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Stoney Brook HOA
Denver, CO



Report #: 10544-0
Beginning: January 1, 2022
Expires: December 31, 2022

RESERVE STUDY
"Full"

January 26, 2022

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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Stoney Brook HOA

Denver, CO

Level of Service: "Full"

Report #: 10544-0

of Units: 282

January 1, 2022 through December 31, 2022

Findings & Recommendations

as of January 1, 2022

Starting Reserve Balance	\$487,423
Fully Funded Reserve Balance	\$1,787,544
Percent Funded	27.3 %
Recommended 2022 Monthly "Fully Funding" Contributions	\$39,583
Alternate/Baseline Monthly Minimum Contributions to Keep Reserves Above \$0	\$32,350
Recommended 2022 Special Assessments for Reserves	\$0
Most Recent Monthly Reserve Contribution Rate	\$35,416

Reserve Fund Strength: 27.3%

Weak

Fair

Strong

< 30%

< 70%

> 130%



Risk of Special Assessment:

High

Medium

Low

Economic Assumptions:

Net Annual "After Tax" Interest Earnings Accruing to Reserves 1.00 %

Annual Inflation Rate 3.00 %

- This "Full", (original, created "from scratch"), is based on our site inspection on 10/11/2021.
- The Reserve Study was reviewed by a credentialed Reserve Specialist (RS).
- Your Reserve Fund is currently 27.3 % Funded. This means the client's special assessment & deferred maintenance risk is currently High.
- Based on this starting point and your anticipated future expenses, our recommendation is to budget the Monthly Reserve contributions at \$39,583 with 3% annual increases for 16 years and 0% increases thereafter in order to be within the 70% to 130% level as noted above. 100% "Full" contribution rates are designed to achieve these funding objectives by the end of our 30-year report scope.
- The goal of the Reserve Study is to help the client offset inevitable annual deterioration of the common area components. The Reserve Study will guide the client to establish an appropriate Reserve Contribution rate that offsets the annual deterioration of the components and 'keep pace' with the rate of ongoing deterioration. No assets appropriate for Reserve designation were excluded. See photo appendix for component details; the basis of our assumptions.
- We recommend that this Reserve Study be updated annually, with a With-Site-Visit Reserve Study every three years. Research has found that clients who update their Reserve Study annually with a No-Site-Visit Reserve Study reduce their risk of special assessment by ~ 35%.
- Please watch this 5-minute video to understand the key results of a Reserve Study - <https://youtu.be/u83t4BRRIRE>

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
Sites and Grounds			
21190 Asphalt - Seal/Repair	4	3	\$48,000
21200 Asphalt - Resurface	25	24	\$720,000
21200 Asphalt Paths - Resurface	25	4	\$90,000
21210 Asphalt - Chipseal	10	9	\$124,200
21320 Site Fencing: Wood - Repair/Paint	5	0	\$21,500
21330 Site Fencing: Wood - Replace - 20%	5	3	\$20,400
21610 Sign/Monument - Refurbish/Replace	30	0	\$25,000
21660 Site Pole Lights - Replace	30	15	\$52,000
21710 Trees - Trim/Remove - Allowance	1	0	\$63,000
21720 Landscaping - Refurbish - Allowance	1	0	\$15,000
21730 Ponds - Maintain	1	0	\$10,000
25530 Sewer Infrastructure - Replace	1	0	\$25,000
25530 Storm Sewer Allowance - Replace	5	4	\$25,000
Pond Maintenance			
21729 Ponds 1&2 - Clean and Reline	30	5	\$100,000
21730 Pond 3 - Clean and Reline	30	10	\$50,000
21731 Pond 4 - Clean and Reline	30	0	\$88,000
21732 Pond 5 - Clean and Reline	30	2	\$87,000
21733 Pond 6 - Clean and Reline	30	30	\$36,000
21734 Pond 7 - Clean and Reline	30	10	\$49,000
21735 Pond 8a - Clean and Reline	30	23	\$53,800
21736 Pond 8b - Clean and Reline	30	30	\$47,000
21737 Pond 9 - Clean and Reline	30	4	\$40,000
21739 Pond 10 - Clean and Reline	30	10	\$35,000
25280 Pond Pumps - Repair/Replace - 25%	5	1	\$30,950
Grounds Equipment			
22010 1999 Truck - Replace	13	2	\$42,500
22010 2007 Truck - Replace	13	4	\$42,500
22010 2009 Truck - Replace	13	3	\$42,500
22050 Golf Cart - Replace	10	2	\$15,000
22140 Skidsteer - Replace	15	10	\$50,000
22210 Small Equipment - Repair/Replace	3	0	\$10,000
Building Exteriors			
23300 Building Exterior – Paint (Ph1)	8	0	\$41,100
23301 Building Exterior – Paint (Ph2)	8	1	\$164,400
23302 Building Exterior – Paint (Ph3)	8	2	\$91,800
23303 Building Exterior – Paint (Ph4)	8	3	\$195,200

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
23304 Building Exterior – Paint (Ph5)	8	4	\$58,800
23305 Building Exterior – Paint (Ph6)	8	5	\$74,900
23306 Building Exterior – Paint (Ph7)	8	6	\$11,000
23307 Building Exterior – Paint (Ph8)	8	7	\$66,000
Clubhouse Exteriors			
23020 Clubhouse Lights - Replace	25	7	\$2,400
23320 Clubhouse Siding - Replace	60	51	\$37,050
23430 Clubhouse Windows - Replace	30	21	\$10,800
23480 Clubhouse Doors - Repair/Replace	40	31	\$3,750
23570 Clubhouse Shingle Roof - Replace	25	20	\$18,900
23650 Clubhouse Gutters/Dspts - Replace	30	25	\$2,500
Clubhouse Interiors			
2503 Card/Fob Reader System - Replace	15	5	\$8,600
24009 Clubhouse - Remodel	30	20	\$200,000
24010 Clubhouse Interior Walls - Repaint	10	0	\$3,400
24030 Clubhouse Lighting - Replace	25	18	\$4,500
24080 Clubhouse Carpet - Replace	10	0	\$3,500
24090 Clubhouse Sheet Flooring - Replace	40	30	\$45,150
24220 Clubhouse Furniture - Replace	10	4	\$43,950
24240 Clubhouse Kitchen - Remodel	30	20	\$22,550
24250 Club. Kitchen Appliances - Replace	10	6	\$7,350
24280 Clubhouse Bathroom - Refurbish	20	0	\$16,000
25200 Clubhouse Condensers - Replace	20	18	\$18,000
25200 Clubhouse Furnace - Replace	20	18	\$3,500
25460 Clubhouse Water Heater - Replace	15	0	\$1,700
26430 Fitness Equipment - Replace	10	3	\$37,000
26431 Fitness Flooring - Replace	20	0	\$1,850
27290 A/V Equipment - Replace	10	6	\$4,500
Mechanicals			
25570 Irrigation Clocks - Replace - 33%	5	2	\$17,100
Tennis Courts			
26130 Pickleball Court (Hard) - Resurface	7	8	\$7,500
26130 Tennis Court (Hard) - Resurface	7	4	\$7,500
26140 Tennis Courts (Turf) - Replace	20	3	\$150,000
26150 Tennis Court Fencing - Replace	30	15	\$23,600
26160 Tennis Court Windscreen - Replace	10	6	\$9,450
Pool and Spa			
21430 Trex Decking - Replace	25	14	\$50,950
23230 Trex Rails - Replace	25	14	\$10,050
26070 BBQ - Replace	10	3	\$1,750
28020 Pool Fence - Repair/Paint	5	3	\$2,800
28030 Pool Fence - Replace	25	23	\$13,300

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
28040 Pool Deck Furniture - Replace	10	0	\$20,000
28060 Deck - Resurface	5	2	\$1,350
28090 Coping Stones - Repair	24	12	\$13,550
28100 Pool/Spa - Re-Tile	24	12	\$13,550
28110 Pool - Resurface	12	6	\$29,000
28120 Spa - Resurface	12	9	\$4,000
28140 Pool Cover - Replace	8	0	\$16,000
28150 Spa Cover - Replace	10	9	\$7,250
28170 Pool Heater - Replace	12	8	\$15,500
28180 Spa Heater - Replace	12	4	\$6,500
28190 Pool Filter - Replace	20	3	\$2,700
28200 Spa Filter - Replace	20	4	\$1,400
28220 Pool/Spa Pumps – Repair/Replace	15	4	\$7,150

84 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 [Full Reserve Study](#), we started with a review of your Governing Documents, recent Reserve expenditures, an evaluation of how expenditures are handled (ongoing maintenance vs Reserves), and research into any well-established association precedents. We

performed an on-site inspection to quantify and evaluate your common areas, creating your Reserve Component List *from scratch*.

Which Physical Assets are Funded by Reserves?

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



RESERVE COMPONENT "FOUR-PART TEST"

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

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

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

How do we establish Current Repair/Replacement Cost Estimates?

In this order...

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

How much Reserves are enough?

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

Adequacy is measured in a two-step process:

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



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

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

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

How much should we contribute?



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 10/11/2021 we visually inspected the common area assets and were able to see a majority of the common areas.

Please see photo appendix for component details; the basis of our assumptions.



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. Please be aware of your near-term expenses, which we are able to project more accurately than the more distant projections.

The figure below summarizes the projected future expenses as defined by your Reserve Component List. A summary of these expenses are shown in the 30-Year Reserve Plan Summary Table, while details of the projects that make up these expenses are shown in the 30-Year Income/Expense Detail.

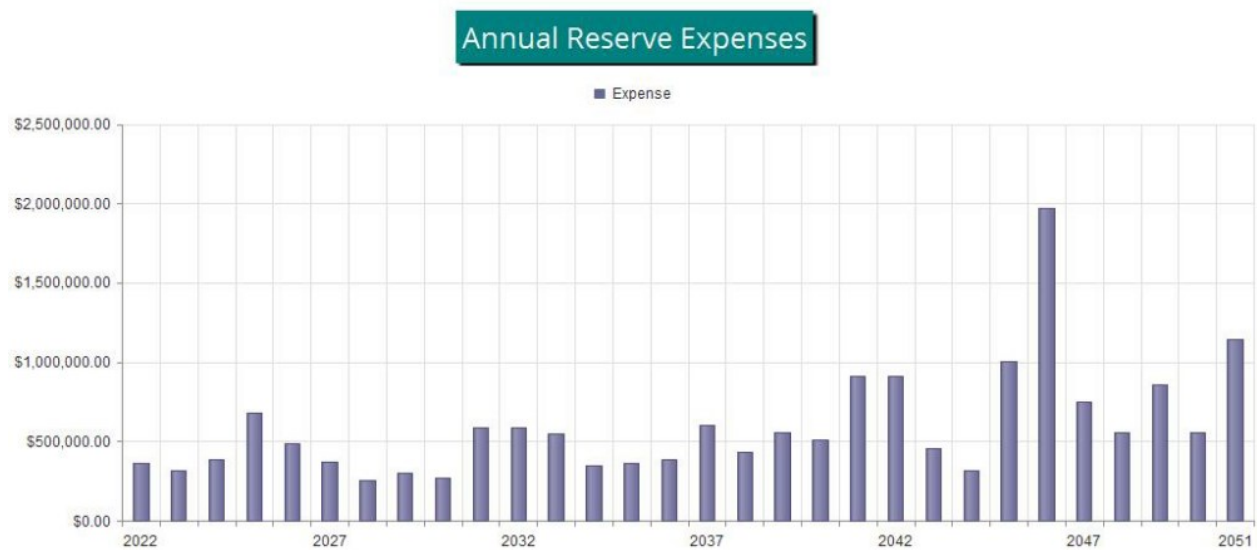


Figure 1

Reserve Fund Status

As of 1/1/2022 your Reserve Fund balance is projected to be \$487,423 and your Fully Funded Balance is computed to be \$1,787,544 (see the Fully Funded Balance Table). The Fully Funded Balance represents the deteriorated value of your common area components. Comparing your Reserve Balance to your Fully Funded Balance indicates your Reserves are 27.3 % Funded.

Recommended Funding Plan

Based on your current Percent Funded and your near-term and long-term Reserve needs, we are recommending Monthly budgeted contributions of \$39,583. The overall 30-Year Plan, in perspective, is shown below in the Annual Reserve Funding (Fig. 2). This same information is shown numerically in both the 30-Year Reserve Plan Summary Table and the 30-Year Income/Expense Detail.

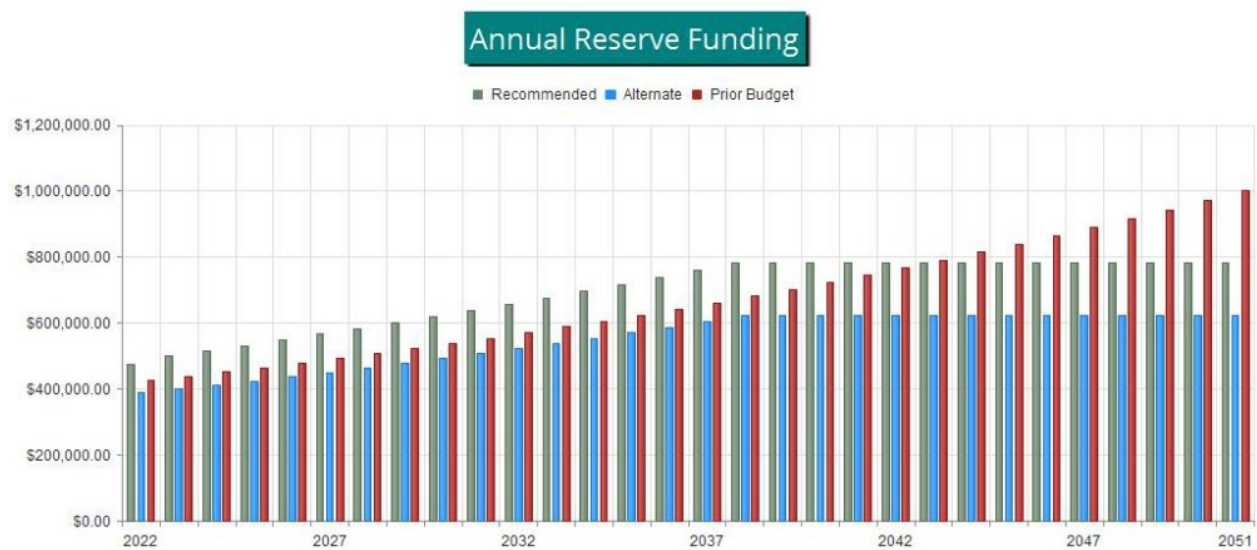


Figure 2

The reserve balance under our recommended Full Funding Plan, an alternate Baseline Funding Plan, and at your current budgeted contribution rate, compared to your always—changing Fully Funded Balance target is shown in the 30-Yr Cash Flow (Fig. 3).

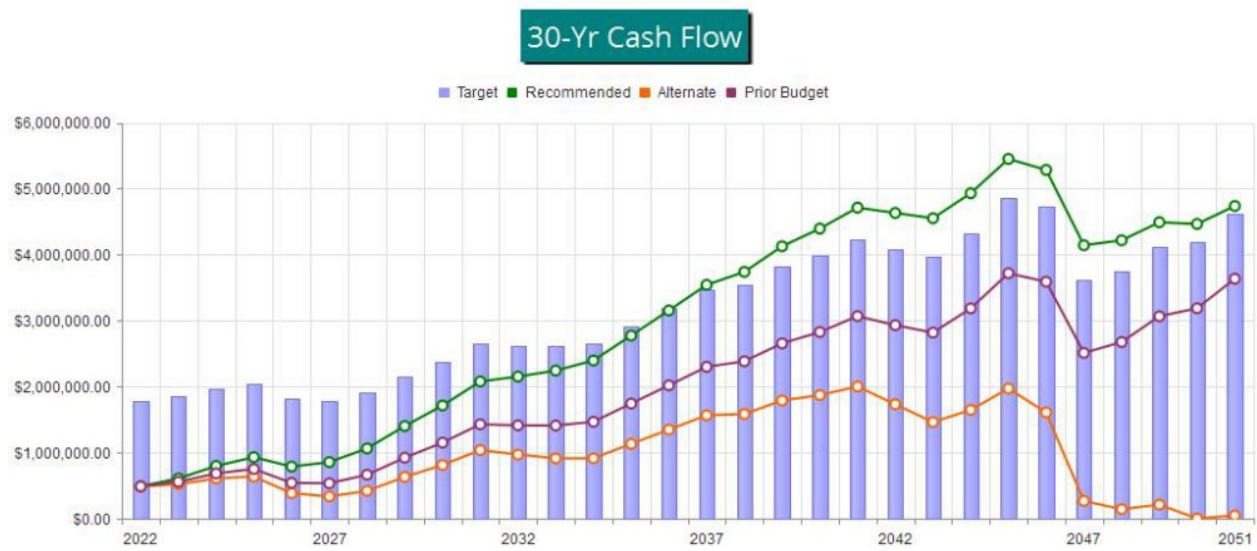


Figure 3

The information from Figure 3 is plotted on a Percent Funded scale in Figure 4. It is clear here to see how your Reserve Fund strength approaches the 100% Funded level under our recommended multi-yr Funding Plan. A client that has a percent funded level of <30% may experience an ~ 20%-60% chance risk of special assessment. A client that is between 30% and 70% may experience an ~ 20%-5% chance risk of special assessment. A client that has a percent funded of >70% may experience an ~ <1% chance risk of special assessment.

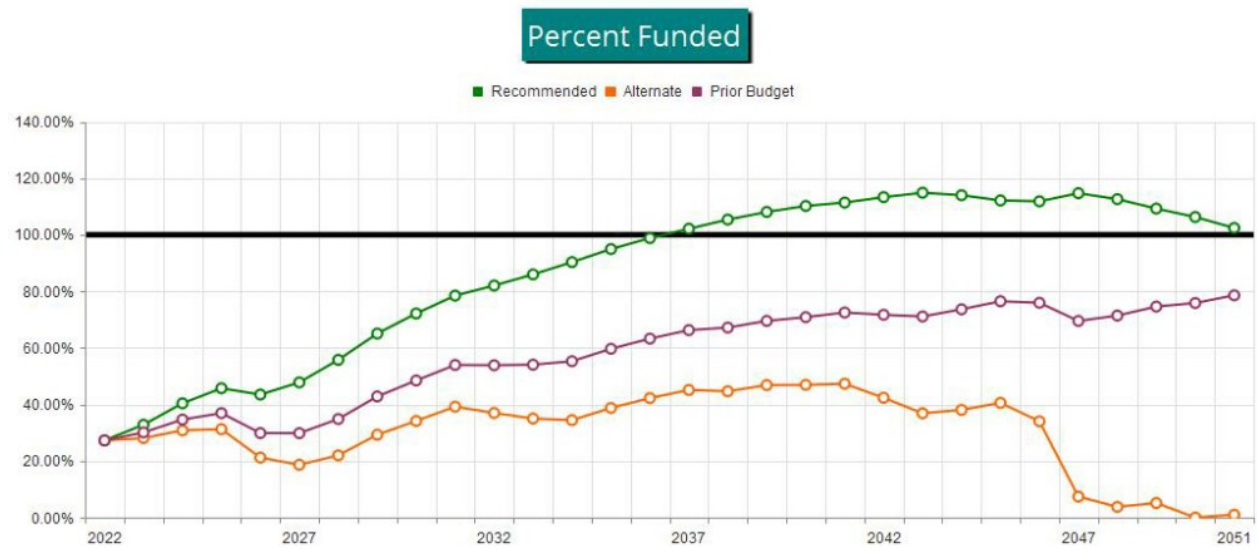


Figure 4



Table Descriptions

Executive Summary is a summary of your Reserve Components

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

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

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

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

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



#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
					Best Case	Worst Case
Sites and Grounds						
21190	Asphalt - Seal/Repair	~ 281600 GSF	4	3	\$43,000	\$53,000
21200	Asphalt - Resurface	~ 281600 GSF	25	24	\$700,000	\$740,000
21200	Asphalt Paths - Resurface	~ Numerous	25	4	\$85,000	\$95,000
21210	Asphalt - Chipseal	~ 281600 GSF	10	9	\$120,000	\$128,400
21320	Site Fencing: Wood - Repair/Paint	~ 2100 LF	5	0	\$17,200	\$25,800
21330	Site Fencing: Wood - Replace - 20%	20% of ~ 2100 LF	5	3	\$17,200	\$23,600
21610	Sign/Monument - Refurbish/Replace	~ (4) Monuments	30	0	\$22,800	\$27,200
21660	Site Pole Lights - Replace	~ (130) Pole Lights	30	15	\$39,000	\$65,000
21710	Trees - Trim/Remove - Allowance	Numerous Trees	1	0	\$61,000	\$65,000
21720	Landscaping - Refurbish - Allowance	Common Areas	1	0	\$14,000	\$16,000
21730	Ponds - Maintain	~ (10) Ponds	1	0	\$9,000	\$11,000
25530	Sewer Infrastructure - Replace	Multiple	1	0	\$24,000	\$26,000
25530	Storm Sewer Allowance - Replace	~ 120LF	5	4	\$23,000	\$27,000
Pond Maintenance						
21729	Ponds 1&2 - Clean and Reline	(2) Ponds	30	5	\$95,000	\$105,000
21730	Pond 3 - Clean and Reline	(1) Pond	30	10	\$45,000	\$55,000
21731	Pond 4 - Clean and Reline	(1) Pond	30	0	\$83,000	\$93,000
21732	Pond 5 - Clean and Reline	(1) Pond	30	2	\$82,000	\$92,000
21733	Pond 6 - Clean and Reline	(1) Pond	30	30	\$31,000	\$41,000
21734	Pond 7 - Clean and Reline	(1) Pond	30	10	\$44,000	\$54,000
21735	Pond 8a - Clean and Reline	(1) Pond	30	23	\$51,800	\$55,800
21736	Pond 8b - Clean and Reline	(1) Pond	30	30	\$42,000	\$52,000
21737	Pond 9 - Clean and Reline	(1) Pond	30	4	\$35,000	\$45,000
21739	Pond 10 - Clean and Reline	(1) Pond	30	10	\$30,000	\$40,000
25280	Pond Pumps - Repair/Replace - 25%	25% of ~ (33) Pumps	5	1	\$28,900	\$33,000
Grounds Equipment						
22010	1999 Truck - Replace	~ (1) Truck	13	2	\$38,000	\$47,000
22010	2007 Truck - Replace	~ (1) Truck	13	4	\$38,000	\$47,000
22010	2009 Truck - Replace	~ (1) Truck	13	3	\$38,000	\$47,000
22050	Golf Cart - Replace	(2) Golf Carts	10	2	\$14,000	\$16,000
22140	Skidsteer - Replace	(1) Skidsteer	15	10	\$48,000	\$52,000
22210	Small Equipment - Repair/Replace	(14) Pieces	3	0	\$9,000	\$11,000
Building Exteriors						
23300	Building Exterior – Paint (Ph1)	Phase 1	8	0	\$39,100	\$43,100
23301	Building Exterior – Paint (Ph2)	Phase 2	8	1	\$161,400	\$167,400
23302	Building Exterior – Paint (Ph3)	Phase 3	8	2	\$89,800	\$93,800
23303	Building Exterior – Paint (Ph4)	Phase 4	8	3	\$193,200	\$197,200
23304	Building Exterior – Paint (Ph5)	Phase 5	8	4	\$56,800	\$60,800
23305	Building Exterior – Paint (Ph6)	Phase 6	8	5	\$72,900	\$76,900
23306	Building Exterior – Paint (Ph7)	Phase 7	8	6	\$10,000	\$12,000
23307	Building Exterior – Paint (Ph8)	Phase 8	8	7	\$64,000	\$68,000
Clubhouse Exteriors						
23020	Clubhouse Lights - Replace	~ (19) Lights	25	7	\$1,900	\$2,900

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
					Best Case	Worst Case
23320	Clubhouse Siding - Replace	~ 2900 GSF	60	51	\$28,500	\$45,600
23430	Clubhouse Windows - Replace	~ (18) Windows	30	21	\$9,000	\$12,600
23480	Clubhouse Doors - Repair/Replace	~ (5) Doors	40	31	\$3,000	\$4,500
23570	Clubhouse Shingle Roof - Replace	~ 4200 GSF	25	20	\$16,800	\$21,000
23650	Clubhouse Gutters/Dspts - Replace	~ 330 LF	30	25	\$2,000	\$3,000
Clubhouse Interiors						
2503	Card/Fob Reader System - Replace	~ (4) Doors	15	5	\$7,200	\$10,000
24009	Clubhouse - Remodel	(1) Clubhouse	30	20	\$175,000	\$225,000
24010	Clubhouse Interior Walls - Repaint	~ 2100 GSF	10	0	\$2,600	\$4,200
24030	Clubhouse Lighting - Replace	~ (9) Lights	25	18	\$3,600	\$5,400
24080	Clubhouse Carpet - Replace	~ 63 GSY	10	0	\$3,200	\$3,800
24090	Clubhouse Sheet Flooring - Replace	~ 2100 GSF	40	30	\$37,800	\$52,500
24220	Clubhouse Furniture - Replace	~ (70) Pieces	10	4	\$36,500	\$51,400
24240	Clubhouse Kitchen - Remodel	~ (130) Kitchen	30	20	\$20,000	\$25,100
24250	Club. Kitchen Appliances - Replace	~ (7) Appliances	10	6	\$4,900	\$9,800
24280	Clubhouse Bathroom - Refurbish	~ (4) Bathrooms	20	0	\$12,000	\$20,000
25200	Clubhouse Condensers - Replace	~ (3) Units	20	18	\$15,000	\$21,000
25200	Clubhouse Furnace - Replace	~ (1) Unit	20	18	\$3,000	\$4,000
25460	Clubhouse Water Heater - Replace	~ (1) Tank	15	0	\$1,200	\$2,200
26430	Fitness Equipment - Replace	~ (5) Pieces	10	3	\$32,000	\$42,000
26431	Fitness Flooring - Replace	~ 260 GSF	20	0	\$1,600	\$2,100
27290	A/V Equipment - Replace	~ (3) Televisions	10	6	\$3,000	\$6,000
Mechanicals						
25570	Irrigation Clocks - Replace - 33%	33% of ~ (41) Controllers	5	2	\$13,700	\$20,500
Tennis Courts						
26130	Pickleball Court (Hard) - Resurface	~ 6400 GSF	7	8	\$7,000	\$8,000
26130	Tennis Court (Hard) - Resurface	~ 6400 GSF	7	4	\$7,000	\$8,000
26140	Tennis Courts (Turf) - Replace	~ 6400 GSF	20	3	\$140,000	\$160,000
26150	Tennis Court Fencing - Replace	~ 790 LF	30	15	\$22,000	\$25,200
26160	Tennis Court Windscreen - Replace	~ 790GSF	10	6	\$8,700	\$10,200
Pool and Spa						
21430	Trex Decking - Replace	~ 2100 GSF	25	14	\$46,300	\$55,600
23230	Trex Rails - Replace	~ 240 LF	25	14	\$8,300	\$11,800
26070	BBQ - Replace	~ (1) BBQ	10	3	\$1,500	\$2,000
28020	Pool Fence - Repair/Paint	~ 280 LF	5	3	\$2,200	\$3,400
28030	Pool Fence - Replace	~ 280 LF	25	23	\$11,200	\$15,400
28040	Pool Deck Furniture - Replace	~ (72) Pieces	10	0	\$18,000	\$22,000
28060	Deck - Resurface	~ 2100 GSF	5	2	\$1,100	\$1,600
28090	Coping Stones - Repair	~ 230 LF	24	12	\$12,400	\$14,700
28100	Pool/Spa - Re-Tile	~ 230 LF	24	12	\$12,400	\$14,700
28110	Pool - Resurface	~ (7500 GSF) Pool	12	6	\$27,000	\$31,000
28120	Spa - Resurface	~ (330 GSF) Spa	12	9	\$3,800	\$4,200
28140	Pool Cover - Replace	~ (1) Cover	8	0	\$14,000	\$18,000
28150	Spa Cover - Replace	~ (1) Cover	10	9	\$6,500	\$8,000
28170	Pool Heater - Replace	~ (1) Unit	12	8	\$13,500	\$17,500
28180	Spa Heater - Replace	~ (1) Unit	12	4	\$6,000	\$7,000
28190	Pool Filter - Replace	~ (2) Filter	20	3	\$2,500	\$2,900

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
					Best Case	Worst Case
28200	Spa Filter - Replace	~ (1) Filter	20	4	\$1,300	\$1,500
28220	Pool/Spa Pumps – Repair/Replace	~ (3) Pumps	15	4	\$6,200	\$8,100
84 Total Funded Components						



#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
Sites and Grounds								
21190	Asphalt - Seal/Repair	\$48,000	X	1	/	4	=	\$12,000
21200	Asphalt - Resurface	\$720,000	X	1	/	25	=	\$28,800
21200	Asphalt Paths - Resurface	\$90,000	X	21	/	25	=	\$75,600
21210	Asphalt - Chipseal	\$124,200	X	1	/	10	=	\$12,420
21320	Site Fencing: Wood - Repair/Paint	\$21,500	X	5	/	5	=	\$21,500
21330	Site Fencing: Wood - Replace - 20%	\$20,400	X	2	/	5	=	\$8,160
21610	Sign/Monument - Refurbish/Replace	\$25,000	X	30	/	30	=	\$25,000
21660	Site Pole Lights - Replace	\$52,000	X	15	/	30	=	\$26,000
21710	Trees - Trim/Remove - Allowance	\$63,000	X	1	/	1	=	\$63,000
21720	Landscaping - Refurbish - Allowance	\$15,000	X	1	/	1	=	\$15,000
21730	Ponds - Maintain	\$10,000	X	1	/	1	=	\$10,000
25530	Sewer Infrastructure - Replace	\$25,000	X	1	/	1	=	\$25,000
25530	Storm Sewer Allowance - Replace	\$25,000	X	1	/	5	=	\$5,000
Pond Maintenance								
21729	Ponds 1&2 - Clean and Reline	\$100,000	X	25	/	30	=	\$83,333
21730	Pond 3 - Clean and Reline	\$50,000	X	20	/	30	=	\$33,333
21731	Pond 4 - Clean and Reline	\$88,000	X	30	/	30	=	\$88,000
21732	Pond 5 - Clean and Reline	\$87,000	X	28	/	30	=	\$81,200
21733	Pond 6 - Clean and Reline	\$36,000	X	0	/	30	=	\$0
21734	Pond 7 - Clean and Reline	\$49,000	X	20	/	30	=	\$32,667
21735	Pond 8a - Clean and Reline	\$53,800	X	7	/	30	=	\$12,553
21736	Pond 8b - Clean and Reline	\$47,000	X	0	/	30	=	\$0
21737	Pond 9 - Clean and Reline	\$40,000	X	26	/	30	=	\$34,667
21739	Pond 10 - Clean and Reline	\$35,000	X	20	/	30	=	\$23,333
25280	Pond Pumps - Repair/Replace - 25%	\$30,950	X	4	/	5	=	\$24,760
Grounds Equipment								
22010	1999 Truck - Replace	\$42,500	X	11	/	13	=	\$35,962
22010	2007 Truck - Replace	\$42,500	X	9	/	13	=	\$29,423
22010	2009 Truck - Replace	\$42,500	X	10	/	13	=	\$32,692
22050	Golf Cart - Replace	\$15,000	X	8	/	10	=	\$12,000
22140	Skidsteer - Replace	\$50,000	X	5	/	15	=	\$16,667
22210	Small Equipment - Repair/Replace	\$10,000	X	3	/	3	=	\$10,000
Building Exteriors								
23300	Building Exterior – Paint (Ph1)	\$41,100	X	8	/	8	=	\$41,100
23301	Building Exterior – Paint (Ph2)	\$164,400	X	7	/	8	=	\$143,850
23302	Building Exterior – Paint (Ph3)	\$91,800	X	6	/	8	=	\$68,850
23303	Building Exterior – Paint (Ph4)	\$195,200	X	5	/	8	=	\$122,000
23304	Building Exterior – Paint (Ph5)	\$58,800	X	4	/	8	=	\$29,400
23305	Building Exterior – Paint (Ph6)	\$74,900	X	3	/	8	=	\$28,088
23306	Building Exterior – Paint (Ph7)	\$11,000	X	2	/	8	=	\$2,750
23307	Building Exterior – Paint (Ph8)	\$66,000	X	1	/	8	=	\$8,250
Clubhouse Exteriors								
23020	Clubhouse Lights - Replace	\$2,400	X	18	/	25	=	\$1,728
23320	Clubhouse Siding - Replace	\$37,050	X	9	/	60	=	\$5,558

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
23430	Clubhouse Windows - Replace	\$10,800	X	9	/	30	=	\$3,240
23480	Clubhouse Doors - Repair/Replace	\$3,750	X	9	/	40	=	\$844
23570	Clubhouse Shingle Roof - Replace	\$18,900	X	5	/	25	=	\$3,780
23650	Clubhouse Gutters/Dspts - Replace	\$2,500	X	5	/	30	=	\$417
Clubhouse Interiors								
2503	Card/Fob Reader System - Replace	\$8,600	X	10	/	15	=	\$5,733
24009	Clubhouse - Remodel	\$200,000	X	10	/	30	=	\$66,667
24010	Clubhouse Interior Walls - Repaint	\$3,400	X	10	/	10	=	\$3,400
24030	Clubhouse Lighting - Replace	\$4,500	X	7	/	25	=	\$1,260
24080	Clubhouse Carpet - Replace	\$3,500	X	10	/	10	=	\$3,500
24090	Clubhouse Sheet Flooring - Replace	\$45,150	X	10	/	40	=	\$11,288
24220	Clubhouse Furniture - Replace	\$43,950	X	6	/	10	=	\$26,370
24240	Clubhouse Kitchen - Remodel	\$22,550	X	10	/	30	=	\$7,517
24250	Club. Kitchen Appliances - Replace	\$7,350	X	4	/	10	=	\$2,940
24280	Clubhouse Bathroom - Refurbish	\$16,000	X	20	/	20	=	\$16,000
25200	Clubhouse Condensers - Replace	\$18,000	X	2	/	20	=	\$1,800
25200	Clubhouse Furnace - Replace	\$3,500	X	2	/	20	=	\$350
25460	Clubhouse Water Heater - Replace	\$1,700	X	15	/	15	=	\$1,700
26430	Fitness Equipment - Replace	\$37,000	X	7	/	10	=	\$25,900
26431	Fitness Flooring - Replace	\$1,850	X	20	/	20	=	\$1,850
27290	A/V Equipment - Replace	\$4,500	X	4	/	10	=	\$1,800
Mechanicals								
25570	Irrigation Clocks - Replace - 33%	\$17,100	X	3	/	5	=	\$10,260
Tennis Courts								
26130	Pickleball Court (Hard) - Resurface	\$7,500	X	0	/	7	=	\$0
26130	Tennis Court (Hard) - Resurface	\$7,500	X	3	/	7	=	\$3,214
26140	Tennis Courts (Turf) - Replace	\$150,000	X	17	/	20	=	\$127,500
26150	Tennis Court Fencing - Replace	\$23,600	X	15	/	30	=	\$11,800
26160	Tennis Court Windscreen - Replace	\$9,450	X	4	/	10	=	\$3,780
Pool and Spa								
21430	Trex Decking - Replace	\$50,950	X	11	/	25	=	\$22,418
23230	Trex Rails - Replace	\$10,050	X	11	/	25	=	\$4,422
26070	BBQ - Replace	\$1,750	X	7	/	10	=	\$1,225
28020	Pool Fence - Repair/Paint	\$2,800	X	2	/	5	=	\$1,120
28030	Pool Fence - Replace	\$13,300	X	2	/	25	=	\$1,064
28040	Pool Deck Furniture - Replace	\$20,000	X	10	/	10	=	\$20,000
28060	Deck - Resurface	\$1,350	X	3	/	5	=	\$810
28090	Coping Stones - Repair	\$13,550	X	12	/	24	=	\$6,775
28100	Pool/Spa - Re-Tile	\$13,550	X	12	/	24	=	\$6,775
28110	Pool - Resurface	\$29,000	X	6	/	12	=	\$14,500
28120	Spa - Resurface	\$4,000	X	3	/	12	=	\$1,000
28140	Pool Cover - Replace	\$16,000	X	8	/	8	=	\$16,000
28150	Spa Cover - Replace	\$7,250	X	1	/	10	=	\$725
28170	Pool Heater - Replace	\$15,500	X	4	/	12	=	\$5,167
28180	Spa Heater - Replace	\$6,500	X	8	/	12	=	\$4,333
28190	Pool Filter - Replace	\$2,700	X	17	/	20	=	\$2,295
28200	Spa Filter - Replace	\$1,400	X	16	/	20	=	\$1,120
28220	Pool/Spa Pumps - Repair/Replace	\$7,150	X	11	/	15	=	\$5,243

\$1,787,544



#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
Sites and Grounds					
21190	Asphalt - Seal/Repair	4	\$48,000	\$12,000	3.24 %
21200	Asphalt - Resurface	25	\$720,000	\$28,800	7.77 %
21200	Asphalt Paths - Resurface	25	\$90,000	\$3,600	0.97 %
21210	Asphalt - Chipseal	10	\$124,200	\$12,420	3.35 %
21320	Site Fencing: Wood - Repair/Paint	5	\$21,500	\$4,300	1.16 %
21330	Site Fencing: Wood - Replace - 20%	5	\$20,400	\$4,080	1.10 %
21610	Sign/Monument - Refurbish/Replace	30	\$25,000	\$833	0.22 %
21660	Site Pole Lights - Replace	30	\$52,000	\$1,733	0.47 %
21710	Trees - Trim/Remove - Allowance	1	\$63,000	\$63,000	17.00 %
21720	Landscaping - Refurbish - Allowance	1	\$15,000	\$15,000	4.05 %
21730	Ponds - Maintain	1	\$10,000	\$10,000	2.70 %
25530	Sewer Infrastructure - Replace	1	\$25,000	\$25,000	6.75 %
25530	Storm Sewer Allowance - Replace	5	\$25,000	\$5,000	1.35 %
Pond Maintenance					
21729	Ponds 1&2 - Clean and Reline	30	\$100,000	\$3,333	0.90 %
21730	Pond 3 - Clean and Reline	30	\$50,000	\$1,667	0.45 %
21731	Pond 4 - Clean and Reline	30	\$88,000	\$2,933	0.79 %
21732	Pond 5 - Clean and Reline	30	\$87,000	\$2,900	0.78 %
21733	Pond 6 - Clean and Reline	30	\$36,000	\$1,200	0.32 %
21734	Pond 7 - Clean and Reline	30	\$49,000	\$1,633	0.44 %
21735	Pond 8a - Clean and Reline	30	\$53,800	\$1,793	0.48 %
21736	Pond 8b - Clean and Reline	30	\$47,000	\$1,567	0.42 %
21737	Pond 9 - Clean and Reline	30	\$40,000	\$1,333	0.36 %
21739	Pond 10 - Clean and Reline	30	\$35,000	\$1,167	0.31 %
25280	Pond Pumps - Repair/Replace - 25%	5	\$30,950	\$6,190	1.67 %
Grounds Equipment					
22010	1999 Truck - Replace	13	\$42,500	\$3,269	0.88 %
22010	2007 Truck - Replace	13	\$42,500	\$3,269	0.88 %
22010	2009 Truck - Replace	13	\$42,500	\$3,269	0.88 %
22050	Golf Cart - Replace	10	\$15,000	\$1,500	0.40 %
22140	Skidsteer - Replace	15	\$50,000	\$3,333	0.90 %
22210	Small Equipment - Repair/Replace	3	\$10,000	\$3,333	0.90 %
Building Exteriors					
23300	Building Exterior – Paint (Ph1)	8	\$41,100	\$5,138	1.39 %
23301	Building Exterior – Paint (Ph2)	8	\$164,400	\$20,550	5.54 %
23302	Building Exterior – Paint (Ph3)	8	\$91,800	\$11,475	3.10 %
23303	Building Exterior – Paint (Ph4)	8	\$195,200	\$24,400	6.58 %
23304	Building Exterior – Paint (Ph5)	8	\$58,800	\$7,350	1.98 %
23305	Building Exterior – Paint (Ph6)	8	\$74,900	\$9,363	2.53 %
23306	Building Exterior – Paint (Ph7)	8	\$11,000	\$1,375	0.37 %
23307	Building Exterior – Paint (Ph8)	8	\$66,000	\$8,250	2.23 %
Clubhouse Exteriors					
23020	Clubhouse Lights - Replace	25	\$2,400	\$96	0.03 %
23320	Clubhouse Siding - Replace	60	\$37,050	\$618	0.17 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
23430	Clubhouse Windows - Replace	30	\$10,800	\$360	0.10 %
23480	Clubhouse Doors - Repair/Replace	40	\$3,750	\$94	0.03 %
23570	Clubhouse Shingle Roof - Replace	25	\$18,900	\$756	0.20 %
23650	Clubhouse Gutters/Dspts - Replace	30	\$2,500	\$83	0.02 %
Clubhouse Interiors					
2503	Card/Fob Reader System - Replace	15	\$8,600	\$573	0.15 %
24009	Clubhouse - Remodel	30	\$200,000	\$6,667	1.80 %
24010	Clubhouse Interior Walls - Repaint	10	\$3,400	\$340	0.09 %
24030	Clubhouse Lighting - Replace	25	\$4,500	\$180	0.05 %
24080	Clubhouse Carpet - Replace	10	\$3,500	\$350	0.09 %
24090	Clubhouse Sheet Flooring - Replace	40	\$45,150	\$1,129	0.30 %
24220	Clubhouse Furniture - Replace	10	\$43,950	\$4,395	1.19 %
24240	Clubhouse Kitchen - Remodel	30	\$22,550	\$752	0.20 %
24250	Club. Kitchen Appliances - Replace	10	\$7,350	\$735	0.20 %
24280	Clubhouse Bathroom - Refurbish	20	\$16,000	\$800	0.22 %
25200	Clubhouse Condensers - Replace	20	\$18,000	\$900	0.24 %
25200	Clubhouse Furnace - Replace	20	\$3,500	\$175	0.05 %
25460	Clubhouse Water Heater - Replace	15	\$1,700	\$113	0.03 %
26430	Fitness Equipment - Replace	10	\$37,000	\$3,700	1.00 %
26431	Fitness Flooring - Replace	20	\$1,850	\$93	0.02 %
27290	A/V Equipment - Replace	10	\$4,500	\$450	0.12 %
Mechanicals					
25570	Irrigation Clocks - Replace - 33%	5	\$17,100	\$3,420	0.92 %
Tennis Courts					
26130	Pickleball Court (Hard) - Resurface	7	\$7,500	\$1,071	0.29 %
26130	Tennis Court (Hard) - Resurface	7	\$7,500	\$1,071	0.29 %
26140	Tennis Courts (Turf) - Replace	20	\$150,000	\$7,500	2.02 %
26150	Tennis Court Fencing - Replace	30	\$23,600	\$787	0.21 %
26160	Tennis Court Windscreen - Replace	10	\$9,450	\$945	0.25 %
Pool and Spa					
21430	Trex Decking - Replace	25	\$50,950	\$2,038	0.55 %
23230	Trex Rails - Replace	25	\$10,050	\$402	0.11 %
26070	BBQ - Replace	10	\$1,750	\$175	0.05 %
28020	Pool Fence - Repair/Paint	5	\$2,800	\$560	0.15 %
28030	Pool Fence - Replace	25	\$13,300	\$532	0.14 %
28040	Pool Deck Furniture - Replace	10	\$20,000	\$2,000	0.54 %
28060	Deck - Resurface	5	\$1,350	\$270	0.07 %
28090	Coping Stones - Repair	24	\$13,550	\$565	0.15 %
28100	Pool/Spa - Re-Tile	24	\$13,550	\$565	0.15 %
28110	Pool - Resurface	12	\$29,000	\$2,417	0.65 %
28120	Spa - Resurface	12	\$4,000	\$333	0.09 %
28140	Pool Cover - Replace	8	\$16,000	\$2,000	0.54 %
28150	Spa Cover - Replace	10	\$7,250	\$725	0.20 %
28170	Pool Heater - Replace	12	\$15,500	\$1,292	0.35 %
28180	Spa Heater - Replace	12	\$6,500	\$542	0.15 %
28190	Pool Filter - Replace	20	\$2,700	\$135	0.04 %
28200	Spa Filter - Replace	20	\$1,400	\$70	0.02 %
28220	Pool/Spa Pumps - Repair/Replace	15	\$7,150	\$477	0.13 %
84 Total Funded Components				\$370,606	100.00 %



30-Year Reserve Plan Summary

Report # 10544-0
Full

Fiscal Year Start: 2022

Interest:

1.00 %

Inflation:

3.00 %

Reserve Fund Strength: as-of Fiscal Year Start Date

Projected Reserve Balance Changes

	% Increase									
	Starting	Fully			Special	In Annual		Loan or		
Year	Reserve	Funded	Percent		Assmt	Reserve	Reserve	Special	Interest	Reserve
	Balance	Balance	Funded		Risk	Contribs.	Contribs.	Assmts	Income	Expenses
2022	\$487,423	\$1,787,544	27.3 %	<div></div>	High	11.77 %	\$474,996	\$0	\$5,469	\$361,050
2023	\$606,838	\$1,849,910	32.8 %	<div></div>	Medium	5.26 %	\$500,000	\$0	\$7,012	\$317,601
2024	\$796,250	\$1,971,455	40.4 %	<div></div>	Medium	3.00 %	\$515,000	\$0	\$8,626	\$390,146
2025	\$929,730	\$2,033,720	45.7 %	<div></div>	Medium	2.91 %	\$530,000	\$0	\$8,581	\$681,151
2026	\$787,160	\$1,810,266	43.5 %	<div></div>	Medium	3.77 %	\$550,000	\$0	\$8,207	\$490,497
2027	\$854,870	\$1,788,997	47.8 %	<div></div>	Medium	3.00 %	\$566,500	\$0	\$9,582	\$368,649
2028	\$1,062,302	\$1,905,481	55.7 %	<div></div>	Medium	3.00 %	\$583,495	\$0	\$12,312	\$257,020
2029	\$1,401,089	\$2,153,714	65.1 %	<div></div>	Medium	3.00 %	\$601,000	\$0	\$15,563	\$304,824
2030	\$1,712,828	\$2,373,829	72.2 %	<div></div>	Low	3.00 %	\$619,030	\$0	\$18,940	\$274,002
2031	\$2,076,795	\$2,646,379	78.5 %	<div></div>	Low	3.00 %	\$637,601	\$0	\$21,131	\$584,343
2032	\$2,151,184	\$2,621,961	82.0 %	<div></div>	Low	3.00 %	\$656,729	\$0	\$21,958	\$587,560
2033	\$2,242,311	\$2,608,438	86.0 %	<div></div>	Low	3.00 %	\$676,431	\$0	\$23,180	\$546,288
2034	\$2,395,634	\$2,652,411	90.3 %	<div></div>	Low	3.00 %	\$696,724	\$0	\$25,830	\$345,533
2035	\$2,772,654	\$2,920,332	94.9 %	<div></div>	Low	3.00 %	\$717,625	\$0	\$29,616	\$366,913
2036	\$3,152,982	\$3,190,596	98.8 %	<div></div>	Low	3.00 %	\$739,154	\$0	\$33,458	\$384,122
2037	\$3,541,472	\$3,468,061	102.1 %	<div></div>	Low	3.00 %	\$761,329	\$0	\$36,382	\$601,064
2038	\$3,738,119	\$3,547,721	105.4 %	<div></div>	Low	3.00 %	\$784,168	\$0	\$39,305	\$435,437
2039	\$4,126,155	\$3,818,208	108.1 %	<div></div>	Low	0.00 %	\$784,168	\$0	\$42,581	\$559,241
2040	\$4,393,664	\$3,987,668	110.2 %	<div></div>	Low	0.00 %	\$784,168	\$0	\$45,508	\$511,581
2041	\$4,711,759	\$4,230,230	111.4 %	<div></div>	Low	0.00 %	\$784,168	\$0	\$46,695	\$911,472
2042	\$4,631,150	\$4,087,676	113.3 %	<div></div>	Low	0.00 %	\$784,168	\$0	\$45,895	\$909,558
2043	\$4,551,655	\$3,962,899	114.9 %	<div></div>	Low	0.00 %	\$784,168	\$0	\$47,388	\$453,261
2044	\$4,929,951	\$4,325,047	114.0 %	<div></div>	Low	0.00 %	\$784,168	\$0	\$51,877	\$316,061
2045	\$5,449,935	\$4,860,679	112.1 %	<div></div>	Low	0.00 %	\$784,168	\$0	\$53,645	\$1,004,062
2046	\$5,283,687	\$4,725,682	111.8 %	<div></div>	Low	0.00 %	\$784,168	\$0	\$47,110	\$1,972,725
2047	\$4,142,240	\$3,611,512	114.7 %	<div></div>	Low	0.00 %	\$784,168	\$0	\$41,777	\$751,457
2048	\$4,216,729	\$3,745,103	112.6 %	<div></div>	Low	0.00 %	\$784,168	\$0	\$43,515	\$554,352
2049	\$4,490,061	\$4,109,698	109.3 %	<div></div>	Low	0.00 %	\$784,168	\$0	\$44,754	\$854,419
2050	\$4,464,565	\$4,200,857	106.3 %	<div></div>	Low	0.00 %	\$784,168	\$0	\$45,986	\$558,254
2051	\$4,736,464	\$4,625,239	102.4 %	<div></div>	Low	0.00 %	\$784,168	\$0	\$45,788	\$1,141,403

30-Year Income/Expense Detail

Report # 10544-0
Full

Fiscal Year	2022	2023	2024	2025	2026
Starting Reserve Balance	\$487,423	\$606,838	\$796,250	\$929,730	\$787,160
Annual Reserve Contribution	\$474,996	\$500,000	\$515,000	\$530,000	\$550,000
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$5,469	\$7,012	\$8,626	\$8,581	\$8,207
Total Income	\$967,888	\$1,113,850	\$1,319,876	\$1,468,311	\$1,345,366
# Component					
Sites and Grounds					
21190 Asphalt - Seal/Repair	\$0	\$0	\$0	\$52,451	\$0
21200 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
21200 Asphalt Paths - Resurface	\$0	\$0	\$0	\$0	\$101,296
21210 Asphalt - Chipseal	\$0	\$0	\$0	\$0	\$0
21320 Site Fencing: Wood - Repair/Paint	\$21,500	\$0	\$0	\$0	\$0
21330 Site Fencing: Wood - Replace - 20%	\$0	\$0	\$0	\$22,292	\$0
21610 Sign/Monument - Refurbish/Replace	\$25,000	\$0	\$0	\$0	\$0
21660 Site Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
21710 Trees - Trim/Remove - Allowance	\$63,000	\$64,890	\$66,837	\$68,842	\$70,907
21720 Landscaping - Refurbish - Allowance	\$15,000	\$15,450	\$15,914	\$16,391	\$16,883
21730 Ponds - Maintain	\$10,000	\$10,300	\$10,609	\$10,927	\$11,255
25530 Sewer Infrastructure - Replace	\$25,000	\$25,750	\$26,523	\$27,318	\$28,138
25530 Storm Sewer Allowance - Replace	\$0	\$0	\$0	\$0	\$28,138
Pond Maintenance					
21729 Ponds 1&2 - Clean and Reline	\$0	\$0	\$0	\$0	\$0
21730 Pond 3 - Clean and Reline	\$0	\$0	\$0	\$0	\$0
21731 Pond 4 - Clean and Reline	\$88,000	\$0	\$0	\$0	\$0
21732 Pond 5 - Clean and Reline	\$0	\$0	\$92,298	\$0	\$0
21733 Pond 6 - Clean and Reline	\$0	\$0	\$0	\$0	\$0
21734 Pond 7 - Clean and Reline	\$0	\$0	\$0	\$0	\$0
21735 Pond 8a - Clean and Reline	\$0	\$0	\$0	\$0	\$0
21736 Pond 8b - Clean and Reline	\$0	\$0	\$0	\$0	\$0
21737 Pond 9 - Clean and Reline	\$0	\$0	\$0	\$0	\$45,020
21739 Pond 10 - Clean and Reline	\$0	\$0	\$0	\$0	\$0
25280 Pond Pumps - Repair/Replace - 25%	\$0	\$31,879	\$0	\$0	\$0
Grounds Equipment					
22010 1999 Truck - Replace	\$0	\$0	\$45,088	\$0	\$0
22010 2007 Truck - Replace	\$0	\$0	\$0	\$0	\$47,834
22010 2009 Truck - Replace	\$0	\$0	\$0	\$46,441	\$0
22050 Golf Cart - Replace	\$0	\$0	\$15,914	\$0	\$0
22140 Skidsteer - Replace	\$0	\$0	\$0	\$0	\$0
22210 Small Equipment - Repair/Replace	\$10,000	\$0	\$0	\$10,927	\$0
Building Exteriors					
23300 Building Exterior - Paint (Ph1)	\$41,100	\$0	\$0	\$0	\$0
23301 Building Exterior - Paint (Ph2)	\$0	\$169,332	\$0	\$0	\$0
23302 Building Exterior - Paint (Ph3)	\$0	\$0	\$97,391	\$0	\$0
23303 Building Exterior - Paint (Ph4)	\$0	\$0	\$0	\$213,300	\$0
23304 Building Exterior - Paint (Ph5)	\$0	\$0	\$0	\$0	\$66,180
23305 Building Exterior - Paint (Ph6)	\$0	\$0	\$0	\$0	\$0
23306 Building Exterior - Paint (Ph7)	\$0	\$0	\$0	\$0	\$0
23307 Building Exterior - Paint (Ph8)	\$0	\$0	\$0	\$0	\$0
Clubhouse Exteriors					
23020 Clubhouse Lights - Replace	\$0	\$0	\$0	\$0	\$0
23320 Clubhouse Siding - Replace	\$0	\$0	\$0	\$0	\$0
23430 Clubhouse Windows - Replace	\$0	\$0	\$0	\$0	\$0
23480 Clubhouse Doors - Repair/Replace	\$0	\$0	\$0	\$0	\$0
23570 Clubhouse Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
23650 Clubhouse Gutters/Dspts - Replace	\$0	\$0	\$0	\$0	\$0
Clubhouse Interiors					
2503 Card/Fob Reader System - Replace	\$0	\$0	\$0	\$0	\$0
24009 Clubhouse - Remodel	\$0	\$0	\$0	\$0	\$0
24010 Clubhouse Interior Walls - Repaint	\$3,400	\$0	\$0	\$0	\$0
24030 Clubhouse Lighting - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year		2022	2023	2024	2025	2026
24080	Clubhouse Carpet - Replace	\$3,500	\$0	\$0	\$0	\$0
24090	Clubhouse Sheet Flooring - Replace	\$0	\$0	\$0	\$0	\$0
24220	Clubhouse Furniture - Replace	\$0	\$0	\$0	\$0	\$49,466
24240	Clubhouse Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
24250	Club. Kitchen Appliances - Replace	\$0	\$0	\$0	\$0	\$0
24280	Clubhouse Bathroom - Refurbish	\$16,000	\$0	\$0	\$0	\$0
25200	Clubhouse Condensers - Replace	\$0	\$0	\$0	\$0	\$0
25200	Clubhouse Furnace - Replace	\$0	\$0	\$0	\$0	\$0
25460	Clubhouse Water Heater - Replace	\$1,700	\$0	\$0	\$0	\$0
26430	Fitness Equipment - Replace	\$0	\$0	\$0	\$40,431	\$0
26431	Fitness Flooring - Replace	\$1,850	\$0	\$0	\$0	\$0
27290	A/V Equipment - Replace	\$0	\$0	\$0	\$0	\$0
Mechanicals						
25570	Irrigation Clocks - Replace - 33%	\$0	\$0	\$18,141	\$0	\$0
Tennis Courts						
26130	Pickleball Court (Hard) - Resurface	\$0	\$0	\$0	\$0	\$0
26130	Tennis Court (Hard) - Resurface	\$0	\$0	\$0	\$0	\$8,441
26140	Tennis Courts (Turf) - Replace	\$0	\$0	\$0	\$163,909	\$0
26150	Tennis Court Fencing - Replace	\$0	\$0	\$0	\$0	\$0
26160	Tennis Court Windscreen - Replace	\$0	\$0	\$0	\$0	\$0
Pool and Spa						
21430	Trex Decking - Replace	\$0	\$0	\$0	\$0	\$0
23230	Trex Rails - Replace	\$0	\$0	\$0	\$0	\$0
26070	BBQ - Replace	\$0	\$0	\$0	\$1,912	\$0
28020	Pool Fence - Repair/Paint	\$0	\$0	\$0	\$3,060	\$0
28030	Pool Fence - Replace	\$0	\$0	\$0	\$0	\$0
28040	Pool Deck Furniture - Replace	\$20,000	\$0	\$0	\$0	\$0
28060	Deck - Resurface	\$0	\$0	\$1,432	\$0	\$0
28090	Coping Stones - Repair	\$0	\$0	\$0	\$0	\$0
28100	Pool/Spa - Re-Tile	\$0	\$0	\$0	\$0	\$0
28110	Pool - Resurface	\$0	\$0	\$0	\$0	\$0
28120	Spa - Resurface	\$0	\$0	\$0	\$0	\$0
28140	Pool Cover - Replace	\$16,000	\$0	\$0	\$0	\$0
28150	Spa Cover - Replace	\$0	\$0	\$0	\$0	\$0
28170	Pool Heater - Replace	\$0	\$0	\$0	\$0	\$0
28180	Spa Heater - Replace	\$0	\$0	\$0	\$0	\$7,316
28190	Pool Filter - Replace	\$0	\$0	\$0	\$2,950	\$0
28200	Spa Filter - Replace	\$0	\$0	\$0	\$0	\$1,576
28220	Pool/Spa Pumps – Repair/Replace	\$0	\$0	\$0	\$0	\$8,047
Total Expenses		\$361,050	\$317,601	\$390,146	\$681,151	\$490,497
Ending Reserve Balance		\$606,838	\$796,250	\$929,730	\$787,160	\$854,870

Fiscal Year	2027	2028	2029	2030	2031
Starting Reserve Balance	\$854,870	\$1,062,302	\$1,401,089	\$1,712,828	\$2,076,795
Annual Reserve Contribution	\$566,500	\$583,495	\$601,000	\$619,030	\$637,601
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$9,582	\$12,312	\$15,563	\$18,940	\$21,131
Total Income	\$1,430,951	\$1,658,109	\$2,017,652	\$2,350,798	\$2,735,527
# Component					
Sites and Grounds					
21190 Asphalt - Seal/Repair	\$0	\$0	\$59,034	\$0	\$0
21200 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
21200 Asphalt Paths - Resurface	\$0	\$0	\$0	\$0	\$0
21210 Asphalt - Chipseal	\$0	\$0	\$0	\$0	\$162,053
21320 Site Fencing: Wood - Repair/Paint	\$24,924	\$0	\$0	\$0	\$0
21330 Site Fencing: Wood - Replace - 20%	\$0	\$0	\$0	\$25,842	\$0
21610 Sign/Monument - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
21660 Site Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
21710 Trees - Trim/Remove - Allowance	\$73,034	\$75,225	\$77,482	\$79,807	\$82,201
21720 Landscaping - Refurbish - Allowance	\$17,389	\$17,911	\$18,448	\$19,002	\$19,572
21730 Ponds - Maintain	\$11,593	\$11,941	\$12,299	\$12,668	\$13,048
25530 Sewer Infrastructure - Replace	\$28,982	\$29,851	\$30,747	\$31,669	\$32,619
25530 Storm Sewer Allowance - Replace	\$0	\$0	\$0	\$0	\$32,619
Pond Maintenance					
21729 Ponds 1&2 - Clean and Reline	\$115,927	\$0	\$0	\$0	\$0
21730 Pond 3 - Clean and Reline	\$0	\$0	\$0	\$0	\$0
21731 Pond 4 - Clean and Reline	\$0	\$0	\$0	\$0	\$0
21732 Pond 5 - Clean and Reline	\$0	\$0	\$0	\$0	\$0
21733 Pond 6 - Clean and Reline	\$0	\$0	\$0	\$0	\$0
21734 Pond 7 - Clean and Reline	\$0	\$0	\$0	\$0	\$0
21735 Pond 8a - Clean and Reline	\$0	\$0	\$0	\$0	\$0
21736 Pond 8b - Clean and Reline	\$0	\$0	\$0	\$0	\$0
21737 Pond 9 - Clean and Reline	\$0	\$0	\$0	\$0	\$0
21739 Pond 10 - Clean and Reline	\$0	\$0	\$0	\$0	\$0
25280 Pond Pumps - Repair/Replace - 25%	\$0	\$36,956	\$0	\$0	\$0
Grounds Equipment					
22010 1999 Truck - Replace	\$0	\$0	\$0	\$0	\$0
22010 2007 Truck - Replace	\$0	\$0	\$0	\$0	\$0
22010 2009 Truck - Replace	\$0	\$0	\$0	\$0	\$0
22050 Golf Cart - Replace	\$0	\$0	\$0	\$0	\$0
22140 Skidsteer - Replace	\$0	\$0	\$0	\$0	\$0
22210 Small Equipment - Repair/Replace	\$0	\$11,941	\$0	\$0	\$13,048
Building Exteriors					
23300 Building Exterior - Paint (Ph1)	\$0	\$0	\$0	\$52,064	\$0
23301 Building Exterior - Paint (Ph2)	\$0	\$0	\$0	\$0	\$214,505
23302 Building Exterior - Paint (Ph3)	\$0	\$0	\$0	\$0	\$0
23303 Building Exterior - Paint (Ph4)	\$0	\$0	\$0	\$0	\$0
23304 Building Exterior - Paint (Ph5)	\$0	\$0	\$0	\$0	\$0
23305 Building Exterior - Paint (Ph6)	\$86,830	\$0	\$0	\$0	\$0
23306 Building Exterior - Paint (Ph7)	\$0	\$13,135	\$0	\$0	\$0
23307 Building Exterior - Paint (Ph8)	\$0	\$0	\$81,172	\$0	\$0
Clubhouse Exteriors					
23020 Clubhouse Lights - Replace	\$0	\$0	\$2,952	\$0	\$0
23320 Clubhouse Siding - Replace	\$0	\$0	\$0	\$0	\$0
23430 Clubhouse Windows - Replace	\$0	\$0	\$0	\$0	\$0
23480 Clubhouse Doors - Repair/Replace	\$0	\$0	\$0	\$0	\$0
23570 Clubhouse Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
23650 Clubhouse Gutters/Dspts - Replace	\$0	\$0	\$0	\$0	\$0
Clubhouse Interiors					
2503 Card/Fob Reader System - Replace	\$9,970	\$0	\$0	\$0	\$0
24009 Clubhouse - Remodel	\$0	\$0	\$0	\$0	\$0
24010 Clubhouse Interior Walls - Repaint	\$0	\$0	\$0	\$0	\$0
24030 Clubhouse Lighting - Replace	\$0	\$0	\$0	\$0	\$0
24080 Clubhouse Carpet - Replace	\$0	\$0	\$0	\$0	\$0
24090 Clubhouse Sheet Flooring - Replace	\$0	\$0	\$0	\$0	\$0
24220 Clubhouse Furniture - Replace	\$0	\$0	\$0	\$0	\$0
24240 Clubhouse Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
24250 Club. Kitchen Appliances - Replace	\$0	\$8,776	\$0	\$0	\$0
24280 Clubhouse Bathroom - Refurbish	\$0	\$0	\$0	\$0	\$0
25200 Clubhouse Condensers - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2027	2028	2029	2030	2031
25200 Clubhouse Furnace - Replace	\$0	\$0	\$0	\$0	\$0
25460 Clubhouse Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
26430 Fitness Equipment - Replace	\$0	\$0	\$0	\$0	\$0
26431 Fitness Flooring - Replace	\$0	\$0	\$0	\$0	\$0
27290 A/V Equipment - Replace	\$0	\$5,373	\$0	\$0	\$0
Mechanicals					
25570 Irrigation Clocks - Replace - 33%	\$0	\$0	\$21,031	\$0	\$0
Tennis Courts					
26130 Pickleball Court (Hard) - Resurface	\$0	\$0	\$0	\$9,501	\$0
26130 Tennis Court (Hard) - Resurface	\$0	\$0	\$0	\$0	\$0
26140 Tennis Courts (Turf) - Replace	\$0	\$0	\$0	\$0	\$0
26150 Tennis Court Fencing - Replace	\$0	\$0	\$0	\$0	\$0
26160 Tennis Court Windscreen - Replace	\$0	\$11,284	\$0	\$0	\$0
Pool and Spa					
21430 Trex Decking - Replace	\$0	\$0	\$0	\$0	\$0
23230 Trex Rails - Replace	\$0	\$0	\$0	\$0	\$0
26070 BBQ - Replace	\$0	\$0	\$0	\$0	\$0
28020 Pool Fence - Repair/Paint	\$0	\$0	\$0	\$3,547	\$0
28030 Pool Fence - Replace	\$0	\$0	\$0	\$0	\$0
28040 Pool Deck Furniture - Replace	\$0	\$0	\$0	\$0	\$0
28060 Deck - Resurface	\$0	\$0	\$1,660	\$0	\$0
28090 Coping Stones - Repair	\$0	\$0	\$0	\$0	\$0
28100 Pool/Spa - Re-Tile	\$0	\$0	\$0	\$0	\$0
28110 Pool - Resurface	\$0	\$34,628	\$0	\$0	\$0
28120 Spa - Resurface	\$0	\$0	\$0	\$0	\$5,219
28140 Pool Cover - Replace	\$0	\$0	\$0	\$20,268	\$0
28150 Spa Cover - Replace	\$0	\$0	\$0	\$0	\$9,460
28170 Pool Heater - Replace	\$0	\$0	\$0	\$19,635	\$0
28180 Spa Heater - Replace	\$0	\$0	\$0	\$0	\$0
28190 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
28200 Spa Filter - Replace	\$0	\$0	\$0	\$0	\$0
28220 Pool/Spa Pumps – Repair/Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$368,649	\$257,020	\$304,824	\$274,002	\$584,343
Ending Reserve Balance	\$1,062,302	\$1,401,089	\$1,712,828	\$2,076,795	\$2,151,184

Fiscal Year	2032	2033	2034	2035	2036
Starting Reserve Balance	\$2,151,184	\$2,242,311	\$2,395,634	\$2,772,654	\$3,152,982
Annual Reserve Contribution	\$656,729	\$676,431	\$696,724	\$717,625	\$739,154
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$21,958	\$23,180	\$25,830	\$29,616	\$33,458
Total Income	\$2,829,871	\$2,941,921	\$3,118,188	\$3,519,895	\$3,925,594
# Component					
Sites and Grounds					
21190 Asphalt - Seal/Repair	\$0	\$66,443	\$0	\$0	\$0
21200 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
21200 Asphalt Paths - Resurface	\$0	\$0	\$0	\$0	\$0
21210 Asphalt - Chipseal	\$0	\$0	\$0	\$0	\$0
21320 Site Fencing: Wood - Repair/Paint	\$28,894	\$0	\$0	\$0	\$0
21330 Site Fencing: Wood - Replace - 20%	\$0	\$0	\$0	\$29,958	\$0
21610 Sign/Monument - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
21660 Site Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
21710 Trees - Trim/Remove - Allowance	\$84,667	\$87,207	\$89,823	\$92,518	\$95,293
21720 Landscaping - Refurbish - Allowance	\$20,159	\$20,764	\$21,386	\$22,028	\$22,689
21730 Ponds - Maintain	\$13,439	\$13,842	\$14,258	\$14,685	\$15,126
25530 Sewer Infrastructure - Replace	\$33,598	\$34,606	\$35,644	\$36,713	\$37,815
25530 Storm Sewer Allowance - Replace	\$0	\$0	\$0	\$0	\$37,815
Pond Maintenance					
21729 Ponds 1&2 - Clean and Reline	\$0	\$0	\$0	\$0	\$0
21730 Pond 3 - Clean and Reline	\$67,196	\$0	\$0	\$0	\$0
21731 Pond 4 - Clean and Reline	\$0	\$0	\$0	\$0	\$0
21732 Pond 5 - Clean and Reline	\$0	\$0	\$0	\$0	\$0
21733 Pond 6 - Clean and Reline	\$0	\$0	\$0	\$0	\$0
21734 Pond 7 - Clean and Reline	\$65,852	\$0	\$0	\$0	\$0
21735 Pond 8a - Clean and Reline	\$0	\$0	\$0	\$0	\$0
21736 Pond 8b - Clean and Reline	\$0	\$0	\$0	\$0	\$0
21737 Pond 9 - Clean and Reline	\$0	\$0	\$0	\$0	\$0
21739 Pond 10 - Clean and Reline	\$47,037	\$0	\$0	\$0	\$0
25280 Pond Pumps - Repair/Replace - 25%	\$0	\$42,842	\$0	\$0	\$0
Grounds Equipment					
22010 1999 Truck - Replace	\$0	\$0	\$0	\$0	\$0
22010 2007 Truck - Replace	\$0	\$0	\$0	\$0	\$0
22010 2009 Truck - Replace	\$0	\$0	\$0	\$0	\$0
22050 Golf Cart - Replace	\$0	\$0	\$21,386	\$0	\$0
22140 Skidsteer - Replace	\$67,196	\$0	\$0	\$0	\$0
22210 Small Equipment - Repair/Replace	\$0	\$0	\$14,258	\$0	\$0
Building Exteriors					
23300 Building Exterior - Paint (Ph1)	\$0	\$0	\$0	\$0	\$0
23301 Building Exterior - Paint (Ph2)	\$0	\$0	\$0	\$0	\$0
23302 Building Exterior - Paint (Ph3)	\$123,372	\$0	\$0	\$0	\$0
23303 Building Exterior - Paint (Ph4)	\$0	\$270,202	\$0	\$0	\$0
23304 Building Exterior - Paint (Ph5)	\$0	\$0	\$83,835	\$0	\$0
23305 Building Exterior - Paint (Ph6)	\$0	\$0	\$0	\$109,993	\$0
23306 Building Exterior - Paint (Ph7)	\$0	\$0	\$0	\$0	\$16,638
23307 Building Exterior - Paint (Ph8)	\$0	\$0	\$0	\$0	\$0
Clubhouse Exteriors					
23020 Clubhouse Lights - Replace	\$0	\$0	\$0	\$0	\$0
23320 Clubhouse Siding - Replace	\$0	\$0	\$0	\$0	\$0
23430 Clubhouse Windows - Replace	\$0	\$0	\$0	\$0	\$0
23480 Clubhouse Doors - Repair/Replace	\$0	\$0	\$0	\$0	\$0
23570 Clubhouse Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
23650 Clubhouse Gutters/Dspts - Replace	\$0	\$0	\$0	\$0	\$0
Clubhouse Interiors					
2503 Card/Fob Reader System - Replace	\$0	\$0	\$0	\$0	\$0
24009 Clubhouse - Remodel	\$0	\$0	\$0	\$0	\$0
24010 Clubhouse Interior Walls - Repaint	\$4,569	\$0	\$0	\$0	\$0
24030 Clubhouse Lighting - Replace	\$0	\$0	\$0	\$0	\$0
24080 Clubhouse Carpet - Replace	\$4,704	\$0	\$0	\$0	\$0
24090 Clubhouse Sheet Flooring - Replace	\$0	\$0	\$0	\$0	\$0
24220 Clubhouse Furniture - Replace	\$0	\$0	\$0	\$0	\$66,478
24240 Clubhouse Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
24250 Club. Kitchen Appliances - Replace	\$0	\$0	\$0	\$0	\$0
24280 Clubhouse Bathroom - Refurbish	\$0	\$0	\$0	\$0	\$0
25200 Clubhouse Condensers - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2032	2033	2034	2035	2036
25200 Clubhouse Furnace - Replace	\$0	\$0	\$0	\$0	\$0
25460 Clubhouse Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
26430 Fitness Equipment - Replace	\$0	\$0	\$0	\$54,336	\$0
26431 Fitness Flooring - Replace	\$0	\$0	\$0	\$0	\$0
27290 A/V Equipment - Replace	\$0	\$0	\$0	\$0	\$0
Mechanicals					
25570 Irrigation Clocks - Replace - 33%	\$0	\$0	\$24,381	\$0	\$0
Tennis Courts					
26130 Pickleball Court (Hard) - Resurface	\$0	\$0	\$0	\$0	\$0
26130 Tennis Court (Hard) - Resurface	\$0	\$10,382	\$0	\$0	\$0
26140 Tennis Courts (Turf) - Replace	\$0	\$0	\$0	\$0	\$0
26150 Tennis Court Fencing - Replace	\$0	\$0	\$0	\$0	\$0
26160 Tennis Court Windscreen - Replace	\$0	\$0	\$0	\$0	\$0
Pool and Spa					
21430 Trex Decking - Replace	\$0	\$0	\$0	\$0	\$77,066
23230 Trex Rails - Replace	\$0	\$0	\$0	\$0	\$15,202
26070 BBQ - Replace	\$0	\$0	\$0	\$2,570	\$0
28020 Pool Fence - Repair/Paint	\$0	\$0	\$0	\$4,112	\$0
28030 Pool Fence - Replace	\$0	\$0	\$0	\$0	\$0
28040 Pool Deck Furniture - Replace	\$26,878	\$0	\$0	\$0	\$0
28060 Deck - Resurface	\$0	\$0	\$1,925	\$0	\$0
28090 Coping Stones - Repair	\$0	\$0	\$19,319	\$0	\$0
28100 Pool/Spa - Re-Tile	\$0	\$0	\$19,319	\$0	\$0
28110 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
28120 Spa - Resurface	\$0	\$0	\$0	\$0	\$0
28140 Pool Cover - Replace	\$0	\$0	\$0	\$0	\$0
28150 Spa Cover - Replace	\$0	\$0	\$0	\$0	\$0
28170 Pool Heater - Replace	\$0	\$0	\$0	\$0	\$0
28180 Spa Heater - Replace	\$0	\$0	\$0	\$0	\$0
28190 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
28200 Spa Filter - Replace	\$0	\$0	\$0	\$0	\$0
28220 Pool/Spa Pumps – Repair/Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$587,560	\$546,288	\$345,533	\$366,913	\$384,122
Ending Reserve Balance	\$2,242,311	\$2,395,634	\$2,772,654	\$3,152,982	\$3,541,472

Fiscal Year	2037	2038	2039	2040	2041
Starting Reserve Balance	\$3,541,472	\$3,738,119	\$4,126,155	\$4,393,664	\$4,711,759
Annual Reserve Contribution	\$761,329	\$784,168	\$784,168	\$784,168	\$784,168
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$36,382	\$39,305	\$42,581	\$45,508	\$46,695
Total Income	\$4,339,183	\$4,561,592	\$4,952,905	\$5,223,340	\$5,542,622
# Component					
Sites and Grounds					
21190 Asphalt - Seal/Repair	\$74,782	\$0	\$0	\$0	\$84,168
21200 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
21200 Asphalt Paths - Resurface	\$0	\$0	\$0	\$0	\$0
21210 Asphalt - Chipseal	\$0	\$0	\$0	\$0	\$217,785
21320 Site Fencing: Wood - Repair/Paint	\$33,496	\$0	\$0	\$0	\$0
21330 Site Fencing: Wood - Replace - 20%	\$0	\$0	\$0	\$34,730	\$0
21610 Sign/Monument - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
21660 Site Pole Lights - Replace	\$81,014	\$0	\$0	\$0	\$0
21710 Trees - Trim/Remove - Allowance	\$98,152	\$101,097	\$104,129	\$107,253	\$110,471
21720 Landscaping - Refurbish - Allowance	\$23,370	\$24,071	\$24,793	\$25,536	\$26,303
21730 Ponds - Maintain	\$15,580	\$16,047	\$16,528	\$17,024	\$17,535
25530 Sewer Infrastructure - Replace	\$38,949	\$40,118	\$41,321	\$42,561	\$43,838
25530 Storm Sewer Allowance - Replace	\$0	\$0	\$0	\$0	\$43,838
Pond Maintenance					
21729 Ponds 1&2 - Clean and Reline	\$0	\$0	\$0	\$0	\$0
21730 Pond 3 - Clean and Reline	\$0	\$0	\$0	\$0	\$0
21731 Pond 4 - Clean and Reline	\$0	\$0	\$0	\$0	\$0
21732 Pond 5 - Clean and Reline	\$0	\$0	\$0	\$0	\$0
21733 Pond 6 - Clean and Reline	\$0	\$0	\$0	\$0	\$0
21734 Pond 7 - Clean and Reline	\$0	\$0	\$0	\$0	\$0
21735 Pond 8a - Clean and Reline	\$0	\$0	\$0	\$0	\$0
21736 Pond 8b - Clean and Reline	\$0	\$0	\$0	\$0	\$0
21737 Pond 9 - Clean and Reline	\$0	\$0	\$0	\$0	\$0
21739 Pond 10 - Clean and Reline	\$0	\$0	\$0	\$0	\$0
25280 Pond Pumps - Repair/Replace - 25%	\$0	\$49,666	\$0	\$0	\$0
Grounds Equipment					
22010 1999 Truck - Replace	\$66,214	\$0	\$0	\$0	\$0
22010 2007 Truck - Replace	\$0	\$0	\$70,246	\$0	\$0
22010 2009 Truck - Replace	\$0	\$68,200	\$0	\$0	\$0
22050 Golf Cart - Replace	\$0	\$0	\$0	\$0	\$0
22140 Skidsteer - Replace	\$0	\$0	\$0	\$0	\$0
22210 Small Equipment - Repair/Replace	\$15,580	\$0	\$0	\$17,024	\$0
Building Exteriors					
23300 Building Exterior - Paint (Ph1)	\$0	\$65,953	\$0	\$0	\$0
23301 Building Exterior - Paint (Ph2)	\$0	\$0	\$271,728	\$0	\$0
23302 Building Exterior - Paint (Ph3)	\$0	\$0	\$0	\$156,283	\$0
23303 Building Exterior - Paint (Ph4)	\$0	\$0	\$0	\$0	\$342,284
23304 Building Exterior - Paint (Ph5)	\$0	\$0	\$0	\$0	\$0
23305 Building Exterior - Paint (Ph6)	\$0	\$0	\$0	\$0	\$0
23306 Building Exterior - Paint (Ph7)	\$0	\$0	\$0	\$0	\$0
23307 Building Exterior - Paint (Ph8)	\$102,826	\$0	\$0	\$0	\$0
Clubhouse Exteriors					
23020 Clubhouse Lights - Replace	\$0	\$0	\$0	\$0	\$0
23320 Clubhouse Siding - Replace	\$0	\$0	\$0	\$0	\$0
23430 Clubhouse Windows - Replace	\$0	\$0	\$0	\$0	\$0
23480 Clubhouse Doors - Repair/Replace	\$0	\$0	\$0	\$0	\$0
23570 Clubhouse Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
23650 Clubhouse Gutters/Dspts - Replace	\$0	\$0	\$0	\$0	\$0
Clubhouse Interiors					
2503 Card/Fob Reader System - Replace	\$0	\$0	\$0	\$0	\$0
24009 Clubhouse - Remodel	\$0	\$0	\$0	\$0	\$0
24010 Clubhouse Interior Walls - Repaint	\$0	\$0	\$0	\$0	\$0
24030 Clubhouse Lighting - Replace	\$0	\$0	\$0	\$7,661	\$0
24080 Clubhouse Carpet - Replace	\$0	\$0	\$0	\$0	\$0
24090 Clubhouse Sheet Flooring - Replace	\$0	\$0	\$0	\$0	\$0
24220 Clubhouse Furniture - Replace	\$0	\$0	\$0	\$0	\$0
24240 Clubhouse Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
24250 Club. Kitchen Appliances - Replace	\$0	\$11,795	\$0	\$0	\$0
24280 Clubhouse Bathroom - Refurbish	\$0	\$0	\$0	\$0	\$0
25200 Clubhouse Condensers - Replace	\$0	\$0	\$0	\$30,644	\$0

Fiscal Year	2037	2038	2039	2040	2041
25200 Clubhouse Furnace - Replace	\$0	\$0	\$0	\$5,959	\$0
25460 Clubhouse Water Heater - Replace	\$2,649	\$0	\$0	\$0	\$0
26430 Fitness Equipment - Replace	\$0	\$0	\$0	\$0	\$0
26431 Fitness Flooring - Replace	\$0	\$0	\$0	\$0	\$0
27290 A/V Equipment - Replace	\$0	\$7,221	\$0	\$0	\$0
Mechanicals					
25570 Irrigation Clocks - Replace - 33%	\$0	\$0	\$28,264	\$0	\$0
Tennis Courts					
26130 Pickleball Court (Hard) - Resurface	\$11,685	\$0	\$0	\$0	\$0
26130 Tennis Court (Hard) - Resurface	\$0	\$0	\$0	\$12,768	\$0
26140 Tennis Courts (Turf) - Replace	\$0	\$0	\$0	\$0	\$0
26150 Tennis Court Fencing - Replace	\$36,768	\$0	\$0	\$0	\$0
26160 Tennis Court Windscreen - Replace	\$0	\$15,164	\$0	\$0	\$0
Pool and Spa					
21430 Trex Decking - Replace	\$0	\$0	\$0	\$0	\$0
23230 Trex Rails - Replace	\$0	\$0	\$0	\$0	\$0
26070 BBQ - Replace	\$0	\$0	\$0	\$0	\$0
28020 Pool Fence - Repair/Paint	\$0	\$0	\$0	\$4,767	\$0
28030 Pool Fence - Replace	\$0	\$0	\$0	\$0	\$0
28040 Pool Deck Furniture - Replace	\$0	\$0	\$0	\$0	\$0
28060 Deck - Resurface	\$0	\$0	\$2,231	\$0	\$0
28090 Coping Stones - Repair	\$0	\$0	\$0	\$0	\$0
28100 Pool/Spa - Re-Tile	\$0	\$0	\$0	\$0	\$0
28110 Pool - Resurface	\$0	\$0	\$0	\$49,371	\$0
28120 Spa - Resurface	\$0	\$0	\$0	\$0	\$0
28140 Pool Cover - Replace	\$0	\$25,675	\$0	\$0	\$0
28150 Spa Cover - Replace	\$0	\$0	\$0	\$0	\$12,713
28170 Pool Heater - Replace	\$0	\$0	\$0	\$0	\$0
28180 Spa Heater - Replace	\$0	\$10,431	\$0	\$0	\$0
28190 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
28200 Spa Filter - Replace	\$0	\$0	\$0	\$0	\$0
28220 Pool/Spa Pumps – Repair/Replace	\$0	\$0	\$0	\$0	\$12,538
Total Expenses	\$601,064	\$435,437	\$559,241	\$511,581	\$911,472
Ending Reserve Balance	\$3,738,119	\$4,126,155	\$4,393,664	\$4,711,759	\$4,631,150

Fiscal Year	2042	2043	2044	2045	2046
Starting Reserve Balance	\$4,631,150	\$4,551,655	\$4,929,951	\$5,449,935	\$5,283,687
Annual Reserve Contribution	\$784,168	\$784,168	\$784,168	\$784,168	\$784,168
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$45,895	\$47,388	\$51,877	\$53,645	\$47,110
Total Income	\$5,461,213	\$5,383,211	\$5,765,997	\$6,287,749	\$6,114,965
# Component					
Sites and Grounds					
21190 Asphalt - Seal/Repair	\$0	\$0	\$0	\$94,732	\$0
21200 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$1,463,612
21200 Asphalt Paths - Resurface	\$0	\$0	\$0	\$0	\$0
21210 Asphalt - Chipseal	\$0	\$0	\$0	\$0	\$0
21320 Site Fencing: Wood - Repair/Paint	\$38,831	\$0	\$0	\$0	\$0
21330 Site Fencing: Wood - Replace - 20%	\$0	\$0	\$0	\$40,261	\$0
21610 Sign/Monument - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
21660 Site Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
21710 Trees - Trim/Remove - Allowance	\$113,785	\$117,199	\$120,715	\$124,336	\$128,066
21720 Landscaping - Refurbish - Allowance	\$27,092	\$27,904	\$28,742	\$29,604	\$30,492
21730 Ponds - Maintain	\$18,061	\$18,603	\$19,161	\$19,736	\$20,328
25530 Sewer Infrastructure - Replace	\$45,153	\$46,507	\$47,903	\$49,340	\$50,820
25530 Storm Sewer Allowance - Replace	\$0	\$0	\$0	\$0	\$50,820
Pond Maintenance					
21729 Ponds 1&2 - Clean and Reline	\$0	\$0	\$0	\$0	\$0
21730 Pond 3 - Clean and Reline	\$0	\$0	\$0	\$0	\$0
21731 Pond 4 - Clean and Reline	\$0	\$0	\$0	\$0	\$0
21732 Pond 5 - Clean and Reline	\$0	\$0	\$0	\$0	\$0
21733 Pond 6 - Clean and Reline	\$0	\$0	\$0	\$0	\$0
21734 Pond 7 - Clean and Reline	\$0	\$0	\$0	\$0	\$0
21735 Pond 8a - Clean and Reline	\$0	\$0	\$0	\$106,179	\$0
21736 Pond 8b - Clean and Reline	\$0	\$0	\$0	\$0	\$0
21737 Pond 9 - Clean and Reline	\$0	\$0	\$0	\$0	\$0
21739 Pond 10 - Clean and Reline	\$0	\$0	\$0	\$0	\$0
25280 Pond Pumps - Repair/Replace - 25%	\$0	\$57,576	\$0	\$0	\$0
Grounds Equipment					
22010 1999 Truck - Replace	\$0	\$0	\$0	\$0	\$0
22010 2007 Truck - Replace	\$0	\$0	\$0	\$0	\$0
22010 2009 Truck - Replace	\$0	\$0	\$0	\$0	\$0
22050 Golf Cart - Replace	\$0	\$0	\$28,742	\$0	\$0
22140 Skidsteer - Replace	\$0	\$0	\$0	\$0	\$0
22210 Small Equipment - Repair/Replace	\$0	\$18,603	\$0	\$0	\$20,328
Building Exteriors					
23300 Building Exterior - Paint (Ph1)	\$0	\$0	\$0	\$0	\$83,548
23301 Building Exterior - Paint (Ph2)	\$0	\$0	\$0	\$0	\$0
23302 Building Exterior - Paint (Ph3)	\$0	\$0	\$0	\$0	\$0
23303 Building Exterior - Paint (Ph4)	\$0	\$0	\$0	\$0	\$0
23304 Building Exterior - Paint (Ph5)	\$106,199	\$0	\$0	\$0	\$0
23305 Building Exterior - Paint (Ph6)	\$0	\$139,336	\$0	\$0	\$0
23306 Building Exterior - Paint (Ph7)	\$0	\$0	\$21,077	\$0	\$0
23307 Building Exterior - Paint (Ph8)	\$0	\$0	\$0	\$130,257	\$0
Clubhouse Exteriors					
23020 Clubhouse Lights - Replace	\$0	\$0	\$0	\$0	\$0
23320 Clubhouse Siding - Replace	\$0	\$0	\$0	\$0	\$0
23430 Clubhouse Windows - Replace	\$0	\$20,091	\$0	\$0	\$0
23480 Clubhouse Doors - Repair/Replace	\$0	\$0	\$0	\$0	\$0
23570 Clubhouse Shingle Roof - Replace	\$34,136	\$0	\$0	\$0	\$0
23650 Clubhouse Gutters/Dspts - Replace	\$0	\$0	\$0	\$0	\$0
Clubhouse Interiors					
2503 Card/Fob Reader System - Replace	\$15,533	\$0	\$0	\$0	\$0
24009 Clubhouse - Remodel	\$361,222	\$0	\$0	\$0	\$0
24010 Clubhouse Interior Walls - Repaint	\$6,141	\$0	\$0	\$0	\$0
24030 Clubhouse Lighting - Replace	\$0	\$0	\$0	\$0	\$0
24080 Clubhouse Carpet - Replace	\$6,321	\$0	\$0	\$0	\$0
24090 Clubhouse Sheet Flooring - Replace	\$0	\$0	\$0	\$0	\$0
24220 Clubhouse Furniture - Replace	\$0	\$0	\$0	\$0	\$89,341
24240 Clubhouse Kitchen - Remodel	\$40,728	\$0	\$0	\$0	\$0
24250 Club. Kitchen Appliances - Replace	\$0	\$0	\$0	\$0	\$0
24280 Clubhouse Bathroom - Refurbish	\$28,898	\$0	\$0	\$0	\$0
25200 Clubhouse Condensers - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2042	2043	2044	2045	2046
25200 Clubhouse Furnace - Replace	\$0	\$0	\$0	\$0	\$0
25460 Clubhouse Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
26430 Fitness Equipment - Replace	\$0	\$0	\$0	\$73,023	\$0
26431 Fitness Flooring - Replace	\$3,341	\$0	\$0	\$0	\$0
27290 A/V Equipment - Replace	\$0	\$0	\$0	\$0	\$0
Mechanicals					
25570 Irrigation Clocks - Replace - 33%	\$0	\$0	\$32,765	\$0	\$0
Tennis Courts					
26130 Pickleball Court (Hard) - Resurface	\$0	\$0	\$14,371	\$0	\$0
26130 Tennis Court (Hard) - Resurface	\$0	\$0	\$0	\$0	\$0
26140 Tennis Courts (Turf) - Replace	\$0	\$0	\$0	\$296,038	\$0
26150 Tennis Court Fencing - Replace	\$0	\$0	\$0	\$0	\$0
26160 Tennis Court Windscreen - Replace	\$0	\$0	\$0	\$0	\$0
Pool and Spa					
21430 Trex Decking - Replace	\$0	\$0	\$0	\$0	\$0
23230 Trex Rails - Replace	\$0	\$0	\$0	\$0	\$0
26070 BBQ - Replace	\$0	\$0	\$0	\$3,454	\$0
28020 Pool Fence - Repair/Paint	\$0	\$0	\$0	\$5,526	\$0
28030 Pool Fence - Replace	\$0	\$0	\$0	\$26,249	\$0
28040 Pool Deck Furniture - Replace	\$36,122	\$0	\$0	\$0	\$0
28060 Deck - Resurface	\$0	\$0	\$2,587	\$0	\$0
28090 Coping Stones - Repair	\$0	\$0	\$0	\$0	\$0
28100 Pool/Spa - Re-Tile	\$0	\$0	\$0	\$0	\$0
28110 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
28120 Spa - Resurface	\$0	\$7,441	\$0	\$0	\$0
28140 Pool Cover - Replace	\$0	\$0	\$0	\$0	\$32,525
28150 Spa Cover - Replace	\$0	\$0	\$0	\$0	\$0
28170 Pool Heater - Replace	\$27,995	\$0	\$0	\$0	\$0
28180 Spa Heater - Replace	\$0	\$0	\$0	\$0	\$0
28190 Pool Filter - Replace	\$0	\$0	\$0	\$5,329	\$0
28200 Spa Filter - Replace	\$0	\$0	\$0	\$0	\$2,846
28220 Pool/Spa Pumps – Repair/Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$909,558	\$453,261	\$316,061	\$1,004,062	\$1,972,725
Ending Reserve Balance	\$4,551,655	\$4,929,951	\$5,449,935	\$5,283,687	\$4,142,240

Fiscal Year	2047	2048	2049	2050	2051
Starting Reserve Balance	\$4,142,240	\$4,216,729	\$4,490,061	\$4,464,565	\$4,736,464
Annual Reserve Contribution	\$784,168	\$784,168	\$784,168	\$784,168	\$784,168
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$41,777	\$43,515	\$44,754	\$45,986	\$45,788
Total Income	\$4,968,186	\$5,044,413	\$5,318,983	\$5,294,719	\$5,566,421
# Component					
Sites and Grounds					
21190 Asphalt - Seal/Repair	\$0	\$0	\$106,622	\$0	\$0
21200 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
21200 Asphalt Paths - Resurface	\$0	\$0	\$0	\$0	\$212,091
21210 Asphalt - Chipseal	\$0	\$0	\$0	\$0	\$292,685
21320 Site Fencing: Wood - Repair/Paint	\$45,016	\$0	\$0	\$0	\$0
21330 Site Fencing: Wood - Replace - 20%	\$0	\$0	\$0	\$46,674	\$0
21610 Sign/Monument - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
21660 Site Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
21710 Trees - Trim/Remove - Allowance	\$131,908	\$135,865	\$139,941	\$144,139	\$148,464
21720 Landscaping - Refurbish - Allowance	\$31,407	\$32,349	\$33,319	\$34,319	\$35,348
21730 Ponds - Maintain	\$20,938	\$21,566	\$22,213	\$22,879	\$23,566
25530 Sewer Infrastructure - Replace	\$52,344	\$53,915	\$55,532	\$57,198	\$58,914
25530 Storm Sewer Allowance - Replace	\$0	\$0	\$0	\$0	\$58,914
Pond Maintenance					
21729 Ponds 1&2 - Clean and Reline	\$0	\$0	\$0	\$0	\$0
21730 Pond 3 - Clean and Reline	\$0	\$0	\$0	\$0	\$0
21731 Pond 4 - Clean and Reline	\$0	\$0	\$0	\$0	\$0
21732 Pond 5 - Clean and Reline	\$0	\$0	\$0	\$0	\$0
21733 Pond 6 - Clean and Reline	\$0	\$0	\$0	\$0	\$0
21734 Pond 7 - Clean and Reline	\$0	\$0	\$0	\$0	\$0
21735 Pond 8a - Clean and Reline	\$0	\$0	\$0	\$0	\$0
21736 Pond 8b - Clean and Reline	\$0	\$0	\$0	\$0	\$0
21737 Pond 9 - Clean and Reline	\$0	\$0	\$0	\$0	\$0
21739 Pond 10 - Clean and Reline	\$0	\$0	\$0	\$0	\$0
25280 Pond Pumps - Repair/Replace - 25%	\$0	\$66,746	\$0	\$0	\$0
Grounds Equipment					
22010 1999 Truck - Replace	\$0	\$0	\$0	\$97,237	\$0
22010 2007 Truck - Replace	\$0	\$0	\$0	\$0	\$0
22010 2009 Truck - Replace	\$0	\$0	\$0	\$0	\$100,154
22050 Golf Cart - Replace	\$0	\$0	\$0	\$0	\$0
22140 Skidsteer - Replace	\$104,689	\$0	\$0	\$0	\$0
22210 Small Equipment - Repair/Replace	\$0	\$0	\$22,213	\$0	\$0
Building Exteriors					
23300 Building Exterior - Paint (Ph1)	\$0	\$0	\$0	\$0	\$0
23301 Building Exterior - Paint (Ph2)	\$344,217	\$0	\$0	\$0	\$0
23302 Building Exterior - Paint (Ph3)	\$0	\$197,975	\$0	\$0	\$0
23303 Building Exterior - Paint (Ph4)	\$0	\$0	\$433,596	\$0	\$0
23304 Building Exterior - Paint (Ph5)	\$0	\$0	\$0	\$134,530	\$0
23305 Building Exterior - Paint (Ph6)	\$0	\$0	\$0	\$0	\$176,507
23306 Building Exterior - Paint (Ph7)	\$0	\$0	\$0	\$0	\$0
23307 Building Exterior - Paint (Ph8)	\$0	\$0	\$0	\$0	\$0
Clubhouse Exteriors					
23020 Clubhouse Lights - Replace	\$0	\$0	\$0	\$0	\$0
23320 Clubhouse Siding - Replace	\$0	\$0	\$0	\$0	\$0
23430 Clubhouse Windows - Replace	\$0	\$0	\$0	\$0	\$0
23480 Clubhouse Doors - Repair/Replace	\$0	\$0	\$0	\$0	\$0
23570 Clubhouse Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
23650 Clubhouse Gutters/Dspts - Replace	\$5,234	\$0	\$0	\$0	\$0
Clubhouse Interiors					
2503 Card/Fob Reader System - Replace	\$0	\$0	\$0	\$0	\$0
24009 Clubhouse - Remodel	\$0	\$0	\$0	\$0	\$0
24010 Clubhouse Interior Walls - Repaint	\$0	\$0	\$0	\$0	\$0
24030 Clubhouse Lighting - Replace	\$0	\$0	\$0	\$0	\$0
24080 Clubhouse Carpet - Replace	\$0	\$0	\$0	\$0	\$0
24090 Clubhouse Sheet Flooring - Replace	\$0	\$0	\$0	\$0	\$0
24220 Clubhouse Furniture - Replace	\$0	\$0	\$0	\$0	\$0
24240 Clubhouse Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
24250 Club. Kitchen Appliances - Replace	\$0	\$15,851	\$0	\$0	\$0
24280 Clubhouse Bathroom - Refurbish	\$0	\$0	\$0	\$0	\$0
25200 Clubhouse Condensers - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2047	2048	2049	2050	2051
25200 Clubhouse Furnace - Replace	\$0	\$0	\$0	\$0	\$0
25460 Clubhouse Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
26430 Fitness Equipment - Replace	\$0	\$0	\$0	\$0	\$0
26431 Fitness Flooring - Replace	\$0	\$0	\$0	\$0	\$0
27290 A/V Equipment - Replace	\$0	\$9,705	\$0	\$0	\$0
Mechanicals					
25570 Irrigation Clocks - Replace - 33%	\$0	\$0	\$37,984	\$0	\$0
Tennis Courts					
26130 Pickleball Court (Hard) - Resurface	\$0	\$0	\$0	\$0	\$17,674
26130 Tennis Court (Hard) - Resurface	\$15,703	\$0	\$0	\$0	\$0
26140 Tennis Courts (Turf) - Replace	\$0	\$0	\$0	\$0	\$0
26150 Tennis Court Fencing - Replace	\$0	\$0	\$0	\$0	\$0
26160 Tennis Court Windscreen - Replace	\$0	\$20,380	\$0	\$0	\$0
Pool and Spa					
21430 Trex Decking - Replace	\$0	\$0	\$0	\$0	\$0
23230 Trex Rails - Replace	\$0	\$0	\$0	\$0	\$0
26070 BBQ - Replace	\$0	\$0	\$0	\$0	\$0
28020 Pool Fence - Repair/Paint	\$0	\$0	\$0	\$6,406	\$0
28030 Pool Fence - Replace	\$0	\$0	\$0	\$0	\$0
28040 Pool Deck Furniture - Replace	\$0	\$0	\$0	\$0	\$0
28060 Deck - Resurface	\$0	\$0	\$2,999	\$0	\$0
28090 Coping Stones - Repair	\$0	\$0	\$0	\$0	\$0
28100 Pool/Spa - Re-Tile	\$0	\$0	\$0	\$0	\$0
28110 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
28120 Spa - Resurface	\$0	\$0	\$0	\$0	\$0
28140 Pool Cover - Replace	\$0	\$0	\$0	\$0	\$0
28150 Spa Cover - Replace	\$0	\$0	\$0	\$0	\$17,085
28170 Pool Heater - Replace	\$0	\$0	\$0	\$0	\$0
28180 Spa Heater - Replace	\$0	\$0	\$0	\$14,872	\$0
28190 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
28200 Spa Filter - Replace	\$0	\$0	\$0	\$0	\$0
28220 Pool/Spa Pumps - Repair/Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$751,457	\$554,352	\$854,419	\$558,254	\$1,141,403
Ending Reserve Balance	\$4,216,729	\$4,490,061	\$4,464,565	\$4,736,464	\$4,425,018



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. Bryan Farley, R.S., president of the Colorado LLC, is a credentialed Reserve Specialist (#260). 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.



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 photographic appendix is to provide the reader with the basis of our funding assumptions resulting from our physical analysis and subsequent research. The photographs herein represent a wide range of elements that were observed and measured against National Reserve Study Standards to determine if they meet the criteria for reserve funding:

- 1) Common are maintenance, repair & replacement reasonability
- 2) Components must have a limited life
- 3) Life limit must be predictable
- 4) Above a minimum threshold cost (board's discretion – typically ½ to 1% of annual operating expenses).

Some components are recommended for reserve funding, while others are not. The components that meet these criteria in our judgment are shown with corresponding maintenance, repair or replacement cycles to the left of the photo (UL = Useful Life or how often the project is expected to occur, RUL = Remaining Useful Life or how many years from our reporting period) and a representative market cost range termed “Best Cost” and “Worst Cost” below the photo. There are many factors that can result in a wide variety of potential cost; we are attempting to represent a market average for budget purposes. Where there is no UL, the component is expected to be a one-time expense. Where no pricing, the component deemed inappropriate for Reserve Funding.

Sites and Grounds

Comp #: 21190 Asphalt - Seal/Repair**Quantity: ~ 281600 GSF**

Location: Common Areas

Funded?: Yes.

History: Resurfaced in 2021.

Comments: Asphalt seal was observed to be in good condition with no major issues noted at the time of the inspection. 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 lower traffic asphalt areas such as these. 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 waterproof 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 coat also provides uniform appearance concealing the inevitable patching and repairs which accumulate over time. Seal coat ultimately extends useful life of asphalt postponing the asphalt resurfacing which can be one of the larger cost items in this study (see component #21200 for asphalt resurfacing costs). Repair asphalt before seal coating. Surface preparation and dry weather during and following application is key to lasting performance. The ideal conditions are a warm sunny day with low humidity rain can cause major problems when seal coating and should never be done when showers are threatening. Incorporate any striping and curb repair into this project. Fill cracks and clean oil stains promptly in between cycles as routine maintenance. Prior to a seal coat application the areas will be cleaned with push blowers and wire brooms. Be aware that sealcoat will not adhere to heavily saturated oil spots. Vendors typically recommend infrared patching on areas with saturated oil spots to ensure adherence of sealcoat.

Useful Life:
4 years

Remaining Life:
3 years



Best Case: \$ 43,000

Worst Case: \$ 53,000

Cost Source: Estimate Provided by Client

Comp #: 21200 Asphalt - Resurface**Quantity: ~ 281600 GSF**

Location: Common Areas

Funded?: Yes.

History: Resurfaced in 2021 for \$720,000.

Comments: Asphalt pavement determined to be in good condition typically exhibits a consistent appearance with uniform coloring and relatively smooth texture with only light to moderate signs of wear or age. If present cracking and raveling or other signs of wear are sporadic in nature and asphalt is still up to aesthetic standards for the development. No unusual signs of wear considering the age of the asphalt surface. Useful life below assumes regular seal coating and repairs. The lack of seal coating and repairs can greatly decrease the asphalt's useful life. Resurfacing is typically one of the larger expense items in a reserve study. When need to resurface is apparent within a couple of years consult with geotechnical engineer for recommendations specifications / scope of work and project oversight. As routine maintenance keep surfaces clean and free of debris ensure that drains are free flowing repair cracks and clean oil stains promptly. Assuming proactive maintenance plan to resurface at roughly the time frame below. If regular maintenance and sealing is deferred client may need more extensive repair and replacement projects. Funding below assumes that asphalt has adequate subgrade as well as asphalt fill depth. If fill depth is less than 2" client may need to consider a remove and replacement project which can increase costs by 50% or more. Further resources: Pavement Surface Condition Field Rating Manual for Asphalt Pavement. <http://co-asphalt.com/resources/maintenance-and-preservation/>

Useful Life:
25 years

Remaining Life:
24 years



Best Case: \$ 700,000

Worst Case: \$ 740,000

Cost Source: Estimate Provided by Client

Comp #: 21200 Asphalt Paths - Resurface**Quantity: ~ Numerous**

Location: Common Areas

Funded?: Yes.

History:

Comments: Asphalt pavement determined to be in poor condition typically exhibits more substantial, consistent patterns of wear and age, including longer, wider cracks and/or patterns of cracking. Raveling is more advanced, resulting in dimpled, rougher texture over most (if not all) areas. Color has faded and curb appeal is declining. At this stage, timeline for resurfacing should be discussed and proper scope of work developed. Useful life below assumes regular seal coating and repairs. The lack of seal coating and repairs can greatly decrease the asphalt's useful life. Resurfacing is typically one of the larger expense items in a reserve study. When need to resurface is apparent within a couple of years, consult with geotechnical engineer for recommendations, specifications / scope of work and project oversight. As routine maintenance, keep surfaces clean and free of debris, ensure that drains are free flowing, repair cracks, and clean oil stains promptly. Assuming proactive maintenance, plan to resurface at roughly the time frame below. If regular maintenance and sealing is deferred, client may need more extensive repair and replacement projects. Funding below assumes that asphalt has adequate subgrade as well as asphalt fill depth. If fill depth is less than 2", client may need to consider a remove and replacement project which can increase costs by 50%, or more. Further resources: Pavement Surface Condition Field Rating Manual for Asphalt Pavement. <http://co-asphalt.com/resources/maintenance-and-preservation/>

Useful Life:
25 years

Remaining Life:
4 years



Best Case: \$ 85,000

Worst Case: \$ 95,000

Cost Source: Estimate Provided by Client

Comp #: 21210 Asphalt - Chipseal**Quantity: ~ 281600 GSF**

Location: Common Areas

Funded?: Yes.

History:

Comments: Client reported that sealing and chipseal will occur on a 4 and 10 year basis respectively. No major cracking or separation observed at the time of our inspection. This line item allows the client to budget for predictable crack fill and sealing on periodic basis.

Useful Life:

10 years

Remaining Life:

9 years



Best Case: \$ 120,000

Worst Case: \$ 128,400

Cost Source: Estimate Provided by Client

Comp #: 21320 Site Fencing: Wood - Repair/Paint**Quantity: ~ 2100 LF**

Location: Common Areas

Funded?: Yes.

History:

Comments: Client reported fencing had never been stained. Recommend staining schedule below in order to increase longevity of wood products. Regular uniform professional paint or sealer applications are recommended for appearance protection of wood and maximum design life. In general costs related to this component are expected to be included in the client's Operating budget. No recommendation for Reserve funding at this time. However any repair and maintenance or other related expenditures should be tracked and this component should be re-evaluated during future Reserve Study updates based on most recent information and data available at that time. If deemed appropriate for Reserve funding component can be included in the funding plan at that time.

Useful Life:

5 years

Remaining Life:

0 years



Best Case: \$ 17,200

Worst Case: \$ 25,800

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 21330 Site Fencing: Wood - Replace - 20%

Quantity: 20% of ~ 2100 LF

Location: Common Areas

Funded?: Yes.

History:

Comments: Client requested an allowance for ongoing repair and replacement of fencing. As routine maintenance inspect regularly for any damage repair as needed and avoid contact with ground and surrounding vegetation wherever possible. Regular cycles of uniform professional sealing/painting will help to maintain appearance and maximize life. In general costs related to this component are expected to be included in the client's Operating budget. No recommendation for Reserve funding at this time. However any repair and maintenance or other related expenditures should be tracked and this component should be re-evaluated during future Reserve Study updates based on most recent information and data available at that time. If deemed appropriate for Reserve funding component can be included in the funding plan at that time.

Useful Life:
5 years

Remaining Life:
3 years



Best Case: \$ 17,200

Worst Case: \$ 23,600

Cost Source: Allowance

Comp #: 21610 Sign/Monument - Refurbish/Replace**Quantity: ~ (4) Monuments**

Location: Common Areas

Funded?: Yes.

History: Planned in 2022 for \$25,000.

Comments: Monument signage determined to be in fair condition typically exhibits acceptable appearance and aesthetics in keeping with local area but with more weathering and wear showing on surfaces. If present landscaping and lighting are still in serviceable condition. At this stage signage may be becoming more dated and diminishing in appeal. 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 clients 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. If present concrete walls are expected to be painted and repaired as part of refurbishing but not fully replaced unless otherwise noted. Costs can vary significantly depending on style/type desired and may include additional costs for design work landscaping lighting water features etc. Reserve Study updates should incorporate any estimates or information collected regarding potential projects.

Useful Life:

30 years

Remaining Life:

0 years



Best Case: \$ 22,800

Worst Case: \$ 27,200

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 21660 Site Pole Lights - Replace**Quantity: ~ (130) Pole Lights**

Location: Common Areas

Funded?: Yes.

History:

Comments: Pole lights determined to be in fair condition typically exhibit somewhat faded/worn appearance but overall assembly is sturdy and aging normally. Serviceable physical condition and still appropriate for aesthetic standards. 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 client. Replacement costs can vary greatly estimates shown here are based on replacement with a comparable size and design unless otherwise noted.

Useful Life:
30 years

Remaining Life:
15 years



Best Case: \$ 39,000

Worst Case: \$ 65,000

Cost Source: Research with Local Vendor/Contractor

Comp #: 21710 Trees - Trim/Remove - Allowance**Quantity: Numerous Trees**

Location: Common Areas

Funded?: Yes.

History:

Comments: Client requested component be included in reserve funding. Client reported that 33% of the trees are trimmed every year for the cost below.

This component may be utilized for larger tree removal/trimming projects which do not occur on an annual basis. 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 client 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: \$ 61,000

Worst Case: \$ 65,000

Cost Source: Estimate Provided by Client

Comp #: 21720 Landscaping - Refurbish - Allowance**Quantity: Common Areas**

Location: Common Areas

Funded?: Yes.

History:

Comments: Client requested component be included for funding at the timeline and costs below. 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.

Useful Life:

1 years

Remaining Life:

0 years



Best Case: \$ 14,000

Worst Case: \$ 16,000

Cost Source: Client Cost History

Comp #: 21730 Ponds - Maintain**Quantity: ~ (10) Ponds**

Location: Common Areas

Funded?: Yes.

History:

Comments: Component included at the request of the client for non-routine maintenance of the ponds.

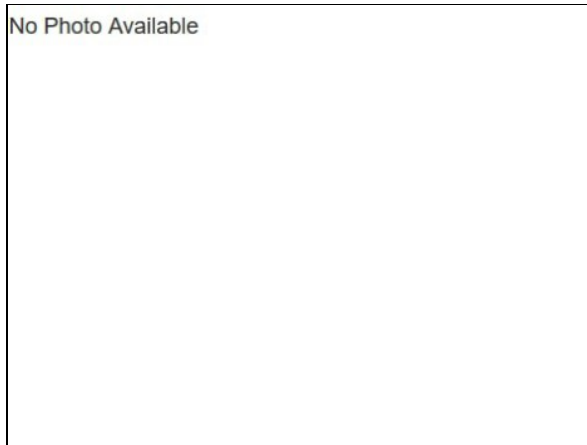
Routine daily/weekly/monthly maintenance is expected to be funded through the Operating budget. However, this component represents a supplemental allowance" for larger projects which may occur periodically. Timing and costs of such projects are very subjective. Estimates shown here should be re-evaluated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

Useful Life:

1 years

Remaining Life:

0 years



Best Case: \$ 9,000

Worst Case: \$ 11,000

Cost Source: Allowance

Comp #: 25530 Sewer Infrastructure - Replace**Quantity: Multiple**

Location:

Funded?: Yes.

History:

Comments: Client reported both 1) replacement of sewer laterals from sewer main to center and 2) replacement of sewer culverts for \$25,000 in 2021. Component included at the request of the client to maintain sewer infrastructure.

In most cases, underground utility infrastructure for water/sewer, gas, cable, electricity, etc, should have an indefinite useful life with no predictable timeline for major repairs/replacement. However, based on information provided,

Useful Life:
1 years

Remaining Life:
0 years



Best Case: \$ 24,000

Worst Case: \$ 26,000

Cost Source: Estimate Provided by Client

Comp #: 25530 Storm Sewer Allowance - Replace**Quantity: ~ 120LF**

Location:

Funded?: Yes.

History:

Comments: Client reported replacement of storm sewer in 2021 for ~\$24,000. Component included at the request of the client to replace storm sewers.

In most cases, underground utility infrastructure for water/sewer, gas, cable, electricity, etc, should have an indefinite useful life with no predictable timeline for major repairs/replacement. However, based on information provided,

Useful Life:
5 years

Remaining Life:
4 years



Best Case: \$ 23,000

Worst Case: \$ 27,000

Cost Source: Estimate Provided by Client

Pond Maintenance

Comp #: 21729 Ponds 1&2 - Clean and Reline**Quantity: (2) Ponds**

Location: Common Areas

Funded?: Yes.

History:

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. Timing and costs of such projects have been provided by client, as provided from vendor. Estimates shown here should be re-evaluated by the client over time and adjusted as needed during future Reserve Study updates.

Useful Life:
30 years

Remaining Life:
5 years



Best Case: \$ 95,000

Worst Case: \$ 105,000

Cost Source: Estimate Provided by Client

Comp #: 21730 Pond 3 - Clean and Reline**Quantity: (1) Pond**

Location: Common Areas

Funded?: Yes.

History:

Comments: Please refer to the prior component in this series for more general information. Useful life, remaining useful life and cost ranges for this specific component are provided below.

Useful Life:
30 years

Remaining Life:
10 years



Best Case: \$ 45,000

Worst Case: \$ 55,000

Cost Source: Estimate Provided by Client

Comp #: 21731 Pond 4 - Clean and Reline**Quantity: (1) Pond**

Location: Common Areas

Funded?: Yes.

History:

Comments: Please refer to the prior component in this series for more general information. Useful life, remaining useful life and cost ranges for this specific component are provided below.

Useful Life:
30 years

Remaining Life:
0 years



Best Case: \$ 83,000

Worst Case: \$ 93,000

Cost Source: Estimate Provided by Client

Comp #: 21732 Pond 5 - Clean and Reline**Quantity: (1) Pond**

Location: Common Areas

Funded?: Yes.

History:

Comments: Please refer to the prior component in this series for more general information. Useful life, remaining useful life and cost ranges for this specific component are provided below.

Useful Life:
30 years

Remaining Life:
2 years



Best Case: \$ 82,000

Worst Case: \$ 92,000

Cost Source: Estimate Provided by Client

Comp #: 21733 Pond 6 - Clean and Reline**Quantity: (1) Pond**

Location: Common Areas

Funded?: Yes.

History:

Comments: Please refer to the prior component in this series for more general information. Useful life, remaining useful life and cost ranges for this specific component are provided below.

Useful Life:
30 years

Remaining Life:
30 years



Best Case: \$ 31,000

Worst Case: \$ 41,000

Cost Source: Estimate Provided by Client

Comp #: 21734 Pond 7 - Clean and Reline**Quantity: (1) Pond**

Location: Common Areas

Funded?: Yes.

History:

Comments: Please refer to the prior component in this series for more general information. Useful life, remaining useful life and cost ranges for this specific component are provided below.

Useful Life:
30 years

Remaining Life:
10 years



Best Case: \$ 44,000

Worst Case: \$ 54,000

Cost Source: Estimate Provided by Client

Comp #: 21735 Pond 8a - Clean and Reline**Quantity: (1) Pond**

Location: Common Areas

Funded?: Yes.

History:

Comments: Please refer to the prior component in this series for more general information. Useful life, remaining useful life and cost ranges for this specific component are provided below.

Useful Life:
30 years

Remaining Life:
23 years



Best Case: \$ 51,800

Worst Case: \$ 55,800

Cost Source: Client Cost History

Comp #: 21736 Pond 8b - Clean and Reline**Quantity: (1) Pond**

Location: Common Areas

Funded?: Yes.

History:

Comments: Please refer to the prior component in this series for more general information. Useful life, remaining useful life and cost ranges for this specific component are provided below.

Useful Life:
30 years

Remaining Life:
30 years



Best Case: \$ 42,000

Worst Case: \$ 52,000

Cost Source: Estimate Provided by Client

Comp #: 21737 Pond 9 - Clean and Reline**Quantity: (1) Pond**

Location: Common Areas

Funded?: Yes.

History:

Comments: Please refer to the prior component in this series for more general information. Useful life, remaining useful life and cost ranges for this specific component are provided below.

Useful Life:
30 years

Remaining Life:
4 years



Best Case: \$ 35,000

Worst Case: \$ 45,000

Cost Source: Estimate Provided by Client

Comp #: 21739 Pond 10 - Clean and Reline**Quantity: (1) Pond**

Location: Common Areas

Funded?: Yes.

History:

Comments: Please refer to the prior component in this series for more general information. Useful life, remaining useful life and cost ranges for this specific component are provided below.

Useful Life:
30 years

Remaining Life:
10 years



Best Case: \$ 30,000

Worst Case: \$ 40,000

Cost Source: Estimate Provided by Client

Comp #: 25280 Pond Pumps - Repair/Replace - 25%

Quantity: 25% of ~ (33) Pumps

Location: Mechanical Room

Funded?: Yes.

History:

Comments: Includes (33) submersible pond pumps located throughout the community. Client reported that these (33) pumps move water from pond to pond, around the community. Expect eventual need for tear down and rebuild (more cost-effective than buying new units) at roughly the interval below. Treat smaller repair / replacement below the reserve funding threshold (< 1% of the annual operating expenses excluding reserves) as general maintenance item(s) within operating budget.

Useful Life:

5 years

Remaining Life:

1 years



Best Case: \$ 28,900

Worst Case: \$ 33,000

Cost Source: Allowance

Grounds Equipment

Comp #: 22010 1999 Truck - Replace**Quantity: ~ (1) Truck**

Location: Common Areas

Funded?: Yes.

History:

Comments: Includes (1) Dump Truck (1999). Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted remaining useful life expectancy is based primarily on original installation or last replacement/purchase date our experience with similar systems/components and assuming normal amount of usage and good preventive maintenance. Routine maintenance should be performed to maximize useful life of the vehicle. Useful life will depend on application and level of daily use but plan to replace at the approximate interval shown below. Unless otherwise noted cost estimates reflect replacement with a comparable model either new or lightly used.

Useful Life:
13 years

Remaining Life:
2 years



Best Case: \$ 38,000

Worst Case: \$ 47,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 22010 2007 Truck - Replace**Quantity: ~ (1) Truck**

Location: Common Areas

Funded?: Yes.

History:

Comments: Includes (1) 2007 GMC 2500. Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted remaining useful life expectancy is based primarily on original installation or last replacement/purchase date our experience with similar systems/components and assuming normal amount of usage and good preventive maintenance. Routine maintenance should be performed to maximize useful life of the vehicle. Useful life will depend on application and level of daily use but plan to replace at the approximate interval shown below. Unless otherwise noted cost estimates reflect replacement with a comparable model either new or lightly used.

Useful Life:
13 years

Remaining Life:
4 years



Best Case: \$ 38,000

Worst Case: \$ 47,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 22010 2009 Truck - Replace**Quantity: ~ (1) Truck**

Location: Common Areas

Funded?: Yes.

History:

Comments: Includes (1) 2009 GMC 2500. Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted remaining useful life expectancy is based primarily on original installation or last replacement/purchase date our experience with similar systems/components and assuming normal amount of usage and good preventive maintenance. Routine maintenance should be performed to maximize useful life of the vehicle. Useful life will depend on application and level of daily use but plan to replace at the approximate interval shown below. Unless otherwise noted cost estimates reflect replacement with a comparable model either new or lightly used.

Useful Life:
13 years

Remaining Life:
3 years



Best Case: \$ 38,000

Worst Case: \$ 47,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 22050 Golf Cart - Replace**Quantity: (2) Golf Carts**

Location: Common Areas

Funded?: Yes.

History:

Comments: Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted remaining useful life expectancy is based primarily on original installation or last replacement/purchase date our experience with similar systems/components and assuming normal amount of usage and good preventive maintenance. Routine maintenance should be performed to maximize useful life of the vehicle. Useful life will depend on application and level of daily use but plan to replace at the approximate interval shown below. Unless otherwise noted cost estimates reflect replacement with a comparable model either new or lightly used.

Useful Life:
10 years

Remaining Life:
2 years



Best Case: \$ 14,000

Worst Case: \$ 16,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 22140 Skidsteer - Replace**Quantity: (1) Skidsteer**

Location: Common Areas

Funded?: Yes.

History:

Comments: Includes (1) 2001 Skid Steer. Routine maintenance should be performed to maximize useful life of the vehicle. Useful life will depend on application and level of daily use but plan to replace at the approximate interval shown below. Unless otherwise noted cost estimates reflect replacement with a comparable vehicle either new or lightly used.

Useful Life:
15 years

Remaining Life:
10 years



Best Case: \$ 48,000

Worst Case: \$ 52,000

Cost Source: Estimate Provided by Client

Comp #: 22210 Small Equipment - Repair/Replace

Quantity: (14) Pieces

Location: Common Areas

Funded?: Yes.

History:

Comments: Client requested an allowance as a means to periodically replace and/or repair existing small equipment pieces.

Includes (1) Dixie Chopper Riding Mower, (1) Husqvarna Riding Mower, (1) Walker Riding Mower, (2) Honda mowers, (2) Scag walk behind mowers, (1) Roller, (2) Aerators, (4) Snowblowers.

Cost and replacement timeline was provided by client for small tools and equipment. Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted remaining useful life expectancy is based primarily on original installation or last replacement/purchase date our experience with similar systems/components and assuming normal amount of usage and good preventive maintenance. Maintenance equipment is typically replaced on an ongoing basis as an Operating expense. If a pattern of larger expenses develops or costs rise dramatically this component should be re-evaluated during future Reserve Study updates.

Useful Life:
3 years

Remaining Life:
0 years



Best Case: \$ 9,000

Worst Case: \$ 11,000

Cost Source: Allowance

Building Exteriors

Comp #: 23300 Building Exterior – Paint (Ph1)**Quantity: Phase 1**

Location: Building Exteriors

Funded?: Yes.

History: Planned for 2022 for \$41,100.

Comments: Client currently paints exteriors of residential units on an 8-year cycle. Components 23300-23308 include the funding for the paint cycles.

Painted exterior surfaces determined to be in poor condition typically exhibit clearly noticeable aesthetic concerns such as heavy chalking staining fading inconsistent color and texture etc. Physically paint/coatings in poor condition may be peeling and cracking in many locations may no longer be adhering properly to the painted surface or otherwise are otherwise no longer providing effective protection to the structure.

As routine maintenance, inspect regularly (including sealants), repair locally and touch-up paint as needed. 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. Proper sealant/caulking is critical to preventing water intrusion and resulting damage to the building structure. Incorrect installations of sealant are common, and can greatly decrease its useful life. Inspect sealant, more frequently as it ages, to determine if it is failing. Typical sealant problems include failure of sealant to adhere to adjacent materials and tearing/splitting of the sealant itself. As sealants age and are exposure to ultra-violet sunlight, they will dry out, harden, and lose their elastic ability. Remove and replace sealant as signs of failure begin to appear. Proper cleaning, prep work, and proper installation are critical for a long lasting sealant/caulking. Do not install sealant in locations that would block water drainage from behind the siding. Repair areas as needed prior to project. For best results, the client may want to consult with a building envelope specialist or waterproofing contractor to specify types of materials to be used and define complete scope of work before bidding. Best practice is to coordinate this type of work with other projects whenever practical, such as balcony sealing, planter waterproofing, etc.

Useful Life:
8 years

Remaining Life:
0 years



Best Case: \$ 39,100

Worst Case: \$ 43,100

Cost Source: Estimate Provided by Client

Comp #: 23301 Building Exterior – Paint (Ph2)**Quantity: Phase 2**

Location: Building Exteriors

Funded?: Yes.

History: Planned for 2023 for \$164,400.

Comments: Client currently paints exteriors of residential units on an 8-year cycle. Components 23300-23308 include the funding for the paint cycles. Painted exterior surfaces determined to be in poor condition typically exhibit clearly noticeable aesthetic concerns such as heavy chalking staining fading inconsistent color and texture etc. Physically paint/coatings in poor condition may be peeling and cracking in many locations may no longer be adhering properly to the painted surface or otherwise are otherwise no longer providing effective protection to the structure.

As routine maintenance, inspect regularly (including sealants), repair locally and touch-up paint as needed. 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. Proper sealant/caulking is critical to preventing water intrusion and resulting damage to the building structure. Incorrect installations of sealant are common, and can greatly decrease its useful life. Inspect sealant, more frequently as it ages, to determine if it is failing. Typical sealant problems include failure of sealant to adhere to adjacent materials and tearing/splitting of the sealant itself. As sealants age and are exposure to ultra-violet sunlight, they will dry out, harden, and lose their elastic ability. Remove and replace sealant as signs of failure begin to appear. Proper cleaning, prep work, and proper installation are critical for a long lasting sealant/caulking. Do not install sealant in locations that would block water drainage from behind the siding. Repair areas as needed prior to project. For best results, the client may want to consult with a building envelope specialist or waterproofing contractor to specify types of materials to be used and define complete scope of work before bidding. Best practice is to coordinate this type of work with other projects whenever practical, such as balcony sealing, planter waterproofing, etc.

Useful Life:
8 years

Remaining Life:
1 years



Best Case: \$ 161,400

Worst Case: \$ 167,400

Cost Source: Estimate Provided by Client

Comp #: 23302 Building Exterior – Paint (Ph3)**Quantity: Phase 3**

Location: Building Exteriors

Funded?: Yes.

History: Planned for 2024 for \$91,800.

Comments: Client currently paints exteriors of residential units on an 8-year cycle. Components 23300-23308 include the funding for the paint cycles. Painted exterior surfaces determined to be in fair condition typically exhibit some minor to moderate signs of wear and age such as chalking peeling blistering etc. Problems tend to develop in more exposed areas first. Hairline cracks may be present at this stage. Overall appearance is satisfactory.

As routine maintenance, inspect regularly (including sealants), repair locally and touch-up paint as needed. 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. Proper sealant/caulking is critical to preventing water intrusion and resulting damage to the building structure. Incorrect installations of sealant are common, and can greatly decrease its useful life. Inspect sealant, more frequently as it ages, to determine if it is failing. Typical sealant problems include failure of sealant to adhere to adjacent materials and tearing/splitting of the sealant itself. As sealants age and are exposure to ultra-violet sunlight, they will dry out, harden, and lose their elastic ability. Remove and replace sealant as signs of failure begin to appear. Proper cleaning, prep work, and proper installation are critical for a long lasting sealant/caulking. Do not install sealant in locations that would block water drainage from behind the siding. Repair areas as needed prior to project. For best results, the client may want to consult with a building envelope specialist or waterproofing contractor to specify types of materials to be used and define complete scope of work before bidding. Best practice is to coordinate this type of work with other projects whenever practical, such as balcony sealing, planter waterproofing, etc.

Useful Life:

8 years

Remaining Life:

2 years



Best Case: \$ 89,800

Worst Case: \$ 93,800

Cost Source: Estimate Provided by Client

Comp #: 23303 Building Exterior – Paint (Ph4)**Quantity: Phase 4**

Location: Building Exteriors

Funded?: Yes.

History: Planned for 2025 for \$195,200.

Comments: Client currently paints exteriors of residential units on an 8-year cycle. Components 23300-23308 include the funding for the paint cycles. Painted exterior surfaces determined to be in fair condition typically exhibit some minor to moderate signs of wear and age such as chalking peeling blistering etc. Problems tend to develop in more exposed areas first. Hairline cracks may be present at this stage. Overall appearance is satisfactory.

As routine maintenance, inspect regularly (including sealants), repair locally and touch-up paint as needed. 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. Proper sealant/caulking is critical to preventing water intrusion and resulting damage to the building structure. Incorrect installations of sealant are common, and can greatly decrease its useful life. Inspect sealant, more frequently as it ages, to determine if it is failing. Typical sealant problems include failure of sealant to adhere to adjacent materials and tearing/splitting of the sealant itself. As sealants age and are exposure to ultra-violet sunlight, they will dry out, harden, and lose their elastic ability. Remove and replace sealant as signs of failure begin to appear. Proper cleaning, prep work, and proper installation are critical for a long lasting sealant/caulking. Do not install sealant in locations that would block water drainage from behind the siding. Repair areas as needed prior to project. For best results, the client may want to consult with a building envelope specialist or waterproofing contractor to specify types of materials to be used and define complete scope of work before bidding. Best practice is to coordinate this type of work with other projects whenever practical, such as balcony sealing, planter waterproofing, etc.

Useful Life:

8 years

Remaining Life:

3 years



Best Case: \$ 193,200

Worst Case: \$ 197,200

Cost Source: Estimate Provided by Client

Comp #: 23304 Building Exterior – Paint (Ph5)**Quantity: Phase 5**

Location: Building Exteriors

Funded?: Yes.

History: Planned for 2026 for \$58,800

Comments: Client currently paints exteriors of residential units on an 8-year cycle. Components 23300-23308 include the funding for the paint cycles. Painted exterior surfaces determined to be in fair condition typically exhibit some minor to moderate signs of wear and age such as chalking peeling blistering etc. Problems tend to develop in more exposed areas first. Hairline cracks may be present at this stage. Overall appearance is satisfactory.

As routine maintenance, inspect regularly (including sealants), repair locally and touch-up paint as needed. 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. Proper sealant/caulking is critical to preventing water intrusion and resulting damage to the building structure. Incorrect installations of sealant are common, and can greatly decrease its useful life. Inspect sealant, more frequently as it ages, to determine if it is failing. Typical sealant problems include failure of sealant to adhere to adjacent materials and tearing/splitting of the sealant itself. As sealants age and are exposure to ultra-violet sunlight, they will dry out, harden, and lose their elastic ability. Remove and replace sealant as signs of failure begin to appear. Proper cleaning, prep work, and proper installation are critical for a long lasting sealant/caulking. Do not install sealant in locations that would block water drainage from behind the siding. Repair areas as needed prior to project. For best results, the client may want to consult with a building envelope specialist or waterproofing contractor to specify types of materials to be used and define complete scope of work before bidding. Best practice is to coordinate this type of work with other projects whenever practical, such as balcony sealing, planter waterproofing, etc.

Useful Life:
8 years

Remaining Life:
4 years



Best Case: \$ 56,800

Worst Case: \$ 60,800

Cost Source: Estimate Provided by Client

Comp #: 23305 Building Exterior – Paint (Ph6)**Quantity: Phase 6**

Location: Building Exteriors

Funded?: Yes.

History: Planned for 2027 for \$74,900.

Comments: Client currently paints exteriors of residential units on an 8-year cycle. Components 23300-23308 include the funding for the paint cycles. Painted exterior surfaces determined to be in fair condition typically exhibit some minor to moderate signs of wear and age such as chalking peeling blistering etc. Problems tend to develop in more exposed areas first. Hairline cracks may be present at this stage. Overall appearance is satisfactory.

As routine maintenance, inspect regularly (including sealants), repair locally and touch-up paint as needed. 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. Proper sealant/caulking is critical to preventing water intrusion and resulting damage to the building structure. Incorrect installations of sealant are common, and can greatly decrease its useful life. Inspect sealant, more frequently as it ages, to determine if it is failing. Typical sealant problems include failure of sealant to adhere to adjacent materials and tearing/splitting of the sealant itself. As sealants age and are exposure to ultra-violet sunlight, they will dry out, harden, and lose their elastic ability. Remove and replace sealant as signs of failure begin to appear. Proper cleaning, prep work, and proper installation are critical for a long lasting sealant/caulking. Do not install sealant in locations that would block water drainage from behind the siding. Repair areas as needed prior to project. For best results, the client may want to consult with a building envelope specialist or waterproofing contractor to specify types of materials to be used and define complete scope of work before bidding. Best practice is to coordinate this type of work with other projects whenever practical, such as balcony sealing, planter waterproofing, etc.

Useful Life:
8 years

Remaining Life:
5 years



Best Case: \$ 72,900

Worst Case: \$ 76,900

Cost Source: Estimate Provided by Client

Comp #: 23306 Building Exterior – Paint (Ph7)**Quantity: Phase 7**

Location: Building Exteriors

Funded?: Yes.

History: Planned for 2028 for \$11,000.

Comments: Client currently paints exteriors of residential units on an 8-year cycle. Components 23300-23308 include the funding for the paint cycles. Painted exterior surfaces determined to be in fair condition typically exhibit some minor to moderate signs of wear and age such as chalking peeling blistering etc. Problems tend to develop in more exposed areas first. Hairline cracks may be present at this stage. Overall appearance is satisfactory.

As routine maintenance, inspect regularly (including sealants), repair locally and touch-up paint as needed. 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. Proper sealant/caulking is critical to preventing water intrusion and resulting damage to the building structure. Incorrect installations of sealant are common, and can greatly decrease its useful life. Inspect sealant, more frequently as it ages, to determine if it is failing. Typical sealant problems include failure of sealant to adhere to adjacent materials and tearing/splitting of the sealant itself. As sealants age and are exposure to ultra-violet sunlight, they will dry out, harden, and lose their elastic ability. Remove and replace sealant as signs of failure begin to appear. Proper cleaning, prep work, and proper installation are critical for a long lasting sealant/caulking. Do not install sealant in locations that would block water drainage from behind the siding. Repair areas as needed prior to project. For best results, the client may want to consult with a building envelope specialist or waterproofing contractor to specify types of materials to be used and define complete scope of work before bidding. Best practice is to coordinate this type of work with other projects whenever practical, such as balcony sealing, planter waterproofing, etc.

Useful Life:

8 years

Remaining Life:

6 years



Best Case: \$ 10,000

Worst Case: \$ 12,000

Cost Source: Estimate Provided by Client

Comp #: 23307 Building Exterior – Paint (Ph8)**Quantity: Phase 8**

Location: Building Exteriors

Funded?: Yes.

History: Planned for 2029 for \$66000.

Comments: Client currently paints exteriors of residential units on an 8-year cycle. Components 23300-23308 include the funding for the paint cycles. Painted exterior surfaces determined to be in fair condition typically exhibit some minor to moderate signs of wear and age such as chalking peeling blistering etc. Problems tend to develop in more exposed areas first. Hairline cracks may be present at this stage. Overall appearance is satisfactory.

As routine maintenance, inspect regularly (including sealants), repair locally and touch-up paint as needed. 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. Proper sealant/caulking is critical to preventing water intrusion and resulting damage to the building structure. Incorrect installations of sealant are common, and can greatly decrease its useful life. Inspect sealant, more frequently as it ages, to determine if it is failing. Typical sealant problems include failure of sealant to adhere to adjacent materials and tearing/splitting of the sealant itself. As sealants age and are exposure to ultra-violet sunlight, they will dry out, harden, and lose their elastic ability. Remove and replace sealant as signs of failure begin to appear. Proper cleaning, prep work, and proper installation are critical for a long lasting sealant/caulking. Do not install sealant in locations that would block water drainage from behind the siding. Repair areas as needed prior to project. For best results, the client may want to consult with a building envelope specialist or waterproofing contractor to specify types of materials to be used and define complete scope of work before bidding. Best practice is to coordinate this type of work with other projects whenever practical, such as balcony sealing, planter waterproofing, etc.

Useful Life:
8 years

Remaining Life:
7 years



Best Case: \$ 64,000

Worst Case: \$ 68,000

Cost Source: Estimate Provided by Client

Comp #: 23308 Building Ext. - Paint (Second Coat)

Quantity: Second Coat

Location: Building Exteriors

Funded?: No.

History:

Comments: Component funds for the need for a second coat of paint in any current year phase. Due to solar patterns, tree coverage, and other environmental factors, some buildings or sides of buildings need a second coat of paint in order to bolster coverage. Client currently paints exteriors of residential units on an 8-year cycle. Components 23300-23308 include the funding for the paint cycles. Painted exterior surfaces determined to be in fair condition typically exhibit some minor to moderate signs of wear and age such as chalking peeling blistering etc. Problems tend to develop in more exposed areas first. Hairline cracks may be present at this stage. Overall appearance is satisfactory.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Clubhouse Exteriors

Comp #: 23020 Clubhouse Lights - Replace

Quantity: ~ (19) Lights

Location: Building Exteriors

Funded?: Yes.

History:

Comments: Exterior lights determined to be in fair condition typically exhibit more moderate signs of wear and age but are generally believed to be aging normally with no unusual conditions noted. 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:
7 years



Best Case: \$ 1,900

Worst Case: \$ 2,900

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 23310 Clubhouse Siding - Paint

Quantity: ~ 2900 GSF

Location: Common Areas

Funded?: No.

History:

Comments: Client reported that Hardie siding is color impregnated. No paint schedule needed. Painted exterior surfaces determined to be in fair condition typically exhibit some minor to moderate signs of wear and age such as chalking peeling blistering etc. Problems tend to develop in more exposed areas first. Hairline cracks may be present at this stage. Overall appearance is satisfactory. As routine maintenance inspect regularly (including sealants) repair locally and touch-up paint as needed. 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. Proper sealant/caulking is critical to preventing water intrusion and resulting damage to the building structure. Incorrect installations of sealant are common and can greatly decrease its useful life. Inspect sealant more frequently as it ages to determine if it is failing. Typical sealant problems include failure of sealant to adhere to adjacent materials and tearing/splitting of the sealant itself. As sealants age and are exposure to ultra-violet sunlight they will dry out harden and lose their elastic ability. Remove and replace sealant as signs of failure begin to appear. Proper cleaning prep work and proper installation are critical for a long lasting sealant/caulking. Do not install sealant in locations that would block water drainage from behind the siding. Repair areas as needed prior to project. For best results the client may want to consult with a building envelope specialist or waterproofing contractor to specify types of materials to be used and define complete scope of work before bidding. Best practice is to coordinate this type of work with other projects whenever practical such as balcony sealing planter waterproofing etc.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 23320 Clubhouse Siding - Replace**Quantity: ~ 2900 GSF**

Location: Common Areas

Funded?: Yes.

History: Replaced in 2013.

Comments: Wood siding determined to be in fair condition typically exhibits some color fading and inconsistency with minor isolated locations showing more advanced surface wear cracking splintering etc. Project costs can vary depending upon materials chosen and the condition of the underlying structural framing when exposed. We recommend the Board conduct research well in advance in order to define scope timing and costs including plan for some margin of contingency. Siding is horizontal clapboard. No view of the critical underlying waterproofing was available as part of our limited visual review. Replacement may ultimately be needed due to the failure of the underlying waterproofing degrading over the decades and/or the end of the useful life of the siding materials from general aging. Many factors influence the useful life including exposure to (or protection from) wind driven rain and the quality of the waterproofing and flashing beneath the siding. Evaluate the siding and the critical underlying waterproofing (typically building paper or house-wrap) more frequently as the remaining useful life approaches zero years. Adjust remaining useful life as dictated by the evaluation. Align with window replacement for cost efficiencies and building envelope integrity when practical. Inspect annually and repair locally as needed using general maintenance funds. Keep the wood siding painted to protect the wood from decay caused by water. Another item that greatly influences useful life is the thoroughness of the original painting. Wood siding will last longer if each piece was painted on all six sides. Typically wood siding is painted on the two sides that are exposed and not on the back ends or top. Since we perform only a visual review we were unable to confirm the extents of the painting. It is reasonable to presume that not all six sides are painted. If the siding is not painted on all sides water can infiltrate and be absorbed into the wood on the unpainted sides which over time will lead to cupping warping and decay limiting its useful life.

Useful Life:

60 years

Remaining Life:

51 years



Best Case: \$ 28,500

Worst Case: \$ 45,600

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 23430 Clubhouse Windows - Replace**Quantity: ~ (18) Windows**

Location: Common Areas

Funded?: Yes.

History: Replaced in 2013.

Comments: At this stage windows and doors are believed to be functional and aging normally but more advanced technology may be available. Windows were vinyl. Inspect regularly including sealant if any and repair as needed. Proper sealant/caulking is critical to keeping water out of the walls and preventing water damage. With ordinary care and maintenance useful life is long but difficult to predict. Many factors affect useful life including quality of window installed waterproofing flashing details exposure to wind driven rain. In many cases windows are replaced on an ongoing basis to select areas as-needed rather than to an entire building at one time. This component should be re-evaluated as the building ages and more problems develop and funding recommendations should be adjusted accordingly. An allowance for partial replacements may be warranted if certain windows are more deteriorated than others. Consult with vendors to ensure replacement windows are compliant with all applicable building codes. Note there are many types of windows available in today's market and costs can vary greatly.

Useful Life:
30 years

Remaining Life:
21 years



Best Case: \$ 9,000

Worst Case: \$ 12,600

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 23480 Clubhouse Doors - Repair/Replace

Quantity: ~ (5) Doors

Location: Common Areas

Funded?: Yes.

History: Replaced in 2013.

Comments: Doors are still functional. At this stage framework sometimes has issues with rust and expansion causing doors to stick. 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:
40 years

Remaining Life:
31 years



Best Case: \$ 3,000

Worst Case: \$ 4,500

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 23570 Clubhouse Shingle Roof - Replace**Quantity: ~ 4200 GSF**

Location: Common Areas

Funded?: Yes.

History: Replaced in 2017.

Comments: Ventilation (the lack of which can greatly reduce the roof's useful life) was observed at the ridge. Ridge venting appeared to be provided by roof jacks. Debris was not observed on the roof surface. Asphalt shingle roofs determined to be in fair condition and typically exhibit normal signs of wear and deterioration including some loss of granule cover and light to moderate curling/lifting especially in most exposed areas. Overall believed to be aging normally. A reserve study conducts only a limited visual review and many of the critical waterproofing and ventilation items of the roof are not readily viewable. For a full evaluation have a professional roof consultant/contractor perform a thorough up-close survey of your entire roof system including attic inspection (if any). Costs below factors replacement with an architectural grade laminated shingle. As routine maintenance many manufacturers recommend inspections at least twice annually (once in the fall before the snow season and again in the spring) and after large storm events. Promptly replace any damaged/missing sections or any other repair needed to ensure waterproof integrity of roof. Keep roof surface gutters and downspouts clear and free of debris. At the time of re-roofing we recommend that you hire a professional consultant to evaluate the existing roof and specify the new roof materials/design provide installation oversight. We recommend that all clients hire qualified consultants whenever they are considering having work performed on any building envelope (waterproofing) components including: roof walls windows decks exterior painting and caulking/sealant. There is a wealth of information available through Roofing Organizations such as: National Roofing Contractors client (NRCA) <http://www.nrca.net>. Asphalt Roofing Manufacturers client (ARMA) <http://www.asphaltroofing.org/> Roof Consultant Institute (RCI) <http://www.rci-online.org>

Useful Life:
25 years

Remaining Life:
20 years



Best Case: \$ 16,800

Worst Case: \$ 21,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 23650 Clubhouse Gutters/Dspts - Replace**Quantity: ~ 330 LF**

Location: Common Areas

Funded?: Yes.

History: Replaced in 2017.

Comments: Gutters and 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. We generally recommend that the gutters and downspouts be replaced when the roof is being resurfaced/replaced. National Roofing Contractor client (NRCA) roofing standard includes installing eave flashings at the gutters. We suggest to plan for total replacement of gutter and downspouts at the same intervals as roof replacement for cost efficiency. Unless otherwise noted costs shown here assume replacement with similar type as are currently in place.

Useful Life:
30 years

Remaining Life:
25 years



Best Case: \$ 2,000

Worst Case: \$ 3,000

Cost Source: ARI Cost Database: Similar Project Cost History

Clubhouse Interiors

Comp #: 2503 Card/Fob Reader System - Replace**Quantity: ~ (4) Doors**

Location: Common areas

Funded?: Yes.

History:

Comments: Fob 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. In general, costs related to this component are expected to be included in the Association's Operating budget. No recommendation for Reserve funding at this time. However, any repair and maintenance or other related expenditures should be tracked, and this component should be re-evaluated during future Reserve Study updates based on most recent information and data available at that time. If deemed appropriate for Reserve funding, component can be included in the funding plan at that time.

Useful Life:

15 years

Remaining Life:

5 years



Best Case: \$ 7,200

Worst Case: \$ 10,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 24009 Clubhouse - Remodel**Quantity: (1) Clubhouse**

Location: Common Areas

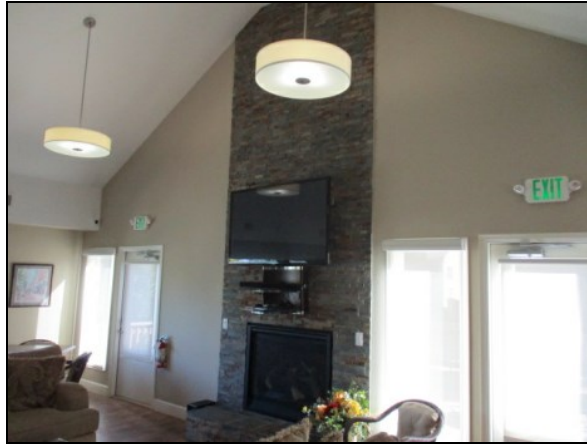
Funded?: Yes.

History:

Comments: Client reported a plan to remodel the clubhouse at roughly the interval and cost below. Clubhouse was observed to be in fair condition. Flooring was mostly clean and free of any major issues. Fixtures appeared to be in fair condition. Common rooms should be considered a significant aesthetic priority, even if use is minimal. Costs to remodel shown here may include replacement/restoration of flooring, interior painting, lighting, furnishings, decor, etc. Costs can vary greatly depending on overall scope of work and types of finishes/furnishings selected. Comprehensive updating should be anticipated at longer intervals to maintain a current, high-quality standard attractive to existing owners as well as potential buyers.

Useful Life:
30 years

Remaining Life:
20 years



Best Case: \$ 175,000

Worst Case: \$ 225,000

Cost Source: Estimate Provided by Client

Comp #: 24010 Clubhouse Interior Walls - Repaint**Quantity: ~ 2100 GSF**

Location: Common Areas

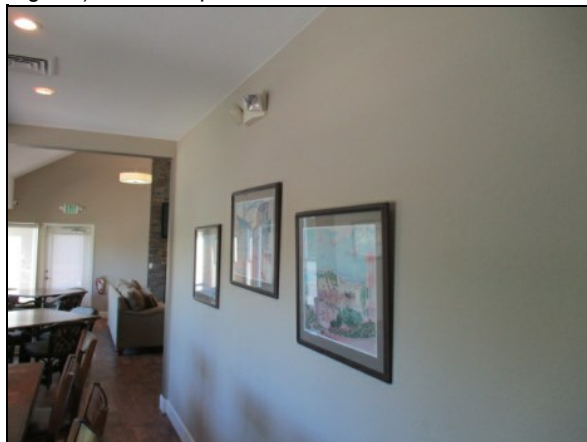
Funded?: Yes.

History:

Comments: Interior areas determined to be in fair condition typically exhibit some minor routine marks and scuffs small sections of peeling paint etc. Overall appearance is satisfactory. Regular cycles of professional painting are recommended to maintain appearance. Small touch-up projects can be conducted as needed as a maintenance expense but comprehensive painting of interior areas will restore a consistent look and quality to all areas. Best practice is to coordinate at same time as other interior projects (flooring furnishings lighting etc.) whenever possible to minimize downtime and maintain consistent quality standard.

Useful Life:
10 years

Remaining Life:
0 years



Best Case: \$ 2,600

Worst Case: \$ 4,200

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 24030 Clubhouse Lighting - Replace**Quantity: ~ (9) Lights**

Location: Building Interiors

Funded?: Yes. Component does not meet funding threshold.

History:

Comments: Interior wall lights were noted to be in fair condition with no significant damage/deterioration observed or reported to us. As routine maintenance inspect repair and change bulbs as needed. Best practice is to coordinate at same time as other interior projects (especially painting) whenever possible to minimize downtime and maintain consistent quality standard. Timing of replacements is ultimately subjective. Estimates shown here are based on our experience with similar properties and general aesthetic qualities. A wide variety of fixture styles is available funding recommendations are based on replacement with comparable quality fixtures.

Useful Life:
25 years

Remaining Life:
18 years



Best Case: \$ 3,600

Worst Case: \$ 5,400

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 24080 Clubhouse Carpet - Replace**Quantity: ~ 63 GSY**

Location: Common Areas

Funded?: Yes.

History:

Comments: Carpet was observed to be peeling at the edges and had significant staining. Carpeted surfaces were determined to be in poor condition. Evidence of staining matting and loose seams noted. Expect the need to replace the carpeting soon based upon the aesthetics of the building. As part of ongoing maintenance program vacuum regularly and professionally clean as needed. Best practice is to coordinate at same time as other interior projects whenever possible to minimize downtime and maintain consistent quality standard. Timing and interval is somewhat subjective but not as flexible as other flooring finishes (tile wood etc.). Estimates shown here are based on our experience with similar properties and general aesthetic qualities. Schedule can be updated/adjusted at the discretion of the client for planning purposes.

Useful Life:
10 years

Remaining Life:
0 years



Best Case: \$ 3,200

Worst Case: \$ 3,800

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 24090 Clubhouse Sheet Flooring - Replace**Quantity: ~ 2100 GSF**

Location: Common Areas

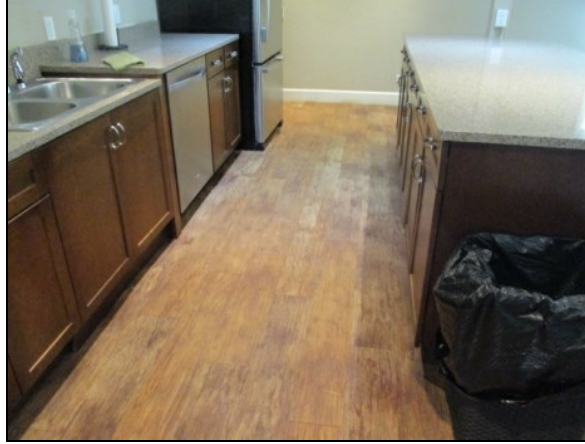
Funded?: Yes.

History:

Comments: Faux wood floors were determined to be in fair condition. Floors did not exhibit any extensive un-even or broken sections. No evidence of heavy deterioration. At longer intervals wood flooring may eventually be replaced due to wear and deterioration as well as for aesthetic changes in the common areas. Estimates shown here are based on our experience with similar properties and general aesthetic qualities. Schedule can be updated/adjusted at the discretion of the client for planning purposes.

Useful Life:
40 years

Remaining Life:
30 years



Best Case: \$ 37,800

Worst Case: \$ 52,500

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 24220 Clubhouse Furniture - Replace**Quantity: ~ (70) Pieces**

Location: Common Areas

Funded?: Yes.

History:

Comments: Includes (2) Couches, (49) Chairs, (8) Barstools, (11) Tables. Remaining useful life extended at the request of the client. This component recommends funding for periodic replacement/refurbishment of interior furnishings and decor such as furniture artwork window treatments misc. decorative items etc. in order to maintain a desirable aesthetic in the common areas. Cost estimates can vary greatly depending on the amount of items to be replaced at each project and the style and quality of replacement options. Best practice is to coordinate this type of project with other interior projects such as flooring replacement painting etc. Schedule and cost estimates should be re-evaluated during future Reserve Study updates and adjusted as needed based on the client's good judgment.

Useful Life:
10 years

Remaining Life:
4 years



Best Case: \$ 36,500

Worst Case: \$ 51,400

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 24240 Clubhouse Kitchen - Remodel**Quantity: ~ (130) Kitchen**

Location: Common Areas

Funded?: Yes.

History:

Comments: Includes (88) LF of Counters, (44) LF of Base Cabinets. Kitchen was observed to be in fair condition. Counters and cabinets were clean and mostly free of issues. Fixtures appeared to be in fair condition. Kitchen materials typically have an extended useful life. However many clients choose to refurbish the kitchen periodically for aesthetic updating. This may include refurbishment/refinishing of kitchen cabinets and countertops replacement of sinks installation/replacement of under-cabinet lighting etc. Should ideally be coordinated with replacement of the kitchen appliances. Best practice is to coordinate this project with other amenity areas such as bathrooms or other amenity rooms.

Useful Life:
30 years

Remaining Life:
20 years



Best Case: \$ 20,000

Worst Case: \$ 25,100

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 24250 Club. Kitchen Appliances - Replace**Quantity: ~ (7) Appliances**

Location: Common Areas

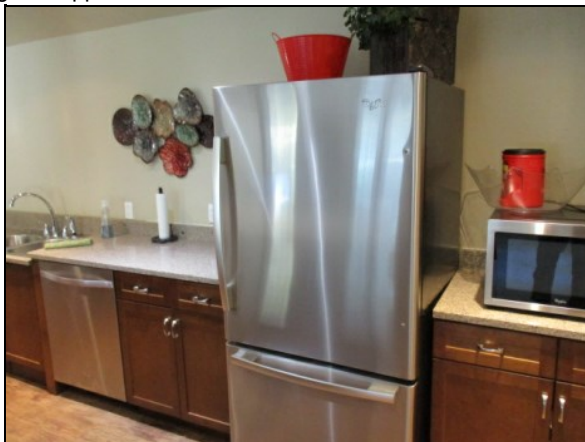
Funded?: Yes.

History:

Comments: Includes (2) Refrigerators, (1) Microwave, (2) Dishwashers, (2) Oven/Ranges. Kitchen appliances were observed to be in fair condition. Appliances were reported to be older but functional and free of issues. Individual appliances were not tested during inspection and are assumed to be in functional operating condition unless otherwise noted. Useful life can vary greatly depending on level of use quality care and maintenance etc. Funding recommendation shown here is for replacing with comparable quality commercial-grade appliances.

Useful Life:
10 years

Remaining Life:
6 years



Best Case: \$ 4,900

Worst Case: \$ 9,800

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 24280 Clubhouse Bathroom - Refurbish**Quantity: ~ (4) Bathrooms**

Location: Common Areas

Funded?: Yes.

History:

Comments: Bathrooms were determined to be in fair condition. Flooring did not exhibit any un-even or broken sections. Fixtures appeared to be in slightly outdated condition but no major issues observed. As routine maintenance inspect regularly and perform any needed repairs promptly utilizing general Operating funds. Typical remodeling project can include some or all of the following replacement of plumbing fixtures partitions countertops lighting flooring ventilation fans accessories decor etc. Best practice is to coordinate this type of project with other areas whenever possible. Schedule and cost estimates should be re-evaluated during future Reserve Study updates and adjusted as needed based on the client's good judgment.

Useful Life:
20 years

Remaining Life:
0 years



Best Case: \$ 12,000

Worst Case: \$ 20,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 25200 Clubhouse Condensers - Replace

Quantity: ~ (3) Units

Location: Common Areas

Funded?: Yes.

History: Replaced in 2020.

Comments: Includes (1) Goodman Condenser (Party Room 1), (1) Lennox Condenser (Party Room 2), (1) Carrier Condenser. Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted remaining useful life expectancy is based primarily on original installation or last replacement/purchase date our experience with similar systems/components and assuming normal amount of usage and good preventive maintenance. We recommend that routine repairs and maintenance such as filter replacements system flushing etc. be budgeted as an Operating expense. Useful life can often be extended with proactive service and maintenance. Unless otherwise noted funding for system with same size/capacity as the current system. For split systems we recommend budgeting to replace the entire system (condensing unit and air handler) together in order to obtain better unit pricing and ensure maximum efficiency refrigerant compatibility etc. If additional costs are expected during replacement such as for system reconfiguration or expansion ductwork repairs electrical work etc. costs should be re-evaluated and adjusted as needed during future Reserve Study updates.

Useful Life:
20 years

Remaining Life:
18 years



Best Case: \$ 15,000

Worst Case: \$ 21,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 25200 Clubhouse Furnace - Replace**Quantity: ~ (1) Unit**

Location: Common Areas

Funded?: Yes.

History: Replaced in 2020.

Comments: Includes (1) Carrier Furnace (M: CNPVP3617ALAAAA S: 3519X57317), (1) Goodman Condenser (Party Room 1), (1) Lennox Condenser (Party Room 2), (1) Carrier Condenser. Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted remaining useful life expectancy is based primarily on original installation or last replacement/purchase date our experience with similar systems/components and assuming normal amount of usage and good preventive maintenance. We recommend that routine repairs and maintenance such as filter replacements system flushing etc. be budgeted as an Operating expense. Useful life can often be extended with proactive service and maintenance. Unless otherwise noted funding for system with same size/capacity as the current system. For split systems we recommend budgeting to replace the entire system (condensing unit and air handler) together in order to obtain better unit pricing and ensure maximum efficiency refrigerant compatibility etc. If additional costs are expected during replacement such as for system reconfiguration or expansion ductwork repairs electrical work etc. costs should be re-evaluated and adjusted as needed during future Reserve Study updates.

Useful Life:
20 years

Remaining Life:
18 years



Best Case: \$ 3,000

Worst Case: \$ 4,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 25460 Clubhouse Water Heater - Replace**Quantity: ~ (1) Tank**

Location: Common Areas

Funded?: Yes.

History:

Comments: Includes (1) Bradford White 62,000 BTU Water Heater (M: MI75S6EN12, S: XC3690013). Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted remaining useful life expectancy is based primarily on original installation or last replacement/purchase date our experience with similar systems/components and assuming normal amount of usage and good preventive maintenance. Water heater life expectancies can vary greatly depending on level of use type of technology amount of preventive maintenance and other factors. Should be inspected and repaired as needed by servicing vendor or maintenance staff. Unless otherwise noted expected to be functional. Plan to replace at the approximate interval shown below. When evaluating replacements we recommend choosing high-efficiency or tankless models if possible in order to minimize energy usage.

Useful Life:

15 years

Remaining Life:

0 years



Best Case: \$ 1,200

Worst Case: \$ 2,200

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 26430 Fitness Equipment - Replace**Quantity: ~ (5) Pieces**

Location: Common Areas

Funded?: Yes.

History:

Comments: Includes (2) Recombinant bike, (1) Elliptical, (1) Treadmill. According to client, the fitness room is used by the members. The equipment was observed to be older and in poor condition. Equipment appeared to be outdated. In our experience equipment can vary in useful life due to use electronic components moving parts and advancements in technology. Inspect regularly clean for appearance maintain and repair promptly as needed from Operating budget to ensure safety. Best practice is to coordinate replacement of all equipment together to obtain better pricing and achieve consistent style and quality.

Useful Life:

10 years

Remaining Life:

3 years



Best Case: \$ 32,000

Worst Case: \$ 42,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 26431 Fitness Flooring - Replace**Quantity: ~ 260 GSF**

Location: Common Areas

Funded?: Yes.

History:

Comments: Floors were observed in poor condition as they were faded and appeared to be old. Floors exhibited ripping and evidence of deterioration. Inspect regularly repair any damaged areas and clean using operating/maintenance budget. Although this flooring should have a very long useful life in this application comprehensive replacement should eventually be expected to maintain good aesthetic standards in the common areas. Costs can vary based on quality and style of flooring selected.

Useful Life:
20 years

Remaining Life:
0 years



Best Case: \$ 1,600

Worst Case: \$ 2,100

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 27290 A/V Equipment - Replace**Quantity: ~ (3) Televisions**

Location: Common Areas

Funded?: Yes.

History:

Comments: Includes (2) Game Room TVs, (1) Fitness Room TV. Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted remaining useful life expectancy is based primarily on original installation or last replacement/purchase date our experience with similar systems/components and assuming normal amount of usage and good preventive maintenance. A/V equipment have a relatively short useful life (depending on the application and level of use) due to advancements in technology. Plan to replace/upgrade the existing equipment at the approximate interval shown here to ensure proper function and uninterrupted service. Keep track of any partial replacements and include cost history during future Reserve Study updates.

Useful Life:
10 years

Remaining Life:
6 years



Best Case: \$ 3,000

Worst Case: \$ 6,000

Cost Source: ARI Cost Database: Similar Project Cost History

Mechanicals

Comp #: 25570 Irrigation Clocks - Replace - 33%

Quantity: 33% of ~ (41) Controllers

Location: Common Areas

Funded?: Yes.

History:

Comments: Includes Irritrol Rain Dial, Rainbird ESP-Modular, and Rainbird ESP-LXME Controllers. Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted remaining useful life expectancy is based primarily on original installation or last replacement/purchase date our experience with similar systems/components and assuming normal amount of usage and good preventive maintenance. Irrigation controllers should have a relatively long life expectancy under normal circumstances. Replacement is often required due to lack of available replacement parts lightning strikes 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. When evaluating replacement options the client should consider replacement with smart" models (i.e. respond to projected weather data) to minimize unnecessary water usage. Payback period for efficient controllers that minimize water use is typically very short

Useful Life:
5 years

Remaining Life:
2 years



Best Case: \$ 13,700

Worst Case: \$ 20,500

Cost Source: Allowance

Tennis Courts

Comp #: 26130 Pickleball Court (Hard) - Resurface

Quantity: ~ 6400 GSF

Location: Common Areas

Funded?: Yes.

History:

Comments: Seal was observed to be in good condition with no major issues noted at the time of the inspection. Inspect courts regularly and locally repair as needed within the annual Operating budget. Cracks and trip hazards should be addressed promptly to ensure safety. Re-coating is a recommended practice for restoring appearance of the court, bridging small surface cracks, and prolonging the life of the court surface itself. Plan to re-coat (includes striping) at the approximate interval shown below. Maintenance projects such as pressure-washing should be considered as Operating expense.

Useful Life:
7 years

Remaining Life:
8 years



Best Case: \$ 7,000

Worst Case: \$ 8,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 26130 Tennis Court (Hard) - Resurface

Quantity: ~ 6400 GSF

Location: Common Areas

Funded?: Yes.

History:

Comments: Seal was observed to be in good condition with no major issues noted at the time of the inspection. Inspect courts regularly and locally repair as needed within the annual Operating budget. Cracks and trip hazards should be addressed promptly to ensure safety. Re-coating is a recommended practice for restoring appearance of the court, bridging small surface cracks, and prolonging the life of the court surface itself. Plan to re-coat (includes striping) at the approximate interval shown below. Maintenance projects such as pressure-washing should be considered as Operating expense.

Useful Life:
7 years

Remaining Life:
4 years



Best Case: \$ 7,000

Worst Case: \$ 8,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 26140 Tennis Courts (Turf) - Replace**Quantity: ~ 6400 GSF**

Location: Common Areas

Funded?: Yes.

History:

Comments: Client provided cost to replace this Tennis court. This component refers to the eventual need to completely resurface/replace court playing surface often required at longer intervals. Assuming proper maintenance and proper re-coating schedules the court surface should have a relatively long life expectancy. Over time exposure to UV light wind rain and foot traffic will deteriorate the surface to the point of failure. Prior to resurfacing consult with vendors to identify any structural problems such as poor grade lack of drainage high spots etc. Plan to resurface at the approximate interval shown below in order to preserve the appearance and usefulness of the court surface. Best practice is to coordinate with other projects such as fencing and/or lighting replacement.

Useful Life:
20 years

Remaining Life:
3 years



Best Case: \$ 140,000

Worst Case: \$ 160,000

Cost Source: Estimate Provided by Client

Comp #: 26150 Tennis Court Fencing - Replace**Quantity: ~ 790 LF**

Location: Common Areas

Funded?: Yes.

History:

Comments: Fair condition noted with no significant or widespread instability or damage/deterioration observed. Tennis court fencing should have a very long life expectancy assuming proper design and installation lack of vandalism/abuse etc. Best practice is to coordinate replacement with other major projects such as court resurfacing lighting replacement etc. Vinyl-coated chain link fences normally have a longer life expectancy and are more attractive than those without. Gates and locks should be inspected and repaired as needed as an Operating expense in order to restrict access (if desired) to the tennis court.

Useful Life:
30 years

Remaining Life:
15 years



Best Case: \$ 22,000

Worst Case: \$ 25,200

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 26160 Tennis Court Windscreen - Replace

Quantity: ~ 790GSF

Location: Common Areas

Funded?: Yes.

History:

Comments: Fair condition noted with no significant or widespread ripping tearing or damage/deterioration observed. Tennis court windscreens should be inspected periodically especially where attached to the chain link to identify and repair any rips or tears. Loose/sagging/faded sections should be replaced to maintain good aesthetic appearance in the common areas. Plan to replace all areas together at the approximate interval shown here to maintain consistent appearance.

Useful Life:

10 years

Remaining Life:

6 years



Best Case: \$ 8,700

Worst Case: \$ 10,200

Cost Source: ARI Cost Database: Similar Project Cost History

Pool and Spa

Comp #: 21430 Trex Decking - Replace**Quantity: ~ 2100 GSF**

Location: Common areas

Funded?: Yes.

History: Replaced in 2013.

Comments: Fair conditions were observed at the time of the inspection. No extensive cracking or weathering noted, however, the surfaces appeared to be slightly faded. Surface appearance was of that of a composite/plastic/PVC material. Typical warranty period based on a Trex type material is 25 years. However that warranty period is based on proper installation and maintenance. We recommend ongoing evaluations of all elevated decks by a qualified decking or waterproofing contractor to assess overall condition and performance of system components. As part of ongoing maintenance program, inspect regularly for any damage/deterioration. Ensure that any rail assemblies are secure. Note: project costs can vary significantly; professional specifications, soliciting several estimates, and professional project oversight are recommended. Track actual expenses for inclusion within future Reserve Study updates. If properly installed composite decking systems should experience an extended useful life. Decks should be thoroughly evaluated by a decking or waterproofing contractor prior to re-coating in order to determine scope of any required repairs. If the deck system has a warranty, the association should make sure to follow any requirements necessary to maintain said warranty, such as re-coating at required intervals and conducting professional inspections. As a general rule, potted plants and other items that may trap water should be elevated off the deck or used with a waterproof liner in order to prevent prolonged exposure.

Useful Life:
25 years

Remaining Life:
14 years



Best Case: \$ 46,300

Worst Case: \$ 55,600

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 23230 Trex Rails - Replace**Quantity: ~ 240 LF**

Location: Building Exteriors

Funded?: Yes.

History: Replaced in 2013.

Comments: Deck railings determined to be in fair condition typically exhibit some wear and age, but are not showing any advanced structural concerns, loose attachments, rust, etc. Appearance may be declining or outdated at this stage, but railings are still performing their intended function. Post attachments and hardware should be inspected periodically for corrosion/rust and any waterproofing issues. As routine maintenance, inspect regularly to ensure safety and stability repair promptly as needed using general operating/maintenance funds. We suggest Reserve funding for regular intervals of total replacement as indicated below. Unless otherwise noted, costs shown are based on replacement with a similar style of railing. However, if the client chooses to upgrade or replace with a different style, costs may be substantially different. Any new information about changes in style should be incorporated into future Reserve Study updates.

Useful Life:
25 years

Remaining Life:
14 years



Best Case: \$ 8,300

Worst Case: \$ 11,800

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 26070 BBQ - Replace**Quantity: ~ (1) BBQ**

Location: Common areas

Funded?: Yes.

History:

Comments: BBQ was observed to be in fair condition. No major cracking or missing observed. Barbecues were not tested during site inspection, and are assumed to be functional. Should be cleaned after each use and covered when not in use in order to prolong life expectancy. Unless otherwise noted, funding recommendation assumes that barbecues would be replaced with comparable types. Schedule for replacement is subject to the Association's preferences and standards in the local area. Life estimates shown here are based on our experience with similar properties.

Useful Life:
10 years

Remaining Life:
3 years



Best Case: \$ 1,500

Worst Case: \$ 2,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 28020 Pool Fence - Repair/Paint

Quantity: ~ 280 LF

Location: Common areas

Funded?: Yes.

History:

Comments: Wood fencing determined to be in good condition typically exhibits a uniform coating or surface finish with only minor deterioration or color fading. Appearance is consistent over most/all areas and has good curb appeal. Regular uniform, professional paint or sealer applications are recommended for appearance, protection of wood and maximum design life. Repair as needed and clean prior to application. Plan for regular applications as shown below. Timing of repair/paint cycles may need to be coordinated with eventual fence replacement.

Useful Life:
5 years

Remaining Life:
3 years



Best Case: \$ 2,200

Worst Case: \$ 3,400

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 28030 Pool Fence - Replace**Quantity: ~ 280 LF**

Location: Common areas

Funded?: Yes.

History: Pool fence replaced in 2020.

Comments: Wood fencing determined to be in good physical/structural condition is stable and upright, with no signs or reports of damage or required repairs. All components and hardware appear to be in serviceable condition with no unusual or advanced signs of wear or age. Fencing is in good aesthetic condition. As routine maintenance, inspect regularly for any damage, repair as needed and avoid contact with ground and surrounding vegetation wherever possible. Regular cycles of uniform, professional sealing/painting will help to maintain appearance and maximize life. In our experience, wood 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. Recommendation and costs shown here are based on replacement with similar style and material. However, the Association might want to consider replacing with more sturdy, lower-maintenance products like composite, vinyl, etc. Although installation costs are higher, total life cycle cost is lower due to less maintenance and longer design life expectancy.

Useful Life:

25 years

Remaining Life:

23 years



Best Case: \$ 11,200

Worst Case: \$ 15,400

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 28040 Pool Deck Furniture - Replace**Quantity: ~ (72) Pieces**

Location: Pool

Funded?: Yes.

History: Planned for replacement in 2022 for ~\$20,000.

Comments: Includes (33) Chairs, (21) Chaise Lounges, (5) Tables, (4) Umbrellas, (9) Drink Tables. The furniture appeared in generally poor condition. Furniture and decor appeared to be older and outdated. Plan to update soon. 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: \$ 18,000

Worst Case: \$ 22,000

Cost Source: Estimate Provided by Client

Comp #: 28060 Deck - Resurface**Quantity: ~ 2100 GSF**

Location: Pool

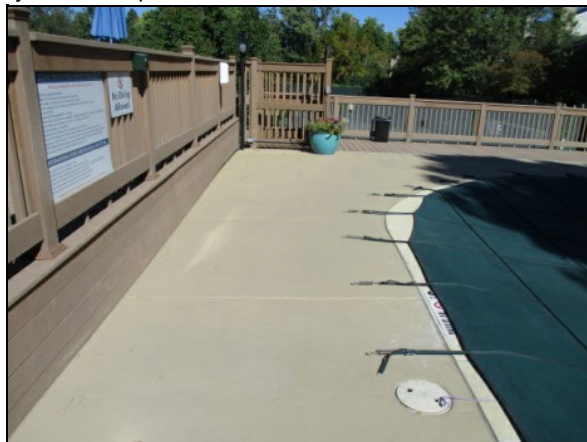
Funded?: Yes.

History:

Comments: Decking was observed to be in fair condition. The concrete surfaces exhibited hairline cracking shrinkage and settlement cracking. These issues can result in water entry to the base which can ultimately lead to trip hazards. 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:
2 years



Best Case: \$ 1,100

Worst Case: \$ 1,600

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 28090 Coping Stones - Repair**Quantity: ~ 230 LF**

Location: Pool

Funded?: Yes.

History:

Comments: Coping stones were observed to be in fair condition. The surfaces exhibited minor hairline cracking and with some shrinkage and settlement cracks observed which can result in water entry to the base which can ultimately lead to trip hazards. Although complete replacement of all areas together should not be required conditions observed merit inclusion of an allowance for ongoing repairs and partial replacements. Exposure to sunlight weather and frequent vehicle traffic can lead to larger more frequent repairs especially for older properties. Inspect all areas periodically to identify trip hazards or other safety issues. Timeline and cost ranges shown here should be re-evaluated during future Reserve Study updates.

Useful Life:
24 years

Remaining Life:
12 years



Best Case: \$ 12,400

Worst Case: \$ 14,700

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 28100 Pool/Spa - Re-Tile**Quantity: ~ 230 LF**

Location: Common areas

Funded?: Yes.

History:

Comments: Pool/Spa was observed to be in fair condition. Pavers exhibited minor cracking. Appearance was noted to be upholding appropriate aesthetic standards for the property. Small repairs to waterline tile should be done as needed as an Operating expense. Complete re-tiling is warranted at longer intervals to restore the look and feel of the interior finish. 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 to preserve this important amenity of the association.

Useful Life:
24 years

Remaining Life:
12 years



Best Case: \$ 12,400

Worst Case: \$ 14,700

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 28110 Pool - Resurface**Quantity: ~ (7500 GSF) Pool**

Location: Pool

Funded?: Yes.

History: Resurfaced in 2016 for \$25,000.

Comments: Pool surfaces exhibited some pitting chipping un-even and broken surfaces. Cracks were observed to be substantial. 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 client.

Useful Life:
12 years

Remaining Life:
6 years



Best Case: \$ 27,000

Worst Case: \$ 31,000

Cost Source: Client Cost History + Inflation

Comp #: 28120 Spa - Resurface**Quantity: ~ (330 GSF) Spa**

Location: Pool

Funded?: Yes.

History: Spa is new in 2019.

Comments: Spa surfaces exhibited minimal, pitting chipping, and un-even and broken surfaces. Cracks were not observed to be substantial. 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:
12 years

Remaining Life:
9 years



Best Case: \$ 3,800

Worst Case: \$ 4,200

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 28140 Pool Cover - Replace**Quantity: ~ (1) Cover**

Location: Pool

Funded?: Yes.

History:

Comments: Cover was observed to be in poor condition. Fabric was noted to be faded with ripping observed. Inspect regularly and properly store when not in use. Cover can provide cost savings for temperature differentials reduce cleaning costs and provide safety. We suggest planning to replace at regular intervals to maintain proper functionality.

Useful Life:

8 years

Remaining Life:

0 years



Best Case: \$ 14,000

Worst Case: \$ 18,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 28150 Spa Cover - Replace**Quantity: ~ (1) Cover**

Location: Pool

Funded?: Yes.

History: Replaced in 2021.

Comments: Cover was mechanically driven to open and closed positions. Vendor communicated the cost below. Cover was observed to be in fair condition. Fabric was noted to be in fair condition with no major ripping observed. Inspect regularly and properly store when not in use. Cover can provide cost savings for temperature differentials reduce cleaning costs and provide safety. We suggest planning to replace at regular intervals to maintain proper functionality.

Useful Life:

10 years

Remaining Life:

9 years



Best Case: \$ 6,500

Worst Case: \$ 8,000

Cost Source: Research with Local Vendor/Contractor

Comp #: 28170 Pool Heater - Replace

Quantity: ~ (1) Unit

Location: Pool Mechanical

Funded?: Yes.

History: Replaced in 2017.

Comments: Includes (1) Raypak 825,000 BTU Boiler (M: P-0824 S: 1709451469]. 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 clients 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:
12 years

Remaining Life:
8 years



Best Case: \$ 13,500

Worst Case: \$ 17,500

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 28180 Spa Heater - Replace**Quantity: ~ (1) Unit**

Location: Pool Mechanical

Funded?: Yes.

History:

Comments: Includes (1) Raypak 400,000 BTU Boiler (M: C-R406A-EN-C-SAME S: 1908492928). Pool vendor should inspect heater regularly to ensure proper function identify any required repairs etc. Internal components were not analyzed during our site inspection but typical signs of age and failure include rusting and corrosion around the burners worn electrical components etc. Many clients 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. Vendor should inspect heater regularly to ensure proper function identify any required repairs etc. Internal components were not analyzed during our site inspection. Many clients 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:

12 years

Remaining Life:

4 years



Best Case: \$ 6,000

Worst Case: \$ 7,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 28190 Pool Filter - Replace**Quantity: ~ (2) Filter**

Location: Pool Mechanical

Funded?: Yes.

History:

Comments: Includes (2) Starite Filter (M: HRPB30). 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:

20 years

Remaining Life:

3 years



Best Case: \$ 2,500

Worst Case: \$ 2,900

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 28200 Spa Filter - Replace**Quantity: ~ (1) Filter**

Location: Pool Mechanical

Funded?: Yes.

History:

Comments: Includes (1) Pentair Clean and Clear Cartridge Filter (M: NSF-50). 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. In most cases replacement cost does not meet threshold for Reserve funding. Replace as needed within annual Operating budget. 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:
20 years

Remaining Life:
4 years



Best Case: \$ 1,300

Worst Case: \$ 1,500

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 28220 Pool/Spa Pumps – Repair/Replace**Quantity: ~ (3) Pumps**

Location: Pool Mechanical

Funded?: Yes.

History:

Comments: Includes (1) Pentair Whisperflo XF 5HP Pump (M: XFK-20 S: 022019), (1) Pentair Whisperflo 1HP Pump, (1) Pentair Whisperflo VSF 3HP Pump. 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:
15 years

Remaining Life:
4 years



Best Case: \$ 6,200

Worst Case: \$ 8,100

Cost Source: ARI Cost Database: Similar Project Cost History
