spa Heaters - Replace (C)	\$0	\$17,331	\$0	\$0	\$0
1224 Pool/Spa Pumps - Replace (A)	\$0	\$0	\$0	\$0	\$0
1224 Pool/Spa Pumps - Replace (B)	\$0	\$0	\$0	\$0	\$0
1228 Spa Blower - Replace	\$0	\$0	\$0	\$3,064	\$0
RECREATION BUILDINGS					
305 HVAC Units - Replace	\$20,254	\$0	\$0	\$0	\$0
405 Concrete Furniture - Replace	\$0	\$0	\$0	\$0	\$0
407 BBQ Grill - Replace	\$0	\$5,135	\$0	\$0	\$0
412 Fireplace - Repair	\$0	\$4,012	\$0	\$0	\$0
420 Drinking Fountain - Replace	\$0	\$1,926	\$0	\$0	\$0
510 Wood Pergola - Replace	\$0	\$0	\$0	\$0	\$0
901 Rubber Floor - Replace	\$0	\$0	\$0	\$0	\$0
903 Tile Floor - Replace	\$0	\$0	\$0	\$0	\$0
908 Window Blinds - Replace	\$0	\$0	\$0	\$0	\$0
910 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
912 Furniture - Replace	\$15,580	\$0	\$0	\$0	\$0
918 Billiards Table - Replace	\$0	\$0	\$0	\$0	\$0
920 Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
921 Kitchen Appliances - Replace	\$0	\$4,814	\$0	\$0	\$0
925 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
930 Cardio Equipment - Replace	\$0	\$0	\$0	\$0	\$0
935 Strength Equipment - Replace	\$0	\$0	\$0	\$0	\$0
970 Doors + Windows - Replace	\$0	\$0	\$0	\$0	\$0
1100 Interior Surfaces - Repaint	\$0	\$5,937	\$0	\$0	\$0
UNIT BUILDINGS					
324 Wall Lights - Replace	\$0	\$0	\$0	\$0	\$0
515 Wood/Metal Surfaces - Repair	\$0	\$6,419	\$0	\$0	\$0

Fiscal Year	2036	2037	2038	2039	2040
630 Concrete Steps - Repair	\$0	\$4,814	\$0	\$0	\$0
760 Pressure Reducer Valves - Replace	\$0	\$44,932	\$0	\$0	\$0
780 Fire Alarm Panels - Replace	\$0	\$0	\$0	\$0	\$7,365
1113 Metal Rails - Repaint	\$0	\$19,256	\$0	\$0	\$0
1115 Building Exteriors - Repaint	\$0	\$240,706	\$0	\$0	\$0
1150 Landing Decks - Resurface	\$0	\$64,188	\$0	\$0	\$0
1155 Landing Decks - Seal/Repair	\$0	\$22,466	\$0	\$0	\$0
1300 Foam Roofs - Replace	\$623,187	\$0	\$0	\$0	\$0
1301 Foam Roofs - Recoat	\$264,854	\$0	\$0	\$0	\$0
1304 Tile Roofs - Refurbish	\$116,848	\$0	\$0	\$0	\$0
Total Expenses	\$1,057,548	\$544,316	\$10,413	\$15,492	\$18,763
Ending Reserve Balance	\$693,083	\$414,330	\$674,589	\$937,689	\$1,205,584

Fiscal Year	2041	2042	2043	2044	2045
Starting Reserve Balance	\$1,205,584	\$989,780	\$1,171,219	\$1,471,322	\$1,781,336
Annual Reserve Contribution	\$281,464	\$287,093	\$292,835	\$298,692	\$304,666
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$10,972	\$10,800	\$13,207	\$16,256	\$17,326
Total Income	\$1,498,020	\$1,287,674	\$1,477,262	\$1,786,270	\$2,103,328
# Component					
GROUNDS					
103 Concrete - Repair	\$0	\$3,907	\$0	\$0	\$0
201 Asphalt - Repave	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair	\$9,934	\$0	\$0	\$0	\$11,180
205 Brick Pavers - Repair	\$0	\$0	\$0	\$4,934	\$0
318 Landscape Lights - Replace	\$0	\$0	\$0	\$0	\$0
322 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$203,279
403 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$16,262
503 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
510 Wood Pergola - Replace	\$0	\$0	\$0	\$0	\$4,879
701 Monument - Refurbish	\$0	\$0	\$0	\$0	\$10,774
703 Entry System - Replace	\$0	\$0	\$0	\$0	\$0
706 Gate Operators - Replace	\$0	\$31,625	\$0	\$0	\$0
708 Vehicle Gates - Replace	\$23,479	\$0	\$0	\$0	\$0
712 Gate Loops - Replace	\$0	\$0	\$0	\$0	\$0
1001 Irrigation System - Repair	\$0	\$0	\$0	\$0	\$0
1003 Irrigation Controller - Replace	\$0	\$0	\$0	\$0	\$0
1010 Backflow Valves - Partial Replace	\$0	\$0	\$0	\$0	\$0
1107 Metal Fence/Gates - Repaint	\$0	\$10,232	\$0	\$0	\$0
1111 Bollard Lights - Repaint	\$0	\$7,999	\$0	\$0	\$0
POOL AREA					
503 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
1107 Metal Fence - Repaint	\$0	\$3,721	\$0	\$0	\$0
1200 Pool Deck - Resurface	\$36,122	\$0	\$0	\$0	\$0
1201 Pool Deck - Seal/Repair	\$13,365	\$0	\$0	\$0	\$15,043
1202 Pool - Resurface	\$59,602	\$0	\$0	\$0	\$0
1203 Pool Lights - Replace (A)	\$0	\$0	\$0	\$0	\$0
1203 Pool Lights - Replace (B)	\$4,154	\$0	\$0	\$0	\$0
1206 Spa - Resurface	\$0	\$0	\$0	\$0	\$0
1210 Pool Furniture - Replace	\$0	\$33,485	\$0	\$0	\$0
1220 Pool/Spa Filters - Replace (A)	\$0	\$3,163	\$0	\$0	\$0
1220 Pool/Spa Filters - Replace (B)	\$0	\$0	\$0	\$0	\$0
1223 Pool/Spa Heaters - Replace (A)	\$0	\$0	\$0	\$0	\$0
1223 Pool/Spa Heaters - Replace (B)	\$0	\$0	\$0	\$0	\$0
1223 Pool/Spa Heaters - Replace (C)	\$0	\$0	\$0	\$0	\$0
1224 Pool/Spa Pumps - Replace (A)	\$0	\$0	\$5,940	\$0	\$0
1224 Pool/Spa Pumps - Replace (B)	\$0	\$0	\$0	\$0	\$0
1228 Spa Blower - Replace	\$0	\$0	\$0	\$0	\$0
RECREATION BUILDINGS					
305 HVAC Units - Replace	\$0	\$0	\$0	\$0	\$0
405 Concrete Furniture - Replace	\$0	\$0	\$0	\$0	\$0
407 BBQ Grill - Replace	\$0	\$0	\$0	\$0	\$0
412 Fireplace - Repair	\$0	\$0	\$0	\$0	\$0
420 Drinking Fountain - Replace	\$0	\$0	\$0	\$0	\$0
510 Wood Pergola - Replace	\$0	\$0	\$0	\$0	\$97,574
901 Rubber Floor - Replace	\$7,586	\$0	\$0	\$0	\$0
903 Tile Floor - Replace	\$0	\$0	\$0	\$0	\$0
908 Window Blinds - Replace	\$0	\$0	\$0	\$0	\$8,131
910 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
912 Furniture - Replace	\$0	\$0	\$0	\$0	\$0
918 Billiards Table - Replace	\$0	\$0	\$0	\$0	\$10,164
920 Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
921 Kitchen Appliances - Replace	\$0	\$0	\$0	\$0	\$0
925 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
930 Cardio Equipment - Replace	\$46,959	\$0	\$0	\$0	\$0
935 Strength Equipment - Replace	\$0	\$0	\$0	\$0	\$0
970 Doors + Windows - Replace	\$0	\$0	\$0	\$0	\$40,656
1100 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
UNIT BUILDINGS					
324 Wall Lights - Replace	\$0	\$0	\$0	\$0	\$0
515 Wood/Metal Surfaces - Repair	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2041	2042	2043	2044	2045
630 Concrete Steps - Repair	\$0	\$0	\$0	\$0	\$0
760 Pressure Reducer Valves - Replace	\$0	\$0	\$0	\$0	\$0
780 Fire Alarm Panels - Replace	\$0	\$0	\$0	\$0	\$0
1113 Metal Rails - Repaint	\$0	\$22,324	\$0	\$0	\$0
1115 Building Exteriors - Repaint	\$0	\$0	\$0	\$0	\$0
1150 Landing Decks - Resurface	\$0	\$0	\$0	\$0	\$0
1155 Landing Decks - Seal/Repair	\$0	\$0	\$0	\$0	\$0
1300 Foam Roofs - Replace	\$0	\$0	\$0	\$0	\$0
1301 Foam Roofs - Recoat	\$307,039	\$0	\$0	\$0	\$0
1304 Tile Roofs - Refurbish	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$508,240	\$116,454	\$5,940	\$4,934	\$417,942
Ending Reserve Balance	\$989,780	\$1,171,219	\$1,471,322	\$1,781,336	\$1,685,385

Fiscal Year	2046	2047	2048	2049	2050
Starting Reserve Balance	\$1,685,385	\$1,627,657	\$1,471,219	\$1,665,828	\$1,873,964
Annual Reserve Contribution	\$310,759	\$316,974	\$323,314	\$329,780	\$336,375
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$16,558	\$15,488	\$15,679	\$17,691	\$20,449
Total Income	\$2,012,702	\$1,960,119	\$1,810,212	\$2,013,299	\$2,230,789
# Component					
GROUNDS					
103 Concrete - Repair	\$0	\$4,529	\$0	\$0	\$0
201 Asphalt - Repave	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair	\$0	\$0	\$0	\$12,584	\$0
205 Brick Pavers - Repair	\$0	\$0	\$0	\$0	\$0
318 Landscape Lights - Replace	\$0	\$0	\$0	\$0	\$0
322 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0
403 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
503 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
510 Wood Pergola - Replace	\$0	\$0	\$0	\$0	\$0
701 Monument - Refurbish	\$0	\$0	\$0	\$0	\$0
703 Entry System - Replace	\$0	\$0	\$0	\$0	\$0
706 Gate Operators - Replace	\$0	\$0	\$0	\$0	\$0
708 Vehicle Gates - Replace	\$0	\$0	\$0	\$0	\$0
712 Gate Loops - Replace	\$0	\$0	\$0	\$0	\$5,891
1001 Irrigation System - Repair	\$0	\$0	\$122,171	\$0	\$0
1003 Irrigation Controller - Replace	\$0	\$0	\$0	\$0	\$0
1010 Backflow Valves - Partial Replace	\$0	\$7,117	\$0	\$0	\$0
1107 Metal Fence/Gates - Repaint	\$0	\$11,861	\$0	\$0	\$0
1111 Bollard Lights - Repaint	\$0	\$9,273	\$0	\$0	\$0
POOL AREA					
503 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
1107 Metal Fence - Repaint	\$0	\$4,313	\$0	\$0	\$0
1200 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
1201 Pool Deck - Seal/Repair	\$0	\$0	\$0	\$16,931	\$0
1202 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
1203 Pool Lights - Replace (A)	\$0	\$0	\$0	\$0	\$0
1203 Pool Lights - Replace (B)	\$0	\$0	\$0	\$0	\$0
1206 Spa - Resurface	\$0	\$0	\$0	\$9,152	\$0
1210 Pool Furniture - Replace	\$0	\$0	\$0	\$41,183	\$0
1220 Pool/Spa Filters - Replace (A)	\$0	\$0	\$0	\$0	\$0
1220 Pool/Spa Filters - Replace (B)	\$0	\$0	\$0	\$0	\$0
1223 Pool/Spa Heaters - Replace (A)	\$0	\$0	\$0	\$0	\$7,305
1223 Pool/Spa Heaters - Replace (B)	\$22,613	\$0	\$0	\$0	\$0
1223 Pool/Spa Heaters - Replace (C)	\$0	\$23,291	\$0	\$0	\$0
1224 Pool/Spa Pumps - Replace (A)	\$0	\$0	\$0	\$0	\$0
1224 Pool/Spa Pumps - Replace (B)	\$6,491	\$0	\$0	\$0	\$0
1228 Spa Blower - Replace	\$0	\$0	\$0	\$0	\$0
RECREATION BUILDINGS					
305 HVAC Units - Replace	\$0	\$0	\$0	\$0	\$0
405 Concrete Furniture - Replace	\$0	\$0	\$0	\$0	\$0
407 BBQ Grill - Replace	\$0	\$0	\$0	\$0	\$0
412 Fireplace - Repair	\$0	\$0	\$0	\$0	\$0
420 Drinking Fountain - Replace	\$0	\$0	\$0	\$0	\$0
510 Wood Pergola - Replace	\$0	\$0	\$0	\$0	\$0
901 Rubber Floor - Replace	\$0	\$0	\$0	\$0	\$0
903 Tile Floor - Replace	\$0	\$0	\$0	\$0	\$0
908 Window Blinds - Replace	\$0	\$0	\$0	\$0	\$0
910 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
912 Furniture - Replace	\$0	\$0	\$22,213	\$0	\$0
918 Billiards Table - Replace	\$0	\$0	\$0	\$0	\$0
920 Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
921 Kitchen Appliances - Replace	\$0	\$0	\$0	\$0	\$0
925 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
930 Cardio Equipment - Replace	\$0	\$0	\$0	\$59,486	\$0
935 Strength Equipment - Replace	\$0	\$25,879	\$0	\$0	\$0
970 Doors + Windows - Replace	\$0	\$0	\$0	\$0	\$0
1100 Interior Surfaces - Repaint	\$0	\$7,979	\$0	\$0	\$0
UNIT BUILDINGS					
324 Wall Lights - Replace	\$0	\$0	\$0	\$0	\$0
515 Wood/Metal Surfaces - Repair	\$0	\$8,626	\$0	\$0	\$0

Fiscal Year	2046	2047	2048	2049	2050
630 Concrete Steps - Repair	\$0	\$6,470	\$0	\$0	\$0
760 Pressure Reducer Valves - Replace	\$0	\$0	\$0	\$0	\$0
780 Fire Alarm Panels - Replace	\$0	\$0	\$0	\$0	\$0
1113 Metal Rails - Repaint	\$0	\$25,879	\$0	\$0	\$0
1115 Building Exteriors - Repaint	\$0	\$323,489	\$0	\$0	\$0
1150 Landing Decks - Resurface	\$0	\$0	\$0	\$0	\$0
1155 Landing Decks - Seal/Repair	\$0	\$30,192	\$0	\$0	\$0
1300 Foam Roofs - Replace	\$0	\$0	\$0	\$0	\$0
1301 Foam Roofs - Recoat	\$355,942	\$0	\$0	\$0	\$0
1304 Tile Roofs - Refurbish	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$385,046	\$488,899	\$144,384	\$139,335	\$13,197
Ending Reserve Balance	\$1,627,657	\$1,471,219	\$1,665,828	\$1,873,964	\$2,217,592

Accuracy, Limitations, and Disclosures

Association Reserves and its employees have no ownership, management, or other business relationships with the client other than this Reserve Study engagement. DJ Vlaming, R.S., company president, is a credentialed Reserve Specialist (#61). All work done by Association Reserves is performed under his Responsible Charge and is performed in accordance with National Reserve Study Standards (NRSS). There are no material issues to our knowledge that have not been disclosed to the client that would cause a distortion of the client's situation.

Per NRSS, information provided by official representative(s) of the client, vendors, and suppliers regarding financial details, component physical details and/or quantities, or historical issues/conditions will be deemed reliable, and is not intended to be used for the purpose of any type of audit, quality/forensic analysis, or background checks of historical records. As such, information provided to us has not been audited or independently verified.

Estimates for interest and inflation have been included, because including such estimates are more accurate than ignoring them completely. When we are hired to prepare Update reports, the client is considered to have deemed those previously developed component quantities as accurate and reliable, whether established by our firm or other individuals/firms (unless specifically mentioned in our Site Inspection Notes). During inspections our company standard is to establish measurements within 5% accuracy, and our scope includes visual inspection of accessible areas and components and does not include any destructive or other testing. Our work is done only for budget purposes. Uses or expectations outside our expertise and scope of work include, but are not limited to, project audit, quality inspection, and the identification of construction defects, hazardous materials, or dangerous conditions. Identifying hidden issues such as but not limited to plumbing or electrical problems are also outside our scope of work. Our estimates assume proper original installation & construction, adherence to recommended preventive maintenance, a stable economic environment, and do not consider frequency or severity of natural disasters. Our opinions of component Useful Life, Remaining Useful Life, and current or future cost estimates are not a warranty or guarantee of actual costs or timing.

Because the physical and financial status of the property, legislation, the economy, weather, owner expectations, and usage are all in a continual state of change over which we have no control, we do not expect that the events projected in this document will all occur exactly as planned. This Reserve Study is by nature a "one-year" document in need of being updated annually so that more accurate estimates can be incorporated. It is only because a long-term perspective improves the accuracy of near-term planning that this Report projects expenses into the future. We fully expect a number of adjustments will be necessary through the interim years to the cost and timing of expense projections and the funding necessary to prepare for those estimated expenses.

In this engagement our compensation is not contingent upon our conclusions, and our liability in any matter involving this Reserve Study is limited to our fee for services rendered.

Terms and Definitions

BTU	British Thermal Unit (a standard unit of energy)
DIA	Diameter
GSF	Gross Square Feet (area). Equivalent to Square Feet
GSY	Gross Square Yards (area). Equivalent to Square Yards
HP	Horsepower
LF	Linear Feet (length)
Effective Age	The difference between Useful Life and Remaining Useful Life. Note that this is not necessarily equivalent to the chronological age of the component.
Fully Funded Balance (FFB)	The value of the deterioration of the Reserve Components. This is the fraction of life "used up" of each component multiplied by its estimated Current Replacement. While calculated for each component, it is summed together for an association total.
Inflation	Cost factors are adjusted for inflation at the rate defined in the Executive Summary and compounded annually. These increasing costs can be seen as you follow the recurring cycles of a component on the "30-yr Income/Expense Detail" table.
Interest	Interest earnings on Reserve Funds are calculated using the average balance for the year (taking into account income and expenses through the year) and compounded monthly using the rate defined in the Executive Summary. Annual interest earning assumption appears in the Executive Summary.
Percent Funded	The ratio, at a particular point in time (the first day of the Fiscal Year), of the actual (or projected) Reserve Balance to the Fully Funded Balance, expressed as a percentage.
Remaining Useful Life (RUL)	The estimated time, in years, that a common area component can be expected to continue to serve its intended function.
Useful Life (UL)	The estimated time, in years, that a common area component can be expected to serve its intended function.

Component Details

The primary purpose of the Component Details appendix is to provide the reader with the basis of our funding assumptions resulting from the physical analysis and subsequent research. The information presented here represents a wide range of components that were observed and measured against National Reserve Study Standards to determine if they meet the criteria for reserve funding:

- 1) Common area repair & replacement responsibility
- 2) Component must have a limited useful life
- 3) Life limit must be predictable
- 4) Above a minimum threshold cost (board's discretion – typically ½ to 1% of Annual operating expenses).

Not all of your components may have been found appropriate for reserve funding. In our judgment, the components meeting the above four criteria are shown with the Useful Life (how often the project is expected to occur), Remaining Useful Life (when the next instance of the expense will be) and representative market cost range termed “Best Cost” and “Worst Cost”. There are many factors that can result in a wide variety of potential costs, and we have attempted to present the cost range in which your actual expense will occur.

Where no Useful Life, Remaining Useful Life, or pricing exists, the component was deemed inappropriate for Reserve Funding.

GROUNDS

Comp #: 103 Concrete - Repair

Quantity: Numerous Sq Ft

Location: Curbs, gutters and walkways throughout community

Funded?: Yes.

History:

Comments:

Useful Life: 5 years

Remaining Life: 1 years

Best Case: \$ 2,100

Worst Case: \$2,100

Cost Source: ARI Cost Allowance

Comp #: 201 Asphalt - Repave

Quantity: Approx 39,000 Sq Ft

Location: Driveways and parking areas

Funded?: Yes.

History: Installed during 2005.

Comments:

Useful Life: 30 years

Remaining Life: 14 years

Best Case: \$ 100,000

Worst Case: \$100,000

Cost Source: ARI Cost Database

Comp #: 202 Asphalt - Seal/Repair

Quantity: Approx 39,000 Sq Ft

Location: Driveways and parking areas

Funded?: Yes.

History: Likely sealed around 2015 or 2016, based on satellite imagery. Previously sealed during 2010 for ~\$3,900.

Comments:

Useful Life: 4 years

Remaining Life: 0 years

Best Case: \$ 5,500

Worst Case: \$5,500

Cost Source: Client Cost History

Comp #: 205 Brick Pavers - Repair

Quantity: Approx 4,200 Sq Ft

Location: Community entrance

Funded?: Yes.

History:

Comments:

Useful Life: 15 years

Remaining Life: 8 years

Best Case: \$ 2,500

Worst Case: \$2,500

Cost Source: ARI Cost Allowance

Comp #: 318 Landscape Lights - Replace

Quantity: (5) Lights + Transformer

Location: Community entrance

Funded?: Yes.

History:

Comments:

Useful Life: 12 years

Remaining Life: 7 years

Best Case: \$ 1,800

Worst Case: \$1,800

Cost Source: ARI Cost Allowance

Comp #: 322 Bollard Lights - Replace

Quantity: Approx (82) Lights

Location: Throughout common areas

Funded?: Yes.

History: Original from 2005.

Comments:

Useful Life: 20 years

Remaining Life: 4 years

Best Case: \$ 100,000

Worst Case: \$100,000

Cost Source: ARI Cost Database

Comp #: 403 Mailboxes - Replace

Quantity: (4) Clusters

Location: Adjacent to parking lot (southeast of pool/recreation area)

Funded?: Yes.

History: Installed during 2005.

Comments:

Useful Life: 20 years

Remaining Life: 4 years

Best Case: \$ 8,000

Worst Case: \$8,000

Cost includes retrofit of enclosures

Cost Source: ARI Cost Database

Comp #: 503 Metal Fence - Replace**Quantity: Approx 675 LF**

Location: Adjacent to mailboxes & near various unit buildings
 Funded?: Yes.
 History: Installed during 2005.
 Comments:
 Useful Life: 30 years
 Best Case: \$ 22,000
 Cost Source: ARI Cost Database

Remaining Life: 16 years
 Worst Case: \$22,000

Comp #: 510 Wood Pergola - Replace**Quantity: Approx 150 Sq Ft**

Location: Above mailboxes (southeast of pool/recreation area)
 Funded?: Yes.
 History: Installed during 2005.
 Comments:
 Useful Life: 20 years
 Best Case: \$ 2,400
 Cost Source: ARI Cost Database

Remaining Life: 4 years
 Worst Case: \$2,400

Comp #: 701 Monument - Refurbish**Quantity: (1) Monument**

Location: Community entrance
 Funded?: Yes.
 History: Original from 2005.
 Comments:
 Useful Life: 20 years
 Best Case: \$ 5,300
 Cost Source: ARI Cost Database

Remaining Life: 4 years
 Worst Case: \$5,300

Comp #: 703 Entry System - Replace**Quantity: (1) DoorKing**

Location: Community entrance
 Funded?: Yes.
 History: Installed around 2006. ~\$850 spent during 2020 to replace the receiver and keypad.
 Comments:
 Useful Life: 15 years
 Best Case: \$ 4,800
 Cost Source: ARI Cost Database

Remaining Life: 2 years
 Worst Case: \$4,800

Comp #: 706 Gate Operators - Replace**Quantity: (4) Elite**

Location: Community entry/exit
 Funded?: Yes.
 History: Installed during 2006.
 Comments:
 Useful Life: 18 years
 Best Case: \$ 17,000
 Cost Source: ARI Cost Database

Remaining Life: 3 years
 Worst Case: \$17,000

Comp #: 708 Vehicle Gates - Replace**Quantity: (4) Gates**

Location: Community entry/exit
 Funded?: Yes.
 History: Installed during 2006.
 Comments:
 Useful Life: 35 years
 Best Case: \$ 13,000
 Cost Source: ARI Cost Database

Remaining Life: 20 years
 Worst Case: \$13,000

Comp #: 708 Vehicle Gates - Replace**Quantity: (2) Gates**

Location: Emergency entry/exit - west end of community
 Funded?: No. The emergency gates are not in a high visibility area, and receive little or no use. There is no expectancy for replacement in the foreseeable future.
 History:
 Comments:
 Useful Life:
 Best Case:
 Cost Source:

Remaining Life:
 Worst Case:

Comp #: 712 Gate Loops - Replace**Quantity: (2) Safety Loops**

Location: Community entry/exit

Funded?: Yes.

History: Original gate loops from 2005 were replaced during 2020 for ~\$2,400.

Comments: Recommend coordinating the next replacement with repaving the asphalt, if possible.

Useful Life: 15 years

Remaining Life: 14 years

Best Case: \$ 2,500

Worst Case: \$2,500

Cost Source: Client Cost History

Comp #: 1001 Irrigation System - Repair**Quantity: Lines, Valves, Emitters**

Location: Common areas throughout community

Funded?: Yes.

History: ~\$52,000 was spent during 2018 for an irrigation retrofit project.

Comments:

Useful Life: 15 years

Remaining Life: 12 years

Best Case: \$ 55,000

Worst Case: \$55,000

Cost Source: Client Cost History

Comp #: 1003 Irrigation Controller - Replace**Quantity: (1) RainBird 48-station**

Location: Mounted to Fitness building

Funded?: Yes.

History: (2) original controllers from 2005 were replaced around 2016 with (1) single controller.

Comments:

Useful Life: 12 years

Remaining Life: 7 years

Best Case: \$ 1,600

Worst Case: \$1,600

Cost Source: ARI Cost Database

Comp #: 1010 Backflow Valves - Partial Replace**Quantity: Numerous Valves**

Location: Common areas throughout community

Funded?: Yes.

History:

Comments:

Useful Life: 8 years

Remaining Life: 2 years

Best Case: \$ 3,300

Worst Case: \$3,300

Allowance to replace/rebuild (3) valves

Cost Source: ARI Cost Database

Comp #: 1020 Landscape Granite - Replenish**Quantity: Numerous Sq Ft**

Location: Common areas throughout community

Funded?: No. Landscape granite is expected to be replenished as-needed using Operating funds.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 1040 Trees - Trim/Replace**Quantity: Numerous Trees**

Location: Common areas throughout community

Funded?: No. Trees should be trimmed and maintained as part of the annual landscape Operating budget.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 1107 Metal Fence/Gates - Repaint**Quantity: Approx 750 LF**

Location: Metal fencing near mailboxes & various unit buildings; (4) Main & (2) emergency vehicle gates

Funded?: Yes.

History: Repainted during 2017.

Comments:

Useful Life: 5 years

Remaining Life: 1 years

Best Case: \$ 5,500

Worst Case: \$5,500

Cost Source: ARI Cost Database

Comp #: 1111 Bollard Lights - Repaint

Quantity: Approx (82) Lights

Location: Throughout common areas

Funded?: Yes.

History: Repainted during 2017.

Comments:

Useful Life: 5 years

Remaining Life: 1 years

Best Case: \$ 4,300

Worst Case: \$4,300

Cost Source: ARI Cost Database

POOL AREA

Comp #: 503 Metal Fence - Replace**Quantity: Approx 310 LF**

Location: Perimeter of pool area

Funded?: Yes.

History: Installed during 2005.

Comments:

Useful Life: 30 years

Remaining Life: 16 years

Best Case: \$ 11,000

Worst Case: \$11,000

Add repaint for total cost

Cost Source: ARI Cost Database

Comp #: 1107 Metal Fence - Repaint**Quantity: Approx 310 LF**

Location: Perimeter of pool area

Funded?: Yes.

History: Repainted during 2017.

Comments:

Useful Life: 5 years

Remaining Life: 1 years

Best Case: \$ 2,000

Worst Case: \$2,000

Cost Source: ARI Cost Database

Comp #: 1200 Pool Deck - Resurface**Quantity: Approx 4,300 Sq Ft**

Location: Pool area

Funded?: Yes.

History: Original from 2005.

Comments:

Useful Life: 16 years

Remaining Life: 4 years

Best Case: \$ 20,000

Worst Case: \$20,000

Add seal/repair for total cost

Cost Source: ARI Cost Database

Comp #: 1201 Pool Deck - Seal/Repair**Quantity: Approx 4,300 Sq Ft**

Location: Pool area

Funded?: Yes.

History:

Comments:

Useful Life: 4 years

Remaining Life: 0 years

Best Case: \$ 7,400

Worst Case: \$7,400

Cost Source: ARI Cost Database

Comp #: 1202 Pool - Resurface**Quantity: (1) Pool, ~250 LF**

Location: Pool area

Funded?: Yes.

History: Original from 2005.

Comments:

Useful Life: 18 years

Remaining Life: 2 years

Best Case: \$ 33,000

Worst Case: \$33,000

Cost Source: ARI Cost Database

Comp #: 1203 Pool Lights - Replace (A)**Quantity: (2) Lights**

Location: Pool

Funded?: Yes.

History: Replaced with (2) Pentair LED lights during 2019-2020 for ~\$1,450.

Comments:

Useful Life: 18 years

Remaining Life: 17 years

Best Case: \$ 1,500

Worst Case: \$1,500

Cost Source: Client Cost History

Comp #: 1203 Pool Lights - Replace (B)**Quantity: (3) Lights**

Location: Pool

Funded?: Yes.

History: Assumed to be original from 2005.

Comments:

Useful Life: 18 years

Remaining Life: 2 years

Best Case: \$ 2,300

Worst Case: \$2,300

Cost Source: Client Cost History

Comp #: 1206 Spa - Resurface**Quantity: (1) Spa, ~35 LF**

Location: Pool area

Funded?: Yes.

History: Resurfaced during 2013 for ~\$2,900, plus additional fees for plumbing repairs, split drains, pressure test, etc.

Comments:

Useful Life: 12 years

Remaining Life: 4 years

Best Case: \$ 4,000

Worst Case: \$4,000

Cost Source: Client Cost History

Comp #: 1207 Spa Light - Replace**Quantity: (1) Light**

Location: Spa

Funded?: No. Cost for this single light is too small for Reserve designation. Replace when needed as an Operating expense, or include with the pool lights.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 1210 Pool Furniture - Replace**Quantity: (62) Assorted Pieces**

Location: Pool area & adjacent to Recreation building

Funded?: Yes.

History:

Comments:

Useful Life: 7 years

Remaining Life: 0 years

Best Case: \$ 18,000

Worst Case: \$18,000

Cost Source: ARI Cost Database

Comp #: 1220 Pool/Spa Filters - Replace (A)**Quantity: (1) Triton II, TR-100**

Location: Pool/spa equipment area

Funded?: Yes.

History: Installed during 2012.

Comments:

Useful Life: 15 years

Remaining Life: 6 years

Best Case: \$ 1,700

Worst Case: \$1,700

Cost Source: ARI Cost Database

Comp #: 1220 Pool/Spa Filters - Replace (B)**Quantity: (2) Triton II, TR-140C**

Location: Pool/spa equipment area

Funded?: Yes.

History: Installed during 2009.

Comments:

Useful Life: 15 years

Remaining Life: 3 years

Best Case: \$ 4,000

Worst Case: \$4,000

Cost Source: ARI Cost Database

Comp #: 1223 Pool/Spa Heaters - Replace (A)**Quantity: (1) Heater**

Location: Pool/spa equipment area

Funded?: Yes.

History: Replaced during 2020 for ~\$3,000. Previously installed during 2010.

Comments: This heater is for the spa.

Useful Life: 10 years

Remaining Life: 9 years

Best Case: \$ 3,100

Worst Case: \$3,100

Cost Source: Client Cost History

Comp #: 1223 Pool/Spa Heaters - Replace (B)**Quantity: (1) Raypak R410**

Location: Pool/spa equipment area
 Funded?: Yes.
 History: Installed during 2016.
 Comments:
 Useful Life: 10 years
 Best Case: \$ 10,800
 Cost Source: Client Cost History

Remaining Life: 5 years
 Worst Case: \$10,800

Comp #: 1223 Pool/Spa Heaters - Replace (C)**Quantity: (1) Raypak R410**

Location: Pool/spa equipment area
 Funded?: Yes.
 History: Installed during 2017 for ~\$9,600.
 Comments:
 Useful Life: 10 years
 Best Case: \$ 10,800
 Cost Source: Client Cost History

Remaining Life: 6 years
 Worst Case: \$10,800

Comp #: 1224 Pool/Spa Pumps - Replace (A)**Quantity: (2) Pentair WhisperFlo**

Location: Pool/spa equipment area
 Funded?: Yes.
 History: Replaced during 2019 for ~\$3,000.
 Comments: These pumps are for the pool.
 Useful Life: 12 years
 Best Case: \$ 3,100
 Cost Source: Client Cost History

Remaining Life: 10 years
 Worst Case: \$3,100

Comp #: 1224 Pool/Spa Pumps - Replace (B)**Quantity: (2) Hayward Northstar**

Location: Pool/spa equipment area
 Funded?: Yes.
 History:
 Comments: These pumps are for the spa.
 Useful Life: 12 years
 Best Case: \$ 3,100
 Cost Source: Client Cost History

Remaining Life: 1 years
 Worst Case: \$3,100

Comp #: 1228 Spa Blower - Replace**Quantity: (1) Blower**

Location: Pool/spa equipment area
 Funded?: Yes.
 History:
 Comments:
 Useful Life: 15 years
 Best Case: \$ 1,800
 Cost Source: ARI Cost Database

Remaining Life: 3 years
 Worst Case: \$1,800

RECREATION BUILDINGS

<p>Comp #: 305 HVAC Units - Replace Location: Rooftop of the Fitness & Recreation buildings Funded?: Yes. History: Assumed to be original from 2005. Comments: Useful Life: 15 years Best Case: \$ 13,000 Cost Source: ARI Cost Database</p>	<p>Quantity: (2) Carrier Remaining Life: 0 years Worst Case: \$13,000</p>
<p>Comp #: 405 Concrete Furniture - Replace Location: Pool area & adjacent to Recreation building Funded?: Yes. History: Assumed to be original from 2005. Comments: Useful Life: 25 years Best Case: \$ 8,000 Cost Source: ARI Cost Database</p>	<p>Quantity: (7) Assorted Pieces Remaining Life: 9 years Worst Case: \$8,000</p>
<p>Comp #: 407 BBQ Grill - Replace Location: Adjacent to Recreation building Funded?: Yes. History: Comments: Useful Life: 15 years Best Case: \$ 3,200 Cost Source: Internet Research</p>	<p>Quantity: (1) Sure Flame Remaining Life: 1 years Worst Case: \$3,200</p>
<p>Comp #: 412 Fireplace - Repair Location: Adjacent to Recreation building Funded?: Yes. History: Comments: Useful Life: 15 years Best Case: \$ 2,500 Cost Source: ARI Cost Allowance</p>	<p>Quantity: (1) Gas Fireplace Remaining Life: 1 years Worst Case: \$2,500</p>
<p>Comp #: 420 Drinking Fountain - Replace Location: Outside Fitness & Recreation buildings Funded?: Yes. History: Installed during 2005. Comments: Useful Life: 15 years Best Case: \$ 1,200 Cost Source: ARI Cost Database</p>	<p>Quantity: (1) Elkay Remaining Life: 1 years Worst Case: \$1,200</p>
<p>Comp #: 510 Wood Pergola - Replace Location: Perimeter of Fitness & Recreation buildings Funded?: Yes. History: Installed during 2005. Comments: Useful Life: 20 years Best Case: \$ 48,000 Cost Source: ARI Cost Database</p>	<p>Quantity: Approx 3,000 Sq Ft Remaining Life: 4 years Worst Case: \$48,000</p>
<p>Comp #: 901 Rubber Floor - Replace Location: Fitness building Funded?: Yes. History: Installed during 2017. Comments: Useful Life: 12 years Best Case: \$ 4,200 Cost Source: Client Cost History</p>	<p>Quantity: Approx 360 Sq Ft Remaining Life: 8 years Worst Case: \$4,200</p>

Comp #: 903 Tile Floor - Replace **Quantity: Approx 620 Sq Ft**
Location: Recreation building
Funded?: Yes.
History: Installed during 2005.
Comments:
Useful Life: 25 years Remaining Life: 9 years
Best Case: \$ 7,400 Worst Case: \$7,400
Cost Source: ARI Cost Database

Comp #: 908 Window Blinds - Replace **Quantity: Approx (23) Sets**
Location: Fitness building, Recreation building, & restrooms
Funded?: Yes.
History: Installed during 2005.
Comments:
Useful Life: 20 years Remaining Life: 4 years
Best Case: \$ 4,000 Worst Case: \$4,000
Cost Source: ARI Cost Database

Comp #: 910 Interior Lights - Replace **Quantity: Approx (33) Lights**
Location: Fitness & Recreation buildings
Funded?: Yes.
History: Installed during 2005.
Comments:
Useful Life: 25 years Remaining Life: 9 years
Best Case: \$ 4,000 Worst Case: \$4,000
Cost Source: ARI Cost Database

Comp #: 911 Ceiling Fans - Replace **Quantity: (3) Ceiling Fans**
Location: Fitness & Recreation buildings
Funded?: No. Replacement cost is relatively inexpensive. Replace as an Operating expense when needed.
History:
Comments:
Useful Life: Remaining Life:
Best Case: Worst Case:
Cost Source:

Comp #: 912 Furniture - Replace **Quantity: (23) Assorted Pieces**
Location: Recreation building
Funded?: Yes.
History:
Comments:
Useful Life: 12 years Remaining Life: 3 years
Best Case: \$ 10,000 Worst Case: \$10,000
Cost Source: ARI Cost Database

Comp #: 915 Televisions - Replace **Quantity: (2) TV's**
Location: Fitness & Recreation buildings
Funded?: No. Replacement cost is relatively inexpensive. Recommend treating replacement as an Operating expense.
History:
Comments:
Useful Life: Remaining Life:
Best Case: Worst Case:
Cost Source:

Comp #: 918 Billiards Table - Replace **Quantity: (1) Brunswick**
Location: Recreation building
Funded?: Yes.
History:
Comments:
Useful Life: 20 years Remaining Life: 4 years
Best Case: \$ 5,000 Worst Case: \$5,000
Cost Source: ARI Cost Database

Comp #: 920 Kitchen - Remodel**Quantity: (1) Kitchen**

Location: Recreation building

Funded?: Yes.

History:

Comments:

Useful Life: 25 years

Remaining Life: 9 years

Best Case: \$ 8,000

Worst Case: \$8,000

Cost Source: ARI Cost Database

Comp #: 921 Kitchen Appliances - Replace**Quantity: (2) Appliances**

Location: Recreation building

Funded?: Yes.

History: Installed during 2006.

Comments:

Useful Life: 15 years

Remaining Life: 1 years

Best Case: \$ 3,000

Worst Case: \$3,000

Cost Source: ARI Cost Database

Comp #: 925 Restrooms - Remodel**Quantity: (2) Restrooms**

Location: Men & Women's restrooms adjacent to Fitness & Recreation buildings

Funded?: Yes.

History:

Comments:

Useful Life: 25 years

Remaining Life: 9 years

Best Case: \$ 11,000

Worst Case: \$11,000

Cost Source: ARI Cost Database

Comp #: 930 Cardio Equipment - Replace**Quantity: (5) Assorted Pieces**

Location: Fitness building

Funded?: Yes.

History: Cardio and strength equipment was replaced during 2017, along with new rubber flooring, for a combined total of ~\$39,900.

Comments:

Useful Life: 8 years

Remaining Life: 4 years

Best Case: \$ 26,000

Worst Case: \$26,000

Cost Source: Client Cost History

Comp #: 935 Strength Equipment - Replace**Quantity: (4) Pieces + Weights**

Location: Fitness building

Funded?: Yes.

History: Installed during 2017.

Comments:

Useful Life: 15 years

Remaining Life: 11 years

Best Case: \$ 12,000

Worst Case: \$12,000

Cost Source: Client Cost History

Comp #: 940 Fitness Mirrors - Replace**Quantity: (3) Panels**

Location: Fitness building

Funded?: No. Recommend replacing as-needed an Operating expense.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 970 Doors + Windows - Replace**Quantity: (8) Doors, (13) Windows**

Location: Fitness & Recreation buildings (includes restrooms)

Funded?: Yes.

History: Installed during 2005.

Comments:

Useful Life: 40 years

Remaining Life: 24 years

Best Case: \$ 20,000

Worst Case: \$20,000

Cost Source: ARI Cost Database

Comp #: 1100 Interior Surfaces - Repaint

Quantity: Approx 3,500 Sq Ft

Location: Interior surfaces of restrooms, Fitness building, & Recreation building

Funded?: Yes.

History: Partial or complete repainting has been completed since 2013.

Comments:

Useful Life: 10 years

Remaining Life: 6 years

Best Case: \$ 3,700

Worst Case: \$3,700

Cost Source: ARI Cost Database

UNIT BUILDINGS

Comp #: 324 Wall Lights - Replace**Quantity: Approx (475) Lights**

Location: Building exteriors - Units, Fitness, Recreation, restrooms, mailbox structure

Funded?: Yes.

History: Installed during 2005.

Comments:

Useful Life: 25 years

Remaining Life: 9 years

Best Case: \$ 40,000

Worst Case: \$40,000

Cost Source: ARI Cost Database

Comp #: 515 Wood/Metal Surfaces - Repair**Quantity: Rails, Pergolas, Trim**

Location: Unit building exteriors

Funded?: Yes.

History:

Comments:

Useful Life: 10 years

Remaining Life: 6 years

Best Case: \$ 4,000

Worst Case: \$4,000

Cost Source: ARI Cost Allowance

Comp #: 630 Concrete Steps - Repair**Quantity: Numerous Steps**

Location: Unit building stairs

Funded?: Yes.

History:

Comments:

Useful Life: 10 years

Remaining Life: 6 years

Best Case: \$ 3,000

Worst Case: \$3,000

Cost Source: ARI Cost Allowance

Comp #: 680 Garage Doors - Replace**Quantity: Garage Doors**

Location: Unit garages

Funded?: No. Replacement and repairs of the garage doors is each owner's responsibility. Exterior repainting is included with the building exteriors.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 760 Pressure Reducer Valves - Replace**Quantity: Approx (46) Valves**

Location: (2) per unit building & (2) at the pool/recreation buildings

Funded?: Yes.

History: Assumed to be original from 2005.

Comments:

Useful Life: 15 years

Remaining Life: 1 years

Best Case: \$ 28,000

Worst Case: \$28,000

Cost Source: ARI Cost Database

Comp #: 770 Fire Risers - Replace**Quantity: Approx (30) Risers**

Location: (1) per unit building, (1) per garage building, & (2) at the pool/recreation buildings

Funded?: No. Expected to last indefinitely under normal circumstances. Repair or replace individually if needed as an Operating expense.

History: Assumed to be original from 2005.

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 780 Fire Alarm Panels - Replace**Quantity: (2) Panels**

Location: Fire riser closets at unit buildings

Funded?: Yes.

History: ~\$1,800 was spent during 2009 to replace a panel, and another ~\$1,650 during 2011 to replace a panel.

Comments:

Useful Life: 15 years

Remaining Life: 4 years

Best Case: \$ 4,200

Worst Case: \$4,200

Cost Source: Client Cost History

Comp #: 1113 Metal Rails - Repaint**Quantity: Approx 2,200 LF**

Location: Unit building exteriors - Balcony & stair rails

Funded?: Yes.

History: Repainted during 2017.

Comments:

Useful Life: 5 years

Remaining Life: 1 years

Best Case: \$ 12,000

Worst Case: \$12,000

Cost Source: Client Cost History

Comp #: 1115 Building Exteriors - Repaint**Quantity: Approx 273,000 Sq Ft**

Location: Building exteriors - Units, Fitness, Recreation, restrooms, mailbox structure

Funded?: Yes.

History: The community was repainted during 2017 for ~\$163,000 (stucco has a 10-year warranty). Previously repainted during 2009-2010 for ~\$153,000.

Comments:

Useful Life: 10 years

Remaining Life: 6 years

Best Case: \$ 150,000

Worst Case: \$150,000

Cost Source: Client Cost History

Comp #: 1150 Landing Decks - Resurface**Quantity: Approx 4,300 Sq Ft**

Location: Front landing decks at various unit buildings

Funded?: Yes.

History: Coating is original from 2005.

Comments:

Useful Life: 30 years

Remaining Life: 16 years

Best Case: \$ 40,000

Worst Case: \$40,000

Add seal/repair for total cost

Cost Source: ARI Cost Database

Comp #: 1155 Landing Decks - Seal/Repair**Quantity: Approx 4,300 Sq Ft**

Location: Front landing decks at various unit buildings

Funded?: Yes.

History: Painted/sealed during the 2017 community painting project.

Comments:

Useful Life: 10 years

Remaining Life: 6 years

Best Case: \$ 14,000

Worst Case: \$14,000

Cost Source: Client Cost History

Comp #: 1160 Balcony Decks - Resurface**Quantity: Balcony Decks**

Location: Rear of unit buildings

Funded?: No. Each owner is responsible to maintain and repair their balcony deck, not the association.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 1300 Foam Roofs - Replace**Quantity: Approx 132,000 Sq Ft**

Location: Building rooftops - Units, Fitness, Recreation, restrooms

Funded?: Yes.

History: Installed during 2005.

Comments:

Useful Life: 30 years

Remaining Life: 15 years

Best Case: \$ 400,000

Worst Case: \$400,000

Add recoat for total cost

Cost Source: ARI Cost Database

Comp #: 1301 Foam Roofs - Recoat**Quantity: Approx 132,000 Sq Ft**

Location: Building rooftops - Units, Fitness, Recreation, restrooms

Funded?: Yes.

History: Approximately half the roofs (10 units buildings plus recreation buildings: 68,300 sq ft) were recoated during late 2020 for ~\$85,400. The remaining half of the foam roofs will be recoated during Fall 2021.

Comments: Approximately half the foam roofs were recoated during late 2020, however half this expense (\$42,687) was paid in 2020, and the other half will be paid in 2021. To account for the foam roof project being expensed over separate Fiscal Years, we have added the \$42,687 back on to the Reserve balance for the beginning of 2021. This component provides funding to cover the entire expense of recoating all the foam roofs, and reflects the total cost as a 2021 expense for budgeting purposes.

Useful Life: 5 years

Remaining Life: 0 years

Best Case: \$ 170,000

Worst Case: \$170,000

Cost Source: Client Cost History

Comp #: 1304 Tile Roofs - Refurbish**Quantity: Approx 13,000 Sq Ft**

Location: Unit building roofs

Funded?: Yes.

History: Original from 2005.

Comments:

Useful Life: 30 years

Remaining Life: 15 years

Best Case: \$ 75,000

Worst Case: \$75,000

Estimate to remove tiles, replace underlayment,
reinstall tiles

Cost Source: ARI Cost Database

Comp #: 1310 Gutters/Downspouts - Repair**Quantity: Numerous LF**

Location: Unit building exteriors

Funded?: No. Gutters and downspouts should be inspected periodically and repaired when needed as an Operating expense.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source: