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Riviera Gardens HOA
Palm Springs, CA



Report #: 46808-0
Beginning: January 1, 2024
Expires: December 31, 2024

RESERVE STUDY
Update "With-Site-Visit"

November 16, 2023

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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Table of Contents

Executive Summary	5
Executive Summary (Component List)	6
Introduction, Objectives, and Methodology	10
Which Physical Assets are Funded by Reserves?	11
How do we establish Useful Life and Remaining Useful Life estimates?	11
How do we establish Current Repair/Replacement Cost Estimates?	11
How much Reserves are enough?	12
How much should we contribute?	13
What is our Recommended Funding Goal?	13
Site Inspection Notes	14
Projected Expenses	15
Annual Reserve Expenses Graph	15
Reserve Fund Status & Recommended Funding Plan	16
Annual Reserve Funding Graph	16
30-Yr Cash Flow Graph	17
Percent Funded Graph	17
Table Descriptions	18
Budget Summary	19
Reserve Component List Detail	20
Fully Funded Balance	23
Component Significance	26
Accounting & Tax Summary	29
30-Year Reserve Plan Summary	32
30-Year Income/Expense Detail	33
Accuracy, Limitations, and Disclosures	51
Terms and Definitions	52
Component Details	53
Access Systems	54
Asphalt & Concrete	62
Balconies & Decks	65
Building Doors	66
Building Roofs	67
Electrical & Lights	72
Fencing & Gates	76
Landscape & Irrigation	79
Mailboxes	82
Paint	83
Plumbing	85
Pool & Spa #1	87

Pool & Spa #2	95
Pool & Spa #3	103
Pool & Spa #4	110
Monument Signage	119
Site Amenities	121



Riviera Gardens HOA

Palm Springs, CA

Level of Service: Update "With-Site-Visit"

Report #: 46808-0

of Units: 221

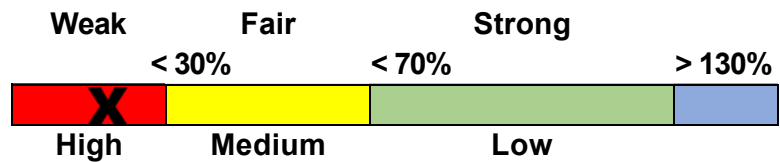
January 1, 2024 through December 31, 2024

Findings & Recommendations

as of January 1, 2024

Projected Starting Reserve Balance	\$766,370
Fully Funded Balance	\$4,253,148
Average Reserve Deficit (Surplus) Per Unit	\$15,777
Percent Funded	18.0 %
Recommended 2024 Monthly Reserve Contribution	\$25,000
Recommended 2024 Special Assessment for Reserves	\$1,105,000
Most Recent Reserve Contribution Rate	\$18,500

Reserve Fund Strength: 18.0%



Risk of Special Assessment:

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.
- This Reserve Study was prepared by a credentialed Reserve Specialist (RS).
- Because the Reserve Fund is at 18.0 % Funded, this means the association's special assessment & deferred maintenance risk is currently High.
- The multi-year Funding Plan is designed to gradually bring the association to the 100% level, or "Fully Funded". This is a low risk position where special assessments and other cash flow problems are extremely rare.
- Based on this starting point, anticipated future expenses, and the association's historical Reserve contribution rate, our recommendation is to budget Monthly Reserve contributions of \$25,000 and collect a special assessment of \$5,000/unit. Nominal annual increases are scheduled to help offset inflation (see tables herein for details).
- The purpose of the Reserve Study is to serve as a budget planning tool, which incorporates the association's reserve fund balance, budgeted contributions, a list of significant repair/replacement projects, and a recommended funding plan. The component list contains cost estimates and approximate schedules for the association's predictable reserve expenses. These figures are strictly estimates unless otherwise noted. This document is dynamic and, therefore, we recommend that it be updated annually, with an on-site inspection update every three years to address changing needs, priorities, and financial conditions.

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
Access Systems			
703 Card Readers - Replace	12	0	\$9,600
703 Entry Intercom - Replace #1	12	0	\$5,750
703 Entry Intercom - Replace #3	12	0	\$5,750
703 Entry Intercom - Replace #4	12	0	\$5,750
703 Entry Intercom - Replace #7	12	0	\$5,750
703 Entry Intercom - Replace #8	12	7	\$5,750
704 Loop Systems - Replace	16	13	\$24,000
705 Gate Operator - Replace #1	10	3	\$5,500
705 Gate Operator - Replace #2	10	0	\$5,500
705 Gate Operator - Replace #3	10	1	\$5,500
705 Gate Operator - Replace #4	10	1	\$5,500
705 Gate Operator - Replace #5	10	1	\$5,500
705 Gate Operator - Replace #6	10	0	\$5,500
705 Gate Operator - Replace #7	10	5	\$5,500
705 Gate Operator - Replace #8	10	0	\$5,500
Asphalt & Concrete			
201 Asphalt - Resurface	28	13	\$485,100
202 Asphalt - Seal/Repair	4	1	\$37,800
209 Concrete Surfaces - Repair	4	1	\$6,000
Balconies & Decks			
112 Balconies/Walkways-WaterproofRepair	9	0	\$30,000
120 Exterior Elevated Elements Inspect	9	8	\$68,000
Building Doors			
715 Utility Doors - Partial Replace	10	4	\$7,500
Building Roofs			
1304 Tile Roofs - Replace (Ph1)	40	1	\$234,000
1304 Tile Roofs - Replace (Ph2)	40	2	\$234,000
1306 Flat Roofs - Recoat/Repair (Ph1)	10	0	\$186,000
1306 Flat Roofs - Recoat/Repair (Ph2)	10	1	\$186,000
1307 Flat Roofs - Replace (Ph1)	40	20	\$310,000
1307 Flat Roofs - Replace (Ph2)	40	21	\$310,000
1309 Carport Roofs - Replace	20	1	\$235,000
1310 Downspouts - Replace	30	11	\$70,500
Electrical & Lights			
802 Pole Lights - Replace	25	4	\$49,500
803 Landscape Lights - Replace	25	4	\$14,400
805 Wall Lights - Replace	25	15	\$61,000

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
807 Carport Lights - Replace	25	4	\$18,200
810 Main Panels - Replace	30	0	\$600,000
811 Sub Panels - Replace	30	22	\$190,000
815 Underground Wiring - Replace	30	0	\$50,000
Fencing & Gates			
503 Metal Fencing - Replace	35	14	\$187,500
509 Metal Railing - Replace	35	14	\$148,000
707 Vehicle Gates - Replace	35	14	\$52,000
708 Pedestrian Gates - Replace	35	14	\$21,000
713 Trash Enclosures - Replace	35	3	\$27,000
Landscape & Irrigation			
1001 Backflow Devices - Partial Replace	5	4	\$10,000
1003 Irrigation Controllers - Replace	15	8	\$10,000
1808 Trees - Trim/Remove	1	0	\$40,000
1812 Landscaping - Refurbish	5	2	\$150,000
Mailboxes			
403 Mailbox CBUs - Replace	25	19	\$74,250
Paint			
1107 Metal Surfaces - Paint/Repair	5	3	\$50,000
1141 Stucco Exteriors - Paint	10	8	\$140,000
1142 Wood Exteriors - Paint/Repair	5	3	\$145,000
Plumbing			
336 Plumbing - Repair	1	0	\$15,000
337 Plumbing - Replace	50	10	\$1,050,000
Pool & Spa #1			
1200 Pool Deck - Resurface	20	5	\$11,200
1201 Pool Deck - Seal/Repair	5	0	\$4,200
1203 Pool Furniture - Replace	10	9	\$6,000
1204 Pool Furniture - Re-Strap	10	4	\$2,500
1208 Pool - Resurface/Retile	12	0	\$18,500
1209 Spa - Resurface/Retile	8	0	\$12,600
1211 Skimmers - Replace	20	16	\$7,500
1221 Pool Filter - Replace	12	1	\$2,450
1222 Spa Filter - Replace	12	1	\$2,250
1223 Pool Heater - Replace	10	5	\$5,000
1224 Spa Heater - Replace	10	1	\$4,750
1225 Pool Pump - Replace	8	7	\$2,400
1226 Spa Pumps - Replace	8	1	\$4,000
1230 Equipment Cover/Gate - Replace	20	6	\$1,750
1403 Safety Signs - Replace	12	1	\$1,250
Pool & Spa #2			

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
1200 Pool Deck - Resurface	20	5	\$11,500
1201 Pool Deck - Seal/Repair	5	0	\$4,320
1203 Pool Furniture - Replace	10	0	\$12,000
1204 Pool Furniture - Re-Strap	10	5	\$3,500
1208 Pool - Resurface/Retile	12	1	\$18,500
1209 Spa - Resurface/Retile	8	6	\$12,600
1211 Skimmers - Replace	20	10	\$7,500
1221 Pool Filter - Replace	12	1	\$2,450
1222 Spa Filter - Replace	12	1	\$2,250
1223 Pool Heater - Replace	10	4	\$5,000
1224 Spa Heater - Replace	10	1	\$4,750
1225 Pool Pump - Replace	8	1	\$2,400
1226 Spa Pumps - Replace	8	1	\$4,000
1230 Equipment Cover/Gate - Replace	20	6	\$1,750
1403 Safety Signs - Replace	12	1	\$1,250
Pool & Spa #3			
1200 Pool Deck - Resurface	20	5	\$16,600
1201 Pool Deck - Seal/Repair	5	0	\$6,240
1203 Pool Furniture - Replace	10	0	\$12,000
1204 Pool Furniture - Re-Strap	10	5	\$3,500
1208 Pool - Resurface/Retile	12	2	\$18,500
1209 Spa - Resurface/Retile	8	0	\$12,600
1211 Skimmers - Replace	20	10	\$7,500
1221 Pool Filter - Replace	12	1	\$2,450
1222 Spa Filter - Replace	12	1	\$2,250
1223 Pool Heater - Replace	10	1	\$5,000
1224 Spa Heater - Replace	10	1	\$4,750
1225 Pool Pump - Replace	8	1	\$2,400
1226 Spa Pumps - Replace	8	1	\$4,000
1230 Equipment Cover/Gate - Replace	20	6	\$1,750
1403 Safety Signs - Replace	12	1	\$1,250
Pool & Spa #4			
1200 Pool Deck - Resurface	20	5	\$13,200
1201 Pool Deck - Seal/Repair	5	0	\$4,950
1203 Pool Furniture - Replace	10	9	\$6,000
1204 Pool Furniture - Re-Strap	10	4	\$2,500
1208 Pool - Resurface/Retile	12	2	\$18,500
1209 Spa - Resurface/Retile	8	2	\$12,600
1211 Skimmers - Replace	20	5	\$7,500
1221 Pool Filter - Replace	12	1	\$2,450
1222 Spa Filter - Replace	12	1	\$2,250
1223 Pool Heater - Replace	10	8	\$5,000

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
1224 Spa Heater - Replace	10	1	\$4,750
1225 Pool Pump - Replace	8	1	\$2,400
1226 Spa Pumps - Replace	8	1	\$4,000
1230 Equipment Cover/Gate - Replace	20	6	\$1,750
1403 Safety Signs - Replace	12	1	\$1,250
Monument Signage			
1402 Monument Sign (Stone) - Replace	25	22	\$12,500
1402 Monument Signs (Wood) - Replace	20	8	\$2,000

113 Total Funded Components

Introduction



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

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



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

Methodology



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



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

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

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

How do we establish Current Repair/Replacement Cost Estimates?

In this order...

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

How much Reserves are enough?

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

Adequacy is measured in a two-step process:

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



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

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

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

How much should we contribute?



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

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

What is our Recommended Funding Goal?

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



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

Site Inspection Notes

During our site visit on 5/28/2023, we visually inspected all common areas of the association. Our scope includes visual inspection of accessible areas and components and does not include any destructive or other testing.



Projected Expenses

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

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

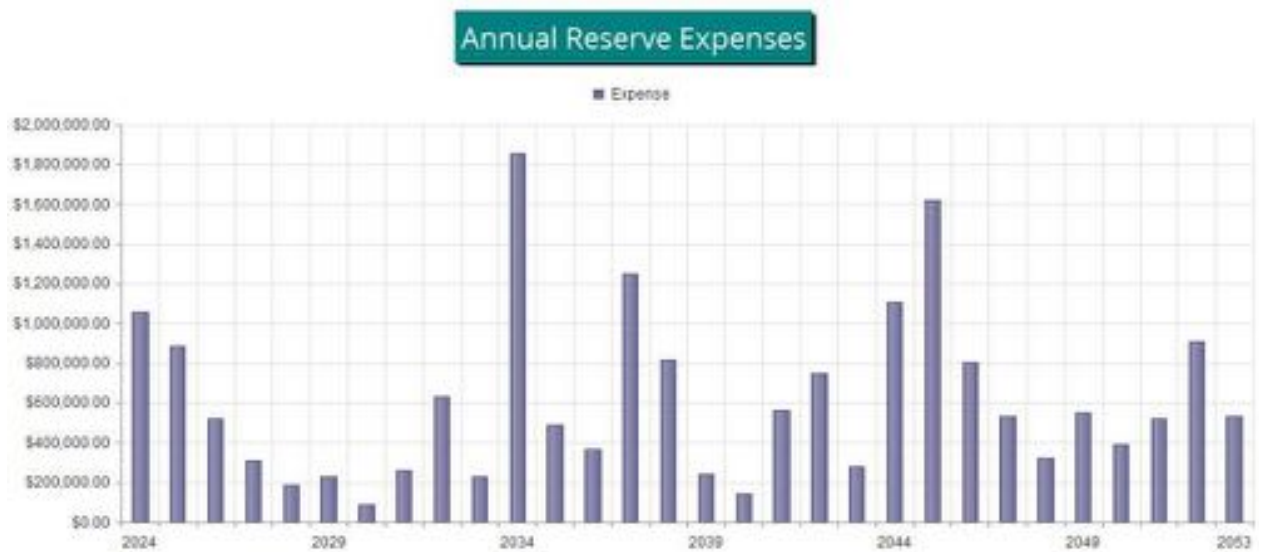


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$766,370 as-of the start of your Fiscal Year on 1/1/2024. This is based on your actual balance on 7/31/2023 of \$890,879 and anticipated Reserve contributions and expenses projected through the end of your Fiscal Year. As of your Fiscal Year Start, your Fully Funded Balance is computed to be \$4,253,148. This figure represents the deteriorated value of your common area components. Comparing your Reserve Balance to your Fully Funded Balance indicates your Reserves are 18.0 % Funded.

Recommended Funding Plan

Based on your current Percent Funded and your near-term and long-term Reserve needs, we are recommending budgeted contributions of \$25,000 Monthly this Fiscal Year. The overall 30-yr plan, in perspective, is shown below. This same information is shown numerically in both the 30-yr Summary and the Cash Flow Detail tables.

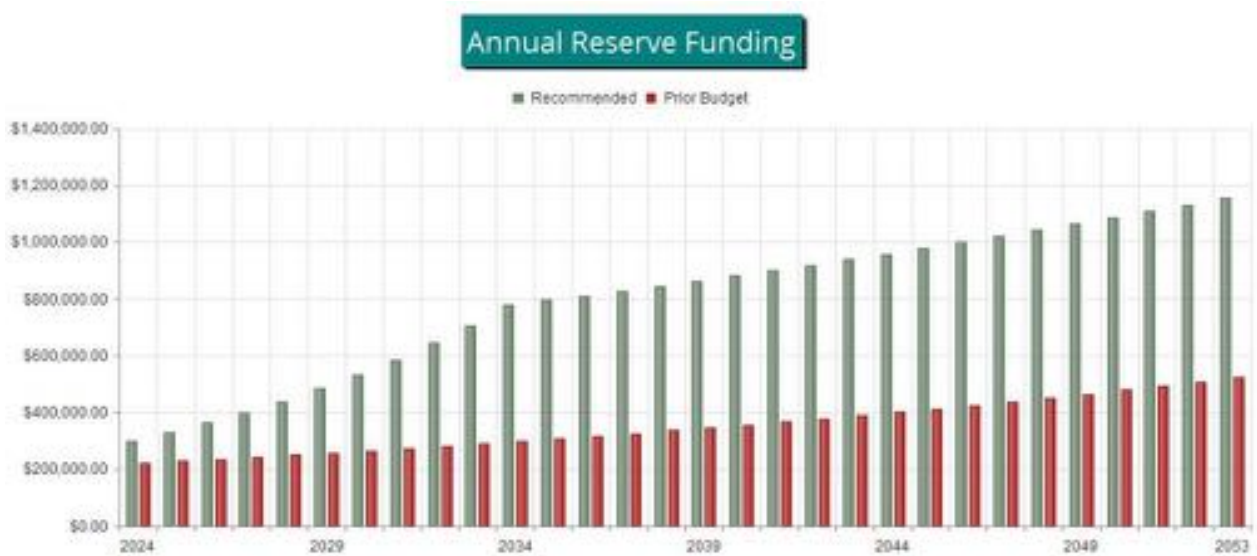


Figure 2

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



Figure 3

This figure 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-yr Funding Plan.

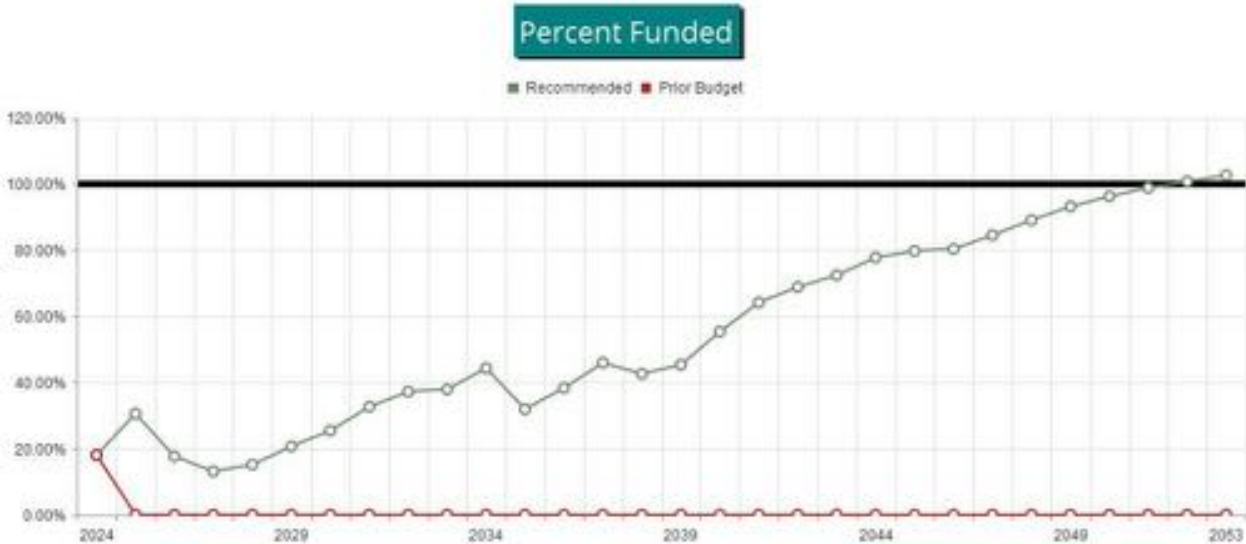


Figure 4



Executive Summary is a summary of your Reserve Components

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

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

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

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

Accounting & Tax Summary provides information on each Component's proportion of key totals. If shown, the Current Fund Balance is a re-distribution of the current Reserve total to near-term (low RUL) projects first. Any Reserve contribution shown is a portion of the total current contribution rate, assigned proportionally on the basis of that component's deterioration cost/yr. As this is a Cash Flow analysis in which no funds are assigned or restricted to particular components, all values shown are only representative and have no merit outside of tax preparation purposes. They are not useful for Reserve funding calculations.

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		2024 Rem. Useful Life		Estimated Replacement Cost in 2024	2024 Expenditures	01/01/2024	01/01/2024	Remaining Bal. to be Funded	2024 Contributions
	Min	Max	Min	Max			Current Fund Balance	Fully Funded Balance		
Access Systems	10	16	0	13	\$106,350	\$49,100	\$49,100	\$77,446	\$57,250	\$7,302
Asphalt & Concrete	4	28	1	13	\$528,900	\$0	\$0	\$292,725	\$528,900	\$22,700
Balconies & Decks	9	9	0	8	\$98,000	\$30,000	\$30,000	\$37,556	\$68,000	\$8,742
Building Doors	10	10	4	4	\$7,500	\$0	\$0	\$4,500	\$7,500	\$602
Building Roofs	10	40	0	21	\$1,765,500	\$186,000	\$186,000	\$1,374,000	\$1,579,500	\$63,022
Electrical & Lights	25	30	0	22	\$983,100	\$650,000	\$358,860	\$794,031	\$624,240	\$27,074
Fencing & Gates	35	35	3	14	\$435,500	\$0	\$0	\$269,786	\$435,500	\$9,989
Landscape & Irrigation	1	15	0	8	\$210,000	\$40,000	\$40,000	\$136,667	\$170,000	\$58,339
Mailboxes	25	25	19	19	\$74,250	\$0	\$0	\$17,820	\$74,250	\$2,384
Paint	5	10	3	8	\$335,000	\$0	\$0	\$106,000	\$335,000	\$42,550
Plumbing	1	50	0	10	\$1,065,000	\$15,000	\$15,000	\$855,000	\$1,050,000	\$28,902
Pool & Spa #1	5	20	0	16	\$86,350	\$35,300	\$35,300	\$64,554	\$51,050	\$6,503
Pool & Spa #2	5	20	0	10	\$93,770	\$16,320	\$16,320	\$70,107	\$77,450	\$7,096
Pool & Spa #3	5	20	0	10	\$100,790	\$30,840	\$30,840	\$85,261	\$69,950	\$7,609
Pool & Spa #4	5	20	0	9	\$89,100	\$4,950	\$4,950	\$64,996	\$84,150	\$6,704
Monument Signage	20	25	8	22	\$14,500	\$0	\$0	\$2,700	\$14,500	\$482
					\$5,993,610	\$1,057,510	\$766,370	\$4,253,148	\$5,227,240	\$300,000

Percent Funded: 18.0%

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
Access Systems					
703	Card Readers - Replace	(8) Total	12	0	\$9,600
703	Entry Intercom - Replace #1	(1) System	12	0	\$5,750
703	Entry Intercom - Replace #3	(1) System	12	0	\$5,750
703	Entry Intercom - Replace #4	(1) System	12	0	\$5,750
703	Entry Intercom - Replace #7	(1) System	12	0	\$5,750
703	Entry Intercom - Replace #8	(1) System	12	7	\$5,750
704	Loop Systems - Replace	(8) Gates	16	13	\$24,000
705	Gate Operator - Replace #1	(1) MAX Operator	10	3	\$5,500
705	Gate Operator - Replace #2	(1) Elite Operator	10	0	\$5,500
705	Gate Operator - Replace #3	(1) Liftmaster Operator	10	1	\$5,500
705	Gate Operator - Replace #4	(1) Elite Operator	10	1	\$5,500
705	Gate Operator - Replace #5	(1) Elite Operator	10	1	\$5,500
705	Gate Operator - Replace #6	(1) Elite Operator	10	0	\$5,500
705	Gate Operator - Replace #7	(1) MAX Operator	10	5	\$5,500
705	Gate Operator - Replace #8	(1) Elite Operator	10	0	\$5,500
Asphalt & Concrete					
201	Asphalt - Resurface	Approx 126,000 GSF	28	13	\$485,100
202	Asphalt - Seal/Repair	Approx 126,000 GSF	4	1	\$37,800
209	Concrete Surfaces - Repair	(1) Provision	4	1	\$6,000
Balconies & Decks					
112	Balconies/Walkways-WaterproofRepair	Approx 22,800 GSF	9	0	\$30,000
120	Exterior Elevated Elements Inspect	(1) Provision	9	8	\$68,000
Building Doors					
715	Utility Doors - Partial Replace	(1) Provision	10	4	\$7,500
Building Roofs					
1304	Tile Roofs - Replace (Ph1)	Approx 50% of 58,500 GSF	40	1	\$234,000
1304	Tile Roofs - Replace (Ph2)	Approx 50% of 58,500 GSF	40	2	\$234,000
1306	Flat Roofs - Recoat/Repair (Ph1)	Approx 50% of 124,000 GSF	10	0	\$186,000
1306	Flat Roofs - Recoat/Repair (Ph2)	Approx 50% of 124,000 GSF	10	1	\$186,000
1307	Flat Roofs - Replace (Ph1)	Approx 50% of 124,000 GSF	40	20	\$310,000
1307	Flat Roofs - Replace (Ph2)	Approx 50% of 124,000 GSF	40	21	\$310,000
1309	Carport Roofs - Replace	Approx 38,700 GSF	20	1	\$235,000
1310	Downspouts - Replace	Approx 4,700 LF	30	11	\$70,500
Electrical & Lights					
802	Pole Lights - Replace	Approx (90) Fixtures	25	4	\$49,500
803	Landscape Lights - Replace	Approx (96) Fixtures	25	4	\$14,400
805	Wall Lights - Replace	Approx (347) Fixtures	25	15	\$61,000
807	Carport Lights - Replace	Approx (104) Fixtures	25	4	\$18,200
810	Main Panels - Replace	2/Bldg; ~(56) Total	30	0	\$600,000
811	Sub Panels - Replace	(218) Total	30	22	\$190,000
815	Underground Wiring - Replace	(1) Provision	30	0	\$50,000
Fencing & Gates					
503	Metal Fencing - Replace	Approx 2,500 LF	35	14	\$187,500

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
509	Metal Railing - Replace	Approx 2,110 LF	35	14	\$148,000
707	Vehicle Gates - Replace	(8) Gates	35	14	\$52,000
708	Pedestrian Gates - Replace	(14) Gates	35	14	\$21,000
713	Trash Enclosures - Replace	(18) Enclosures	35	3	\$27,000
Landscape & Irrigation					
1001	Backflow Devices - Partial Replace	Approx (25) Devices	5	4	\$10,000
1003	Irrigation Controllers - Replace	(5) Controllers	15	8	\$10,000
1808	Trees - Trim/Remove	(1) Provision	1	0	\$40,000
1812	Landscaping - Refurbish	(1) Provision	5	2	\$150,000
Mailboxes					
403	Mailbox CBU's - Replace	(33) CBU's	25	19	\$74,250
Paint					
1107	Metal Surfaces - Paint/Repair	Approx 4,770 LF	5	3	\$50,000
1141	Stucco Exteriors - Paint	(221) Units	10	8	\$140,000
1142	Wood Exteriors - Paint/Repair	(221) Units	5	3	\$145,000
Plumbing					
336	Plumbing - Repair	Extensive System	1	0	\$15,000
337	Plumbing - Replace	(1) Provision	50	10	\$1,050,000
Pool & Spa #1					
1200	Pool Deck - Resurface	Approx 1,400 GSF	20	5	\$11,200
1201	Pool Deck - Seal/Repair	Approx 1,400 GSF	5	0	\$4,200
1203	Pool Furniture - Replace	(1) Provision	10	9	\$6,000
1204	Pool Furniture - Re-Strap	(1) Provision	10	4	\$2,500
1208	Pool - Resurface/Retile	(1) Pool	12	0	\$18,500
1209	Spa - Resurface/Retile	(1) Spa	8	0	\$12,600
1211	Skimmers - Replace	(3) Total	20	16	\$7,500
1221	Pool Filter - Replace	(1) Filter	12	1	\$2,450
1222	Spa Filter - Replace	(1) Filter	12	1	\$2,250
1223	Pool Heater - Replace	(1) Heater	10	5	\$5,000
1224	Spa Heater - Replace	(1) Heater	10	1	\$4,750
1225	Pool Pump - Replace	(1) Pump/Motor	8	7	\$2,400
1226	Spa Pumps - Replace	(2) Pumps/Motors	8	1	\$4,000
1230	Equipment Cover/Gate - Replace	(1) Total	20	6	\$1,750
1403	Safety Signs - Replace	(1) Provision	12	1	\$1,250
Pool & Spa #2					
1200	Pool Deck - Resurface	Approx 1,440 GSF	20	5	\$11,500
1201	Pool Deck - Seal/Repair	Approx 1,440 GSF	5	0	\$4,320
1203	Pool Furniture - Replace	(1) Provision	10	0	\$12,000
1204	Pool Furniture - Re-Strap	(1) Provision	10	5	\$3,500
1208	Pool - Resurface/Retile	(1) Pool	12	1	\$18,500
1209	Spa - Resurface/Retile	(1) Spa	8	6	\$12,600
1211	Skimmers - Replace	(3) Total	20	10	\$7,500
1221	Pool Filter - Replace	(1) Filter	12	1	\$2,450
1222	Spa Filter - Replace	(1) Filter	12	1	\$2,250
1223	Pool Heater - Replace	(1) Heater	10	4	\$5,000
1224	Spa Heater - Replace	(1) Heater	10	1	\$4,750
1225	Pool Pump - Replace	(1) Pump/Motor	8	1	\$2,400
1226	Spa Pumps - Replace	(2) Pumps/Motors	8	1	\$4,000
1230	Equipment Cover/Gate - Replace	(1) Total	20	6	\$1,750

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
1403	Safety Signs - Replace	(1) Provision	12	1	\$1,250
Pool & Spa #3					
1200	Pool Deck - Resurface	Approx 2,080 GSF	20	5	\$16,600
1201	Pool Deck - Seal/Repair	Approx 2,080 GSF	5	0	\$6,240
1203	Pool Furniture - Replace	(1) Provision	10	0	\$12,000
1204	Pool Furniture - Re-Strap	(1) Provision	10	5	\$3,500
1208	Pool - Resurface/Retile	(1) Pool	12	2	\$18,500
1209	Spa - Resurface/Retile	(1) Spa	8	0	\$12,600
1211	Skimmers - Replace	(3) Total	20	10	\$7,500
1221	Pool Filter - Replace	(1) Filter	12	1	\$2,450
1222	Spa Filter - Replace	(1) Filter	12	1	\$2,250
1223	Pool Heater - Replace	(1) Heater	10	1	\$5,000
1224	Spa Heater - Replace	(1) Heater	10	1	\$4,750
1225	Pool Pump - Replace	(1) Pump/Motor	8	1	\$2,400
1226	Spa Pumps - Replace	(2) Pumps/Motors	8	1	\$4,000
1230	Equipment Cover/Gate - Replace	(1) Total	20	6	\$1,750
1403	Safety Signs - Replace	(1) Provision	12	1	\$1,250
Pool & Spa #4					
1200	Pool Deck - Resurface	Approx 1,650 GSF	20	5	\$13,200
1201	Pool Deck - Seal/Repair	Approx 1,650 GSF	5	0	\$4,950
1203	Pool Furniture - Replace	(1) Provision	10	9	\$6,000
1204	Pool Furniture - Re-Strap	(1) Provision	10	4	\$2,500
1208	Pool - Resurface/Retile	(1) Pool	12	2	\$18,500
1209	Spa - Resurface/Retile	(1) Spa	8	2	\$12,600
1211	Skimmers - Replace	(3) Total	20	5	\$7,500
1221	Pool Filter - Replace	(1) Filter	12	1	\$2,450
1222	Spa Filter - Replace	(1) Filter	12	1	\$2,250
1223	Pool Heater - Replace	(1) Heater	10	8	\$5,000
1224	Spa Heater - Replace	(1) Heater	10	1	\$4,750
1225	Pool Pump - Replace	(1) Pump/Motor	8	1	\$2,400
1226	Spa Pumps - Replace	(2) Pumps/Motors	8	1	\$4,000
1230	Equipment Cover/Gate - Replace	(1) Total	20	6	\$1,750
1403	Safety Signs - Replace	(1) Provision	12	1	\$1,250
Monument Signage					
1402	Monument Sign (Stone) - Replace	(1) Sign	25	22	\$12,500
1402	Monument Signs (Wood) - Replace	(1) Sign	20	8	\$2,000
113	Total Funded Components				

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
Access Systems								
703	Card Readers - Replace	\$9,600	X	12	/	12	=	\$9,600
703	Entry Intercom - Replace #1	\$5,750	X	12	/	12	=	\$5,750
703	Entry Intercom - Replace #3	\$5,750	X	12	/	12	=	\$5,750
703	Entry Intercom - Replace #4	\$5,750	X	12	/	12	=	\$5,750
703	Entry Intercom - Replace #7	\$5,750	X	12	/	12	=	\$5,750
703	Entry Intercom - Replace #8	\$5,750	X	5	/	12	=	\$2,396
704	Loop Systems - Replace	\$24,000	X	3	/	16	=	\$4,500
705	Gate Operator - Replace #1	\$5,500	X	7	/	10	=	\$3,850
705	Gate Operator - Replace #2	\$5,500	X	10	/	10	=	\$5,500
705	Gate Operator - Replace #3	\$5,500	X	9	/	10	=	\$4,950
705	Gate Operator - Replace #4	\$5,500	X	9	/	10	=	\$4,950
705	Gate Operator - Replace #5	\$5,500	X	9	/	10	=	\$4,950
705	Gate Operator - Replace #6	\$5,500	X	10	/	10	=	\$5,500
705	Gate Operator - Replace #7	\$5,500	X	5	/	10	=	\$2,750
705	Gate Operator - Replace #8	\$5,500	X	10	/	10	=	\$5,500
Asphalt & Concrete								
201	Asphalt - Resurface	\$485,100	X	15	/	28	=	\$259,875
202	Asphalt - Seal/Repair	\$37,800	X	3	/	4	=	\$28,350
209	Concrete Surfaces - Repair	\$6,000	X	3	/	4	=	\$4,500
Balconies & Decks								
112	Balconies/Walkways-WaterproofRepair	\$30,000	X	9	/	9	=	\$30,000
120	Exterior Elevated Elements Inspect	\$68,000	X	1	/	9	=	\$7,556
Building Doors								
715	Utility Doors - Partial Replace	\$7,500	X	6	/	10	=	\$4,500
Building Roofs								
1304	Tile Roofs - Replace (Ph1)	\$234,000	X	39	/	40	=	\$228,150
1304	Tile Roofs - Replace (Ph2)	\$234,000	X	38	/	40	=	\$222,300
1306	Flat Roofs - Recoat/Repair (Ph1)	\$186,000	X	10	/	10	=	\$186,000
1306	Flat Roofs - Recoat/Repair (Ph2)	\$186,000	X	9	/	10	=	\$167,400
1307	Flat Roofs - Replace (Ph1)	\$310,000	X	20	/	40	=	\$155,000
1307	Flat Roofs - Replace (Ph2)	\$310,000	X	19	/	40	=	\$147,250
1309	Carport Roofs - Replace	\$235,000	X	19	/	20	=	\$223,250
1310	Downspouts - Replace	\$70,500	X	19	/	30	=	\$44,650
Electrical & Lights								
802	Pole Lights - Replace	\$49,500	X	21	/	25	=	\$41,580
803	Landscape Lights - Replace	\$14,400	X	21	/	25	=	\$12,096
805	Wall Lights - Replace	\$61,000	X	10	/	25	=	\$24,400
807	Carport Lights - Replace	\$18,200	X	21	/	25	=	\$15,288
810	Main Panels - Replace	\$600,000	X	30	/	30	=	\$600,000
811	Sub Panels - Replace	\$190,000	X	8	/	30	=	\$50,667
815	Underground Wiring - Replace	\$50,000	X	30	/	30	=	\$50,000
Fencing & Gates								
503	Metal Fencing - Replace	\$187,500	X	21	/	35	=	\$112,500
509	Metal Railing - Replace	\$148,000	X	21	/	35	=	\$88,800

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
707	Vehicle Gates - Replace	\$52,000	X	21	/	35	=	\$31,200
708	Pedestrian Gates - Replace	\$21,000	X	21	/	35	=	\$12,600
713	Trash Enclosures - Replace	\$27,000	X	32	/	35	=	\$24,686
Landscape & Irrigation								
1001	Backflow Devices - Partial Replace	\$10,000	X	1	/	5	=	\$2,000
1003	Irrigation Controllers - Replace	\$10,000	X	7	/	15	=	\$4,667
1808	Trees - Trim/Remove	\$40,000	X	1	/	1	=	\$40,000
1812	Landscaping - Refurbish	\$150,000	X	3	/	5	=	\$90,000
Mailboxes								
403	Mailbox CBUs - Replace	\$74,250	X	6	/	25	=	\$17,820
Paint								
1107	Metal Surfaces - Paint/Repair	\$50,000	X	2	/	5	=	\$20,000
1141	Stucco Exteriors - Paint	\$140,000	X	2	/	10	=	\$28,000
1142	Wood Exteriors - Paint/Repair	\$145,000	X	2	/	5	=	\$58,000
Plumbing								
336	Plumbing - Repair	\$15,000	X	1	/	1	=	\$15,000
337	Plumbing - Replace	\$1,050,000	X	40	/	50	=	\$840,000
Pool & Spa #1								
1200	Pool Deck - Resurface	\$11,200	X	15	/	20	=	\$8,400
1201	Pool Deck - Seal/Repair	\$4,200	X	5	/	5	=	\$4,200
1203	Pool Furniture - Replace	\$6,000	X	1	/	10	=	\$600
1204	Pool Furniture - Re-Strap	\$2,500	X	6	/	10	=	\$1,500
1208	Pool - Resurface/Retile	\$18,500	X	12	/	12	=	\$18,500
1209	Spa - Resurface/Retile	\$12,600	X	8	/	8	=	\$12,600
1211	Skimmers - Replace	\$7,500	X	4	/	20	=	\$1,500
1221	Pool Filter - Replace	\$2,450	X	11	/	12	=	\$2,246
1222	Spa Filter - Replace	\$2,250	X	11	/	12	=	\$2,063
1223	Pool Heater - Replace	\$5,000	X	5	/	10	=	\$2,500
1224	Spa Heater - Replace	\$4,750	X	9	/	10	=	\$4,275
1225	Pool Pump - Replace	\$2,400	X	1	/	8	=	\$300
1226	Spa Pumps - Replace	\$4,000	X	7	/	8	=	\$3,500
1230	Equipment Cover/Gate - Replace	\$1,750	X	14	/	20	=	\$1,225
1403	Safety Signs - Replace	\$1,250	X	11	/	12	=	\$1,146
Pool & Spa #2								
1200	Pool Deck - Resurface	\$11,500	X	15	/	20	=	\$8,625
1201	Pool Deck - Seal/Repair	\$4,320	X	5	/	5	=	\$4,320
1203	Pool Furniture - Replace	\$12,000	X	10	/	10	=	\$12,000
1204	Pool Furniture - Re-Strap	\$3,500	X	5	/	10	=	\$1,750
1208	Pool - Resurface/Retile	\$18,500	X	11	/	12	=	\$16,958
1209	Spa - Resurface/Retile	\$12,600	X	2	/	8	=	\$3,150
1211	Skimmers - Replace	\$7,500	X	10	/	20	=	\$3,750
1221	Pool Filter - Replace	\$2,450	X	11	/	12	=	\$2,246
1222	Spa Filter - Replace	\$2,250	X	11	/	12	=	\$2,063
1223	Pool Heater - Replace	\$5,000	X	6	/	10	=	\$3,000
1224	Spa Heater - Replace	\$4,750	X	9	/	10	=	\$4,275
1225	Pool Pump - Replace	\$2,400	X	7	/	8	=	\$2,100
1226	Spa Pumps - Replace	\$4,000	X	7	/	8	=	\$3,500
1230	Equipment Cover/Gate - Replace	\$1,750	X	14	/	20	=	\$1,225
1403	Safety Signs - Replace	\$1,250	X	11	/	12	=	\$1,146

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
Pool & Spa #3								
1200	Pool Deck - Resurface	\$16,600	X	15	/	20	=	\$12,450
1201	Pool Deck - Seal/Repair	\$6,240	X	5	/	5	=	\$6,240
1203	Pool Furniture - Replace	\$12,000	X	10	/	10	=	\$12,000
1204	Pool Furniture - Re-Strap	\$3,500	X	5	/	10	=	\$1,750
1208	Pool - Resurface/Retile	\$18,500	X	10	/	12	=	\$15,417
1209	Spa - Resurface/Retile	\$12,600	X	8	/	8	=	\$12,600
1211	Skimmers - Replace	\$7,500	X	10	/	20	=	\$3,750
1221	Pool Filter - Replace	\$2,450	X	11	/	12	=	\$2,246
1222	Spa Filter - Replace	\$2,250	X	11	/	12	=	\$2,063
1223	Pool Heater - Replace	\$5,000	X	9	/	10	=	\$4,500
1224	Spa Heater - Replace	\$4,750	X	9	/	10	=	\$4,275
1225	Pool Pump - Replace	\$2,400	X	7	/	8	=	\$2,100
1226	Spa Pumps - Replace	\$4,000	X	7	/	8	=	\$3,500
1230	Equipment Cover/Gate - Replace	\$1,750	X	14	/	20	=	\$1,225
1403	Safety Signs - Replace	\$1,250	X	11	/	12	=	\$1,146
Pool & Spa #4								
1200	Pool Deck - Resurface	\$13,200	X	15	/	20	=	\$9,900
1201	Pool Deck - Seal/Repair	\$4,950	X	5	/	5	=	\$4,950
1203	Pool Furniture - Replace	\$6,000	X	1	/	10	=	\$600
1204	Pool Furniture - Re-Strap	\$2,500	X	6	/	10	=	\$1,500
1208	Pool - Resurface/Retile	\$18,500	X	10	/	12	=	\$15,417
1209	Spa - Resurface/Retile	\$12,600	X	6	/	8	=	\$9,450
1211	Skimmers - Replace	\$7,500	X	15	/	20	=	\$5,625
1221	Pool Filter - Replace	\$2,450	X	11	/	12	=	\$2,246
1222	Spa Filter - Replace	\$2,250	X	11	/	12	=	\$2,063
1223	Pool Heater - Replace	\$5,000	X	2	/	10	=	\$1,000
1224	Spa Heater - Replace	\$4,750	X	9	/	10	=	\$4,275
1225	Pool Pump - Replace	\$2,400	X	7	/	8	=	\$2,100
1226	Spa Pumps - Replace	\$4,000	X	7	/	8	=	\$3,500
1230	Equipment Cover/Gate - Replace	\$1,750	X	14	/	20	=	\$1,225
1403	Safety Signs - Replace	\$1,250	X	11	/	12	=	\$1,146
Monument Signage								
1402	Monument Sign (Stone) - Replace	\$12,500	X	3	/	25	=	\$1,500
1402	Monument Signs (Wood) - Replace	\$2,000	X	12	/	20	=	\$1,200
								\$4,253,148

# Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
Access Systems				
703 Card Readers - Replace	12	\$9,600	\$800	0.21 %
703 Entry Intercom - Replace #1	12	\$5,750	\$479	0.13 %
703 Entry Intercom - Replace #3	12	\$5,750	\$479	0.13 %
703 Entry Intercom - Replace #4	12	\$5,750	\$479	0.13 %
703 Entry Intercom - Replace #7	12	\$5,750	\$479	0.13 %
703 Entry Intercom - Replace #8	12	\$5,750	\$479	0.13 %
704 Loop Systems - Replace	16	\$24,000	\$1,500	0.40 %
705 Gate Operator - Replace #1	10	\$5,500	\$550	0.15 %
705 Gate Operator - Replace #2	10	\$5,500	\$550	0.15 %
705 Gate Operator - Replace #3	10	\$5,500	\$550	0.15 %
705 Gate Operator - Replace #4	10	\$5,500	\$550	0.15 %
705 Gate Operator - Replace #5	10	\$5,500	\$550	0.15 %
705 Gate Operator - Replace #6	10	\$5,500	\$550	0.15 %
705 Gate Operator - Replace #7	10	\$5,500	\$550	0.15 %
705 Gate Operator - Replace #8	10	\$5,500	\$550	0.15 %
Asphalt & Concrete				
201 Asphalt - Resurface	28	\$485,100	\$17,325	4.64 %
202 Asphalt - Seal/Repair	4	\$37,800	\$9,450	2.53 %
209 Concrete Surfaces - Repair	4	\$6,000	\$1,500	0.40 %
Balconies & Decks				
112 Balconies/Walkways-WaterproofRepair	9	\$30,000	\$3,333	0.89 %
120 Exterior Elevated Elements Inspect	9	\$68,000	\$7,556	2.02 %
Building Doors				
715 Utility Doors - Partial Replace	10	\$7,500	\$750	0.20 %
Building Roofs				
1304 Tile Roofs - Replace (Ph1)	40	\$234,000	\$5,850	1.57 %
1304 Tile Roofs - Replace (Ph2)	40	\$234,000	\$5,850	1.57 %
1306 Flat Roofs - Recoat/Repair (Ph1)	10	\$186,000	\$18,600	4.98 %
1306 Flat Roofs - Recoat/Repair (Ph2)	10	\$186,000	\$18,600	4.98 %
1307 Flat Roofs - Replace (Ph1)	40	\$310,000	\$7,750	2.07 %
1307 Flat Roofs - Replace (Ph2)	40	\$310,000	\$7,750	2.07 %
1309 Carport Roofs - Replace	20	\$235,000	\$11,750	3.14 %
1310 Downspouts - Replace	30	\$70,500	\$2,350	0.63 %
Electrical & Lights				
802 Pole Lights - Replace	25	\$49,500	\$1,980	0.53 %
803 Landscape Lights - Replace	25	\$14,400	\$576	0.15 %
805 Wall Lights - Replace	25	\$61,000	\$2,440	0.65 %
807 Carport Lights - Replace	25	\$18,200	\$728	0.19 %
810 Main Panels - Replace	30	\$600,000	\$20,000	5.35 %
811 Sub Panels - Replace	30	\$190,000	\$6,333	1.69 %
815 Underground Wiring - Replace	30	\$50,000	\$1,667	0.45 %
Fencing & Gates				
503 Metal Fencing - Replace	35	\$187,500	\$5,357	1.43 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
509	Metal Railing - Replace	35	\$148,000	\$4,229	1.13 %
707	Vehicle Gates - Replace	35	\$52,000	\$1,486	0.40 %
708	Pedestrian Gates - Replace	35	\$21,000	\$600	0.16 %
713	Trash Enclosures - Replace	35	\$27,000	\$771	0.21 %
Landscape & Irrigation					
1001	Backflow Devices - Partial Replace	5	\$10,000	\$2,000	0.54 %
1003	Irrigation Controllers - Replace	15	\$10,000	\$667	0.18 %
1808	Trees - Trim/Remove	1	\$40,000	\$40,000	10.70 %
1812	Landscaping - Refurbish	5	\$150,000	\$30,000	8.03 %
Mailboxes					
403	Mailbox CBUs - Replace	25	\$74,250	\$2,970	0.79 %
Paint					
1107	Metal Surfaces - Paint/Repair	5	\$50,000	\$10,000	2.68 %
1141	Stucco Exteriors - Paint	10	\$140,000	\$14,000	3.75 %
1142	Wood Exteriors - Paint/Repair	5	\$145,000	\$29,000	7.76 %
Plumbing					
336	Plumbing - Repair	1	\$15,000	\$15,000	4.01 %
337	Plumbing - Replace	50	\$1,050,000	\$21,000	5.62 %
Pool & Spa #1					
1200	Pool Deck - Resurface	20	\$11,200	\$560	0.15 %
1201	Pool Deck - Seal/Repair	5	\$4,200	\$840	0.22 %
1203	Pool Furniture - Replace	10	\$6,000	\$600	0.16 %
1204	Pool Furniture - Re-Strap	10	\$2,500	\$250	0.07 %
1208	Pool - Resurface/Retile	12	\$18,500	\$1,542	0.41 %
1209	Spa - Resurface/Retile	8	\$12,600	\$1,575	0.42 %
1211	Skimmers - Replace	20	\$7,500	\$375	0.10 %
1221	Pool Filter - Replace	12	\$2,450	\$204	0.05 %
1222	Spa Filter - Replace	12	\$2,250	\$188	0.05 %
1223	Pool Heater - Replace	10	\$5,000	\$500	0.13 %
1224	Spa Heater - Replace	10	\$4,750	\$475	0.13 %
1225	Pool Pump - Replace	8	\$2,400	\$300	0.08 %
1226	Spa Pumps - Replace	8	\$4,000	\$500	0.13 %
1230	Equipment Cover/Gate - Replace	20	\$1,750	\$88	0.02 %
1403	Safety Signs - Replace	12	\$1,250	\$104	0.03 %
Pool & Spa #2					
1200	Pool Deck - Resurface	20	\$11,500	\$575	0.15 %
1201	Pool Deck - Seal/Repair	5	\$4,320	\$864	0.23 %
1203	Pool Furniture - Replace	10	\$12,000	\$1,200	0.32 %
1204	Pool Furniture - Re-Strap	10	\$3,500	\$350	0.09 %
1208	Pool - Resurface/Retile	12	\$18,500	\$1,542	0.41 %
1209	Spa - Resurface/Retile	8	\$12,600	\$1,575	0.42 %
1211	Skimmers - Replace	20	\$7,500	\$375	0.10 %
1221	Pool Filter - Replace	12	\$2,450	\$204	0.05 %
1222	Spa Filter - Replace	12	\$2,250	\$188	0.05 %
1223	Pool Heater - Replace	10	\$5,000	\$500	0.13 %
1224	Spa Heater - Replace	10	\$4,750	\$475	0.13 %
1225	Pool Pump - Replace	8	\$2,400	\$300	0.08 %
1226	Spa Pumps - Replace	8	\$4,000	\$500	0.13 %
1230	Equipment Cover/Gate - Replace	20	\$1,750	\$88	0.02 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
1403	Safety Signs - Replace	12	\$1,250	\$104	0.03 %
Pool & Spa #3					
1200	Pool Deck - Resurface	20	\$16,600	\$830	0.22 %
1201	Pool Deck - Seal/Repair	5	\$6,240	\$1,248	0.33 %
1203	Pool Furniture - Replace	10	\$12,000	\$1,200	0.32 %
1204	Pool Furniture - Re-Strap	10	\$3,500	\$350	0.09 %
1208	Pool - Resurface/Retile	12	\$18,500	\$1,542	0.41 %
1209	Spa - Resurface/Retile	8	\$12,600	\$1,575	0.42 %
1211	Skimmers - Replace	20	\$7,500	\$375	0.10 %
1221	Pool Filter - Replace	12	\$2,450	\$204	0.05 %
1222	Spa Filter - Replace	12	\$2,250	\$188	0.05 %
1223	Pool Heater - Replace	10	\$5,000	\$500	0.13 %
1224	Spa Heater - Replace	10	\$4,750	\$475	0.13 %
1225	Pool Pump - Replace	8	\$2,400	\$300	0.08 %
1226	Spa Pumps - Replace	8	\$4,000	\$500	0.13 %
1230	Equipment Cover/Gate - Replace	20	\$1,750	\$88	0.02 %
1403	Safety Signs - Replace	12	\$1,250	\$104	0.03 %
Pool & Spa #4					
1200	Pool Deck - Resurface	20	\$13,200	\$660	0.18 %
1201	Pool Deck - Seal/Repair	5	\$4,950	\$990	0.26 %
1203	Pool Furniture - Replace	10	\$6,000	\$600	0.16 %
1204	Pool Furniture - Re-Strap	10	\$2,500	\$250	0.07 %
1208	Pool - Resurface/Retile	12	\$18,500	\$1,542	0.41 %
1209	Spa - Resurface/Retile	8	\$12,600	\$1,575	0.42 %
1211	Skimmers - Replace	20	\$7,500	\$375	0.10 %
1221	Pool Filter - Replace	12	\$2,450	\$204	0.05 %
1222	Spa Filter - Replace	12	\$2,250	\$188	0.05 %
1223	Pool Heater - Replace	10	\$5,000	\$500	0.13 %
1224	Spa Heater - Replace	10	\$4,750	\$475	0.13 %
1225	Pool Pump - Replace	8	\$2,400	\$300	0.08 %
1226	Spa Pumps - Replace	8	\$4,000	\$500	0.13 %
1230	Equipment Cover/Gate - Replace	20	\$1,750	\$88	0.02 %
1403	Safety Signs - Replace	12	\$1,250	\$104	0.03 %
Monument Signage					
1402	Monument Sign (Stone) - Replace	25	\$12,500	\$500	0.13 %
1402	Monument Signs (Wood) - Replace	20	\$2,000	\$100	0.03 %
113	Total Funded Components			\$373,680	100.00 %

# Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Proportional Reserve Funding
Access Systems					
703 Card Readers - Replace	12	0	\$9,600	\$9,600	\$53.52
703 Entry Intercom - Replace #1	12	0	\$5,750	\$5,750	\$32.06
703 Entry Intercom - Replace #3	12	0	\$5,750	\$5,750	\$32.06
703 Entry Intercom - Replace #4	12	0	\$5,750	\$5,750	\$32.06
703 Entry Intercom - Replace #7	12	0	\$5,750	\$5,750	\$32.06
703 Entry Intercom - Replace #8	12	7	\$5,750	\$2,396	\$32.06
704 Loop Systems - Replace	16	13	\$24,000	\$4,500	\$100.35
705 Gate Operator - Replace #1	10	3	\$5,500	\$3,850	\$36.80
705 Gate Operator - Replace #2	10	0	\$5,500	\$5,500	\$36.80
705 Gate Operator - Replace #3	10	1	\$5,500	\$4,950	\$36.80
705 Gate Operator - Replace #4	10	1	\$5,500	\$4,950	\$36.80
705 Gate Operator - Replace #5	10	1	\$5,500	\$4,950	\$36.80
705 Gate Operator - Replace #6	10	0	\$5,500	\$5,500	\$36.80
705 Gate Operator - Replace #7	10	5	\$5,500	\$2,750	\$36.80
705 Gate Operator - Replace #8	10	0	\$5,500	\$5,500	\$36.80
Asphalt & Concrete					
201 Asphalt - Resurface	28	13	\$485,100	\$259,875	\$1,159.08
202 Asphalt - Seal/Repair	4	1	\$37,800	\$28,350	\$632.23
209 Concrete Surfaces - Repair	4	1	\$6,000	\$4,500	\$100.35
Balconies & Decks					
112 Balconies/Walkways-WaterproofRepair	9	0	\$30,000	\$30,000	\$223.01
120 Exterior Elevated Elements Inspect	9	8	\$68,000	\$7,556	\$505.48
Building Doors					
715 Utility Doors - Partial Replace	10	4	\$7,500	\$4,500	\$50.18
Building Roofs					
1304 Tile Roofs - Replace (Ph1)	40	1	\$234,000	\$228,150	\$391.38
1304 Tile Roofs - Replace (Ph2)	40	2	\$234,000	\$222,300	\$391.38
1306 Flat Roofs - Recoat/Repair (Ph1)	10	0	\$186,000	\$186,000	\$1,244.38
1306 Flat Roofs - Recoat/Repair (Ph2)	10	1	\$186,000	\$167,400	\$1,244.38
1307 Flat Roofs - Replace (Ph1)	40	20	\$310,000	\$155,000	\$518.49
1307 Flat Roofs - Replace (Ph2)	40	21	\$310,000	\$147,250	\$518.49
1309 Carport Roofs - Replace	20	1	\$235,000	\$223,250	\$786.10
1310 Downspouts - Replace	30	11	\$70,500	\$44,650	\$157.22
Electrical & Lights					
802 Pole Lights - Replace	25	4	\$49,500	\$41,580	\$132.47
803 Landscape Lights - Replace	25	4	\$14,400	\$12,096	\$38.54
805 Wall Lights - Replace	25	15	\$61,000	\$24,400	\$163.24
807 Carport Lights - Replace	25	4	\$18,200	\$15,288	\$48.70
810 Main Panels - Replace	30	0	\$600,000	\$600,000	\$1,338.04
811 Sub Panels - Replace	30	22	\$190,000	\$50,667	\$423.71
815 Underground Wiring - Replace	30	0	\$50,000	\$50,000	\$111.50
Fencing & Gates					
503 Metal Fencing - Replace	35	14	\$187,500	\$112,500	\$358.40

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Proportional Reserve Funding
509	Metal Railing - Replace	35	14	\$148,000	\$88,800	\$282.90
707	Vehicle Gates - Replace	35	14	\$52,000	\$31,200	\$99.40
708	Pedestrian Gates - Replace	35	14	\$21,000	\$12,600	\$40.14
713	Trash Enclosures - Replace	35	3	\$27,000	\$24,686	\$51.61
Landscape & Irrigation						
1001	Backflow Devices - Partial Replace	5	4	\$10,000	\$2,000	\$133.80
1003	Irrigation Controllers - Replace	15	8	\$10,000	\$4,667	\$44.60
1808	Trees - Trim/Remove	1	0	\$40,000	\$40,000	\$2,676.08
1812	Landscaping - Refurbish	5	2	\$150,000	\$90,000	\$2,007.06
Mailboxes						
403	Mailbox CBU's - Replace	25	19	\$74,250	\$17,820	\$198.70
Paint						
1107	Metal Surfaces - Paint/Repair	5	3	\$50,000	\$20,000	\$669.02
1141	Stucco Exteriors - Paint	10	8	\$140,000	\$28,000	\$936.63
1142	Wood Exteriors - Paint/Repair	5	3	\$145,000	\$58,000	\$1,940.16
Plumbing						
336	Plumbing - Repair	1	0	\$15,000	\$15,000	\$1,003.53
337	Plumbing - Replace	50	10	\$1,050,000	\$840,000	\$1,404.94
Pool & Spa #1						
1200	Pool Deck - Resurface	20	5	\$11,200	\$8,400	\$37.47
1201	Pool Deck - Seal/Repair	5	0	\$4,200	\$4,200	\$56.20
1203	Pool Furniture - Replace	10	9	\$6,000	\$600	\$40.14
1204	Pool Furniture - Re-Strap	10	4	\$2,500	\$1,500	\$16.73
1208	Pool - Resurface/Retile	12	0	\$18,500	\$18,500	\$103.14
1209	Spa - Resurface/Retile	8	0	\$12,600	\$12,600	\$105.37
1211	Skimmers - Replace	20	16	\$7,500	\$1,500	\$25.09
1221	Pool Filter - Replace	12	1	\$2,450	\$2,246	\$13.66
1222	Spa Filter - Replace	12	1	\$2,250	\$2,063	\$12.54
1223	Pool Heater - Replace	10	5	\$5,000	\$2,500	\$33.45
1224	Spa Heater - Replace	10	1	\$4,750	\$4,275	\$31.78
1225	Pool Pump - Replace	8	7	\$2,400	\$300	\$20.07
1226	Spa Pumps - Replace	8	1	\$4,000	\$3,500	\$33.45
1230	Equipment Cover/Gate - Replace	20	6	\$1,750	\$1,225	\$5.85
1403	Safety Signs - Replace	12	1	\$1,250	\$1,146	\$6.97
Pool & Spa #2						
1200	Pool Deck - Resurface	20	5	\$11,500	\$8,625	\$38.47
1201	Pool Deck - Seal/Repair	5	0	\$4,320	\$4,320	\$57.80
1203	Pool Furniture - Replace	10	0	\$12,000	\$12,000	\$80.28
1204	Pool Furniture - Re-Strap	10	5	\$3,500	\$1,750	\$23.42
1208	Pool - Resurface/Retile	12	1	\$18,500	\$16,958	\$103.14
1209	Spa - Resurface/Retile	8	6	\$12,600	\$3,150	\$105.37
1211	Skimmers - Replace	20	10	\$7,500	\$3,750	\$25.09
1221	Pool Filter - Replace	12	1	\$2,450	\$2,246	\$13.66
1222	Spa Filter - Replace	12	1	\$2,250	\$2,063	\$12.54
1223	Pool Heater - Replace	10	4	\$5,000	\$3,000	\$33.45
1224	Spa Heater - Replace	10	1	\$4,750	\$4,275	\$31.78
1225	Pool Pump - Replace	8	1	\$2,400	\$2,100	\$20.07
1226	Spa Pumps - Replace	8	1	\$4,000	\$3,500	\$33.45

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Proportional Reserve Funding
1230	Equipment Cover/Gate - Replace	20	6	\$1,750	\$1,225	\$5.85
1403	Safety Signs - Replace	12	1	\$1,250	\$1,146	\$6.97
Pool & Spa #3						
1200	Pool Deck - Resurface	20	5	\$16,600	\$12,450	\$55.53
1201	Pool Deck - Seal/Repair	5	0	\$6,240	\$6,240	\$83.49
1203	Pool Furniture - Replace	10	0	\$12,000	\$12,000	\$80.28
1204	Pool Furniture - Re-Strap	10	5	\$3,500	\$1,750	\$23.42
1208	Pool - Resurface/Retile	12	2	\$18,500	\$15,417	\$103.14
1209	Spa - Resurface/Retile	8	0	\$12,600	\$12,600	\$105.37
1211	Skimmers - Replace	20	10	\$7,500	\$3,750	\$25.09
1221	Pool Filter - Replace	12	1	\$2,450	\$2,246	\$13.66
1222	Spa Filter - Replace	12	1	\$2,250	\$2,063	\$12.54
1223	Pool Heater - Replace	10	1	\$5,000	\$4,500	\$33.45
1224	Spa Heater - Replace	10	1	\$4,750	\$4,275	\$31.78
1225	Pool Pump - Replace	8	1	\$2,400	\$2,100	\$20.07
1226	Spa Pumps - Replace	8	1	\$4,000	\$3,500	\$33.45
1230	Equipment Cover/Gate - Replace	20	6	\$1,750	\$1,225	\$5.85
1403	Safety Signs - Replace	12	1	\$1,250	\$1,146	\$6.97
Pool & Spa #4						
1200	Pool Deck - Resurface	20	5	\$13,200	\$9,900	\$44.16
1201	Pool Deck - Seal/Repair	5	0	\$4,950	\$4,950	\$66.23
1203	Pool Furniture - Replace	10	9	\$6,000	\$600	\$40.14
1204	Pool Furniture - Re-Strap	10	4	\$2,500	\$1,500	\$16.73
1208	Pool - Resurface/Retile	12	2	\$18,500	\$15,417	\$103.14
1209	Spa - Resurface/Retile	8	2	\$12,600	\$9,450	\$105.37
1211	Skimmers - Replace	20	5	\$7,500	\$5,625	\$25.09
1221	Pool Filter - Replace	12	1	\$2,450	\$2,246	\$13.66
1222	Spa Filter - Replace	12	1	\$2,250	\$2,063	\$12.54
1223	Pool Heater - Replace	10	8	\$5,000	\$1,000	\$33.45
1224	Spa Heater - Replace	10	1	\$4,750	\$4,275	\$31.78
1225	Pool Pump - Replace	8	1	\$2,400	\$2,100	\$20.07
1226	Spa Pumps - Replace	8	1	\$4,000	\$3,500	\$33.45
1230	Equipment Cover/Gate - Replace	20	6	\$1,750	\$1,225	\$5.85
1403	Safety Signs - Replace	12	1	\$1,250	\$1,146	\$6.97
Monument Signage						
1402	Monument Sign (Stone) - Replace	25	22	\$12,500	\$1,500	\$33.45
1402	Monument Signs (Wood) - Replace	20	8	\$2,000	\$1,200	\$6.69
113	Total Funded Components				\$4,253,148	\$25,000

30-Year Reserve Plan Summary

Report # 46808-0
With-Site-Visit

Fiscal Year Start: 2024

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	Reserve Funding	Loan or Special Assmts	Interest Income	Reserve Expenses
2024	\$766,370	\$4,253,148	18.0 %	High	\$300,000	\$1,105,000	\$9,444	\$1,057,510
2025	\$1,123,304	\$3,676,398	30.6 %	Medium	\$330,000	\$0	\$8,494	\$885,594
2026	\$576,204	\$3,270,965	17.6 %	High	\$363,000	\$0	\$5,008	\$518,356
2027	\$425,857	\$3,243,518	13.1 %	High	\$399,300	\$0	\$4,733	\$308,695
2028	\$521,195	\$3,443,448	15.1 %	High	\$439,230	\$0	\$6,512	\$185,259
2029	\$781,677	\$3,789,133	20.6 %	High	\$483,153	\$0	\$9,138	\$227,229
2030	\$1,046,739	\$4,114,954	25.4 %	High	\$531,468	\$0	\$12,738	\$89,076
2031	\$1,501,869	\$4,606,234	32.6 %	Medium	\$584,615	\$0	\$16,707	\$262,148
2032	\$1,841,044	\$4,947,776	37.2 %	Medium	\$643,077	\$0	\$18,542	\$633,638
2033	\$1,869,025	\$4,931,129	37.9 %	Medium	\$707,384	\$0	\$21,189	\$227,031
2034	\$2,370,567	\$5,347,417	44.3 %	Medium	\$778,123	\$0	\$18,416	\$1,853,005
2035	\$1,314,100	\$4,116,505	31.9 %	Medium	\$794,463	\$0	\$14,745	\$487,250
2036	\$1,636,058	\$4,270,911	38.3 %	Medium	\$811,147	\$0	\$18,676	\$365,137
2037	\$2,100,744	\$4,571,708	46.0 %	Medium	\$828,181	\$0	\$18,989	\$1,249,282
2038	\$1,698,632	\$3,987,324	42.6 %	Medium	\$845,573	\$0	\$17,204	\$817,706
2039	\$1,743,703	\$3,846,889	45.3 %	Medium	\$863,330	\$0	\$20,636	\$242,435
2040	\$2,385,234	\$4,312,234	55.3 %	Medium	\$881,460	\$0	\$27,683	\$140,733
2041	\$3,153,644	\$4,914,283	64.2 %	Medium	\$899,971	\$0	\$33,379	\$561,968
2042	\$3,525,025	\$5,119,050	68.9 %	Medium	\$918,870	\$0	\$36,286	\$744,985
2043	\$3,735,196	\$5,160,538	72.4 %	Low	\$938,166	\$0	\$40,853	\$275,300
2044	\$4,438,915	\$5,706,702	77.8 %	Low	\$957,868	\$0	\$43,860	\$1,103,913
2045	\$4,336,729	\$5,436,028	79.8 %	Low	\$977,983	\$0	\$40,347	\$1,619,014
2046	\$3,736,044	\$4,647,534	80.4 %	Low	\$998,521	\$0	\$38,504	\$804,955
2047	\$3,968,114	\$4,695,347	84.5 %	Low	\$1,019,489	\$0	\$42,329	\$528,724
2048	\$4,501,208	\$5,051,237	89.1 %	Low	\$1,040,899	\$0	\$48,826	\$322,808
2049	\$5,268,125	\$5,652,685	93.2 %	Low	\$1,062,758	\$0	\$55,511	\$547,544
2050	\$5,838,850	\$6,064,171	96.3 %	Low	\$1,085,076	\$0	\$62,162	\$387,324
2051	\$6,598,764	\$6,677,205	98.8 %	Low	\$1,107,862	\$0	\$69,234	\$522,003
2052	\$7,253,857	\$7,194,811	100.8 %	Low	\$1,131,127	\$0	\$73,991	\$908,307
2053	\$7,550,668	\$7,355,701	102.7 %	Low	\$1,154,881	\$0	\$78,969	\$534,705

Fiscal Year	2024	2025	2026	2027	2028
Starting Reserve Balance	\$766,370	\$1,123,304	\$576,204	\$425,857	\$521,195
Annual Reserve Funding	\$300,000	\$330,000	\$363,000	\$399,300	\$439,230
Recommended Special Assessments	\$1,105,000	\$0	\$0	\$0	\$0
Interest Earnings	\$9,444	\$8,494	\$5,008	\$4,733	\$6,512
Total Income	\$2,180,814	\$1,461,798	\$944,212	\$829,890	\$966,936
# Component					
Access Systems					
703 Card Readers - Replace	\$9,600	\$0	\$0	\$0	\$0
703 Entry Intercom - Replace #1	\$5,750	\$0	\$0	\$0	\$0
703 Entry Intercom - Replace #3	\$5,750	\$0	\$0	\$0	\$0
703 Entry Intercom - Replace #4	\$5,750	\$0	\$0	\$0	\$0
703 Entry Intercom - Replace #7	\$5,750	\$0	\$0	\$0	\$0
703 Entry Intercom - Replace #8	\$0	\$0	\$0	\$0	\$0
704 Loop Systems - Replace	\$0	\$0	\$0	\$0	\$0
705 Gate Operator - Replace #1	\$0	\$0	\$0	\$6,010	\$0
705 Gate Operator - Replace #2	\$5,500	\$0	\$0	\$0	\$0
705 Gate Operator - Replace #3	\$0	\$5,665	\$0	\$0	\$0
705 Gate Operator - Replace #4	\$0	\$5,665	\$0	\$0	\$0
705 Gate Operator - Replace #5	\$0	\$5,665	\$0	\$0	\$0
705 Gate Operator - Replace #6	\$5,500	\$0	\$0	\$0	\$0
705 Gate Operator - Replace #7	\$0	\$0	\$0	\$0	\$0
705 Gate Operator - Replace #8	\$5,500	\$0	\$0	\$0	\$0
Asphalt & Concrete					
201 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair	\$0	\$38,934	\$0	\$0	\$0
209 Concrete Surfaces - Repair	\$0	\$6,180	\$0	\$0	\$0
Balconies & Decks					
112 Balconies/Walkways-WaterproofRepair	\$30,000	\$0	\$0	\$0	\$0
120 Exterior Elevated Elements Inspect	\$0	\$0	\$0	\$0	\$0
Building Doors					
715 Utility Doors - Partial Replace	\$0	\$0	\$0	\$0	\$8,441
Building Roofs					
1304 Tile Roofs - Replace (Ph1)	\$0	\$241,020	\$0	\$0	\$0
1304 Tile Roofs - Replace (Ph2)	\$0	\$0	\$248,251	\$0	\$0
1306 Flat Roofs - Recoat/Repair (Ph1)	\$186,000	\$0	\$0	\$0	\$0
1306 Flat Roofs - Recoat/Repair (Ph2)	\$0	\$191,580	\$0	\$0	\$0
1307 Flat Roofs - Replace (Ph1)	\$0	\$0	\$0	\$0	\$0
1307 Flat Roofs - Replace (Ph2)	\$0	\$0	\$0	\$0	\$0
1309 Carport Roofs - Replace	\$0	\$242,050	\$0	\$0	\$0
1310 Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
Electrical & Lights					
802 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$55,713
803 Landscape Lights - Replace	\$0	\$0	\$0	\$0	\$16,207
805 Wall Lights - Replace	\$0	\$0	\$0	\$0	\$0
807 Carport Lights - Replace	\$0	\$0	\$0	\$0	\$20,484
810 Main Panels - Replace	\$600,000	\$0	\$0	\$0	\$0
811 Sub Panels - Replace	\$0	\$0	\$0	\$0	\$0
815 Underground Wiring - Replace	\$50,000	\$0	\$0	\$0	\$0
Fencing & Gates					
503 Metal Fencing - Replace	\$0	\$0	\$0	\$0	\$0
509 Metal Railing - Replace	\$0	\$0	\$0	\$0	\$0
707 Vehicle Gates - Replace	\$0	\$0	\$0	\$0	\$0
708 Pedestrian Gates - Replace	\$0	\$0	\$0	\$0	\$0
713 Trash Enclosures - Replace	\$0	\$0	\$0	\$29,504	\$0
Landscape & Irrigation					
1001 Backflow Devices - Partial Replace	\$0	\$0	\$0	\$0	\$11,255
1003 Irrigation Controllers - Replace	\$0	\$0	\$0	\$0	\$0
1808 Trees - Trim/Remove	\$40,000	\$41,200	\$42,436	\$43,709	\$45,020
1812 Landscaping - Refurbish	\$0	\$0	\$159,135	\$0	\$0
Mailboxes					

Fiscal Year	2024	2025	2026	2027	2028
403 Mailbox CBUs - Replace	\$0	\$0	\$0	\$0	\$0
Paint					
1107 Metal Surfaces - Paint/Repair	\$0	\$0	\$0	\$54,636	\$0
1141 Stucco Exteriors - Paint	\$0	\$0	\$0	\$0	\$0
1142 Wood Exteriors - Paint/Repair	\$0	\$0	\$0	\$158,445	\$0
Plumbing					
336 Plumbing - Repair	\$15,000	\$15,450	\$15,914	\$16,391	\$16,883
337 Plumbing - Replace	\$0	\$0	\$0	\$0	\$0
Pool & Spa #1					
1200 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
1201 Pool Deck - Seal/Repair	\$4,200	\$0	\$0	\$0	\$0
1203 Pool Furniture - Replace	\$0	\$0	\$0	\$0	\$0
1204 Pool Furniture - Re-Strap	\$0	\$0	\$0	\$0	\$2,814
1208 Pool - Resurface/Retile	\$18,500	\$0	\$0	\$0	\$0
1209 Spa - Resurface/Retile	\$12,600	\$0	\$0	\$0	\$0
1211 Skimmers - Replace	\$0	\$0	\$0	\$0	\$0
1221 Pool Filter - Replace	\$0	\$2,524	\$0	\$0	\$0
1222 Spa Filter - Replace	\$0	\$2,318	\$0	\$0	\$0
1223 Pool Heater - Replace	\$0	\$0	\$0	\$0	\$0
1224 Spa Heater - Replace	\$0	\$4,893	\$0	\$0	\$0
1225 Pool Pump - Replace	\$0	\$0	\$0	\$0	\$0
1226 Spa Pumps - Replace	\$0	\$4,120	\$0	\$0	\$0
1230 Equipment Cover/Gate - Replace	\$0	\$0	\$0	\$0	\$0
1403 Safety Signs - Replace	\$0	\$1,288	\$0	\$0	\$0
Pool & Spa #2					
1200 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
1201 Pool Deck - Seal/Repair	\$4,320	\$0	\$0	\$0	\$0
1203 Pool Furniture - Replace	\$12,000	\$0	\$0	\$0	\$0
1204 Pool Furniture - Re-Strap	\$0	\$0	\$0	\$0	\$0
1208 Pool - Resurface/Retile	\$0	\$19,055	\$0	\$0	\$0
1209 Spa - Resurface/Retile	\$0	\$0	\$0	\$0	\$0
1211 Skimmers - Replace	\$0	\$0	\$0	\$0	\$0
1221 Pool Filter - Replace	\$0	\$2,524	\$0	\$0	\$0
1222 Spa Filter - Replace	\$0	\$2,318	\$0	\$0	\$0
1223 Pool Heater - Replace	\$0	\$0	\$0	\$0	\$5,628
1224 Spa Heater - Replace	\$0	\$4,893	\$0	\$0	\$0
1225 Pool Pump - Replace	\$0	\$2,472	\$0	\$0	\$0
1226 Spa Pumps - Replace	\$0	\$4,120	\$0	\$0	\$0
1230 Equipment Cover/Gate - Replace	\$0	\$0	\$0	\$0	\$0
1403 Safety Signs - Replace	\$0	\$1,288	\$0	\$0	\$0
Pool & Spa #3					
1200 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
1201 Pool Deck - Seal/Repair	\$6,240	\$0	\$0	\$0	\$0
1203 Pool Furniture - Replace	\$12,000	\$0	\$0	\$0	\$0
1204 Pool Furniture - Re-Strap	\$0	\$0	\$0	\$0	\$0
1208 Pool - Resurface/Retile	\$0	\$0	\$19,627	\$0	\$0
1209 Spa - Resurface/Retile	\$12,600	\$0	\$0	\$0	\$0
1211 Skimmers - Replace	\$0	\$0	\$0	\$0	\$0
1221 Pool Filter - Replace	\$0	\$2,524	\$0	\$0	\$0
1222 Spa Filter - Replace	\$0	\$2,318	\$0	\$0	\$0
1223 Pool Heater - Replace	\$0	\$5,150	\$0	\$0	\$0
1224 Spa Heater - Replace	\$0	\$4,893	\$0	\$0	\$0
1225 Pool Pump - Replace	\$0	\$2,472	\$0	\$0	\$0
1226 Spa Pumps - Replace	\$0	\$4,120	\$0	\$0	\$0
1230 Equipment Cover/Gate - Replace	\$0	\$0	\$0	\$0	\$0
1403 Safety Signs - Replace	\$0	\$1,288	\$0	\$0	\$0
Pool & Spa #4					
1200 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
1201 Pool Deck - Seal/Repair	\$4,950	\$0	\$0	\$0	\$0
1203 Pool Furniture - Replace	\$0	\$0	\$0	\$0	\$0
1204 Pool Furniture - Re-Strap	\$0	\$0	\$0	\$0	\$2,814
1208 Pool - Resurface/Retile	\$0	\$0	\$19,627	\$0	\$0
1209 Spa - Resurface/Retile	\$0	\$0	\$13,367	\$0	\$0
1211 Skimmers - Replace	\$0	\$0	\$0	\$0	\$0
1221 Pool Filter - Replace	\$0	\$2,524	\$0	\$0	\$0
1222 Spa Filter - Replace	\$0	\$2,318	\$0	\$0	\$0
1223 Pool Heater - Replace	\$0	\$0	\$0	\$0	\$0
1224 Spa Heater - Replace	\$0	\$4,893	\$0	\$0	\$0

Fiscal Year	2024	2025	2026	2027	2028
1225 Pool Pump - Replace	\$0	\$2,472	\$0	\$0	\$0
1226 Spa Pumps - Replace	\$0	\$4,120	\$0	\$0	\$0
1230 Equipment Cover/Gate - Replace	\$0	\$0	\$0	\$0	\$0
1403 Safety Signs - Replace	\$0	\$1,288	\$0	\$0	\$0
Monument Signage					
1402 Monument Sign (Stone) - Replace	\$0	\$0	\$0	\$0	\$0
1402 Monument Signs (Wood) - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$1,057,510	\$885,594	\$518,356	\$308,695	\$185,259
Ending Reserve Balance	\$1,123,304	\$576,204	\$425,857	\$521,195	\$781,677

Fiscal Year	2029	2030	2031	2032	2033
Starting Reserve Balance	\$781,677	\$1,046,739	\$1,501,869	\$1,841,044	\$1,869,025
Annual Reserve Funding	\$483,153	\$531,468	\$584,615	\$643,077	\$707,384
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$9,138	\$12,738	\$16,707	\$18,542	\$21,189
Total Income	\$1,273,969	\$1,590,945	\$2,103,192	\$2,502,663	\$2,597,598
# Component					
Access Systems					
703 Card Readers - Replace	\$0	\$0	\$0	\$0	\$0
703 Entry Intercom - Replace #1	\$0	\$0	\$0	\$0	\$0
703 Entry Intercom - Replace #3	\$0	\$0	\$0	\$0	\$0
703 Entry Intercom - Replace #4	\$0	\$0	\$0	\$0	\$0
703 Entry Intercom - Replace #7	\$0	\$0	\$0	\$0	\$0
703 Entry Intercom - Replace #8	\$0	\$0	\$7,072	\$0	\$0
704 Loop Systems - Replace	\$0	\$0	\$0	\$0	\$0
705 Gate Operator - Replace #1	\$0	\$0	\$0	\$0	\$0
705 Gate Operator - Replace #2	\$0	\$0	\$0	\$0	\$0
705 Gate Operator - Replace #3	\$0	\$0	\$0	\$0	\$0
705 Gate Operator - Replace #4	\$0	\$0	\$0	\$0	\$0
705 Gate Operator - Replace #5	\$0	\$0	\$0	\$0	\$0
705 Gate Operator - Replace #6	\$0	\$0	\$0	\$0	\$0
705 Gate Operator - Replace #7	\$6,376	\$0	\$0	\$0	\$0
705 Gate Operator - Replace #8	\$0	\$0	\$0	\$0	\$0
Asphalt & Concrete					
201 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair	\$43,821	\$0	\$0	\$0	\$49,320
209 Concrete Surfaces - Repair	\$6,956	\$0	\$0	\$0	\$7,829
Balconies & Decks					
112 Balconies/Walkways-Waterproof/Repair	\$0	\$0	\$0	\$0	\$39,143
120 Exterior Elevated Elements Inspect	\$0	\$0	\$0	\$86,140	\$0
Building Doors					
715 Utility Doors - Partial Replace	\$0	\$0	\$0	\$0	\$0
Building Roofs					
1304 Tile Roofs - Replace (Ph1)	\$0	\$0	\$0	\$0	\$0
1304 Tile Roofs - Replace (Ph2)	\$0	\$0	\$0	\$0	\$0
1306 Flat Roofs - Recoat/Repair (Ph1)	\$0	\$0	\$0	\$0	\$0
1306 Flat Roofs - Recoat/Repair (Ph2)	\$0	\$0	\$0	\$0	\$0
1307 Flat Roofs - Replace (Ph1)	\$0	\$0	\$0	\$0	\$0
1307 Flat Roofs - Replace (Ph2)	\$0	\$0	\$0	\$0	\$0
1309 Carport Roofs - Replace	\$0	\$0	\$0	\$0	\$0
1310 Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
Electrical & Lights					
802 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
803 Landscape Lights - Replace	\$0	\$0	\$0	\$0	\$0
805 Wall Lights - Replace	\$0	\$0	\$0	\$0	\$0
807 Carport Lights - Replace	\$0	\$0	\$0	\$0	\$0
810 Main Panels - Replace	\$0	\$0	\$0	\$0	\$0
811 Sub Panels - Replace	\$0	\$0	\$0	\$0	\$0
815 Underground Wiring - Replace	\$0	\$0	\$0	\$0	\$0
Fencing & Gates					
503 Metal Fencing - Replace	\$0	\$0	\$0	\$0	\$0
509 Metal Railing - Replace	\$0	\$0	\$0	\$0	\$0
707 Vehicle Gates - Replace	\$0	\$0	\$0	\$0	\$0
708 Pedestrian Gates - Replace	\$0	\$0	\$0	\$0	\$0
713 Trash Enclosures - Replace	\$0	\$0	\$0	\$0	\$0
Landscape & Irrigation					
1001 Backflow Devices - Partial Replace	\$0	\$0	\$0	\$0	\$13,048
1003 Irrigation Controllers - Replace	\$0	\$0	\$0	\$12,668	\$0
1808 Trees - Trim/Remove	\$46,371	\$47,762	\$49,195	\$50,671	\$52,191
1812 Landscaping - Refurbish	\$0	\$0	\$184,481	\$0	\$0
Mailboxes					
403 Mailbox CBUs - Replace	\$0	\$0	\$0	\$0	\$0
Paint					
1107 Metal Surfaces - Paint/Repair	\$0	\$0	\$0	\$63,339	\$0
1141 Stucco Exteriors - Paint	\$0	\$0	\$0	\$177,348	\$0
1142 Wood Exteriors - Paint/Repair	\$0	\$0	\$0	\$183,682	\$0

Fiscal Year	2029	2030	2031	2032	2033
Plumbing					
336 Plumbing - Repair	\$17,389	\$17,911	\$18,448	\$19,002	\$19,572
337 Plumbing - Replace	\$0	\$0	\$0	\$0	\$0
Pool & Spa #1					
1200 Pool Deck - Resurface	\$12,984	\$0	\$0	\$0	\$0
1201 Pool Deck - Seal/Repair	\$4,869	\$0	\$0	\$0	\$0
1203 Pool Furniture - Replace	\$0	\$0	\$0	\$0	\$7,829
1204 Pool Furniture - Re-Strap	\$0	\$0	\$0	\$0	\$0
1208 Pool - Resurface/Retile	\$0	\$0	\$0	\$0	\$0
1209 Spa - Resurface/Retile	\$0	\$0	\$0	\$15,961	\$0
1211 Skimmers - Replace	\$0	\$0	\$0	\$0	\$0
1221 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
1222 Spa Filter - Replace	\$0	\$0	\$0	\$0	\$0
1223 Pool Heater - Replace	\$5,796	\$0	\$0	\$0	\$0
1224 Spa Heater - Replace	\$0	\$0	\$0	\$0	\$0
1225 Pool Pump - Replace	\$0	\$0	\$2,952	\$0	\$0
1226 Spa Pumps - Replace	\$0	\$0	\$0	\$0	\$5,219
1230 Equipment Cover/Gate - Replace	\$0	\$2,090	\$0	\$0	\$0
1403 Safety Signs - Replace	\$0	\$0	\$0	\$0	\$0
Pool & Spa #2					
1200 Pool Deck - Resurface	\$13,332	\$0	\$0	\$0	\$0
1201 Pool Deck - Seal/Repair	\$5,008	\$0	\$0	\$0	\$0
1203 Pool Furniture - Replace	\$0	\$0	\$0	\$0	\$0
1204 Pool Furniture - Re-Strap	\$4,057	\$0	\$0	\$0	\$0
1208 Pool - Resurface/Retile	\$0	\$0	\$0	\$0	\$0
1209 Spa - Resurface/Retile	\$0	\$15,045	\$0	\$0	\$0
1211 Skimmers - Replace	\$0	\$0	\$0	\$0	\$0
1221 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
1222 Spa Filter - Replace	\$0	\$0	\$0	\$0	\$0
1223 Pool Heater - Replace	\$0	\$0	\$0	\$0	\$0
1224 Spa Heater - Replace	\$0	\$0	\$0	\$0	\$0
1225 Pool Pump - Replace	\$0	\$0	\$0	\$0	\$3,131
1226 Spa Pumps - Replace	\$0	\$0	\$0	\$0	\$5,219
1230 Equipment Cover/Gate - Replace	\$0	\$2,090	\$0	\$0	\$0
1403 Safety Signs - Replace	\$0	\$0	\$0	\$0	\$0
Pool & Spa #3					
1200 Pool Deck - Resurface	\$19,244	\$0	\$0	\$0	\$0
1201 Pool Deck - Seal/Repair	\$7,234	\$0	\$0	\$0	\$0
1203 Pool Furniture - Replace	\$0	\$0	\$0	\$0	\$0
1204 Pool Furniture - Re-Strap	\$4,057	\$0	\$0	\$0	\$0
1208 Pool - Resurface/Retile	\$0	\$0	\$0	\$0	\$0
1209 Spa - Resurface/Retile	\$0	\$0	\$0	\$15,961	\$0
1211 Skimmers - Replace	\$0	\$0	\$0	\$0	\$0
1221 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
1222 Spa Filter - Replace	\$0	\$0	\$0	\$0	\$0
1223 Pool Heater - Replace	\$0	\$0	\$0	\$0	\$0
1224 Spa Heater - Replace	\$0	\$0	\$0	\$0	\$0
1225 Pool Pump - Replace	\$0	\$0	\$0	\$0	\$3,131
1226 Spa Pumps - Replace	\$0	\$0	\$0	\$0	\$5,219
1230 Equipment Cover/Gate - Replace	\$0	\$2,090	\$0	\$0	\$0
1403 Safety Signs - Replace	\$0	\$0	\$0	\$0	\$0
Pool & Spa #4					
1200 Pool Deck - Resurface	\$15,302	\$0	\$0	\$0	\$0
1201 Pool Deck - Seal/Repair	\$5,738	\$0	\$0	\$0	\$0
1203 Pool Furniture - Replace	\$0	\$0	\$0	\$0	\$7,829
1204 Pool Furniture - Re-Strap	\$0	\$0	\$0	\$0	\$0
1208 Pool - Resurface/Retile	\$0	\$0	\$0	\$0	\$0
1209 Spa - Resurface/Retile	\$0	\$0	\$0	\$0	\$0
1211 Skimmers - Replace	\$8,695	\$0	\$0	\$0	\$0
1221 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
1222 Spa Filter - Replace	\$0	\$0	\$0	\$0	\$0
1223 Pool Heater - Replace	\$0	\$0	\$0	\$6,334	\$0
1224 Spa Heater - Replace	\$0	\$0	\$0	\$0	\$0
1225 Pool Pump - Replace	\$0	\$0	\$0	\$0	\$3,131
1226 Spa Pumps - Replace	\$0	\$0	\$0	\$0	\$5,219
1230 Equipment Cover/Gate - Replace	\$0	\$2,090	\$0	\$0	\$0
1403 Safety Signs - Replace	\$0	\$0	\$0	\$0	\$0
Monument Signage					

Fiscal Year	2029	2030	2031	2032	2033
1402 Monument Sign (Stone) - Replace	\$0	\$0	\$0	\$0	\$0
1402 Monument Signs (Wood) - Replace	\$0	\$0	\$0	\$2,534	\$0
Total Expenses	\$227,229	\$89,076	\$262,148	\$633,638	\$227,031
Ending Reserve Balance	\$1,046,739	\$1,501,869	\$1,841,044	\$1,869,025	\$2,370,567

Fiscal Year	2034	2035	2036	2037	2038
Starting Reserve Balance	\$2,370,567	\$1,314,100	\$1,636,058	\$2,100,744	\$1,698,632
Annual Reserve Funding	\$778,123	\$794,463	\$811,147	\$828,181	\$845,573
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$18,416	\$14,745	\$18,676	\$18,989	\$17,204
Total Income	\$3,167,106	\$2,123,308	\$2,465,881	\$2,947,913	\$2,561,409
# Component					
Access Systems					
703 Card Readers - Replace	\$0	\$0	\$13,687	\$0	\$0
703 Entry Intercom - Replace #1	\$0	\$0	\$8,198	\$0	\$0
703 Entry Intercom - Replace #3	\$0	\$0	\$8,198	\$0	\$0
703 Entry Intercom - Replace #4	\$0	\$0	\$8,198	\$0	\$0
703 Entry Intercom - Replace #7	\$0	\$0	\$8,198	\$0	\$0
703 Entry Intercom - Replace #8	\$0	\$0	\$0	\$0	\$0
704 Loop Systems - Replace	\$0	\$0	\$0	\$35,245	\$0
705 Gate Operator - Replace #1	\$0	\$0	\$0	\$8,077	\$0
705 Gate Operator - Replace #2	\$7,392	\$0	\$0	\$0	\$0
705 Gate Operator - Replace #3	\$0	\$7,613	\$0	\$0	\$0
705 Gate Operator - Replace #4	\$0	\$7,613	\$0	\$0	\$0
705 Gate Operator - Replace #5	\$0	\$7,613	\$0	\$0	\$0
705 Gate Operator - Replace #6	\$7,392	\$0	\$0	\$0	\$0
705 Gate Operator - Replace #7	\$0	\$0	\$0	\$0	\$0
705 Gate Operator - Replace #8	\$7,392	\$0	\$0	\$0	\$0
Asphalt & Concrete					
201 Asphalt - Resurface	\$0	\$0	\$0	\$712,386	\$0
202 Asphalt - Seal/Repair	\$0	\$0	\$0	\$55,511	\$0
209 Concrete Surfaces - Repair	\$0	\$0	\$0	\$8,811	\$0
Balconies & Decks					
112 Balconies/Walkways-Waterproof/Repair	\$0	\$0	\$0	\$0	\$0
120 Exterior Elevated Elements Inspect	\$0	\$0	\$0	\$0	\$0
Building Doors					
715 Utility Doors - Partial Replace	\$0	\$0	\$0	\$0	\$11,344
Building Roofs					
1304 Tile Roofs - Replace (Ph1)	\$0	\$0	\$0	\$0	\$0
1304 Tile Roofs - Replace (Ph2)	\$0	\$0	\$0	\$0	\$0
1306 Flat Roofs - Recoat/Repair (Ph1)	\$249,968	\$0	\$0	\$0	\$0
1306 Flat Roofs - Recoat/Repair (Ph2)	\$0	\$257,467	\$0	\$0	\$0
1307 Flat Roofs - Replace (Ph1)	\$0	\$0	\$0	\$0	\$0
1307 Flat Roofs - Replace (Ph2)	\$0	\$0	\$0	\$0	\$0
1309 Carport Roofs - Replace	\$0	\$0	\$0	\$0	\$0
1310 Downspouts - Replace	\$0	\$97,588	\$0	\$0	\$0
Electrical & Lights					
802 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
803 Landscape Lights - Replace	\$0	\$0	\$0	\$0	\$0
805 Wall Lights - Replace	\$0	\$0	\$0	\$0	\$0
807 Carport Lights - Replace	\$0	\$0	\$0	\$0	\$0
810 Main Panels - Replace	\$0	\$0	\$0	\$0	\$0
811 Sub Panels - Replace	\$0	\$0	\$0	\$0	\$0
815 Underground Wiring - Replace	\$0	\$0	\$0	\$0	\$0
Fencing & Gates					
503 Metal Fencing - Replace	\$0	\$0	\$0	\$0	\$283,611
509 Metal Railing - Replace	\$0	\$0	\$0	\$0	\$223,863
707 Vehicle Gates - Replace	\$0	\$0	\$0	\$0	\$78,655
708 Pedestrian Gates - Replace	\$0	\$0	\$0	\$0	\$31,764
713 Trash Enclosures - Replace	\$0	\$0	\$0	\$0	\$0
Landscape & Irrigation					
1001 Backflow Devices - Partial Replace	\$0	\$0	\$0	\$0	\$15,126
1003 Irrigation Controllers - Replace	\$0	\$0	\$0	\$0	\$0
1808 Trees - Trim/Remove	\$53,757	\$55,369	\$57,030	\$58,741	\$60,504
1812 Landscaping - Refurbish	\$0	\$0	\$213,864	\$0	\$0
Mailboxes					
403 Mailbox CBUs - Replace	\$0	\$0	\$0	\$0	\$0
Paint					
1107 Metal Surfaces - Paint/Repair	\$0	\$0	\$0	\$73,427	\$0
1141 Stucco Exteriors - Paint	\$0	\$0	\$0	\$0	\$0
1142 Wood Exteriors - Paint/Repair	\$0	\$0	\$0	\$212,937	\$0

Fiscal Year	2034	2035	2036	2037	2038
Plumbing					
336 Plumbing - Repair	\$20,159	\$20,764	\$21,386	\$22,028	\$22,689
337 Plumbing - Replace	\$1,411,112	\$0	\$0	\$0	\$0
Pool & Spa #1					
1200 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
1201 Pool Deck - Seal/Repair	\$5,644	\$0	\$0	\$0	\$0
1203 Pool Furniture - Replace	\$0	\$0	\$0	\$0	\$0
1204 Pool Furniture - Re-Strap	\$0	\$0	\$0	\$0	\$3,781
1208 Pool - Resurface/Retile	\$0	\$0	\$26,377	\$0	\$0
1209 Spa - Resurface/Retile	\$0	\$0	\$0	\$0	\$0
1211 Skimmers - Replace	\$0	\$0	\$0	\$0	\$0
1221 Pool Filter - Replace	\$0	\$0	\$0	\$3,598	\$0
1222 Spa Filter - Replace	\$0	\$0	\$0	\$3,304	\$0
1223 Pool Heater - Replace	\$0	\$0	\$0	\$0	\$0
1224 Spa Heater - Replace	\$0	\$6,575	\$0	\$0	\$0
1225 Pool Pump - Replace	\$0	\$0	\$0	\$0	\$0
1226 Spa Pumps - Replace	\$0	\$0	\$0	\$0	\$0
1230 Equipment Cover/Gate - Replace	\$0	\$0	\$0	\$0	\$0
1403 Safety Signs - Replace	\$0	\$0	\$0	\$1,836	\$0
Pool & Spa #2					
1200 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
1201 Pool Deck - Seal/Repair	\$5,806	\$0	\$0	\$0	\$0
1203 Pool Furniture - Replace	\$16,127	\$0	\$0	\$0	\$0
1204 Pool Furniture - Re-Strap	\$0	\$0	\$0	\$0	\$0
1208 Pool - Resurface/Retile	\$0	\$0	\$0	\$27,168	\$0
1209 Spa - Resurface/Retile	\$0	\$0	\$0	\$0	\$19,059
1211 Skimmers - Replace	\$10,079	\$0	\$0	\$0	\$0
1221 Pool Filter - Replace	\$0	\$0	\$0	\$3,598	\$0
1222 Spa Filter - Replace	\$0	\$0	\$0	\$3,304	\$0
1223 Pool Heater - Replace	\$0	\$0	\$0	\$0	\$7,563
1224 Spa Heater - Replace	\$0	\$6,575	\$0	\$0	\$0
1225 Pool Pump - Replace	\$0	\$0	\$0	\$0	\$0
1226 Spa Pumps - Replace	\$0	\$0	\$0	\$0	\$0
1230 Equipment Cover/Gate - Replace	\$0	\$0	\$0	\$0	\$0
1403 Safety Signs - Replace	\$0	\$0	\$0	\$1,836	\$0
Pool & Spa #3					
1200 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
1201 Pool Deck - Seal/Repair	\$8,386	\$0	\$0	\$0	\$0
1203 Pool Furniture - Replace	\$16,127	\$0	\$0	\$0	\$0
1204 Pool Furniture - Re-Strap	\$0	\$0	\$0	\$0	\$0
1208 Pool - Resurface/Retile	\$0	\$0	\$0	\$0	\$27,983
1209 Spa - Resurface/Retile	\$0	\$0	\$0	\$0	\$0
1211 Skimmers - Replace	\$10,079	\$0	\$0	\$0	\$0
1221 Pool Filter - Replace	\$0	\$0	\$0	\$3,598	\$0
1222 Spa Filter - Replace	\$0	\$0	\$0	\$3,304	\$0
1223 Pool Heater - Replace	\$0	\$6,921	\$0	\$0	\$0
1224 Spa Heater - Replace	\$0	\$6,575	\$0	\$0	\$0
1225 Pool Pump - Replace	\$0	\$0	\$0	\$0	\$0
1226 Spa Pumps - Replace	\$0	\$0	\$0	\$0	\$0
1230 Equipment Cover/Gate - Replace	\$0	\$0	\$0	\$0	\$0
1403 Safety Signs - Replace	\$0	\$0	\$0	\$1,836	\$0
Pool & Spa #4					
1200 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
1201 Pool Deck - Seal/Repair	\$6,652	\$0	\$0	\$0	\$0
1203 Pool Furniture - Replace	\$0	\$0	\$0	\$0	\$0
1204 Pool Furniture - Re-Strap	\$0	\$0	\$0	\$0	\$3,781
1208 Pool - Resurface/Retile	\$0	\$0	\$0	\$0	\$27,983
1209 Spa - Resurface/Retile	\$16,933	\$0	\$0	\$0	\$0
1211 Skimmers - Replace	\$0	\$0	\$0	\$0	\$0
1221 Pool Filter - Replace	\$0	\$0	\$0	\$3,598	\$0
1222 Spa Filter - Replace	\$0	\$0	\$0	\$3,304	\$0
1223 Pool Heater - Replace	\$0	\$0	\$0	\$0	\$0
1224 Spa Heater - Replace	\$0	\$6,575	\$0	\$0	\$0
1225 Pool Pump - Replace	\$0	\$0	\$0	\$0	\$0
1226 Spa Pumps - Replace	\$0	\$0	\$0	\$0	\$0
1230 Equipment Cover/Gate - Replace	\$0	\$0	\$0	\$0	\$0
1403 Safety Signs - Replace	\$0	\$0	\$0	\$1,836	\$0
Monument Signage					

Fiscal Year	2034	2035	2036	2037	2038
1402 Monument Sign (Stone) - Replace	\$0	\$0	\$0	\$0	\$0
1402 Monument Signs (Wood) - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$1,853,005	\$487,250	\$365,137	\$1,249,282	\$817,706
Ending Reserve Balance	\$1,314,100	\$1,636,058	\$2,100,744	\$1,698,632	\$1,743,703

Fiscal Year	2039	2040	2041	2042	2043
Starting Reserve Balance	\$1,743,703	\$2,385,234	\$3,153,644	\$3,525,025	\$3,735,196
Annual Reserve Funding	\$863,330	\$881,460	\$899,971	\$918,870	\$938,166
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$20,636	\$27,683	\$33,379	\$36,286	\$40,853
Total Income	\$2,627,669	\$3,294,376	\$4,086,993	\$4,480,181	\$4,714,215
# Component					
Access Systems					
703 Card Readers - Replace	\$0	\$0	\$0	\$0	\$0
703 Entry Intercom - Replace #1	\$0	\$0	\$0	\$0	\$0
703 Entry Intercom - Replace #3	\$0	\$0	\$0	\$0	\$0
703 Entry Intercom - Replace #4	\$0	\$0	\$0	\$0	\$0
703 Entry Intercom - Replace #7	\$0	\$0	\$0	\$0	\$0
703 Entry Intercom - Replace #8	\$0	\$0	\$0	\$0	\$10,083
704 Loop Systems - Replace	\$0	\$0	\$0	\$0	\$0
705 Gate Operator - Replace #1	\$0	\$0	\$0	\$0	\$0
705 Gate Operator - Replace #2	\$0	\$0	\$0	\$0	\$0
705 Gate Operator - Replace #3	\$0	\$0	\$0	\$0	\$0
705 Gate Operator - Replace #4	\$0	\$0	\$0	\$0	\$0
705 Gate Operator - Replace #5	\$0	\$0	\$0	\$0	\$0
705 Gate Operator - Replace #6	\$0	\$0	\$0	\$0	\$0
705 Gate Operator - Replace #7	\$8,569	\$0	\$0	\$0	\$0
705 Gate Operator - Replace #8	\$0	\$0	\$0	\$0	\$0
Asphalt & Concrete					
201 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair	\$0	\$0	\$62,478	\$0	\$0
209 Concrete Surfaces - Repair	\$0	\$0	\$9,917	\$0	\$0
Balconies & Decks					
112 Balconies/Walkways-Waterproof/Repair	\$0	\$0	\$0	\$51,073	\$0
120 Exterior Elevated Elements Inspect	\$0	\$0	\$112,394	\$0	\$0
Building Doors					
715 Utility Doors - Partial Replace	\$0	\$0	\$0	\$0	\$0
Building Roofs					
1304 Tile Roofs - Replace (Ph1)	\$0	\$0	\$0	\$0	\$0
1304 Tile Roofs - Replace (Ph2)	\$0	\$0	\$0	\$0	\$0
1306 Flat Roofs - Recoat/Repair (Ph1)	\$0	\$0	\$0	\$0	\$0
1306 Flat Roofs - Recoat/Repair (Ph2)	\$0	\$0	\$0	\$0	\$0
1307 Flat Roofs - Replace (Ph1)	\$0	\$0	\$0	\$0	\$0
1307 Flat Roofs - Replace (Ph2)	\$0	\$0	\$0	\$0	\$0
1309 Carport Roofs - Replace	\$0	\$0	\$0	\$0	\$0
1310 Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
Electrical & Lights					
802 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
803 Landscape Lights - Replace	\$0	\$0	\$0	\$0	\$0
805 Wall Lights - Replace	\$95,036	\$0	\$0	\$0	\$0
807 Carport Lights - Replace	\$0	\$0	\$0	\$0	\$0
810 Main Panels - Replace	\$0	\$0	\$0	\$0	\$0
811 Sub Panels - Replace	\$0	\$0	\$0	\$0	\$0
815 Underground Wiring - Replace	\$0	\$0	\$0	\$0	\$0
Fencing & Gates					
503 Metal Fencing - Replace	\$0	\$0	\$0	\$0	\$0
509 Metal Railing - Replace	\$0	\$0	\$0	\$0	\$0
707 Vehicle Gates - Replace	\$0	\$0	\$0	\$0	\$0
708 Pedestrian Gates - Replace	\$0	\$0	\$0	\$0	\$0
713 Trash Enclosures - Replace	\$0	\$0	\$0	\$0	\$0
Landscape & Irrigation					
1001 Backflow Devices - Partial Replace	\$0	\$0	\$0	\$0	\$17,535
1003 Irrigation Controllers - Replace	\$0	\$0	\$0	\$0	\$0
1808 Trees - Trim/Remove	\$62,319	\$64,188	\$66,114	\$68,097	\$70,140
1812 Landscaping - Refurbish	\$0	\$0	\$247,927	\$0	\$0
Mailboxes					
403 Mailbox CBUs - Replace	\$0	\$0	\$0	\$0	\$130,198
Paint					
1107 Metal Surfaces - Paint/Repair	\$0	\$0	\$0	\$85,122	\$0
1141 Stucco Exteriors - Paint	\$0	\$0	\$0	\$238,341	\$0
1142 Wood Exteriors - Paint/Repair	\$0	\$0	\$0	\$246,853	\$0

Fiscal Year	2039	2040	2041	2042	2043
Plumbing					
336 Plumbing - Repair	\$23,370	\$24,071	\$24,793	\$25,536	\$26,303
337 Plumbing - Replace	\$0	\$0	\$0	\$0	\$0
Pool & Spa #1					
1200 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
1201 Pool Deck - Seal/Repair	\$6,543	\$0	\$0	\$0	\$0
1203 Pool Furniture - Replace	\$0	\$0	\$0	\$0	\$10,521
1204 Pool Furniture - Re-Strap	\$0	\$0	\$0	\$0	\$0
1208 Pool - Resurface/Retile	\$0	\$0	\$0	\$0	\$0
1209 Spa - Resurface/Retile	\$0	\$20,219	\$0	\$0	\$0
1211 Skimmers - Replace	\$0	\$12,035	\$0	\$0	\$0
1221 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
1222 Spa Filter - Replace	\$0	\$0	\$0	\$0	\$0
1223 Pool Heater - Replace	\$7,790	\$0	\$0	\$0	\$0
1224 Spa Heater - Replace	\$0	\$0	\$0	\$0	\$0
1225 Pool Pump - Replace	\$3,739	\$0	\$0	\$0	\$0
1226 Spa Pumps - Replace	\$0	\$0	\$6,611	\$0	\$0
1230 Equipment Cover/Gate - Replace	\$0	\$0	\$0	\$0	\$0
1403 Safety Signs - Replace	\$0	\$0	\$0	\$0	\$0
Pool & Spa #2					
1200 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
1201 Pool Deck - Seal/Repair	\$6,730	\$0	\$0	\$0	\$0
1203 Pool Furniture - Replace	\$0	\$0	\$0	\$0	\$0
1204 Pool Furniture - Re-Strap	\$5,453	\$0	\$0	\$0	\$0
1208 Pool - Resurface/Retile	\$0	\$0	\$0	\$0	\$0
1209 Spa - Resurface/Retile	\$0	\$0	\$0	\$0	\$0
1211 Skimmers - Replace	\$0	\$0	\$0	\$0	\$0
1221 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
1222 Spa Filter - Replace	\$0	\$0	\$0	\$0	\$0
1223 Pool Heater - Replace	\$0	\$0	\$0	\$0	\$0
1224 Spa Heater - Replace	\$0	\$0	\$0	\$0	\$0
1225 Pool Pump - Replace	\$0	\$0	\$3,967	\$0	\$0
1226 Spa Pumps - Replace	\$0	\$0	\$6,611	\$0	\$0
1230 Equipment Cover/Gate - Replace	\$0	\$0	\$0	\$0	\$0
1403 Safety Signs - Replace	\$0	\$0	\$0	\$0	\$0
Pool & Spa #3					
1200 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
1201 Pool Deck - Seal/Repair	\$9,722	\$0	\$0	\$0	\$0
1203 Pool Furniture - Replace	\$0	\$0	\$0	\$0	\$0
1204 Pool Furniture - Re-Strap	\$5,453	\$0	\$0	\$0	\$0
1208 Pool - Resurface/Retile	\$0	\$0	\$0	\$0	\$0
1209 Spa - Resurface/Retile	\$0	\$20,219	\$0	\$0	\$0
1211 Skimmers - Replace	\$0	\$0	\$0	\$0	\$0
1221 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
1222 Spa Filter - Replace	\$0	\$0	\$0	\$0	\$0
1223 Pool Heater - Replace	\$0	\$0	\$0	\$0	\$0
1224 Spa Heater - Replace	\$0	\$0	\$0	\$0	\$0
1225 Pool Pump - Replace	\$0	\$0	\$3,967	\$0	\$0
1226 Spa Pumps - Replace	\$0	\$0	\$6,611	\$0	\$0
1230 Equipment Cover/Gate - Replace	\$0	\$0	\$0	\$0	\$0
1403 Safety Signs - Replace	\$0	\$0	\$0	\$0	\$0
Pool & Spa #4					
1200 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
1201 Pool Deck - Seal/Repair	\$7,712	\$0	\$0	\$0	\$0
1203 Pool Furniture - Replace	\$0	\$0	\$0	\$0	\$10,521
1204 Pool Furniture - Re-Strap	\$0	\$0	\$0	\$0	\$0
1208 Pool - Resurface/Retile	\$0	\$0	\$0	\$0	\$0
1209 Spa - Resurface/Retile	\$0	\$0	\$0	\$21,451	\$0
1211 Skimmers - Replace	\$0	\$0	\$0	\$0	\$0
1221 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
1222 Spa Filter - Replace	\$0	\$0	\$0	\$0	\$0
1223 Pool Heater - Replace	\$0	\$0	\$0	\$8,512	\$0
1224 Spa Heater - Replace	\$0	\$0	\$0	\$0	\$0
1225 Pool Pump - Replace	\$0	\$0	\$3,967	\$0	\$0
1226 Spa Pumps - Replace	\$0	\$0	\$6,611	\$0	\$0
1230 Equipment Cover/Gate - Replace	\$0	\$0	\$0	\$0	\$0
1403 Safety Signs - Replace	\$0	\$0	\$0	\$0	\$0
Monument Signage					

Fiscal Year	2039	2040	2041	2042	2043
1402 Monument Sign (Stone) - Replace	\$0	\$0	\$0	\$0	\$0
1402 Monument Signs (Wood) - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$242,435	\$140,733	\$561,968	\$744,985	\$275,300
Ending Reserve Balance	\$2,385,234	\$3,153,644	\$3,525,025	\$3,735,196	\$4,438,915

Fiscal Year	2044	2045	2046	2047	2048
Starting Reserve Balance	\$4,438,915	\$4,336,729	\$3,736,044	\$3,968,114	\$4,501,208
Annual Reserve Funding	\$957,868	\$977,983	\$998,521	\$1,019,489	\$1,040,899
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$43,860	\$40,347	\$38,504	\$42,329	\$48,826
Total Income	\$5,440,642	\$5,355,059	\$4,773,069	\$5,029,932	\$5,590,933
# Component					
Access Systems					
703 Card Readers - Replace	\$0	\$0	\$0	\$0	\$19,515
703 Entry Intercom - Replace #1	\$0	\$0	\$0	\$0	\$11,689
703 Entry Intercom - Replace #3	\$0	\$0	\$0	\$0	\$11,689
703 Entry Intercom - Replace #4	\$0	\$0	\$0	\$0	\$11,689
703 Entry Intercom - Replace #7	\$0	\$0	\$0	\$0	\$11,689
703 Entry Intercom - Replace #8	\$0	\$0	\$0	\$0	\$0
704 Loop Systems - Replace	\$0	\$0	\$0	\$0	\$0
705 Gate Operator - Replace #1	\$0	\$0	\$0	\$10,855	\$0
705 Gate Operator - Replace #2	\$9,934	\$0	\$0	\$0	\$0
705 Gate Operator - Replace #3	\$0	\$10,232	\$0	\$0	\$0
705 Gate Operator - Replace #4	\$0	\$10,232	\$0	\$0	\$0
705 Gate Operator - Replace #5	\$0	\$10,232	\$0	\$0	\$0
705 Gate Operator - Replace #6	\$9,934	\$0	\$0	\$0	\$0
705 Gate Operator - Replace #7	\$0	\$0	\$0	\$0	\$0
705 Gate Operator - Replace #8	\$9,934	\$0	\$0	\$0	\$0
Asphalt & Concrete					
201 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair	\$0	\$70,319	\$0	\$0	\$0
209 Concrete Surfaces - Repair	\$0	\$11,162	\$0	\$0	\$0
Balconies & Decks					
112 Balconies/Walkways-Waterproof/Repair	\$0	\$0	\$0	\$0	\$0
120 Exterior Elevated Elements Inspect	\$0	\$0	\$0	\$0	\$0
Building Doors					
715 Utility Doors - Partial Replace	\$0	\$0	\$0	\$0	\$15,246
Building Roofs					
1304 Tile Roofs - Replace (Ph1)	\$0	\$0	\$0	\$0	\$0
1304 Tile Roofs - Replace (Ph2)	\$0	\$0	\$0	\$0	\$0
1306 Flat Roofs - Recoat/Repair (Ph1)	\$335,937	\$0	\$0	\$0	\$0
1306 Flat Roofs - Recoat/Repair (Ph2)	\$0	\$346,015	\$0	\$0	\$0
1307 Flat Roofs - Replace (Ph1)	\$559,894	\$0	\$0	\$0	\$0
1307 Flat Roofs - Replace (Ph2)	\$0	\$576,691	\$0	\$0	\$0
1309 Carport Roofs - Replace	\$0	\$437,169	\$0	\$0	\$0
1310 Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
Electrical & Lights					
802 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
803 Landscape Lights - Replace	\$0	\$0	\$0	\$0	\$0
805 Wall Lights - Replace	\$0	\$0	\$0	\$0	\$0
807 Carport Lights - Replace	\$0	\$0	\$0	\$0	\$0
810 Main Panels - Replace	\$0	\$0	\$0	\$0	\$0
811 Sub Panels - Replace	\$0	\$0	\$364,060	\$0	\$0
815 Underground Wiring - Replace	\$0	\$0	\$0	\$0	\$0
Fencing & Gates					
503 Metal Fencing - Replace	\$0	\$0	\$0	\$0	\$0
509 Metal Railing - Replace	\$0	\$0	\$0	\$0	\$0
707 Vehicle Gates - Replace	\$0	\$0	\$0	\$0	\$0
708 Pedestrian Gates - Replace	\$0	\$0	\$0	\$0	\$0
713 Trash Enclosures - Replace	\$0	\$0	\$0	\$0	\$0
Landscape & Irrigation					
1001 Backflow Devices - Partial Replace	\$0	\$0	\$0	\$0	\$20,328
1003 Irrigation Controllers - Replace	\$0	\$0	\$0	\$19,736	\$0
1808 Trees - Trim/Remove	\$72,244	\$74,412	\$76,644	\$78,943	\$81,312
1812 Landscaping - Refurbish	\$0	\$0	\$287,416	\$0	\$0
Mailboxes					
403 Mailbox CBUs - Replace	\$0	\$0	\$0	\$0	\$0
Paint					
1107 Metal Surfaces - Paint/Repair	\$0	\$0	\$0	\$98,679	\$0
1141 Stucco Exteriors - Paint	\$0	\$0	\$0	\$0	\$0
1142 Wood Exteriors - Paint/Repair	\$0	\$0	\$0	\$286,170	\$0

Fiscal Year	2044	2045	2046	2047	2048
Plumbing					
336 Plumbing - Repair	\$27,092	\$27,904	\$28,742	\$29,604	\$30,492
337 Plumbing - Replace	\$0	\$0	\$0	\$0	\$0
Pool & Spa #1					
1200 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
1201 Pool Deck - Seal/Repair	\$7,586	\$0	\$0	\$0	\$0
1203 Pool Furniture - Replace	\$0	\$0	\$0	\$0	\$0
1204 Pool Furniture - Re-Strap	\$0	\$0	\$0	\$0	\$5,082
1208 Pool - Resurface/Retile	\$0	\$0	\$0	\$0	\$37,607
1209 Spa - Resurface/Retile	\$0	\$0	\$0	\$0	\$25,613
1211 Skimmers - Replace	\$0	\$0	\$0	\$0	\$0
1221 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
1222 Spa Filter - Replace	\$0	\$0	\$0	\$0	\$0
1223 Pool Heater - Replace	\$0	\$0	\$0	\$0	\$0
1224 Spa Heater - Replace	\$0	\$8,836	\$0	\$0	\$0
1225 Pool Pump - Replace	\$0	\$0	\$0	\$4,737	\$0
1226 Spa Pumps - Replace	\$0	\$0	\$0	\$0	\$0
1230 Equipment Cover/Gate - Replace	\$0	\$0	\$0	\$0	\$0
1403 Safety Signs - Replace	\$0	\$0	\$0	\$0	\$0
Pool & Spa #2					
1200 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
1201 Pool Deck - Seal/Repair	\$7,802	\$0	\$0	\$0	\$0
1203 Pool Furniture - Replace	\$21,673	\$0	\$0	\$0	\$0
1204 Pool Furniture - Re-Strap	\$0	\$0	\$0	\$0	\$0
1208 Pool - Resurface/Retile	\$0	\$0	\$0	\$0	\$0
1209 Spa - Resurface/Retile	\$0	\$0	\$24,143	\$0	\$0
1211 Skimmers - Replace	\$0	\$0	\$0	\$0	\$0
1221 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
1222 Spa Filter - Replace	\$0	\$0	\$0	\$0	\$0
1223 Pool Heater - Replace	\$0	\$0	\$0	\$0	\$10,164
1224 Spa Heater - Replace	\$0	\$8,836	\$0	\$0	\$0
1225 Pool Pump - Replace	\$0	\$0	\$0	\$0	\$0
1226 Spa Pumps - Replace	\$0	\$0	\$0	\$0	\$0
1230 Equipment Cover/Gate - Replace	\$0	\$0	\$0	\$0	\$0
1403 Safety Signs - Replace	\$0	\$0	\$0	\$0	\$0
Pool & Spa #3					
1200 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
1201 Pool Deck - Seal/Repair	\$11,270	\$0	\$0	\$0	\$0
1203 Pool Furniture - Replace	\$21,673	\$0	\$0	\$0	\$0
1204 Pool Furniture - Re-Strap	\$0	\$0	\$0	\$0	\$0
1208 Pool - Resurface/Retile	\$0	\$0	\$0	\$0	\$0
1209 Spa - Resurface/Retile	\$0	\$0	\$0	\$0	\$25,613
1211 Skimmers - Replace	\$0	\$0	\$0	\$0	\$0
1221 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
1222 Spa Filter - Replace	\$0	\$0	\$0	\$0	\$0
1223 Pool Heater - Replace	\$0	\$9,301	\$0	\$0	\$0
1224 Spa Heater - Replace	\$0	\$8,836	\$0	\$0	\$0
1225 Pool Pump - Replace	\$0	\$0	\$0	\$0	\$0
1226 Spa Pumps - Replace	\$0	\$0	\$0	\$0	\$0
1230 Equipment Cover/Gate - Replace	\$0	\$0	\$0	\$0	\$0
1403 Safety Signs - Replace	\$0	\$0	\$0	\$0	\$0
Pool & Spa #4					
1200 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
1201 Pool Deck - Seal/Repair	\$8,940	\$0	\$0	\$0	\$0
1203 Pool Furniture - Replace	\$0	\$0	\$0	\$0	\$0
1204 Pool Furniture - Re-Strap	\$0	\$0	\$0	\$0	\$5,082
1208 Pool - Resurface/Retile	\$0	\$0	\$0	\$0	\$0
1209 Spa - Resurface/Retile	\$0	\$0	\$0	\$0	\$0
1211 Skimmers - Replace	\$0	\$0	\$0	\$0	\$0
1221 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
1222 Spa Filter - Replace	\$0	\$0	\$0	\$0	\$0
1223 Pool Heater - Replace	\$0	\$0	\$0	\$0	\$0
1224 Spa Heater - Replace	\$0	\$8,836	\$0	\$0	\$0
1225 Pool Pump - Replace	\$0	\$0	\$0	\$0	\$0
1226 Spa Pumps - Replace	\$0	\$0	\$0	\$0	\$0
1230 Equipment Cover/Gate - Replace	\$0	\$0	\$0	\$0	\$0
1403 Safety Signs - Replace	\$0	\$0	\$0	\$0	\$0
Monument Signage					

Fiscal Year	2044	2045	2046	2047	2048
1402 Monument Sign (Stone) - Replace	\$0	\$0	\$23,951	\$0	\$0
1402 Monument Signs (Wood) - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$1,103,913	\$1,619,014	\$804,955	\$528,724	\$322,808
Ending Reserve Balance	\$4,336,729	\$3,736,044	\$3,968,114	\$4,501,208	\$5,268,125

Fiscal Year	2049	2050	2051	2052	2053
Starting Reserve Balance	\$5,268,125	\$5,838,850	\$6,598,764	\$7,253,857	\$7,550,668
Annual Reserve Funding	\$1,062,758	\$1,085,076	\$1,107,862	\$1,131,127	\$1,154,881
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$55,511	\$62,162	\$69,234	\$73,991	\$78,969
Total Income	\$6,386,394	\$6,986,088	\$7,775,860	\$8,458,975	\$8,784,518
# Component					
Access Systems					
703 Card Readers - Replace	\$0	\$0	\$0	\$0	\$0
703 Entry Intercom - Replace #1	\$0	\$0	\$0	\$0	\$0
703 Entry Intercom - Replace #3	\$0	\$0	\$0	\$0	\$0
703 Entry Intercom - Replace #4	\$0	\$0	\$0	\$0	\$0
703 Entry Intercom - Replace #7	\$0	\$0	\$0	\$0	\$0
703 Entry Intercom - Replace #8	\$0	\$0	\$0	\$0	\$0
704 Loop Systems - Replace	\$0	\$0	\$0	\$0	\$56,558
705 Gate Operator - Replace #1	\$0	\$0	\$0	\$0	\$0
705 Gate Operator - Replace #2	\$0	\$0	\$0	\$0	\$0
705 Gate Operator - Replace #3	\$0	\$0	\$0	\$0	\$0
705 Gate Operator - Replace #4	\$0	\$0	\$0	\$0	\$0
705 Gate Operator - Replace #5	\$0	\$0	\$0	\$0	\$0
705 Gate Operator - Replace #6	\$0	\$0	\$0	\$0	\$0
705 Gate Operator - Replace #7	\$11,516	\$0	\$0	\$0	\$0
705 Gate Operator - Replace #8	\$0	\$0	\$0	\$0	\$0
Asphalt & Concrete					
201 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair	\$79,145	\$0	\$0	\$0	\$89,078
209 Concrete Surfaces - Repair	\$12,563	\$0	\$0	\$0	\$14,139
Balconies & Decks					
112 Balconies/Walkways-Waterproof/Repair	\$0	\$0	\$66,639	\$0	\$0
120 Exterior Elevated Elements Inspect	\$0	\$146,648	\$0	\$0	\$0
Building Doors					
715 Utility Doors - Partial Replace	\$0	\$0	\$0	\$0	\$0
Building Roofs					
1304 Tile Roofs - Replace (Ph1)	\$0	\$0	\$0	\$0	\$0
1304 Tile Roofs - Replace (Ph2)	\$0	\$0	\$0	\$0	\$0
1306 Flat Roofs - Recoat/Repair (Ph1)	\$0	\$0	\$0	\$0	\$0
1306 Flat Roofs - Recoat/Repair (Ph2)	\$0	\$0	\$0	\$0	\$0
1307 Flat Roofs - Replace (Ph1)	\$0	\$0	\$0	\$0	\$0
1307 Flat Roofs - Replace (Ph2)	\$0	\$0	\$0	\$0	\$0
1309 Carport Roofs - Replace	\$0	\$0	\$0	\$0	\$0
1310 Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
Electrical & Lights					
802 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$116,650
803 Landscape Lights - Replace	\$0	\$0	\$0	\$0	\$33,935
805 Wall Lights - Replace	\$0	\$0	\$0	\$0	\$0
807 Carport Lights - Replace	\$0	\$0	\$0	\$0	\$42,889
810 Main Panels - Replace	\$0	\$0	\$0	\$0	\$0
811 Sub Panels - Replace	\$0	\$0	\$0	\$0	\$0
815 Underground Wiring - Replace	\$0	\$0	\$0	\$0	\$0
Fencing & Gates					
503 Metal Fencing - Replace	\$0	\$0	\$0	\$0	\$0
509 Metal Railing - Replace	\$0	\$0	\$0	\$0	\$0
707 Vehicle Gates - Replace	\$0	\$0	\$0	\$0	\$0
708 Pedestrian Gates - Replace	\$0	\$0	\$0	\$0	\$0
713 Trash Enclosures - Replace	\$0	\$0	\$0	\$0	\$0
Landscape & Irrigation					
1001 Backflow Devices - Partial Replace	\$0	\$0	\$0	\$0	\$23,566
1003 Irrigation Controllers - Replace	\$0	\$0	\$0	\$0	\$0
1808 Trees - Trim/Remove	\$83,751	\$86,264	\$88,852	\$91,517	\$94,263
1812 Landscaping - Refurbish	\$0	\$0	\$333,193	\$0	\$0
Mailboxes					
403 Mailbox CBUs - Replace	\$0	\$0	\$0	\$0	\$0
Paint					
1107 Metal Surfaces - Paint/Repair	\$0	\$0	\$0	\$114,396	\$0
1141 Stucco Exteriors - Paint	\$0	\$0	\$0	\$320,310	\$0
1142 Wood Exteriors - Paint/Repair	\$0	\$0	\$0	\$331,750	\$0

Fiscal Year	2049	2050	2051	2052	2053
Plumbing					
336 Plumbing - Repair	\$31,407	\$32,349	\$33,319	\$34,319	\$35,348
337 Plumbing - Replace	\$0	\$0	\$0	\$0	\$0
Pool & Spa #1					
1200 Pool Deck - Resurface	\$23,450	\$0	\$0	\$0	\$0
1201 Pool Deck - Seal/Repair	\$8,794	\$0	\$0	\$0	\$0
1203 Pool Furniture - Replace	\$0	\$0	\$0	\$0	\$14,139
1204 Pool Furniture - Re-Strap	\$0	\$0	\$0	\$0	\$0
1208 Pool - Resurface/Retile	\$0	\$0	\$0	\$0	\$0
1209 Spa - Resurface/Retile	\$0	\$0	\$0	\$0	\$0
1211 Skimmers - Replace	\$0	\$0	\$0	\$0	\$0
1221 Pool Filter - Replace	\$5,130	\$0	\$0	\$0	\$0
1222 Spa Filter - Replace	\$4,711	\$0	\$0	\$0	\$0
1223 Pool Heater - Replace	\$10,469	\$0	\$0	\$0	\$0
1224 Spa Heater - Replace	\$0	\$0	\$0	\$0	\$0
1225 Pool Pump - Replace	\$0	\$0	\$0	\$0	\$0
1226 Spa Pumps - Replace	\$8,375	\$0	\$0	\$0	\$0
1230 Equipment Cover/Gate - Replace	\$0	\$3,774	\$0	\$0	\$0
1403 Safety Signs - Replace	\$2,617	\$0	\$0	\$0	\$0
Pool & Spa #2					
1200 Pool Deck - Resurface	\$24,078	\$0	\$0	\$0	\$0
1201 Pool Deck - Seal/Repair	\$9,045	\$0	\$0	\$0	\$0
1203 Pool Furniture - Replace	\$0	\$0	\$0	\$0	\$0
1204 Pool Furniture - Re-Strap	\$7,328	\$0	\$0	\$0	\$0
1208 Pool - Resurface/Retile	\$38,735	\$0	\$0	\$0	\$0
1209 Spa - Resurface/Retile	\$0	\$0	\$0	\$0	\$0
1211 Skimmers - Replace	\$0	\$0	\$0	\$0	\$0
1221 Pool Filter - Replace	\$5,130	\$0	\$0	\$0	\$0
1222 Spa Filter - Replace	\$4,711	\$0	\$0	\$0	\$0
1223 Pool Heater - Replace	\$0	\$0	\$0	\$0	\$0
1224 Spa Heater - Replace	\$0	\$0	\$0	\$0	\$0
1225 Pool Pump - Replace	\$5,025	\$0	\$0	\$0	\$0
1226 Spa Pumps - Replace	\$8,375	\$0	\$0	\$0	\$0
1230 Equipment Cover/Gate - Replace	\$0	\$3,774	\$0	\$0	\$0
1403 Safety Signs - Replace	\$2,617	\$0	\$0	\$0	\$0
Pool & Spa #3					
1200 Pool Deck - Resurface	\$34,757	\$0	\$0	\$0	\$0
1201 Pool Deck - Seal/Repair	\$13,065	\$0	\$0	\$0	\$0
1203 Pool Furniture - Replace	\$0	\$0	\$0	\$0	\$0
1204 Pool Furniture - Re-Strap	\$7,328	\$0	\$0	\$0	\$0
1208 Pool - Resurface/Retile	\$0	\$39,897	\$0	\$0	\$0
1209 Spa - Resurface/Retile	\$0	\$0	\$0	\$0	\$0
1211 Skimmers - Replace	\$0	\$0	\$0	\$0	\$0
1221 Pool Filter - Replace	\$5,130	\$0	\$0	\$0	\$0
1222 Spa Filter - Replace	\$4,711	\$0	\$0	\$0	\$0
1223 Pool Heater - Replace	\$0	\$0	\$0	\$0	\$0
1224 Spa Heater - Replace	\$0	\$0	\$0	\$0	\$0
1225 Pool Pump - Replace	\$5,025	\$0	\$0	\$0	\$0
1226 Spa Pumps - Replace	\$8,375	\$0	\$0	\$0	\$0
1230 Equipment Cover/Gate - Replace	\$0	\$3,774	\$0	\$0	\$0
1403 Safety Signs - Replace	\$2,617	\$0	\$0	\$0	\$0
Pool & Spa #4					
1200 Pool Deck - Resurface	\$27,638	\$0	\$0	\$0	\$0
1201 Pool Deck - Seal/Repair	\$10,364	\$0	\$0	\$0	\$0
1203 Pool Furniture - Replace	\$0	\$0	\$0	\$0	\$14,139
1204 Pool Furniture - Re-Strap	\$0	\$0	\$0	\$0	\$0
1208 Pool - Resurface/Retile	\$0	\$39,897	\$0	\$0	\$0
1209 Spa - Resurface/Retile	\$0	\$27,173	\$0	\$0	\$0
1211 Skimmers - Replace	\$15,703	\$0	\$0	\$0	\$0
1221 Pool Filter - Replace	\$5,130	\$0	\$0	\$0	\$0
1222 Spa Filter - Replace	\$4,711	\$0	\$0	\$0	\$0
1223 Pool Heater - Replace	\$0	\$0	\$0	\$11,440	\$0
1224 Spa Heater - Replace	\$0	\$0	\$0	\$0	\$0
1225 Pool Pump - Replace	\$5,025	\$0	\$0	\$0	\$0
1226 Spa Pumps - Replace	\$8,375	\$0	\$0	\$0	\$0
1230 Equipment Cover/Gate - Replace	\$0	\$3,774	\$0	\$0	\$0
1403 Safety Signs - Replace	\$2,617	\$0	\$0	\$0	\$0
Monument Signage					

Fiscal Year	2049	2050	2051	2052	2053
1402 Monument Sign (Stone) - Replace	\$0	\$0	\$0	\$0	\$0
1402 Monument Signs (Wood) - Replace	\$0	\$0	\$0	\$4,576	\$0
Total Expenses	\$547,544	\$387,324	\$522,003	\$908,307	\$534,705
Ending Reserve Balance	\$5,838,850	\$6,598,764	\$7,253,857	\$7,550,668	\$8,249,813



Accuracy, Limitations, and Disclosures

Association Reserves and its employees have no ownership, management, or other business relationships with the client other than this Reserve Study engagement. Kevin Leonard, R.S., president, is a credentialed Reserve Specialist (#294). All work done by Association Reserves is performed under his Responsible Charge and is performed in accordance with National Reserve Study Standards (NRSS). There are no material issues to our knowledge that have not been disclosed to the client that would cause a distortion of the client's situation.

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

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

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

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



Terms and Definitions

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



Component Details

The primary purpose of the Component Details appendix is to provide the reader with the basis of our funding assumptions resulting from 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 to determine if they meet the criteria for reserve funding.

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

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

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

Access Systems

Comp #: 703 Card Readers - Replace

Quantity: (8) Total

Location: Front entry

Funded?: Yes.

History: Unknown

Comments: Plan for replacement at the approximate interval shown here for functional considerations. Continue to monitor and adjust as needed in future Reserve Study updates.

Useful Life:
12 years

Remaining Life:
0 years



Best Case: \$ 8,000

Worst Case: \$ 11,200

Cost Source: Allowance Estimate

Comp #: 703 Entry Intercom - Replace #1

Quantity: (1) System

Location: Gates 1,3,4,7,8

Funded?: Yes.

History: Unknown

Comments: Access/intercom system was not inspected internally during site inspection. Should be checked and repaired as needed by servicing vendor as routine maintenance. Individual components can often be replaced for relatively low cost as an Operating expense. Plan for complete replacement at the approximate interval shown here for functional and aesthetic considerations.

Useful Life:
12 years

Remaining Life:
0 years



Best Case: \$ 4,500

Worst Case: \$ 7,000

Cost Source: Allowance Estimate

Comp #: 703 Entry Intercom - Replace #3

Quantity: (1) System

Location: Front entry

Funded?: Yes.

History: Unknown

Comments: Access/intercom system was not inspected internally during site inspection. Should be checked and repaired as needed by servicing vendor as routine maintenance. Individual components can often be replaced for relatively low cost as an Operating expense. Plan for complete replacement at the approximate interval shown here for functional and aesthetic considerations.

Useful Life:
12 years

Remaining Life:
0 years



Best Case: \$ 4,500

Worst Case: \$ 7,000

Cost Source: Allowance Estimate

Comp #: 703 Entry Intercom - Replace #4

Quantity: (1) System

Location: Front entry

Funded?: Yes.

History: Unknown

Comments: Access/intercom system was not inspected internally during site inspection. Should be checked and repaired as needed by servicing vendor as routine maintenance. Individual components can often be replaced for relatively low cost as an Operating expense. Plan for complete replacement at the approximate interval shown here for functional and aesthetic considerations.

Useful Life:
12 years

Remaining Life:
0 years



Best Case: \$ 4,500

Worst Case: \$ 7,000

Cost Source: Allowance Estimate

Comp #: 703 Entry Intercom - Replace #7

Quantity: (1) System

Location: Front entry

Funded?: Yes.

History: Unknown

Comments: Access/intercom system was not inspected internally during site inspection. Should be checked and repaired as needed by servicing vendor as routine maintenance. Individual components can often be replaced for relatively low cost as an Operating expense. Plan for complete replacement at the approximate interval shown here for functional and aesthetic considerations.

Useful Life:
12 years

Remaining Life:
0 years



Best Case: \$ 4,500

Worst Case: \$ 7,000

Cost Source: Allowance Estimate

Comp #: 703 Entry Intercom - Replace #8

Quantity: (1) System

Location: Front entry

Funded?: Yes.

History: 2019: \$4,700

Comments: Access/intercom system was not inspected internally during site inspection. Should be checked and repaired as needed by servicing vendor as routine maintenance. Individual components can often be replaced for relatively low cost as an Operating expense. Plan for complete replacement at the approximate interval shown here for functional and aesthetic considerations.

Useful Life:
12 years

Remaining Life:
7 years



Best Case: \$ 4,500

Worst Case: \$ 7,000

Cost Source: Allowance Estimate

Comp #: 703 Intercom Structures - Replace

Quantity: (3) Total

Location: Front entries

Funded?: No. Repair/replace as needed as an operational expense. Cost is below the minimum threshold for reserve funding.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 704 Loop Systems - Replace

Quantity: (8) Gates

Location: Entry/exit gates

Funded?: Yes.

History: 2021

Comments: This project consists of digging a trench in the asphalt at the loop area and replacing the system. Best to have the system replaced before complete failure. This system should be functional at all times.

Useful Life:
16 years

Remaining Life:
13 years



Best Case: \$ 20,000

Worst Case: \$ 28,000

Cost Source: Allowance Estimate

Comp #: 705 Gate Operator - Replace #1

Quantity: (1) MAX Operator

Location: Entry/exit gate

Funded?: Yes.

History: 2017: \$4,314

Comments: We recommend regular inspections (including service and repair as needed) be paid through the Operating budget. Even with ongoing maintenance, plan for replacement at typical life expectancy indicated below. Useful life can vary greatly depending on level of use, exposure to the elements, etc. Monitor actual expenses closely for future Reserve Study updates. Unless otherwise noted, funding to replace with similar units.

Useful Life:
10 years

Remaining Life:
3 years



Best Case: \$ 4,000

Worst Case: \$ 7,000

Cost Source: Allowance Estimate

Comp #: 705 Gate Operator - Replace #2

Quantity: (1) Elite Operator

Location: Entry/exit gate

Funded?: Yes.

History: 1998

Comments: We recommend regular inspections (including service and repair as needed) be paid through the Operating budget. Even with ongoing maintenance, plan for replacement at typical life expectancy indicated below. Useful life can vary greatly depending on level of use, exposure to the elements, etc. Monitor actual expenses closely for future Reserve Study updates. Unless otherwise noted, funding to replace with similar units.

Useful Life:
10 years

Remaining Life:
0 years



Best Case: \$ 4,000

Worst Case: \$ 7,000

Cost Source: Allowance Estimate

Comp #: 705 Gate Operator - Replace #3

Quantity: (1) Liftmaster Operator

Location: Entry/exit gate

Funded?: Yes.

History: 2015

Comments: We recommend regular inspections (including service and repair as needed) be paid through the Operating budget. Even with ongoing maintenance, plan for replacement at typical life expectancy indicated below. Useful life can vary greatly depending on level of use, exposure to the elements, etc. Monitor actual expenses closely for future Reserve Study updates. Unless otherwise noted, funding to replace with similar units.

Useful Life:
10 years

Remaining Life:
1 years



Best Case: \$ 4,000

Worst Case: \$ 7,000

Cost Source: Allowance Estimate

Comp #: 705 Gate Operator - Replace #4

Quantity: (1) Elite Operator

Location: Entry/exit gate

Funded?: Yes.

History: Unknown

Comments: We recommend regular inspections (including service and repair as needed) be paid through the Operating budget. Even with ongoing maintenance, plan for replacement at typical life expectancy indicated below. Useful life can vary greatly depending on level of use, exposure to the elements, etc. Monitor actual expenses closely for future Reserve Study updates. Unless otherwise noted, funding to replace with similar units.

Useful Life:
10 years

Remaining Life:
1 years



Best Case: \$ 4,000

Worst Case: \$ 7,000

Cost Source: Allowance Estimate

Comp #: 705 Gate Operator - Replace #5

Quantity: (1) Elite Operator

Location: Entry/exit gate

Funded?: Yes.

History: Unknown

Comments: We recommend regular inspections (including service and repair as needed) be paid through the Operating budget. Even with ongoing maintenance, plan for replacement at typical life expectancy indicated below. Useful life can vary greatly depending on level of use, exposure to the elements, etc. Monitor actual expenses closely for future Reserve Study updates. Unless otherwise noted, funding to replace with similar units.

Useful Life:
10 years

Remaining Life:
1 years



Best Case: \$ 4,000

Worst Case: \$ 7,000

Cost Source: Allowance Estimate

Comp #: 705 Gate Operator - Replace #6

Quantity: (1) Elite Operator

Location: Entry/exit gate

Funded?: Yes.

History: Unknown

Comments: We recommend regular inspections (including service and repair as needed) be paid through the Operating budget. Even with ongoing maintenance, plan for replacement at typical life expectancy indicated below. Useful life can vary greatly depending on level of use, exposure to the elements, etc. Monitor actual expenses closely for future Reserve Study updates. Unless otherwise noted, funding to replace with similar units.

Useful Life:
10 years

Remaining Life:
0 years



Best Case: \$ 4,000

Worst Case: \$ 7,000

Cost Source: Allowance Estimate

Comp #: 705 Gate Operator - Replace #7

Quantity: (1) MAX Operator

Location: Entry/exit gate

Funded?: Yes.

History: 2019

Comments: We recommend regular inspections (including service and repair as needed) be paid through the Operating budget. Even with ongoing maintenance, plan for replacement at typical life expectancy indicated below. Useful life can vary greatly depending on level of use, exposure to the elements, etc. Monitor actual expenses closely for future Reserve Study updates. Unless otherwise noted, funding to replace with similar units.

Useful Life:
10 years

Remaining Life:
5 years



Best Case: \$ 4,000

Worst Case: \$ 7,000

Cost Source: Allowance Estimate

Comp #: 705 Gate Operator - Replace #8

Quantity: (1) Elite Operator

Location: Entry/exit gate

Funded?: Yes.

History: 1998

Comments: We recommend regular inspections (including service and repair as needed) be paid through the Operating budget. Even with ongoing maintenance, plan for replacement at typical life expectancy indicated below. Useful life can vary greatly depending on level of use, exposure to the elements, etc. Monitor actual expenses closely for future Reserve Study updates. Unless otherwise noted, funding to replace with similar units.

Useful Life:
10 years

Remaining Life:
0 years



Best Case: \$ 4,000

Worst Case: \$ 7,000

Cost Source: Allowance Estimate

Asphalt & Concrete

Comp #: 201 Asphalt - Resurface

Quantity: Approx 126,000 GSF

Location: Streets and Drives

Funded?: Yes.

History: Overlay done in 2021: \$176K

Comments: As routine maintenance, keep roadway clean, free of debris and well drained; fill/seal cracks to prevent water from penetrating into the sub-base and accelerating damage. Even with ordinary care and maintenance, plan for eventual large scale resurface at roughly the time frame below. Our inspection is visual only and does not incorporate any core sampling or other testing, which may be advisable when asphalt is nearing end of useful life. Some communities choose to work with independent paving consultants or engineering firms in order to identify any hidden concerns and develop scope of work prior to bidding. If more comprehensive analysis becomes available, incorporate findings into future Reserve Study updates as appropriate.

Useful Life:

28 years

Remaining Life:

13 years



Best Case: \$ 485,100

Worst Case: \$ 485,100

Cost Source: Research with Vendor

Comp #: 202 Asphalt - Seal/Repair

Quantity: Approx 126,000 GSF

Location: Streets & Drives

Funded?: Yes.

History: Seal done in 2021: \$17,400

Comments: Regular cycles of seal coating (along with any needed repair) has proven to be the best program in our opinion for the long term care of asphalt pavement. The primary reason to seal coat asphalt pavement is to protect the pavement from the deteriorating effects of sun and water. When asphalt pavement is exposed, the asphalt oxidizes, or hardens which causes the pavement to become more brittle. As a result, the pavement will be more likely to crack because it is unable to bend and flex when subjected to traffic and temperature changes. A seal coat combats this situation by providing a water-resistant membrane, which not only slows down the oxidation process but also helps the pavement to shed water, preventing it from entering the base material. Seal coating also provides uniform appearance, concealing the inevitable patching and repairs which accumulate over time. Seal coating ultimately can extend the useful life of asphalt, postponing the need for asphalt resurfacing. If asphalt is already cracked, raveled and otherwise deteriorated, seal-coating will not provide much physical benefit, but still may have aesthetic benefits for curb appeal.

Useful Life:
4 years

Remaining Life:
1 years



Best Case: \$ 30,000

Worst Case: \$ 45,600

Cost Source: Allowance Estimate

Comp #: 209 Concrete Surfaces - Repair

Quantity: (1) Provision

Location: Throughout common area

Funded?: Yes.

History: Sep 2012: Grind sidewalks-\$3,500. Mar 2014: Repl concrete section at Bldg 2-\$1,900. Nov 2014: Repl 12 areas of sidewalk-\$7,900. Aug 2014: Repainting red curbs-\$1,795. Feb 2015: Sidewalk repl-\$1,300. Mar 2015: Repl 16 corners-\$3,195. Mar 2016: New concrete/gravel-\$2,379. Oct 2017: Pour concrete pads at gates 1,2,4,7&8-\$4,000. Oct 2017: R&R sidewalk-\$750. Mar 2022: Pour concrete sidewalk-\$1,725. Jun 2023: R&R walkways Bldg. 6-\$3,364

Comments: Repair any trip and fall hazards immediately to ensure safety. As routine maintenance, inspect regularly, pressure wash for appearance and repair promptly as needed to prevent water penetrating into the base and causing further damage. In our experience, larger repair/replacement expenses emerge as the community ages, especially as trees adjacent to sidewalks continue to grow. Generally, regular repair/replacement projects are done as needed as an operational expense. Full replacement is not anticipated. If warranted, an allowance can be provided to be used as needed.

Useful Life:
4 years

Remaining Life:
1 years



Best Case: \$ 4,000

Worst Case: \$ 8,000

Cost Source: Estimate Provided by Client

Balconies & Decks

Comp #: 112 Balconies/Walkways-WaterproofRepair

Quantity: Approx 22,800 GSF

Location: Decks; Upper Walkways; Stairs

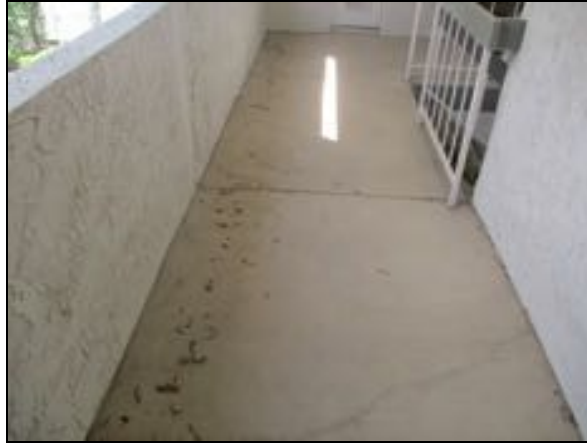
Funded?: Yes.

History:

Comments: The elevated walkways and decks are wood framed with concrete surfaces. There is no expectation for comprehensive replacement. We will provide a general allowance to make repairs that coincide with the exteriors elevated elements inspection.

Useful Life:
9 years

Remaining Life:
0 years



Best Case: \$ 20,000

Worst Case: \$ 40,000

Cost Source: Allowance

Comp #: 120 Exterior Elevated Elements Inspect

Quantity: (1) Provision

Location: Balconies

Funded?: Yes.

History: 2023: ~\$67,800

Comments: By the 2025 fiscal year reporting period all HOA's in California meeting the criteria - wood framed structures, with 3 or more units, with elevated protruding decks or walkways – will need to have these “elevated elements inspections” performed, by a licensed architect or engineer, and the information incorporated into the HOA's Reserve Study. As the inspections themselves are a new requirement they would not have appeared in previous reports. Additionally, the intrusive inspection may reveal issues that need corrective action that would also not have appeared in previous reports. The cost for this inspection may vary. Continue to monitor and adjust as needed in future Reserve Study updates.

Useful Life:
9 years

Remaining Life:
8 years



Best Case: \$ 60,000

Worst Case: \$ 76,000

Cost Source: Allowance Estimate

Building Doors

Comp #: 715 Utility Doors - Partial Replace

Quantity: (1) Provision

Location: Common areas

Funded?: Yes.

History: Partial replacements as needed.

Comments: Utility doors should have a very long useful life expectancy in most cases. However, occasional replacements may be required, especially for doors located in more exposed areas. Inspect periodically and repair as needed to maintain appearance, security and operation with maintenance funds. Should be painted along with building exteriors or other painting/waterproofing projects to preserve appearance and prolong useful life. Based on our experience with comparable properties, we recommend planning for ongoing partial replacements at the approximate interval shown here.

Useful Life:
10 years

Remaining Life:
4 years



Best Case: \$ 5,000

Worst Case: \$ 10,000

Cost Source: Allowance Estimate

Building Roofs

Comp #: 1304 Tile Roofs - Replace (Ph1)

Quantity: Approx 50% of 58,500 GSF

Location: Building roofs

Funded?: Yes.

History:

Comments: The timeline for tile roof replacement is generally estimated based on the age of the roof. Remaining useful life can also be adjusted based on inspection of any accessible areas, looking for any cracked, slipping or missing tiles, as well as consultation with the client about history of repairs and preventive maintenance. Typical replacement includes removal and replacement of tiles and underlayment, with repairs to any damaged substrate made as needed. Tile roofing is typically a long-lived component assuming it was properly installed and is properly maintained. The primary reason to replace tile roofs is not based on the condition of the tiles themselves, whose main purpose is to provide a barrier for the underlayment which is the actual waterproofing layer of the roof system. As routine maintenance, many manufacturers recommend inspections at least twice annually and after large storm events. Promptly replace any damaged/missing sections or conduct any other repair needed to ensure waterproof integrity of roof. We recommend having roof inspected in greater detail (including conditions of sub-surface materials) by an independent roofing consultant prior to replacement. There is a wealth of information available through organizations such as the Roof Consultant Institute <http://www.rci-online.org/> and the National Roofing Contractors Association (NRCA) <http://www.nrca.net/>. If the roof has a warranty, be sure to review terms and conduct proper inspections/repairs as needed to keep warranty in force.

Useful Life:

40 years

Remaining Life:

1 years



Best Case: \$ 200,000

Worst Case: \$ 268,000

Cost Source: Allowance Estiamte

Comp #: 1304 Tile Roofs - Replace (Ph2)

Quantity: Approx 50% of 58,500 GSF

Location: Building roofs

Funded?: Yes.

History:

Comments: The timeline for tile roof replacement is generally estimated based on the age of the roof. Remaining useful life can also be adjusted based on inspection of any accessible areas, looking for any cracked, slipping or missing tiles, as well as consultation with the client about history of repairs and preventive maintenance. Typical replacement includes removal and replacement of tiles and underlayment, with repairs to any damaged substrate made as needed. Tile roofing is typically a long-lived component assuming it was properly installed and is properly maintained. The primary reason to replace tile roofs is not based on the condition of the tiles themselves, whose main purpose is to provide a barrier for the underlayment which is the actual waterproofing layer of the roof system. As routine maintenance, many manufacturers recommend inspections at least twice annually and after large storm events. Promptly replace any damaged/missing sections or conduct any other repair needed to ensure waterproof integrity of roof. We recommend having roof inspected in greater detail (including conditions of sub-surface materials) by an independent roofing consultant prior to replacement. There is a wealth of information available through organizations such as the Roof Consultant Institute <http://www.rci-online.org/> and the National Roofing Contractors Association (NRCA) <http://www.nrca.net/>. If the roof has a warranty, be sure to review terms and conduct proper inspections/repairs as needed to keep warranty in force.

Useful Life:
40 years

Remaining Life:
2 years



Best Case: \$ 200,000

Worst Case: \$ 268,000

Cost Source: Allowance Estiamte

Comp #: 1306 Flat Roofs - Recoat/Repair (Ph1)

Quantity: Approx 50% of 124,000 GSF

Location: Roof

Funded?: Yes.

History:

Comments: In our experience, foam roofing systems can be re-coated several times over, and if done on a recommended schedule, roof system as a whole can be preserved for an extended period of time. At this time, we are recommending funding for re-coating on recurring cycles and for complete replacement on a long term schedule. We strongly recommend that the Association review any applicable warranties to ensure strict compliance with any requirements for inspection, re-coating, etc.

Useful Life:
10 years

Remaining Life:
0 years



Best Case: \$ 175,000

Worst Case: \$ 197,000

Cost Source: Allowance Estimate

Comp #: 1306 Flat Roofs - Recoat/Repair (Ph2)

Quantity: Approx 50% of 124,000 GSF

Location: Roof

Funded?: Yes.

History:

Comments: In our experience, foam roofing systems can be re-coated several times over, and if done on a recommended schedule, roof system as a whole can be preserved for an extended period of time. At this time, we are recommending funding for re-coating on recurring cycles and for complete replacement on a long term schedule. We strongly recommend that the Association review any applicable warranties to ensure strict compliance with any requirements for inspection, re-coating, etc.

Useful Life:
10 years

Remaining Life:
1 years



Best Case: \$ 175,000

Worst Case: \$ 197,000

Cost Source: Allowance Estimate

Comp #: 1307 Flat Roofs - Replace (Ph1)

Quantity: Approx 50% of 124,000 GSF

Location: Roof

Funded?: Yes.

History:

Comments: At long intervals, these roofs will most likely need complete replacement. Continue to monitor and adjust as needed in future Reserve Study updates.

Useful Life:
40 years

Remaining Life:
20 years



Best Case: \$ 300,000

Worst Case: \$ 320,000

Cost Source: Allowance Estimate

Comp #: 1307 Flat Roofs - Replace (Ph2)

Quantity: Approx 50% of 124,000 GSF

Location: Roof

Funded?: Yes.

History:

Comments: At long intervals, these roofs will most likely need complete replacement. Continue to monitor and adjust as needed in future Reserve Study updates.

Useful Life:
40 years

Remaining Life:
21 years



Best Case: \$ 300,000

Worst Case: \$ 320,000

Cost Source: Allowance Estimate

Comp #: 1309 Carport Roofs - Replace

Quantity: Approx 38,700 GSF

Location: Carport roof

Funded?: Yes.

History: Original

Comments: We are planning for the carport roofs to be replace on roughly the schedule below. Wood repairs and possible complete replacement should be considered as well depending on further evaluation. Continue to monitor and adjust as needed in future Reserve Study updates.

Useful Life:
20 years

Remaining Life:
1 years



Best Case: \$ 200,000

Worst Case: \$ 270,000

Cost Source: Allowance Estimate

Comp #: 1310 Downspouts - Replace

Quantity: Approx 4,700 LF

Location: Building exteriors

Funded?: Yes.

History: Unknown

Comments: Downspouts are assumed to be functioning properly unless otherwise noted. As routine maintenance, inspect regularly, keep gutters and downspouts free of debris. If buildings are located near trees, keep trees trimmed back to avoid accumulation of leaves on the roof surface which will accumulate in the gutters and increase maintenance requirements while reducing life expectancy. Repair or replace individual sections as needed as an Operating expense. Unless otherwise noted, costs shown here assume replacement with similar type as are currently in place.

Useful Life:
30 years

Remaining Life:
11 years



Best Case: \$ 65,000

Worst Case: \$ 76,000

Cost Source: Allowance Estimate

Electrical & Lights

Comp #: 802 Pole Lights - Replace

Quantity: Approx (90) Fixtures

Location: Throughout the common area

Funded?: Yes.

History: Unknown

Comments: Observed during daylight hours; assumed to be in functional operating condition. As routine maintenance, inspect, repair/change bulbs as needed. Best to plan for large scale replacement at roughly the time frame below for cost efficiency and consistent quality/appearance throughout Association. Replacement costs can vary greatly; estimates shown here are based on replacement with a comparable size and design, unless otherwise noted.

Useful Life:
25 years

Remaining Life:
4 years



Best Case: \$ 40,000

Worst Case: \$ 59,000

Cost Source: Allowance Estimate

Comp #: 803 Landscape Lights - Replace

Quantity: Approx (96) Fixtures

Location: Throughout the common area

Funded?: Yes.

History: Unknown

Comments: Landscape lights should be inspected periodically to ensure proper function and adequate lighting in all areas. We recommend consideration of LED fixtures or other energy-saving options whenever possible. Individual fixtures should be replaced as needed as an Operating expense. We are planning for a comprehensive replacement project on roughly the schedule below.

Useful Life:
25 years

Remaining Life:
4 years



Best Case: \$ 12,000

Worst Case: \$ 16,800

Cost Source: Allowance Estimate

Comp #: 805 Wall Lights - Replace

Quantity: Approx (347) Fixtures

Location: Throughout common area

Funded?: Yes.

History: Unknown

Comments: Observed during daylight hours, but assumed to be in functional operating condition. As routine maintenance, clean by wiping down with an appropriate cleaner, change bulbs and repair as needed. Best practice is to plan for replacement of all lighting together at roughly the time frame below for cost efficiency and consistent quality/appearance throughout development. Should be coordinated with exterior painting projects whenever possible. Individual replacements should be considered an Operating expense. If available, an extra supply of replacement fixtures should be kept on-site to allow for prompt replacement.

Useful Life:
25 years

Remaining Life:
15 years



Best Case: \$ 50,000

Worst Case: \$ 72,000

Cost Source: Allowance Estimate

Comp #: 807 Carport Lights - Replace

Quantity: Approx (104) Fixtures

Location: Carports

Funded?: Yes.

History: Unknown

Comments: Carport lighting has a lower aesthetic priority but is important for safety. Should be inspected regularly to ensure that all areas are adequately lit. Fixtures are typically high-output and sometimes have shorter life expectancies due to constant usage. Individual fixtures should be replaced as an Operating expense, but we recommend planning for comprehensive replacement of all together at the approximate interval shown here.

Useful Life:
25 years

Remaining Life:
4 years



Best Case: \$ 15,000

Worst Case: \$ 21,400

Cost Source: Allowance Estimate

Comp #: 810 Main Panels - Replace

Quantity: 2/Bldg; ~(56) Total

Location: Building Exteriors

Funded?: Yes.

History:

Comments: Planning to replace on the long term schedule below. Continue to monitor and adjust as needed in future Reserve Study updates.

Useful Life:
30 years

Remaining Life:
0 years



Best Case: \$ 500,000

Worst Case: \$ 700,000

Cost Source: Estimate Provided by Client

Comp #: 811 Sub Panels - Replace

Quantity: (218) Total

Location: Building Exteriors

Funded?: Yes.

History: 2016: \$163K

Comments: Planning to replace on the long term schedule below. Continue to monitor and adjust as needed in future Reserve Study updates.

Useful Life:
30 years

Remaining Life:
22 years



Best Case: \$ 180,000

Worst Case: \$ 200,000

Cost Source: Client Cost History

Comp #: 815 Underground Wiring - Replace

Quantity: (1) Provision

Location: Underground

Funded?: Yes.

History: Original

Comments: The cost will vary. Numbers used in this report should only be viewed as a placeholder until further analysis can be completed.

Useful Life:
30 years

Remaining Life:
0 years



Best Case: \$ 40,000

Worst Case: \$ 60,000

Cost Source: Allowance Estimate

Fencing & Gates

Comp #: 503 Metal Fencing - Replace**Quantity: Approx 2,500 LF**

Location: Pools, Perimeter, Common areas

Funded?: Yes.

History: Original

Comments: In our experience, metal fencing will typically eventually break down due to a combination of sun and weather exposure, which is sometimes exacerbated by other factors such as irrigation overspray, abuse and lack of preventive maintenance. For some types of fencing, complete replacement is advisable over recoating or refinishing due to relatively short lifespan of coatings and consideration of total life-cycle cost.

Useful Life:
35 yearsRemaining Life:
14 years

Best Case: \$ 170,000

Worst Case: \$ 205,000

Cost Source: Allowance Estimate

Comp #: 509 Metal Railing - Replace**Quantity: Approx 2,110 LF**

Location: Decks & Stairs

Funded?: Yes.

History: Original

Comments: In our experience, metal fencing will typically eventually break down due to a combination of sun and weather exposure, which is sometimes exacerbated by other factors such as irrigation overspray, abuse and lack of preventive maintenance. For some types of fencing, complete replacement is advisable over recoating or refinishing due to relatively short lifespan of coatings and consideration of total life-cycle cost.

Useful Life:
35 yearsRemaining Life:
14 years

Best Case: \$ 130,000

Worst Case: \$ 166,000

Cost Source: Allowance Estimate

Comp #: 707 Vehicle Gates - Replace

Quantity: (8) Gates

Location: Entry/exit areas

Funded?: Yes.

History: Original

Comments: We strongly recommend regular inspections, maintenance and repairs to help extend useful life cycles. Clean for appearance and paint/touch-up as needed within general maintenance/Operating funds. Although metal gates are typically durable, we recommend setting aside funding for regular intervals of replacement due to constant wear/usage, exposure and vehicle damage. Replacement can also be warranted for aesthetic changes over time. Plan to replace at roughly the time frame shown below.

Useful Life:
35 years

Remaining Life:
14 years



Best Case: \$ 40,000

Worst Case: \$ 64,000

Cost Source: Allowance Estimate

Comp #: 708 Pedestrian Gates - Replace

Quantity: (14) Gates

Location: Common area

Funded?: Yes.

History:

Comments: Regular inspections, maintenance and repairs to help extend useful life cycles. Clean for appearance and paint/touch-up as needed within general maintenance/Operating funds. Although metal gates are typically durable, we recommend setting aside funding for regular intervals of replacement due to constant wear/usage and exposure. Replacement can also be warranted for aesthetic changes over time. Plan to replace at roughly the time frame shown below.

Useful Life:
35 years

Remaining Life:
14 years



Best Case: \$ 15,000

Worst Case: \$ 27,000

Cost Source: Allowance Estimate

Comp #: 713 Trash Enclosures - Replace

Quantity: (18) Enclosures

Location: Common areas

Funded?: Yes.

History: Original

Comments: Trash enclosures should be cleaned and inspected regularly, and repaired as needed to ensure safety and good function. Enclosures left to deteriorate can become an eyesore and will have a negative effect on the aesthetic value in the common areas. Due to exposed location and occasional damage from garbage trucks, trash enclosures generally require replacement at the interval shown here.

Useful Life:
35 years

Remaining Life:
3 years



Best Case: \$ 22,000

Worst Case: \$ 32,000

Cost Source: Allowance Estimate

Landscare & Irrigation

Comp #: 1001 Backflow Devices - Partial Replace

Quantity: Approx (25) Devices

Location: Common areas

Funded?: Yes.

History: Unknown

Comments: A backflow prevention device is used to protect potable water supplies from contamination or pollution due to backflow. It is a device that allows water to flow in one direction but never in the opposite direction. Its sole job is to prevent drinking water from being contaminated due to backflow. Overtime the device will deteriorate and need replacement. Often times, these will need repair that can be done with operating expenses. We are planning for partial replacement on roughly the schedule below.

Useful Life:
5 years

Remaining Life:
4 years



Best Case: \$ 8,000

Worst Case: \$ 12,000

Cost Source: Estimate Provided By Client

Comp #: 1003 Irrigation Controllers - Replace

Quantity: (5) Controllers

Location: Common area

Funded?: Yes.

History: 2017

Comments: Irrigation controllers should have a relatively long life expectancy under normal circumstances. Replacement is often required due to lack of available replacement parts, damage, etc. as opposed to complete failure of existing equipment. Exposure to the elements can affect overall life expectancy, and controllers should be located in protected areas or within protective enclosures whenever possible.

Useful Life:
15 years

Remaining Life:
8 years



Best Case: \$ 8,000

Worst Case: \$ 12,000

Cost Source: Allowance Estimate

Comp #: 1007 Irrigation System - Rehab

Quantity: Extensive System

Location: Throughout common area

Funded?: No.

History:

Comments: As routine maintenance, inspect regularly, test system and repair as needed from Operating budget. Consult with irrigation vendor to determine what types of repairs and replacements are included in the landscaping contract. If properly installed without defect, the elements within this system are generally low-cost and have a failure rate that is difficult to predict, making it best-suited to be handled through the Operating budget. No basis for Reserve funding at this time. If significant problems and systemic replacements become a concern over time, an allowance for ongoing replacements may need to be added during future Reserve Study updates.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1808 Trees - Trim/Remove

Quantity: (1) Provision

Location: Throughout common area

Funded?: Yes.

History: Annual projects

Comments: This component may be utilized for larger tree removal/trimming projects which are above and beyond what can be handled as an operational expense. If the community has not already done so, consult with a qualified arborist or other landscaping professional for a long term plan for the care and management of the trees within the community, balancing aesthetics with protection of Association assets. Reserve funding recommend at level indicated below for periodic, larger tree removal/trimming needs. Track actual expenses and adjust in reserve study updates if needed.

Useful Life:
1 years

Remaining Life:
0 years



Best Case: \$ 30,000

Worst Case: \$ 50,000

Cost Source: Allowance Estimate

Comp #: 1812 Landscaping - Refurbish

Quantity: (1) Provision

Location: Landscaping throughout the community

Funded?: Yes.

History: 2021

Comments: Routine daily/weekly/monthly maintenance is expected to be funded through the Operating budget. However, this component represents a supplemental "allowance" for larger projects which may occur periodically, such as renovation/restoration of landscaped areas, new trees, hedges, flower beds, etc. Timing and costs of such projects are very subjective. Estimates shown here should be re-evaluated by the Association over time and adjusted as needed during future Reserve Study updates.

Useful Life:
5 years

Remaining Life:
2 years



Best Case: \$ 120,000

Worst Case: \$ 180,000

Cost Source: Allowance Estimate

Mailboxes

Comp #: 403 Mailbox CBUs - Replace

Quantity: (33) CBUs

Location: Common area

Funded?: Yes.

History: 2018

Comments: These are cluster box units. (8) 8/12-unit boxes and (25) 16-unit boxes. Clean and inspect regularly, change lock cylinders, lubricate hinges and repair as needed from Operating budget. In our experience, it is prudent to expect replacement at the approximate interval shown below in order to maintain good appearance consistent with other common areas. Timing of replacements is ultimately subjective.

Useful Life:
25 years

Remaining Life:
19 years



Best Case: \$ 66,000

Worst Case: \$ 82,500

Cost Source: Allowance Estimate

Paint

Comp #: 1107 Metal Surfaces - Paint/Repair

Quantity: Approx 4,770 LF

Location: Common areas

Funded?: Yes.

History: 2022

Comments: Metal fencing, gates, poles, utility boxes, etc, should be painted at the interval shown here in order to inhibit or delay onset of rust/corrosion and prevent or minimize costly repairs. Painting not only protects the metal surface from excessive wear, but promotes a good, attractive appearance in the common areas. Costs can vary greatly depending on existing conditions of fencing, which will dictate amount of repair/prep work required.

Useful Life:
5 years

Remaining Life:
3 years



Best Case: \$ 40,000

Worst Case: \$ 60,000

Cost Source: Client Cost History, Plus Inflation

Comp #: 1141 Stucco Exteriors - Paint

Quantity: (221) Units

Location: Building exteriors

Funded?: Yes.

History: 2022: \$113K

Comments: The building exteriors should be painted periodically to restore or maintain good aesthetic standards for curb appeal. As routine maintenance, we recommend that regular inspections, spot repairs and touch-up painting be included in the operating budget. Typical paint cycles can vary greatly depending upon many factors including; type of material painted, surface preparations, quality of material, application methods, weather conditions during application, moisture beneath paint, and exposure to weather conditions. In our experience, cost estimates for painting can vary widely, even when based on the same prescribed scope of work. Estimates shown here should be updated and revised as needed based on actual bids obtained or project cost history during future Reserve Study updates.

Useful Life:
10 years

Remaining Life:
8 years



Best Case: \$ 130,000

Worst Case: \$ 150,000

Cost Source: Client Cost History Plus Inflation

Comp #: 1142 Wood Exteriors - Paint/Repair

Quantity: (221) Units

Location: Building exteriors

Funded?: Yes.

History: 2022

Comments: Carports, trash enclosures, and trim sections such as eaves, soffits, fascia, and window/door frames should be painted at the approximate interval shown below to preserve/restore appearance and protect the material from deterioration caused by sun and weather exposure. Ideal practice is to coordinate with other exterior painting or waterproofing projects.

Useful Life:
5 years

Remaining Life:
3 years



Best Case: \$ 130,000

Worst Case: \$ 160,000

Cost Source: Client Cost History Plus Inflation

Plumbing

Comp #: 336 Plumbing - Repair

Quantity: Extensive System

Location: Throughout association

Funded?: Yes.

History:

Comments: This component allows for repairs to be done on an as-needed basis.

Plumbing systems are generally considered by the engineering community to be life limited. The costs for systems replacement can vary widely depending upon the specifications, site conditions, unit repairs after install, hazardous material handling, etc. Until a qualified engineering firm has performed an evaluation of your plumbing systems, and provided specific recommendations, this component should only be viewed as a placeholder.

Manufacturing defects become apparent from time to time, and certain site conditions (e.g. galvanic corrosion, dissimilar metals in contact with piping, chemical reactions, etc.) can contribute to premature deterioration of the plumbing systems.

Useful Life:
1 years

Remaining Life:
0 years



Best Case: \$ 12,000

Worst Case: \$ 18,000

Cost Source: Allowance Estimate

Comp #: 337 Plumbing - Replace

Quantity: (1) Provision

Location: Throughout association

Funded?: Yes.

History:

Comments: Plumbing systems are generally considered by the engineering community to be life limited. The costs for systems replacement can vary widely depending upon the specifications, site conditions, unit repairs after install, hazardous material handling, etc. A qualified engineering firm is recommended to perform an evaluation of your plumbing systems before we provide funding through the reserve study.

Manufacturing defects become apparent from time to time, and certain site conditions (e.g. galvanic corrosion, dissimilar metals in contact with piping, chemical reactions, etc.) can contribute to premature deterioration of the plumbing systems.

Useful Life:
50 years

Remaining Life:
10 years



Best Case: \$ 1,000,000

Worst Case: \$ 1,100,000

Cost Source: Allowance Estimate

Pool & Spa #1

Comp #: 1200 Pool Deck - Resurface

Quantity: Approx 1,400 GSF

Location: Pool area

Funded?: Yes.

History: Unknown

Comments: At longer intervals pool decks often need to be completely stripped and resurfaced/replaced to maintain high aesthetic standards in the common areas. May be advisable to change appearance or to coincide with other aesthetic projects in the pool area. A wide variety of surface products are available; costs shown here based on our experience with comparable properties.

Useful Life:
20 years

Remaining Life:
5 years



Best Case: \$ 8,000

Worst Case: \$ 14,400

Cost Source: Allowance Estimate

Comp #: 1201 Pool Deck - Seal/Repair

Quantity: Approx 1,400 GSF

Location: Pool Deck

Funded?: Yes.

History: Unknown

Comments: Pool decks may be exposed to harsh chemicals that can leave stains if not addressed properly. Periodic pressure-washing and re-coating will restore the appearance and prolong the need for major restoration or replacement of the deck surface. Take note of any places where water is ponding, which may result in slip-and-fall hazards if not corrected.

Useful Life:
5 years

Remaining Life:
0 years



Best Case: \$ 3,000

Worst Case: \$ 5,400

Cost Source: Allowance Estimate

Comp #: 1203 Pool Furniture - Replace

Quantity: (1) Provision

Location: Pool area

Funded?: Yes.

History: 2023: \$5,600

Comments: We recommend regular inspections and repair or replacement of any damaged pieces promptly to ensure safety. Protected storage of furniture when not in use can help to extend useful life. Best practice is to replace all pieces together in order to maintain consistent style and quality in the pool/recreation area. Costs can vary greatly based on type of pieces selected for replacement. Funding recommendation shown here is based on replacement with comparable number and quality of pieces.

Useful Life:
10 years

Remaining Life:
9 years



Best Case: \$ 5,000

Worst Case: \$ 7,000

Cost Source: Client Cost History, Plus Inflation

Comp #: 1204 Pool Furniture - Re-Strap

Quantity: (1) Provision

Location: Pool area

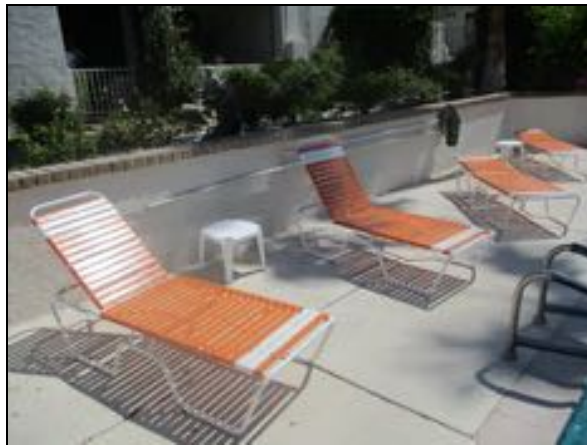
Funded?: Yes.

History: 2023

Comments: This type of pool furniture can generally be re-strapped to improve appearance and functionality. Planning to re-strap on the schedule below.

Useful Life:
10 years

Remaining Life:
4 years



Best Case: \$ 2,000

Worst Case: \$ 3,000

Cost Source: Allowance Estimate

Comp #: 1208 Pool - Resurface/Retile

Quantity: (1) Pool

Location: Pool area

Funded?: Yes.

History:

Comments: Pool resurfacing will restore the aesthetic quality of the pool while protecting the actual concrete shell of the pool from deterioration. While drained for resurfacing any other repairs to lighting handrails stairs ladders etc. should be conducted as needed. This type of project is best suited for slow/offseason to minimize downtime during periods when pool is used heavily. Should be expected at the approximate interval shown below; in some cases schedule may need to be accelerated due to improper chemical balances or aesthetic preferences of the Association.

Useful Life:
12 years

Remaining Life:
0 years



Best Case: \$ 15,000

Worst Case: \$ 22,000

Cost Source: Allowance Estimate

Comp #: 1209 Spa - Resurface/Retile

Quantity: (1) Spa

Location: Pool area

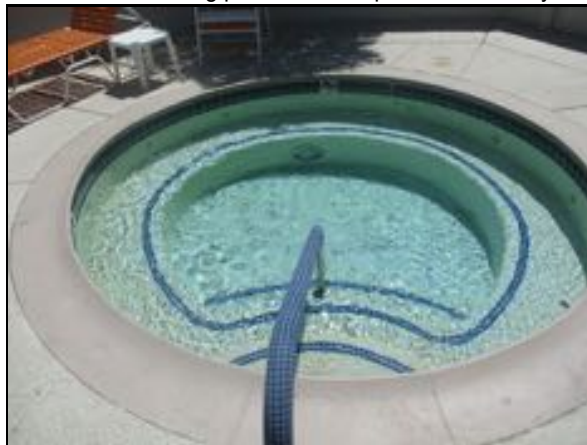
Funded?: Yes.

History:

Comments: Spas sometimes need to be resurfaced more frequently than pools due to higher chance of chemical imbalances. Whenever possible both should be done at the same time to achieve better pricing and minimize downtime. While drained for resurfacing any other repairs to lighting handrails stairs ladders etc. should be conducted as needed. This type of project is best suited for slow/offseason to minimize downtime during periods when spa is used heavily.

Useful Life:
8 years

Remaining Life:
0 years



Best Case: \$ 12,000

Worst Case: \$ 13,200

Cost Source: Allowance Estimate

Comp #: 1211 Skimmers - Replace

Quantity: (3) Total

Location: Pool area
Funded?: Yes.
History: 2020
Comments:

Useful Life:
20 years

Remaining Life:
16 years



Best Case: \$ 6,000

Worst Case: \$ 9,000

Cost Source: Allowance Estimate

Comp #: 1221 Pool Filter - Replace

Quantity: (1) Filter

Location: Pool equipment area
Funded?: Yes.
History: Unknown

Comments: Pool vendor should inspect regularly for optimal performance and address any repairs or preventive maintenance as needed. Life can vary depending on location as well as level of use and preventive maintenance. Plan to replace at the approximate interval shown below.

Useful Life:
12 years

Remaining Life:
1 years



Best Case: \$ 2,000

Worst Case: \$ 2,900

Cost Source: Allowance Estimate

Comp #: 1222 Spa Filter - Replace

Quantity: (1) Filter

Location: Pool equipment area

Funded?: Yes.

History: Unknown

Comments: Pool vendor should inspect regularly for optimal performance and address any repairs or preventive maintenance as needed. Life can vary depending on location as well as level of use and preventive maintenance. Plan to replace at the approximate interval shown below.

Useful Life:
12 years

Remaining Life:
1 years



Best Case: \$ 2,000

Worst Case: \$ 2,500

Cost Source: Allowance Estimate

Comp #: 1223 Pool Heater - Replace

Quantity: (1) Heater

Location: Pool equipment area

Funded?: Yes.

History: 2019

Comments: Pool vendor should inspect heater regularly to ensure proper function identify any required repairs etc. Internal components were not analyzed during our site inspection. Many Associations choose not to heat their pools year-round which can prolong the life of the heater while reducing energy costs. When replacement models are being evaluated we recommend considering high efficiency models which may have a higher initial cost but will ultimately be less expensive due to reduced energy usage.

Useful Life:
10 years

Remaining Life:
5 years



Best Case: \$ 4,000

Worst Case: \$ 6,000

Cost Source: Allowance Estimate

Comp #: 1224 Spa Heater - Replace

Quantity: (1) Heater

Location: Pool equipment area

Funded?: Yes.

History: 2015

Comments: Pool vendor should inspect heater regularly to ensure proper function identify any required repairs etc. Internal components were not analyzed during our site inspection. Many Associations choose not to heat their pools year-round which can prolong the life of the heater while reducing energy costs. When replacement models are being evaluated we recommend considering high efficiency models which may have a higher initial cost but will ultimately be less expensive due to reduced energy usage.

Useful Life:
10 years

Remaining Life:
1 years



Best Case: \$ 4,000

Worst Case: \$ 5,500

Cost Source: Allowance Estimate

Comp #: 1225 Pool Pump - Replace

Quantity: (1) Pump/Motor

Location: Pool equipment area

Funded?: Yes.

History: 2023: \$2,400

Comments: Pump should be inspected regularly for leaks and other mechanical problems. Cost shown is based on replacement with the same type and size unless otherwise noted and includes small allowance for new piping/valves/other repairs as needed.

Useful Life:
8 years

Remaining Life:
7 years



Best Case: \$ 2,300

Worst Case: \$ 2,500

Cost Source: Allowance Estimate

Comp #: 1226 Spa Pumps - Replace

Quantity: (2) Pumps/Motors

Location: Pool equipment area

Funded?: Yes.

History: 2013

Comments: Pumps should be inspected regularly for leaks and other mechanical problems. Cost shown is based on replacement with the same type and size unless otherwise noted and includes small allowance for new piping/valves/other repairs as needed.

Useful Life:
8 years

Remaining Life:
1 years



Best Case: \$ 3,000

Worst Case: \$ 5,000

Cost Source: Allowance Estimate

Comp #: 1230 Equipment Cover/Gate - Replace

Quantity: (1) Total

Location: Pool area

Funded?: Yes.

History:

Comments:

Useful Life:
20 years

Remaining Life:
6 years



Best Case: \$ 1,500

Worst Case: \$ 2,000

Cost Source: Allowance Estimate

Comp #: 1403 Safety Signs - Replace

Quantity: (1) Provision

Location: Common Area

Funded?: Yes.

History: Unknown

Comments: We recommend budgeting for replacement of all informational signs at the same time to ensure consistency. Signs should be inspected on a regular basis for wear and vandalism, and located in areas of high visibility. Any surrounding vegetation should be trimmed regularly.

Useful Life:
12 years

Remaining Life:
1 years



Best Case: \$ 1,000

Worst Case: \$ 1,500

Cost Source: Allowance Estimate

Pool & Spa #2

Comp #: 1200 Pool Deck - Resurface

Quantity: Approx 1,440 GSF

Location: Pool area

Funded?: Yes.

History: Unknown

Comments: At longer intervals pool decks often need to be completely stripped and resurfaced/replaced to maintain high aesthetic standards in the common areas. May be advisable to change appearance or to coincide with other aesthetic projects in the pool area. A wide variety of surface products are available; costs shown here based on our experience with comparable properties.

Useful Life:
20 years

Remaining Life:
5 years



Best Case: \$ 10,000

Worst Case: \$ 13,000

Cost Source: Allowance Estimate

Comp #: 1201 Pool Deck - Seal/Repair

Quantity: Approx 1,440 GSF

Location: Pool Deck

Funded?: Yes.

History: Unknown

Comments: Pool decks may be exposed to harsh chemicals that can leave stains if not addressed properly. Periodic pressure-washing and re-coating will restore the appearance and prolong the need for major restoration or replacement of the deck surface. Take note of any places where water is ponding, which may result in slip-and-fall hazards if not corrected.

Useful Life:
5 years

Remaining Life:
0 years



Best Case: \$ 4,000

Worst Case: \$ 4,640

Cost Source: Allowance Estimate

Comp #: 1203 Pool Furniture - Replace

Quantity: (1) Provision

Location: Pool area

Funded?: Yes.

History: Unknown

Comments: We recommend regular inspections and repair or replacement of any damaged pieces promptly to ensure safety. Protected storage of furniture when not in use can help to extend useful life. Best practice is to replace all pieces together in order to maintain consistent style and quality in the pool/recreation area. Costs can vary greatly based on type of pieces selected for replacement. Funding recommendation shown here is based on replacement with comparable number and quality of pieces.

Useful Life:
10 years

Remaining Life:
0 years



Best Case: \$ 10,000

Worst Case: \$ 14,000

Cost Source: Allowance Estimate

Comp #: 1204 Pool Furniture - Re-Strap

Quantity: (1) Provision

Location: Pool area

Funded?: Yes.

History:

Comments: This type of pool furniture can generally be re-strapped to improve appearance and functionality. Planning to re-strap on the schedule below.

Useful Life:
10 years

Remaining Life:
5 years



Best Case: \$ 2,000

Worst Case: \$ 5,000

Cost Source: Allowance Estimate

Comp #: 1208 Pool - Resurface/Retile

Quantity: (1) Pool

Location: Pool area

Funded?: Yes.

History:

Comments: Pool resurfacing will restore the aesthetic quality of the pool while protecting the actual concrete shell of the pool from deterioration. While drained for resurfacing any other repairs to lighting handrails stairs ladders etc. should be conducted as needed. This type of project is best suited for slow/offseason to minimize downtime during periods when pool is used heavily. Should be expected at the approximate interval shown below; in some cases schedule may need to be accelerated due to improper chemical balances or aesthetic preferences of the Association.

Useful Life:
12 years

Remaining Life:
1 years



Best Case: \$ 15,000

Worst Case: \$ 22,000

Cost Source: Allowance Estimate

Comp #: 1209 Spa - Resurface/Retile

Quantity: (1) Spa

Location: Pool area

Funded?: Yes.

History: 2022: \$12,590

Comments: Spas sometimes need to be resurfaced more frequently than pools due to higher chance of chemical imbalances. Whenever possible both should be done at the same time to achieve better pricing and minimize downtime. While drained for resurfacing any other repairs to lighting handrails stairs ladders etc. should be conducted as needed. This type of project is best suited for slow/offseason to minimize downtime during periods when spa is used heavily.

Useful Life:
8 years

Remaining Life:
6 years



Best Case: \$ 12,000

Worst Case: \$ 13,200

Cost Source: Allowance Estimate

Comp #: 1211 Skimmers - Replace

Quantity: (3) Total

Location: Pool area
Funded?: Yes.
History: 2015
Comments:

Useful Life:
20 years

Remaining Life:
10 years



Best Case: \$ 6,000

Worst Case: \$ 9,000

Cost Source: Allowance Estimate

Comp #: 1221 Pool Filter - Replace

Quantity: (1) Filter

Location: Pool equipment area
Funded?: Yes.
History: Unknown

Comments: Pool vendor should inspect regularly for optimal performance and address any repairs or preventive maintenance as needed. Life can vary depending on location as well as level of use and preventive maintenance. Plan to replace at the approximate interval shown below.

Useful Life:
12 years

Remaining Life:
1 years



Best Case: \$ 2,000

Worst Case: \$ 2,900

Cost Source: Allowance Estimate

Comp #: 1222 Spa Filter - Replace

Quantity: (1) Filter

Location: Pool equipment area

Funded?: Yes.

History: Unknown

Comments: Pool vendor should inspect regularly for optimal performance and address any repairs or preventive maintenance as needed. Life can vary depending on location as well as level of use and preventive maintenance. Plan to replace at the approximate interval shown below.

Useful Life:
12 years

Remaining Life:
1 years



Best Case: \$ 2,000

Worst Case: \$ 2,500

Cost Source: Allowance Estimate

Comp #: 1223 Pool Heater - Replace

Quantity: (1) Heater

Location: Pool equipment area

Funded?: Yes.

History: 2018

Comments: Pool vendor should inspect heater regularly to ensure proper function identify any required repairs etc. Internal components were not analyzed during our site inspection. Many Associations choose not to heat their pools year-round which can prolong the life of the heater while reducing energy costs. When replacement models are being evaluated we recommend considering high efficiency models which may have a higher initial cost but will ultimately be less expensive due to reduced energy usage.

Useful Life:
10 years

Remaining Life:
4 years



Best Case: \$ 4,000

Worst Case: \$ 6,000

Cost Source: Allowance Estimate

Comp #: 1224 Spa Heater - Replace

Quantity: (1) Heater

Location: Pool equipment area

Funded?: Yes.

History: 2013

Comments: Pool vendor should inspect heater regularly to ensure proper function identify any required repairs etc. Internal components were not analyzed during our site inspection. Many Associations choose not to heat their pools year-round which can prolong the life of the heater while reducing energy costs. When replacement models are being evaluated we recommend considering high efficiency models which may have a higher initial cost but will ultimately be less expensive due to reduced energy usage.

Useful Life:
10 years

Remaining Life:
1 years



Best Case: \$ 4,000

Worst Case: \$ 5,500

Cost Source: Allowance Estimate

Comp #: 1225 Pool Pump - Replace

Quantity: (1) Pump/Motor

Location: Pool equipment area

Funded?: Yes.

History: Unknown

Comments: Pump should be inspected regularly for leaks and other mechanical problems. Cost shown is based on replacement with the same type and size unless otherwise noted and includes small allowance for new piping/valves/other repairs as needed.

Useful Life:
8 years

Remaining Life:
1 years



Best Case: \$ 2,300

Worst Case: \$ 2,500

Cost Source: Allowance Estimate

Comp #: 1226 Spa Pumps - Replace

Quantity: (2) Pumps/Motors

Location: Pool equipment area

Funded?: Yes.

History: 2015/2023

Comments: Pumps should be inspected regularly for leaks and other mechanical problems. Cost shown is based on replacement with the same type and size unless otherwise noted and includes small allowance for new piping/valves/other repairs as needed.

Useful Life:
8 years

Remaining Life:
1 years



Best Case: \$ 3,000

Worst Case: \$ 5,000

Cost Source: Allowance Estimate

Comp #: 1230 Equipment Cover/Gate - Replace

Quantity: (1) Total

Location: Pool area

Funded?: Yes.

History:

Comments:

Useful Life:
20 years

Remaining Life:
6 years



Best Case: \$ 1,500

Worst Case: \$ 2,000

Cost Source: Allowance Estimate

Comp #: 1403 Safety Signs - Replace

Quantity: (1) Provision

Location: Common Area

Funded?: Yes.

History: Unknown

Comments: We recommend budgeting for replacement of all informational signs at the same time to ensure consistency. Signs should be inspected on a regular basis for wear and vandalism, and located in areas of high visibility. Any surrounding vegetation should be trimmed regularly.

Useful Life:
12 years

Remaining Life:
1 years



Best Case: \$ 1,000

Worst Case: \$ 1,500

Cost Source: Allowance Estimate

Pool & Spa #3

Comp #: 1200 Pool Deck - Resurface

Quantity: Approx 2,080 GSF

Location: Pool area

Funded?: Yes.

History: Unknown

Comments: At longer intervals pool decks often need to be completely stripped and resurfaced/replaced to maintain high aesthetic standards in the common areas. May be advisable to change appearance or to coincide with other aesthetic projects in the pool area. A wide variety of surface products are available; costs shown here based on our experience with comparable properties.

Useful Life:
20 years

Remaining Life:
5 years



Best Case: \$ 14,000

Worst Case: \$ 19,200

Cost Source: Allowance Estimate

Comp #: 1201 Pool Deck - Seal/Repair

Quantity: Approx 2,080 GSF

Location: Pool Deck

Funded?: Yes.

History: Unknown

Comments: Pool decks may be exposed to harsh chemicals that can leave stains if not addressed properly. Periodic pressure-washing and re-coating will restore the appearance and prolong the need for major restoration or replacement of the deck surface. Take note of any places where water is ponding, which may result in slip-and-fall hazards if not corrected.

Useful Life:
5 years

Remaining Life:
0 years



Best Case: \$ 6,000

Worst Case: \$ 6,480

Cost Source: Allowance Estimate

Comp #: 1203 Pool Furniture - Replace

Quantity: (1) Provision

Location: Pool area

Funded?: Yes.

History: Unknown

Comments: We recommend regular inspections and repair or replacement of any damaged pieces promptly to ensure safety. Protected storage of furniture when not in use can help to extend useful life. Best practice is to replace all pieces together in order to maintain consistent style and quality in the pool/recreation area. Costs can vary greatly based on type of pieces selected for replacement. Funding recommendation shown here is based on replacement with comparable number and quality of pieces.

Useful Life:
10 years

Remaining Life:
0 years



Best Case: \$ 10,000

Worst Case: \$ 14,000

Cost Source: Allowance Estimate

Comp #: 1204 Pool Furniture - Re-Strap

Quantity: (1) Provision

Location: Pool area

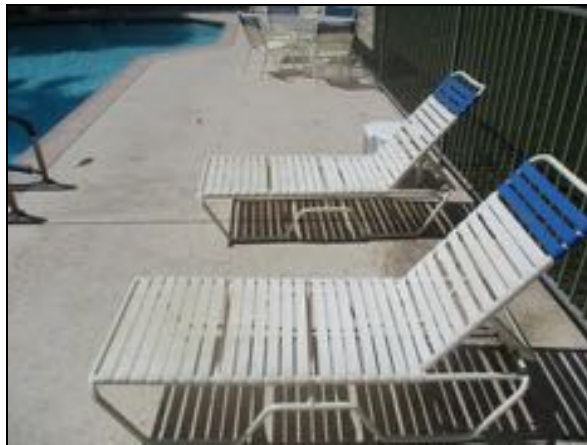
Funded?: Yes.

History:

Comments: This type of pool furniture can generally be re-straped to improve appearance and functionality. Planning to re-strap on the schedule below.

Useful Life:
10 years

Remaining Life:
5 years



Best Case: \$ 2,000

Worst Case: \$ 5,000

Cost Source: Allowance Estimate

Comp #: 1208 Pool - Resurface/Retile

Quantity: (1) Pool

Location: Pool area

Funded?: Yes.

History:

Comments: Pool resurfacing will restore the aesthetic quality of the pool while protecting the actual concrete shell of the pool from deterioration. While drained for resurfacing any other repairs to lighting handrails stairs ladders etc. should be conducted as needed. This type of project is best suited for slow/offseason to minimize downtime during periods when pool is used heavily. Should be expected at the approximate interval shown below; in some cases schedule may need to be accelerated due to improper chemical balances or aesthetic preferences of the Association.

Useful Life:
12 years

Remaining Life:
2 years



Best Case: \$ 15,000

Worst Case: \$ 22,000

Cost Source: Allowance Estimate

Comp #: 1209 Spa - Resurface/Retile

Quantity: (1) Spa

Location: Pool area

Funded?: Yes.

History: 2015: \$4,200

Comments: Spas sometimes need to be resurfaced more frequently than pools due to higher chance of chemical imbalances. Whenever possible both should be done at the same time to achieve better pricing and minimize downtime. While drained for resurfacing any other repairs to lighting handrails stairs ladders etc. should be conducted as needed. This type of project is best suited for slow/offseason to minimize downtime during periods when spa is used heavily.

Useful Life:
8 years

Remaining Life:
0 years



Best Case: \$ 12,000

Worst Case: \$ 13,200

Cost Source: Allowance Estimate

Comp #: 1211 Skimmers - Replace

Quantity: (3) Total

Location: Pool area
Funded?: Yes.
History: 2015
Comments:

Useful Life:
20 years

Remaining Life:
10 years



Best Case: \$ 6,000

Worst Case: \$ 9,000

Cost Source: Allowance Estimate

Comp #: 1221 Pool Filter - Replace

Quantity: (1) Filter

Location: Pool equipment area
Funded?: Yes.
History: Unknown

Comments: Pool vendor should inspect regularly for optimal performance and address any repairs or preventive maintenance as needed. Life can vary depending on location as well as level of use and preventive maintenance. Plan to replace at the approximate interval shown below.

Useful Life:
12 years

Remaining Life:
1 years



Best Case: \$ 2,000

Worst Case: \$ 2,900

Cost Source: Allowance Estimate

Comp #: 1222 Spa Filter - Replace

Quantity: (1) Filter

Location: Pool equipment area

Funded?: Yes.

History: Unknown

Comments: Pool vendor should inspect regularly for optimal performance and address any repairs or preventive maintenance as needed. Life can vary depending on location as well as level of use and preventive maintenance. Plan to replace at the approximate interval shown below.

Useful Life:
12 years

Remaining Life:
1 years



Best Case: \$ 2,000

Worst Case: \$ 2,500

Cost Source: Allowance Estimate

Comp #: 1223 Pool Heater - Replace

Quantity: (1) Heater

Location: Pool equipment area

Funded?: Yes.

History: 2015

Comments: Pool vendor should inspect heater regularly to ensure proper function identify any required repairs etc. Internal components were not analyzed during our site inspection. Many Associations choose not to heat their pools year-round which can prolong the life of the heater while reducing energy costs. When replacement models are being evaluated we recommend considering high efficiency models which may have a higher initial cost but will ultimately be less expensive due to reduced energy usage.

Useful Life:
10 years

Remaining Life:
1 years



Best Case: \$ 4,000

Worst Case: \$ 6,000

Cost Source: Allowance Estimate

Comp #: 1224 Spa Heater - Replace

Quantity: (1) Heater

Location: Pool equipment area

Funded?: Yes.

History: 2015

Comments: Pool vendor should inspect heater regularly to ensure proper function identify any required repairs etc. Internal components were not analyzed during our site inspection. Many Associations choose not to heat their pools year-round which can prolong the life of the heater while reducing energy costs. When replacement models are being evaluated we recommend considering high efficiency models which may have a higher initial cost but will ultimately be less expensive due to reduced energy usage.

Useful Life:
10 years

Remaining Life:
1 years



Best Case: \$ 4,000

Worst Case: \$ 5,500

Cost Source: Allowance Estimate

Comp #: 1225 Pool Pump - Replace

Quantity: (1) Pump/Motor

Location: Pool equipment area

Funded?: Yes.

History: Unknown

Comments: Pump should be inspected regularly for leaks and other mechanical problems. Cost shown is based on replacement with the same type and size unless otherwise noted and includes small allowance for new piping/valves/other repairs as needed.

Useful Life:
8 years

Remaining Life:
1 years



Best Case: \$ 2,300

Worst Case: \$ 2,500

Cost Source: Allowance Estimate

Comp #: 1226 Spa Pumps - Replace

Quantity: (2) Pumps/Motors

Location: Pool equipment area

Funded?: Yes.

History: 2013

Comments: Pumps should be inspected regularly for leaks and other mechanical problems. Cost shown is based on replacement with the same type and size unless otherwise noted and includes small allowance for new piping/valves/other repairs as needed.

Useful Life:
8 years

Remaining Life:
1 years



Best Case: \$ 3,000

Worst Case: \$ 5,000

Cost Source: Allowance Estimate

Comp #: 1230 Equipment Cover/Gate - Replace

Quantity: (1) Total

Location: Pool area

Funded?: Yes.

History:

Comments:

Useful Life:
20 years

Remaining Life:
6 years



Best Case: \$ 1,500

Worst Case: \$ 2,000

Cost Source: Allowance Estimate

Comp #: 1403 Safety Signs - Replace

Quantity: (1) Provision

Location: Common Area

Funded?: Yes.

History: Unknown

Comments: We recommend budgeting for replacement of all informational signs at the same time to ensure consistency. Signs should be inspected on a regular basis for wear and vandalism, and located in areas of high visibility. Any surrounding vegetation should be trimmed regularly.

Useful Life:
12 years

Remaining Life:
1 years



Best Case: \$ 1,000

Worst Case: \$ 1,500

Cost Source: Allowance Estimate

Pool & Spa #4

Comp #: 1200 Pool Deck - Resurface

Quantity: Approx 1,650 GSF

Location: Pool area

Funded?: Yes.

History: Unknown

Comments: At longer intervals pool decks often need to be completely stripped and resurfaced/replaced to maintain high aesthetic standards in the common areas. May be advisable to change appearance or to coincide with other aesthetic projects in the pool area. A wide variety of surface products are available; costs shown here based on our experience with comparable properties.

Useful Life:
20 years

Remaining Life:
5 years



Best Case: \$ 10,000

Worst Case: \$ 16,400

Cost Source: Allowance Estimate

Comp #: 1201 Pool Deck - Seal/Repair

Quantity: Approx 1,650 GSF

Location: Pool Deck

Funded?: Yes.

History: Unknown

Comments: Pool decks may be exposed to harsh chemicals that can leave stains if not addressed properly. Periodic pressure-washing and re-coating will restore the appearance and prolong the need for major restoration or replacement of the deck surface. Take note of any places where water is ponding, which may result in slip-and-fall hazards if not corrected.

Useful Life:
5 years

Remaining Life:
0 years



Best Case: \$ 4,500

Worst Case: \$ 5,400

Cost Source: Allowance Estimate

Comp #: 1203 Pool Furniture - Replace

Quantity: (1) Provision

Location: Pool area

Funded?: Yes.

History: 2023: \$5,600

Comments: We recommend regular inspections and repair or replacement of any damaged pieces promptly to ensure safety. Protected storage of furniture when not in use can help to extend useful life. Best practice is to replace all pieces together in order to maintain consistent style and quality in the pool/recreation area. Costs can vary greatly based on type of pieces selected for replacement. Funding recommendation shown here is based on replacement with comparable number and quality of pieces.

Useful Life:
10 years

Remaining Life:
9 years



Best Case: \$ 5,000

Worst Case: \$ 7,000

Cost Source: Client Cost History, Plus Inflation

Comp #: 1204 Pool Furniture - Re-Strap

Quantity: (1) Provision

Location: Pool area

Funded?: Yes.

History: 2023

Comments: This type of pool furniture can generally be re-strapped to improve appearance and functionality. Planning to re-strap on the schedule below.

Useful Life:
10 years

Remaining Life:
4 years



Best Case: \$ 2,000

Worst Case: \$ 3,000

Cost Source: Allowance Estimate

Comp #: 1208 Pool - Resurface/Retile

Quantity: (1) Pool

Location: Pool area

Funded?: Yes.

History:

Comments: Pool resurfacing will restore the aesthetic quality of the pool while protecting the actual concrete shell of the pool from deterioration. While drained for resurfacing any other repairs to lighting handrails stairs ladders etc. should be conducted as needed. This type of project is best suited for slow/offseason to minimize downtime during periods when pool is used heavily. Should be expected at the approximate interval shown below; in some cases schedule may need to be accelerated due to improper chemical balances or aesthetic preferences of the Association.

Useful Life:
12 years

Remaining Life:
2 years



Best Case: \$ 15,000

Worst Case: \$ 22,000

Cost Source: Allowance Estimate

Comp #: 1209 Spa - Resurface/Retile

Quantity: (1) Spa

Location: Pool area

Funded?: Yes.

History: 2014

Comments: Spas sometimes need to be resurfaced more frequently than pools due to higher chance of chemical imbalances. Whenever possible both should be done at the same time to achieve better pricing and minimize downtime. While drained for resurfacing any other repairs to lighting handrails stairs ladders etc. should be conducted as needed. This type of project is best suited for slow/offseason to minimize downtime during periods when spa is used heavily.

Useful Life:
8 years

Remaining Life:
2 years



Best Case: \$ 12,000

Worst Case: \$ 13,200

Cost Source: Allowance Estimate

Comp #: 1211 Skimmers - Replace

Quantity: (3) Total

Location: Pool area
Funded?: Yes.
History: Unknown
Comments:

Useful Life:
20 years

Remaining Life:
5 years



Best Case: \$ 6,000

Worst Case: \$ 9,000

Cost Source: Allowance Estimate

Comp #: 1221 Pool Filter - Replace

Quantity: (1) Filter

Location: Pool equipment area
Funded?: Yes.
History: Unknown

Comments: Pool vendor should inspect regularly for optimal performance and address any repairs or preventive maintenance as needed. Life can vary depending on location as well as level of use and preventive maintenance. Plan to replace at the approximate interval shown below.

Useful Life:
12 years

Remaining Life:
1 years



Best Case: \$ 2,000

Worst Case: \$ 2,900

Cost Source: Allowance Estimate

Comp #: 1222 Spa Filter - Replace

Quantity: (1) Filter

Location: Pool equipment area

Funded?: Yes.

History: Unknown

Comments: Pool vendor should inspect regularly for optimal performance and address any repairs or preventive maintenance as needed. Life can vary depending on location as well as level of use and preventive maintenance. Plan to replace at the approximate interval shown below.

Useful Life:
12 years

Remaining Life:
1 years



Best Case: \$ 2,000

Worst Case: \$ 2,500

Cost Source: Allowance Estimate

Comp #: 1223 Pool Heater - Replace

Quantity: (1) Heater

Location: Pool equipment area

Funded?: Yes.

History: 2022

Comments: Pool vendor should inspect heater regularly to ensure proper function identify any required repairs etc. Internal components were not analyzed during our site inspection. Many Associations choose not to heat their pools year-round which can prolong the life of the heater while reducing energy costs. When replacement models are being evaluated we recommend considering high efficiency models which may have a higher initial cost but will ultimately be less expensive due to reduced energy usage.

Useful Life:
10 years

Remaining Life:
8 years



Best Case: \$ 4,000

Worst Case: \$ 6,000

Cost Source: Allowance Estimate

Comp #: 1224 Spa Heater - Replace

Quantity: (1) Heater

Location: Pool equipment area

Funded?: Yes.

History: 2015

Comments: Pool vendor should inspect heater regularly to ensure proper function identify any required repairs etc. Internal components were not analyzed during our site inspection. Many Associations choose not to heat their pools year-round which can prolong the life of the heater while reducing energy costs. When replacement models are being evaluated we recommend considering high efficiency models which may have a higher initial cost but will ultimately be less expensive due to reduced energy usage.

Useful Life:
10 years

Remaining Life:
1 years



Best Case: \$ 4,000

Worst Case: \$ 5,500

Cost Source: Allowance Estimate

Comp #: 1225 Pool Pump - Replace

Quantity: (1) Pump/Motor

Location: Pool equipment area

Funded?: Yes.

History: Unknown

Comments: Pump should be inspected regularly for leaks and other mechanical problems. Cost shown is based on replacement with the same type and size unless otherwise noted and includes small allowance for new piping/valves/other repairs as needed.

Useful Life:
8 years

Remaining Life:
1 years



Best Case: \$ 2,300

Worst Case: \$ 2,500

Cost Source: Allowance Estimate

Comp #: 1226 Spa Pumps - Replace

Quantity: (2) Pumps/Motors

Location: Pool equipment area

Funded?: Yes.

History: 2015

Comments: Pumps should be inspected regularly for leaks and other mechanical problems. Cost shown is based on replacement with the same type and size unless otherwise noted and includes small allowance for new piping/valves/other repairs as needed.

Useful Life:
8 years

Remaining Life:
1 years



Best Case: \$ 3,000

Worst Case: \$ 5,000

Cost Source: Allowance Estimate

Comp #: 1230 Equipment Cover/Gate - Replace

Quantity: (1) Total

Location: Pool area

Funded?: Yes.

History:

Comments:

Useful Life:
20 years

Remaining Life:
6 years



Best Case: \$ 1,500

Worst Case: \$ 2,000

Cost Source: Allowance Estimate

Comp #: 1403 Safety Signs - Replace

Quantity: (1) Provision

Location: Common Area

Funded?: Yes.

History: Unknown

Comments: We recommend budgeting for replacement of all informational signs at the same time to ensure consistency. Signs should be inspected on a regular basis for wear and vandalism, and located in areas of high visibility. Any surrounding vegetation should be trimmed regularly.

Useful Life:
12 years

Remaining Life:
1 years



Best Case: \$ 1,000

Worst Case: \$ 1,500

Cost Source: Allowance Estimate

Monument Signage

Comp #: 1402 Monument Sign (Stone) - Replace

Quantity: (1) Sign

Location: Entrance to community

Funded?: Yes.

History: 2020/2021: \$11,625

Comments: As routine maintenance, inspect regularly, clean/touch-up and repair as an Operating expense. Plan to refurbish or replace at the interval below. Timing and scope of refurbishing or replacement projects is subjective but should always be scheduled in order to maintain good curb appeal. In our experience, most Associations choose to refurbish or replace signage periodically in order to maintain good appearance and aesthetics in keeping with local area, often before signage is in poor physical condition.

Useful Life:
25 years

Remaining Life:
22 years



Best Case: \$ 10,000

Worst Case: \$ 15,000

Cost Source: Client Cost History, Plus Inflation

Comp #: 1402 Monument Signs (Wood) - Replace

Quantity: (1) Sign

Location: Entrance to community

Funded?: Yes.

History: Unknown

Comments: As routine maintenance, inspect regularly, clean/touch-up and repair as an Operating expense. Plan to refurbish or replace at the interval below. Timing and scope of refurbishing or replacement projects is subjective but should always be scheduled in order to maintain good curb appeal. In our experience, most Associations choose to refurbish or replace signage periodically in order to maintain good appearance and aesthetics in keeping with local area, often before signage is in poor physical condition.

Useful Life:
20 years

Remaining Life:
8 years



Best Case: \$ 1,500

Worst Case: \$ 2,500

Cost Source: Allowance Estimate

Site Amenities

Comp #: 409 Concrete Benches - Replace

Quantity: (8) Total

Location: Common area

Funded?: No. Client will handle repairs and replacements as needed as an operating expense.

History: Unknown

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:
