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Scottsdale Springs Condominiums

Scottsdale, AZ

DJ VLAMING CAI-RS 00061 DESIGNATION RESERVE SPECIALIST

Report #: 7926-2
Beginning: January 1, 2025
Expires: December 31, 2025

RESERVE STUDY
Update "With-Site-Visit"

September 6, 2024

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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Reserve Study Executive Summary — With-Site-Visit

Scottsdale Springs Condominiums — Report #: **7926-2**
Scottsdale, AZ — # of Units: 203
Level of Service: **Update "With-Site-Visit"** — **January 1, 2025** through **December 31, 2025**

Findings & Recommendations — as of January 1, 2025

Projected Starting Reserve Balance	**$482,534**
Current Fully Funded Reserve Balance	**$1,291,996**
Average Reserve Deficit (Surplus) Per Unit	**$3,987**
Percent Funded	**37.3 %**
2024 Approved Monthly Reserve Transfers	**$13,682**
2025 Recommended Monthly Reserve Transfers	**$14,000**

Reserve Fund Strength: 37.3% — **Weak** — **Fair** — **Strong**

< 30% — **< 70%** — **> 130%**

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 2022 Fiscal Year. We performed the site inspection on 6/11/2024.

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

Your Reserve Fund is 37.3 % Funded. This means the Reserve Fund status is Fair, and the HOA's risk of special assessments & deferred maintenance is currently Medium.

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

Based on this starting point and anticipated future expenses, we recommend budgeting Monthly Reserve transfers of $14,000 for the 2025 Fiscal Year. Annual increases are scheduled to help offset inflation. Going forward, the transfer rate should be increased as illustrated on the 30-Year Summary Table.

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, 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
	ENTRANCES			
700	Directory - Replace	20	8	$3,500
701	Monuments - Refurbish	30	3	$10,000
703	Entry Keypads - Replace	12	3	$3,200
706	Gate Operators - Replace (East) (A)	18	10	$8,500
706	Gate Operators - Replace (East) (B)	18	17	$8,500
707	Gate Operators - Replace (West)	15	2	$8,500
708	Vehicle Fence/Gates - Replace	40	3	$18,000
712	Vehicle Fence/Gates - Repaint	5	0	$2,700
	GROUNDS			
201	Asphalt (East) - Repave	20	15	$150,000
202	Asphalt (East) - Seal/Repair	4	2	$8,000
205	Asphalt (South) - Repave	20	16	$126,500
206	Asphalt (South) - Seal/Repair	4	1	$6,600
208	Asphalt (West) - Repave (Parking)	20	17	$64,500
209	Asphalt (West) - Repave (Drives)	20	18	$87,500
210	Asphalt (West) - Seal/Repair	4	1	$9,800
220	Concrete - Repair	5	3	$5,000
280	Carport Roofs - Repair	10	0	$10,000
284	Carport Lights - Replace	20	13	$40,000
402	Pet Stations - Replace	12	5	$8,500
403	Mailboxes - Replace	25	17	$49,500
405	Concrete Furniture - Replace	25	8	$51,000
407	BBQ Grills - Replace	20	3	$4,000
480	Walkway Decks - Replace	20	5	$10,000
482	Walkway Rails - Replace	30	17	$7,200
660	Water Feature - Repair	20	5	$11,000
680	Water Feature Filter - Replace	15	0	$2,500
685	Water Feature Pump - Replace (A)	12	9	$2,500
686	Water Feature Pump - Replace (B)	12	0	$2,500
690	Metal Fence - Replace	35	5	$9,000
804	Backflow Valves - Replace	20	10	$21,200
805	Landscape Granite - Replenish	5	4	$20,000
	UNIT BUILDINGS			
320	Exterior Lights - Replace	30	4	$95,800
1114	Bldg Metal - Repaint (Ph1)	5	0	$23,500
1114	Bldg Metal - Repaint (Ph2)	5	0	$15,000
1114	Bldg Metal - Repaint (Ph3)	5	2	$11,000

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
1115	Bldg Exteriors - Repaint	10	1	$233,500
1119	Bldg Wood - Repaint	10	0	$47,300
1130	Bldg Exteriors - Repair	5	4	$50,000
1160	Fire Panels - Replace (A)	20	1	$32,600
1162	Fire Panels - Replace (B)	20	2	$7,300
1164	Fire Panels - Replace (C)	20	12	$7,300
1170	Fire Risers - Repair	20	4	$14,500
1302	Foam Roofs - Replace (Ph1)	25	24	$156,000
1303	Foam Roofs - Recoat (Ph1)	5	9	$48,000
1304	Foam Roofs - Replace (Ph2)	25	4	$85,000
1305	Foam Roofs - Recoat (Ph2)	5	4	$26,200
1306	Foam Roofs - Replace (Ph3)	25	5	$85,000
1307	Foam Roofs - Recoat (Ph3)	25	5	$26,200
1308	Foam Roofs - Replace (Ph4)	25	6	$85,000
1309	Foam Roofs - Recoat (Ph4)	5	6	$26,200
1320	Tile Roofs - Refurbish	30	2	$95,000
	FITNESS ROOM			
305	HVAC Unit - Replace	14	7	$10,000
907	Rubber Floor - Replace	12	4	$9,500
910	Interior Lights - Replace	30	5	$3,000
925	Restroom - Remodel	20	5	$3,000
930	Cardio Equipment - Replace	8	3	$15,000
935	Strength Equipment - Replace	15	7	$8,500
	WEST POOL			
503	Metal Fence - Replace	40	10	$26,000
1107	Metal Fence - Repaint	5	0	$2,600
1200	Pool Deck - Resurface	15	0	$18,300
1201	Pool Deck - Seal/Repair	5	0	$5,100
1202	Pool - Resurface	15	5	$31,000
1204	Pool Furniture - Replace	8	3	$24,000
1220	Pool Filters - Replace	15	1	$6,000
1222	Pool Heater - Replace	8	3	$6,000
1225	Pool Pumps - Replace	12	1	$5,000
1310	Ramada Roofs - Replace	30	21	$7,000
	EAST POOL			
503	Metal Fence - Replace	40	36	$19,000
1107	Metal Fence - Repaint	5	0	$1,900
1200	Pool Deck - Resurface	15	6	$16,700
1201	Pool Deck - Seal/Repair	5	1	$4,600
1202	Pool - Resurface	18	2	$24,400
1204	Pool Furniture - Replace	10	4	$8,400
1220	Pool Filter - Replace	15	0	$3,000

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
1225	Pool Pump - Replace	12	0	$3,200
	WEST SPA			
503	Metal Fence - Replace	40	10	$10,000
1107	Metal Fence - Repaint	5	0	$1,100
1200	Spa Deck - Resurface	12	6	$4,400
1201	Spa Deck - Seal/Repair	4	2	$1,200
1203	Spa - Resurface	15	5	$8,500
1204	Spa Furniture - Replace	8	3	$2,000
1221	Spa Filter - Replace	15	12	$2,000
1223	Spa Heater - Replace	8	3	$5,000
1226	Filter Pump - Replace	12	1	$3,000
1227	Jet Pump - Replace	12	1	$3,000
	EAST SPA			
503	Metal Fence - Replace	40	10	$16,000
1107	Metal Fence - Repaint	5	0	$1,600
1200	Spa Deck - Resurface	12	5	$6,700
1201	Spa Deck - Seal/Repair	4	1	$2,000
1203	Spa - Resurface	15	7	$10,200
1204	Spa Furniture - Replace	8	3	$7,500
1221	Spa Filter - Replace	15	3	$2,000
1223	Spa Heater - Replace	8	1	$5,000
1226	Filter Pump - Replace	12	1	$3,000
1227	Jet Pump - Replace	12	1	$3,000
95	**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.

RESERVE COMPONENT "THREE-PART TEST"

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?

RESERVE FUNDING PRINCIPLES

According to National Reserve Study Standards, there are four Funding Principles to balance in developing your Reserve Funding Plan. Our first objective is to design a plan that provides you with sufficient cash to perform your Reserve projects on time. Second, a stable 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.*

FUNDING OBJECTIVES

Allowing the Reserves to fall close to zero, but not below zero, is called Baseline Funding. Doing so allows the Reserve Fund to drop into the 0 - 30% range, where there is a high risk of special assessments & deferred maintenance. Since Baseline Funding still provides for the timely execution of all Reserve projects, and only the "margin of safety" is different, 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 6/11/2024, I started by meeting with Board President Neal Deacon. We spent time reviewing reserve-related expenses and projects that have occurred in the recent past and are planned in the near future. After the meeting, I visually inspected the common areas including the pool areas, asphalt, and building exteriors.

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.

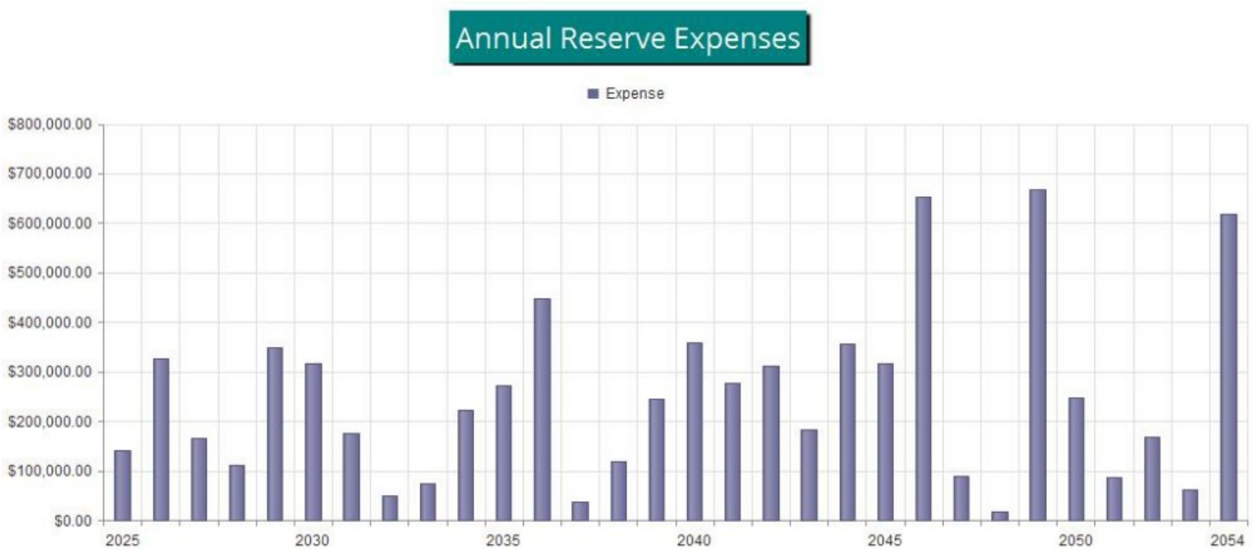


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be $482,534 as-of the start of your fiscal year on 1/1/2025. This number was provided to Association Reserves.

As of 1/1/2025, your Fully Funded Balance is computed to be $1,291,996. This figure represents the deteriorated value of your common area components. Comparing your Reserve Balance to the Fully Funded Balance indicates Reserves are 37.3 % Funded.

Recommended Funding Plan

Based on your current Percent Funded and cash flow requirements, we recommend budgeting Monthly Reserve contributions of $14,000 this Fiscal Year. The overall 30-year plan, in perspective, is shown below. This same information is shown numerically in both the 30-yr Summary and the Cash Flow Detail tables.

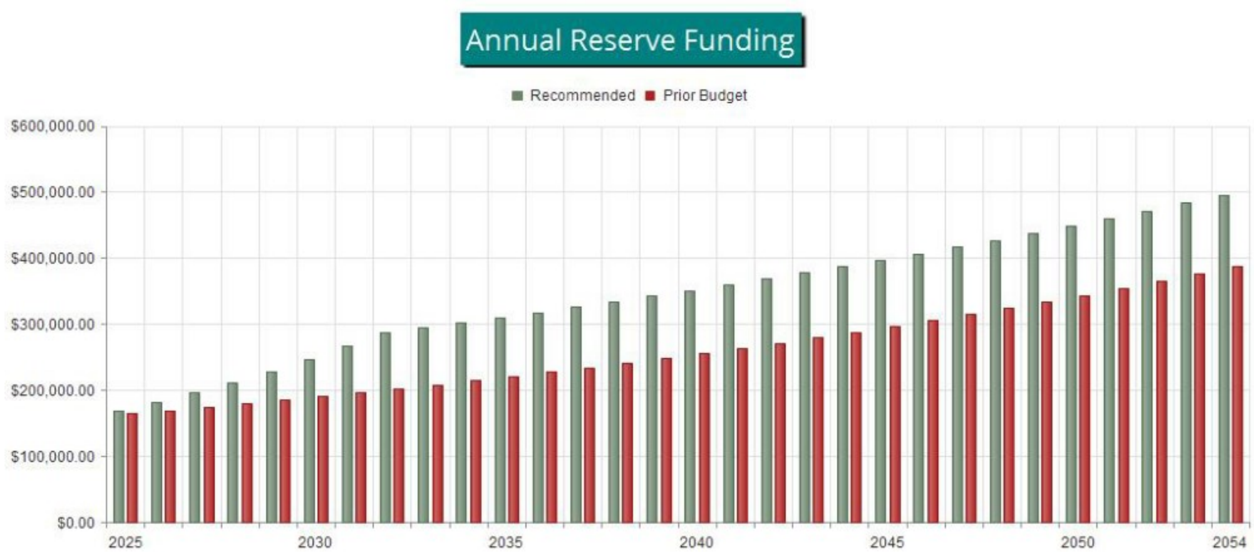


Figure 2

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

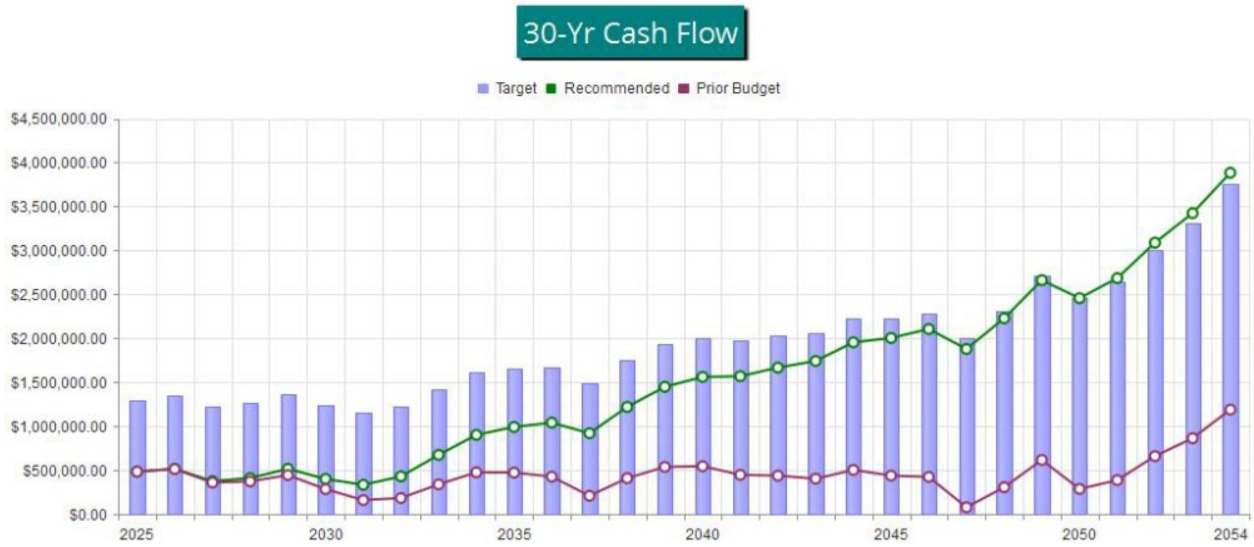


Figure 3

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.

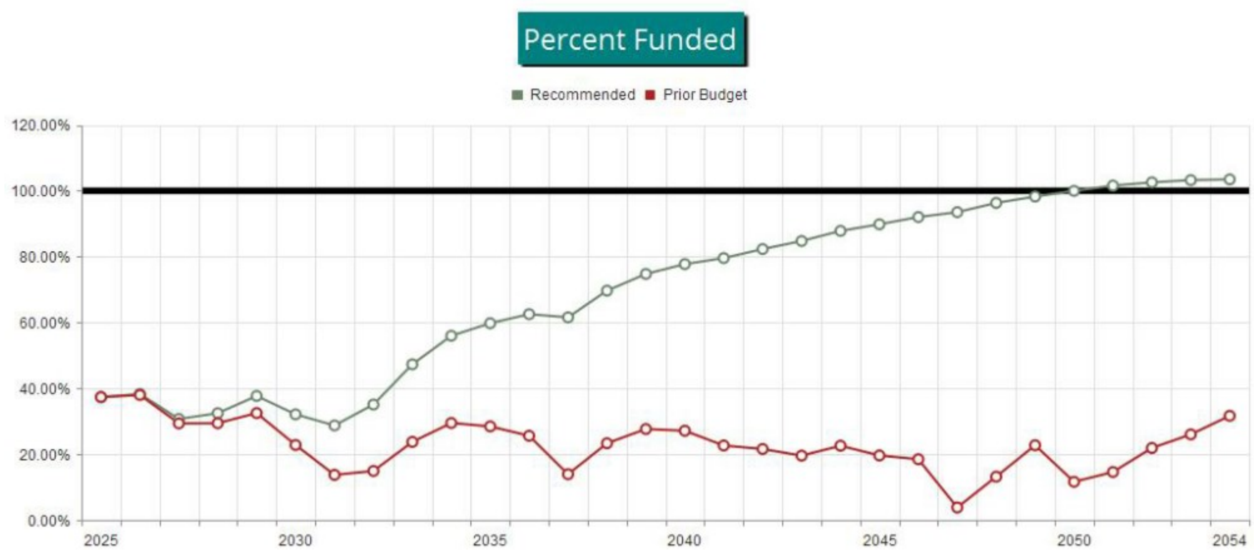


Figure 4

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.

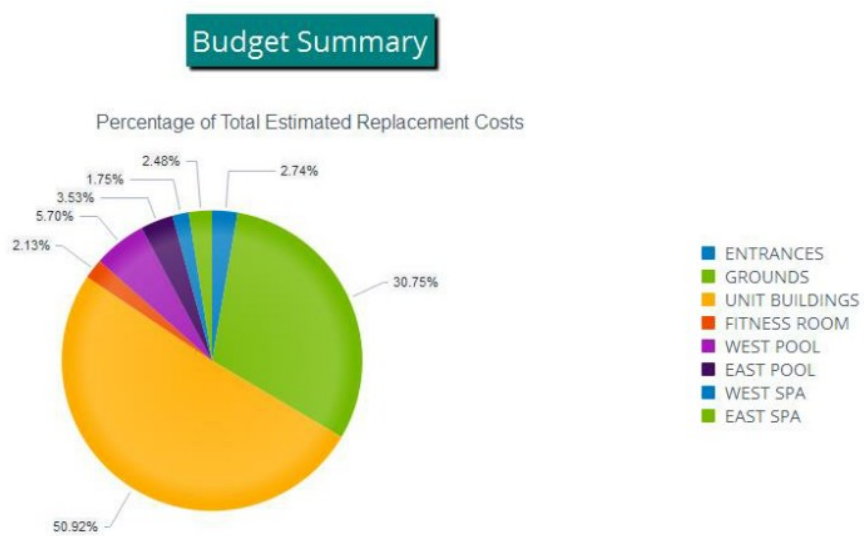
Component Significance shows the relative significance of each component to Reserve funding needs of the property, helping you see which components have more (or less) influence than others on your total Reserve funding requirements. The deterioration cost/yr of each component is calculated by dividing 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 Min	Useful Life Max	2025 Rem. Useful Life Min	2025 Rem. Useful Life Max	Estimated Replacement Cost in 2025	2025 Expenditures	01/01/2025 Current Fund Balance	01/01/2025 Fully Funded Balance	Remaining Bal. to be Funded	2025 Funding
ENTRANCES	5	40	0	17	$62,900	$2,700	$10,067	$44,467	$52,833	$3,241
GROUNDS	4	35	0	18	$706,800	$15,000	$31,300	$229,213	$675,500	$43,180
UNIT BUILDINGS	5	30	0	24	$1,170,400	$85,800	$351,340	$772,743	$819,060	$93,984
FITNESS ROOM	8	30	3	7	$49,000	$0	$0	$29,992	$49,000	$4,153
WEST POOL	5	40	0	21	$131,000	$26,000	$36,183	$97,200	$94,817	$10,168
EAST POOL	5	40	0	36	$81,200	$8,100	$33,469	$50,429	$47,731	$5,492
WEST SPA	4	40	0	12	$40,200	$1,100	$7,200	$27,342	$33,000	$3,178
EAST SPA	4	40	0	10	$57,000	$1,600	$12,975	$40,611	$44,025	$4,605
					$2,298,500	$140,300	$482,534	$1,291,996	$1,815,966	$168,000

Percent Funded: 37.3%



#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
	ENTRANCES				
700	Directory - Replace	(1) Sign	20	8	$3,500
701	Monuments - Refurbish	(2) Monuments	30	3	$10,000
703	Entry Keypads - Replace	(2) DoorKing	12	3	$3,200
706	Gate Operators - Replace (East) (A)	(1) HySecurity	18	10	$8,500
706	Gate Operators - Replace (East) (B)	(1) Maximum Control	18	17	$8,500
707	Gate Operators - Replace (West)	(1) Elite	15	2	$8,500
708	Vehicle Fence/Gates - Replace	Approx 180 LF	40	3	$18,000
712	Vehicle Fence/Gates - Repaint	Approx 180 LF	5	0	$2,700
	GROUNDS				
201	Asphalt (East) - Repave	Approx 37,500 Sq Ft	20	15	$150,000
202	Asphalt (East) - Seal/Repair	Approx 37,500 Sq Ft	4	2	$8,000
205	Asphalt (South) - Repave	Approx 31,600 Sq Ft	20	16	$126,500
206	Asphalt (South) - Seal/Repair	Approx 31,600 Sq Ft	4	1	$6,600
208	Asphalt (West) - Repave (Parking)	Approx 16,130 Sq Ft	20	17	$64,500
209	Asphalt (West) - Repave (Drives)	Approx 25,260 Sq Ft	20	18	$87,500
210	Asphalt (West) - Seal/Repair	Approx 46,500 Sq Ft	4	1	$9,800
220	Concrete - Repair	Numerous Sq Ft	5	3	$5,000
280	Carport Roofs - Repair	Approx 41,500 Sq Ft	10	0	$10,000
284	Carport Lights - Replace	Approx (125) Lights	20	13	$40,000
402	Pet Stations - Replace	Approx (18) Stations	12	5	$8,500
403	Mailboxes - Replace	(16) Clusters	25	17	$49,500
405	Concrete Furniture - Replace	Approx (57) Pieces	25	8	$51,000
407	BBQ Grills - Replace	(6) Grills	20	3	$4,000
480	Walkway Decks - Replace	Approx 450 Sq Ft	20	5	$10,000
482	Walkway Rails - Replace	Approx 150 LF	30	17	$7,200
660	Water Feature - Repair	(1) Water Feature	20	5	$11,000
680	Water Feature Filter - Replace	(1) Hayward	15	0	$2,500
685	Water Feature Pump - Replace (A)	(1) Pump	12	9	$2,500
686	Water Feature Pump - Replace (B)	(1) Pump	12	0	$2,500
690	Metal Fence - Replace	Approx 90 LF	35	5	$9,000
804	Backflow Valves - Replace	(9) Backflow Valves	20	10	$21,200
805	Landscape Granite - Replenish	Numerous Tons	5	4	$20,000
	UNIT BUILDINGS				
320	Exterior Lights - Replace	Approx (405) Lights	30	4	$95,800
1114	Bldg Metal - Repaint (Ph1)	(4) Bldgs, (78) Units	5	0	$23,500
1114	Bldg Metal - Repaint (Ph2)	(5) Bldgs, (66) Units	5	0	$15,000
1114	Bldg Metal - Repaint (Ph3)	(3) Bldgs, (59) Units	5	2	$11,000
1115	Bldg Exteriors - Repaint	(203) Units	10	1	$233,500
1119	Bldg Wood - Repaint	(203) Units	10	0	$47,300
1130	Bldg Exteriors - Repair	(203) Units	5	4	$50,000
1160	Fire Panels - Replace (A)	(9) Panels	20	1	$32,600
1162	Fire Panels - Replace (B)	(2) Panels	20	2	$7,300
1164	Fire Panels - Replace (C)	(2) Panels	20	12	$7,300
1170	Fire Risers - Repair	(12) Fire Risers	20	4	$14,500

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
1302	Foam Roofs - Replace (Ph1)	Approx 30,000 Sq Ft	25	24	$156,000
1303	Foam Roofs - Recoat (Ph1)	Approx 30,000 Sq Ft	5	9	$48,000
1304	Foam Roofs - Replace (Ph2)	33% of ~49,000 Sq Ft	25	4	$85,000
1305	Foam Roofs - Recoat (Ph2)	33% of ~49,000 Sq Ft	5	4	$26,200
1306	Foam Roofs - Replace (Ph3)	33% of ~49,000 Sq Ft	25	5	$85,000
1307	Foam Roofs - Recoat (Ph3)	33% of ~49,000 Sq Ft	25	5	$26,200
1308	Foam Roofs - Replace (Ph4)	33% of ~49,000 Sq Ft	25	6	$85,000
1309	Foam Roofs - Recoat (Ph4)	33% of ~49,000 Sq Ft	5	6	$26,200
1320	Tile Roofs - Refurbish	Approx 7,900 Sq Ft	30	2	$95,000
	FITNESS ROOM				
305	HVAC Unit - Replace	(1) Unit	14	7	$10,000
907	Rubber Floor - Replace	Approx 500 Sq Ft	12	4	$9,500
910	Interior Lights - Replace	(12) Can Lights	30	5	$3,000
925	Restroom - Remodel	(1) Restroom	20	5	$3,000
930	Cardio Equipment - Replace	(4) Spirit Fitness	8	3	$15,000
935	Strength Equipment - Replace	(4) Assorted Pieces	15	7	$8,500
	WEST POOL				
503	Metal Fence - Replace	Approx 260 LF	40	10	$26,000
1107	Metal Fence - Repaint	Approx 260 LF	5	0	$2,600
1200	Pool Deck - Resurface	Approx 2,200 Sq Ft	15	0	$18,300
1201	Pool Deck - Seal/Repair	Approx 2,200 Sq Ft	5	0	$5,100
1202	Pool - Resurface	(1) Pool, ~160 LF	15	5	$31,000
1204	Pool Furniture - Replace	(32) Assorted Pieces	8	3	$24,000
1220	Pool Filters - Replace	(2) Hayward	15	1	$6,000
1222	Pool Heater - Replace	(1) Raypak 406,000 BTU	8	3	$6,000
1225	Pool Pumps - Replace	(2) Whisper-Flo	12	1	$5,000
1310	Ramada Roofs - Replace	Approx 200 Sq Ft	30	21	$7,000
	EAST POOL				
503	Metal Fence - Replace	Approx 190 LF	40	36	$19,000
1107	Metal Fence - Repaint	Approx 190 LF	5	0	$1,900
1200	Pool Deck - Resurface	Approx 2,000 Sq Ft	15	6	$16,700
1201	Pool Deck - Seal/Repair	Approx 2,000 Sq Ft	5	1	$4,600
1202	Pool - Resurface	(1) Pool, ~130 LF	18	2	$24,400
1204	Pool Furniture - Replace	(24) Assorted Pieces	10	4	$8,400
1220	Pool Filter - Replace	(1) Hayward	15	0	$3,000
1225	Pool Pump - Replace	(1) Pentair, 2-HP	12	0	$3,200
	WEST SPA				
503	Metal Fence - Replace	Approx 100 LF	40	10	$10,000
1107	Metal Fence - Repaint	Approx 100 LF	5	0	$1,100
1200	Spa Deck - Resurface	Approx 530 Sq Ft	12	6	$4,400
1201	Spa Deck - Seal/Repair	Approx 530 Sq Ft	4	2	$1,200
1203	Spa - Resurface	(1) Spa, ~30 LF	15	5	$8,500
1204	Spa Furniture - Replace	(7) Assorted Pieces	8	3	$2,000
1221	Spa Filter - Replace	(1) Pentair, TR-60	15	12	$2,000
1223	Spa Heater - Replace	(1) Raypak 266,000 BTU	8	3	$5,000
1226	Filter Pump - Replace	(1) Pentair	12	1	$3,000
1227	Jet Pump - Replace	(1) Pentair	12	1	$3,000
	EAST SPA				
503	Metal Fence - Replace	Approx 160 LF	40	10	$16,000

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
1107	Metal Fence - Repaint	Approx 160 LF	5	0	$1,600
1200	Spa Deck - Resurface	Approx 800 Sq Ft	12	5	$6,700
1201	Spa Deck - Seal/Repair	Approx 800 Sq Ft	4	1	$2,000
1203	Spa - Resurface	(1) Spa, ~40 LF	15	7	$10,200
1204	Spa Furniture - Replace	(13) Assorted Pieces	8	3	$7,500
1221	Spa Filter - Replace	(1) Hayward	15	3	$2,000
1223	Spa Heater - Replace	(1) Raypak 266,000 BTU	8	1	$5,000
1226	Filter Pump - Replace	(1) Pentair	12	1	$3,000
1227	Jet Pump - Replace	(1) Jandy, 2.7-HP	12	1	$3,000
95	Total Funded Components				

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
	ENTRANCES							
700	Directory - Replace	$3,500	X	12	/	20	=	$2,100
701	Monuments - Refurbish	$10,000	X	27	/	30	=	$9,000
703	Entry Keypads - Replace	$3,200	X	9	/	12	=	$2,400
706	Gate Operators - Replace (East) (A)	$8,500	X	8	/	18	=	$3,778
706	Gate Operators - Replace (East) (B)	$8,500	X	1	/	18	=	$472
707	Gate Operators - Replace (West)	$8,500	X	13	/	15	=	$7,367
708	Vehicle Fence/Gates - Replace	$18,000	X	37	/	40	=	$16,650
712	Vehicle Fence/Gates - Repaint	$2,700	X	5	/	5	=	$2,700
	GROUNDS							
201	Asphalt (East) - Repave	$150,000	X	5	/	20	=	$37,500
202	Asphalt (East) - Seal/Repair	$8,000	X	2	/	4	=	$4,000
205	Asphalt (South) - Repave	$126,500	X	4	/	20	=	$25,300
206	Asphalt (South) - Seal/Repair	$6,600	X	3	/	4	=	$4,950
208	Asphalt (West) - Repave (Parking)	$64,500	X	3	/	20	=	$9,675
209	Asphalt (West) - Repave (Drives)	$87,500	X	2	/	20	=	$8,750
210	Asphalt (West) - Seal/Repair	$9,800	X	3	/	4	=	$7,350
220	Concrete - Repair	$5,000	X	2	/	5	=	$2,000
280	Carport Roofs - Repair	$10,000	X	10	/	10	=	$10,000
284	Carport Lights - Replace	$40,000	X	7	/	20	=	$14,000
402	Pet Stations - Replace	$8,500	X	7	/	12	=	$4,958
403	Mailboxes - Replace	$49,500	X	8	/	25	=	$15,840
405	Concrete Furniture - Replace	$51,000	X	17	/	25	=	$34,680
407	BBQ Grills - Replace	$4,000	X	17	/	20	=	$3,400
480	Walkway Decks - Replace	$10,000	X	15	/	20	=	$7,500
482	Walkway Rails - Replace	$7,200	X	13	/	30	=	$3,120
660	Water Feature - Repair	$11,000	X	15	/	20	=	$8,250
680	Water Feature Filter - Replace	$2,500	X	15	/	15	=	$2,500
685	Water Feature Pump - Replace (A)	$2,500	X	3	/	12	=	$625
686	Water Feature Pump - Replace (B)	$2,500	X	12	/	12	=	$2,500
690	Metal Fence - Replace	$9,000	X	30	/	35	=	$7,714
804	Backflow Valves - Replace	$21,200	X	10	/	20	=	$10,600
805	Landscape Granite - Replenish	$20,000	X	1	/	5	=	$4,000
	UNIT BUILDINGS							
320	Exterior Lights - Replace	$95,800	X	26	/	30	=	$83,027
1114	Bldg Metal - Repaint (Ph1)	$23,500	X	5	/	5	=	$23,500
1114	Bldg Metal - Repaint (Ph2)	$15,000	X	5	/	5	=	$15,000
1114	Bldg Metal - Repaint (Ph3)	$11,000	X	3	/	5	=	$6,600
1115	Bldg Exteriors - Repaint	$233,500	X	9	/	10	=	$210,150
1119	Bldg Wood - Repaint	$47,300	X	10	/	10	=	$47,300
1130	Bldg Exteriors - Repair	$50,000	X	1	/	5	=	$10,000
1160	Fire Panels - Replace (A)	$32,600	X	19	/	20	=	$30,970
1162	Fire Panels - Replace (B)	$7,300	X	18	/	20	=	$6,570
1164	Fire Panels - Replace (C)	$7,300	X	8	/	20	=	$2,920
1170	Fire Risers - Repair	$14,500	X	16	/	20	=	$11,600

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
1302	Foam Roofs - Replace (Ph1)	$156,000	X	1	/	25	=	$6,240
1303	Foam Roofs - Recoat (Ph1)	$48,000	X	0	/	5	=	$0
1304	Foam Roofs - Replace (Ph2)	$85,000	X	21	/	25	=	$71,400
1305	Foam Roofs - Recoat (Ph2)	$26,200	X	1	/	5	=	$5,240
1306	Foam Roofs - Replace (Ph3)	$85,000	X	20	/	25	=	$68,000
1307	Foam Roofs - Recoat (Ph3)	$26,200	X	20	/	25	=	$20,960
1308	Foam Roofs - Replace (Ph4)	$85,000	X	19	/	25	=	$64,600
1309	Foam Roofs - Recoat (Ph4)	$26,200	X	0	/	5	=	$0
1320	Tile Roofs - Refurbish	$95,000	X	28	/	30	=	$88,667
	FITNESS ROOM							
305	HVAC Unit - Replace	$10,000	X	7	/	14	=	$5,000
907	Rubber Floor - Replace	$9,500	X	8	/	12	=	$6,333
910	Interior Lights - Replace	$3,000	X	25	/	30	=	$2,500
925	Restroom - Remodel	$3,000	X	15	/	20	=	$2,250
930	Cardio Equipment - Replace	$15,000	X	5	/	8	=	$9,375
935	Strength Equipment - Replace	$8,500	X	8	/	15	=	$4,533
	WEST POOL							
503	Metal Fence - Replace	$26,000	X	30	/	40	=	$19,500
1107	Metal Fence - Repaint	$2,600	X	5	/	5	=	$2,600
1200	Pool Deck - Resurface	$18,300	X	15	/	15	=	$18,300
1201	Pool Deck - Seal/Repair	$5,100	X	5	/	5	=	$5,100
1202	Pool - Resurface	$31,000	X	10	/	15	=	$20,667
1204	Pool Furniture - Replace	$24,000	X	5	/	8	=	$15,000
1220	Pool Filters - Replace	$6,000	X	14	/	15	=	$5,600
1222	Pool Heater - Replace	$6,000	X	5	/	8	=	$3,750
1225	Pool Pumps - Replace	$5,000	X	11	/	12	=	$4,583
1310	Ramada Roofs - Replace	$7,000	X	9	/	30	=	$2,100
	EAST POOL							
503	Metal Fence - Replace	$19,000	X	4	/	40	=	$1,900
1107	Metal Fence - Repaint	$1,900	X	5	/	5	=	$1,900
1200	Pool Deck - Resurface	$16,700	X	9	/	15	=	$10,020
1201	Pool Deck - Seal/Repair	$4,600	X	4	/	5	=	$3,680
1202	Pool - Resurface	$24,400	X	16	/	18	=	$21,689
1204	Pool Furniture - Replace	$8,400	X	6	/	10	=	$5,040
1220	Pool Filter - Replace	$3,000	X	15	/	15	=	$3,000
1225	Pool Pump - Replace	$3,200	X	12	/	12	=	$3,200
	WEST SPA							
503	Metal Fence - Replace	$10,000	X	30	/	40	=	$7,500
1107	Metal Fence - Repaint	$1,100	X	5	/	5	=	$1,100
1200	Spa Deck - Resurface	$4,400	X	6	/	12	=	$2,200
1201	Spa Deck - Seal/Repair	$1,200	X	2	/	4	=	$600
1203	Spa - Resurface	$8,500	X	10	/	15	=	$5,667
1204	Spa Furniture - Replace	$2,000	X	5	/	8	=	$1,250
1221	Spa Filter - Replace	$2,000	X	3	/	15	=	$400
1223	Spa Heater - Replace	$5,000	X	5	/	8	=	$3,125
1226	Filter Pump - Replace	$3,000	X	11	/	12	=	$2,750
1227	Jet Pump - Replace	$3,000	X	11	/	12	=	$2,750
	EAST SPA							
503	Metal Fence - Replace	$16,000	X	30	/	40	=	$12,000

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
1107	Metal Fence - Repaint	$1,600	X	5	/	5	=	$1,600
1200	Spa Deck - Resurface	$6,700	X	7	/	12	=	$3,908
1201	Spa Deck - Seal/Repair	$2,000	X	3	/	4	=	$1,500
1203	Spa - Resurface	$10,200	X	8	/	15	=	$5,440
1204	Spa Furniture - Replace	$7,500	X	5	/	8	=	$4,688
1221	Spa Filter - Replace	$2,000	X	12	/	15	=	$1,600
1223	Spa Heater - Replace	$5,000	X	7	/	8	=	$4,375
1226	Filter Pump - Replace	$3,000	X	11	/	12	=	$2,750
1227	Jet Pump - Replace	$3,000	X	11	/	12	=	$2,750
								$1,291,996

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
	ENTRANCES				
700	Directory - Replace	20	$3,500	$175	0.10 %
701	Monuments - Refurbish	30	$10,000	$333	0.20 %
703	Entry Keypads - Replace	12	$3,200	$267	0.16 %
706	Gate Operators - Replace (East) (A)	18	$8,500	$472	0.28 %
706	Gate Operators - Replace (East) (B)	18	$8,500	$472	0.28 %
707	Gate Operators - Replace (West)	15	$8,500	$567	0.33 %
708	Vehicle Fence/Gates - Replace	40	$18,000	$450	0.27 %
712	Vehicle Fence/Gates - Repaint	5	$2,700	$540	0.32 %
	GROUNDS				
201	Asphalt (East) - Repave	20	$150,000	$7,500	4.42 %
202	Asphalt (East) - Seal/Repair	4	$8,000	$2,000	1.18 %
205	Asphalt (South) - Repave	20	$126,500	$6,325	3.72 %
206	Asphalt (South) - Seal/Repair	4	$6,600	$1,650	0.97 %
208	Asphalt (West) - Repave (Parking)	20	$64,500	$3,225	1.90 %
209	Asphalt (West) - Repave (Drives)	20	$87,500	$4,375	2.58 %
210	Asphalt (West) - Seal/Repair	4	$9,800	$2,450	1.44 %
220	Concrete - Repair	5	$5,000	$1,000	0.59 %
280	Carport Roofs - Repair	10	$10,000	$1,000	0.59 %
284	Carport Lights - Replace	20	$40,000	$2,000	1.18 %
402	Pet Stations - Replace	12	$8,500	$708	0.42 %
403	Mailboxes - Replace	25	$49,500	$1,980	1.17 %
405	Concrete Furniture - Replace	25	$51,000	$2,040	1.20 %
407	BBQ Grills - Replace	20	$4,000	$200	0.12 %
480	Walkway Decks - Replace	20	$10,000	$500	0.29 %
482	Walkway Rails - Replace	30	$7,200	$240	0.14 %
660	Water Feature - Repair	20	$11,000	$550	0.32 %
680	Water Feature Filter - Replace	15	$2,500	$167	0.10 %
685	Water Feature Pump - Replace (A)	12	$2,500	$208	0.12 %
686	Water Feature Pump - Replace (B)	12	$2,500	$208	0.12 %
690	Metal Fence - Replace	35	$9,000	$257	0.15 %
804	Backflow Valves - Replace	20	$21,200	$1,060	0.62 %
805	Landscape Granite - Replenish	5	$20,000	$4,000	2.36 %
	UNIT BUILDINGS				
320	Exterior Lights - Replace	30	$95,800	$3,193	1.88 %
1114	Bldg Metal - Repaint (Ph1)	5	$23,500	$4,700	2.77 %
1114	Bldg Metal - Repaint (Ph2)	5	$15,000	$3,000	1.77 %
1114	Bldg Metal - Repaint (Ph3)	5	$11,000	$2,200	1.30 %
1115	Bldg Exteriors - Repaint	10	$233,500	$23,350	13.75 %
1119	Bldg Wood - Repaint	10	$47,300	$4,730	2.79 %
1130	Bldg Exteriors - Repair	5	$50,000	$10,000	5.89 %
1160	Fire Panels - Replace (A)	20	$32,600	$1,630	0.96 %
1162	Fire Panels - Replace (B)	20	$7,300	$365	0.21 %
1164	Fire Panels - Replace (C)	20	$7,300	$365	0.21 %
1170	Fire Risers - Repair	20	$14,500	$725	0.43 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
1302	Foam Roofs - Replace (Ph1)	25	$156,000	$6,240	3.67 %
1303	Foam Roofs - Recoat (Ph1)	5	$48,000	$9,600	5.65 %
1304	Foam Roofs - Replace (Ph2)	25	$85,000	$3,400	2.00 %
1305	Foam Roofs - Recoat (Ph2)	5	$26,200	$5,240	3.09 %
1306	Foam Roofs - Replace (Ph3)	25	$85,000	$3,400	2.00 %
1307	Foam Roofs - Recoat (Ph3)	25	$26,200	$1,048	0.62 %
1308	Foam Roofs - Replace (Ph4)	25	$85,000	$3,400	2.00 %
1309	Foam Roofs - Recoat (Ph4)	5	$26,200	$5,240	3.09 %
1320	Tile Roofs - Refurbish	30	$95,000	$3,167	1.86 %
	FITNESS ROOM				
305	HVAC Unit - Replace	14	$10,000	$714	0.42 %
907	Rubber Floor - Replace	12	$9,500	$792	0.47 %
910	Interior Lights - Replace	30	$3,000	$100	0.06 %
925	Restroom - Remodel	20	$3,000	$150	0.09 %
930	Cardio Equipment - Replace	8	$15,000	$1,875	1.10 %
935	Strength Equipment - Replace	15	$8,500	$567	0.33 %
	WEST POOL				
503	Metal Fence - Replace	40	$26,000	$650	0.38 %
1107	Metal Fence - Repaint	5	$2,600	$520	0.31 %
1200	Pool Deck - Resurface	15	$18,300	$1,220	0.72 %
1201	Pool Deck - Seal/Repair	5	$5,100	$1,020	0.60 %
1202	Pool - Resurface	15	$31,000	$2,067	1.22 %
1204	Pool Furniture - Replace	8	$24,000	$3,000	1.77 %
1220	Pool Filters - Replace	15	$6,000	$400	0.24 %
1222	Pool Heater - Replace	8	$6,000	$750	0.44 %
1225	Pool Pumps - Replace	12	$5,000	$417	0.25 %
1310	Ramada Roofs - Replace	30	$7,000	$233	0.14 %
	EAST POOL				
503	Metal Fence - Replace	40	$19,000	$475	0.28 %
1107	Metal Fence - Repaint	5	$1,900	$380	0.22 %
1200	Pool Deck - Resurface	15	$16,700	$1,113	0.66 %
1201	Pool Deck - Seal/Repair	5	$4,600	$920	0.54 %
1202	Pool - Resurface	18	$24,400	$1,356	0.80 %
1204	Pool Furniture - Replace	10	$8,400	$840	0.49 %
1220	Pool Filter - Replace	15	$3,000	$200	0.12 %
1225	Pool Pump - Replace	12	$3,200	$267	0.16 %
	WEST SPA				
503	Metal Fence - Replace	40	$10,000	$250	0.15 %
1107	Metal Fence - Repaint	5	$1,100	$220	0.13 %
1200	Spa Deck - Resurface	12	$4,400	$367	0.22 %
1201	Spa Deck - Seal/Repair	4	$1,200	$300	0.18 %
1203	Spa - Resurface	15	$8,500	$567	0.33 %
1204	Spa Furniture - Replace	8	$2,000	$250	0.15 %
1221	Spa Filter - Replace	15	$2,000	$133	0.08 %
1223	Spa Heater - Replace	8	$5,000	$625	0.37 %
1226	Filter Pump - Replace	12	$3,000	$250	0.15 %
1227	Jet Pump - Replace	12	$3,000	$250	0.15 %
	EAST SPA				
503	Metal Fence - Replace	40	$16,000	$400	0.24 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
1107	Metal Fence - Repaint	5	$1,600	$320	0.19 %
1200	Spa Deck - Resurface	12	$6,700	$558	0.33 %
1201	Spa Deck - Seal/Repair	4	$2,000	$500	0.29 %
1203	Spa - Resurface	15	$10,200	$680	0.40 %
1204	Spa Furniture - Replace	8	$7,500	$938	0.55 %
1221	Spa Filter - Replace	15	$2,000	$133	0.08 %
1223	Spa Heater - Replace	8	$5,000	$625	0.37 %
1226	Filter Pump - Replace	12	$3,000	$250	0.15 %
1227	Jet Pump - Replace	12	$3,000	$250	0.15 %
95	Total Funded Components			$169,804	100.00 %

30-Year Reserve Plan Summary

Report # 7926-2
With-Site-Visit

Fiscal Year Start: 2025	Interest: 1.00 %	Inflation: 3.00 %
Reserve Fund Strength: as-of Fiscal Year Start Date	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
2025	$482,534	$1,291,996	37.3 %	Medium	2.32 %	$168,000	$0	$4,987	$140,300
2026	$515,221	$1,345,859	38.3 %	Medium	8.00 %	$181,440	$0	$4,447	$326,613
2027	$374,494	$1,219,783	30.7 %	Medium	8.00 %	$195,955	$0	$3,918	$164,864
2028	$409,504	$1,261,626	32.5 %	Medium	8.00 %	$211,632	$0	$4,619	$111,130
2029	$514,624	$1,365,321	37.7 %	Medium	8.00 %	$228,562	$0	$4,569	$348,232
2030	$399,522	$1,244,450	32.1 %	Medium	8.00 %	$246,847	$0	$3,659	$317,409
2031	$332,620	$1,157,607	28.7 %	High	8.00 %	$266,595	$0	$3,804	$174,451
2032	$428,568	$1,221,487	35.1 %	Medium	8.00 %	$287,922	$0	$5,506	$48,826
2033	$673,171	$1,422,943	47.3 %	Medium	2.50 %	$295,121	$0	$7,866	$75,373
2034	$900,785	$1,609,553	56.0 %	Medium	2.50 %	$302,499	$0	$9,454	$221,942
2035	$990,795	$1,657,441	59.8 %	Medium	2.50 %	$310,061	$0	$10,149	$271,068
2036	$1,039,938	$1,663,012	62.5 %	Medium	2.50 %	$317,813	$0	$9,792	$448,215
2037	$919,327	$1,493,340	61.6 %	Medium	2.50 %	$325,758	$0	$10,686	$37,070
2038	$1,218,701	$1,749,321	69.7 %	Medium	2.50 %	$333,902	$0	$13,327	$118,070
2039	$1,447,860	$1,937,031	74.7 %	Low	2.50 %	$342,249	$0	$15,035	$244,737
2040	$1,560,407	$2,007,612	77.7 %	Low	2.50 %	$350,806	$0	$15,634	$359,111
2041	$1,567,735	$1,970,440	79.6 %	Low	2.50 %	$359,576	$0	$16,163	$277,293
2042	$1,666,180	$2,024,601	82.3 %	Low	2.50 %	$368,565	$0	$17,031	$310,405
2043	$1,741,371	$2,054,701	84.8 %	Low	2.50 %	$377,779	$0	$18,467	$184,033
2044	$1,953,584	$2,224,540	87.8 %	Low	2.50 %	$387,224	$0	$19,776	$357,189
2045	$2,003,396	$2,230,055	89.8 %	Low	2.50 %	$396,904	$0	$20,535	$315,528
2046	$2,105,307	$2,287,848	92.0 %	Low	2.50 %	$406,827	$0	$19,909	$653,894
2047	$1,878,149	$2,008,335	93.5 %	Low	2.50 %	$416,998	$0	$20,518	$88,524
2048	$2,227,141	$2,312,527	96.3 %	Low	2.50 %	$427,423	$0	$24,431	$17,762
2049	$2,661,232	$2,708,783	98.2 %	Low	2.50 %	$438,108	$0	$25,578	$668,383
2050	$2,456,536	$2,457,144	100.0 %	Low	2.50 %	$449,061	$0	$25,694	$246,856
2051	$2,684,434	$2,642,793	101.6 %	Low	2.50 %	$460,287	$0	$28,846	$86,264
2052	$3,087,304	$3,010,408	102.6 %	Low	2.50 %	$471,795	$0	$32,540	$168,152
2053	$3,423,487	$3,316,022	103.2 %	Low	2.50 %	$483,589	$0	$36,517	$60,630
2054	$3,882,963	$3,753,207	103.5 %	Low	2.50 %	$495,679	$0	$38,387	$619,305

	Fiscal Year	2025	2026	2027	2028	2029
	Starting Reserve Balance	$482,534	$515,221	$374,494	$409,504	$514,624
	Annual Reserve Funding	$168,000	$181,440	$195,955	$211,632	$228,562
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$4,987	$4,447	$3,918	$4,619	$4,569
	Total Income	$655,521	$701,107	$574,368	$625,754	$747,755
#	Component					
	ENTRANCES					
700	Directory - Replace	$0	$0	$0	$0	$0
701	Monuments - Refurbish	$0	$0	$0	$10,927	$0
703	Entry Keypads - Replace	$0	$0	$0	$3,497	$0
706	Gate Operators - Replace (East) (A)	$0	$0	$0	$0	$0
706	Gate Operators - Replace (East) (B)	$0	$0	$0	$0	$0
707	Gate Operators - Replace (West)	$0	$0	$9,018	$0	$0
708	Vehicle Fence/Gates - Replace	$0	$0	$0	$19,669	$0
712	Vehicle Fence/Gates - Repaint	$2,700	$0	$0	$0	$0
	GROUNDS					
201	Asphalt (East) - Repave	$0	$0	$0	$0	$0
202	Asphalt (East) - Seal/Repair	$0	$0	$8,487	$0	$0
205	Asphalt (South) - Repave	$0	$0	$0	$0	$0
206	Asphalt (South) - Seal/Repair	$0	$6,798	$0	$0	$0
208	Asphalt (West) - Repave (Parking)	$0	$0	$0	$0	$0
209	Asphalt (West) - Repave (Drives)	$0	$0	$0	$0	$0
210	Asphalt (West) - Seal/Repair	$0	$10,094	$0	$0	$0
220	Concrete - Repair	$0	$0	$0	$5,464	$0
280	Carport Roofs - Repair	$10,000	$0	$0	$0	$0
284	Carport Lights - Replace	$0	$0	$0	$0	$0
402	Pet Stations - Replace	$0	$0	$0	$0	$0
403	Mailboxes - Replace	$0	$0	$0	$0	$0
405	Concrete Furniture - Replace	$0	$0	$0	$0	$0
407	BBQ Grills - Replace	$0	$0	$0	$4,371	$0
480	Walkway Decks - Replace	$0	$0	$0	$0	$0
482	Walkway Rails - Replace	$0	$0	$0	$0	$0
660	Water Feature - Repair	$0	$0	$0	$0	$0
680	Water Feature Filter - Replace	$2,500	$0	$0	$0	$0
685	Water Feature Pump - Replace (A)	$0	$0	$0	$0	$0
686	Water Feature Pump - Replace (B)	$2,500	$0	$0	$0	$0
690	Metal Fence - Replace	$0	$0	$0	$0	$0
804	Backflow Valves - Replace	$0	$0	$0	$0	$0
805	Landscape Granite - Replenish	$0	$0	$0	$0	$22,510
	UNIT BUILDINGS					
320	Exterior Lights - Replace	$0	$0	$0	$0	$107,824
1114	Bldg Metal - Repaint (Ph1)	$23,500	$0	$0	$0	$0
1114	Bldg Metal - Repaint (Ph2)	$15,000	$0	$0	$0	$0
1114	Bldg Metal - Repaint (Ph3)	$0	$0	$11,670	$0	$0
1115	Bldg Exteriors - Repaint	$0	$240,505	$0	$0	$0
1119	Bldg Wood - Repaint	$47,300	$0	$0	$0	$0
1130	Bldg Exteriors - Repair	$0	$0	$0	$0	$56,275
1160	Fire Panels - Replace (A)	$0	$33,578	$0	$0	$0
1162	Fire Panels - Replace (B)	$0	$0	$7,745	$0	$0
1164	Fire Panels - Replace (C)	$0	$0	$0	$0	$0
1170	Fire Risers - Repair	$0	$0	$0	$0	$16,320
1302	Foam Roofs - Replace (Ph1)	$0	$0	$0	$0	$0
1303	Foam Roofs - Recoat (Ph1)	$0	$0	$0	$0	$0
1304	Foam Roofs - Replace (Ph2)	$0	$0	$0	$0	$95,668
1305	Foam Roofs - Recoat (Ph2)	$0	$0	$0	$0	$29,488
1306	Foam Roofs - Replace (Ph3)	$0	$0	$0	$0	$0
1307	Foam Roofs - Recoat (Ph3)	$0	$0	$0	$0	$0
1308	Foam Roofs - Replace (Ph4)	$0	$0	$0	$0	$0
1309	Foam Roofs - Recoat (Ph4)	$0	$0	$0	$0	$0
1320	Tile Roofs - Refurbish	$0	$0	$100,786	$0	$0
	FITNESS ROOM					

	Fiscal Year	2025	2026	2027	2028	2029
305	HVAC Unit - Replace	$0	$0	$0	$0	$0
907	Rubber Floor - Replace	$0	$0	$0	$0	$10,692
910	Interior Lights - Replace	$0	$0	$0	$0	$0
925	Restroom - Remodel	$0	$0	$0	$0	$0
930	Cardio Equipment - Replace	$0	$0	$0	$16,391	$0
935	Strength Equipment - Replace	$0	$0	$0	$0	$0
	WEST POOL					
503	Metal Fence - Replace	$0	$0	$0	$0	$0
1107	Metal Fence - Repaint	$2,600	$0	$0	$0	$0
1200	Pool Deck - Resurface	$18,300	$0	$0	$0	$0
1201	Pool Deck - Seal/Repair	$5,100	$0	$0	$0	$0
1202	Pool - Resurface	$0	$0	$0	$0	$0
1204	Pool Furniture - Replace	$0	$0	$0	$26,225	$0
1220	Pool Filters - Replace	$0	$6,180	$0	$0	$0
1222	Pool Heater - Replace	$0	$0	$0	$6,556	$0
1225	Pool Pumps - Replace	$0	$5,150	$0	$0	$0
1310	Ramada Roofs - Replace	$0	$0	$0	$0	$0
	EAST POOL					
503	Metal Fence - Replace	$0	$0	$0	$0	$0
1107	Metal Fence - Repaint	$1,900	$0	$0	$0	$0
1200	Pool Deck - Resurface	$0	$0	$0	$0	$0
1201	Pool Deck - Seal/Repair	$0	$4,738	$0	$0	$0
1202	Pool - Resurface	$0	$0	$25,886	$0	$0
1204	Pool Furniture - Replace	$0	$0	$0	$0	$9,454
1220	Pool Filter - Replace	$3,000	$0	$0	$0	$0
1225	Pool Pump - Replace	$3,200	$0	$0	$0	$0
	WEST SPA					
503	Metal Fence - Replace	$0	$0	$0	$0	$0
1107	Metal Fence - Repaint	$1,100	$0	$0	$0	$0
1200	Spa Deck - Resurface	$0	$0	$0	$0	$0
1201	Spa Deck - Seal/Repair	$0	$0	$1,273	$0	$0
1203	Spa - Resurface	$0	$0	$0	$0	$0
1204	Spa Furniture - Replace	$0	$0	$0	$2,185	$0
1221	Spa Filter - Replace	$0	$0	$0	$0	$0
1223	Spa Heater - Replace	$0	$0	$0	$5,464	$0
1226	Filter Pump - Replace	$0	$3,090	$0	$0	$0
1227	Jet Pump - Replace	$0	$3,090	$0	$0	$0
	EAST SPA					
503	Metal Fence - Replace	$0	$0	$0	$0	$0
1107	Metal Fence - Repaint	$1,600	$0	$0	$0	$0
1200	Spa Deck - Resurface	$0	$0	$0	$0	$0
1201	Spa Deck - Seal/Repair	$0	$2,060	$0	$0	$0
1203	Spa - Resurface	$0	$0	$0	$0	$0
1204	Spa Furniture - Replace	$0	$0	$0	$8,195	$0
1221	Spa Filter - Replace	$0	$0	$0	$2,185	$0
1223	Spa Heater - Replace	$0	$5,150	$0	$0	$0
1226	Filter Pump - Replace	$0	$3,090	$0	$0	$0
1227	Jet Pump - Replace	$0	$3,090	$0	$0	$0
	Total Expenses	$140,300	$326,613	$164,864	$111,130	$348,232
	Ending Reserve Balance	$515,221	$374,494	$409,504	$514,624	$399,522

#	Fiscal Year	2030	2031	2032	2033	2034
	Starting Reserve Balance	$399,522	$332,620	$428,568	$673,171	$900,785
	Annual Reserve Funding	$246,847	$266,595	$287,922	$295,121	$302,499
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$3,659	$3,804	$5,506	$7,866	$9,454
	Total Income	$650,029	$603,019	$721,996	$976,157	$1,212,737
#	Component					
	ENTRANCES					
700	Directory - Replace	$0	$0	$0	$4,434	$0
701	Monuments - Refurbish	$0	$0	$0	$0	$0
703	Entry Keypads - Replace	$0	$0	$0	$0	$0
706	Gate Operators - Replace (East) (A)	$0	$0	$0	$0	$0
706	Gate Operators - Replace (East) (B)	$0	$0	$0	$0	$0
707	Gate Operators - Replace (West)	$0	$0	$0	$0	$0
708	Vehicle Fence/Gates - Replace	$0	$0	$0	$0	$0
712	Vehicle Fence/Gates - Repaint	$3,130	$0	$0	$0	$0
	GROUNDS					
201	Asphalt (East) - Repave	$0	$0	$0	$0	$0
202	Asphalt (East) - Seal/Repair	$0	$9,552	$0	$0	$0
205	Asphalt (South) - Repave	$0	$0	$0	$0	$0
206	Asphalt (South) - Seal/Repair	$7,651	$0	$0	$0	$8,612
208	Asphalt (West) - Repave (Parking)	$0	$0	$0	$0	$0
209	Asphalt (West) - Repave (Drives)	$0	$0	$0	$0	$0
210	Asphalt (West) - Seal/Repair	$11,361	$0	$0	$0	$12,787
220	Concrete - Repair	$0	$0	$0	$6,334	$0
280	Carport Roofs - Repair	$0	$0	$0	$0	$0
284	Carport Lights - Replace	$0	$0	$0	$0	$0
402	Pet Stations - Replace	$9,854	$0	$0	$0	$0
403	Mailboxes - Replace	$0	$0	$0	$0	$0
405	Concrete Furniture - Replace	$0	$0	$0	$64,605	$0
407	BBQ Grills - Replace	$0	$0	$0	$0	$0
480	Walkway Decks - Replace	$11,593	$0	$0	$0	$0
482	Walkway Rails - Replace	$0	$0	$0	$0	$0
660	Water Feature - Repair	$12,752	$0	$0	$0	$0
680	Water Feature Filter - Replace	$0	$0	$0	$0	$0
685	Water Feature Pump - Replace (A)	$0	$0	$0	$0	$3,262
686	Water Feature Pump - Replace (B)	$0	$0	$0	$0	$0
690	Metal Fence - Replace	$10,433	$0	$0	$0	$0
804	Backflow Valves - Replace	$0	$0	$0	$0	$0
805	Landscape Granite - Replenish	$0	$0	$0	$0	$26,095
	UNIT BUILDINGS					
320	Exterior Lights - Replace	$0	$0	$0	$0	$0
1114	Bldg Metal - Repaint (Ph1)	$27,243	$0	$0	$0	$0
1114	Bldg Metal - Repaint (Ph2)	$17,389	$0	$0	$0	$0
1114	Bldg Metal - Repaint (Ph3)	$0	$0	$13,529	$0	$0
1115	Bldg Exteriors - Repaint	$0	$0	$0	$0	$0
1119	Bldg Wood - Repaint	$0	$0	$0	$0	$0
1130	Bldg Exteriors - Repair	$0	$0	$0	$0	$65,239
1160	Fire Panels - Replace (A)	$0	$0	$0	$0	$0
1162	Fire Panels - Replace (B)	$0	$0	$0	$0	$0
1164	Fire Panels - Replace (C)	$0	$0	$0	$0	$0
1170	Fire Risers - Repair	$0	$0	$0	$0	$0
1302	Foam Roofs - Replace (Ph1)	$0	$0	$0	$0	$0
1303	Foam Roofs - Recoat (Ph1)	$0	$0	$0	$0	$62,629
1304	Foam Roofs - Replace (Ph2)	$0	$0	$0	$0	$0
1305	Foam Roofs - Recoat (Ph2)	$0	$0	$0	$0	$34,185
1306	Foam Roofs - Replace (Ph3)	$98,538	$0	$0	$0	$0
1307	Foam Roofs - Recoat (Ph3)	$30,373	$0	$0	$0	$0
1308	Foam Roofs - Replace (Ph4)	$0	$101,494	$0	$0	$0
1309	Foam Roofs - Recoat (Ph4)	$0	$31,284	$0	$0	$0
1320	Tile Roofs - Refurbish	$0	$0	$0	$0	$0
	FITNESS ROOM					
305	HVAC Unit - Replace	$0	$0	$12,299	$0	$0
907	Rubber Floor - Replace	$0	$0	$0	$0	$0
910	Interior Lights - Replace	$3,478	$0	$0	$0	$0
925	Restroom - Remodel	$3,478	$0	$0	$0	$0
930	Cardio Equipment - Replace	$0	$0	$0	$0	$0
935	Strength Equipment - Replace	$0	$0	$10,454	$0	$0

	Fiscal Year	2030	2031	2032	2033	2034
	WEST POOL					
503	Metal Fence - Replace	$0	$0	$0	$0	$0
1107	Metal Fence - Repaint	$3,014	$0	$0	$0	$0
1200	Pool Deck - Resurface	$0	$0	$0	$0	$0
1201	Pool Deck - Seal/Repair	$5,912	$0	$0	$0	$0
1202	Pool - Resurface	$35,937	$0	$0	$0	$0
1204	Pool Furniture - Replace	$0	$0	$0	$0	$0
1220	Pool Filters - Replace	$0	$0	$0	$0	$0
1222	Pool Heater - Replace	$0	$0	$0	$0	$0
1225	Pool Pumps - Replace	$0	$0	$0	$0	$0
1310	Ramada Roofs - Replace	$0	$0	$0	$0	$0
	EAST POOL					
503	Metal Fence - Replace	$0	$0	$0	$0	$0
1107	Metal Fence - Repaint	$2,203	$0	$0	$0	$0
1200	Pool Deck - Resurface	$0	$19,941	$0	$0	$0
1201	Pool Deck - Seal/Repair	$0	$5,493	$0	$0	$0
1202	Pool - Resurface	$0	$0	$0	$0	$0
1204	Pool Furniture - Replace	$0	$0	$0	$0	$0
1220	Pool Filter - Replace	$0	$0	$0	$0	$0
1225	Pool Pump - Replace	$0	$0	$0	$0	$0
	WEST SPA					
503	Metal Fence - Replace	$0	$0	$0	$0	$0
1107	Metal Fence - Repaint	$1,275	$0	$0	$0	$0
1200	Spa Deck - Resurface	$0	$5,254	$0	$0	$0
1201	Spa Deck - Seal/Repair	$0	$1,433	$0	$0	$0
1203	Spa - Resurface	$9,854	$0	$0	$0	$0
1204	Spa Furniture - Replace	$0	$0	$0	$0	$0
1221	Spa Filter - Replace	$0	$0	$0	$0	$0
1223	Spa Heater - Replace	$0	$0	$0	$0	$0
1226	Filter Pump - Replace	$0	$0	$0	$0	$0
1227	Jet Pump - Replace	$0	$0	$0	$0	$0
	EAST SPA					
503	Metal Fence - Replace	$0	$0	$0	$0	$0
1107	Metal Fence - Repaint	$1,855	$0	$0	$0	$0
1200	Spa Deck - Resurface	$7,767	$0	$0	$0	$0
1201	Spa Deck - Seal/Repair	$2,319	$0	$0	$0	$2,610
1203	Spa - Resurface	$0	$0	$12,545	$0	$0
1204	Spa Furniture - Replace	$0	$0	$0	$0	$0
1221	Spa Filter - Replace	$0	$0	$0	$0	$0
1223	Spa Heater - Replace	$0	$0	$0	$0	$6,524
1226	Filter Pump - Replace	$0	$0	$0	$0	$0
1227	Jet Pump - Replace	$0	$0	$0	$0	$0
	Total Expenses	$317,409	$174,451	$48,826	$75,373	$221,942
	Ending Reserve Balance	$332,620	$428,568	$673,171	$900,785	$990,795

#	Fiscal Year	2035	2036	2037	2038	2039
	Starting Reserve Balance	$990,795	$1,039,938	$919,327	$1,218,701	$1,447,860
	Annual Reserve Funding	$310,061	$317,813	$325,758	$333,902	$342,249
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$10,149	$9,792	$10,686	$13,327	$15,035
	Total Income	$1,311,006	$1,367,542	$1,255,771	$1,565,930	$1,805,144
#	Component					
	ENTRANCES					
700	Directory - Replace	$0	$0	$0	$0	$0
701	Monuments - Refurbish	$0	$0	$0	$0	$0
703	Entry Keypads - Replace	$0	$0	$0	$0	$0
706	Gate Operators - Replace (East) (A)	$11,423	$0	$0	$0	$0
706	Gate Operators - Replace (East) (B)	$0	$0	$0	$0	$0
707	Gate Operators - Replace (West)	$0	$0	$0	$0	$0
708	Vehicle Fence/Gates - Replace	$0	$0	$0	$0	$0
712	Vehicle Fence/Gates - Repaint	$3,629	$0	$0	$0	$0
	GROUNDS					
201	Asphalt (East) - Repave	$0	$0	$0	$0	$0
202	Asphalt (East) - Seal/Repair	$10,751	$0	$0	$0	$12,101
205	Asphalt (South) - Repave	$0	$0	$0	$0	$0
206	Asphalt (South) - Seal/Repair	$0	$0	$0	$9,692	$0
208	Asphalt (West) - Repave (Parking)	$0	$0	$0	$0	$0
209	Asphalt (West) - Repave (Drives)	$0	$0	$0	$0	$0
210	Asphalt (West) - Seal/Repair	$0	$0	$0	$14,392	$0
220	Concrete - Repair	$0	$0	$0	$7,343	$0
280	Carport Roofs - Repair	$13,439	$0	$0	$0	$0
284	Carport Lights - Replace	$0	$0	$0	$58,741	$0
402	Pet Stations - Replace	$0	$0	$0	$0	$0
403	Mailboxes - Replace	$0	$0	$0	$0	$0
405	Concrete Furniture - Replace	$0	$0	$0	$0	$0
407	BBQ Grills - Replace	$0	$0	$0	$0	$0
480	Walkway Decks - Replace	$0	$0	$0	$0	$0
482	Walkway Rails - Replace	$0	$0	$0	$0	$0
660	Water Feature - Repair	$0	$0	$0	$0	$0
680	Water Feature Filter - Replace	$0	$0	$0	$0	$0
685	Water Feature Pump - Replace (A)	$0	$0	$0	$0	$0
686	Water Feature Pump - Replace (B)	$0	$0	$3,564	$0	$0
690	Metal Fence - Replace	$0	$0	$0	$0	$0
804	Backflow Valves - Replace	$28,491	$0	$0	$0	$0
805	Landscape Granite - Replenish	$0	$0	$0	$0	$30,252
	UNIT BUILDINGS					
320	Exterior Lights - Replace	$0	$0	$0	$0	$0
1114	Bldg Metal - Repaint (Ph1)	$31,582	$0	$0	$0	$0
1114	Bldg Metal - Repaint (Ph2)	$20,159	$0	$0	$0	$0
1114	Bldg Metal - Repaint (Ph3)	$0	$0	$15,683	$0	$0
1115	Bldg Exteriors - Repaint	$0	$323,219	$0	$0	$0
1119	Bldg Wood - Repaint	$63,567	$0	$0	$0	$0
1130	Bldg Exteriors - Repair	$0	$0	$0	$0	$75,629
1160	Fire Panels - Replace (A)	$0	$0	$0	$0	$0
1162	Fire Panels - Replace (B)	$0	$0	$0	$0	$0
1164	Fire Panels - Replace (C)	$0	$0	$10,408	$0	$0
1170	Fire Risers - Repair	$0	$0	$0	$0	$0
1302	Foam Roofs - Replace (Ph1)	$0	$0	$0	$0	$0
1303	Foam Roofs - Recoat (Ph1)	$0	$0	$0	$0	$72,604
1304	Foam Roofs - Replace (Ph2)	$0	$0	$0	$0	$0
1305	Foam Roofs - Recoat (Ph2)	$0	$0	$0	$0	$39,630
1306	Foam Roofs - Replace (Ph3)	$0	$0	$0	$0	$0
1307	Foam Roofs - Recoat (Ph3)	$0	$0	$0	$0	$0
1308	Foam Roofs - Replace (Ph4)	$0	$0	$0	$0	$0
1309	Foam Roofs - Recoat (Ph4)	$0	$36,267	$0	$0	$0
1320	Tile Roofs - Refurbish	$0	$0	$0	$0	$0
	FITNESS ROOM					
305	HVAC Unit - Replace	$0	$0	$0	$0	$0
907	Rubber Floor - Replace	$0	$0	$0	$0	$0
910	Interior Lights - Replace	$0	$0	$0	$0	$0
925	Restroom - Remodel	$0	$0	$0	$0	$0
930	Cardio Equipment - Replace	$0	$20,764	$0	$0	$0
935	Strength Equipment - Replace	$0	$0	$0	$0	$0

	Fiscal Year	2035	2036	2037	2038	2039
	WEST POOL					
503	Metal Fence - Replace	$34,942	$0	$0	$0	$0
1107	Metal Fence - Repaint	$3,494	$0	$0	$0	$0
1200	Pool Deck - Resurface	$0	$0	$0	$0	$0
1201	Pool Deck - Seal/Repair	$6,854	$0	$0	$0	$0
1202	Pool - Resurface	$0	$0	$0	$0	$0
1204	Pool Furniture - Replace	$0	$33,222	$0	$0	$0
1220	Pool Filters - Replace	$0	$0	$0	$0	$0
1222	Pool Heater - Replace	$0	$8,305	$0	$0	$0
1225	Pool Pumps - Replace	$0	$0	$0	$7,343	$0
1310	Ramada Roofs - Replace	$0	$0	$0	$0	$0
	EAST POOL					
503	Metal Fence - Replace	$0	$0	$0	$0	$0
1107	Metal Fence - Repaint	$2,553	$0	$0	$0	$0
1200	Pool Deck - Resurface	$0	$0	$0	$0	$0
1201	Pool Deck - Seal/Repair	$0	$6,367	$0	$0	$0
1202	Pool - Resurface	$0	$0	$0	$0	$0
1204	Pool Furniture - Replace	$0	$0	$0	$0	$12,706
1220	Pool Filter - Replace	$0	$0	$0	$0	$0
1225	Pool Pump - Replace	$0	$0	$4,562	$0	$0
	WEST SPA					
503	Metal Fence - Replace	$13,439	$0	$0	$0	$0
1107	Metal Fence - Repaint	$1,478	$0	$0	$0	$0
1200	Spa Deck - Resurface	$0	$0	$0	$0	$0
1201	Spa Deck - Seal/Repair	$1,613	$0	$0	$0	$1,815
1203	Spa - Resurface	$0	$0	$0	$0	$0
1204	Spa Furniture - Replace	$0	$2,768	$0	$0	$0
1221	Spa Filter - Replace	$0	$0	$2,852	$0	$0
1223	Spa Heater - Replace	$0	$6,921	$0	$0	$0
1226	Filter Pump - Replace	$0	$0	$0	$4,406	$0
1227	Jet Pump - Replace	$0	$0	$0	$4,406	$0
	EAST SPA					
503	Metal Fence - Replace	$21,503	$0	$0	$0	$0
1107	Metal Fence - Repaint	$2,150	$0	$0	$0	$0
1200	Spa Deck - Resurface	$0	$0	$0	$0	$0
1201	Spa Deck - Seal/Repair	$0	$0	$0	$2,937	$0
1203	Spa - Resurface	$0	$0	$0	$0	$0
1204	Spa Furniture - Replace	$0	$10,382	$0	$0	$0
1221	Spa Filter - Replace	$0	$0	$0	$0	$0
1223	Spa Heater - Replace	$0	$0	$0	$0	$0
1226	Filter Pump - Replace	$0	$0	$0	$4,406	$0
1227	Jet Pump - Replace	$0	$0	$0	$4,406	$0
	Total Expenses	$271,068	$448,215	$37,070	$118,070	$244,737
	Ending Reserve Balance	$1,039,938	$919,327	$1,218,701	$1,447,860	$1,560,407

#	Fiscal Year	2040	2041	2042	2043	2044
	Starting Reserve Balance	$1,560,407	$1,567,735	$1,666,180	$1,741,371	$1,953,584
	Annual Reserve Funding	$350,806	$359,576	$368,565	$377,779	$387,224
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$15,634	$16,163	$17,031	$18,467	$19,776
	Total Income	$1,926,847	$1,943,474	$2,051,776	$2,137,618	$2,360,585
#	Component					
	ENTRANCES					
700	Directory - Replace	$0	$0	$0	$0	$0
701	Monuments - Refurbish	$0	$0	$0	$0	$0
703	Entry Keypads - Replace	$4,985	$0	$0	$0	$0
706	Gate Operators - Replace (East) (A)	$0	$0	$0	$0	$0
706	Gate Operators - Replace (East) (B)	$0	$0	$14,049	$0	$0
707	Gate Operators - Replace (West)	$0	$0	$14,049	$0	$0
708	Vehicle Fence/Gates - Replace	$0	$0	$0	$0	$0
712	Vehicle Fence/Gates - Repaint	$4,207	$0	$0	$0	$0
	GROUNDS					
201	Asphalt (East) - Repave	$233,695	$0	$0	$0	$0
202	Asphalt (East) - Seal/Repair	$0	$0	$0	$13,619	$0
205	Asphalt (South) - Repave	$0	$202,995	$0	$0	$0
206	Asphalt (South) - Seal/Repair	$0	$0	$10,909	$0	$0
208	Asphalt (West) - Repave (Parking)	$0	$0	$106,609	$0	$0
209	Asphalt (West) - Repave (Drives)	$0	$0	$0	$148,963	$0
210	Asphalt (West) - Seal/Repair	$0	$0	$16,198	$0	$0
220	Concrete - Repair	$0	$0	$0	$8,512	$0
280	Carport Roofs - Repair	$0	$0	$0	$0	$0
284	Carport Lights - Replace	$0	$0	$0	$0	$0
402	Pet Stations - Replace	$0	$0	$14,049	$0	$0
403	Mailboxes - Replace	$0	$0	$81,816	$0	$0
405	Concrete Furniture - Replace	$0	$0	$0	$0	$0
407	BBQ Grills - Replace	$0	$0	$0	$0	$0
480	Walkway Decks - Replace	$0	$0	$0	$0	$0
482	Walkway Rails - Replace	$0	$0	$11,901	$0	$0
660	Water Feature - Repair	$0	$0	$0	$0	$0
680	Water Feature Filter - Replace	$3,895	$0	$0	$0	$0
685	Water Feature Pump - Replace (A)	$0	$0	$0	$0	$0
686	Water Feature Pump - Replace (B)	$0	$0	$0	$0	$0
690	Metal Fence - Replace	$0	$0	$0	$0	$0
804	Backflow Valves - Replace	$0	$0	$0	$0	$0
805	Landscape Granite - Replenish	$0	$0	$0	$0	$35,070
	UNIT BUILDINGS					
320	Exterior Lights - Replace	$0	$0	$0	$0	$0
1114	Bldg Metal - Repaint (Ph1)	$36,612	$0	$0	$0	$0
1114	Bldg Metal - Repaint (Ph2)	$23,370	$0	$0	$0	$0
1114	Bldg Metal - Repaint (Ph3)	$0	$0	$18,181	$0	$0
1115	Bldg Exteriors - Repaint	$0	$0	$0	$0	$0
1119	Bldg Wood - Repaint	$0	$0	$0	$0	$0
1130	Bldg Exteriors - Repair	$0	$0	$0	$0	$87,675
1160	Fire Panels - Replace (A)	$0	$0	$0	$0	$0
1162	Fire Panels - Replace (B)	$0	$0	$0	$0	$0
1164	Fire Panels - Replace (C)	$0	$0	$0	$0	$0
1170	Fire Risers - Repair	$0	$0	$0	$0	$0
1302	Foam Roofs - Replace (Ph1)	$0	$0	$0	$0	$0
1303	Foam Roofs - Recoat (Ph1)	$0	$0	$0	$0	$84,168
1304	Foam Roofs - Replace (Ph2)	$0	$0	$0	$0	$0
1305	Foam Roofs - Recoat (Ph2)	$0	$0	$0	$0	$45,942
1306	Foam Roofs - Replace (Ph3)	$0	$0	$0	$0	$0
1307	Foam Roofs - Recoat (Ph3)	$0	$0	$0	$0	$0
1308	Foam Roofs - Replace (Ph4)	$0	$0	$0	$0	$0
1309	Foam Roofs - Recoat (Ph4)	$0	$42,043	$0	$0	$0
1320	Tile Roofs - Refurbish	$0	$0	$0	$0	$0
	FITNESS ROOM					
305	HVAC Unit - Replace	$0	$0	$0	$0	$0
907	Rubber Floor - Replace	$0	$15,245	$0	$0	$0
910	Interior Lights - Replace	$0	$0	$0	$0	$0
925	Restroom - Remodel	$0	$0	$0	$0	$0
930	Cardio Equipment - Replace	$0	$0	$0	$0	$26,303
935	Strength Equipment - Replace	$0	$0	$0	$0	$0

	Fiscal Year	2040	2041	2042	2043	2044
	WEST POOL					
503	Metal Fence - Replace	$0	$0	$0	$0	$0
1107	Metal Fence - Repaint	$4,051	$0	$0	$0	$0
1200	Pool Deck - Resurface	$28,511	$0	$0	$0	$0
1201	Pool Deck - Seal/Repair	$7,946	$0	$0	$0	$0
1202	Pool - Resurface	$0	$0	$0	$0	$0
1204	Pool Furniture - Replace	$0	$0	$0	$0	$42,084
1220	Pool Filters - Replace	$0	$9,628	$0	$0	$0
1222	Pool Heater - Replace	$0	$0	$0	$0	$10,521
1225	Pool Pumps - Replace	$0	$0	$0	$0	$0
1310	Ramada Roofs - Replace	$0	$0	$0	$0	$0
	EAST POOL					
503	Metal Fence - Replace	$0	$0	$0	$0	$0
1107	Metal Fence - Repaint	$2,960	$0	$0	$0	$0
1200	Pool Deck - Resurface	$0	$0	$0	$0	$0
1201	Pool Deck - Seal/Repair	$0	$7,382	$0	$0	$0
1202	Pool - Resurface	$0	$0	$0	$0	$0
1204	Pool Furniture - Replace	$0	$0	$0	$0	$0
1220	Pool Filter - Replace	$4,674	$0	$0	$0	$0
1225	Pool Pump - Replace	$0	$0	$0	$0	$0
	WEST SPA					
503	Metal Fence - Replace	$0	$0	$0	$0	$0
1107	Metal Fence - Repaint	$1,714	$0	$0	$0	$0
1200	Spa Deck - Resurface	$0	$0	$0	$7,491	$0
1201	Spa Deck - Seal/Repair	$0	$0	$0	$2,043	$0
1203	Spa - Resurface	$0	$0	$0	$0	$0
1204	Spa Furniture - Replace	$0	$0	$0	$0	$3,507
1221	Spa Filter - Replace	$0	$0	$0	$0	$0
1223	Spa Heater - Replace	$0	$0	$0	$0	$8,768
1226	Filter Pump - Replace	$0	$0	$0	$0	$0
1227	Jet Pump - Replace	$0	$0	$0	$0	$0
	EAST SPA					
503	Metal Fence - Replace	$0	$0	$0	$0	$0
1107	Metal Fence - Repaint	$2,493	$0	$0	$0	$0
1200	Spa Deck - Resurface	$0	$0	$11,074	$0	$0
1201	Spa Deck - Seal/Repair	$0	$0	$3,306	$0	$0
1203	Spa - Resurface	$0	$0	$0	$0	$0
1204	Spa Furniture - Replace	$0	$0	$0	$0	$13,151
1221	Spa Filter - Replace	$0	$0	$0	$3,405	$0
1223	Spa Heater - Replace	$0	$0	$8,264	$0	$0
1226	Filter Pump - Replace	$0	$0	$0	$0	$0
1227	Jet Pump - Replace	$0	$0	$0	$0	$0
	Total Expenses	$359,111	$277,293	$310,405	$184,033	$357,189
	Ending Reserve Balance	$1,567,735	$1,666,180	$1,741,371	$1,953,584	$2,003,396

#	Fiscal Year	2045	2046	2047	2048	2049
	Starting Reserve Balance	$2,003,396	$2,105,307	$1,878,149	$2,227,141	$2,661,232
	Annual Reserve Funding	$396,904	$406,827	$416,998	$427,423	$438,108
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$20,535	$19,909	$20,518	$24,431	$25,578
	Total Income	$2,420,835	$2,532,043	$2,315,665	$2,678,995	$3,124,918
#	Component					
	ENTRANCES					
700	Directory - Replace	$0	$0	$0	$0	$0
701	Monuments - Refurbish	$0	$0	$0	$0	$0
703	Entry Keypads - Replace	$0	$0	$0	$0	$0
706	Gate Operators - Replace (East) (A)	$0	$0	$0	$0	$0
706	Gate Operators - Replace (East) (B)	$0	$0	$0	$0	$0
707	Gate Operators - Replace (West)	$0	$0	$0	$0	$0
708	Vehicle Fence/Gates - Replace	$0	$0	$0	$0	$0
712	Vehicle Fence/Gates - Repaint	$4,877	$0	$0	$0	$0
	GROUNDS					
201	Asphalt (East) - Repave	$0	$0	$0	$0	$0
202	Asphalt (East) - Seal/Repair	$0	$0	$15,329	$0	$0
205	Asphalt (South) - Repave	$0	$0	$0	$0	$0
206	Asphalt (South) - Seal/Repair	$0	$12,278	$0	$0	$0
208	Asphalt (West) - Repave (Parking)	$0	$0	$0	$0	$0
209	Asphalt (West) - Repave (Drives)	$0	$0	$0	$0	$0
210	Asphalt (West) - Seal/Repair	$0	$18,231	$0	$0	$0
220	Concrete - Repair	$0	$0	$0	$9,868	$0
280	Carport Roofs - Repair	$18,061	$0	$0	$0	$0
284	Carport Lights - Replace	$0	$0	$0	$0	$0
402	Pet Stations - Replace	$0	$0	$0	$0	$0
403	Mailboxes - Replace	$0	$0	$0	$0	$0
405	Concrete Furniture - Replace	$0	$0	$0	$0	$0
407	BBQ Grills - Replace	$0	$0	$0	$7,894	$0
480	Walkway Decks - Replace	$0	$0	$0	$0	$0
482	Walkway Rails - Replace	$0	$0	$0	$0	$0
660	Water Feature - Repair	$0	$0	$0	$0	$0
680	Water Feature Filter - Replace	$0	$0	$0	$0	$0
685	Water Feature Pump - Replace (A)	$0	$4,651	$0	$0	$0
686	Water Feature Pump - Replace (B)	$0	$0	$0	$0	$5,082
690	Metal Fence - Replace	$0	$0	$0	$0	$0
804	Backflow Valves - Replace	$0	$0	$0	$0	$0
805	Landscape Granite - Replenish	$0	$0	$0	$0	$40,656
	UNIT BUILDINGS					
320	Exterior Lights - Replace	$0	$0	$0	$0	$0
1114	Bldg Metal - Repaint (Ph1)	$42,444	$0	$0	$0	$0
1114	Bldg Metal - Repaint (Ph2)	$27,092	$0	$0	$0	$0
1114	Bldg Metal - Repaint (Ph3)	$0	$0	$21,077	$0	$0
1115	Bldg Exteriors - Repaint	$0	$434,379	$0	$0	$0
1119	Bldg Wood - Repaint	$85,429	$0	$0	$0	$0
1130	Bldg Exteriors - Repair	$0	$0	$0	$0	$101,640
1160	Fire Panels - Replace (A)	$0	$60,646	$0	$0	$0
1162	Fire Panels - Replace (B)	$0	$0	$13,988	$0	$0
1164	Fire Panels - Replace (C)	$0	$0	$0	$0	$0
1170	Fire Risers - Repair	$0	$0	$0	$0	$29,476
1302	Foam Roofs - Replace (Ph1)	$0	$0	$0	$0	$317,116
1303	Foam Roofs - Recoat (Ph1)	$0	$0	$0	$0	$97,574
1304	Foam Roofs - Replace (Ph2)	$0	$0	$0	$0	$0
1305	Foam Roofs - Recoat (Ph2)	$0	$0	$0	$0	$53,259
1306	Foam Roofs - Replace (Ph3)	$0	$0	$0	$0	$0
1307	Foam Roofs - Recoat (Ph3)	$0	$0	$0	$0	$0
1308	Foam Roofs - Replace (Ph4)	$0	$0	$0	$0	$0
1309	Foam Roofs - Recoat (Ph4)	$0	$48,740	$0	$0	$0
1320	Tile Roofs - Refurbish	$0	$0	$0	$0	$0
	FITNESS ROOM					
305	HVAC Unit - Replace	$0	$18,603	$0	$0	$0
907	Rubber Floor - Replace	$0	$0	$0	$0	$0
910	Interior Lights - Replace	$0	$0	$0	$0	$0
925	Restroom - Remodel	$0	$0	$0	$0	$0
930	Cardio Equipment - Replace	$0	$0	$0	$0	$0
935	Strength Equipment - Replace	$0	$0	$16,287	$0	$0

	Fiscal Year	2045	2046	2047	2048	2049
	WEST POOL					
503	Metal Fence - Replace	$0	$0	$0	$0	$0
1107	Metal Fence - Repaint	$4,696	$0	$0	$0	$0
1200	Pool Deck - Resurface	$0	$0	$0	$0	$0
1201	Pool Deck - Seal/Repair	$9,211	$0	$0	$0	$0
1202	Pool - Resurface	$55,989	$0	$0	$0	$0
1204	Pool Furniture - Replace	$0	$0	$0	$0	$0
1220	Pool Filters - Replace	$0	$0	$0	$0	$0
1222	Pool Heater - Replace	$0	$0	$0	$0	$0
1225	Pool Pumps - Replace	$0	$0	$0	$0	$0
1310	Ramada Roofs - Replace	$0	$13,022	$0	$0	$0
	EAST POOL					
503	Metal Fence - Replace	$0	$0	$0	$0	$0
1107	Metal Fence - Repaint	$3,432	$0	$0	$0	$0
1200	Pool Deck - Resurface	$0	$31,067	$0	$0	$0
1201	Pool Deck - Seal/Repair	$0	$8,557	$0	$0	$0
1202	Pool - Resurface	$44,069	$0	$0	$0	$0
1204	Pool Furniture - Replace	$0	$0	$0	$0	$17,075
1220	Pool Filter - Replace	$0	$0	$0	$0	$0
1225	Pool Pump - Replace	$0	$0	$0	$0	$6,505
	WEST SPA					
503	Metal Fence - Replace	$0	$0	$0	$0	$0
1107	Metal Fence - Repaint	$1,987	$0	$0	$0	$0
1200	Spa Deck - Resurface	$0	$0	$0	$0	$0
1201	Spa Deck - Seal/Repair	$0	$0	$2,299	$0	$0
1203	Spa - Resurface	$15,352	$0	$0	$0	$0
1204	Spa Furniture - Replace	$0	$0	$0	$0	$0
1221	Spa Filter - Replace	$0	$0	$0	$0	$0
1223	Spa Heater - Replace	$0	$0	$0	$0	$0
1226	Filter Pump - Replace	$0	$0	$0	$0	$0
1227	Jet Pump - Replace	$0	$0	$0	$0	$0
	EAST SPA					
503	Metal Fence - Replace	$0	$0	$0	$0	$0
1107	Metal Fence - Repaint	$2,890	$0	$0	$0	$0
1200	Spa Deck - Resurface	$0	$0	$0	$0	$0
1201	Spa Deck - Seal/Repair	$0	$3,721	$0	$0	$0
1203	Spa - Resurface	$0	$0	$19,544	$0	$0
1204	Spa Furniture - Replace	$0	$0	$0	$0	$0
1221	Spa Filter - Replace	$0	$0	$0	$0	$0
1223	Spa Heater - Replace	$0	$0	$0	$0	$0
1226	Filter Pump - Replace	$0	$0	$0	$0	$0
1227	Jet Pump - Replace	$0	$0	$0	$0	$0
	Total Expenses	$315,528	$653,894	$88,524	$17,762	$668,383
	Ending Reserve Balance	$2,105,307	$1,878,149	$2,227,141	$2,661,232	$2,456,536

#	Fiscal Year	2050	2051	2052	2053	2054
	Starting Reserve Balance	$2,456,536	$2,684,434	$3,087,304	$3,423,487	$3,882,963
	Annual Reserve Funding	$449,061	$460,287	$471,795	$483,589	$495,679
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$25,694	$28,846	$32,540	$36,517	$38,387
	Total Income	$2,931,290	$3,173,568	$3,591,639	$3,943,593	$4,417,029
#	Component					
	ENTRANCES					
700	Directory - Replace	$0	$0	$0	$8,008	$0
701	Monuments - Refurbish	$0	$0	$0	$0	$0
703	Entry Keypads - Replace	$0	$0	$7,108	$0	$0
706	Gate Operators - Replace (East) (A)	$0	$0	$0	$19,447	$0
706	Gate Operators - Replace (East) (B)	$0	$0	$0	$0	$0
707	Gate Operators - Replace (West)	$0	$0	$0	$0	$0
708	Vehicle Fence/Gates - Replace	$0	$0	$0	$0	$0
712	Vehicle Fence/Gates - Repaint	$5,653	$0	$0	$0	$0
	GROUNDS					
201	Asphalt (East) - Repave	$0	$0	$0	$0	$0
202	Asphalt (East) - Seal/Repair	$0	$17,253	$0	$0	$0
205	Asphalt (South) - Repave	$0	$0	$0	$0	$0
206	Asphalt (South) - Seal/Repair	$13,819	$0	$0	$0	$15,553
208	Asphalt (West) - Repave (Parking)	$0	$0	$0	$0	$0
209	Asphalt (West) - Repave (Drives)	$0	$0	$0	$0	$0
210	Asphalt (West) - Seal/Repair	$20,519	$0	$0	$0	$23,094
220	Concrete - Repair	$0	$0	$0	$11,440	$0
280	Carport Roofs - Repair	$0	$0	$0	$0	$0
284	Carport Lights - Replace	$0	$0	$0	$0	$0
402	Pet Stations - Replace	$0	$0	$0	$0	$20,031
403	Mailboxes - Replace	$0	$0	$0	$0	$0
405	Concrete Furniture - Replace	$0	$0	$0	$0	$0
407	BBQ Grills - Replace	$0	$0	$0	$0	$0
480	Walkway Decks - Replace	$20,938	$0	$0	$0	$0
482	Walkway Rails - Replace	$0	$0	$0	$0	$0
660	Water Feature - Repair	$23,032	$0	$0	$0	$0
680	Water Feature Filter - Replace	$0	$0	$0	$0	$0
685	Water Feature Pump - Replace (A)	$0	$0	$0	$0	$0
686	Water Feature Pump - Replace (B)	$0	$0	$0	$0	$0
690	Metal Fence - Replace	$0	$0	$0	$0	$0
804	Backflow Valves - Replace	$0	$0	$0	$0	$0
805	Landscape Granite - Replenish	$0	$0	$0	$0	$47,131
	UNIT BUILDINGS					
320	Exterior Lights - Replace	$0	$0	$0	$0	$0
1114	Bldg Metal - Repaint (Ph1)	$49,204	$0	$0	$0	$0
1114	Bldg Metal - Repaint (Ph2)	$31,407	$0	$0	$0	$0
1114	Bldg Metal - Repaint (Ph3)	$0	$0	$24,434	$0	$0
1115	Bldg Exteriors - Repaint	$0	$0	$0	$0	$0
1119	Bldg Wood - Repaint	$0	$0	$0	$0	$0
1130	Bldg Exteriors - Repair	$0	$0	$0	$0	$117,828
1160	Fire Panels - Replace (A)	$0	$0	$0	$0	$0
1162	Fire Panels - Replace (B)	$0	$0	$0	$0	$0
1164	Fire Panels - Replace (C)	$0	$0	$0	$0	$0
1170	Fire Risers - Repair	$0	$0	$0	$0	$0
1302	Foam Roofs - Replace (Ph1)	$0	$0	$0	$0	$0
1303	Foam Roofs - Recoat (Ph1)	$0	$0	$0	$0	$113,115
1304	Foam Roofs - Replace (Ph2)	$0	$0	$0	$0	$200,308
1305	Foam Roofs - Recoat (Ph2)	$0	$0	$0	$0	$61,742
1306	Foam Roofs - Replace (Ph3)	$0	$0	$0	$0	$0
1307	Foam Roofs - Recoat (Ph3)	$0	$0	$0	$0	$0
1308	Foam Roofs - Replace (Ph4)	$0	$0	$0	$0	$0
1309	Foam Roofs - Recoat (Ph4)	$0	$56,503	$0	$0	$0
1320	Tile Roofs - Refurbish	$0	$0	$0	$0	$0
	FITNESS ROOM					
305	HVAC Unit - Replace	$0	$0	$0	$0	$0
907	Rubber Floor - Replace	$0	$0	$0	$21,735	$0
910	Interior Lights - Replace	$0	$0	$0	$0	$0
925	Restroom - Remodel	$6,281	$0	$0	$0	$0
930	Cardio Equipment - Replace	$0	$0	$33,319	$0	$0
935	Strength Equipment - Replace	$0	$0	$0	$0	$0

	Fiscal Year	2050	2051	2052	2053	2054
	WEST POOL					
503	Metal Fence - Replace	$0	$0	$0	$0	$0
1107	Metal Fence - Repaint	$5,444	$0	$0	$0	$0
1200	Pool Deck - Resurface	$0	$0	$0	$0	$0
1201	Pool Deck - Seal/Repair	$10,678	$0	$0	$0	$0
1202	Pool - Resurface	$0	$0	$0	$0	$0
1204	Pool Furniture - Replace	$0	$0	$53,311	$0	$0
1220	Pool Filters - Replace	$0	$0	$0	$0	$0
1222	Pool Heater - Replace	$0	$0	$13,328	$0	$0
1225	Pool Pumps - Replace	$10,469	$0	$0	$0	$0
1310	Ramada Roofs - Replace	$0	$0	$0	$0	$0
	EAST POOL					
503	Metal Fence - Replace	$0	$0	$0	$0	$0
1107	Metal Fence - Repaint	$3,978	$0	$0	$0	$0
1200	Pool Deck - Resurface	$0	$0	$0	$0	$0
1201	Pool Deck - Seal/Repair	$0	$9,920	$0	$0	$0
1202	Pool - Resurface	$0	$0	$0	$0	$0
1204	Pool Furniture - Replace	$0	$0	$0	$0	$0
1220	Pool Filter - Replace	$0	$0	$0	$0	$0
1225	Pool Pump - Replace	$0	$0	$0	$0	$0
	WEST SPA					
503	Metal Fence - Replace	$0	$0	$0	$0	$0
1107	Metal Fence - Repaint	$2,303	$0	$0	$0	$0
1200	Spa Deck - Resurface	$0	$0	$0	$0	$0
1201	Spa Deck - Seal/Repair	$0	$2,588	$0	$0	$0
1203	Spa - Resurface	$0	$0	$0	$0	$0
1204	Spa Furniture - Replace	$0	$0	$4,443	$0	$0
1221	Spa Filter - Replace	$0	$0	$4,443	$0	$0
1223	Spa Heater - Replace	$0	$0	$11,106	$0	$0
1226	Filter Pump - Replace	$6,281	$0	$0	$0	$0
1227	Jet Pump - Replace	$6,281	$0	$0	$0	$0
	EAST SPA					
503	Metal Fence - Replace	$0	$0	$0	$0	$0
1107	Metal Fence - Repaint	$3,350	$0	$0	$0	$0
1200	Spa Deck - Resurface	$0	$0	$0	$0	$15,789
1201	Spa Deck - Seal/Repair	$4,188	$0	$0	$0	$4,713
1203	Spa - Resurface	$0	$0	$0	$0	$0
1204	Spa Furniture - Replace	$0	$0	$16,660	$0	$0
1221	Spa Filter - Replace	$0	$0	$0	$0	$0
1223	Spa Heater - Replace	$10,469	$0	$0	$0	$0
1226	Filter Pump - Replace	$6,281	$0	$0	$0	$0
1227	Jet Pump - Replace	$6,281	$0	$0	$0	$0
	Total Expenses	$246,856	$86,264	$168,152	$60,630	$619,305
	Ending Reserve Balance	$2,684,434	$3,087,304	$3,423,487	$3,882,963	$3,797,724

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)
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.

ENTRANCES

Comp #: 700 Directory - Replace **Quantity: (1) Sign**
Location: East community entrance
Funded?: Yes.
History: Age is unknown.
Comments: Directory still appears nice shape. Useful Life and Remaining Useful Life have been extender per the client's request. Funding is provided for future replacement.

Useful Life:
20 years

Remaining Life:
8 years

Best Case: $ 3,500 Worst Case: $ 3,500

Cost Source: AR Cost Database

Comp #: 701 Monuments - Refurbish **Quantity: (2) Monuments**
Location: East & west community entrances
Funded?: Yes.
History: Installed in 1996.
Comments: The monuments consist of metal lettering mounted to a stucco wall. Useful Life and Remaining Useful Life have been extender per the client's request. Monuments still appear in fair condition. This component funds to update or modernize the monuments with new lettering plus repairs to the walls and landscape.

Useful Life:
30 years

Remaining Life:
3 years

Best Case: $ 10,000 Worst Case: $ 10,000

Cost Source: AR Cost Allowance

Comp #: 703 Entry Keypads - Replace **Quantity: (2) DoorKing**
Location: East & west community entrances
Funded?: Yes.
History: Age is unknown.
Comments: Keypads still appear functional and in fair shape with no problems reported. Future replacement should be anticipated.

Useful Life:
12 years

Remaining Life:
3 years

Best Case: $ 3,200 Worst Case: $ 3,200

Cost Source: AR Cost Database

Comp #: 706 Gate Operators - Replace (East) (A) **Quantity: (1) HySecurity**
Location: East community - entry gate
Funded?: Yes.
History: Replaced in 2017. Previous age is unknown.
Comments: Appears functional with no problems reported. It has been reported that this gate operator receives limited use. Useful Life and Remaining Useful Life have been extended per the client's request. Replacement should be anticipated.
*Model: SlideSmart DC-15, Serial #SL15-1703, Mfg Date: 1/2017

Useful Life:
18 years

Remaining Life:
10 years

Best Case: $ 8,500 Worst Case: $ 8,500

Cost Source: AR Cost Database

Comp #: 706 Gate Operators - Replace (East) (B) **Quantity: (1) Maximum Control**

Location: East community - exit gate
Funded?: Yes.
History: Replaced in 2023 for $7,741. Previous age is unknown.
Comments: This gate operator appears newer than the other operator on the east side. It has been reported that this gate operator receives limited use. Useful Life and Remaining Useful Life have been extended per the client's request. Replacement should be anticipated.
*Model: Max 1500 Pro, Serial #0224233035, Mfg Date: 2/2024

Useful Life:
18 years

Remaining Life:
17 years

Best Case: $ 8,500 Worst Case: $ 8,500

Cost Source: AR Cost Database

Comp #: 707 Gate Operators - Replace (West) **Quantity: (1) Elite**

Location: West community entry/exit
Funded?: Yes.
History: Replaced in 2012.
Comments: Still appears functional and in good shape. Future replacement should be anticipated.

Useful Life:
15 years

Remaining Life:
2 years

Best Case: $ 8,500 Worst Case: $ 8,500

Cost Source: AR Cost Database

Comp #: 708 Vehicle Fence/Gates - Replace **Quantity: Approx 180 LF**

Location: East & west community entry/exits - (3) sliding vehicle gates & adjacent matching fence
Funded?: Yes.
History: Likely original from the mid-1980's.
Comments: Useful Life and Remaining Useful Life have been extended per the client's request. Fence/gates are older and worn. Based on age, replacement should be anticipated soon.

Useful Life:
40 years

Remaining Life:
3 years

Best Case: $ 18,000

Worst Case: $ 18,000

Cost Source: AR Cost Database

Comp #: 712 Vehicle Fence/Gates - Repaint **Quantity: Approx 180 LF**

Location: East & west community entry/exits - (3) sliding vehicle gates & adjacent matching fence
Funded?: Yes.
History: Repainted in 2016.
Comments: Surfaces appear to be oxidized and faded. Recommend planning to repaint in the near future to restore the appearance and to inhibit rust.

Useful Life:
5 years

Remaining Life:
0 years

Best Case: $ 2,700

Worst Case: $ 2,700

Cost Source: AR Cost Database

GROUNDS

Comp #: 201 Asphalt (East) - Repave **Quantity: Approx 37,500 Sq Ft**

Location: East Driveways and Parking Areas
Funded?: Yes.
History: Repaved in 2020 for $106,152. Previously overlayed in 2002, and installed in 1986.
Comments: Asphalt is smooth and in good condition. This component funds to remove and repave the asphalt. Life span is based on periodically seal coating and maintaining the surface.

Useful Life:
20 years

Remaining Life:
15 years

Best Case: $ 150,000 Worst Case: $ 150,000

Cost Source: Client Cost History

Comp #: 202 Asphalt (East) - Seal/Repair **Quantity: Approx 37,500 Sq Ft**

Location: East Driveways and Parking Areas
Funded?: Yes.
History: Sealed and repaired in 2021 for $4,388. Previously sealed in 2012 for $17,800 (cost included all asphalt sections).
Comments: Seal appears to be in good shape with no problems reported. Seal coat asphalt surfaces periodically to prevent premature cracking and deterioration.

Useful Life:
4 years

Remaining Life:
2 years

Best Case: $ 8,000 Worst Case: $ 8,000

Cost Source: Client Cost History

Comp #: 205 Asphalt (South) - Repave **Quantity: Approx 31,600 Sq Ft**
Location: South Driveways and Parking Areas
Funded?: Yes.
History: Repaved in 2021 for $74,059. Previously overlayed in 2002 and installed in 1986.
Comments: Asphalt is smooth and in good condition with some minor cracking starting to form. This component funds to remove and repave the asphalt. Life span is based on periodically seal coating and maintaining the surface.

Useful Life:
20 years

Remaining Life:
16 years

Best Case: $ 126,500 Worst Case: $ 126,500

Cost Source: 2022 Estimate from YSC Paving

Comp #: 206 Asphalt (South) - Seal/Repair **Quantity: Approx 31,600 Sq Ft**
Location: South Driveways and Parking Areas
Funded?: Yes.
History: Sealed and repaired in 2023 for $6,025. Previously sealed in 2012 for $17,800 (cost included all asphalt sections).
Comments: Seal appears in good shape with no problems reported. Seal coat asphalt surfaces periodically to prevent premature cracking and deterioration.

Useful Life:
4 years

Remaining Life:
1 years

Best Case: $ 6,600 Worst Case: $ 6,600

Cost Source: Client Cost History

Comp #: 208 Asphalt (West) - Repave (Parking) **Quantity: Approx 16,130 Sq Ft**

Location: West Parking Areas
Funded?: Yes.
History: Overlayed in 2022 for $33,100. Previously overlayed in 2002 and installed in 1986.
Comments: Asphalt is smooth and in good condition. Parking areas were overlayed with a 1.5" layer. This component funds to repave the parking areas going forward rather than continue to overlay. Life span is based on periodically seal coating and maintaining the surface.

Useful Life:
20 years

Remaining Life:
17 years

Best Case: $ 64,500 Worst Case: $ 64,500

Cost Source: 2022 Estimate from YSC Paving

Comp #: 209 Asphalt (West) - Repave (Drives) **Quantity: Approx 25,260 Sq Ft**

Location: West Driveways
Funded?: Yes.
History: Repaved in 2023 for $79,416. Previously overlaid in 2002 and installed in 1986.
Comments: Asphalt is newer and in good shape. This component funds to repave the driveways separate from the parking areas going forward. Life span is based on periodically seal coating and maintaining the surface.

Useful Life:
20 years

Remaining Life:
18 years

Best Case: $ 87,500 Worst Case: $ 87,500

Cost Source: Client Cost History

Comp #: 210 Asphalt (West) - Seal/Repair **Quantity: Approx 46,500 Sq Ft**
Location: West Driveways and Parking Areas
Funded?: Yes.
History: Sealed and repaired in 2012 for $17,800 (cost included all asphalt sections).
Comments: Seal is in fair shape but is starting to fade. Seal coat asphalt surfaces periodically to prevent premature cracking and deterioration.

Useful Life:
4 years

Remaining Life:
1 years

Best Case: $ 9,800 Worst Case: $ 9,800

Cost Source: Client Cost History

Comp #: 220 Concrete - Repair **Quantity: Numerous Sq Ft**
Location: Curbs, gutters and walkways throughout community
Funded?: Yes.
History:
Comments: There is no expectancy to completely replace the concrete. This component funds an allowance for periodic repairs and partial replacements as needed.

Useful Life:
5 years

Remaining Life:
3 years

Best Case: $ 5,000 Worst Case: $ 5,000

Cost Source: AR Cost Allowance

Comp #: 280 Carport Roofs - Repair **Quantity: Approx 41,500 Sq Ft**
Location: Parking lots
Funded?: Yes.
History: Installed during the mid-1980's.
Comments: Some of the roofs have small holes or other minor damage. 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:
0 years

Best Case: $ 10,000 Worst Case: $ 10,000

Cost Source: AR Cost Allowance

Comp #: 284 Carport Lights - Replace **Quantity: Approx (125) Lights**
Location: Mounted to underside of carport roofs
Funded?: Yes.
History: Reportedly replaced in 2018. Previous age is unknown.
Comments: Repairs and individual replacements should be treated as an Operating expense. Complete replacement should be planned eventually to update and modernize the lighting.

Useful Life:
20 years

Remaining Life:
13 years

Best Case: $ 40,000 Worst Case: $ 40,000

Cost Source: AR Cost Database

Comp #: 286 Carports - Repaint **Quantity: Numerous Sq Ft**
Location: Carport metal beams & posts
Funded?: No. Funding is provided under the Building Exteriors - Repaint (Full) component.
History:
Comments: Fading and oxidation still evident. Coordinate with repainting the building exteriors, if possible.

Useful Life:

Remaining Life:

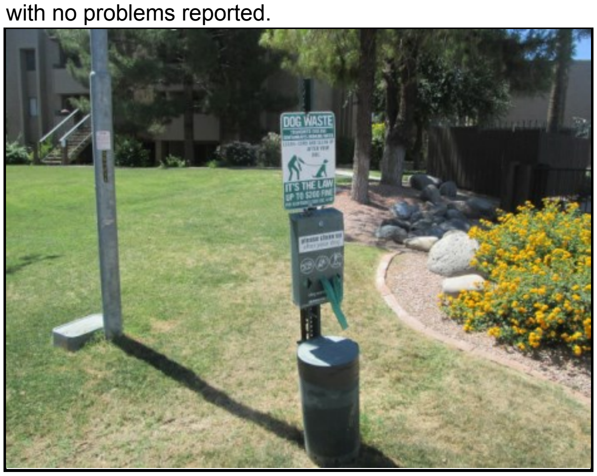
Best Case: Worst Case:

Cost Source:

Comp #: 402 Pet Stations - Replace **Quantity: Approx (18) Stations**
Location: Throughout the community
Funded?: Yes.
History: Reportedly replaced in 2018. Previous age is unknown.
Comments: Appear in fair shape with no problems reported.

Useful Life:
12 years

Remaining Life:
5 years



Best Case: $ 8,500 Worst Case: $ 8,500

Cost Source: AR Cost Database

Comp #: 403 Mailboxes - Replace **Quantity: (16) Clusters**

Location: Mailbox building adjacent to west community entrance
Funded?: Yes.
History: Reportedly replaced in 2017. Previous age is unknown.
Comments: Quantity includes (10) 2-parcel lockers and (6) 5x7 clusters. Long life component under normal circumstances. Future replacement should be anticipated.

Useful Life:
25 years

Remaining Life:
17 years

Best Case: $ 49,500 Worst Case: $ 49,500

Cost Source: AR Cost Database

Comp #: 405 Concrete Furniture - Replace **Quantity: Approx (57) Pieces**

Location: Throughout the community
Funded?: Yes.
History: Ages are unknown.
Comments: Concrete pieces include approximately (8) tables, (30) benches, and (19) trash/ash urns. Long life components under normal circumstances. It would still be prudent to plan for replacement eventually. Remaining Useful Life has been extended per the client's request.

Useful Life:
25 years

Remaining Life:
8 years

Best Case: $ 51,000 Worst Case: $ 51,000

Cost Source: AR Cost Database

Comp #: 407 BBQ Grills - Replace **Quantity: (6) Grills**

Location: Throughout the community
Funded?: Yes.
History: Age is unknown.
Comments: Grills still appear functional and in fair shape with no problems reported. Useful Life and Remaining Useful Life have been extended per the client's request. Future replacement should be anticipated.

Useful Life:
20 years

Remaining Life:
3 years

Best Case: $ 4,000 Worst Case: $ 4,000

Cost Source: AR Cost Database

Comp #: 480 Walkway Decks - Replace **Quantity: Approx 450 Sq Ft**

Location: Walkways throughout community
Funded?: Yes.
History: Repaired in 2022 for $2,540. Age is unknown.
Comments: This component funds to replace the composite walkway decks throughout the community. Walk decks appear in fair shape with no problems reported.

Useful Life:
20 years

Remaining Life:
5 years

Best Case: $ 10,000 Worst Case: $ 10,000

Cost Source: AR Cost Database

Comp #: 482 Walkway Rails - Replace **Quantity: Approx 150 LF**

Location: Walkways throughout community
Funded?: Yes.
History: Age is unknown.
Comments: Metal rails are sturdy but have lots of rust present. Long life component under normal circumstances. Future replacement should still be anticipated. Repaint periodically as an Operating expense, or include with other painting projects.

Useful Life:
30 years

Remaining Life:
17 years

Best Case: $ 7,200 Worst Case: $ 7,200

Cost Source: AR Cost Database

Comp #: 660 Water Feature - Repair **Quantity: (1) Water Feature**

Location: Northeast end of community
Funded?: Yes.
History: Re-built in 2010.
Comments: This component funds an allowance to eventually repair the water feature. This may include repairing cracks in the concrete, replacing the (3) fountains, or other misc. issues. Some cracks evident.

Useful Life:
20 years

Remaining Life:
5 years

Best Case: $ 11,000 Worst Case: $ 11,000

Cost Source: AR Cost Allowance

Comp #: 680 Water Feature Filter - Replace **Quantity: (1) Hayward**
Location: Adjacent to water feature at northeast end of community
Funded?: Yes.
History: Age is unknown.
Comments: Filter is partially buried, so no model information was visible. Assumed to still be functional with no problems reported.

Useful Life:
15 years

Remaining Life:
0 years

Best Case: $ 2,500 Worst Case: $ 2,500

Cost Source: AR Cost Database

Comp #: 685 Water Feature Pump - Replace (A) **Quantity: (1) Pump**
Location: Adjacent to water feature at northeast end of community
Funded?: Yes.
History: Replaced in 2022 for $2,227. Previous age is unknown.
Comments: Appears functional with no problems reported. 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:
12 years

Remaining Life:
9 years

Best Case: $ 2,500 Worst Case: $ 2,500

Cost Source: AR Cost Database

Comp #: 686 Water Feature Pump - Replace (B) **Quantity: (1) Pump**

Location: Adjacent to water feature at northeast end of community
Funded?: Yes.
History: Replaced around 2010.
Comments: Appears functional with no problems reported. 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:
12 years

Remaining Life:
0 years

Best Case: $ 2,500 Worst Case: $ 2,500

Cost Source: AR Cost Database

Comp #: 690 Metal Fence - Replace **Quantity: Approx 90 LF**

Location: Perimeter of water feature equipment area
Funded?: Yes.
History: Age is unknown.
Comments: Fence appears older but still sturdy and intact. The water feature equipment fence also has composite slats that will require replacement. Repaint as an Operating expense to maintain the appearance and to inhibit rust.

Useful Life:
35 years

Remaining Life:
5 years

Best Case: $ 9,000 Worst Case: $ 9,000

Cost Source: AR Cost Database

Comp #: 800 Irrigation System - Repair **Quantity: Lines, Valves, Heads, Etc**

Location: Common areas throughout the community

Funded?: No. It is beyond the scope of this Reserve Study to quantify and assess conditions of the irrigation system. Funding can be added for future replacement at the client's request, but we need to be provided with cost and life expectancy estimates. Repairs and partial replacements should be included in the annual landscape maintenance budget.

History:

Comments:

Useful Life:

Remaining Life:

Best Case: Worst Case:

Cost Source:

Comp #: 803 Irrigation Controllers - Replace **Quantity: Approx (6) Controllers**

Location: Pool & spa equipment areas

Funded?: No. Individual replacement costs are below the Reserve expense threshold. Recommend replacing individually as needed using Operating funds.

History:

Comments:

Useful Life:

Remaining Life:

Best Case: Worst Case:

Cost Source:

Comp #: 804 Backflow Valves - Replace **Quantity: (9) Backflow Valves**
Location: Common areas throughout the community
Funded?: Yes.
History: Age is unknown.
Comments: Backflows appear to be in decent shape with no problems reported. Backflow valves typically last a long time. They can often be repaired and rebuilt rather than replaced. Recommend repairing or replacing as needed with Operating funds.
*Model: Febco, Wilkins & Neptune sizes include (9) 2"

Useful Life:
20 years

Remaining Life:
10 years

Best Case: $ 21,200 Worst Case: $ 21,200

Cost Source: Internet Research & AR Cost Database

Comp #: 805 Landscape Granite - Replenish **Quantity: Numerous Tons**
Location: Throughout the community
Funded?: Yes.
History: Replenished in 2024 for $20,000.
Comments: 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. Provided funds are not enough to replenish the entire community at one time, only portions of the community as-needed.

Useful Life:
5 years

Remaining Life:
4 years

Best Case: $ 20,000 Worst Case: $ 20,000

Cost Source: Client Cost History

UNIT BUILDINGS

Comp #: 320 Exterior Lights - Replace **Quantity: Approx (405) Lights**

Location: Building exteriors, adjacent to walkways, parking lots, pool/spa areas
Funded?: Yes.
History: Ages are unknown.
Comments: There are approximately (100) gooseneck lights and (305) wall lights at the unit balconies/patios and in-between the unit front doors. Gooseneck lights still appear old, weathered, and worn. The rest of the lights appear in fair shape. Complete replacement should be expected eventually to update and modernize the appearance.

Useful Life: 30 years

Remaining Life: 4 years

Best Case: $ 95,800 Worst Case: $ 95,800

Cost Source: AR Cost Database

Comp #: 1114 Bldg Metal - Repaint (Ph1) **Quantity: (4) Bldgs, (78) Units**

Location: Exterior metal trim at Buildings 4, 7, 8 & 12
Funded?: Yes.
History: Painting planned in 2025 for $22,368. Repainted in 2019 for $12,960, in 2016, and in 2002.
Comments: This component funds to repaint the balcony rails, stair handrails and unit numbers of buildings 4, 7, 8 and 12. Repaint periodically to maintain the appearance and to inhibit rusting.

Useful Life: 5 years

Remaining Life: 0 years

Best Case: $ 23,500 Worst Case: $ 23,500

Cost Source: Client Cost History

Comp #: 1114 Bldg Metal - Repaint (Ph2) **Quantity: (5) Bldgs, (66) Units**
Location: Exterior metal trim at Buildings 5, 6, 9, 10 & 11
Funded?: Yes.
History: Repainted in 2020 for $11,880. Previously repainted in 2016 and in 2002.
Comments: This component funds to repaint the balcony rails, stair handrails and unit numbers of buildings 5, 6, 9, 10 and 11. Repaint periodically to maintain the appearance and to inhibit rusting.

Useful Life:
5 years

Remaining Life:
0 years

Best Case: $ 15,000 Worst Case: $ 15,000

Cost Source: Client Cost History

Comp #: 1114 Bldg Metal - Repaint (Ph3) **Quantity: (3) Bldgs, (59) Units**
Location: Exterior metal trim at Buildings 1, 2 & 3
Funded?: Yes.
History: Repainted in 2022 for $9,000. Previously repainted in 2016 and in 2002.
Comments: This component funds to repaint the balcony rails, stair handrails and unit numbers of buildings 4, 7, 8 and 12. Repaint periodically to maintain the appearance and to inhibit rusting.

Useful Life:
5 years

Remaining Life:
2 years

Best Case: $ 11,000 Worst Case: $ 11,000

Cost Source: Client Cost History

Comp #: 1115 Bldg Exteriors - Repaint **Quantity: (203) Units**

Location: Exterior surfaces of the unit buildings, mailbox building, pool/spa walls, parking lot wall, trash enclosures & carports
Funded?: Yes.
History: Repainted in 2016 for $166,952 (cost includes pool/spa fences, carports and vehicle gates/fence). Previous age is unknown.
Comments: Surfaces are older but still appear in decent shape. Stucco still exhibits some chipping and peeling. Repainting should be expected periodically to maintain the appearance and keep surfaces protected. This component includes all exterior stucco surfaces, wood surfaces, and carports.

Useful Life:
10 years

Remaining Life:
1 years

Best Case: $ 233,500 Worst Case: $ 233,500

Cost Source: Client Cost History

Comp #: 1119 Bldg Wood - Repaint **Quantity: (203) Units**

Location: Exterior wood surfaces of the unit buildings
Funded?: Yes.
History: Painting planned in 2025 for ~$45,000. Previously painted in 2016 and in 2002.
Comments: Wood surfaces need to be painted more frequently than stucco. This component funds to repaint the wood surfaces of all buildings once between full repaint projects. Wood surfaces were being painted at the time of inspection.

Useful Life:
10 years

Remaining Life:
0 years

Best Case: $ 47,300 Worst Case: $ 47,300

Cost Source: Client Cost History

Comp #: 1130 Bldg Exteriors - Repair **Quantity: (203) Units**
Location: Wood/metal patio/balcony walls, wood/metal stairways, wood stairway support posts, concrete stairway steps
Funded?: Yes.
History:
Comments: Building exteriors have wood, metal, and concrete surfaces that will require repair or replacement periodically. This includes the patio/balcony walls, stairway rails, stairway support posts, and stairway steps. There is no expectancy for complete replacement. This component funds an allowance for repairs and partial replacement as needed.

Useful Life:
5 years

Remaining Life:
4 years

Best Case: $ 50,000 Worst Case: $ 50,000

Cost Source: AR Cost Allowance

Comp #: 1150 Unit Decks - Maintain **Quantity: (203) Decks**
Location: Unit exteriors
Funded?: No. The 1st floor decks are concrete with no coating. The 2nd floor decks are concrete as well, but have a waterproof coating. Deck maintenance is the responsibility of each owner, not he HOA, so no Reserve funding has been allocated.
History:
Comments:

Useful Life:

Remaining Life:

Best Case: Worst Case:

Cost Source:

Comp #: 1160 Fire Panels - Replace (A) **Quantity: (9) Panels**

Location: Bldg 1 by Apt 101, Bldg 2 by Apt 109, Bldg 4 by Apt 121, Bldg 5 by Apt 130, Bldg 6 by Apt 136, Bldg 7 by Apt 138, Bldg 9 by Apt 144, Bldg 11 by Apt 156 & Bldg 12 by Apt 158

Funded?: Yes.

History: Installed in 1992.

Comments: We are not authorized to test or inspect fire alarm panels. HOA should professionally test and inspect as required by local laws. Panels are functional with no problems reported. Based on age, replacement should be anticipated soon to update and modernize the system.

Useful Life: 20 years

Remaining Life: 1 years

Best Case: $ 32,600 Worst Case: $ 32,600

Cost Source: Internet Research & AR Cost Database

Comp #: 1162 Fire Panels - Replace (B) **Quantity: (2) Panels**

Location: Bldg 8 at Apt 142 & Bldg 12 by Apt 162

Funded?: Yes.

History: Replaced in 2002. Previously installed in 1992.

Comments: We are not authorized to test or inspect fire alarm panels. HOA should professionally test and inspect as required by local laws. Panels are functional with no problems reported. Based on age, replacement should be anticipated soon to update and modernize the system.

Useful Life: 20 years

Remaining Life: 2 years

Best Case: $ 7,300 Worst Case: $ 7,300

Cost Source: Internet Research & AR Cost Database

Comp #: 1164 Fire Panels - Replace (C) **Quantity: (2) Panels**
Location: Bldg 3 at Apt 115 & Bldg 10 by Fitness Center
Funded?: Yes.
History: Replaced in 2015-2016. Previously installed in 1992.
Comments: We are not authorized to test or inspect fire alarm panels. HOA should professionally test and inspect as required by local laws. Panels are functional with no problems reported. Replacement should be anticipated.

Useful Life:
20 years

Remaining Life:
12 years

Best Case: $ 7,300 Worst Case: $ 7,300

Cost Source: Internet Research & AR Cost Database

Comp #: 1170 Fire Risers - Repair **Quantity: (12) Fire Risers**
Location: Exteriors of all Buildings
Funded?: Yes.
History: Installed in 1992.
Comments: Fire risers have a long and unpredictable life expectancy. Complete replacement is not expected under normal circumstances. This component funds a long-term allowance for repairs and parts replacement.

Useful Life:
20 years

Remaining Life:
4 years

No Photo Available

Best Case: $ 14,500 Worst Case: $ 14,500

Cost Source: AR Cost Allowance

Comp #: 1302 Foam Roofs - Replace (Ph1) **Quantity: Approx 30,000 Sq Ft**

Location: Building Roofs: Bldg 1 (Units 303-306), Bldg 3 (Units 315-316), Bldg 4 (Units 325-326), Bldg 10 (Units 348-352) & Bldg 12 (Units 357-368)

Funded?: Yes.

History: Replaced in 2024 for $194,403. Previously replaced in 2002 for $175,500.

Comments: No access to closely inspect. These roofs were replaced after the inspection, therefore they are assumed to be new and in good condition. Life span is based on periodically recoating the roofs. Combined cost with the recoat component accounts for the total estimated replacement budget.

Useful Life: 25 years

Remaining Life: 24 years

Best Case: $ 156,000 Worst Case: $ 156,000

Cost Source: Client Cost History

Comp #: 1303 Foam Roofs - Recoat (Ph1) **Quantity: Approx 30,000 Sq Ft**

Location: Building Roofs: Bldg 1 (Units 303-306), Bldg 3 (Units 315-316), Bldg 4 (Units 325-326), Bldg 10 (Units 348-352) & Bldg 12 (Units 357-368)

Funded?: Yes.

History: Recoated in 2013-2014 for $16,300.

Comments: This component funds to periodically re-coat the roofs to protect the underlying foam system and to maintain the warranty. New foam roof applications typically have a 10 year warranty. This component schedules the first re-coat 10 years after replacement and then every 5 years thereafter until replacement is needed again, so the remaining life is currently higher than the useful life.

Useful Life: 5 years

Remaining Life: 9 years

No Photo Available

Best Case: $ 48,000 Worst Case: $ 48,000

Cost Source: Client Cost History

Comp #: 1304 Foam Roofs - Replace (Ph2) **Quantity: 33% of ~49,000 Sq Ft**

Location: Building Roofs: Bldg 1 (Units 301-302 & 307-308), Bldg 2 (Units 309-312), Bldg 3 (Units 313-314 & 317-320), Bldg 4 (Units 321-324 & 327-328), Bldg 5 (Units 329-332), Bldg 6 (Units 333-334), Bldg 7 (Units 337-338), Bldg 8 (Units 339-342), Bldg 9 (Units 343-346), Bldg 11 (Units 353-356) & Mailbox Bldg
Funded?: Yes.
History: Replaced in 2002 for $175,500.
Comments: No access to closely inspect. Assumed to be intact and in decent shape. No problems with leaking reported. Life span is based on periodically recoating the roofs. Combined cost with the recoat component accounts for the total estimated replacement budget.

Useful Life:
25 years

Remaining Life:
4 years

Best Case: $ 85,000 Worst Case: $ 85,000

Cost Source: Client Cost History

Comp #: 1305 Foam Roofs - Recoat (Ph2) **Quantity: 33% of ~49,000 Sq Ft**

Location: Building Roofs: Bldg 1 (Units 301-302 & 307-308), Bldg 2 (Units 309-312), Bldg 3 (Units 313-314 & 317-320), Bldg 4 (Units 321-324 & 327-328), Bldg 5 (Units 329-332), Bldg 6 (Units 333-334), Bldg 7 (Units 337-338), Bldg 8 (Units 339-342), Bldg 9 (Units 343-346), Bldg 11 (Units 353-356) & Mailbox Bldg
Funded?: Yes.
History: Recoated in 2024 for $73,529. Previously coated in 2013-2014 for $16,300.
Comments: This component funds to periodically re-coat the roofs to protect the underlying foam system and to maintain the warranty. New foam roof applications typically have a 10 year warranty. This component schedules the first re-coat 10 years after replacement and then every 5 years thereafter until replacement is needed again, so the remaining life is currently higher than the useful life.

Useful Life:
5 years

Remaining Life:
4 years

No Photo Available

Best Case: $ 26,200 Worst Case: $ 26,200

Cost Source: Client Cost History

Comp #: 1306 Foam Roofs - Replace (Ph3) **Quantity: 33% of ~49,000 Sq Ft**

Location: Building Roofs: Bldg 1 (Units 301-302 & 307-308), Bldg 2 (Units 309-312), Bldg 3 (Units 313-314 & 317-320), Bldg 4 (Units 321-324 & 327-328), Bldg 5 (Units 329-332), Bldg 6 (Units 333-334), Bldg 7 (Units 337-338), Bldg 8 (Units 339-342), Bldg 9 (Units 343-346), Bldg 11 (Units 353-356) & Mailbox Bldg
Funded?: Yes.
History: Replaced in 2002 for $175,500.
Comments: No access to closely inspect. Assumed to be intact and in decent shape. No problems with leaking reported. Life span is based on periodically recoating the roofs. Combined cost with the recoat component accounts for the total estimated replacement budget.

Useful Life:
25 years

No Photo Available

Remaining Life:
5 years

Best Case: $ 85,000 Worst Case: $ 85,000

Cost Source: Client Cost History

Comp #: 1307 Foam Roofs - Recoat (Ph3) **Quantity: 33% of ~49,000 Sq Ft**

Location: Building Roofs: Bldg 1 (Units 301-302 & 307-308), Bldg 2 (Units 309-312), Bldg 3 (Units 313-314 & 317-320), Bldg 4 (Units 321-324 & 327-328), Bldg 5 (Units 329-332), Bldg 6 (Units 333-334), Bldg 7 (Units 337-338), Bldg 8 (Units 339-342), Bldg 9 (Units 343-346), Bldg 11 (Units 353-356) & Mailbox Bldg
Funded?: Yes.
History: Recoated in 2024 for $73,529. Previously coated in 2013-2014 for $16,300.
Comments: This component funds to periodically re-coat the roofs to protect the underlying foam system and to maintain the warranty. New foam roof applications typically have a 10 year warranty. This component schedules the first re-coat 10 years after replacement and then every 5 years thereafter until replacement is needed again, so the remaining life is currently higher than the useful life.

Useful Life:
25 years

No Photo Available

Remaining Life:
5 years

Best Case: $ 26,200 Worst Case: $ 26,200

Cost Source: Client Cost History

Comp #: 1308 Foam Roofs - Replace (Ph4) **Quantity: 33% of ~49,000 Sq Ft**

Location: Building Roofs: Bldg 1 (Units 101-102 & 107-108), Bldg 2 (Units 109-112), Bldg 3 (Units 113-114 & 117-120), Bldg 4 (Units 121-124 & 127-128), Bldg 5 (Units 129-132), Bldg 6 (Units 133-134), Bldg 7 (Units 137-138), Bldg 8 (Units 139-142), Bldg 9 (Units 143-146), Bldg 11 (Units 153-156) & Mailbox Bldg
Funded?: Yes.
History: Replaced in 2002 for $175,500.
Comments: No access to closely inspect. Assumed to be intact and in decent shape. No problems with leaking reported. Life span is based on periodically recoating the roofs. Combined cost with the recoat component accounts for the total estimated replacement budget.

Useful Life:
25 years

Remaining Life:
6 years

No Photo Available

Best Case: $ 85,000 Worst Case: $ 85,000

Cost Source: Client Cost History

Comp #: 1309 Foam Roofs - Recoat (Ph4) **Quantity: 33% of ~49,000 Sq Ft**

Location: Building Roofs: Bldg 1 (Units 101-102 & 107-108), Bldg 2 (Units 109-112), Bldg 3 (Units 113-114 & 117-120), Bldg 4 (Units 121-124 & 127-128), Bldg 5 (Units 129-132), Bldg 6 (Units 133-134), Bldg 7 (Units 137-138), Bldg 8 (Units 139-142), Bldg 9 (Units 143-146), Bldg 11 (Units 153-156) & Mailbox Bldg
Funded?: Yes.
History: Recoated in 2024 for $73,529. Previously coated in 2013-2014 for $16,300.
Comments: This component funds to periodically re-coat the roofs to protect the underlying foam system and to maintain the warranty. New foam roof applications typically have a 10 year warranty. This component schedules the first re-coat 10 years after replacement and then every 5 years thereafter until replacement is needed again, so the remaining life is currently higher than the useful life.

Useful Life:
5 years

Remaining Life:
6 years

No Photo Available

Best Case: $ 26,200 Worst Case: $ 26,200

Cost Source: Client Cost History

Comp #: 1320 Tile Roofs - Refurbish **Quantity: Approx 7,900 Sq Ft**
Location: Rooftop of Buildings
Funded?: Yes.
History: Assumed to be original from the mid-1980's.
Comments: This is a concrete tile roof system. Underlayment is the true waterproofing component of this roof. Although it is not visible to inspect, replacement will be needed eventually. Tiles have a longer life span than the underlayment, but roofers recommend replacing them anyway with the underlayment. There are multiple reasons supporting complete replacement, and the cost differential is not that high. Life span will vary depending on the quality of underlayment installed as well as regular roof maintenance.

Useful Life:
30 years

Remaining Life:
2 years

Best Case: $ 95,000 Worst Case: $ 95,000

Cost Source: AR Cost Database

Comp #: 1330 Rain Gutters - Repair **Quantity: Numerous LF**
Location: Unit building exteriors
Funded?: No. There is no expectancy for complete replacement. Recommend repairing as needed using Operating funds.
History:
Comments:

Useful Life:

Remaining Life:

Best Case: Worst Case:

Cost Source:

FITNESS ROOM

Comp #: 305 HVAC Unit - Replace **Quantity: (1) Unit**
Location: Fitness Room - bottom floor of Building 10 (southwest side)
Funded?: Yes.
History: Reportedly replaced in 2018 (cost unknown). Age is unknown.
Comments: Unit was not located during our inspection. Assumed to be older but functional. Future replacement should be anticipated.

No Photo Available

Useful Life:
14 years

Remaining Life:
7 years

Best Case: $ 10,000 Worst Case: $ 10,000

Cost Source: AR Cost Database

Comp #: 907 Rubber Floor - Replace **Quantity: Approx 500 Sq Ft**
Location: Fitness Room - bottom floor of Building 10 (southwest side)
Funded?: Yes.
History: Replaced at some point since 2015.
Comments: Floor appears in fair shape, with no problems reported. Replacement should be anticipated.

Useful Life:
12 years

Remaining Life:
4 years

Best Case: $ 9,500 Worst Case: $ 9,500

Cost Source: AR Cost Database

Comp #: 910 Interior Lights - Replace **Quantity: (12) Can Lights**
Location: Fitness Room - bottom floor of Building 10 (southwest side)
Funded?: Yes.
History: Age is unknown.
Comments: Lights appear functional and in fair shape. Future replacement should be anticipated.

Useful Life:
30 years

Remaining Life:
5 years

Best Case: $ 3,000 Worst Case: $ 3,000

Cost Source: AR Cost Database

Comp #: 925 Restroom - Remodel **Quantity: (1) Restroom**
Location: Fitness Room - bottom floor of Building 10 (southwest side)
Funded?: Yes.
History: Age is unknown.
Comments: Restroom still appears in fair shape. Funding is provided for future replacement of the toilet, sink, mirror, and tile floor.

Useful Life:
20 years

Remaining Life:
5 years

Best Case: $ 3,000 Worst Case: $ 3,000

Cost Source: AR Cost Allowance

Comp #: 930 Cardio Equipment - Replace **Quantity: (4) Spirit Fitness**

Location: Fitness Room - bottom floor of Building 10 (southwest side)
Funded?: Yes.
History: Replaced in 2020. Previous ages are unknown.
Comments: Pieces include (1) CT800 treadmill, (1) CRW800 rower, (1) CE800 elliptical, and (1) CR800 recumbent bike. Cardio equipment is in fair condition with no problems reported. Replacement should be anticipated.

Useful Life: 8 years

Remaining Life: 3 years

Best Case: $ 15,000 Worst Case: $ 15,000

Cost Source: AR Cost Database

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

Location: Fitness Room - bottom floor of Building 10 (southwest side)
Funded?: Yes.
History: Replaced in 2017 for $5,293.
Comments: Pieces include (1) multi-station machine, (1) dumbbell rack and weights, (1) plate rack and weights, and (2) benches. Strength equipment manufactured by Maxicam. Equipment appears in fair shape. Replacement should be anticipated.

Useful Life: 15 years

Remaining Life: 7 years

Best Case: $ 8,500 Worst Case: $ 8,500

Cost Source: Client Cost History

Comp #: 1100 Interior Surfaces - Repaint **Quantity: Approx 1,500 Sq Ft**

Location: Fitness Room - bottom floor of Building 10 (southwest side)

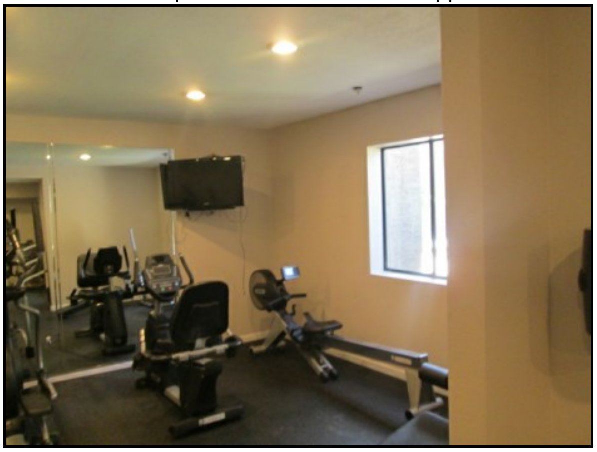
Funded?: No. Recommending repainting periodically as an Operating expense.

History:

Comments: Surfaces exhibits scuffs and wear. Repaint soon to restore the appearance.

Useful Life:

Remaining Life:



Best Case: Worst Case:

Cost Source:

WEST POOL

Comp #: 503 Metal Fence - Replace **Quantity: Approx 260 LF**

Location: West Pool - between Buildings 10 & 11
Funded?: Yes.
History: Partially replaced in 2021 for $2,155.
Comments: Fence is still sturdy and in fair condition. Useful life was previously extended per the client's request. Replacement should be anticipated.

Useful Life:
40 years

Remaining Life:
10 years

Best Case: $ 26,000 Worst Case: $ 26,000

Cost Source: AR Cost Database

Comp #: 1107 Metal Fence - Repaint **Quantity: Approx 260 LF**

Location: West Pool - between Buildings 10 & 11
Funded?: Yes.
History: Repainted in 2016.
Comments: Surfaces appear oxidized and faded. Rust issues also evident. Recommend planning to repaint soon to restore the appearance and inhibit rust.

Useful Life:
5 years

Remaining Life:
0 years

Best Case: $ 2,600 Worst Case: $ 2,600

Cost Source: AR Cost Database

Comp #: 1200 Pool Deck - Resurface **Quantity: Approx 2,200 Sq Ft**

Location: West Pool - between Buildings 10 & 11
Funded?: Yes.
History: Previous age is unknown.
Comments: Deck is in poor condition. Lots of chipping and cracking present. This is an acrylic coating applied to an underlying concrete deck. 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:
15 years

Remaining Life:
0 years

Best Case: $ 18,300 Worst Case: $ 18,300

Cost Source: AR Cost Database

Comp #: 1201 Pool Deck - Seal/Repair **Quantity: Approx 2,200 Sq Ft**

Location: West Pool - between Buildings 10 & 11
Funded?: Yes.
History:
Comments: This component funds to periodically patch cracks and seal/paint the deck to cover stains and restore the appearance. Discoloration, fading, and cracks evident.

Useful Life:
5 years

Remaining Life:
0 years

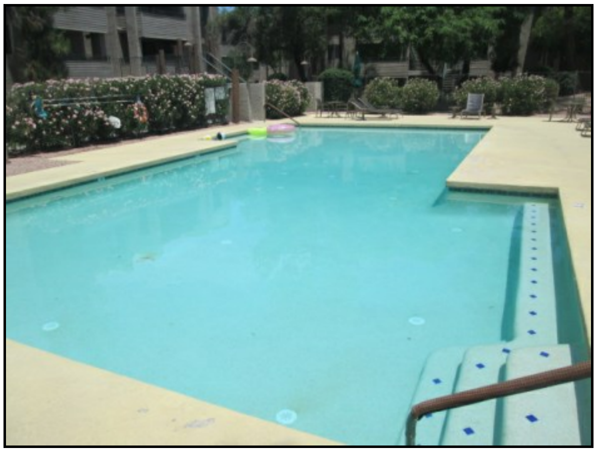
Best Case: $ 5,100 Worst Case: $ 5,100

Cost Source: AR Cost Database

Comp #: 1202 Pool - Resurface **Quantity: (1) Pool, ~160 LF**
Location: West Pool - between Buildings 10 & 11
Funded?: Yes.
History: Age is unknown.
Comments: Pool has a pebble-sheen surface with waterline tiles and (2) light fixtures. Appears in fair condition, however there is a crack in the pool that appears to be rusting that should be looked at. This component funds to resurface the pool finish plus replace the tile and light fixtures.

Useful Life:
15 years

Remaining Life:
5 years



Best Case: $ 31,000 Worst Case: $ 31,000

Cost Source: AR Cost Database

Comp #: 1204 Pool Furniture - Replace **Quantity: (32) Assorted Pieces**
Location: West Pool - between Buildings 10 & 11
Funded?: Yes.
History: Replaced in 2018 for $16,000. Previous age is unknown.
Comments: Quantity includes (12) lounges, (7) chairs, (3) dining tables, (2) umbrellas, and (8) side tables. Furniture appears in fair shape with no problems reported. Complete replacement should be expected eventually

Useful Life:
8 years

Remaining Life:
3 years

Best Case: $ 24,000 Worst Case: $ 24,000

Cost Source: Client Cost History

Comp #: 1220 Pool Filters - Replace **Quantity: (2) Hayward**

Location: West Pool - between Buildings 10 & 11
Funded?: Yes.
History: Replaced in 2005.
Comments: Filters appear functional with no problems reported. Based on age, replacement should be anticipated soon.
*Model: S311SXV, Serial: 21120505014778007

Useful Life:
15 years

Remaining Life:
1 years

Best Case: $ 6,000 Worst Case: $ 6,000

Cost Source: AR Cost Database

Comp #: 1222 Pool Heater - Replace **Quantity: (1) Raypak 406,000 BTU**

Location: West Pool - between Buildings 10 & 11
Funded?: Yes.
History: Replaced in 2020 for $3,872. Previously replaced in 2011.
Comments: Appears functional with no problems reported.
*Model: C-R406A- EN-X ASME, Serial #1912498959, Mfg Date: 12/2019

Useful Life:
8 years

Remaining Life:
3 years

Best Case: $ 6,000 Worst Case: $ 6,000

Cost Source: AR Cost Database

Comp #: 1225 Pool Pumps - Replace **Quantity: (2) Whisper-Flo**

Location: West Pool - between Buildings 10 & 11
Funded?: Yes.
History: Replaced around 2003-2005.
Comments: Appear older but functional with no problems reported. 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:
12 years

Remaining Life:
1 years

Best Case: $ 5,000 Worst Case: $ 5,000

Cost Source: AR Cost Database

Comp #: 1310 Ramada Roofs - Replace **Quantity: Approx 200 Sq Ft**

Location: West Pool - between Buildings 10 & 11
Funded?: Yes.
History: Reportedly replaced in 2016 (cost unknown.). Previously installed in the mid-1980's.
Comments: Appears in good condition with no problems reported. Complete replacement of the wood ramada roofs should be anticipated.

Useful Life:
30 years

Remaining Life:
21 years

Best Case: $ 7,000 Worst Case: $ 7,000

Cost Source: AR Cost Database

EAST POOL

Comp #: 503 Metal Fence - Replace **Quantity: Approx 190 LF**
Location: East Pool - between Buildings 1 & 2
Funded?: Yes.
History: Replaced in 2021 for $9,106.
Comments: Fence is newer and in good shape. Useful life was previously extended per the client's request. Replacement should be anticipated.

Useful Life:
40 years

Remaining Life:
36 years

Best Case: $ 19,000 Worst Case: $ 19,000

Cost Source: Client Cost History

Comp #: 1107 Metal Fence - Repaint **Quantity: Approx 190 LF**
Location: East Pool - between Buildings 1 & 2
Funded?: Yes.
History:
Comments: Surfaces appear oxidized with some minor rust. Recommend planning to repaint soon to restore the appearance and inhibit rust.

Useful Life:
5 years

Remaining Life:
0 years

Best Case: $ 1,900 Worst Case: $ 1,900

Cost Source: AR Cost Database

Comp #: 1200 Pool Deck - Resurface **Quantity: Approx 2,000 Sq Ft**
Location: East Pool - between Buildings 1 & 2
Funded?: Yes.
History: Age is unknown.
Comments: Deck appears to be in fair shape. Some minor cracking and staining evident. This is an acrylic coating applied to an underlying concrete deck. 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:
15 years

Remaining Life:
6 years

Best Case: $ 16,700

Worst Case: $ 16,700

Cost Source: AR Cost Database

Comp #: 1201 Pool Deck - Seal/Repair **Quantity: Approx 2,000 Sq Ft**
Location: East Pool - between Buildings 1 & 2
Funded?: Yes.
History: Sealed and repaired in 2021.
Comments: This component funds to periodically patch cracks and paint/seal the deck to cover stains and restore the appearance.

Useful Life:
5 years

Remaining Life:
1 years

Best Case: $ 4,600

Worst Case: $ 4,600

Cost Source: AR Cost Database

Comp #: 1202 Pool - Resurface **Quantity: (1) Pool, ~130 LF**

Location: East Pool - between Buildings 1 & 2
Funded?: Yes.
History: Age is unknown.
Comments: It has been reported that this pool receives minimal use. Useful life and remaining life were previously extended per the client's request. Pool has a pebble-sheen surface with waterline tiles and (1) light fixture. Appears to still be in fair shape. This component funds to resurface the pool finish plus replace the tile and light fixture.

Useful Life:
18 years

Remaining Life:
2 years

Best Case: $ 24,400 Worst Case: $ 24,400

Cost Source: AR Cost Database

Comp #: 1204 Pool Furniture - Replace **Quantity: (24) Assorted Pieces**

Location: East Pool - between Buildings 1 & 2
Funded?: Yes.
History: Age is unknown.
Comments: Pieces include (7) lounges, (7) chairs, (2) dining tables, (6) side tables, and (2) umbrellas. Furniture appears in fair condition with no issues reported. Complete replacement should be expected periodically.

Useful Life:
10 years

Remaining Life:
4 years

Best Case: $ 8,400 Worst Case: $ 8,400

Cost Source: AR Cost Database

Comp #: 1220 Pool Filter - Replace **Quantity: (1) Hayward**
Location: East Pool - between Buildings 1 & 2
Funded?: Yes.
History: Replaced in 2008.
Comments: Filter still appears functional with no problems reported. Based on age, replacement should be anticipated soon.
*Model: S311SXV, Serial: 21120807004216006

Useful Life:
15 years

Remaining Life:
0 years

Best Case: $ 3,000 Worst Case: $ 3,000

Cost Source: AR Cost Database

Comp #: 1225 Pool Pump - Replace **Quantity: (1) Pentair, 2-HP**
Location: East Pool - between Buildings 1 & 2
Funded?: Yes.
History: Replaced in 2009.
Comments: Still appears functional with no problems reported. Periodic repair and motor replacement should be addressed as a maintenance issue. This component funds for replacement of the pump and motor assembly. Based on age, replacement should be anticipated soon.
*Model WFE-8, Serial #0326288090716M, Mfg Date 10/2009

Useful Life:
12 years

Remaining Life:
0 years

Best Case: $ 3,200 Worst Case: $ 3,200

Cost Source: AR Cost Database

WEST SPA

Comp #: 503 Metal Fence - Replace **Quantity: Approx 100 LF**

Location: West Spa - between Buildings 7, 8 & 9
Funded?: Yes.
History: Age is unknown.
Comments: Still appears sturdy and in decent shape. Useful life was previously extended per the client's request. Replacement should be anticipated.

Useful Life:
40 years

Remaining Life:
10 years

Best Case: $ 10,000 Worst Case: $ 10,000

Cost Source: AR Cost Database

Comp #: 1107 Metal Fence - Repaint **Quantity: Approx 100 LF**

Location: West Spa - between Buildings 7, 8 & 9
Funded?: Yes.
History: Repainted in 2016.
Comments: Surfaces appear oxidized with some minor rust. Recommend planning to repaint soon to restore the appearance and inhibit rust.

Useful Life:
5 years

Remaining Life:
0 years

Best Case: $ 1,100 Worst Case: $ 1,100

Cost Source: AR Cost Database

Comp #: 1200 Spa Deck - Resurface **Quantity: Approx 530 Sq Ft**
Location: West Spa - between Buildings 7, 8 & 9
Funded?: Yes.
History: Resurfaced in 2019 for $3,440.
Comments: Deck still appears generally smooth and in decent shape with some cracks noted. This is an acrylic coating applied to an underlying concrete deck. 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:
12 years

Remaining Life:
6 years

Best Case: $ 4,400 Worst Case: $ 4,400

Cost Source: Client Cost History

Comp #: 1201 Spa Deck - Seal/Repair **Quantity: Approx 530 Sq Ft**
Location: West Spa - between Buildings 7, 8 & 9
Funded?: Yes.
History:
Comments: This component funds to periodically patch cracks and seal/paint the deck to cover stains and restore the appearance. Still some discoloration, fading, and cracks evident.

Useful Life:
4 years

Remaining Life:
2 years

Best Case: $ 1,200 Worst Case: $ 1,200

Cost Source: AR Cost Database

Comp #: 1203 Spa - Resurface **Quantity: (1) Spa, ~30 LF**
Location: West Spa - between Buildings 7, 8 & 9
Funded?: Yes.
History: Resurfaced in 2015. Previous age is unknown.
Comments: This is a tiled spa with (1) light fixture. Appears older but in fair condition. This component funds to replace the tiles and light fixture.

Useful Life:
15 years

Remaining Life:
5 years

Best Case: $ 8,500 Worst Case: $ 8,500

Cost Source: AR Cost Database

Comp #: 1204 Spa Furniture - Replace **Quantity: (7) Assorted Pieces**
Location: West Spa - between Buildings 7, 8 & 9
Funded?: Yes.
History: Age is unknown.
Comments: Pieces include (2) lounges, (2) chairs, and (3) side tables. Furniture appears in fair condition with no problems reported. Complete replacement should be expected periodically.

Useful Life:
8 years

Remaining Life:
3 years

Best Case: $ 2,000 Worst Case: $ 2,000

Cost Source: AR Cost Database

Comp #: 1221 Spa Filter - Replace **Quantity: (1) Pentair, TR-60**
Location: West Spa - between Buildings 7, 8 & 9
Funded?: Yes.
History: Replaced in 2022 for $1,404. Previously replaced in 2000.
Comments: Filter appears functional with no problems reported. Replacement should be anticipated.
*Model: TR-60, Serial #01010942200066, Mfg Date 4/2022

Useful Life:
15 years

Remaining Life:
12 years

Best Case: $ 2,000 Worst Case: $ 2,000

Cost Source: AR Cost Database

Comp #: 1223 Spa Heater - Replace **Quantity: (1) Raypak 266,000 BTU**
Location: West Spa - between Buildings 7, 8 & 9
Funded?: Yes.
History: Replaced in 2020. Previously replaced in 2014.
Comments: Appears functional with no problems reported. Replacement should be anticipated.
*Model: B-R266A-EN-C ASME, Serial #2009512118, Mfg Date 9/2020

Useful Life:
8 years

Remaining Life:
3 years

Best Case: $ 5,000 Worst Case: $ 5,000

Cost Source: AR Cost Database

Comp #: 1226 Filter Pump - Replace **Quantity: (1) Pentair**

Location: West Spa - between Buildings 7, 8 & 9
Funded?: Yes.
History: Replaced in 2008.
Comments: Pump appears functional with no problems reported. Periodic repair and motor replacement should be addressed as a maintenance issue. This component funds for replacement of the pump and motor assembly. Based on age, replacement should be anticipated soon.

Useful Life:
12 years

Remaining Life:
1 years

Best Case: $ 3,000 Worst Case: $ 3,000

Cost Source: AR Cost Database

Comp #: 1227 Jet Pump - Replace **Quantity: (1) Pentair**

Location: West Spa - between Buildings 7, 8 & 9
Funded?: Yes.
History: Age is unknown.
Comments: Pump appears functional with no problems reported. Periodic repair and motor replacement should be addressed as a maintenance issue. This component funds for replacement of the pump and motor assembly. Based on age, replacement should be anticipated soon.

Useful Life:
12 years

Remaining Life:
1 years

Best Case: $ 3,000 Worst Case: $ 3,000

Cost Source: AR Cost Database

EAST SPA

Comp #: 503 Metal Fence - Replace **Quantity: Approx 160 LF**
Location: East Spa - between Buildings 4 & 5
Funded?: Yes.
History: Age is unknown.
Comments: Fence is still sturdy with no problems reported. Useful Life and remaining life were previously extended per the client's request. Replacement should be anticipated.

Useful Life:
40 years

Remaining Life:
10 years

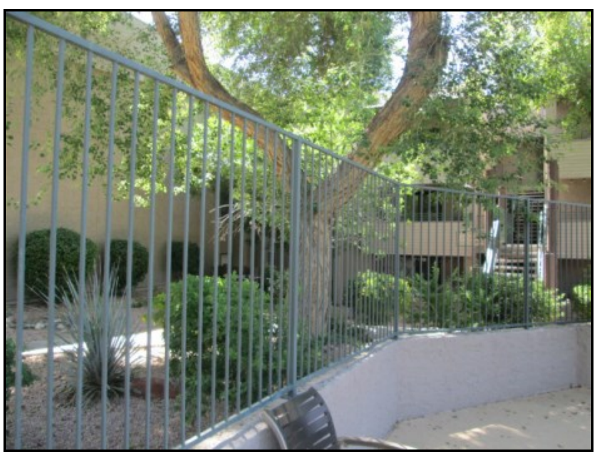
Best Case: $ 16,000 Worst Case: $ 16,000

Cost Source: AR Cost Database

Comp #: 1107 Metal Fence - Repaint **Quantity: Approx 160 LF**
Location: East Spa - between Buildings 4 & 5
Funded?: Yes.
History: Repainted in 2016.
Comments: Surfaces still appear oxidized and faded. Rust issues also evident. Recommend planning to repaint soon to restore the appearance and inhibit rust.

Useful Life:
5 years

Remaining Life:
0 years



Best Case: $ 1,600 Worst Case: $ 1,600

Cost Source: AR Cost Database

Comp #: 1200 Spa Deck - Resurface **Quantity: Approx 800 Sq Ft**

Location: East Spa - between Buildings 4 & 5
Funded?: Yes.
History: Reportedly resurfaced in 2018 (cost is unknown). Previous age is unknown.
Comments: Deck still appears in fair condition with minor cracking. This is an acrylic coating applied to an underlying concrete deck. 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:
12 years

Remaining Life:
5 years

Best Case: $ 6,700 Worst Case: $ 6,700

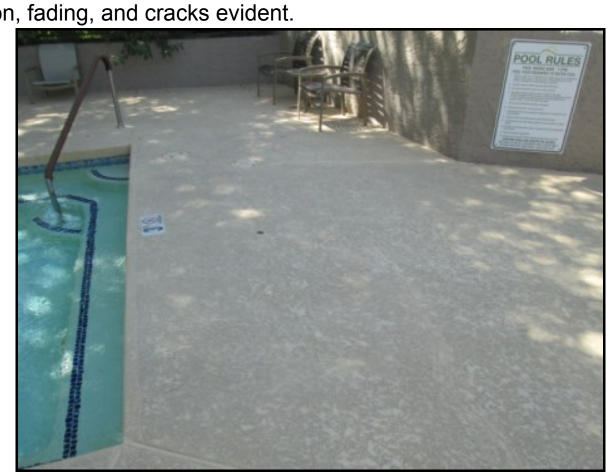
Cost Source: Client Cost History

Comp #: 1201 Spa Deck - Seal/Repair **Quantity: Approx 800 Sq Ft**

Location: East Spa - between Buildings 4 & 5
Funded?: Yes.
History: Reportedly sealed & repaired in 2021.
Comments: This component funds to periodically patch cracks and seal/paint the deck to cover stains and restore the appearance. Some discoloration, fading, and cracks evident.

Useful Life:
4 years

Remaining Life:
1 years



Best Case: $ 2,000 Worst Case: $ 2,000

Cost Source: AR Cost Database

Comp #: 1203 Spa - Resurface **Quantity: (1) Spa, ~40 LF**

Location: East Spa - between Buildings 4 & 5
Funded?: Yes.
History: Resurfaced in 2017. Previous age is unknown.
Comments: The spa has a pebble sheen surface with waterline tile and (1) light fixture. It appears in fair condition with no problems reported. This component funds to resurface the spa, replace the tile and light fixture.

Useful Life:
15 years

Remaining Life:
7 years

Best Case: $ 10,200 Worst Case: $ 10,200

Cost Source: AR Cost Database

Comp #: 1204 Spa Furniture - Replace **Quantity: (13) Assorted Pieces**

Location: East Spa - between Buildings 4 & 5
Funded?: Yes.
History: Replaced in 2020 for $5,244. Previous age is unknown.
Comments: Quantity includes (4) lounges, (5) chairs, and (4) side tables. Furniture appears in fair condition. Replacement should be expected periodically.

Useful Life:
8 years

Remaining Life:
3 years

Best Case: $ 7,500 Worst Case: $ 7,500

Cost Source: Client Cost History

Comp #: 1221 Spa Filter - Replace **Quantity: (1) Hayward**
Location: East Spa - between Buildings 4 & 5
Funded?: Yes.
History: Replaced in 2003.
Comments: Appears functional with no problems reported.
*Model: S244SV, Serial: 21121302000810002

Useful Life:
15 years

Remaining Life:
3 years

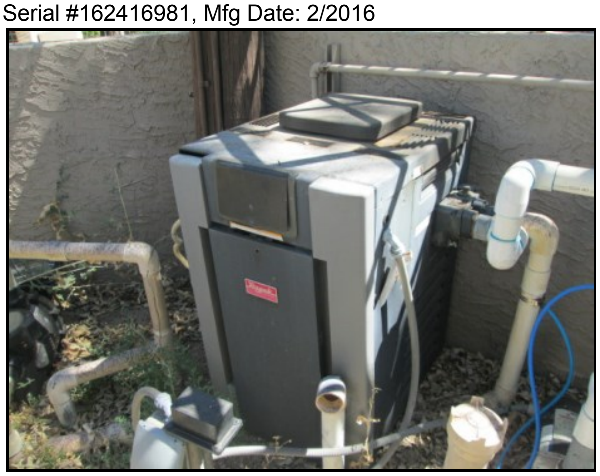
Best Case: $ 2,000 Worst Case: $ 2,000

Cost Source: AR Cost Database

Comp #: 1223 Spa Heater - Replace **Quantity: (1) Raypak 266,000 BTU**
Location: East Spa - between Buildings 4 & 5
Funded?: Yes.
History: Replaced in 2016. Previously replaced in 2004.
Comments: Appears older and worn. Heater should be nearing time for replacement.
*Model: C-R266A-EN-C ASME, Serial #162416981, Mfg Date: 2/2016

Useful Life:
8 years

Remaining Life:
1 years



Best Case: $ 5,000 Worst Case: $ 5,000

Cost Source: AR Cost Database

Comp #: 1226 Filter Pump - Replace **Quantity: (1) Pentair**

Location: East Spa - between Buildings 4 & 5
Funded?: Yes.
History: Replaced in 2000.
Comments: Appears older, but functional with no problems reported. 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:
12 years

Remaining Life:
1 years

Best Case: $ 3,000 Worst Case: $ 3,000

Cost Source: AR Cost Database

Comp #: 1227 Jet Pump - Replace **Quantity: (1) Jandy, 2.7-HP**

Location: East Spa - between Buildings 4 & 5
Funded?: Yes.
History: Age is unknown.
Comments: Appears functional with no problems reported. Periodic repair and motor replacement should be addressed as a maintenance issue. This component funds for replacement of the pump and motor assembly.
*Model: ASPHP270DV2A, Serial #AHEH03030114211887

Useful Life:
12 years

Remaining Life:
1 years

Best Case: $ 3,000 Worst Case: $ 3,000

Cost Source: AR Cost Database
