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Windsor Gardens HOA

Phoenix, AZ

DJ VLAMING CAI-RS 00061 DESIGNATION RESERVE SPECIALIST

Report #: 13342-1
Beginning: January 1, 2026
Expires: December 31, 2026

RESERVE STUDY

Update "With-Site-Visit"

November 21, 2025

Welcome to your Reserve Study!

A Reserve Study is a valuable tool to help you budget responsibly for your property. This report contains all the information you need to avoid surprise expenses, make informed decisions, save money, and protect property values.

Regardless of the property type, it's a fact of life that the very moment construction is completed, every major building component begins a predictable process of physical deterioration. The operative word is " predictable" because planning for the inevitable is what a Reserve Study by **Association Reserves** is all about!

In this Report, you will find three key results:

- **Component List**
  Unique to each property, the Component List serves as the foundation of the Reserve Study and details the scope and schedule of all necessary repairs & replacements.
- **Reserve Fund Strength**
  A calculation that measures how well the Reserve Fund has kept pace with the property's physical deterioration.
- **Reserve Funding Plan**
  A multi-year funding plan based on current Reserve Fund strength that allows for component repairs and replacements to be completed in a timely manner, with an emphasis on fairness and avoiding "catch-up" funding.

Questions?

Please contact your Project Manager directly.

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Windsor Gardens HOA
Phoenix, AZ
Level of Service: **Update "With-Site-Visit"**

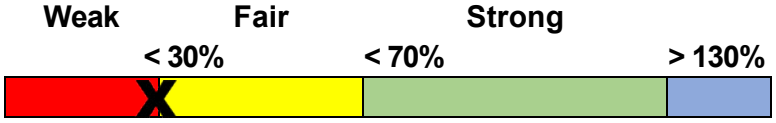
Report #: **13342-1**
# of Units: 60
January 1, 2026 through **December 31, 2026**

Findings & Recommendations

as of January 1, 2026

Projected Starting Reserve Balance	**$175,629**
Current Fully Funded Reserve Balance	**$601,768**
Average Reserve Deficit (Surplus) Per Unit	**$7,102**
Percent Funded	**29.2 %**
2025 Approved Monthly Reserve Transfers	**$8,184**
2026 Approved Monthly Reserve Transfers	**$6,075**
2027 Recommended Monthly Reserve Transfers	**$7,000**
2026 - 2028 Recommended Special Assessments	**$90,000**

Reserve Fund Strength: 29.2%



Risk of Special Assessment: **High** **Medium** **Low**

Economic Assumptions:

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

This is an **Update "With-Site-Visit" Reserve Study** based on a prior report prepared by Association Reserves for your 2020 Fiscal Year. We performed the site inspection on 10/30/2025.

The Reserve expense threshold for this analysis is $2,000. 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 **29.2 % Funded**. This means the Reserve Fund status is **Weak**, and the HOA's risk of special assessments & deferred maintenance is currently High.

The 2026 budget has already been approved with Monthly Reserve Transfers of $6,075. Although this represents a decrease in Reserve funding, the starting point of our funding plan reflects the approved budget. Based on your current Percent Funded and cash flow requirements, we recommend budgeting **Monthly Reserve Transfers of $7,000 for the 2027 Fiscal Year.** Annual increases are scheduled to strengthen the transfer rate over time while also helping to offset inflation. Going forward, the transfer rate should be increased as illustrated on the 30-Year Reserve Plan Summary.

With a significant amount of near-term roof and building exterior expenses approaching, the current Reserve balance is not sufficient to fund these projects. Despite the recommendation for Reserve funding increases, there is not enough time to develop adequate funding to complete anticipated short-term projects. Therefore, we recommend collecting a multi-year special assessment totaling $90,000. Scheduled collection is over 3-years at $30,000 per year and $500 per unit, per year.

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

This Reserve Study does not account for every potential expense the Association may face. Projects deemed unpredictable with regard to timing and cost are typically not included. It is beyond the scope of a Reserve Study to inspect or assess structural conditions of buildings, walls, electrical systems, utilities, plumbing systems, lakes, irrigation, drainage, etc. We recommend

scheduling periodic inspections by qualified engineers or other industry professionals to assess any potential issues or concerns.

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
	GROUNDS			
100	Community Maps - Refurbish	20	4	$4,500
201	Asphalt - Repave	30	12	$154,800
202	Asphalt - Seal/Repair	6	1	$20,000
220	Concrete - Repair	5	3	$4,000
280	Carport Roofs - Repair	10	4	$7,600
286	Carport Trim - Repaint	8	4	$12,000
316	Landscape Lights - Replace	20	0	$7,600
320	Pole Lights - Replace	30	4	$25,500
505	Metal Fence - Replace	24	6	$20,800
507	Vehicle Gates - Replace	24	6	$6,200
510	Trash Gates - Replace	30	29	$12,500
515	Metal Surfaces - Repaint	6	0	$9,000
602	Irrigation System - Repair	15	6	$10,000
630	Backflow Valves - Replace	20	5	$5,200
640	Granite - Replenish	10	2	$5,000
660	Drywells - Inspect/Clean	5	2	$2,000
	UNIT BUILDINGS			
1022	Metal Handrails - Replace	30	6	$7,700
1026	Balcony Rails - Replace	30	20	$10,000
1030	Balcony Decks - Repair	10	2	$15,400
1050	Building Exteriors - Repaint	10	2	$120,000
1052	Building Trim - Repaint	5	2	$24,000
1065	Vigas - Partial Replace	10	2	$45,000
1070	Foam Roofs - Replace (#1)	25	1	$22,600
1071	Foam Roofs - Recoat (#1)	5	1	$10,200
1072	Foam Roofs - Replace (#2)	25	2	$22,600
1073	Foam Roofs - Recoat (#2)	5	2	$25,600
1074	Foam Roofs - Replace (#3)	25	5	$22,600
1075	Foam Roofs - Recoat (#3)	5	0	$20,400
1076	Foam Roofs - Replace (#4)	25	0	$23,000
1077	Foam Roofs - Recoat (#4)	5	0	$10,400
1078	Foam Roofs - Replace (#5)	25	24	$23,100
1079	Foam Roofs - Recoat (#5)	5	9	$10,400
1080	Foam Roofs - Replace (#6)	25	23	$23,000
1081	Foam Roofs - Recoat (#6)	5	8	$10,400
1082	Foam Roofs - Replace (#7)	25	24	$23,000
1083	Foam Roofs - Recoat (#7)	5	9	$10,400
1084	Foam Roofs - Replace (#8)	25	3	$11,100

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
1085	Foam Roofs - Recoat (#8)	5	3	$5,000
	POOL AREA			
1200	Pool Deck - Resurface	16	5	$17,300
1201	Pool Deck - Seal/Repair	4	1	$4,800
1205	Pool/Spa Coping - Replace	16	5	$4,500
1210	Pool - Resurface	16	5	$25,500
1212	Spa - Resurface	16	5	$8,000
1215	Pool Fence - Replace	30	6	$13,500
1220	Pool Furniture - Replace	8	1	$5,700
1230	Column Tile - Replace	20	12	$7,700
1235	Shade Screen - Replace	12	1	$2,500
1240	Pool Filter - Replace	15	13	$2,800
1242	Pool Filter Pump - Replace	15	0	$3,400
1250	Spa Filter - Replace	15	0	$2,200
1252	Spa Filter Pump - Replace	15	9	$3,400
1254	Spa Jet Pump - Replace	15	9	$2,200
1256	Spa Heater - Replace	8	0	$5,200
1260	Metal Roof - Replace	40	6	$5,000

54 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 funding is not "for the future". Ongoing Reserve transfers are intended 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 With-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 performed an on-site inspection to evaluate your common areas, updating and adjusting your Reserve Component List as appropriate.

Which Physical Assets are Funded by Reserves?

There is a national-standard three-part test to determine which projects should appear in a Reserve Component List. First, it must be a common area maintenance obligation. Second, both the need and schedule of a component's project can be reasonably anticipated. Third, the project's total cost is material to the client, can be reasonably anticipated, and includes all direct and related costs. A project cost is commonly considered *material* if it is more than 0.5% to 1% of the total annual budget. This limits Reserve components to major, predictable expenses. Within this framework, it is inappropriate to include *lifetime* components, unpredictable expenses (such as damage due to natural disasters and/or insurable events), and expenses more appropriately handled from the Operational budget.

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 transfer to Reserves?

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 rate of ongoing Reserve transfers is desirable because it keeps these naturally irregular expenses from unsettling the budget.

Reserve transfers 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 Board members to recommend to their association. Remember, it is the Board's job to provide for the ongoing care of the common areas. Board members invite liability exposure when Reserve transfers 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.*

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, recommended Reserve transfers for Baseline Funding average only 10% to 15% less than Full Funding recommendations. Threshold Funding is the title of all other Cash or Percent Funded objectives *between* Baseline Funding and Full Funding.

Site Inspection Notes

During the site visit on 10/30/2025, we visually inspected the asphalt, pool area, building exteriors, and common areas.

Please see the Component Details Appendix at the end of this report for a detailed look at each component.

Projected Expenses

While this Reserve Study looks forward 30 years, we have no expectation that all 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.

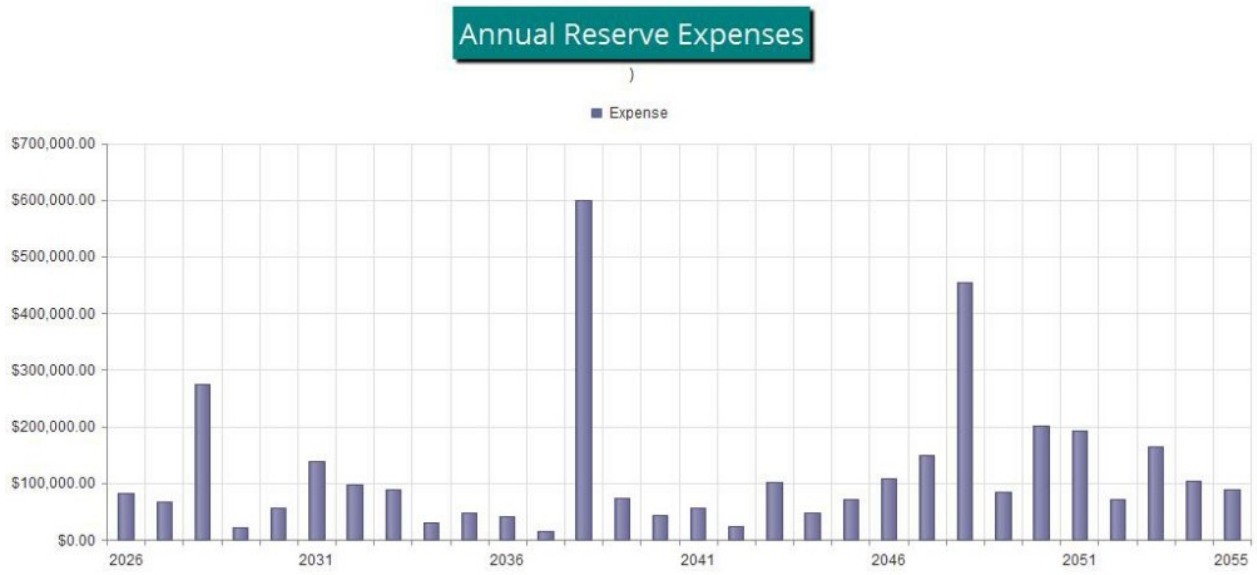


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be $175,629 as-of the start of your fiscal year on 1/1/2026. This is based on your actual balance of $159,169 on 10/30/2025 and anticipated Reserve transfers and expenses projected through the end of your Fiscal Year.

As of 1/1/2026, your Fully Funded Balance is computed to be $601,768. This figure represents the deteriorated value of your common area components. Comparing your Reserve Balance to the Fully Funded Balance indicates Reserves are 29.2 % Funded.

Recommended Funding Plan

The 2026 budget has already been approved with Monthly Reserve Transfers of $6,075. Although this represents a decrease in Reserve funding, the starting point of our funding plan reflects the approved budget. Based on your current Percent Funded and cash flow requirements, we recommend budgeting **Monthly Reserve Transfers of $7,000 for the 2027 Fiscal Year.** Annual increases are scheduled to strengthen the transfer rate over time while also helping to offset inflation. 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.

With a significant amount of near-term roof and building exterior expenses approaching, the current Reserve balance is not sufficient to fund these projects. Despite the recommendation for Reserve funding increases, there is not enough time to develop adequate funding to complete anticipated short-term projects. Therefore, we recommend collecting a multi-year special assessment totaling $90,000. Scheduled collection is over 3-years at $30,000 per year and $500 per unit, per year.

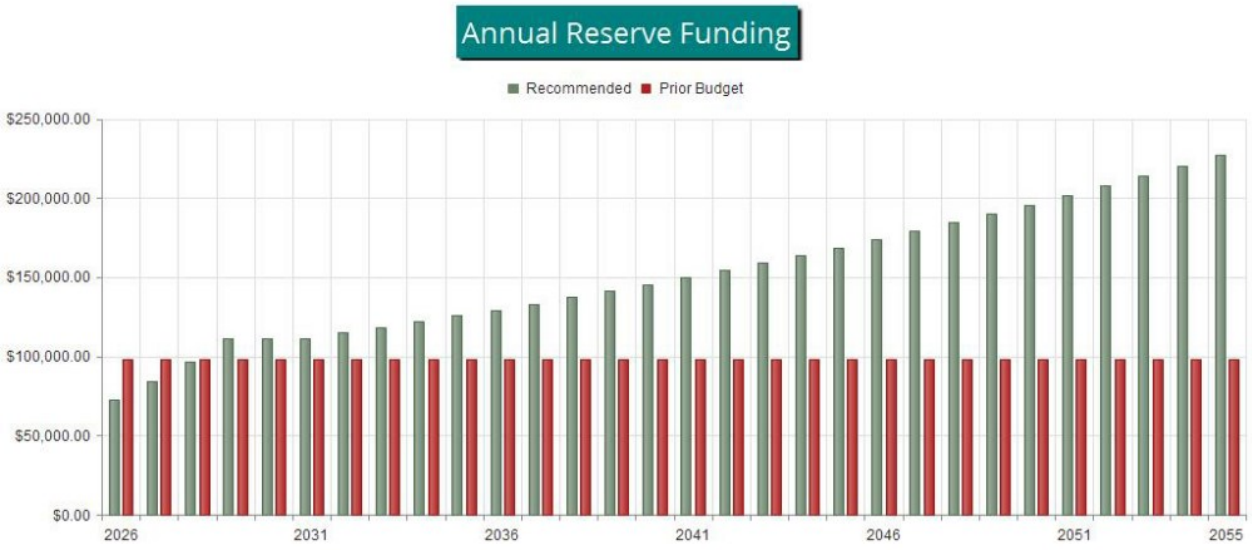

Annual Reserve Funding
Recommended
Prior Budget
$250,000.00
$200,000.00
$150,000.00
$100,000.00
$50,000.00
$0.00
2026
2031
2036
2041
2046
2051
2055

Figure 2

The following chart shows your Reserve balance under our recommended Funding Plan and at your current budgeted level of Reserve funding, compared to the always-changing Fully Funded Balance target.

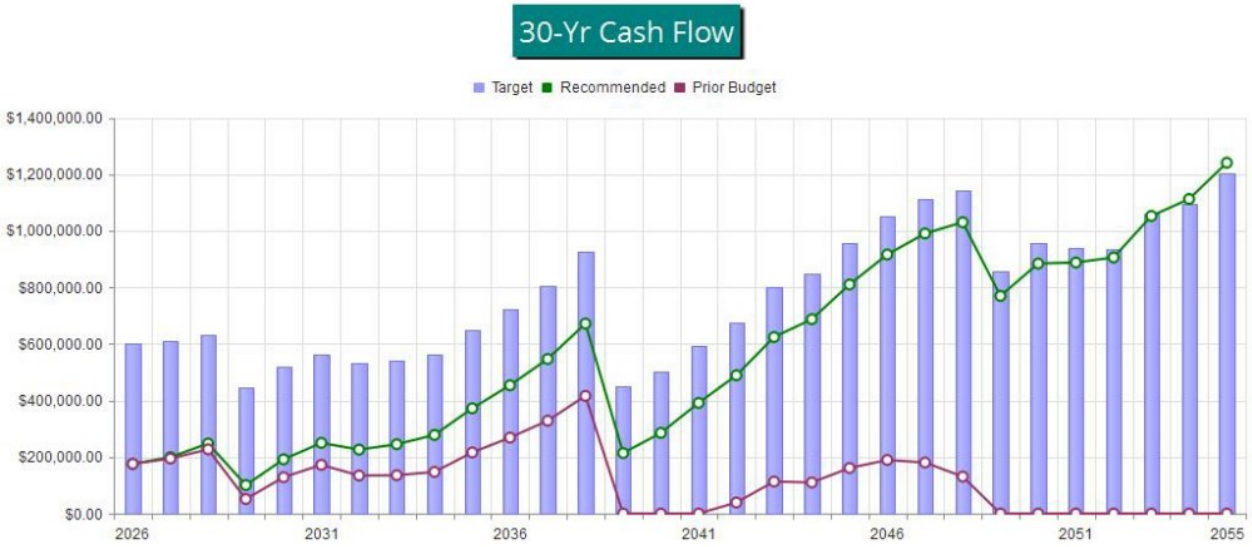


Figure 3

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.

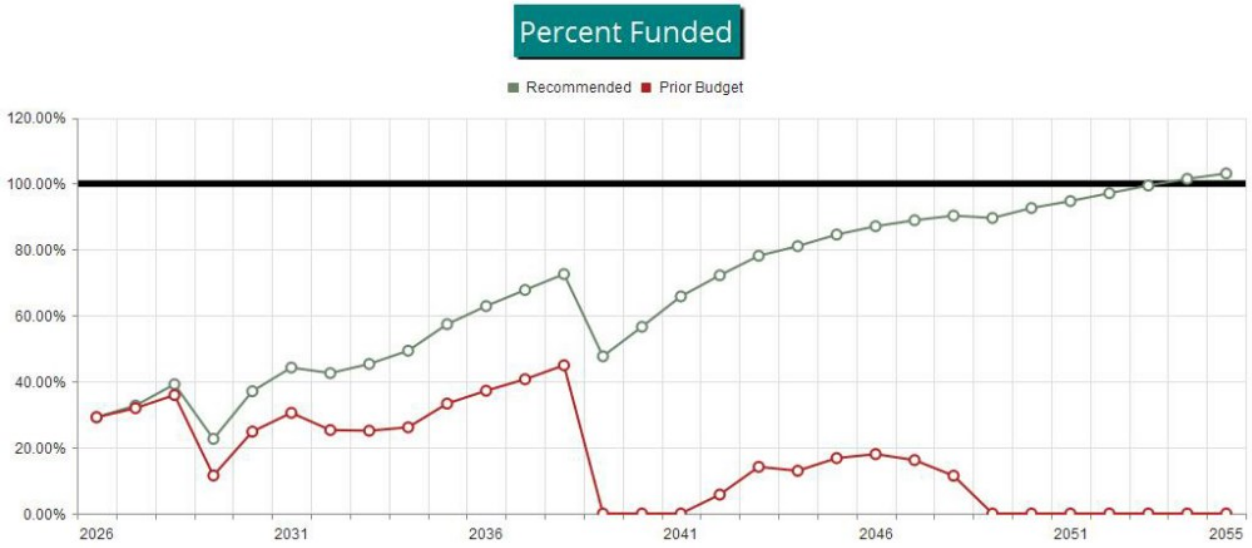


Figure 4

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.

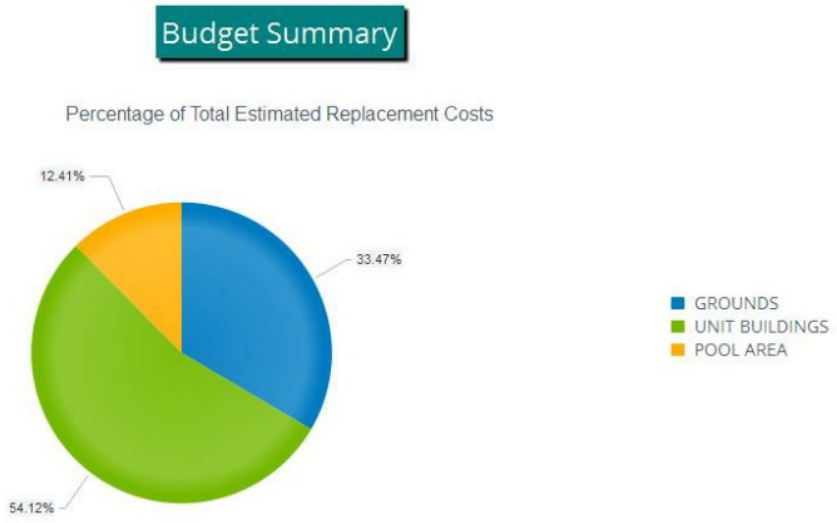
Fully Funded Balance shows the calculation of the Fully Funded Balance for each of your components, and their specific proportion related to the property total. For each component, the Fully Funded Balance is the fraction of life used up multiplied by its estimated Current Replacement Cost.

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 funding requirements. 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		2026 Rem. Useful Life		Estimated Replacement Cost in 2026	2026 Expenditures	01/01/2026 Current Fund Balance	01/01/2026 Fully Funded Balance	Remaining Bal. to be Funded	2026 Funding
	Min	Max	Min	Max						
GROUNDS	5	30	0	29	$306,700	$16,600	$38,467	$199,773	$268,233	$16,963
UNIT BUILDINGS	5	30	0	24	$495,900	$53,800	$115,483	$321,553	$380,417	$48,233
POOL AREA	4	40	0	13	$113,700	$10,800	$21,679	$80,441	$92,021	$7,706
					$916,300	$81,200	$175,629	$601,768	$740,671	$72,902
								Percent Funded:	29.2%	



#	Component	Approx Quantity		Useful Life	Rem. Useful Life	Current Cost Estimate
	GROUNDS					
100	Community Maps - Refurbish	2	Maps	20	4	$4,500
201	Asphalt - Repave	38,700	Sq Ft	30	12	$154,800
202	Asphalt - Seal/Repair	38,700	Sq Ft	6	1	$20,000
220	Concrete - Repair	1	Allowance	5	3	$4,000
280	Carport Roofs - Repair	9,500	Sq Ft	10	4	$7,600
286	Carport Trim - Repaint	8,014	Sq Ft	8	4	$12,000
316	Landscape Lights - Replace	18	Lights	20	0	$7,600
320	Pole Lights - Replace	22	Fixtures	30	4	$25,500
505	Metal Fence - Replace	200	LF	24	6	$20,800
507	Vehicle Gates - Replace	20	LF	24	6	$6,200
510	Trash Gates - Replace	6	Trash Gates	30	29	$12,500
515	Metal Surfaces - Repaint	1	Allowance	6	0	$9,000
602	Irrigation System - Repair	1	Allowance	15	6	$10,000
630	Backflow Valves - Replace	3	Febco Valves	20	5	$5,200
640	Granite - Replenish	40	Tons	10	2	$5,000
660	Drywells - Inspect/Clean	2	Drywells	5	2	$2,000
	UNIT BUILDINGS					
1022	Metal Handrails - Replace	140	LF	30	6	$7,700
1026	Balcony Rails - Replace	200	LF	30	20	$10,000
1030	Balcony Decks - Repair	3,250	Sq Ft	10	2	$15,400
1050	Building Exteriors - Repaint	73,300	Sq Ft	10	2	$120,000
1052	Building Trim - Repaint	1	Allowance	5	2	$24,000
1065	Vigas - Partial Replace	330	Vigas	10	2	$45,000
1070	Foam Roofs - Replace (#1)	5,100	Sq Ft	25	1	$22,600
1071	Foam Roofs - Recoat (#1)	5,100	Sq Ft	5	1	$10,200
1072	Foam Roofs - Replace (#2)	5,100	Sq Ft	25	2	$22,600
1073	Foam Roofs - Recoat (#2)	5,100	Sq Ft	5	2	$25,600
1074	Foam Roofs - Replace (#3)	5,100	Sq Ft	25	5	$22,600
1075	Foam Roofs - Recoat (#3)	5,100	Sq Ft	5	0	$20,400
1076	Foam Roofs - Replace (#4)	5,200	Sq Ft	25	0	$23,000
1077	Foam Roofs - Recoat (#4)	5,200	Sq Ft	5	0	$10,400
1078	Foam Roofs - Replace (#5)	5,200	Sq Ft	25	24	$23,100
1079	Foam Roofs - Recoat (#5)	5,200	Sq Ft	5	9	$10,400
1080	Foam Roofs - Replace (#6)	5,200	Sq Ft	25	23	$23,000
1081	Foam Roofs - Recoat (#6)	5,200	Sq Ft	5	8	$10,400
1082	Foam Roofs - Replace (#7)	5,200	Sq Ft	25	24	$23,000
1083	Foam Roofs - Recoat (#7)	5,200	Sq Ft	5	9	$10,400
1084	Foam Roofs - Replace (#8)	2,500	Sq Ft	25	3	$11,100
1085	Foam Roofs - Recoat (#8)	2,500	Sq Ft	5	3	$5,000
	POOL AREA					
1200	Pool Deck - Resurface	2,000	Sq Ft	16	5	$17,300
1201	Pool Deck - Seal/Repair	2,000	Sq Ft	4	1	$4,800
1205	Pool/Spa Coping - Replace	150	Sq Ft	16	5	$4,500

#	Component	Approx	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
1210	Pool - Resurface	125	LF	16	5	$25,500
1212	Spa - Resurface	25	LF	16	5	$8,000
1215	Pool Fence - Replace	185	LF	30	6	$13,500
1220	Pool Furniture - Replace	14	Pieces	8	1	$5,700
1230	Column Tile - Replace	120	Sq Ft	20	12	$7,700
1235	Shade Screen - Replace	150	Sq Ft	12	1	$2,500
1240	Pool Filter - Replace	1	Pentair TR-100	15	13	$2,800
1242	Pool Filter Pump - Replace	1	Pump, 2-HP	15	0	$3,400
1250	Spa Filter - Replace	1	Pentair TR-60	15	0	$2,200
1252	Spa Filter Pump - Replace	1	Pentair Pump	15	9	$3,400
1254	Spa Jet Pump - Replace	1	Pentair, 1.5-HP	15	9	$2,200
1256	Spa Heater - Replace	1	Raypak 266,000 BTU	8	0	$5,200
1260	Metal Roof - Replace	120	Sq Ft	40	6	$5,000

54 Total Funded Components

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
	GROUNDS							
100	Community Maps - Refurbish	$4,500	X	16	/	20	=	$3,600
201	Asphalt - Repave	$154,800	X	18	/	30	=	$92,880
202	Asphalt - Seal/Repair	$20,000	X	5	/	6	=	$16,667
220	Concrete - Repair	$4,000	X	2	/	5	=	$1,600
280	Carport Roofs - Repair	$7,600	X	6	/	10	=	$4,560
286	Carport Trim - Repaint	$12,000	X	4	/	8	=	$6,000
316	Landscape Lights - Replace	$7,600	X	20	/	20	=	$7,600
320	Pole Lights - Replace	$25,500	X	26	/	30	=	$22,100
505	Metal Fence - Replace	$20,800	X	18	/	24	=	$15,600
507	Vehicle Gates - Replace	$6,200	X	18	/	24	=	$4,650
510	Trash Gates - Replace	$12,500	X	1	/	30	=	$417
515	Metal Surfaces - Repaint	$9,000	X	6	/	6	=	$9,000
602	Irrigation System - Repair	$10,000	X	9	/	15	=	$6,000
630	Backflow Valves - Replace	$5,200	X	15	/	20	=	$3,900
640	Granite - Replenish	$5,000	X	8	/	10	=	$4,000
660	Drywells - Inspect/Clean	$2,000	X	3	/	5	=	$1,200
	UNIT BUILDINGS							
1022	Metal Handrails - Replace	$7,700	X	24	/	30	=	$6,160
1026	Balcony Rails - Replace	$10,000	X	10	/	30	=	$3,333
1030	Balcony Decks - Repair	$15,400	X	8	/	10	=	$12,320
1050	Building Exteriors - Repaint	$120,000	X	8	/	10	=	$96,000
1052	Building Trim - Repaint	$24,000	X	3	/	5	=	$14,400
1065	Vigas - Partial Replace	$45,000	X	8	/	10	=	$36,000
1070	Foam Roofs - Replace (#1)	$22,600	X	24	/	25	=	$21,696
1071	Foam Roofs - Recoat (#1)	$10,200	X	4	/	5	=	$8,160
1072	Foam Roofs - Replace (#2)	$22,600	X	23	/	25	=	$20,792
1073	Foam Roofs - Recoat (#2)	$25,600	X	3	/	5	=	$15,360
1074	Foam Roofs - Replace (#3)	$22,600	X	20	/	25	=	$18,080
1075	Foam Roofs - Recoat (#3)	$20,400	X	5	/	5	=	$20,400
1076	Foam Roofs - Replace (#4)	$23,000	X	25	/	25	=	$23,000
1077	Foam Roofs - Recoat (#4)	$10,400	X	5	/	5	=	$10,400
1078	Foam Roofs - Replace (#5)	$23,100	X	1	/	25	=	$924
1079	Foam Roofs - Recoat (#5)	$10,400	X	0	/	5	=	$0
1080	Foam Roofs - Replace (#6)	$23,000	X	2	/	25	=	$1,840
1081	Foam Roofs - Recoat (#6)	$10,400	X	0	/	5	=	$0
1082	Foam Roofs - Replace (#7)	$23,000	X	1	/	25	=	$920
1083	Foam Roofs - Recoat (#7)	$10,400	X	0	/	5	=	$0
1084	Foam Roofs - Replace (#8)	$11,100	X	22	/	25	=	$9,768
1085	Foam Roofs - Recoat (#8)	$5,000	X	2	/	5	=	$2,000
	POOL AREA							
1200	Pool Deck - Resurface	$17,300	X	11	/	16	=	$11,894
1201	Pool Deck - Seal/Repair	$4,800	X	3	/	4	=	$3,600
1205	Pool/Spa Coping - Replace	$4,500	X	11	/	16	=	$3,094

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
1210	Pool - Resurface	$25,500	X	11	/	16	=	$17,531
1212	Spa - Resurface	$8,000	X	11	/	16	=	$5,500
1215	Pool Fence - Replace	$13,500	X	24	/	30	=	$10,800
1220	Pool Furniture - Replace	$5,700	X	7	/	8	=	$4,988
1230	Column Tile - Replace	$7,700	X	8	/	20	=	$3,080
1235	Shade Screen - Replace	$2,500	X	11	/	12	=	$2,292
1240	Pool Filter - Replace	$2,800	X	2	/	15	=	$373
1242	Pool Filter Pump - Replace	$3,400	X	15	/	15	=	$3,400
1250	Spa Filter - Replace	$2,200	X	15	/	15	=	$2,200
1252	Spa Filter Pump - Replace	$3,400	X	6	/	15	=	$1,360
1254	Spa Jet Pump - Replace	$2,200	X	6	/	15	=	$880
1256	Spa Heater - Replace	$5,200	X	8	/	8	=	$5,200
1260	Metal Roof - Replace	$5,000	X	34	/	40	=	$4,250
								$601,768

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
	GROUNDS				
100	Community Maps - Refurbish	20	$4,500	$225	0.29 %
201	Asphalt - Repave	30	$154,800	$5,160	6.72 %
202	Asphalt - Seal/Repair	6	$20,000	$3,333	4.34 %
220	Concrete - Repair	5	$4,000	$800	1.04 %
280	Carport Roofs - Repair	10	$7,600	$760	0.99 %
286	Carport Trim - Repaint	8	$12,000	$1,500	1.95 %
316	Landscape Lights - Replace	20	$7,600	$380	0.49 %
320	Pole Lights - Replace	30	$25,500	$850	1.11 %
505	Metal Fence - Replace	24	$20,800	$867	1.13 %
507	Vehicle Gates - Replace	24	$6,200	$258	0.34 %
510	Trash Gates - Replace	30	$12,500	$417	0.54 %
515	Metal Surfaces - Repaint	6	$9,000	$1,500	1.95 %
602	Irrigation System - Repair	15	$10,000	$667	0.87 %
630	Backflow Valves - Replace	20	$5,200	$260	0.34 %
640	Granite - Replenish	10	$5,000	$500	0.65 %
660	Drywells - Inspect/Clean	5	$2,000	$400	0.52 %
	UNIT BUILDINGS				
1022	Metal Handrails - Replace	30	$7,700	$257	0.33 %
1026	Balcony Rails - Replace	30	$10,000	$333	0.43 %
1030	Balcony Decks - Repair	10	$15,400	$1,540	2.00 %
1050	Building Exteriors - Repaint	10	$120,000	$12,000	15.62 %
1052	Building Trim - Repaint	5	$24,000	$4,800	6.25 %
1065	Vigas - Partial Replace	10	$45,000	$4,500	5.86 %
1070	Foam Roofs - Replace (#1)	25	$22,600	$904	1.18 %
1071	Foam Roofs - Recoat (#1)	5	$10,200	$2,040	2.66 %
1072	Foam Roofs - Replace (#2)	25	$22,600	$904	1.18 %
1073	Foam Roofs - Recoat (#2)	5	$25,600	$5,120	6.66 %
1074	Foam Roofs - Replace (#3)	25	$22,600	$904	1.18 %
1075	Foam Roofs - Recoat (#3)	5	$20,400	$4,080	5.31 %
1076	Foam Roofs - Replace (#4)	25	$23,000	$920	1.20 %
1077	Foam Roofs - Recoat (#4)	5	$10,400	$2,080	2.71 %
1078	Foam Roofs - Replace (#5)	25	$23,100	$924	1.20 %
1079	Foam Roofs - Recoat (#5)	5	$10,400	$2,080	2.71 %
1080	Foam Roofs - Replace (#6)	25	$23,000	$920	1.20 %
1081	Foam Roofs - Recoat (#6)	5	$10,400	$2,080	2.71 %
1082	Foam Roofs - Replace (#7)	25	$23,000	$920	1.20 %
1083	Foam Roofs - Recoat (#7)	5	$10,400	$2,080	2.71 %
1084	Foam Roofs - Replace (#8)	25	$11,100	$444	0.58 %
1085	Foam Roofs - Recoat (#8)	5	$5,000	$1,000	1.30 %
	POOL AREA				
1200	Pool Deck - Resurface	16	$17,300	$1,081	1.41 %
1201	Pool Deck - Seal/Repair	4	$4,800	$1,200	1.56 %
1205	Pool/Spa Coping - Replace	16	$4,500	$281	0.37 %
1210	Pool - Resurface	16	$25,500	$1,594	2.07 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
1212	Spa - Resurface	16	$8,000	$500	0.65 %
1215	Pool Fence - Replace	30	$13,500	$450	0.59 %
1220	Pool Furniture - Replace	8	$5,700	$713	0.93 %
1230	Column Tile - Replace	20	$7,700	$385	0.50 %
1235	Shade Screen - Replace	12	$2,500	$208	0.27 %
1240	Pool Filter - Replace	15	$2,800	$187	0.24 %
1242	Pool Filter Pump - Replace	15	$3,400	$227	0.30 %
1250	Spa Filter - Replace	15	$2,200	$147	0.19 %
1252	Spa Filter Pump - Replace	15	$3,400	$227	0.30 %
1254	Spa Jet Pump - Replace	15	$2,200	$147	0.19 %
1256	Spa Heater - Replace	8	$5,200	$650	0.85 %
1260	Metal Roof - Replace	40	$5,000	$125	0.16 %
54	Total Funded Components			$76,827	100.00 %

30-Year Reserve Plan Summary

Report # 13342-1
With-Site-Visit

Fiscal Year Start: 2026	Net After Tax Interest: 1.00 %	Avg 30-Yr Inflation: 3.00 %

Reserve Fund Strength (as-of Fiscal Year Start)					Projected Reserve Balance Changes				
Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	% Increase In Annual Reserve Funding	Reserve Funding	Loan or Special Assmts	Interest Income	Reserve Expenses
2026	$175,629	$601,768	29.2 %	High	-25.77 %	$72,902	$30,000	$1,873	$81,200
2027	$199,204	$608,890	32.7 %	Medium	15.22 %	$84,000	$30,000	$2,233	$67,774
2028	$247,663	$632,235	39.2 %	Medium	15.00 %	$96,600	$30,000	$1,741	$275,410
2029	$100,594	$444,662	22.6 %	High	15.53 %	$111,600	$0	$1,461	$21,964
2030	$191,691	$517,167	37.1 %	Medium	0.00 %	$111,600	$0	$2,206	$55,825
2031	$249,672	$564,246	44.2 %	Medium	0.00 %	$111,600	$0	$2,378	$137,606
2032	$226,044	$531,175	42.6 %	Medium	3.00 %	$114,948	$0	$2,354	$98,390
2033	$244,956	$540,256	45.3 %	Medium	3.00 %	$118,396	$0	$2,613	$88,059
2034	$277,906	$563,085	49.4 %	Medium	3.00 %	$121,948	$0	$3,248	$31,163
2035	$371,940	$648,122	57.4 %	Medium	3.00 %	$125,607	$0	$4,126	$48,146
2036	$453,526	$721,224	62.9 %	Medium	3.00 %	$129,375	$0	$4,998	$41,393
2037	$546,507	$806,573	67.8 %	Medium	3.00 %	$133,256	$0	$6,089	$14,119
2038	$671,732	$925,765	72.6 %	Low	3.00 %	$137,254	$0	$4,426	$599,532
2039	$213,880	$448,843	47.7 %	Medium	3.00 %	$141,372	$0	$2,494	$72,692
2040	$285,053	$503,643	56.6 %	Medium	3.00 %	$145,613	$0	$3,379	$42,958
2041	$391,087	$594,200	65.8 %	Medium	3.00 %	$149,981	$0	$4,397	$56,710
2042	$488,755	$676,899	72.2 %	Low	3.00 %	$154,480	$0	$5,562	$24,712
2043	$624,085	$798,736	78.1 %	Low	3.00 %	$159,115	$0	$6,553	$102,642
2044	$687,111	$847,770	81.0 %	Low	3.00 %	$163,888	$0	$7,483	$48,349
2045	$810,134	$958,120	84.6 %	Low	3.00 %	$168,805	$0	$8,627	$71,543
2046	$916,023	$1,051,933	87.1 %	Low	3.00 %	$173,869	$0	$9,528	$109,089
2047	$990,331	$1,114,050	88.9 %	Low	3.00 %	$179,085	$0	$10,098	$149,382
2048	$1,030,132	$1,140,817	90.3 %	Low	3.00 %	$184,458	$0	$8,994	$454,117
2049	$769,468	$858,926	89.6 %	Low	3.00 %	$189,992	$0	$8,264	$83,680
2050	$884,043	$954,677	92.6 %	Low	3.00 %	$195,691	$0	$8,855	$200,840
2051	$887,750	$937,311	94.7 %	Low	3.00 %	$201,562	$0	$8,963	$192,628
2052	$905,647	$932,709	97.1 %	Low	3.00 %	$207,609	$0	$9,786	$70,736
2053	$1,052,306	$1,058,487	99.4 %	Low	3.00 %	$213,837	$0	$10,818	$164,820
2054	$1,112,141	$1,096,252	101.4 %	Low	3.00 %	$220,252	$0	$11,758	$103,643
2055	$1,240,508	$1,203,435	103.1 %	Low	3.00 %	$226,860	$0	$13,151	$89,785

	Fiscal Year	2026	2027	2028	2029	2030
	Starting Reserve Balance	$175,629	$199,204	$247,663	$100,594	$191,691
	Annual Reserve Funding	$72,902	$84,000	$96,600	$111,600	$111,600
	Recommended Special Assessments	$30,000	$30,000	$30,000	$0	$0
	Interest Earnings	$1,873	$2,233	$1,741	$1,461	$2,206
	Total Income	$280,404	$315,437	$376,004	$213,655	$305,497
#	Component					
	GROUNDS					
100	Community Maps - Refurbish	$0	$0	$0	$0	$5,065
201	Asphalt - Repave	$0	$0	$0	$0	$0
202	Asphalt - Seal/Repair	$0	$20,600	$0	$0	$0
220	Concrete - Repair	$0	$0	$0	$4,371	$0
280	Carport Roofs - Repair	$0	$0	$0	$0	$8,554
286	Carport Trim - Repaint	$0	$0	$0	$0	$13,506
316	Landscape Lights - Replace	$7,600	$0	$0	$0	$0
320	Pole Lights - Replace	$0	$0	$0	$0	$28,700
505	Metal Fence - Replace	$0	$0	$0	$0	$0
507	Vehicle Gates - Replace	$0	$0	$0	$0	$0
510	Trash Gates - Replace	$0	$0	$0	$0	$0
515	Metal Surfaces - Repaint	$9,000	$0	$0	$0	$0
602	Irrigation System - Repair	$0	$0	$0	$0	$0
630	Backflow Valves - Replace	$0	$0	$0	$0	$0
640	Granite - Replenish	$0	$0	$5,305	$0	$0
660	Drywells - Inspect/Clean	$0	$0	$2,122	$0	$0
	UNIT BUILDINGS					
1022	Metal Handrails - Replace	$0	$0	$0	$0	$0
1026	Balcony Rails - Replace	$0	$0	$0	$0	$0
1030	Balcony Decks - Repair	$0	$0	$16,338	$0	$0
1050	Building Exteriors - Repaint	$0	$0	$127,308	$0	$0
1052	Building Trim - Repaint	$0	$0	$25,462	$0	$0
1065	Vigas - Partial Replace	$0	$0	$47,741	$0	$0
1070	Foam Roofs - Replace (#1)	$0	$23,278	$0	$0	$0
1071	Foam Roofs - Recoat (#1)	$0	$10,506	$0	$0	$0
1072	Foam Roofs - Replace (#2)	$0	$0	$23,976	$0	$0
1073	Foam Roofs - Recoat (#2)	$0	$0	$27,159	$0	$0
1074	Foam Roofs - Replace (#3)	$0	$0	$0	$0	$0
1075	Foam Roofs - Recoat (#3)	$20,400	$0	$0	$0	$0
1076	Foam Roofs - Replace (#4)	$23,000	$0	$0	$0	$0
1077	Foam Roofs - Recoat (#4)	$10,400	$0	$0	$0	$0
1078	Foam Roofs - Replace (#5)	$0	$0	$0	$0	$0
1079	Foam Roofs - Recoat (#5)	$0	$0	$0	$0	$0
1080	Foam Roofs - Replace (#6)	$0	$0	$0	$0	$0
1081	Foam Roofs - Recoat (#6)	$0	$0	$0	$0	$0
1082	Foam Roofs - Replace (#7)	$0	$0	$0	$0	$0
1083	Foam Roofs - Recoat (#7)	$0	$0	$0	$0	$0
1084	Foam Roofs - Replace (#8)	$0	$0	$0	$12,129	$0
1085	Foam Roofs - Recoat (#8)	$0	$0	$0	$5,464	$0
	POOL AREA					
1200	Pool Deck - Resurface	$0	$0	$0	$0	$0
1201	Pool Deck - Seal/Repair	$0	$4,944	$0	$0	$0
1205	Pool/Spa Coping - Replace	$0	$0	$0	$0	$0
1210	Pool - Resurface	$0	$0	$0	$0	$0
1212	Spa - Resurface	$0	$0	$0	$0	$0
1215	Pool Fence - Replace	$0	$0	$0	$0	$0
1220	Pool Furniture - Replace	$0	$5,871	$0	$0	$0
1230	Column Tile - Replace	$0	$0	$0	$0	$0
1235	Shade Screen - Replace	$0	$2,575	$0	$0	$0
1240	Pool Filter - Replace	$0	$0	$0	$0	$0
1242	Pool Filter Pump - Replace	$3,400	$0	$0	$0	$0
1250	Spa Filter - Replace	$2,200	$0	$0	$0	$0
1252	Spa Filter Pump - Replace	$0	$0	$0	$0	$0
1254	Spa Jet Pump - Replace	$0	$0	$0	$0	$0
1256	Spa Heater - Replace	$5,200	$0	$0	$0	$0

	Fiscal Year	2026	2027	2028	2029	2030
1260	Metal Roof - Replace	$0	$0	$0	$0	$0
	Total Expenses	$81,200	$67,774	$275,410	$21,964	$55,825
	Ending Reserve Balance	$199,204	$247,663	$100,594	$191,691	$249,672

	Fiscal Year	2031	2032	2033	2034	2035
	Starting Reserve Balance	$249,672	$226,044	$244,956	$277,906	$371,940
	Annual Reserve Funding	$111,600	$114,948	$118,396	$121,948	$125,607
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$2,378	$2,354	$2,613	$3,248	$4,126
	Total Income	$363,649	$343,346	$365,965	$403,102	$501,672
#	Component					
	GROUNDS					
100	Community Maps - Refurbish	$0	$0	$0	$0	$0
201	Asphalt - Repave	$0	$0	$0	$0	$0
202	Asphalt - Seal/Repair	$0	$0	$24,597	$0	$0
220	Concrete - Repair	$0	$0	$0	$5,067	$0
280	Carport Roofs - Repair	$0	$0	$0	$0	$0
286	Carport Trim - Repaint	$0	$0	$0	$0	$0
316	Landscape Lights - Replace	$0	$0	$0	$0	$0
320	Pole Lights - Replace	$0	$0	$0	$0	$0
505	Metal Fence - Replace	$0	$24,836	$0	$0	$0
507	Vehicle Gates - Replace	$0	$7,403	$0	$0	$0
510	Trash Gates - Replace	$0	$0	$0	$0	$0
515	Metal Surfaces - Repaint	$0	$10,746	$0	$0	$0
602	Irrigation System - Repair	$0	$11,941	$0	$0	$0
630	Backflow Valves - Replace	$6,028	$0	$0	$0	$0
640	Granite - Replenish	$0	$0	$0	$0	$0
660	Drywells - Inspect/Clean	$0	$0	$2,460	$0	$0
	UNIT BUILDINGS					
1022	Metal Handrails - Replace	$0	$9,194	$0	$0	$0
1026	Balcony Rails - Replace	$0	$0	$0	$0	$0
1030	Balcony Decks - Repair	$0	$0	$0	$0	$0
1050	Building Exteriors - Repaint	$0	$0	$0	$0	$0
1052	Building Trim - Repaint	$0	$0	$29,517	$0	$0
1065	Vigas - Partial Replace	$0	$0	$0	$0	$0
1070	Foam Roofs - Replace (#1)	$0	$0	$0	$0	$0
1071	Foam Roofs - Recoat (#1)	$0	$12,179	$0	$0	$0
1072	Foam Roofs - Replace (#2)	$0	$0	$0	$0	$0
1073	Foam Roofs - Recoat (#2)	$0	$0	$31,485	$0	$0
1074	Foam Roofs - Replace (#3)	$26,200	$0	$0	$0	$0
1075	Foam Roofs - Recoat (#3)	$23,649	$0	$0	$0	$0
1076	Foam Roofs - Replace (#4)	$0	$0	$0	$0	$0
1077	Foam Roofs - Recoat (#4)	$12,056	$0	$0	$0	$0
1078	Foam Roofs - Replace (#5)	$0	$0	$0	$0	$0
1079	Foam Roofs - Recoat (#5)	$0	$0	$0	$0	$13,570
1080	Foam Roofs - Replace (#6)	$0	$0	$0	$0	$0
1081	Foam Roofs - Recoat (#6)	$0	$0	$0	$13,174	$0
1082	Foam Roofs - Replace (#7)	$0	$0	$0	$0	$0
1083	Foam Roofs - Recoat (#7)	$0	$0	$0	$0	$13,570
1084	Foam Roofs - Replace (#8)	$0	$0	$0	$0	$0
1085	Foam Roofs - Recoat (#8)	$0	$0	$0	$6,334	$0
	POOL AREA					
1200	Pool Deck - Resurface	$20,055	$0	$0	$0	$0
1201	Pool Deck - Seal/Repair	$5,565	$0	$0	$0	$6,263
1205	Pool/Spa Coping - Replace	$5,217	$0	$0	$0	$0
1210	Pool - Resurface	$29,561	$0	$0	$0	$0
1212	Spa - Resurface	$9,274	$0	$0	$0	$0
1215	Pool Fence - Replace	$0	$16,120	$0	$0	$0
1220	Pool Furniture - Replace	$0	$0	$0	$0	$7,437
1230	Column Tile - Replace	$0	$0	$0	$0	$0
1235	Shade Screen - Replace	$0	$0	$0	$0	$0
1240	Pool Filter - Replace	$0	$0	$0	$0	$0
1242	Pool Filter Pump - Replace	$0	$0	$0	$0	$0
1250	Spa Filter - Replace	$0	$0	$0	$0	$0
1252	Spa Filter Pump - Replace	$0	$0	$0	$0	$4,436
1254	Spa Jet Pump - Replace	$0	$0	$0	$0	$2,871
1256	Spa Heater - Replace	$0	$0	$0	$6,587	$0
1260	Metal Roof - Replace	$0	$5,970	$0	$0	$0
	Total Expenses	$137,606	$98,390	$88,059	$31,163	$48,146
	Ending Reserve Balance	$226,044	$244,956	$277,906	$371,940	$453,526

	Fiscal Year	2036	2037	2038	2039	2040
	Starting Reserve Balance	$453,526	$546,507	$671,732	$213,880	$285,053
	Annual Reserve Funding	$129,375	$133,256	$137,254	$141,372	$145,613
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$4,998	$6,089	$4,426	$2,494	$3,379
	Total Income	$587,899	$685,851	$813,412	$357,745	$434,045
#	Component					
	GROUNDS					
100	Community Maps - Refurbish	$0	$0	$0	$0	$0
201	Asphalt - Repave	$0	$0	$220,708	$0	$0
202	Asphalt - Seal/Repair	$0	$0	$0	$29,371	$0
220	Concrete - Repair	$0	$0	$0	$5,874	$0
280	Carport Roofs - Repair	$0	$0	$0	$0	$11,496
286	Carport Trim - Repaint	$0	$0	$17,109	$0	$0
316	Landscape Lights - Replace	$0	$0	$0	$0	$0
320	Pole Lights - Replace	$0	$0	$0	$0	$0
505	Metal Fence - Replace	$0	$0	$0	$0	$0
507	Vehicle Gates - Replace	$0	$0	$0	$0	$0
510	Trash Gates - Replace	$0	$0	$0	$0	$0
515	Metal Surfaces - Repaint	$0	$0	$12,832	$0	$0
602	Irrigation System - Repair	$0	$0	$0	$0	$0
630	Backflow Valves - Replace	$0	$0	$0	$0	$0
640	Granite - Replenish	$0	$0	$7,129	$0	$0
660	Drywells - Inspect/Clean	$0	$0	$2,852	$0	$0
	UNIT BUILDINGS					
1022	Metal Handrails - Replace	$0	$0	$0	$0	$0
1026	Balcony Rails - Replace	$0	$0	$0	$0	$0
1030	Balcony Decks - Repair	$0	$0	$21,957	$0	$0
1050	Building Exteriors - Repaint	$0	$0	$171,091	$0	$0
1052	Building Trim - Repaint	$0	$0	$34,218	$0	$0
1065	Vigas - Partial Replace	$0	$0	$64,159	$0	$0
1070	Foam Roofs - Replace (#1)	$0	$0	$0	$0	$0
1071	Foam Roofs - Recoat (#1)	$0	$14,119	$0	$0	$0
1072	Foam Roofs - Replace (#2)	$0	$0	$0	$0	$0
1073	Foam Roofs - Recoat (#2)	$0	$0	$36,499	$0	$0
1074	Foam Roofs - Replace (#3)	$0	$0	$0	$0	$0
1075	Foam Roofs - Recoat (#3)	$27,416	$0	$0	$0	$0
1076	Foam Roofs - Replace (#4)	$0	$0	$0	$0	$0
1077	Foam Roofs - Recoat (#4)	$13,977	$0	$0	$0	$0
1078	Foam Roofs - Replace (#5)	$0	$0	$0	$0	$0
1079	Foam Roofs - Recoat (#5)	$0	$0	$0	$0	$15,731
1080	Foam Roofs - Replace (#6)	$0	$0	$0	$0	$0
1081	Foam Roofs - Recoat (#6)	$0	$0	$0	$15,273	$0
1082	Foam Roofs - Replace (#7)	$0	$0	$0	$0	$0
1083	Foam Roofs - Recoat (#7)	$0	$0	$0	$0	$15,731
1084	Foam Roofs - Replace (#8)	$0	$0	$0	$0	$0
1085	Foam Roofs - Recoat (#8)	$0	$0	$0	$7,343	$0
	POOL AREA					
1200	Pool Deck - Resurface	$0	$0	$0	$0	$0
1201	Pool Deck - Seal/Repair	$0	$0	$0	$7,049	$0
1205	Pool/Spa Coping - Replace	$0	$0	$0	$0	$0
1210	Pool - Resurface	$0	$0	$0	$0	$0
1212	Spa - Resurface	$0	$0	$0	$0	$0
1215	Pool Fence - Replace	$0	$0	$0	$0	$0
1220	Pool Furniture - Replace	$0	$0	$0	$0	$0
1230	Column Tile - Replace	$0	$0	$10,978	$0	$0
1235	Shade Screen - Replace	$0	$0	$0	$3,671	$0
1240	Pool Filter - Replace	$0	$0	$0	$4,112	$0
1242	Pool Filter Pump - Replace	$0	$0	$0	$0	$0
1250	Spa Filter - Replace	$0	$0	$0	$0	$0
1252	Spa Filter Pump - Replace	$0	$0	$0	$0	$0
1254	Spa Jet Pump - Replace	$0	$0	$0	$0	$0
1256	Spa Heater - Replace	$0	$0	$0	$0	$0
1260	Metal Roof - Replace	$0	$0	$0	$0	$0
	Total Expenses	$41,393	$14,119	$599,532	$72,692	$42,958
	Ending Reserve Balance	$546,507	$671,732	$213,880	$285,053	$391,087

	Fiscal Year	2041	2042	2043	2044	2045
	Starting Reserve Balance	$391,087	$488,755	$624,085	$687,111	$810,134
	Annual Reserve Funding	$149,981	$154,480	$159,115	$163,888	$168,805
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$4,397	$5,562	$6,553	$7,483	$8,627
	Total Income	$545,465	$648,798	$789,753	$858,483	$987,566
#	Component					
	GROUNDS					
100	Community Maps - Refurbish	$0	$0	$0	$0	$0
201	Asphalt - Repave	$0	$0	$0	$0	$0
202	Asphalt - Seal/Repair	$0	$0	$0	$0	$35,070
220	Concrete - Repair	$0	$0	$0	$6,810	$0
280	Carport Roofs - Repair	$0	$0	$0	$0	$0
286	Carport Trim - Repaint	$0	$0	$0	$0	$0
316	Landscape Lights - Replace	$0	$0	$0	$0	$0
320	Pole Lights - Replace	$0	$0	$0	$0	$0
505	Metal Fence - Replace	$0	$0	$0	$0	$0
507	Vehicle Gates - Replace	$0	$0	$0	$0	$0
510	Trash Gates - Replace	$0	$0	$0	$0	$0
515	Metal Surfaces - Repaint	$0	$0	$0	$15,322	$0
602	Irrigation System - Repair	$0	$0	$0	$0	$0
630	Backflow Valves - Replace	$0	$0	$0	$0	$0
640	Granite - Replenish	$0	$0	$0	$0	$0
660	Drywells - Inspect/Clean	$0	$0	$3,306	$0	$0
	UNIT BUILDINGS					
1022	Metal Handrails - Replace	$0	$0	$0	$0	$0
1026	Balcony Rails - Replace	$0	$0	$0	$0	$0
1030	Balcony Decks - Repair	$0	$0	$0	$0	$0
1050	Building Exteriors - Repaint	$0	$0	$0	$0	$0
1052	Building Trim - Repaint	$0	$0	$39,668	$0	$0
1065	Vigas - Partial Replace	$0	$0	$0	$0	$0
1070	Foam Roofs - Replace (#1)	$0	$0	$0	$0	$0
1071	Foam Roofs - Recoat (#1)	$0	$16,368	$0	$0	$0
1072	Foam Roofs - Replace (#2)	$0	$0	$0	$0	$0
1073	Foam Roofs - Recoat (#2)	$0	$0	$42,313	$0	$0
1074	Foam Roofs - Replace (#3)	$0	$0	$0	$0	$0
1075	Foam Roofs - Recoat (#3)	$31,783	$0	$0	$0	$0
1076	Foam Roofs - Replace (#4)	$0	$0	$0	$0	$0
1077	Foam Roofs - Recoat (#4)	$16,203	$0	$0	$0	$0
1078	Foam Roofs - Replace (#5)	$0	$0	$0	$0	$0
1079	Foam Roofs - Recoat (#5)	$0	$0	$0	$0	$18,236
1080	Foam Roofs - Replace (#6)	$0	$0	$0	$0	$0
1081	Foam Roofs - Recoat (#6)	$0	$0	$0	$17,705	$0
1082	Foam Roofs - Replace (#7)	$0	$0	$0	$0	$0
1083	Foam Roofs - Recoat (#7)	$0	$0	$0	$0	$18,236
1084	Foam Roofs - Replace (#8)	$0	$0	$0	$0	$0
1085	Foam Roofs - Recoat (#8)	$0	$0	$0	$8,512	$0
	POOL AREA					
1200	Pool Deck - Resurface	$0	$0	$0	$0	$0
1201	Pool Deck - Seal/Repair	$0	$0	$7,934	$0	$0
1205	Pool/Spa Coping - Replace	$0	$0	$0	$0	$0
1210	Pool - Resurface	$0	$0	$0	$0	$0
1212	Spa - Resurface	$0	$0	$0	$0	$0
1215	Pool Fence - Replace	$0	$0	$0	$0	$0
1220	Pool Furniture - Replace	$0	$0	$9,421	$0	$0
1230	Column Tile - Replace	$0	$0	$0	$0	$0
1235	Shade Screen - Replace	$0	$0	$0	$0	$0
1240	Pool Filter - Replace	$0	$0	$0	$0	$0
1242	Pool Filter Pump - Replace	$5,297	$0	$0	$0	$0
1250	Spa Filter - Replace	$3,428	$0	$0	$0	$0
1252	Spa Filter Pump - Replace	$0	$0	$0	$0	$0
1254	Spa Jet Pump - Replace	$0	$0	$0	$0	$0
1256	Spa Heater - Replace	$0	$8,344	$0	$0	$0
1260	Metal Roof - Replace	$0	$0	$0	$0	$0
	Total Expenses	$56,710	$24,712	$102,642	$48,349	$71,543
	Ending Reserve Balance	$488,755	$624,085	$687,111	$810,134	$916,023

	Fiscal Year	2046	2047	2048	2049	2050
	Starting Reserve Balance	$916,023	$990,331	$1,030,132	$769,468	$884,043
	Annual Reserve Funding	$173,869	$179,085	$184,458	$189,992	$195,691
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$9,528	$10,098	$8,994	$8,264	$8,855
	Total Income	$1,099,420	$1,179,514	$1,223,584	$967,723	$1,088,590
#	Component					
	GROUNDS					
100	Community Maps - Refurbish	$0	$0	$0	$0	$9,148
201	Asphalt - Repave	$0	$0	$0	$0	$0
202	Asphalt - Seal/Repair	$0	$0	$0	$0	$0
220	Concrete - Repair	$0	$0	$0	$7,894	$0
280	Carport Roofs - Repair	$0	$0	$0	$0	$15,449
286	Carport Trim - Repaint	$21,673	$0	$0	$0	$0
316	Landscape Lights - Replace	$13,726	$0	$0	$0	$0
320	Pole Lights - Replace	$0	$0	$0	$0	$0
505	Metal Fence - Replace	$0	$0	$0	$0	$0
507	Vehicle Gates - Replace	$0	$0	$0	$0	$0
510	Trash Gates - Replace	$0	$0	$0	$0	$0
515	Metal Surfaces - Repaint	$0	$0	$0	$0	$18,295
602	Irrigation System - Repair	$0	$18,603	$0	$0	$0
630	Backflow Valves - Replace	$0	$0	$0	$0	$0
640	Granite - Replenish	$0	$0	$9,581	$0	$0
660	Drywells - Inspect/Clean	$0	$0	$3,832	$0	$0
	UNIT BUILDINGS					
1022	Metal Handrails - Replace	$0	$0	$0	$0	$0
1026	Balcony Rails - Replace	$18,061	$0	$0	$0	$0
1030	Balcony Decks - Repair	$0	$0	$29,508	$0	$0
1050	Building Exteriors - Repaint	$0	$0	$229,932	$0	$0
1052	Building Trim - Repaint	$0	$0	$45,986	$0	$0
1065	Vigas - Partial Replace	$0	$0	$86,225	$0	$0
1070	Foam Roofs - Replace (#1)	$0	$0	$0	$0	$0
1071	Foam Roofs - Recoat (#1)	$0	$18,975	$0	$0	$0
1072	Foam Roofs - Replace (#2)	$0	$0	$0	$0	$0
1073	Foam Roofs - Recoat (#2)	$0	$0	$49,052	$0	$0
1074	Foam Roofs - Replace (#3)	$0	$0	$0	$0	$0
1075	Foam Roofs - Recoat (#3)	$36,845	$0	$0	$0	$0
1076	Foam Roofs - Replace (#4)	$0	$0	$0	$0	$0
1077	Foam Roofs - Recoat (#4)	$18,784	$0	$0	$0	$0
1078	Foam Roofs - Replace (#5)	$0	$0	$0	$0	$46,958
1079	Foam Roofs - Recoat (#5)	$0	$0	$0	$0	$21,141
1080	Foam Roofs - Replace (#6)	$0	$0	$0	$45,392	$0
1081	Foam Roofs - Recoat (#6)	$0	$0	$0	$20,525	$0
1082	Foam Roofs - Replace (#7)	$0	$0	$0	$0	$46,754
1083	Foam Roofs - Recoat (#7)	$0	$0	$0	$0	$21,141
1084	Foam Roofs - Replace (#8)	$0	$0	$0	$0	$0
1085	Foam Roofs - Recoat (#8)	$0	$0	$0	$9,868	$0
	POOL AREA					
1200	Pool Deck - Resurface	$0	$32,183	$0	$0	$0
1201	Pool Deck - Seal/Repair	$0	$8,929	$0	$0	$0
1205	Pool/Spa Coping - Replace	$0	$8,371	$0	$0	$0
1210	Pool - Resurface	$0	$47,438	$0	$0	$0
1212	Spa - Resurface	$0	$14,882	$0	$0	$0
1215	Pool Fence - Replace	$0	$0	$0	$0	$0
1220	Pool Furniture - Replace	$0	$0	$0	$0	$0
1230	Column Tile - Replace	$0	$0	$0	$0	$0
1235	Shade Screen - Replace	$0	$0	$0	$0	$0
1240	Pool Filter - Replace	$0	$0	$0	$0	$0
1242	Pool Filter Pump - Replace	$0	$0	$0	$0	$0
1250	Spa Filter - Replace	$0	$0	$0	$0	$0
1252	Spa Filter Pump - Replace	$0	$0	$0	$0	$6,911
1254	Spa Jet Pump - Replace	$0	$0	$0	$0	$4,472
1256	Spa Heater - Replace	$0	$0	$0	$0	$10,571
1260	Metal Roof - Replace	$0	$0	$0	$0	$0
	Total Expenses	$109,089	$149,382	$454,117	$83,680	$200,840
	Ending Reserve Balance	$990,331	$1,030,132	$769,468	$884,043	$887,750

	Fiscal Year	2051	2052	2053	2054	2055
	Starting Reserve Balance	$887,750	$905,647	$1,052,306	$1,112,141	$1,240,508
	Annual Reserve Funding	$201,562	$207,609	$213,837	$220,252	$226,860
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$8,963	$9,786	$10,818	$11,758	$13,151
	Total Income	$1,098,275	$1,123,042	$1,276,960	$1,344,151	$1,480,519
#	Component					
	GROUNDS					
100	Community Maps - Refurbish	$0	$0	$0	$0	$0
201	Asphalt - Repave	$0	$0	$0	$0	$0
202	Asphalt - Seal/Repair	$41,876	$0	$0	$0	$0
220	Concrete - Repair	$0	$0	$0	$9,152	$0
280	Carport Roofs - Repair	$0	$0	$0	$0	$0
286	Carport Trim - Repaint	$0	$0	$0	$27,455	$0
316	Landscape Lights - Replace	$0	$0	$0	$0	$0
320	Pole Lights - Replace	$0	$0	$0	$0	$0
505	Metal Fence - Replace	$0	$0	$0	$0	$0
507	Vehicle Gates - Replace	$0	$0	$0	$0	$0
510	Trash Gates - Replace	$0	$0	$0	$0	$29,457
515	Metal Surfaces - Repaint	$0	$0	$0	$0	$0
602	Irrigation System - Repair	$0	$0	$0	$0	$0
630	Backflow Valves - Replace	$10,888	$0	$0	$0	$0
640	Granite - Replenish	$0	$0	$0	$0	$0
660	Drywells - Inspect/Clean	$0	$0	$4,443	$0	$0
	UNIT BUILDINGS					
1022	Metal Handrails - Replace	$0	$0	$0	$0	$0
1026	Balcony Rails - Replace	$0	$0	$0	$0	$0
1030	Balcony Decks - Repair	$0	$0	$0	$0	$0
1050	Building Exteriors - Repaint	$0	$0	$0	$0	$0
1052	Building Trim - Repaint	$0	$0	$53,311	$0	$0
1065	Vigas - Partial Replace	$0	$0	$0	$0	$0
1070	Foam Roofs - Replace (#1)	$0	$48,739	$0	$0	$0
1071	Foam Roofs - Recoat (#1)	$0	$21,997	$0	$0	$0
1072	Foam Roofs - Replace (#2)	$0	$0	$50,201	$0	$0
1073	Foam Roofs - Recoat (#2)	$0	$0	$56,865	$0	$0
1074	Foam Roofs - Replace (#3)	$0	$0	$0	$0	$0
1075	Foam Roofs - Recoat (#3)	$42,713	$0	$0	$0	$0
1076	Foam Roofs - Replace (#4)	$48,157	$0	$0	$0	$0
1077	Foam Roofs - Recoat (#4)	$21,775	$0	$0	$0	$0
1078	Foam Roofs - Replace (#5)	$0	$0	$0	$0	$0
1079	Foam Roofs - Recoat (#5)	$0	$0	$0	$0	$24,508
1080	Foam Roofs - Replace (#6)	$0	$0	$0	$0	$0
1081	Foam Roofs - Recoat (#6)	$0	$0	$0	$23,794	$0
1082	Foam Roofs - Replace (#7)	$0	$0	$0	$0	$0
1083	Foam Roofs - Recoat (#7)	$0	$0	$0	$0	$24,508
1084	Foam Roofs - Replace (#8)	$0	$0	$0	$25,396	$0
1085	Foam Roofs - Recoat (#8)	$0	$0	$0	$11,440	$0
	POOL AREA					
1200	Pool Deck - Resurface	$0	$0	$0	$0	$0
1201	Pool Deck - Seal/Repair	$10,050	$0	$0	$0	$11,312
1205	Pool/Spa Coping - Replace	$0	$0	$0	$0	$0
1210	Pool - Resurface	$0	$0	$0	$0	$0
1212	Spa - Resurface	$0	$0	$0	$0	$0
1215	Pool Fence - Replace	$0	$0	$0	$0	$0
1220	Pool Furniture - Replace	$11,935	$0	$0	$0	$0
1230	Column Tile - Replace	$0	$0	$0	$0	$0
1235	Shade Screen - Replace	$5,234	$0	$0	$0	$0
1240	Pool Filter - Replace	$0	$0	$0	$6,406	$0
1242	Pool Filter Pump - Replace	$0	$0	$0	$0	$0
1250	Spa Filter - Replace	$0	$0	$0	$0	$0
1252	Spa Filter Pump - Replace	$0	$0	$0	$0	$0
1254	Spa Jet Pump - Replace	$0	$0	$0	$0	$0
1256	Spa Heater - Replace	$0	$0	$0	$0	$0
1260	Metal Roof - Replace	$0	$0	$0	$0	$0
	Total Expenses	$192,628	$70,736	$164,820	$103,643	$89,785
	Ending Reserve Balance	$905,647	$1,052,306	$1,112,141	$1,240,508	$1,390,733

Accuracy, Limitations, and Disclosures

Association Reserves – AZ, LLC 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 – AZ, LLC 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)
UOM	Unit of Measure
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 our 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 three-part test to determine if they meet the criteria for reserve funding:

1) Common area repair & replacement responsibility

2) Need and schedule for the project can be reasonably anticipated, and

3) The total cost for the project is material to the association, can be reasonably estimated, and includes all direct and related costs.

Not all your components may have been found appropriate for reserve funding. In our judgment, the components meeting the above three 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 a representative market cost. There are many factors that can result in a wide variety of potential costs, and we have attempted to present a reasonable estimate of your actual expense.

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

GROUNDS

Comp #: 100 Community Maps - Refurbish **Approx Quantity: 2 Maps**
Location: Community entrances on Windsor Ave
Funded?: Yes.
History: Renovated with tile in 2018. Previously replaced around 2006.
Comments: Fair conditions observed. Some visible weathering, but they appear to be intact. This component funds to refurbish the community maps, which includes replacement of the map, wall tiles, paint, etc.

Useful Life:
20 years

Remaining Life:
4 years

Lower Estimate: $ 4,050 **Higher Estimate:** $ 4,950

Cost Source: AR Cost Database

Comp #: 201 Asphalt - Repave **Approx Quantity: 38,700 Sq Ft**
Location: Streets & parking areas throughout the community
Funded?: Yes.
History: Age is unknown. Originally installed in 1985.
Comments: Asphalt is in fair condition overall. Still some moderate cracking observed throughout, but the surface still has a relatively smooth driving surface. Life span is based on periodically seal coating and maintaining the surface.

Useful Life:
30 years

Remaining Life:
12 years

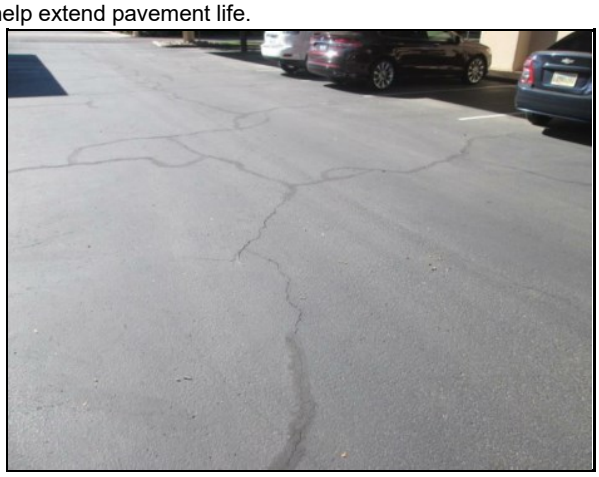
Lower Estimate: $ 139,000 **Higher Estimate:** $ 170,000

Cost Source: AR Cost Database

Comp #: 202 Asphalt - Seal/Repair **Approx Quantity: 38,700 Sq Ft**
Location: Streets & parking areas throughout the community
Funded?: Yes.
History: Sealed in 2021 for $18,771. Previously sealed in 2012.
Comments: Fair conditions observed. Seal coat exhibits minor wear and cracking, but is holding up well. This asphalt is sealed with HA5 from Holbrook Asphalt. The HA5 product is expected to last longer than typical seal coat products and provides better protection against oxidation. Useful life and budgeted cost assume continued use of HA5. Seal coat regularly to prevent premature deterioration and to help extend pavement life.

Useful Life:
6 years

Remaining Life:
1 years



Lower Estimate: $ 18,000 **Higher Estimate:** $ 22,000

Cost Source: AR Cost Database

Comp #: 220 Concrete - Repair **Approx Quantity: 1 Allowance**
Location: Walkways, curbs & gutters throughout the community
Funded?: Yes.
History: Repaired in 2016.
Comments: There is no expectancy to completely replace the concrete. This component funds an allowance for periodic repairs and/or partial replacements as needed.

Useful Life:
5 years

Remaining Life:
3 years

Lower Estimate: $ 3,600 **Higher Estimate:** $ 4,400

Cost Source: AR Cost Allowance

Comp #: 280 Carport Roofs - Repair **Approx Quantity: 9,500 Sq Ft**
Location: Parking areas around the community
Funded?: Yes.
History: Age is unknown. Originally installed in 1985.
Comments: Quantity consists of (11) carport roofs. Fair conditions observed throughout. No major damage or issues observed. These roofs typically have an extended life span with no expectancy for complete replacement. This component funds an allowance to periodically repair and/or replace sections of the roofing as needed.

Useful Life:
10 years

Remaining Life:
4 years

Lower Estimate: $ 6,840 **Higher Estimate:** $ 8,360

Cost Source: ARI Cost Allowance

Comp #: 286 Carport Trim - Repaint **Approx Quantity: 8,014 Sq Ft**
Location: Parking areas around the community
Funded?: Yes.
History: Repainted in 2022. Previous age is unknown.
Comments: Fair conditions observed. Surfaces are mostly uniform throughout. This component accounts for painting the metal support posts and beams.

Useful Life:
8 years

Remaining Life:
4 years

Lower Estimate: $ 10,800 **Higher Estimate:** $ 13,200

Cost Source: AR Cost Database

Comp #: 316 Landscape Lights - Replace **Approx Quantity: 18 Lights**
Location: Common areas throughout the community
Funded?: Yes.
History: Age is unknown.
Comments: Lights exhibit age and wear. Replacement should be anticipated in the near future.

Useful Life:
20 years

Remaining Life:
0 years

Lower Estimate: $ 6,840 **Higher Estimate:** $ 8,360

Cost Source: AR Cost Database

Comp #: 320 Pole Lights - Replace **Approx Quantity: 22 Fixtures**
Location: Common areas throughout the community (includes pool area column lights)
Funded?: Yes.
History: Age is unknown.
Comments: Some visible wear and age noted. Pole lights still appear to be intact. Periodic replacement should be anticipated to update and modernize the lighting. Life span varies depending on usage, but the fixtures will not last as long as the poles.

Useful Life:
30 years

Remaining Life:
4 years

Lower Estimate: $ 23,000 **Higher Estimate:** $ 28,100

Cost Source: AR Cost Database

Comp #: 380 Mailboxes - Replace **Approx Quantity: 5 Clusters**
Location: Mounted adjacent to pool area
Funded?: No. Replacement of mailboxes is the responsibility of the U.S. Postal Service, not the HOA. Therefore, no Reserve funding has been allocated.
History: Replaced (1) in 2021. Previously replaced around 2000.
Comments: Mailboxes include (4) 16-box clusters and (1) 2-box parcel locker.
*Mfg. Dates: 10/2000 & 9/2021

Useful Life:

Remaining Life:

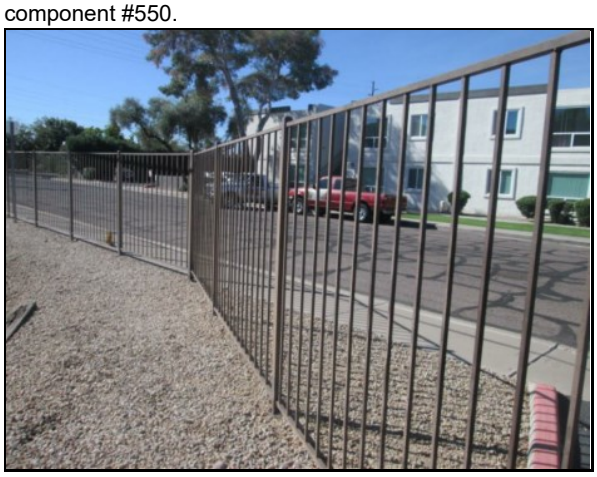
Lower Estimate: $ 0 **Higher Estimate:** $ 0

Cost Source:

Comp #: 505 Metal Fence - Replace **Approx Quantity: 200 LF**
Location: West perimeter of the community
Funded?: Yes.
History: Age is unknown.
Comments: Fair conditions observed. Some rust and weathering evident, but fence is mostly intact. HOA plans to repair/replace a section of the fence that was hit by a vehicle in 2026. Periodic replacement should be anticipated. Funding to repaint is included under Metal Surfaces - Repaint, component #550.

Useful Life:
24 years

Remaining Life:
6 years



Lower Estimate: $ 18,700 **Higher Estimate:** $ 22,900

Cost Source: AR Cost Database

Comp #: 507 Vehicle Gates - Replace **Approx Quantity: 20 LF**
Location: Northwest corner of the community
Funded?: Yes.
History: Age is unknown.
Comments: Quantity consists of (2) vehicle gates ~20 LF. Gates are still intact and in fair condition. Fading and weathering observed, but no structural issues noted. Replacement of the vehicle gates has been scheduled to coincide with the metal fence replacement project. Funding to repaint is included under Metal Surfaces - Repaint, component #550.

Useful Life:
24 years

Remaining Life:
6 years

Lower Estimate: $ 5,580 **Higher Estimate:** $ 6,820

Cost Source: AR Cost Database

Comp #: 510 Trash Gates - Replace **Approx Quantity: 6 Trash Gates**
Location: Common areas throughout community
Funded?: Yes.
History: Replaced in 2025 for ~$12,065. Previously original from 1985.
Comments: These are 6' x 5' trash gates. The trash gates are constructed of metal frames with wood slats. They are new and appear to be in good shape. No premature wear or excessive deterioration observed. Periodic replacement should be anticipated.

Useful Life:
30 years

Remaining Life:
29 years

Lower Estimate: $ 11,300 **Higher Estimate:** $ 13,800

Cost Source: AR Cost Database

Comp #: 515 Metal Surfaces - Repaint **Approx Quantity: 1 Allowance**
Location: Common areas throughout the community
Funded?: Yes.
History: Age is unknown.
Comments: This component funds to periodically repaint approximately 200 LF of west perimeter fencing, (2) vehicle gates ~20 LF, (22) pole lights, 185 LF of pool fence, and (6) trash gates. Surfaces appear faded and discolored throughout. Trash gates are new and do not need painting at this time. Repaint periodically to restore the appearance and maintain uniformity.

Useful Life:
6 years

Remaining Life:
0 years

Lower Estimate: $ 8,100 **Higher Estimate:** $ 9,900

Cost Source: AR Cost Database

Comp #: 602 Irrigation System - Repair **Approx Quantity: 1 Allowance**
Location: Common areas throughout the community
Funded?: Yes.
History: Age is unknown.
Comments: It is beyond the scope of this Reserve Study to quantify and assess conditions of the irrigation system. Replacement funding can be added at the client's request, but we need to be provided with cost and life expectancy estimates. This component funds a longer-term allowance for more significant repairs or system renovation to help supplement annual repairs that should be included in the landscape maintenance budget.

Useful Life:
15 years

Remaining Life:
6 years

Lower Estimate: $ 9,000 **Higher Estimate:** $ 11,000

Cost Source: AR Cost Allowance

Comp #: 610 Irrigation Controllers - Replace **Approx Quantity: 5 Controllers**
Location: Mounted at Buildings 2, 4 & 6 plus in the Pool Equipment Enclosure
Funded?: No. These are small and relatively inexpensive irrigation controllers. There is no expectancy to replace all of them at the same time, so no Reserve funding has been allocated. Recommend replacing individually as needed with Operating funds.
History: Age is unknown.
Comments:

Useful Life:

Remaining Life:

Lower Estimate: **Higher Estimate:**

Cost Source:

Comp #: 630 Backflow Valves - Replace **Approx Quantity: 3 Febco Valves**
Location: Mounted at Buildings 5, 8, and outside of the Pool Equipment Enclosure
Funded?: Yes.
History: Age is unknown.
Comments: Backflow valves typically last a long time. They can often be repaired and rebuilt rather than replaced. Recommend repairing as-needed with Operating funds. This component funds periodic replacement.
*Febco - Model: 765, Size 1.5"

Useful Life:
20 years

Remaining Life:
5 years

Lower Estimate: $ 4,680 **Higher Estimate:** $ 5,720

Cost Source: Internet Research & AR Cost Database

Comp #: 640 Granite - Replenish **Approx Quantity: 40 Tons**
Location: Common areas throughout the community
Funded?: Yes.
History: Age is unknown.
Comments: Appears to be in fair shape. No major low spots or deterioration exhibited. Complete replacement of the landscape granite is not anticipated. Coverage will deplete over time, so this component funds an allowance to top dress the existing granite with a new 1" layer. Granite surfaces area is estimated at ~8,000 sq ft, and we estimate it will require ~40 tons to top dress.

Useful Life:
10 years

Remaining Life:
2 years

Lower Estimate: $ 4,500 **Higher Estimate:** $ 5,500

Cost Source: AR Cost Database

Comp #: 660 Drywells - Inspect/Clean **Approx Quantity: 2 Drywells**
Location: Common areas throughout the community
Funded?: Yes.
History: Age is unknown.
Comments: Drywells need to be inspected and cleaned out periodically to ensure proper operation and to prevent failure.

Useful Life:
5 years

Remaining Life:
2 years

Lower Estimate: $ 1,800 **Higher Estimate:** $ 2,200

Cost Source: ARI Cost Allowance

Comp #: 664 Drywells - Replace **Approx Quantity: 2 Drywells**

Location: Common areas throughout the community

Funded?: No. There are a small quantity of drywells in the community. There is no expectation to replace drywells under normal circumstances. Replacement is usually the result of improper installation or neglect.

History:

Comments:

Useful Life:

Remaining Life:

Lower Estimate: **Higher Estimate:**

Cost Source:

UNIT BUILDINGS

Comp #: 1000 Exterior Lights - Replace **Approx Quantity: 120 Lights**
Location: Unit buildings - entry & patio/balcony lights
Funded?: No. Replacement of unit exterior lights is each owner's responsibility, not the HOA. Therefore no Reserve funding has been allocated.
History:
Comments:

Useful Life:

Remaining Life:

Lower Estimate: $ 0 **Higher Estimate:** $ 0

Cost Source:

Comp #: 1010 Doors/Windows - Replace **Approx Quantity: 1 Lump Sum**
Location: Unit buildings
Funded?: No. Replacement of doors and windows is each owner's responsibility, not the HOA. Therefore no Reserve funding has been allocated.
History:
Comments:

Useful Life:

Remaining Life:

Lower Estimate: $ 0 **Higher Estimate:** $ 0

Cost Source:

Comp #: 1012 Patio Gates - Replace **Approx Quantity: 1 Lump Sum**
Location: Unit buildings
Funded?: No. Replacement of unit patio gates is each owner's responsibility, not the HOA. Therefore no Reserve funding has been allocated.
History:
Comments:

Useful Life:

Remaining Life:

Lower Estimate: $ 0 **Higher Estimate:** $ 0

Cost Source:

Comp #: 1020 Patio Fence - Replace **Approx Quantity: 1 Lump Sum**
Location: Unit buildings
Funded?: No. Replacement of unit patio fencing is reportedly each owner's responsibility, not the HOA. Therefore no Reserve funding has been allocated.
History:
Comments:

Useful Life:

Remaining Life:

Lower Estimate: $ 0 **Higher Estimate:** $ 0

Cost Source:

Comp #: 1022 Metal Handrails - Replace **Approx Quantity: 140 LF**
Location: Unit buildings (includes handrails in common areas)
Funded?: Yes.
History: Age is unknown.
Comments: Still appear to be intact and in fair shape. Periodic replacement should be anticipated.

Useful Life:
30 years

Remaining Life:
6 years

Lower Estimate:	$ 6,930	**Higher Estimate:**	$ 8,470

Cost Source: AR Cost Database

Comp #: 1026 Balcony Rails - Replace **Approx Quantity: 200 LF**
Location: Unit buildings #4, 5, 6, & 7
Funded?: Yes.
History: Replaced to bring up to code during 2016 for ~$5,600.
Comments: Good to fair conditions evident. No damage or issues noted. Periodic replacement should be anticipated.

Useful Life:
30 years

Remaining Life:
20 years

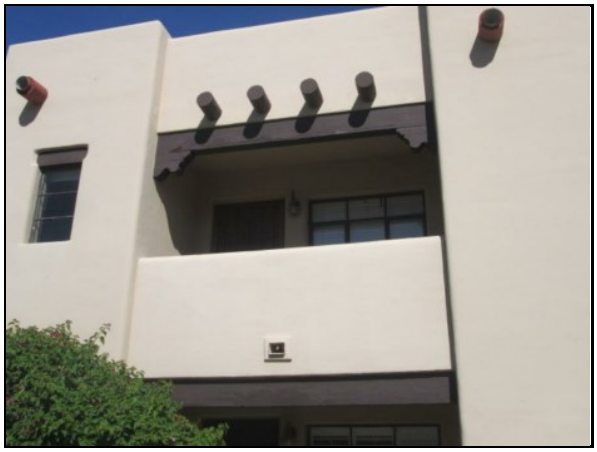
Lower Estimate:	$ 9,000	**Higher Estimate:**	$ 11,000

Cost Source: Client Cost History & AR Cost Database

Comp #: 1030 Balcony Decks - Repair **Approx Quantity: 3,250 Sq Ft**
Location: Unit buildings
Funded?: Yes.
History: Spent $7,218 during 2018 to repair (5) balcony deck structures.
Comments: Quantity consists of (23) balcony decks. The HOA is reportedly not responsible to maintain the balcony deck surfaces; however, it is responsible for the underneath structure. This component funds an allowance for periodic repair of the balcony deck structures as needed.

Useful Life:
10 years

Remaining Life:
2 years



Lower Estimate: $ 13,900 **Higher Estimate:** $ 16,900

Cost Source: AR Cost Allowance

Comp #: 1032 Balcony Decks - Seal **Approx Quantity: 3,250 Sq Ft**
Location: Unit buildings
Funded?: No. Each owner is reportedly responsible for sealing and maintaining their balcony deck, not the HOA. Therefore no Reserve funding has been allocated.
History:
Comments:

Useful Life:

Remaining Life:

Lower Estimate: $ 0 **Higher Estimate:** $ 0

Cost Source:

Comp #: 1050 Building Exteriors - Repaint **Approx Quantity: 73,300 Sq Ft**
Location: Unit buildings (includes community map walls & trash enclosure walls)
Funded?: Yes.
History: Repainted around 2016. Previously repainted during 2004-2006.
Comments: Fair conditions observed. Minor cracking and surface wear noted, but surfaces still look okay overall. The HOA reported that the paint has a 10-year warranty. Repaint periodically to restore the appearance and maintain uniformity. Combined cost with the Building Trim - Repaint components accounts for the total estimated repaint cost.

Useful Life:
10 years

Remaining Life:
2 years

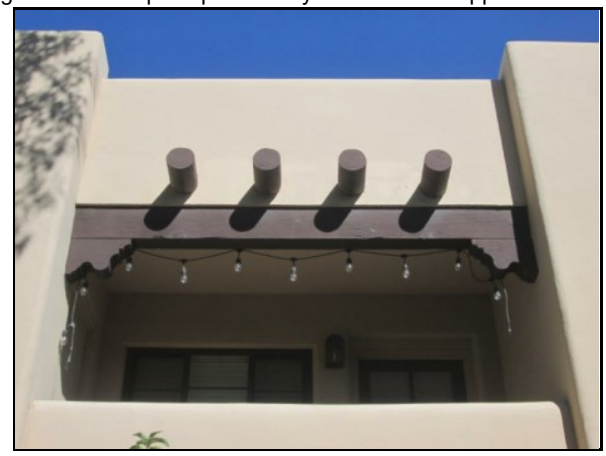
Lower Estimate: $ 108,000 **Higher Estimate:** $ 132,000

Cost Source: AR Cost Database

Comp #: 1052 Building Trim - Repaint **Approx Quantity: 1 Allowance**
Location: Unit building exteriors
Funded?: Yes.
History: Repainted around 2016. Previously repainted during 2004-2006.
Comments: Appear to be in fair shape. Surfaces are still mostly uniform throughout. This component funds an allowance to repaint the wood trim on building exteriors. Repaint periodically to restore the appearance and maintain uniformity.

Useful Life:
5 years

Remaining Life:
2 years



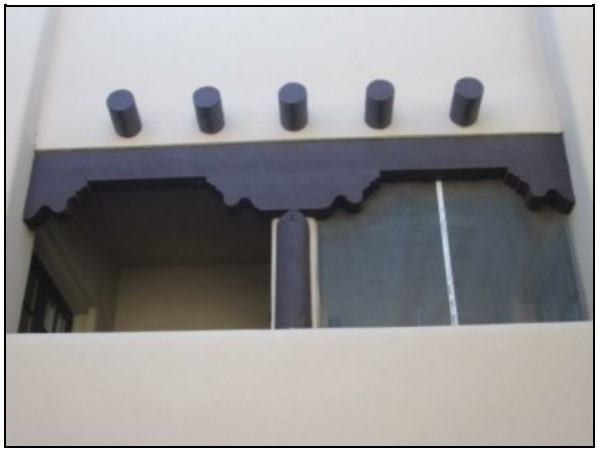
Lower Estimate: $ 21,600 **Higher Estimate:** $ 26,400

Cost Source: AR Cost Allowance

Comp #: 1065 Vigas - Partial Replace **Approx Quantity: 330 Vigas**
Location: Unit buildings
Funded?: Yes.
History: Replaced (27) vigas on Building 5 during 2016 for ~$13,700. Previously original from 1985.
Comments: Appear to still be intact and holding up well. No problems or issues observed. This component funds an allowance to partially replace the vigas as needed.

Useful Life:
10 years

Remaining Life:
2 years



Lower Estimate: $ 40,500 **Higher Estimate:** $ 49,500

Cost Source: AR Cost Allowance

Comp #: 1070 Foam Roofs - Replace (#1) **Approx Quantity: 5,100 Sq Ft**
Location: Unit building 1
Funded?: Yes.
History: Likely replaced around 1997-2002.
Comments: There was no access to inspect the roofs during our site visit. Flat roof is constructed of a foam roofing system with an elastomeric coating. This roof should be approaching 24-29 years of age. Combined cost with the recoat component accounts for the total estimated replacement budget.

Useful Life:
25 years

Remaining Life:
1 years

No Photo Available

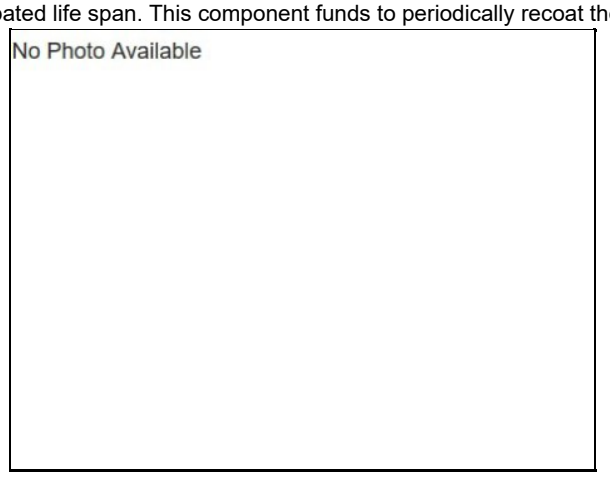
Lower Estimate: $ 20,300 **Higher Estimate:** $ 24,900

Cost Source: Client Cost History & AR Cost Database

Comp #: 1071 Foam Roofs - Recoat (#1) **Approx Quantity: 5,100 Sq Ft**
Location: Unit building 1
Funded?: Yes.
History: Recoated during 2019 for $22,498 (cost included buildings 3 & 5).
Comments: There was no access to inspect the roofs during our site visit. Recoating is necessary to protect the underlying foam and to achieve the roof's anticipated life span. This component funds to periodically recoat the flat roofs.

Useful Life:
5 years

Remaining Life:
1 years



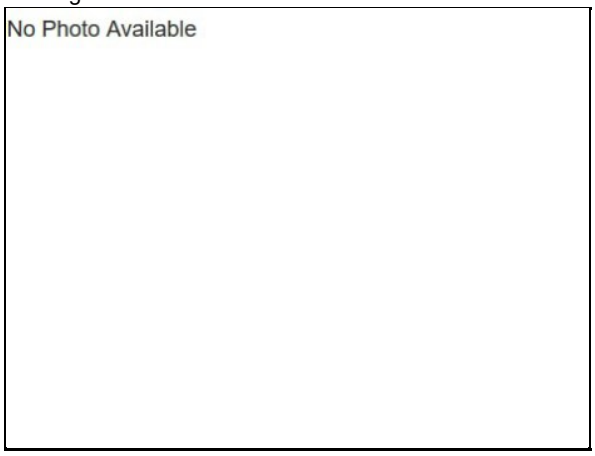
Lower Estimate: $ 9,180 **Higher Estimate:** $ 11,200

Cost Source: AR Cost Allowance

Comp #: 1072 Foam Roofs - Replace (#2) **Approx Quantity: 5,100 Sq Ft**
Location: Unit building 2
Funded?: Yes.
History: Likely replaced around 1997-2002.
Comments: There was no access to inspect the roofs during our site visit. Flat roof is constructed of a foam roofing system with an elastomeric coating. This roof should be approaching 24-29 years of age. Combined cost with the recoat component accounts for the total estimated replacement budget.

Useful Life:
25 years

Remaining Life:
2 years



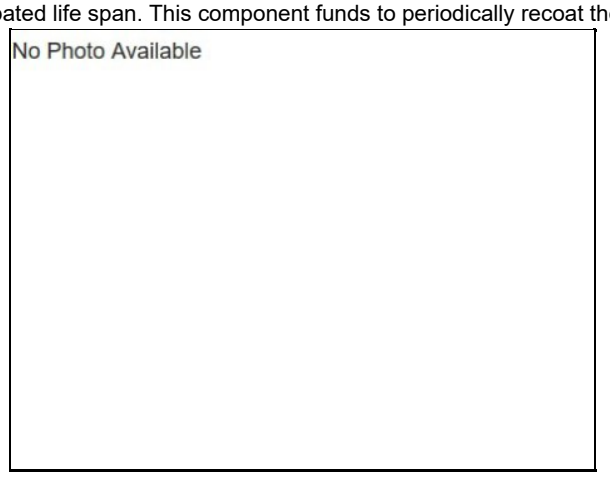
Lower Estimate: $ 20,300 **Higher Estimate:** $ 24,900

Cost Source: Client Cost History & AR Cost Database

Comp #: 1073 Foam Roofs - Recoat (#2) **Approx Quantity: 5,100 Sq Ft**
Location: Unit building 2
Funded?: Yes.
History: Recoated during 2012. Previously recoated in 2007.
Comments: There was no access to inspect the roofs during our site visit. Recoating is necessary to protect the underlying foam and to achieve the roof's anticipated life span. This component funds to periodically recoat the flat roofs.

Useful Life:
5 years

Remaining Life:
2 years



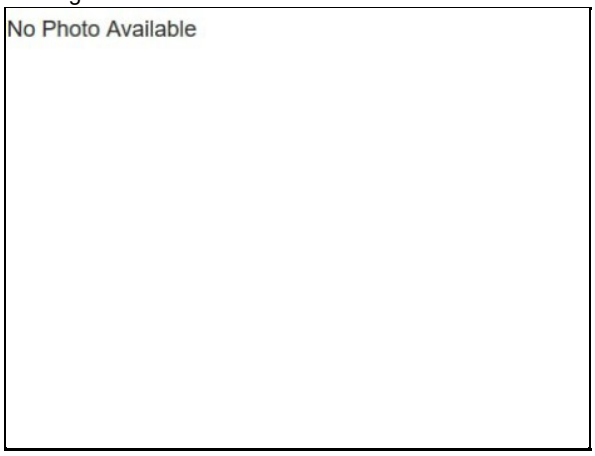
Lower Estimate: $ 23,000 **Higher Estimate:** $ 28,200

Cost Source: AR Cost Database

Comp #: 1074 Foam Roofs - Replace (#3) **Approx Quantity: 5,100 Sq Ft**
Location: Unit building 3
Funded?: Yes.
History: Likely replaced around 1997-2002.
Comments: There was no access to inspect the roofs during our site visit. Flat roof is constructed of a foam roofing system with an elastomeric coating. This roof should be approaching 24-29 years of age. Combined cost with the recoat component accounts for the total estimated replacement budget.

Useful Life:
25 years

Remaining Life:
5 years



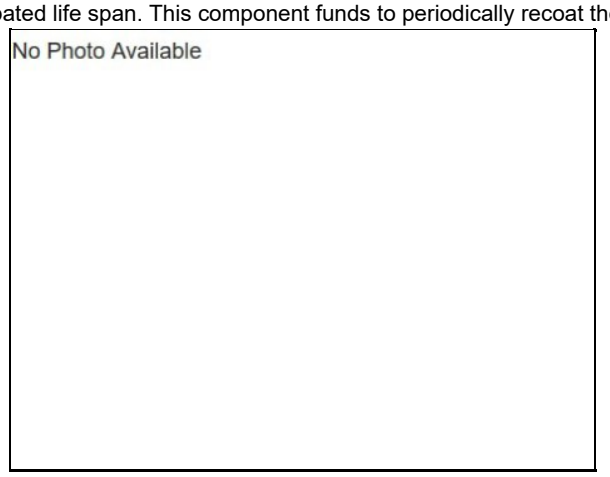
Lower Estimate: $ 20,300 **Higher Estimate:** $ 24,900

Cost Source: Client Cost History & AR Cost Database

Comp #: 1075 Foam Roofs - Recoat (#3) **Approx Quantity: 5,100 Sq Ft**
Location: Unit building 3
Funded?: Yes.
History: Recoated during 2019 for $22,498 (cost included buildings 1 & 5).
Comments: There was no access to inspect the roofs during our site visit. Recoating is necessary to protect the underlying foam and to achieve the roof's anticipated life span. This component funds to periodically recoat the flat roofs.

Useful Life:
5 years

Remaining Life:
0 years



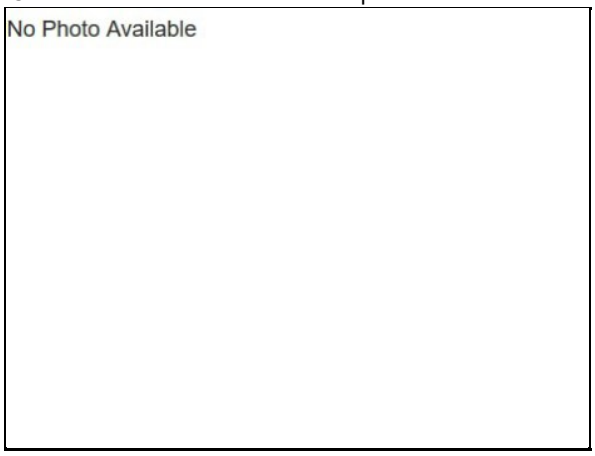
Lower Estimate: $ 18,400 **Higher Estimate:** $ 22,400

Cost Source: AR Cost Database

Comp #: 1076 Foam Roofs - Replace (#4) **Approx Quantity: 5,200 Sq Ft**
Location: Unit building 4
Funded?: Yes.
History: Likely replaced around 1997-2002.
Comments: There was no access to inspect the roofs during our site visit. Building roof is reportedly leaking and the HOA plans to replace this roof in 2026. Flat roof is constructed of a foam roofing system with an elastomeric coating. This roof should be approaching 24-29 years of age. Combined cost with the recoat component accounts for the total estimated replacement budget.

Useful Life:
25 years

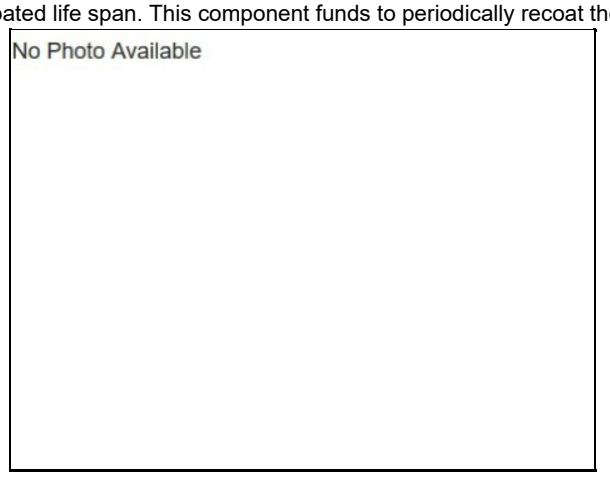
Remaining Life:
0 years



Lower Estimate: $ 20,700 **Higher Estimate:** $ 25,300

Cost Source: Client Cost History & AR Cost Database

Comp #: 1077 Foam Roofs - Recoat (#4) **Approx Quantity: 5,200 Sq Ft**
Location: Unit building 4
Funded?: Yes.
History: Recoated during 2017-2018 for $17,387 (cost included building 7). Previous age is unknown.
Comments: There was no access to inspect the roofs during our site visit. Recoating is necessary to protect the underlying foam and to achieve the roof's anticipated life span. This component funds to periodically recoat the flat roofs.



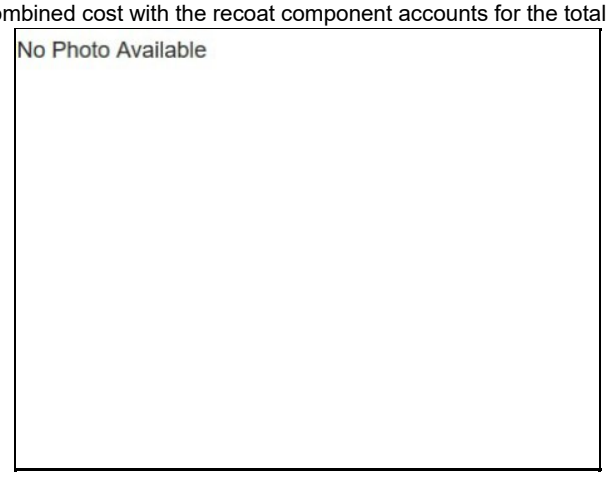
Useful Life:
5 years

Remaining Life:
0 years

Lower Estimate:	$ 9,360	**Higher Estimate:**	$ 11,400

Cost Source: AR Cost Database

Comp #: 1078 Foam Roofs - Replace (#5) **Approx Quantity: 5,200 Sq Ft**
Location: Unit building 5
Funded?: Yes.
History: Replaced in 2025 for ~$24,375. Previously replaced around 1997-2002.
Comments: There was no access to inspect the roofs during our site visit. Flat roofs are constructed of foam roofing systems with an elastomeric coating. Combined cost with the recoat component accounts for the total estimated replacement budget.



Useful Life:
25 years

Remaining Life:
24 years

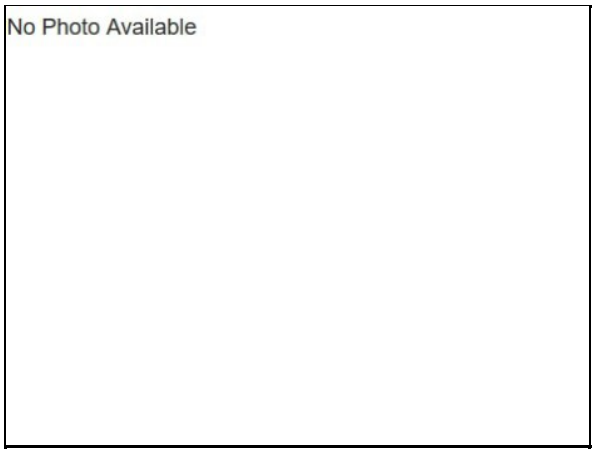
Lower Estimate:	$ 20,800	**Higher Estimate:**	$ 25,400

Cost Source: Client Cost History & AR Cost Database

Comp #: 1079 Foam Roofs - Recoat (#5) **Approx Quantity: 5,200 Sq Ft**
Location: Unit building 5
Funded?: Yes.
History: Recoated in 2025. Previously recoated in 2019.
Comments: There was no access to inspect the roofs during our site visit. Recoating is necessary to protect the underlying foam and to achieve the roof's anticipated life span. New roof applications typically carry a 10-year warranty and recoats typically have a 5-year warranty. This component funds to recoat the roof after expiration of the initial warranty and then every 5-years thereafter until replacement is needed.

Useful Life:
5 years

Remaining Life:
9 years



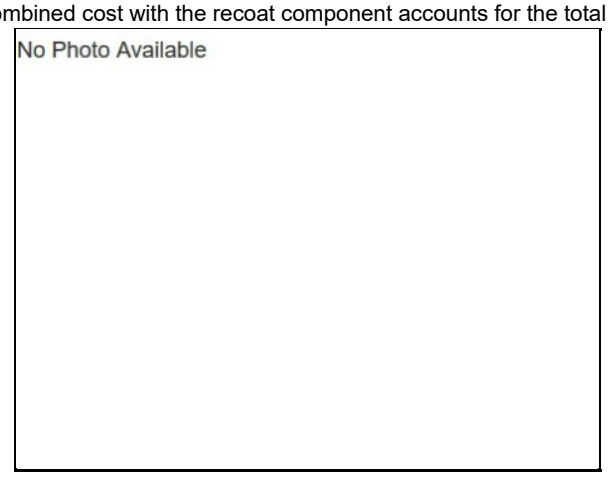
Lower Estimate:	$ 9,360	**Higher Estimate:**	$ 11,400

Cost Source: AR Cost Database

Comp #: 1080 Foam Roofs - Replace (#6) **Approx Quantity: 5,200 Sq Ft**
Location: Unit building 6
Funded?: Yes.
History: Replaced in 2024 for $29,500. Previously replaced around 1997-2002.
Comments: There was no access to inspect the roofs during our site visit. Flat roofs are constructed of foam roofing systems with an elastomeric coating. Combined cost with the recoat component accounts for the total estimated replacement budget.

Useful Life:
25 years

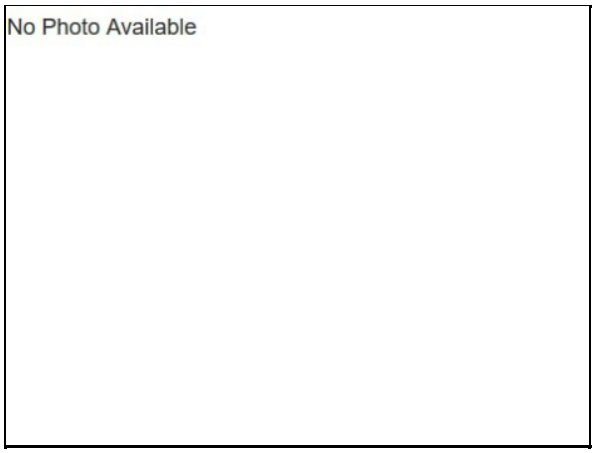
Remaining Life:
23 years



Lower Estimate:	$ 20,700	**Higher Estimate:**	$ 25,300

Cost Source: Client Cost History & AR Cost Database

Comp #: 1081 Foam Roofs - Recoat (#6) **Approx Quantity: 5,200 Sq Ft**
Location: Unit building 6
Funded?: Yes.
History: Recoated in 2024. Previously recoated in 2012, and in 2007.
Comments: There was no access to inspect the roofs during our site visit. Recoating is necessary to protect the underlying foam and to achieve the roof's anticipated life span. New roof applications typically carry a 10-year warranty and recoats typically have a 5-year warranty. This component funds to recoat the roof after expiration of the initial warranty and then every 5-years thereafter until replacement is needed.



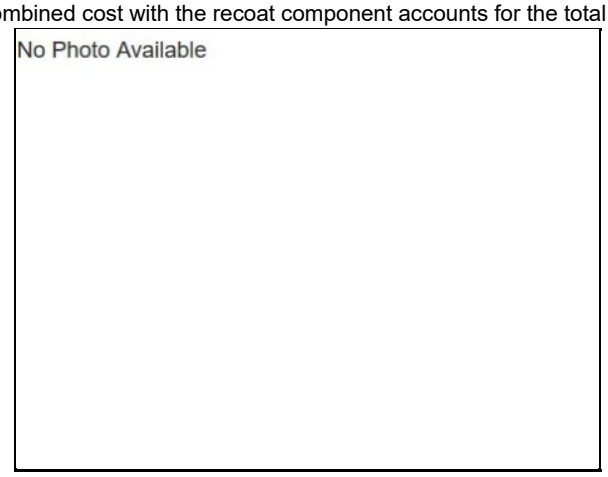
Useful Life:
5 years

Remaining Life:
8 years

Lower Estimate:	$ 9,360	**Higher Estimate:**	$ 11,400

Cost Source: AR Cost Database

Comp #: 1082 Foam Roofs - Replace (#7) **Approx Quantity: 5,200 Sq Ft**
Location: Unit building 7
Funded?: Yes.
History: Replaced in 2025 for ~$24,375. Previously replaced around 1997-2002.
Comments: There was no access to inspect the roofs during our site visit. Flat roofs are constructed of foam roofing systems with an elastomeric coating. Combined cost with the recoat component accounts for the total estimated replacement budget.



Useful Life:
25 years

Remaining Life:
24 years

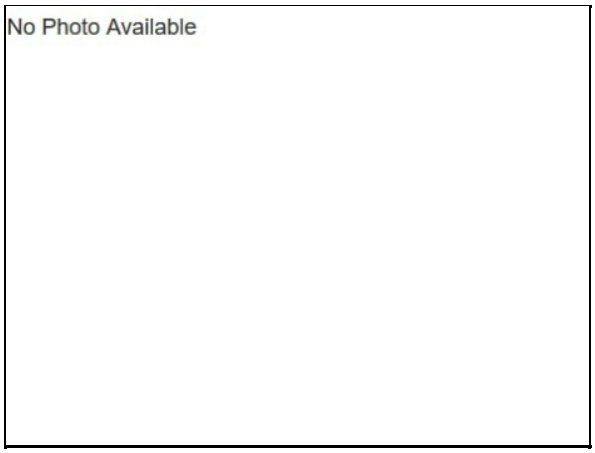
Lower Estimate:	$ 20,700	**Higher Estimate:**	$ 25,300

Cost Source: Client Cost History & AR Cost Database

Comp #: 1083 Foam Roofs - Recoat (#7) **Approx Quantity: 5,200 Sq Ft**
Location: Unit building 7
Funded?: Yes.
History: Recoated in 2025. Previously recoated during 2017-2018.
Comments: There was no access to inspect the roofs during our site visit. Recoating is necessary to protect the underlying foam and to achieve the roof's anticipated life span. New roof applications typically carry a 10-year warranty and recoats typically have a 5-year warranty. This component funds to recoat the roof after expiration of the initial warranty and then every 5-years thereafter until replacement is needed.

Useful Life:
5 years

Remaining Life:
9 years



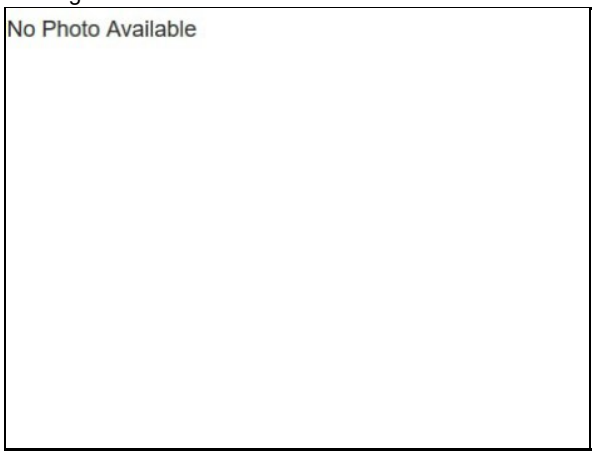
Lower Estimate:	$ 9,360	**Higher Estimate:**	$ 11,400

Cost Source: AR Cost Database

Comp #: 1084 Foam Roofs - Replace (#8) **Approx Quantity: 2,500 Sq Ft**
Location: Unit building 8
Funded?: Yes.
History: Likely replaced around 1997-2002.
Comments: There was no access to inspect the roofs during our site visit. Flat roof is constructed of a foam roofing system with an elastomeric coating. This roof should be approaching 24-29 years of age. Combined cost with the recoat component accounts for the total estimated replacement budget.

Useful Life:
25 years

Remaining Life:
3 years



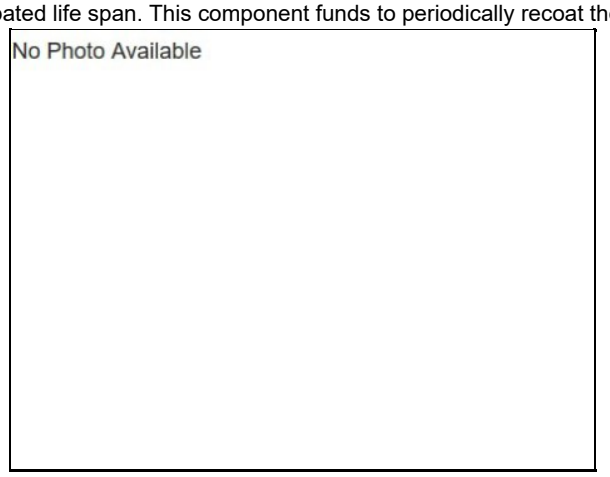
Lower Estimate:	$ 9,990	**Higher Estimate:**	$ 12,200

Cost Source: Client Cost History & AR Cost Database

Comp #: 1085 Foam Roofs - Recoat (#8) **Approx Quantity: 2,500 Sq Ft**
Location: Unit building 8
Funded?: Yes.
History: Recoated during 2012. Previously recoated in 2007.
Comments: There was no access to inspect the roofs during our site visit. Recoating is necessary to protect the underlying foam and to achieve the roof's anticipated life span. This component funds to periodically recoat the flat roofs.

Useful Life:
5 years

Remaining Life:
3 years



Lower Estimate:	$ 4,500	**Higher Estimate:**	$ 5,500

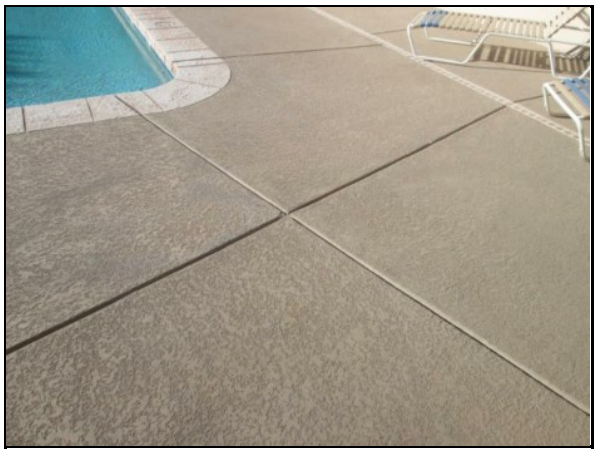
Cost Source: AR Cost Database

POOL AREA

Comp #: 1200 Pool Deck - Resurface **Approx Quantity: 2,000 Sq Ft**
Location: Pool area
Funded?: Yes.
History: Resurfaced in 2010.
Comments: Still appears to be in fair condition. No major wear or deterioration evident. This component funds to periodically grind off the existing deck coating and re-apply a new surface. Combined cost with the seal/repair component accounts for the total estimated resurface budget.

Useful Life:
16 years

Remaining Life:
5 years



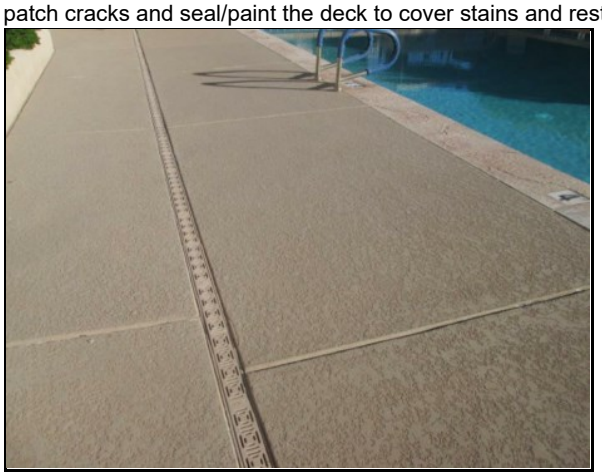
Lower Estimate: $ 15,600 **Higher Estimate:** $ 19,000

Cost Source: ARI Cost Database

Comp #: 1201 Pool Deck - Seal/Repair **Approx Quantity: 2,000 Sq Ft**
Location: Pool area
Funded?: Yes.
History: Resurfaced in 2010.
Comments: Surface exhibits staining and discoloration, but is still mostly intact. No major damage or issues noted. This component funds to periodically patch cracks and seal/paint the deck to cover stains and restore the appearance.

Useful Life:
4 years

Remaining Life:
1 years



Lower Estimate: $ 4,320 **Higher Estimate:** $ 5,280

Cost Source: ARI Cost Database

Comp #: 1205 Pool/Spa Coping - Replace **Approx Quantity: 150 Sq Ft**
Location: Pool area
Funded?: Yes.
History: Replaced in 2010.
Comments: Pool and spa coping is constructed of stone tiles. Appears to be holding up well. No major damage or issues noted. Long life component under normal circumstances, however periodic replacement should still be anticipated.

Useful Life:
16 years

Remaining Life:
5 years

Lower Estimate: $ 4,050 **Higher Estimate:** $ 4,950

Cost Source: ARI Cost Database

Comp #: 1210 Pool - Resurface **Approx Quantity: 125 LF**
Location: Pool area
Funded?: Yes.
History: Resurfaced in 2010.
Comments: Pool has a pebble surface and (1) pool light. Pool surface appears to be in fair condition and holding up well. No large cracks or chips were noted. This component funds to resurface the pool finish. Funding also includes replacement of the waterline tile and the underwater light fixture.

Useful Life:
16 years

Remaining Life:
5 years

Lower Estimate: $ 23,000 **Higher Estimate:** $ 28,100

Cost Source: ARI Cost Database

Comp #: 1212 Spa - Resurface **Approx Quantity: 25 LF**
Location: Pool area
Funded?: Yes.
History: Resurfaced in 2010.
Comments: Spa has a tile surface and (1) underwater light. Still appears to be intact and in fair condition. This component funds to resurface the spa finish. Funding also includes replacement of the waterline tile and the underwater light fixture.

Useful Life:
16 years

Remaining Life:
5 years

Lower Estimate:	$ 7,200	**Higher Estimate:**	$ 8,800

Cost Source: ARI Cost Database

Comp #: 1215 Pool Fence - Replace **Approx Quantity: 185 LF**
Location: Pool area
Funded?: Yes.
History: Age is unknown.
Comments: There is approximately 160 LF of 5' tall fencing and 25 LF of 1.5' tall fencing. Fair conditions observed overall. Some sections exhibit rust and wear, but fence is mostly intact. Periodic replacement should be anticipated. Funding to repaint is included under Metal Surfaces - Repaint, component #550.

Useful Life:
30 years

Remaining Life:
6 years

Lower Estimate:	$ 12,200	**Higher Estimate:**	$ 14,900

Cost Source: ARI Cost Database

Comp #: 1220 Pool Furniture - Replace **Approx Quantity: 14 Pieces**
Location: Pool area
Funded?: Yes.
History: Reportedly purchased in 2018 for $890. Previous age is unknown.
Comments: Pieces include (8) lounges, (5) chairs and (1) dining table. Lounges and chairs have vinyl straps. Observed to be in fair condition. Wear and age evident, but pieces are still intact.

Useful Life:
8 years

Remaining Life:
1 years

Lower Estimate: $ 5,130 **Higher Estimate:** $ 6,270

Cost Source: Internet Research & AR Cost Database

Comp #: 1225 Column Lights - Replace **Approx Quantity: 3 Lights**
Location: Pool area
Funded?: No. Funding for this component is provided under Pole Lights - Replace, component #320, in the Grounds chapter.
History: Actual age is unknown.
Comments:

Useful Life:

Remaining Life:

Lower Estimate: $ 0 **Higher Estimate:** $ 0

Cost Source: ARI Cost Database

Comp #: 1230 Column Tile - Replace **Approx Quantity: 120 Sq Ft**
Location: Pool area
Funded?: Yes.
History: Installed in 2018 for $5,277 (cost includes tile on community map structures).
Comments: Appears to be in fair condition. No major damage or issues noted. Periodic replacement should be anticipated.

Useful Life:
20 years

Remaining Life:
12 years

Lower Estimate:	$ 6,930	**Higher Estimate:**	$ 8,470

Cost Source: AR Cost Database

Comp #: 1235 Shade Screen - Replace **Approx Quantity: 150 Sq Ft**
Location: Pool area
Funded?: Yes.
History: Installed around 2010, per satellite imagery.
Comments: Appears to be holding up well. No rips or tears in the fabric observed. This component funds to replace the shade screen only.

Useful Life:
12 years

Remaining Life:
1 years

Lower Estimate:	$ 2,250	**Higher Estimate:**	$ 2,750

Cost Source: ARI Cost Database

Comp #: 1240 Pool Filter - Replace **Approx Quantity: 1 Pentair TR-100**
Location: Pool/spa equipment enclosure
Funded?: Yes.
History: Replaced in 2024. Previous age is unknown.
Comments: Good to fair conditions evident. Minor weathering noted. Periodic replacement should be anticipated.
*Part #140210, Serial #0101190240022F, Mfg. Date: 07/08/2024

Useful Life:
15 years

Remaining Life:
13 years

Lower Estimate: $ 2,520 **Higher Estimate:** $ 3,080

Cost Source: AR Cost Database

Comp #: 1242 Pool Filter Pump - Replace **Approx Quantity: 1 Pump, 2-HP**
Location: Pool/spa equipment enclosure
Funded?: Yes.
History: Age is unknown.
Comments: Pump exhibits age and wear. Based on visible age, replacement should be anticipated in the near future. Periodic repair and motor replacement should be addressed as a maintenance issue. This component funds for replacement of the pump and motor assembly.

Useful Life:
15 years

Remaining Life:
0 years

Lower Estimate: $ 3,060 **Higher Estimate:** $ 3,740

Cost Source: AR Cost Database

Comp #: 1250 Spa Filter - Replace **Approx Quantity: 1 Pentair TR-60**
Location: Pool/spa equipment enclosure
Funded?: Yes.
History: Replaced around 2004.
Comments: Filter is reportedly having issues and is no longer functional. Based on age, replacement should be anticipated in the near future.
*Part #140264, Mfg. Date: 06/2004

Useful Life:
15 years

Remaining Life:
0 years

Lower Estimate: $ 1,980 **Higher Estimate:** $ 2,420

Cost Source: ARI Cost Database

Comp #: 1252 Spa Filter Pump - Replace **Approx Quantity: 1 Pentair Pump**
Location: Pool/spa equipment enclosure
Funded?: Yes.
History: Replaced in 2020. Previous age is unknown.
Comments: Fair conditions evident. Some weathering and age observed, but pump is still intact. Periodic repair and motor replacement should be addressed as a maintenance issue. This component funds for replacement of the pump and motor assembly.
*Part #357149, Serial #0399083230559L, Mfg. Date: 03/24/2020

Useful Life:
15 years

Remaining Life:
9 years

Lower Estimate: $ 3,060 **Higher Estimate:** $ 3,740

Cost Source: AR Cost Database

Comp #: 1254 Spa Jet Pump - Replace **Approx Quantity: 1 Pentair, 1.5-HP**
Location: Pool/spa equipment enclosure
Funded?: Yes.
History: Replaced in 2020. Previous age is unknown.
Comments: Fair conditions observed. Some visible weathering, but pump appears to be in good functioning order. Periodic repair and motor replacement should be addressed as a maintenance issue. This component funds for replacement of the pump and motor assembly.
*Part #011528, Serial #0326256200020F, Mfg. Date: 09/12/2020

Useful Life:
15 years

Remaining Life:
9 years

Lower Estimate: $ 1,980 **Higher Estimate:** $ 2,420

Cost Source: ARI Cost Database

Comp #: 1256 Spa Heater - Replace **Approx Quantity: 1 Raypak 266,000 BTU**
Location: Pool/spa equipment enclosure
Funded?: Yes.
History: Replaced during 2017 for $2,939. Previously replaced during 11/2011 for $1,726.
Comments: Heater appears older, but still functional. No problems or issues reported. Based on age, replacement should be anticipated in the near future.
*Model: C-R266A-EN-X, Serial #1705444468

Useful Life:
8 years

Remaining Life:
0 years

Lower Estimate: $ 4,680 **Higher Estimate:** $ 5,720

Cost Source: ARI Cost Database

Comp #: 1260 Metal Roof - Replace **Approx Quantity: 120 Sq Ft**
Location: Pool/spa equipment enclosure
Funded?: Yes.
History: Age is unknown.
Comments: This is a corrugated metal roof over the pool and spa equipment enclosure. Visible rust and wear observed, but roof is still mostly intact. Periodic replacement should be anticipated.

Useful Life:
40 years

Remaining Life:
6 years

Lower Estimate:	$ 4,500	**Higher Estimate:**	$ 5,500

Cost Source: ARI Cost Database