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## "Full" Reserve Study



## **Williamsburg Settlement Katy , TX**

**Report #: 37636-0**  
**For Period Beginning: January 1, 2020**  
**Expires: December 31, 2020**

**Date Prepared: September 10, 2019**



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**Hello, and welcome to your Reserve Study!**

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

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

In this Report, you will find...

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

**More Questions?**

Visit our website at [www.ReserveStudy.com](http://www.ReserveStudy.com) or call us at:

737-402-7201



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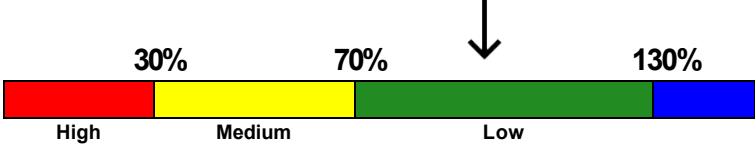
**3- Minute Executive Summary**

Association: Williamsburg Settlement Assoc. #: 37636-0  
 Location: Katy , TX # of Units: 762  
 Report Period: January 1, 2020 through December 31, 2020

*Findings/Recommendations as-of: January 1, 2020*

Starting Reserve Balance . . . . .	\$439,357
Current Fully Funding Reserve Balance . . . . .	\$449,738
Average Reserve Deficit (Surplus) Per Unit . . . . .	\$14
Percent Funded . . . . .	97.7 %
Recommended 2020 Monthly "Full Funding" Contributions . . . . .	\$5,530
Alternate 2020 Monthly "70% Funding" Contributions . . . . .	\$4,910
Most Recent Reserve Contribution Rate . . . . .	\$4,667

Reserves % Funded: 97.7%



Special Assessment Risk:

*Economic Assumptions:*

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

This is a "Full" Reserve Study, (original, created "from scratch"), based on our site inspection on 7/24/2019.

This Reserve Study was prepared by a credentialed Reserve Specialist (RS).

Because your Reserve Fund is (above 70%) at 97.7 % Funded, this represents a strong Reserve position. Associations in this range have a Low risk of Reserve cash-flow problems (such as special assessments and/or deferred maintenance) in the near future.

Based on this starting point, your anticipated future expenses, and your historical Reserve contribution rate, our recommendation is to increase your Reserve contributions for the 2020 fiscal year.

This Reserve Study has been prepared using the "pooled" method of Reserve funding (also known as the cash flow method). The terms "full funding" and/or "fully funding" as used in this Reserve Study are based on the National Reserve Study Standards definition of full funding: "setting a Reserve funding goal to attain and maintain Reserves at or near 100 percent funded." (The definition and means of calculating percent-funded are addressed later in this report.) Your multi-year Funding Plan is designed to provide for timely execution of Reserve projects and gradually bring your association closer to the "Fully Funded" (100%) level.

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
<b>SITE</b>				
103	Concrete Walkways - Repair/Replace	10	4	\$3,000
206	Concrete Parking Lot - Repair	15	5	\$2,535
505	Wood Fence (A) - Replace	17	11	\$120,000
505	Wood Fence (B) - Replace	17	12	\$120,000
505	Wood Fence (C) - Replace	17	13	\$120,000
505	Wood Fence (D) - Replace	17	14	\$50,500
515	Brick Columns - Repair	10	5	\$12,000
1001	Backflow Devices - Replace	15	5	\$1,000
1003	Irrigation Controllers - Replace	10	5	\$1,600
1118	Parking Spaces - Restripe	7	4	\$1,750
1402	Monument Signs - Refurbish	20	10	\$7,000
1710	Street Islands (A) - Irrigation	20	0	\$9,000
1710	Street Islands (B) - Irrigation	20	1	\$7,200
1710	Street Islands (C) - Irrigation	20	19	\$7,200
<b>CLUBHOUSE</b>				
305	Surveillance System - Modernize	10	1	\$2,000
328	Interior Lights/Fans - Replace	25	5	\$3,500
600	Outdoor Carpet - Replace	10	2	\$1,400
601	Indoor Carpet - Replace	10	2	\$6,300
700	Utility Doors - Partial Replace	10	5	\$3,000
706	Pool Gates - Repair/Replace	15	8	\$1,500
903	Folding Furniture - Replace	15	5	\$3,500
904	Kitchen - Refurbish	20	10	\$8,000
909	Restrooms - Refurbish	20	11	\$13,000
1110	Interior Surfaces - Repaint	15	14	\$2,550
1115	Building Exteriors - Paint/Repair	10	5	\$7,500
1127	Windows - Replace	40	0	\$6,000
1128	Fiber Cement Siding - Replace	40	20	\$25,150
1303	Asphalt Shingle Roof - Replace	25	16	\$17,800
1310	Gutters/Downspouts - Replace	25	16	\$3,500
<b>POOL/PARK/TENNIS</b>				
402	Shade Awnings - Replace	10	5	\$7,450
405	Play Equipment - Replace	18	8	\$50,000
406	Park Furniture - Replace	15	8	\$10,000
411	Drinking Fountains - Replace	20	5	\$2,000
412	Wood Chips - Replenish	6	3	\$1,500
505	Wood Fence - Replace	20	5	\$1,000
1107	Pool Perimeter Fence - Powder Coat	15	2	\$19,000
1201	Pool Deck - Repair/Replace	15	9	\$15,000
1202	Pool - Replaster	10	1	\$45,000
1204	Kiddie Pool - Replaster	10	9	\$3,300
1207	Pool Filter (2016) - Replace	15	11	\$1,150
1207	Pool Filters (Old) - Replace	15	0	\$4,500
1208	Sand Filters - Replace Media	4	2	\$1,800
1210	Pool Pumps - Replace	5	2	\$3,000

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
1211	Lifeguard Stands/Diving Board - Rep	15	4	\$20,000
1213	Swim Lane Dividers - Replace	15	5	\$2,250
1215	Pool Coping - Replace	20	11	\$7,025
1225	Pool Perimeter Fence - Replace	30	17	\$28,000
1230	Pool Furniture - Replace	8	4	\$16,000
1604	Tennis Courts - Resurface	8	2	\$20,000
1605	Windscreens - Replace	10	4	\$3,100
1606	Tennis Court Fixtures - Replace	15	4	\$16,000
1606	Tennis Court Poles - Replace	30	4	\$36,000
1607	Tennis Chain Link Fence - Replace	30	19	\$27,500
1608	Basketball Court - Replace	40	14	\$20,800
1615	Basketball Hoop - Replace	15	2	\$1,500
HVAC				
303	HVAC Unit (A) - Replace	15	0	\$6,500
303	HVAC Unit (B) - Replace	15	0	\$6,500
303	HVAC Unit (C) - Replace	15	12	\$5,500
<b>58 Total Funded Components</b>				

Note 1: Yellow highlighted line items are expected to require attention in this initial year, green highlighted items are expected to occur within the first-five years.

## 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?



RESERVE FUNDING PRINCIPLES

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

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

## What is our Recommended Funding Goal?

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

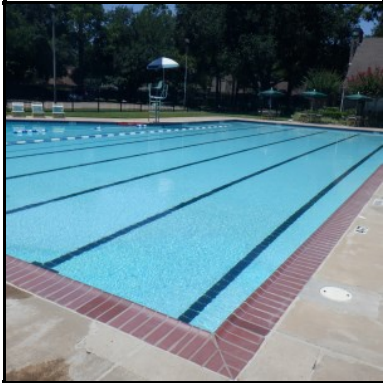


FUNDING OBJECTIVES

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

**Site Inspection Notes**

During our site visit on 7/24/2019, we started with a brief meeting with Dave Ellis, and then started the site inspection beginning with the clubhouse. We visually inspected all the buildings, and were able to see all areas. Please refer to the Component Details section at the bottom of the report for additional information on each of your Reserve components.



## 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 at your association as defined by your Reserve Component List. A summary of these components are shown in the Component Details table, while a summary of the expenses themselves are shown in the 30-yr Expense Summary table.

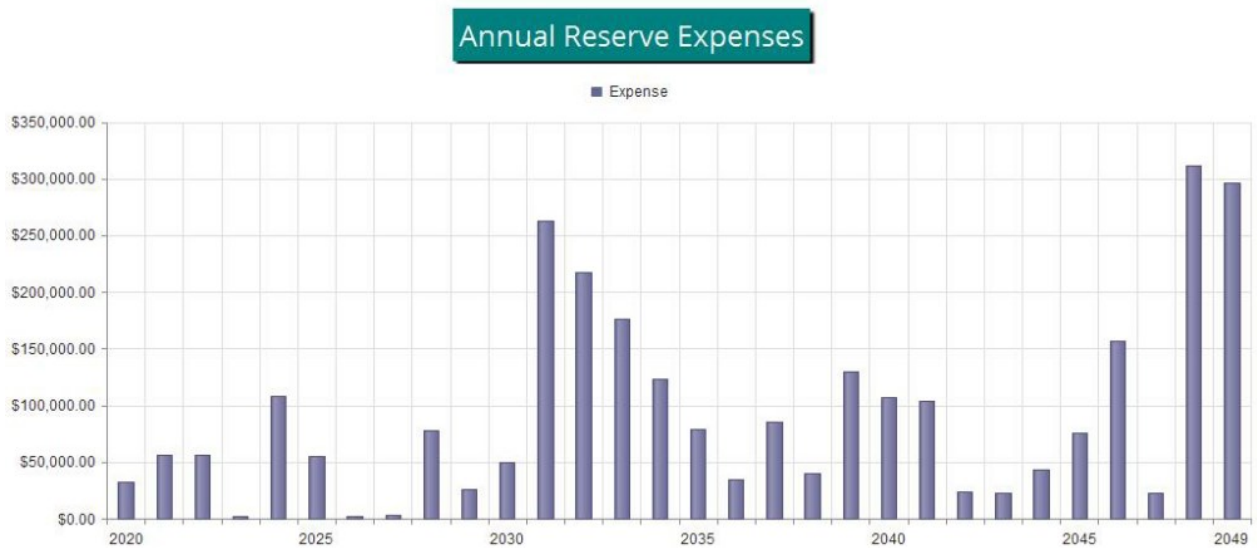


Figure 1

## Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$439,357 as-of the start of your Fiscal Year on 1/1/2020. This is based on your actual balance on 6/30/2019 of \$411,354.86 and anticipated Reserve contributions and expenses projected through the end of your Fiscal Year. As of your Fiscal Year Start, your Fully Funded Balance is computed to be \$449,738. This figure represents the deteriorated value of your common area components. Comparing your Reserve Balance to your Fully Funded Balance indicates your Reserves are 97.7 % Funded. Across the country under 1% over 90% Funded experience special assessments or deferred maintenance in their next fiscal year.

## Recommended Funding Plan

Based on your current Percent Funded and your near-term and long-term Reserve needs, we are recommending budgeted contributions of \$5,530 per month this Fiscal Year. The overall 30-yr plan, in perspective, is shown below. This same information is shown numerically in both the 30-yr Summary and the Cash Flow Detail tables.

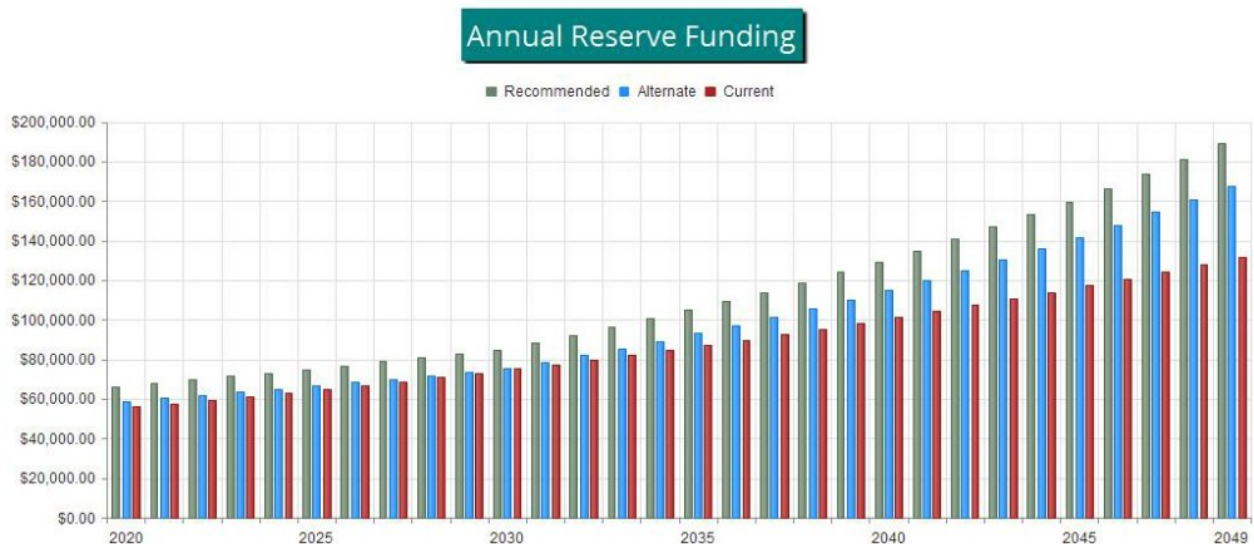


Figure 2

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

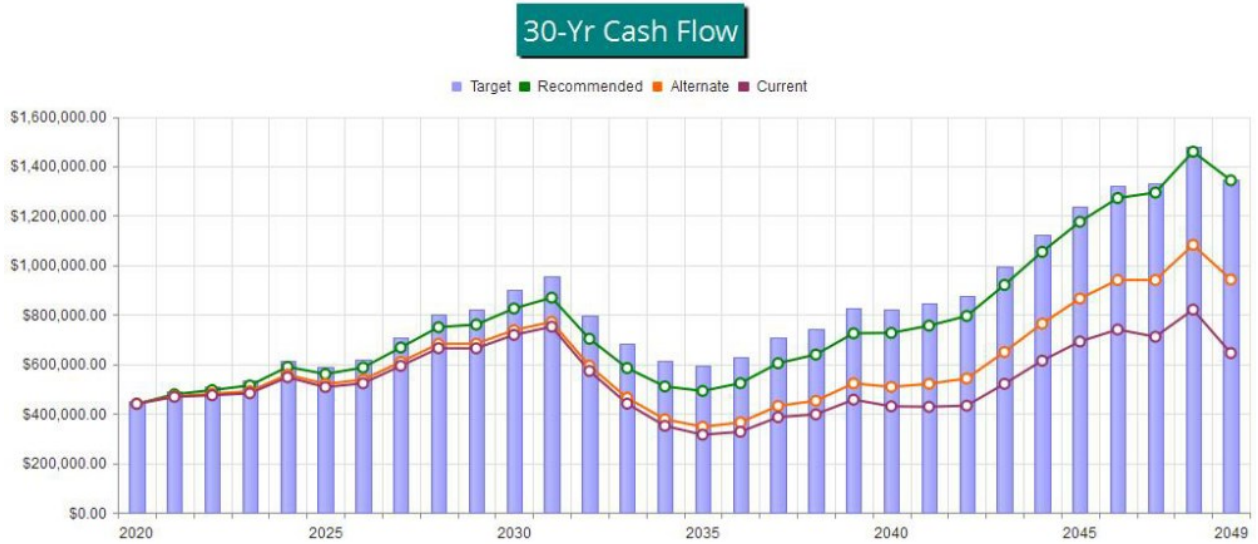


Figure 3

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

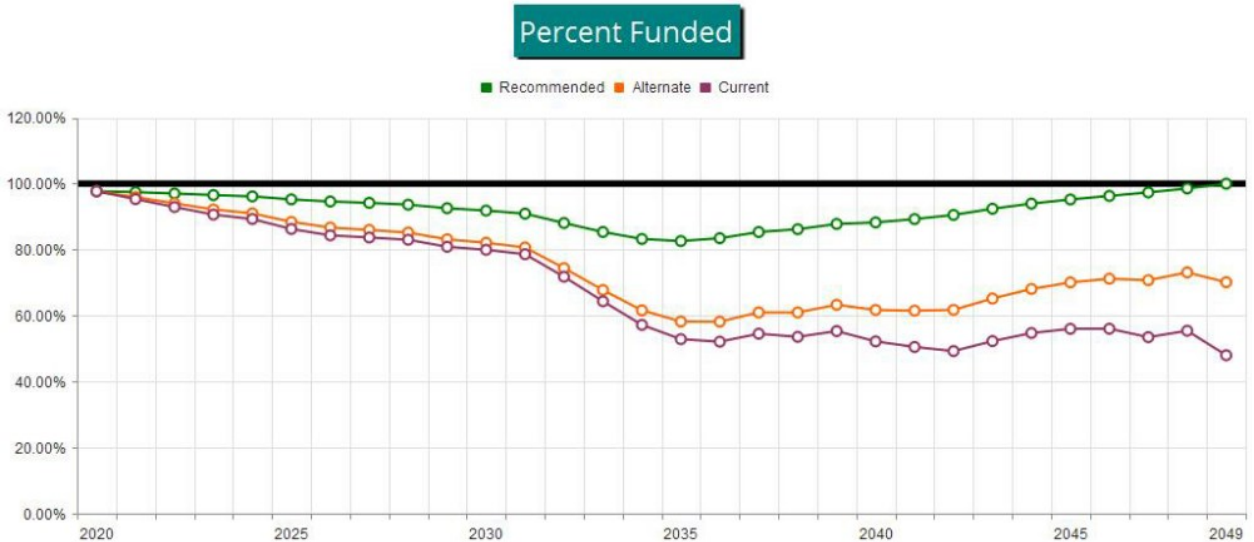


Figure 4



## **Table Descriptions**

Executive Summary is a summary of your Reserve Components

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

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

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

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

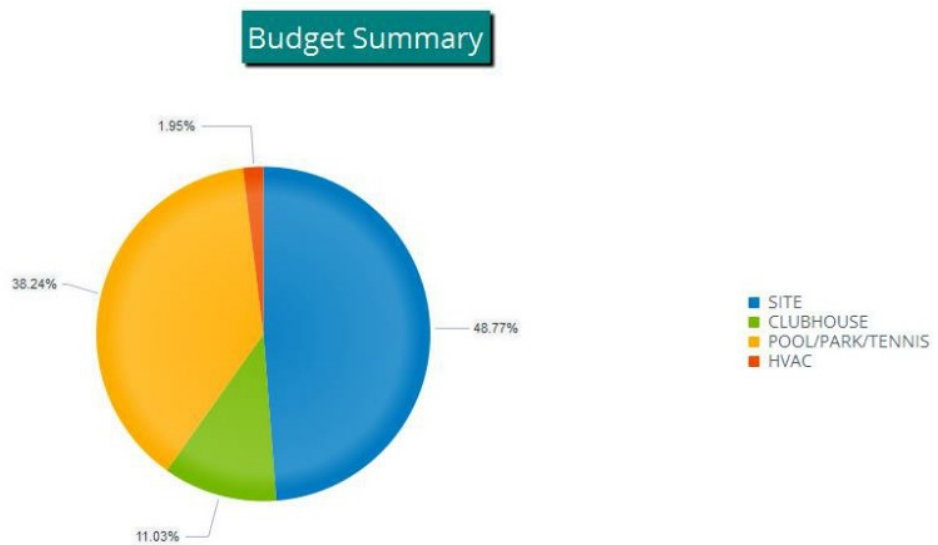
30-Yr Reserve Plan Summary provides a one-page 30-year summary of the cash flowing into and out of the Reserve Fund, with a display of the Fully Funded Balance, Percent Funded, and special assessment risk at the beginning of each year.

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



	Useful Life		2020 Rem. Useful Life		Estimated Replacement Cost in 2020	2020 Expenditures	01/01/2020	01/01/2020	Remaining Bal. to be Funded	2020 Contributions
	Min	Max	Min	Max			Current Fund Balance	Fully Funded Balance		
SITE	7	20	0	19	\$462,785	\$9,000	\$146,201	\$146,201	\$316,584	\$31,344
CLUBHOUSE	10	40	0	20	\$104,700	\$6,000	\$44,925	\$55,306	\$59,775	\$6,023
POOL/PARK/TENNIS	4	40	0	19	\$362,875	\$4,500	\$234,131	\$234,131	\$128,744	\$27,604
HVAC	15	15	0	12	\$18,500	\$13,000	\$14,100	\$14,100	\$4,400	\$1,390
					<b>\$948,860</b>	<b>\$32,500</b>	<b>\$439,357</b>	<b>\$449,738</b>	<b>\$509,503</b>	<b>\$66,360</b>

**Percent Funded: 97.7%**



# Reserve Component List Detail

37636-0  
Full

# Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate		
				Best Case	Worst Case	
<b>SITE</b>						
103	Concrete Walkways - Repair/Replace	~ 4,600 GSF	10	4	\$2,500	\$3,500
206	Concrete Parking Lot - Repair	~ 7,800 GSF	15	5	\$1,950	\$3,120
505	Wood Fence (A) - Replace	~ 4,000 LF	17	11	\$100,000	\$140,000
505	Wood Fence (B) - Replace	~ 4,000 LF	17	12	\$100,000	\$140,000
505	Wood Fence (C) - Replace	~ 4,000 LF	17	13	\$100,000	\$140,000
505	Wood Fence (D) - Replace	~ 1,682 LF	17	14	\$42,100	\$58,900
515	Brick Columns - Repair	~ (60) Columns	10	5	\$10,000	\$14,000
1001	Backflow Devices - Replace	(1) Backflow	15	5	\$800	\$1,200
1003	Irrigation Controllers - Replace	(4) Units	10	5	\$1,200	\$2,000
1118	Parking Spaces - Restripe	~ (30) Spaces	7	4	\$1,500	\$2,000
1402	Monument Signs - Refurbish	(4) Entry Monuments	20	10	\$6,000	\$8,000
1710	Street Islands (A) - Irrigation	(5) Islands	20	0	\$8,000	\$10,000
1710	Street Islands (B) - Irrigation	(4) Islands	20	1	\$7,000	\$7,400
1710	Street Islands (C) - Irrigation	(4) Islands	20	19	\$7,000	\$7,400
<b>CLUBHOUSE</b>						
305	Surveillance System - Modernize	(1) System	10	1	\$1,000	\$3,000
328	Interior Lights/Fans - Replace	(25) Assorted Fixtures	25	5	\$3,000	\$4,000
600	Outdoor Carpet - Replace	~ 40 GSY	10	2	\$1,200	\$1,600
601	Indoor Carpet - Replace	~ 180 GSY	10	2	\$5,400	\$7,200
700	Utility Doors - Partial Replace	(15) Doors	10	5	\$2,500	\$3,500
706	Pool Gates - Repair/Replace	(2) Gates	15	8	\$1,000	\$2,000
903	Folding Furniture - Replace	~ (95) Assorted Pieces	15	5	\$3,000	\$4,000
904	Kitchen - Refurbish	(1) Kitchen	20	10	\$6,000	\$10,000
909	Restrooms - Refurbish	(2) Restrooms	20	11	\$11,000	\$15,000
1110	Interior Surfaces - Repaint	~ 4,100 GSF	15	14	\$2,000	\$3,100
1115	Building Exteriors - Paint/Repair	~ 5,350 GSF	10	5	\$5,000	\$10,000
1127	Windows - Replace	(12) Assorted Windows	40	0	\$4,800	\$7,200
1128	Fiber Cement Siding - Replace	~ 3,350 GSF	40	20	\$16,800	\$33,500
1303	Asphalt Shingle Roof - Replace	~ 4,450 GSF	25	16	\$11,100	\$24,500
1310	Gutters/Downspouts - Replace	~ 164 LF	25	16	\$3,000	\$4,000
<b>POOL/PARK/TENNIS</b>						
402	Shade Awnings - Replace	(4) Shades; 1140 GSF	10	5	\$5,700	\$9,200
405	Play Equipment - Replace	(2) Pieces	18	8	\$45,000	\$55,000
406	Park Furniture - Replace	(13) Assorted Pieces	15	8	\$8,000	\$12,000
411	Drinking Fountains - Replace	(2) Drinking Fountains	20	5	\$1,600	\$2,400
412	Wood Chips - Replenish	~ 2,600 GSF	6	3	\$1,000	\$2,000
505	Wood Fence - Replace	~ 30 LF	20	5	\$800	\$1,200
1107	Pool Perimeter Fence - Powder Coat	~ 560 LF	15	2	\$16,000	\$22,000
1201	Pool Deck - Repair/Replace	~ 8,120 GSF	15	9	\$10,000	\$20,000
1202	Pool - Replaster	(1) Pool	10	1	\$40,000	\$50,000
1204	Kiddie Pool - Replaster	(1) Pool	10	9	\$3,000	\$3,600
1207	Pool Filter (2016) - Replace	(1) Sand Filter	15	11	\$800	\$1,500
1207	Pool Filters (Old) - Replace	(3) Sand Filters	15	0	\$4,000	\$5,000
1208	Sand Filters - Replace Media	(4) Filters	4	2	\$1,400	\$2,200

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
					Best Case	Worst Case
1210	Pool Pumps - Replace	(2) Pumps	5	2	\$2,000	\$4,000
1211	Lifeguard Stands/Diving Board - Rep	(2) Assorted Pieces	15	4	\$15,000	\$25,000
1213	Swim Lane Dividers - Replace	(1) Rack; (5) Dividers	15	5	\$1,250	\$3,250
1215	Pool Coping - Replace	~ 350 LF	20	11	\$5,250	\$8,800
1225	Pool Perimeter Fence - Replace	~ 560 LF	30	17	\$22,400	\$33,600
1230	Pool Furniture - Replace	(66) Assorted Pieces	8	4	\$14,000	\$18,000
1604	Tennis Courts - Resurface	(4) Courts; 26,000 GSF	8	2	\$18,000	\$22,000
1605	Windscreens - Replace	~ 440 LF	10	4	\$2,600	\$3,600
1606	Tennis Court Fixtures - Replace	(12) Poles; (32) Fixtures	15	4	\$12,800	\$19,200
1606	Tennis Court Poles - Replace	(12) Poles	30	4	\$30,000	\$42,000
1607	Tennis Chain Link Fence - Replace	~ 990 LF	30	19	\$25,000	\$30,000
1608	Basketball Court - Replace	~ 3,200 GSF	40	14	\$16,000	\$25,600
1615	Basketball Hoop - Replace	(1) Hoop	15	2	\$1,000	\$2,000
<b>HVAC</b>						
303	HVAC Unit (A) - Replace	(1) 4-Ton Unit	15	0	\$6,000	\$7,000
303	HVAC Unit (B) - Replace	(1) 4-Ton Unit	15	0	\$6,000	\$7,000
303	HVAC Unit (C) - Replace	(1) 3-Ton Unit	15	12	\$5,000	\$6,000
<hr/>						
58	Total Funded Components					

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
<b>SITE</b>								
103	Concrete Walkways - Repair/Replace	\$3,000	X	6	/	10	=	\$1,800
206	Concrete Parking Lot - Repair	\$2,535	X	10	/	15	=	\$1,690
505	Wood Fence (A) - Replace	\$120,000	X	6	/	17	=	\$42,353
505	Wood Fence (B) - Replace	\$120,000	X	5	/	17	=	\$35,294
505	Wood Fence (C) - Replace	\$120,000	X	4	/	17	=	\$28,235
505	Wood Fence (D) - Replace	\$50,500	X	3	/	17	=	\$8,912
515	Brick Columns - Repair	\$12,000	X	5	/	10	=	\$6,000
1001	Backflow Devices - Replace	\$1,000	X	10	/	15	=	\$667
1003	Irrigation Controllers - Replace	\$1,600	X	5	/	10	=	\$800
1118	Parking Spaces - Restripe	\$1,750	X	3	/	7	=	\$750
1402	Monument Signs - Refurbish	\$7,000	X	10	/	20	=	\$3,500
1710	Street Islands (A) - Irrigation	\$9,000	X	20	/	20	=	\$9,000
1710	Street Islands (B) - Irrigation	\$7,200	X	19	/	20	=	\$6,840
1710	Street Islands (C) - Irrigation	\$7,200	X	1	/	20	=	\$360
<b>CLUBHOUSE</b>								
305	Surveillance System - Modernize	\$2,000	X	9	/	10	=	\$1,800
328	Interior Lights/Fans - Replace	\$3,500	X	20	/	25	=	\$2,800
600	Outdoor Carpet - Replace	\$1,400	X	8	/	10	=	\$1,120
601	Indoor Carpet - Replace	\$6,300	X	8	/	10	=	\$5,040
700	Utility Doors - Partial Replace	\$3,000	X	5	/	10	=	\$1,500
706	Pool Gates - Repair/Replace	\$1,500	X	7	/	15	=	\$700
903	Folding Furniture - Replace	\$3,500	X	10	/	15	=	\$2,333
904	Kitchen - Refurbish	\$8,000	X	10	/	20	=	\$4,000
909	Restrooms - Refurbish	\$13,000	X	9	/	20	=	\$5,850
1110	Interior Surfaces - Repaint	\$2,550	X	1	/	15	=	\$170
1115	Building Exteriors - Paint/Repair	\$7,500	X	5	/	10	=	\$3,750
1127	Windows - Replace	\$6,000	X	40	/	40	=	\$6,000
1128	Fiber Cement Siding - Replace	\$25,150	X	20	/	40	=	\$12,575
1303	Asphalt Shingle Roof - Replace	\$17,800	X	9	/	25	=	\$6,408
1310	Gutters/Downspouts - Replace	\$3,500	X	9	/	25	=	\$1,260
<b>POOL/PARK/TENNIS</b>								
402	Shade Awnings - Replace	\$7,450	X	5	/	10	=	\$3,725
405	Play Equipment - Replace	\$50,000	X	10	/	18	=	\$27,778
406	Park Furniture - Replace	\$10,000	X	7	/	15	=	\$4,667
411	Drinking Fountains - Replace	\$2,000	X	15	/	20	=	\$1,500
412	Wood Chips - Replenish	\$1,500	X	3	/	6	=	\$750
505	Wood Fence - Replace	\$1,000	X	15	/	20	=	\$750
1107	Pool Perimeter Fence - Powder Coat	\$19,000	X	13	/	15	=	\$16,467
1201	Pool Deck - Repair/Replace	\$15,000	X	6	/	15	=	\$6,000
1202	Pool - Replaster	\$45,000	X	9	/	10	=	\$40,500
1204	Kiddie Pool - Replaster	\$3,300	X	1	/	10	=	\$330
1207	Pool Filter (2016) - Replace	\$1,150	X	4	/	15	=	\$307
1207	Pool Filters (Old) - Replace	\$4,500	X	15	/	15	=	\$4,500
1208	Sand Filters - Replace Media	\$1,800	X	2	/	4	=	\$900

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
1210	Pool Pumps - Replace	\$3,000	X	3	/	5	=	\$1,800
1211	Lifeguard Stands/Diving Board - Rep	\$20,000	X	11	/	15	=	\$14,667
1213	Swim Lane Dividers - Replace	\$2,250	X	10	/	15	=	\$1,500
1215	Pool Coping - Replace	\$7,025	X	9	/	20	=	\$3,161
1225	Pool Perimeter Fence - Replace	\$28,000	X	13	/	30	=	\$12,133
1230	Pool Furniture - Replace	\$16,000	X	4	/	8	=	\$8,000
1604	Tennis Courts - Resurface	\$20,000	X	6	/	8	=	\$15,000
1605	Windscreens - Replace	\$3,100	X	6	/	10	=	\$1,860
1606	Tennis Court Fixtures - Replace	\$16,000	X	11	/	15	=	\$11,733
1606	Tennis Court Poles - Replace	\$36,000	X	26	/	30	=	\$31,200
1607	Tennis Chain Link Fence - Replace	\$27,500	X	11	/	30	=	\$10,083
1608	Basketball Court - Replace	\$20,800	X	26	/	40	=	\$13,520
1615	Basketball Hoop - Replace	\$1,500	X	13	/	15	=	\$1,300
HVAC								
303	HVAC Unit (A) - Replace	\$6,500	X	15	/	15	=	\$6,500
303	HVAC Unit (B) - Replace	\$6,500	X	15	/	15	=	\$6,500
303	HVAC Unit (C) - Replace	\$5,500	X	3	/	15	=	\$1,100
								\$449,738

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
<b>SITE</b>					
103	Concrete Walkways - Repair/Replace	10	\$3,000	\$300	0.51 %
206	Concrete Parking Lot - Repair	15	\$2,535	\$169	0.29 %
505	Wood Fence (A) - Replace	17	\$120,000	\$7,059	11.99 %
505	Wood Fence (B) - Replace	17	\$120,000	\$7,059	11.99 %
505	Wood Fence (C) - Replace	17	\$120,000	\$7,059	11.99 %
505	Wood Fence (D) - Replace	17	\$50,500	\$2,971	5.04 %
515	Brick Columns - Repair	10	\$12,000	\$1,200	2.04 %
1001	Backflow Devices - Replace	15	\$1,000	\$67	0.11 %
1003	Irrigation Controllers - Replace	10	\$1,600	\$160	0.27 %
1118	Parking Spaces - Restripe	7	\$1,750	\$250	0.42 %
1402	Monument Signs - Refurbish	20	\$7,000	\$350	0.59 %
1710	Street Islands (A) - Irrigation	20	\$9,000	\$450	0.76 %
1710	Street Islands (B) - Irrigation	20	\$7,200	\$360	0.61 %
1710	Street Islands (C) - Irrigation	20	\$7,200	\$360	0.61 %
<b>CLUBHOUSE</b>					
305	Surveillance System - Modernize	10	\$2,000	\$200	0.34 %
328	Interior Lights/Fans - Replace	25	\$3,500	\$140	0.24 %
600	Outdoor Carpet - Replace	10	\$1,400	\$140	0.24 %
601	Indoor Carpet - Replace	10	\$6,300	\$630	1.07 %
700	Utility Doors - Partial Replace	10	\$3,000	\$300	0.51 %
706	Pool Gates - Repair/Replace	15	\$1,500	\$100	0.17 %
903	Folding Furniture - Replace	15	\$3,500	\$233	0.40 %
904	Kitchen - Refurbish	20	\$8,000	\$400	0.68 %
909	Restrooms - Refurbish	20	\$13,000	\$650	1.10 %
1110	Interior Surfaces - Repaint	15	\$2,550	\$170	0.29 %
1115	Building Exteriors - Paint/Repair	10	\$7,500	\$750	1.27 %
1127	Windows - Replace	40	\$6,000	\$150	0.25 %
1128	Fiber Cement Siding - Replace	40	\$25,150	\$629	1.07 %
1303	Asphalt Shingle Roof - Replace	25	\$17,800	\$712	1.21 %
1310	Gutters/Downspouts - Replace	25	\$3,500	\$140	0.24 %
<b>POOL/PARK/TENNIS</b>					
402	Shade Awnings - Replace	10	\$7,450	\$745	1.27 %
405	Play Equipment - Replace	18	\$50,000	\$2,778	4.72 %
406	Park Furniture - Replace	15	\$10,000	\$667	1.13 %
411	Drinking Fountains - Replace	20	\$2,000	\$100	0.17 %
412	Wood Chips - Replenish	6	\$1,500	\$250	0.42 %
505	Wood Fence - Replace	20	\$1,000	\$50	0.08 %
1107	Pool Perimeter Fence - Powder Coat	15	\$19,000	\$1,267	2.15 %
1201	Pool Deck - Repair/Replace	15	\$15,000	\$1,000	1.70 %
1202	Pool - Replaster	10	\$45,000	\$4,500	7.64 %
1204	Kiddie Pool - Replaster	10	\$3,300	\$330	0.56 %
1207	Pool Filter (2016) - Replace	15	\$1,150	\$77	0.13 %
1207	Pool Filters (Old) - Replace	15	\$4,500	\$300	0.51 %
1208	Sand Filters - Replace Media	4	\$1,800	\$450	0.76 %
1210	Pool Pumps - Replace	5	\$3,000	\$600	1.02 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
1211	Lifeguard Stands/Diving Board - Rep	15	\$20,000	\$1,333	2.26 %
1213	Swim Lane Dividers - Replace	15	\$2,250	\$150	0.25 %
1215	Pool Coping - Replace	20	\$7,025	\$351	0.60 %
1225	Pool Perimeter Fence - Replace	30	\$28,000	\$933	1.59 %
1230	Pool Furniture - Replace	8	\$16,000	\$2,000	3.40 %
1604	Tennis Courts - Resurface	8	\$20,000	\$2,500	4.25 %
1605	Windscreens - Replace	10	\$3,100	\$310	0.53 %
1606	Tennis Court Fixtures - Replace	15	\$16,000	\$1,067	1.81 %
1606	Tennis Court Poles - Replace	30	\$36,000	\$1,200	2.04 %
1607	Tennis Chain Link Fence - Replace	30	\$27,500	\$917	1.56 %
1608	Basketball Court - Replace	40	\$20,800	\$520	0.88 %
1615	Basketball Hoop - Replace	15	\$1,500	\$100	0.17 %
<b>HVAC</b>					
303	HVAC Unit (A) - Replace	15	\$6,500	\$433	0.74 %
303	HVAC Unit (B) - Replace	15	\$6,500	\$433	0.74 %
303	HVAC Unit (C) - Replace	15	\$5,500	\$367	0.62 %
58	Total Funded Components			\$58,884	100.00 %



# 30-Year Reserve Plan Summary

37636-0  
Full

Fiscal Year Start: 2020

Interest:

1.00 %

Inflation:

3.00 %

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

Projected Reserve Balance Changes

Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	Reserve Contribs.	Loan or Special Assmts	Interest Income	Reserve Expenses
2020	\$439,357	\$449,738	97.7 %	Low	\$66,360	\$0	\$4,584	\$32,500
2021	\$477,801	\$490,406	97.4 %	Low	\$68,019	\$0	\$4,861	\$55,826
2022	\$494,855	\$510,087	97.0 %	Low	\$69,719	\$0	\$5,039	\$56,228
2023	\$513,386	\$531,820	96.5 %	Low	\$71,462	\$0	\$5,508	\$1,639
2024	\$588,717	\$612,361	96.1 %	Low	\$73,249	\$0	\$5,740	\$107,880
2025	\$559,827	\$587,878	95.2 %	Low	\$75,080	\$0	\$5,725	\$54,874
2026	\$585,758	\$619,305	94.6 %	Low	\$76,957	\$0	\$6,260	\$2,149
2027	\$666,826	\$708,090	94.2 %	Low	\$78,881	\$0	\$7,077	\$3,690
2028	\$749,094	\$800,125	93.6 %	Low	\$80,853	\$0	\$7,540	\$77,906
2029	\$759,581	\$820,716	92.6 %	Low	\$82,875	\$0	\$7,917	\$25,835
2030	\$824,539	\$897,863	91.8 %	Low	\$84,946	\$0	\$8,462	\$49,456
2031	\$868,491	\$955,369	90.9 %	Low	\$88,599	\$0	\$7,849	\$262,901
2032	\$702,038	\$797,197	88.1 %	Low	\$92,409	\$0	\$6,427	\$217,001
2033	\$583,873	\$684,075	85.4 %	Low	\$96,382	\$0	\$5,465	\$176,224
2034	\$509,496	\$612,154	83.2 %	Low	\$100,527	\$0	\$5,002	\$123,654
2035	\$491,371	\$594,895	82.6 %	Low	\$104,850	\$0	\$5,067	\$78,755
2036	\$522,533	\$626,116	83.5 %	Low	\$109,358	\$0	\$5,627	\$34,180
2037	\$603,338	\$707,020	85.3 %	Low	\$114,060	\$0	\$6,206	\$85,122
2038	\$638,483	\$740,802	86.2 %	Low	\$118,965	\$0	\$6,810	\$40,092
2039	\$724,166	\$824,984	87.8 %	Low	\$124,081	\$0	\$7,246	\$129,759
2040	\$725,734	\$822,433	88.2 %	Low	\$129,416	\$0	\$7,402	\$107,346
2041	\$755,205	\$846,081	89.3 %	Low	\$134,981	\$0	\$7,744	\$103,618
2042	\$794,312	\$877,565	90.5 %	Low	\$140,785	\$0	\$8,566	\$23,951
2043	\$919,712	\$995,435	92.4 %	Low	\$146,839	\$0	\$9,863	\$22,696
2044	\$1,053,718	\$1,121,620	93.9 %	Low	\$153,153	\$0	\$11,139	\$42,892
2045	\$1,175,118	\$1,234,381	95.2 %	Low	\$159,739	\$0	\$12,226	\$76,004
2046	\$1,271,078	\$1,320,117	96.3 %	Low	\$166,607	\$0	\$12,816	\$157,323
2047	\$1,293,178	\$1,328,476	97.3 %	Low	\$173,771	\$0	\$13,752	\$22,213
2048	\$1,458,489	\$1,480,174	98.5 %	Low	\$181,244	\$0	\$13,999	\$311,158
2049	\$1,342,574	\$1,342,851	100.0 %	Low	\$189,037	\$0	\$12,947	\$296,574

# 30-Year Reserve Plan Summary (Alternate Funding Plan)

37636-0  
Full

Fiscal Year Start: 2020

Interest:

1.00 %

Inflation:

3.00 %

<b>Reserve Fund Strength Calculations: (All values of Fiscal Year Start Date)</b>	<b>Projected Reserve Balance Changes</b>
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Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	Reserve Contribs.	Loan or Special Assmts	Interest Income	Reserve Expenses
2020	\$439,357	\$449,738	97.7 %	Low	\$58,920	\$0	\$4,546	\$32,500
2021	\$470,323	\$490,406	95.9 %	Low	\$60,393	\$0	\$4,748	\$55,826
2022	\$479,638	\$510,087	94.0 %	Low	\$61,903	\$0	\$4,847	\$56,228
2023	\$490,160	\$531,820	92.2 %	Low	\$63,450	\$0	\$5,235	\$1,639
2024	\$557,206	\$612,361	91.0 %	Low	\$65,037	\$0	\$5,382	\$107,880
2025	\$519,745	\$587,878	88.4 %	Low	\$66,663	\$0	\$5,281	\$54,874
2026	\$536,814	\$619,305	86.7 %	Low	\$68,329	\$0	\$5,725	\$2,149
2027	\$608,719	\$708,090	86.0 %	Low	\$70,037	\$0	\$6,448	\$3,690
2028	\$681,515	\$800,125	85.2 %	Low	\$71,788	\$0	\$6,816	\$77,906
2029	\$682,213	\$820,716	83.1 %	Low	\$73,583	\$0	\$7,093	\$25,835
2030	\$737,055	\$897,863	82.1 %	Low	\$75,423	\$0	\$7,535	\$49,456
2031	\$770,556	\$955,369	80.7 %	Low	\$78,666	\$0	\$6,816	\$262,901
2032	\$593,137	\$797,197	74.4 %	Low	\$82,048	\$0	\$5,281	\$217,001
2033	\$463,465	\$684,075	67.8 %	Medium	\$85,576	\$0	\$4,201	\$176,224
2034	\$377,018	\$612,154	61.6 %	Medium	\$89,256	\$0	\$3,615	\$123,654
2035	\$346,235	\$594,895	58.2 %	Medium	\$93,094	\$0	\$3,550	\$78,755
2036	\$364,124	\$626,116	58.2 %	Medium	\$97,097	\$0	\$3,974	\$34,180
2037	\$431,015	\$707,020	61.0 %	Medium	\$101,273	\$0	\$4,411	\$85,122
2038	\$451,577	\$740,802	61.0 %	Medium	\$105,627	\$0	\$4,866	\$40,092
2039	\$521,978	\$824,984	63.3 %	Medium	\$110,169	\$0	\$5,145	\$129,759
2040	\$507,533	\$822,433	61.7 %	Medium	\$114,906	\$0	\$5,137	\$107,346
2041	\$520,230	\$846,081	61.5 %	Medium	\$119,847	\$0	\$5,308	\$103,618
2042	\$541,767	\$877,565	61.7 %	Medium	\$125,001	\$0	\$5,950	\$23,951
2043	\$648,766	\$995,435	65.2 %	Medium	\$130,376	\$0	\$7,058	\$22,696
2044	\$763,504	\$1,121,620	68.1 %	Medium	\$135,982	\$0	\$8,138	\$42,892
2045	\$864,732	\$1,234,381	70.1 %	Low	\$141,829	\$0	\$9,018	\$76,004
2046	\$939,575	\$1,320,117	71.2 %	Low	\$147,928	\$0	\$9,392	\$157,323
2047	\$939,572	\$1,328,476	70.7 %	Low	\$154,289	\$0	\$10,102	\$22,213
2048	\$1,081,750	\$1,480,174	73.1 %	Low	\$160,923	\$0	\$10,113	\$311,158
2049	\$941,628	\$1,342,851	70.1 %	Low	\$167,843	\$0	\$8,813	\$296,574

# 30-Year Income/Expense Detail

37636-0  
Full

Fiscal Year	2020	2021	2022	2023	2024
Starting Reserve Balance	\$439,357	\$477,801	\$494,855	\$513,386	\$588,717
Annual Reserve Contribution	\$66,360	\$68,019	\$69,719	\$71,462	\$73,249
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$4,584	\$4,861	\$5,039	\$5,508	\$5,740
<b>Total Income</b>	<b>\$510,301</b>	<b>\$550,681</b>	<b>\$569,613</b>	<b>\$590,356</b>	<b>\$667,707</b>
# Component					
<b>SITE</b>					
103 Concrete Walkways - Repair/Replace	\$0	\$0	\$0	\$0	\$3,377
206 Concrete Parking Lot - Repair	\$0	\$0	\$0	\$0	\$0
505 Wood Fence (A) - Replace	\$0	\$0	\$0	\$0	\$0
505 Wood Fence (B) - Replace	\$0	\$0	\$0	\$0	\$0
505 Wood Fence (C) - Replace	\$0	\$0	\$0	\$0	\$0
505 Wood Fence (D) - Replace	\$0	\$0	\$0	\$0	\$0
515 Brick Columns - Repair	\$0	\$0	\$0	\$0	\$0
1001 Backflow Devices - Replace	\$0	\$0	\$0	\$0	\$0
1003 Irrigation Controllers - Replace	\$0	\$0	\$0	\$0	\$0
1118 Parking Spaces - Restripe	\$0	\$0	\$0	\$0	\$1,970
1402 Monument Signs - Refurbish	\$0	\$0	\$0	\$0	\$0
1710 Street Islands (A) - Irrigation	\$9,000	\$0	\$0	\$0	\$0
1710 Street Islands (B) - Irrigation	\$0	\$7,416	\$0	\$0	\$0
1710 Street Islands (C) - Irrigation	\$0	\$0	\$0	\$0	\$0
<b>CLUBHOUSE</b>					
305 Surveillance System - Modernize	\$0	\$2,060	\$0	\$0	\$0
328 Interior Lights/Fans - Replace	\$0	\$0	\$0	\$0	\$0
600 Outdoor Carpet - Replace	\$0	\$0	\$1,485	\$0	\$0
601 Indoor Carpet - Replace	\$0	\$0	\$6,684	\$0	\$0
700 Utility Doors - Partial Replace	\$0	\$0	\$0	\$0	\$0
706 Pool Gates - Repair/Replace	\$0	\$0	\$0	\$0	\$0
903 Folding Furniture - Replace	\$0	\$0	\$0	\$0	\$0
904 Kitchen - Refurbish	\$0	\$0	\$0	\$0	\$0
909 Restrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
1115 Building Exteriors - Paint/Repair	\$0	\$0	\$0	\$0	\$0
1127 Windows - Replace	\$6,000	\$0	\$0	\$0	\$0
1128 Fiber Cement Siding - Replace	\$0	\$0	\$0	\$0	\$0
1303 Asphalt Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
1310 Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
<b>POOL/PARK/TENNIS</b>					
402 Shade Awnings - Replace	\$0	\$0	\$0	\$0	\$0
405 Play Equipment - Replace	\$0	\$0	\$0	\$0	\$0
406 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
411 Drinking Fountains - Replace	\$0	\$0	\$0	\$0	\$0
412 Wood Chips - Replenish	\$0	\$0	\$0	\$1,639	\$0
505 Wood Fence - Replace	\$0	\$0	\$0	\$0	\$0
1107 Pool Perimeter Fence - Powder Coat	\$0	\$0	\$20,157	\$0	\$0
1201 Pool Deck - Repair/Replace	\$0	\$0	\$0	\$0	\$0
1202 Pool - Replaster	\$0	\$46,350	\$0	\$0	\$0
1204 Kiddie Pool - Replaster	\$0	\$0	\$0	\$0	\$0
1207 Pool Filter (2016) - Replace	\$0	\$0	\$0	\$0	\$0
1207 Pool Filters (Old) - Replace	\$4,500	\$0	\$0	\$0	\$0
1208 Sand Filters - Replace Media	\$0	\$0	\$1,910	\$0	\$0
1210 Pool Pumps - Replace	\$0	\$0	\$3,183	\$0	\$0
1211 Lifeguard Stands/Diving Board - Rep	\$0	\$0	\$0	\$0	\$22,510
1213 Swim Lane Dividers - Replace	\$0	\$0	\$0	\$0	\$0
1215 Pool Coping - Replace	\$0	\$0	\$0	\$0	\$0
1225 Pool Perimeter Fence - Replace	\$0	\$0	\$0	\$0	\$0
1230 Pool Furniture - Replace	\$0	\$0	\$0	\$0	\$18,008
1604 Tennis Courts - Resurface	\$0	\$0	\$21,218	\$0	\$0
1605 Windscreens - Replace	\$0	\$0	\$0	\$0	\$3,489
1606 Tennis Court Fixtures - Replace	\$0	\$0	\$0	\$0	\$18,008
1606 Tennis Court Poles - Replace	\$0	\$0	\$0	\$0	\$40,518
1607 Tennis Chain Link Fence - Replace	\$0	\$0	\$0	\$0	\$0
1608 Basketball Court - Replace	\$0	\$0	\$0	\$0	\$0

<b>Fiscal Year</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>
1615 Basketball Hoop - Replace	\$0	\$0	\$1,591	\$0	\$0
<b>HVAC</b>					
303 HVAC Unit (A) - Replace	\$6,500	\$0	\$0	\$0	\$0
303 HVAC Unit (B) - Replace	\$6,500	\$0	\$0	\$0	\$0
303 HVAC Unit (C) - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$32,500	\$55,826	\$56,228	\$1,639	\$107,880
Ending Reserve Balance	\$477,801	\$494,855	\$513,386	\$588,717	\$559,827

<b>Fiscal Year</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>
Starting Reserve Balance	\$559,827	\$585,758	\$666,826	\$749,094	\$759,581
Annual Reserve Contribution	\$75,080	\$76,957	\$78,881	\$80,853	\$82,875
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$5,725	\$6,260	\$7,077	\$7,540	\$7,917
<b>Total Income</b>	<b>\$640,632</b>	<b>\$668,976</b>	<b>\$752,784</b>	<b>\$837,488</b>	<b>\$850,373</b>
<b># Component</b>					
<b>SITE</b>					
103 Concrete Walkways - Repair/Replace	\$0	\$0	\$0	\$0	\$0
206 Concrete Parking Lot - Repair	\$2,939	\$0	\$0	\$0	\$0
505 Wood Fence (A) - Replace	\$0	\$0	\$0	\$0	\$0
505 Wood Fence (B) - Replace	\$0	\$0	\$0	\$0	\$0
505 Wood Fence (C) - Replace	\$0	\$0	\$0	\$0	\$0
505 Wood Fence (D) - Replace	\$0	\$0	\$0	\$0	\$0
515 Brick Columns - Repair	\$13,911	\$0	\$0	\$0	\$0
1001 Backflow Devices - Replace	\$1,159	\$0	\$0	\$0	\$0
1003 Irrigation Controllers - Replace	\$1,855	\$0	\$0	\$0	\$0
1118 Parking Spaces - Restripe	\$0	\$0	\$0	\$0	\$0
1402 Monument Signs - Refurbish	\$0	\$0	\$0	\$0	\$0
1710 Street Islands (A) - Irrigation	\$0	\$0	\$0	\$0	\$0
1710 Street Islands (B) - Irrigation	\$0	\$0	\$0	\$0	\$0
1710 Street Islands (C) - Irrigation	\$0	\$0	\$0	\$0	\$0
<b>CLUBHOUSE</b>					
305 Surveillance System - Modernize	\$0	\$0	\$0	\$0	\$0
328 Interior Lights/Fans - Replace	\$4,057	\$0	\$0	\$0	\$0
600 Outdoor Carpet - Replace	\$0	\$0	\$0	\$0	\$0
601 Indoor Carpet - Replace	\$0	\$0	\$0	\$0	\$0
700 Utility Doors - Partial Replace	\$3,478	\$0	\$0	\$0	\$0
706 Pool Gates - Repair/Replace	\$0	\$0	\$0	\$1,900	\$0
903 Folding Furniture - Replace	\$4,057	\$0	\$0	\$0	\$0
904 Kitchen - Refurbish	\$0	\$0	\$0	\$0	\$0
909 Restrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
1115 Building Exteriors - Paint/Repair	\$8,695	\$0	\$0	\$0	\$0
1127 Windows - Replace	\$0	\$0	\$0	\$0	\$0
1128 Fiber Cement Siding - Replace	\$0	\$0	\$0	\$0	\$0
1303 Asphalt Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
1310 Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
<b>POOL/PARK/TENNIS</b>					
402 Shade Awnings - Replace	\$8,637	\$0	\$0	\$0	\$0
405 Play Equipment - Replace	\$0	\$0	\$0	\$63,339	\$0
406 Park Furniture - Replace	\$0	\$0	\$0	\$12,668	\$0
411 Drinking Fountains - Replace	\$2,319	\$0	\$0	\$0	\$0
412 Wood Chips - Replenish	\$0	\$0	\$0	\$0	\$1,957
505 Wood Fence - Replace	\$1,159	\$0	\$0	\$0	\$0
1107 Pool Perimeter Fence - Powder Coat	\$0	\$0	\$0	\$0	\$0
1201 Pool Deck - Repair/Replace	\$0	\$0	\$0	\$0	\$19,572
1202 Pool - Replaster	\$0	\$0	\$0	\$0	\$0
1204 Kiddie Pool - Replaster	\$0	\$0	\$0	\$0	\$4,306
1207 Pool Filter (2016) - Replace	\$0	\$0	\$0	\$0	\$0
1207 Pool Filters (Old) - Replace	\$0	\$0	\$0	\$0	\$0
1208 Sand Filters - Replace Media	\$0	\$2,149	\$0	\$0	\$0
1210 Pool Pumps - Replace	\$0	\$0	\$3,690	\$0	\$0
1211 Lifeguard Stands/Diving Board - Rep	\$0	\$0	\$0	\$0	\$0
1213 Swim Lane Dividers - Replace	\$2,608	\$0	\$0	\$0	\$0
1215 Pool Coping - Replace	\$0	\$0	\$0	\$0	\$0
1225 Pool Perimeter Fence - Replace	\$0	\$0	\$0	\$0	\$0
1230 Pool Furniture - Replace	\$0	\$0	\$0	\$0	\$0
1604 Tennis Courts - Resurface	\$0	\$0	\$0	\$0	\$0
1605 Windscreens - Replace	\$0	\$0	\$0	\$0	\$0
1606 Tennis Court Fixtures - Replace	\$0	\$0	\$0	\$0	\$0
1606 Tennis Court Poles - Replace	\$0	\$0	\$0	\$0	\$0
1607 Tennis Chain Link Fence - Replace	\$0	\$0	\$0	\$0	\$0
1608 Basketball Court - Replace	\$0	\$0	\$0	\$0	\$0
1615 Basketball Hoop - Replace	\$0	\$0	\$0	\$0	\$0
<b>HVAC</b>					
303 HVAC Unit (A) - Replace	\$0	\$0	\$0	\$0	\$0
303 HVAC Unit (B) - Replace	\$0	\$0	\$0	\$0	\$0

<b>Fiscal Year</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>
303 HVAC Unit (C) - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$54,874	\$2,149	\$3,690	\$77,906	\$25,835
Ending Reserve Balance	\$585,758	\$666,826	\$749,094	\$759,581	\$824,539

<b>Fiscal Year</b>	<b>2030</b>	<b>2031</b>	<b>2032</b>	<b>2033</b>	<b>2034</b>
Starting Reserve Balance	\$824,539	\$868,491	\$702,038	\$583,873	\$509,496
Annual Reserve Contribution	\$84,946	\$88,599	\$92,409	\$96,382	\$100,527
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$8,462	\$7,849	\$6,427	\$5,465	\$5,002
<b>Total Income</b>	<b>\$917,947</b>	<b>\$964,939</b>	<b>\$800,874</b>	<b>\$685,720</b>	<b>\$615,025</b>
<b># Component</b>					
<b>SITE</b>					
103 Concrete Walkways - Repair/Replace	\$0	\$0	\$0	\$0	\$4,538
206 Concrete Parking Lot - Repair	\$0	\$0	\$0	\$0	\$0
505 Wood Fence (A) - Replace	\$0	\$166,108	\$0	\$0	\$0
505 Wood Fence (B) - Replace	\$0	\$0	\$171,091	\$0	\$0
505 Wood Fence (C) - Replace	\$0	\$0	\$0	\$176,224	\$0
505 Wood Fence (D) - Replace	\$0	\$0	\$0	\$0	\$76,386
515 Brick Columns - Repair	\$0	\$0	\$0	\$0	\$0
1001 Backflow Devices - Replace	\$0	\$0	\$0	\$0	\$0
1003 Irrigation Controllers - Replace	\$0	\$0	\$0	\$0	\$0
1118 Parking Spaces - Restripe	\$0	\$2,422	\$0	\$0	\$0
1402 Monument Signs - Refurbish	\$9,407	\$0	\$0	\$0	\$0
1710 Street Islands (A) - Irrigation	\$0	\$0	\$0	\$0	\$0
1710 Street Islands (B) - Irrigation	\$0	\$0	\$0	\$0	\$0
1710 Street Islands (C) - Irrigation	\$0	\$0	\$0	\$0	\$0
<b>CLUBHOUSE</b>					
305 Surveillance System - Modernize	\$0	\$2,768	\$0	\$0	\$0
328 Interior Lights/Fans - Replace	\$0	\$0	\$0	\$0	\$0
600 Outdoor Carpet - Replace	\$0	\$0	\$1,996	\$0	\$0
601 Indoor Carpet - Replace	\$0	\$0	\$8,982	\$0	\$0
700 Utility Doors - Partial Replace	\$0	\$0	\$0	\$0	\$0
706 Pool Gates - Repair/Replace	\$0	\$0	\$0	\$0	\$0
903 Folding Furniture - Replace	\$0	\$0	\$0	\$0	\$0
904 Kitchen - Refurbish	\$10,751	\$0	\$0	\$0	\$0
909 Restrooms - Refurbish	\$0	\$17,995	\$0	\$0	\$0
1110 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$3,857
1115 Building Exteriors - Paint/Repair	\$0	\$0	\$0	\$0	\$0
1127 Windows - Replace	\$0	\$0	\$0	\$0	\$0
1128 Fiber Cement Siding - Replace	\$0	\$0	\$0	\$0	\$0
1303 Asphalt Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
1310 Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
<b>POOL/PARK/TENNIS</b>					
402 Shade Awnings - Replace	\$0	\$0	\$0	\$0	\$0
405 Play Equipment - Replace	\$0	\$0	\$0	\$0	\$0
406 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
411 Drinking Fountains - Replace	\$0	\$0	\$0	\$0	\$0
412 Wood Chips - Replenish	\$0	\$0	\$0	\$0	\$0
505 Wood Fence - Replace	\$0	\$0	\$0	\$0	\$0
1107 Pool Perimeter Fence - Powder Coat	\$0	\$0	\$0	\$0	\$0
1201 Pool Deck - Repair/Replace	\$0	\$0	\$0	\$0	\$0
1202 Pool - Replaster	\$0	\$62,291	\$0	\$0	\$0
1204 Kiddie Pool - Replaster	\$0	\$0	\$0	\$0	\$0
1207 Pool Filter (2016) - Replace	\$0	\$1,592	\$0	\$0	\$0
1207 Pool Filters (Old) - Replace	\$0	\$0	\$0	\$0	\$0
1208 Sand Filters - Replace Media	\$2,419	\$0	\$0	\$0	\$2,723
1210 Pool Pumps - Replace	\$0	\$0	\$4,277	\$0	\$0
1211 Lifeguard Stands/Diving Board - Rep	\$0	\$0	\$0	\$0	\$0
1213 Swim Lane Dividers - Replace	\$0	\$0	\$0	\$0	\$0
1215 Pool Coping - Replace	\$0	\$9,724	\$0	\$0	\$0
1225 Pool Perimeter Fence - Replace	\$0	\$0	\$0	\$0	\$0
1230 Pool Furniture - Replace	\$0	\$0	\$22,812	\$0	\$0
1604 Tennis Courts - Resurface	\$26,878	\$0	\$0	\$0	\$0
1605 Windscreens - Replace	\$0	\$0	\$0	\$0	\$4,689
1606 Tennis Court Fixtures - Replace	\$0	\$0	\$0	\$0	\$0
1606 Tennis Court Poles - Replace	\$0	\$0	\$0	\$0	\$0
1607 Tennis Chain Link Fence - Replace	\$0	\$0	\$0	\$0	\$0
1608 Basketball Court - Replace	\$0	\$0	\$0	\$0	\$31,462
1615 Basketball Hoop - Replace	\$0	\$0	\$0	\$0	\$0
<b>HVAC</b>					
303 HVAC Unit (A) - Replace	\$0	\$0	\$0	\$0	\$0
303 HVAC Unit (B) - Replace	\$0	\$0	\$0	\$0	\$0



<b>Fiscal Year</b>	<b>2030</b>	<b>2031</b>	<b>2032</b>	<b>2033</b>	<b>2034</b>
303 HVAC Unit (C) - Replace	\$0	\$0	\$7,842	\$0	\$0
Total Expenses	\$49,456	\$262,901	\$217,001	\$176,224	\$123,654
Ending Reserve Balance	\$868,491	\$702,038	\$583,873	\$509,496	\$491,371

<b>Fiscal Year</b>	<b>2035</b>	<b>2036</b>	<b>2037</b>	<b>2038</b>	<b>2039</b>
Starting Reserve Balance	\$491,371	\$522,533	\$603,338	\$638,483	\$724,166
Annual Reserve Contribution	\$104,850	\$109,358	\$114,060	\$118,965	\$124,081
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$5,067	\$5,627	\$6,206	\$6,810	\$7,246
<b>Total Income</b>	<b>\$601,288</b>	<b>\$637,518</b>	<b>\$723,605</b>	<b>\$764,258</b>	<b>\$855,493</b>
<b># Component</b>					
<b>SITE</b>					
103 Concrete Walkways - Repair/Replace	\$0	\$0	\$0	\$0	\$0
206 Concrete Parking Lot - Repair	\$0	\$0	\$0	\$0	\$0
505 Wood Fence (A) - Replace	\$0	\$0	\$0	\$0	\$0
505 Wood Fence (B) - Replace	\$0	\$0	\$0	\$0	\$0
505 Wood Fence (C) - Replace	\$0	\$0	\$0	\$0	\$0
505 Wood Fence (D) - Replace	\$0	\$0	\$0	\$0	\$0
515 Brick Columns - Repair	\$18,696	\$0	\$0	\$0	\$0
1001 Backflow Devices - Replace	\$0	\$0	\$0	\$0	\$0
1003 Irrigation Controllers - Replace	\$2,493	\$0	\$0	\$0	\$0
1118 Parking Spaces - Restripe	\$0	\$0	\$0	\$2,979	\$0
1402 Monument Signs - Refurbish	\$0	\$0	\$0	\$0	\$0
1710 Street Islands (A) - Irrigation	\$0	\$0	\$0	\$0	\$0
1710 Street Islands (B) - Irrigation	\$0	\$0	\$0	\$0	\$0
1710 Street Islands (C) - Irrigation	\$0	\$0	\$0	\$0	\$12,625
<b>CLUBHOUSE</b>					
305 Surveillance System - Modernize	\$0	\$0	\$0	\$0	\$0
328 Interior Lights/Fans - Replace	\$0	\$0	\$0	\$0	\$0
600 Outdoor Carpet - Replace	\$0	\$0	\$0	\$0	\$0
601 Indoor Carpet - Replace	\$0	\$0	\$0	\$0	\$0
700 Utility Doors - Partial Replace	\$4,674	\$0	\$0	\$0	\$0
706 Pool Gates - Repair/Replace	\$0	\$0	\$0	\$0	\$0
903 Folding Furniture - Replace	\$0	\$0	\$0	\$0	\$0
904 Kitchen - Refurbish	\$0	\$0	\$0	\$0	\$0
909 Restrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
1115 Building Exteriors - Paint/Repair	\$11,685	\$0	\$0	\$0	\$0
1127 Windows - Replace	\$0	\$0	\$0	\$0	\$0
1128 Fiber Cement Siding - Replace	\$0	\$0	\$0	\$0	\$0
1303 Asphalt Shingle Roof - Replace	\$0	\$28,564	\$0	\$0	\$0
1310 Gutters/Downspouts - Replace	\$0	\$5,616	\$0	\$0	\$0
<b>POOL/PARK/TENNIS</b>					
402 Shade Awnings - Replace	\$11,607	\$0	\$0	\$0	\$0
405 Play Equipment - Replace	\$0	\$0	\$0	\$0	\$0
406 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
411 Drinking Fountains - Replace	\$0	\$0	\$0	\$0	\$0
412 Wood Chips - Replenish	\$2,337	\$0	\$0	\$0	\$0
505 Wood Fence - Replace	\$0	\$0	\$0	\$0	\$0
1107 Pool Perimeter Fence - Powder Coat	\$0	\$0	\$31,404	\$0	\$0
1201 Pool Deck - Repair/Replace	\$0	\$0	\$0	\$0	\$0
1202 Pool - Replaster	\$0	\$0	\$0	\$0	\$0
1204 Kiddie Pool - Replaster	\$0	\$0	\$0	\$0	\$5,787
1207 Pool Filter (2016) - Replace	\$0	\$0	\$0	\$0	\$0
1207 Pool Filters (Old) - Replace	\$7,011	\$0	\$0	\$0	\$0
1208 Sand Filters - Replace Media	\$0	\$0	\$0	\$3,064	\$0
1210 Pool Pumps - Replace	\$0	\$0	\$4,959	\$0	\$0
1211 Lifeguard Stands/Diving Board - Rep	\$0	\$0	\$0	\$0	\$35,070
1213 Swim Lane Dividers - Replace	\$0	\$0	\$0	\$0	\$0
1215 Pool Coping - Replace	\$0	\$0	\$0	\$0	\$0
1225 Pool Perimeter Fence - Replace	\$0	\$0	\$46,280	\$0	\$0
1230 Pool Furniture - Replace	\$0	\$0	\$0	\$0	\$0
1604 Tennis Courts - Resurface	\$0	\$0	\$0	\$34,049	\$0
1605 Windscreens - Replace	\$0	\$0	\$0	\$0	\$0
1606 Tennis Court Fixtures - Replace	\$0	\$0	\$0	\$0	\$28,056
1606 Tennis Court Poles - Replace	\$0	\$0	\$0	\$0	\$0
1607 Tennis Chain Link Fence - Replace	\$0	\$0	\$0	\$0	\$48,221
1608 Basketball Court - Replace	\$0	\$0	\$0	\$0	\$0
1615 Basketball Hoop - Replace	\$0	\$0	\$2,479	\$0	\$0
<b>HVAC</b>					
303 HVAC Unit (A) - Replace	\$10,127	\$0	\$0	\$0	\$0
303 HVAC Unit (B) - Replace	\$10,127	\$0	\$0	\$0	\$0

<b>Fiscal Year</b>	<b>2035</b>	<b>2036</b>	<b>2037</b>	<b>2038</b>	<b>2039</b>
303 HVAC Unit (C) - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$78,755	\$34,180	\$85,122	\$40,092	\$129,759
Ending Reserve Balance	\$522,533	\$603,338	\$638,483	\$724,166	\$725,734

<b>Fiscal Year</b>	<b>2040</b>	<b>2041</b>	<b>2042</b>	<b>2043</b>	<b>2044</b>
Starting Reserve Balance	\$725,734	\$755,205	\$794,312	\$919,712	\$1,053,718
Annual Reserve Contribution	\$129,416	\$134,981	\$140,785	\$146,839	\$153,153
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$7,402	\$7,744	\$8,566	\$9,863	\$11,139
<b>Total Income</b>	<b>\$862,551</b>	<b>\$897,930</b>	<b>\$943,663</b>	<b>\$1,076,414</b>	<b>\$1,218,010</b>
<b># Component</b>					
<b>SITE</b>					
103 Concrete Walkways - Repair/Replace	\$0	\$0	\$0	\$0	\$6,098
206 Concrete Parking Lot - Repair	\$4,578	\$0	\$0	\$0	\$0
505 Wood Fence (A) - Replace	\$0	\$0	\$0	\$0	\$0
505 Wood Fence (B) - Replace	\$0	\$0	\$0	\$0	\$0
505 Wood Fence (C) - Replace	\$0	\$0	\$0	\$0	\$0
505 Wood Fence (D) - Replace	\$0	\$0	\$0	\$0	\$0
515 Brick Columns - Repair	\$0	\$0	\$0	\$0	\$0
1001 Backflow Devices - Replace	\$1,806	\$0	\$0	\$0	\$0
1003 Irrigation Controllers - Replace	\$0	\$0	\$0	\$0	\$0
1118 Parking Spaces - Restripe	\$0	\$0	\$0	\$0	\$0
1402 Monument Signs - Refurbish	\$0	\$0	\$0	\$0	\$0
1710 Street Islands (A) - Irrigation	\$16,255	\$0	\$0	\$0	\$0
1710 Street Islands (B) - Irrigation	\$0	\$13,394	\$0	\$0	\$0
1710 Street Islands (C) - Irrigation	\$0	\$0	\$0	\$0	\$0
<b>CLUBHOUSE</b>					
305 Surveillance System - Modernize	\$0	\$3,721	\$0	\$0	\$0
328 Interior Lights/Fans - Replace	\$0	\$0	\$0	\$0	\$0
600 Outdoor Carpet - Replace	\$0	\$0	\$2,683	\$0	\$0
601 Indoor Carpet - Replace	\$0	\$0	\$12,071	\$0	\$0
700 Utility Doors - Partial Replace	\$0	\$0	\$0	\$0	\$0
706 Pool Gates - Repair/Replace	\$0	\$0	\$0	\$2,960	\$0
903 Folding Furniture - Replace	\$6,321	\$0	\$0	\$0	\$0
904 Kitchen - Refurbish	\$0	\$0	\$0	\$0	\$0
909 Restrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
1115 Building Exteriors - Paint/Repair	\$0	\$0	\$0	\$0	\$0
1127 Windows - Replace	\$0	\$0	\$0	\$0	\$0
1128 Fiber Cement Siding - Replace	\$45,424	\$0	\$0	\$0	\$0
1303 Asphalt Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
1310 Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
<b>POOL/PARK/TENNIS</b>					
402 Shade Awnings - Replace	\$0	\$0	\$0	\$0	\$0
405 Play Equipment - Replace	\$0	\$0	\$0	\$0	\$0
406 Park Furniture - Replace	\$0	\$0	\$0	\$19,736	\$0
411 Drinking Fountains - Replace	\$0	\$0	\$0	\$0	\$0
412 Wood Chips - Replenish	\$0	\$2,790	\$0	\$0	\$0
505 Wood Fence - Replace	\$0	\$0	\$0	\$0	\$0
1107 Pool Perimeter Fence - Powder Coat	\$0	\$0	\$0	\$0	\$0
1201 Pool Deck - Repair/Replace	\$0	\$0	\$0	\$0	\$30,492
1202 Pool - Replaster	\$0	\$83,713	\$0	\$0	\$0
1204 Kiddie Pool - Replaster	\$0	\$0	\$0	\$0	\$0
1207 Pool Filter (2016) - Replace	\$0	\$0	\$0	\$0	\$0
1207 Pool Filters (Old) - Replace	\$0	\$0	\$0	\$0	\$0
1208 Sand Filters - Replace Media	\$0	\$0	\$3,449	\$0	\$0
1210 Pool Pumps - Replace	\$0	\$0	\$5,748	\$0	\$0
1211 Lifeguard Stands/Diving Board - Rep	\$0	\$0	\$0	\$0	\$0
1213 Swim Lane Dividers - Replace	\$4,064	\$0	\$0	\$0	\$0
1215 Pool Coping - Replace	\$0	\$0	\$0	\$0	\$0
1225 Pool Perimeter Fence - Replace	\$0	\$0	\$0	\$0	\$0
1230 Pool Furniture - Replace	\$28,898	\$0	\$0	\$0	\$0
1604 Tennis Courts - Resurface	\$0	\$0	\$0	\$0	\$0
1605 Windscreens - Replace	\$0	\$0	\$0	\$0	\$6,302
1606 Tennis Court Fixtures - Replace	\$0	\$0	\$0	\$0	\$0
1606 Tennis Court Poles - Replace	\$0	\$0	\$0	\$0	\$0
1607 Tennis Chain Link Fence - Replace	\$0	\$0	\$0	\$0	\$0
1608 Basketball Court - Replace	\$0	\$0	\$0	\$0	\$0
1615 Basketball Hoop - Replace	\$0	\$0	\$0	\$0	\$0
<b>HVAC</b>					
303 HVAC Unit (A) - Replace	\$0	\$0	\$0	\$0	\$0
303 HVAC Unit (B) - Replace	\$0	\$0	\$0	\$0	\$0

<b>Fiscal Year</b>	<b>2040</b>	<b>2041</b>	<b>2042</b>	<b>2043</b>	<b>2044</b>
303 HVAC Unit (C) - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$107,346	\$103,618	\$23,951	\$22,696	\$42,892
Ending Reserve Balance	\$755,205	\$794,312	\$919,712	\$1,053,718	\$1,175,118

<b>Fiscal Year</b>	<b>2045</b>	<b>2046</b>	<b>2047</b>	<b>2048</b>	<b>2049</b>
Starting Reserve Balance	\$1,175,118	\$1,271,078	\$1,293,178	\$1,458,489	\$1,342,574
Annual Reserve Contribution	\$159,739	\$166,607	\$173,771	\$181,244	\$189,037
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$12,226	\$12,816	\$13,752	\$13,999	\$12,947
<b>Total Income</b>	<b>\$1,347,082</b>	<b>\$1,450,501</b>	<b>\$1,480,702</b>	<b>\$1,653,732</b>	<b>\$1,544,558</b>
<b># Component</b>					
<b>SITE</b>					
103 Concrete Walkways - Repair/Replace	\$0	\$0	\$0	\$0	\$0
206 Concrete Parking Lot - Repair	\$0	\$0	\$0	\$0	\$0
505 Wood Fence (A) - Replace	\$0	\$0	\$0	\$274,551	\$0
505 Wood Fence (B) - Replace	\$0	\$0	\$0	\$0	\$282,788
505 Wood Fence (C) - Replace	\$0	\$0	\$0	\$0	\$0
505 Wood Fence (D) - Replace	\$0	\$0	\$0	\$0	\$0
515 Brick Columns - Repair	\$25,125	\$0	\$0	\$0	\$0
1001 Backflow Devices - Replace	\$0	\$0	\$0	\$0	\$0
1003 Irrigation Controllers - Replace	\$3,350	\$0	\$0	\$0	\$0
1118 Parking Spaces - Restripe	\$3,664	\$0	\$0	\$0	\$0
1402 Monument Signs - Refurbish	\$0	\$0	\$0	\$0	\$0
1710 Street Islands (A) - Irrigation	\$0	\$0	\$0	\$0	\$0
1710 Street Islands (B) - Irrigation	\$0	\$0	\$0	\$0	\$0
1710 Street Islands (C) - Irrigation	\$0	\$0	\$0	\$0	\$0
<b>CLUBHOUSE</b>					
305 Surveillance System - Modernize	\$0	\$0	\$0	\$0	\$0
328 Interior Lights/Fans - Replace	\$0	\$0	\$0	\$0	\$0
600 Outdoor Carpet - Replace	\$0	\$0	\$0	\$0	\$0
601 Indoor Carpet - Replace	\$0	\$0	\$0	\$0	\$0
700 Utility Doors - Partial Replace	\$6,281	\$0	\$0	\$0	\$0
706 Pool Gates - Repair/Replace	\$0	\$0	\$0	\$0	\$0
903 Folding Furniture - Replace	\$0	\$0	\$0	\$0	\$0
904 Kitchen - Refurbish	\$0	\$0	\$0	\$0	\$0
909 Restrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$6,009
1115 Building Exteriors - Paint/Repair	\$15,703	\$0	\$0	\$0	\$0
1127 Windows - Replace	\$0	\$0	\$0	\$0	\$0
1128 Fiber Cement Siding - Replace	\$0	\$0	\$0	\$0	\$0
1303 Asphalt Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
1310 Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
<b>POOL/PARK/TENNIS</b>					
402 Shade Awnings - Replace	\$15,599	\$0	\$0	\$0	\$0
405 Play Equipment - Replace	\$0	\$107,830	\$0	\$0	\$0
406 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
411 Drinking Fountains - Replace	\$4,188	\$0	\$0	\$0	\$0
412 Wood Chips - Replenish	\$0	\$0	\$3,332	\$0	\$0
505 Wood Fence - Replace	\$2,094	\$0	\$0	\$0	\$0
1107 Pool Perimeter Fence - Powder Coat	\$0	\$0	\$0	\$0	\$0
1201 Pool Deck - Repair/Replace	\$0	\$0	\$0	\$0	\$0
1202 Pool - Replaster	\$0	\$0	\$0	\$0	\$0
1204 Kiddie Pool - Replaster	\$0	\$0	\$0	\$0	\$7,777
1207 Pool Filter (2016) - Replace	\$0	\$2,480	\$0	\$0	\$0
1207 Pool Filters (Old) - Replace	\$0	\$0	\$0	\$0	\$0
1208 Sand Filters - Replace Media	\$0	\$3,882	\$0	\$0	\$0
1210 Pool Pumps - Replace	\$0	\$0	\$6,664	\$0	\$0
1211 Lifeguard Stands/Diving Board - Rep	\$0	\$0	\$0	\$0	\$0
1213 Swim Lane Dividers - Replace	\$0	\$0	\$0	\$0	\$0
1215 Pool Coping - Replace	\$0	\$0	\$0	\$0	\$0
1225 Pool Perimeter Fence - Replace	\$0	\$0	\$0	\$0	\$0
1230 Pool Furniture - Replace	\$0	\$0	\$0	\$36,607	\$0
1604 Tennis Courts - Resurface	\$0	\$43,132	\$0	\$0	\$0
1605 Windscreens - Replace	\$0	\$0	\$0	\$0	\$0
1606 Tennis Court Fixtures - Replace	\$0	\$0	\$0	\$0	\$0
1606 Tennis Court Poles - Replace	\$0	\$0	\$0	\$0	\$0
1607 Tennis Chain Link Fence - Replace	\$0	\$0	\$0	\$0	\$0
1608 Basketball Court - Replace	\$0	\$0	\$0	\$0	\$0
1615 Basketball Hoop - Replace	\$0	\$0	\$0	\$0	\$0
<b>HVAC</b>					
303 HVAC Unit (A) - Replace	\$0	\$0	\$0	\$0	\$0
303 HVAC Unit (B) - Replace	\$0	\$0	\$0	\$0	\$0

<b>Fiscal Year</b>	<b>2045</b>	<b>2046</b>	<b>2047</b>	<b>2048</b>	<b>2049</b>
303 HVAC Unit (C) - Replace	\$0	\$0	\$12,217	\$0	\$0
Total Expenses	\$76,004	\$157,323	\$22,213	\$311,158	\$296,574
Ending Reserve Balance	\$1,271,078	\$1,293,178	\$1,458,489	\$1,342,574	\$1,247,984



## 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. Robert M. Nordlund, P.E., R.S., company Founder/CEO, is a California licensed Professional Engineer (Mechanical, #22322), and credentialed Reserve Specialist (#5). All work done by Association Reserves is performed under his Responsible Charge and is performed in accordance with National Reserve Study Standards (NRSS). There are no material issues to our knowledge that have not been disclosed to the client that would cause a distortion of the client's situation.

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

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

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

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

## Terms and Definitions

<b>BTU</b>	British Thermal Unit (a standard unit of energy)
<b>DIA</b>	Diameter
<b>GSF</b>	Gross Square Feet (area). Equivalent to Square Feet
<b>GSY</b>	Gross Square Yards (area). Equivalent to Square Yards
<b>HP</b>	Horsepower
<b>LF</b>	Linear Feet (length)
<b>Effective Age</b>	The difference between Useful Life and Remaining Useful Life. Note that this is not necessarily equivalent to the chronological age of the component.
<b>Fully Funded Balance (FFB)</b>	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.
<b>Inflation</b>	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.
<b>Interest</b>	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.
<b>Percent Funded</b>	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.
<b>Remaining Useful Life (RUL)</b>	The estimated time, in years, that a common area component can be expected to continue to serve its intended function.
<b>Useful Life (UL)</b>	The estimated time, in years, that a common area component can be expected to serve its intended function.

## Component Details

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

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

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

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

## SITE

### Comp #: 103 Concrete Walkways - Repair/Replace

Quantity: ~ 4,600 GSF

Location: Common Area Walkways

Funded?: Yes. Meets National Reserve Study Standards four-part test.

History:

Comments: Concrete walkways determined to be in fair condition typically exhibit minor changes in slope and a moderate percentage of cracking and surface wear. Trip hazards may be increasing in frequency and severity and should be closely monitored to prevent further risks. Repair any trip and fall hazards immediately to ensure safety. As routine maintenance, inspect regularly, pressure wash for appearance and repair promptly as needed to prevent water penetrating into the base and causing further damage. In our experience, larger repair/replacement expenses emerge as the community ages, especially as trees adjacent to sidewalks continue to grow. Although difficult to predict timing, cost and scope, we suggest a rotating funding allowance to supplement the operating/maintenance budget for periodic larger repairs. Adjust as conditions, actual expense patterns dictate within future Reserve Study updates.

Useful Life:  
10 years

Remaining Life:  
4 years



Best Case: \$ 2,500

Worst Case: \$ 3,500

Cost Source: AR Cost Database

**Comp #: 206 Concrete Parking Lot - Repair**

**Quantity: ~ 7,800 GSF**

Location: Parking lot

Funded?: Yes. Meets National Reserve Study Standards four-part test.

History:

Comments: Concrete driveways determined to be in fair condition typically may exhibit small changes in slope and narrow "hair-line" wide cracks. Overall, no unusual or extreme signs of age noted. Driveways are reported to be the maintenance and repair responsibility of the Association. Although complete replacement of all areas together should not be required, conditions observed merit inclusion of an allowance for ongoing repairs and partial replacements. Timeline and cost ranges shown here should be re-evaluated during future Reserve Study updates.

Useful Life:  
15 years

Remaining Life:  
5 years



Best Case: \$ 1,950

Worst Case: \$ 3,120

Cost Source: AR Cost Database

**Comp #: 414 Bike Racks - Replace**

**Quantity: (2) Bike Racks**

Location: Parking lot

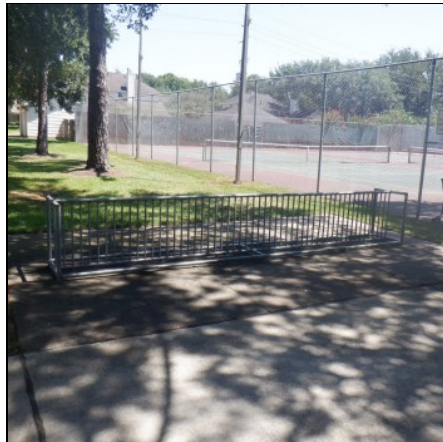
Funded?: No. Too indeterminate for Reserve designation - handle as an Operational Expense.

History:

Comments: Bike racks typically hold little aesthetic value and reach an extended useful life without the need for constant maintenance. Bike racks fall below the cost for Reserve funding and should be replaced on an as-needed basis using general Operating funds. No Reserve funding required at this time. It's recommended that this component be re-evaluated in future updates to determine if funding is necessary.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

**Comp #: 505 Wood Fence (A) - Replace**

**Quantity: ~ 4,000 LF**

Location: Perimeter of the association

Funded?: Yes. Meets National Reserve Study Standards four-part test.

History:

Comments: Wood fencing determined to be in fair condition typically exhibits some minor to moderate amounts of surface wear and other signs of age, which may include a small percentage of warped, split and/or rotted sections. In general, appearance is consistent but declining. 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:  
17 years

Remaining Life:  
11 years



Best Case: \$ 100,000

Worst Case: \$ 140,000

Cost Source: AR Cost Database

**Comp #: 505 Wood Fence (B) - Replace**

**Quantity: ~ 4,000 LF**

Location: Perimeter of the association

Funded?: Yes. Meets National Reserve Study Standards four-part test.

History:

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.

Useful Life:  
17 years

Remaining Life:  
12 years



Best Case: \$ 100,000

Worst Case: \$ 140,000

Cost Source: AR Cost Database

**Comp #: 505 Wood Fence (C) - Replace**

**Quantity: ~ 4,000 LF**

Location: Perimeter of the association

Funded?: Yes. Meets National Reserve Study Standards four-part test.

History:

Comments: Wood fencing determined to be in fair condition typically exhibits some minor to moderate amounts of surface wear and other signs of age, which may include a small percentage of warped, split and/or rotted sections. In general, appearance is consistent but declining.

Useful Life:  
17 years

Remaining Life:  
13 years



Best Case: \$ 100,000

Worst Case: \$ 140,000

Cost Source: AR Cost Database

**Comp #: 505 Wood Fence (D) - Replace**

**Quantity: ~ 1,682 LF**

Location: Perimeter of the association

Funded?: Yes. Meets National Reserve Study Standards four-part test.

History:

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.

Useful Life:  
17 years

Remaining Life:  
14 years



Best Case: \$ 42,100

Worst Case: \$ 58,900

Cost Source: AR Cost Database



**Comp #: 515 Brick Columns - Repair**

**Quantity: ~ (60) Columns**

Location: Perimeter

Funded?: Yes. Meets National Reserve Study Standards four-part test.

History:

Comments: The columns were in good overall condition at this time. Isolated areas of cracking observed at this time. No reported failures. Funding provided for periodic repairs.

Useful Life:  
10 years

Remaining Life:  
5 years



Best Case: \$ 10,000

Worst Case: \$ 14,000

Cost Source: AR Cost Database

**Comp #: 1001 Backflow Devices - Replace**

**Quantity: (1) Backflow**

Location: Adjacent to HVAC units

Funded?: Yes. Meets National Reserve Study Standards four-part test.

History:

Comments: The backflow device was not tested during inspection. These devices prevent water contaminants from interfering with clean water supply. Best to have these devices serviced by your landscaping vendor to ensure that they are functioning properly. Often times cold spells can cause the lines to freeze causing damage or valves begin to rust. Funding provided to replace these units following roughly the schedule below.

Useful Life:  
15 years

Remaining Life:  
5 years



Best Case: \$ 800

Worst Case: \$ 1,200

Cost Source: AR Cost Database



**Comp #: 1003 Irrigation Controllers - Replace**

**Quantity: (4) Units**

Location: Attached to wall

Funded?: Yes. Too indeterminate for Reserve designation - handle as an Operational Expense.

History:

Comments: 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 Association 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, easily justifying the additional costs of these options.

Useful Life:  
10 years

Remaining Life:  
5 years



Best Case: \$ 1,200

Worst Case: \$ 2,000

Cost Source: Client Cost History

**Comp #: 1118 Parking Spaces - Restripe**

**Quantity: ~ (30) Spaces**

Location: Parking lot

Funded?: Yes. Meets National Reserve Study Standards four-part test.

History:

Comments: Parking spaces should be periodically re-striped in order to restore visibility. Best to touch-up in between paint cycles if needed.

Useful Life:  
7 years

Remaining Life:  
4 years



Best Case: \$ 1,500

Worst Case: \$ 2,000

Cost Source: Client Cost History

**Comp #: 1402 Monument Signs - Refurbish**

**Quantity: (4) Entry Monuments**

Location: Entries to association

Funded?: Yes. Meets National Reserve Study Standards four-part test.

History:

Comments: Monument signage determined to be in good condition typically exhibits good appearance and aesthetics in keeping with local area. Generally uniform and attractive finishes. If present, lettering is clean, complete and legible and any surrounding landscaping, lighting, etc. is attractive and functioning. As routine maintenance, inspect regularly, clean/touch-up and repair as an Operating expense. Plan to refurbish or replace at the interval below. Timing and scope of refurbishing or replacement projects is subjective but should always be scheduled in order to maintain good curb appeal. In our experience, most Associations choose to refurbish or replace signage periodically in order to maintain good appearance and aesthetics in keeping with local area, often before signage is in poor physical condition. 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:  
20 years

Remaining Life:  
10 years



Best Case: \$ 6,000

Worst Case: \$ 8,000

Cost Source: AR Cost Database

**Comp #: 1700 Landscape - Refurbish**

**Quantity: Extensive GSF**

Location: Landscaped areas

Funded?: No. Too indeterminate for Reserve designation - handle as an Operational Expense.

History:

Comments: Landscaping costs are expected to be included in the Association's annual Operating budget. No recommendation for Reserve funding at this time. Monitor and include funding in Reserve Study updates if needed.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

**Comp #: 1710 Street Islands (A) - Irrigation**

**Quantity: (5) Islands**

Location: Islands throughout association

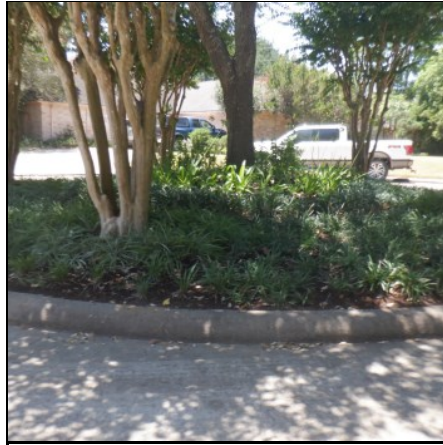
Funded?: Yes. Meets National Reserve Study Standards four-part test.

History:

Comments: Funding has been provided for improvements on islands within streets per request of the board.

Useful Life:  
20 years

Remaining Life:  
0 years



Best Case: \$ 8,000

Worst Case: \$ 10,000

Cost Source: Estimate Provided by Client

**Comp #: 1710 Street Islands (B) - Irrigation**

**Quantity: (4) Islands**

Location: Islands throughout association

Funded?: Yes. Meets National Reserve Study Standards four-part test.

History:

Comments: Funding provided for the remaining islands.

Useful Life:  
20 years

Remaining Life:  
1 years



Best Case: \$ 7,000

Worst Case: \$ 7,400

Cost Source: Estimate Provided by Client

**Comp #: 1710 Street Islands (C) - Irrigation**

**Quantity: (4) Islands**

Location: Islands throughout association

Funded?: Yes. Meets National Reserve Study Standards four-part test.

History:

Comments: Funding provided for the islands completed in 2019.

Useful Life:  
20 years

Remaining Life:  
19 years



Best Case: \$ 7,000

Worst Case: \$ 7,400

Cost Source: Estimate Provided by Client

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## CLUBHOUSE

**Comp #: 305 Surveillance System - Modernize**

**Quantity: (1) System**

Location: Common areas

Funded?: Yes. Meets National Reserve Study Standards four-part test.

History:

Comments: Security/surveillance systems should be monitored closely to ensure proper function. Whenever possible, camera locations should be protected and isolated to prevent tampering and/or theft. Typical modernization projects may include addition and/or replacement of cameras, recording equipment, monitors, software, etc. Costs assume that existing wiring can be re-used and only the actual equipment will be replaced. In many cases, replacement or modernization is warranted due to advancement in technology, not necessarily due to functional failure of the existing system. Keep track of any partial replacements and include cost history during future Reserve Study updates.

Useful Life:  
10 years

Remaining Life:  
1 years



Best Case: \$ 1,000

Worst Case: \$ 3,000

Cost Source: AR Cost Database

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**Comp #: 324 Exterior Lights/Fans - Replace**

**Quantity: (19) Assorted Fixtures**

Location: Exterior walls

Funded?: No. Too indeterminate for Reserve designation - handle as an Operational Expense.

History:

Comments: Includes: (2) fans, (9) flood lights, and (8) wall lights. The fixtures determined to be in fair and declining 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. 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:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

**Comp #: 328 Interior Lights/Fans - Replace**

**Quantity: (25) Assorted Fixtures**

Location: Interior common areas

Funded?: Yes. Meets National Reserve Study Standards four-part test.

History:

Comments: Includes: (8) spot lights, (1) recessed light, (12) hanging lights, (3) fans, and (1) exit fixture. The fixtures were in fair and declining condition at this time. 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:  
5 years



Best Case: \$ 3,000

Worst Case: \$ 4,000

Cost Source: AR Cost Database



**Comp #: 600 Outdoor Carpet - Replace**

**Quantity: ~ 40 GSY**

Location: Exterior common areas

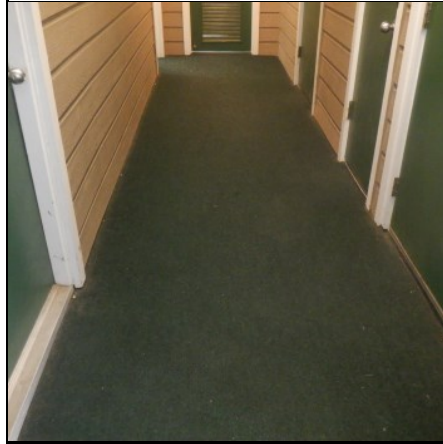
Funded?: Yes. Meets National Reserve Study Standards four-part test.

History:

Comments: : Outdoor carpeting determined to be in poor condition typically exhibits a larger percentage of staining, wear and traffic patterns, trip hazards due to rippling/shifting, or is otherwise no longer upholding local aesthetic standards for the development. Carpeting is not a good choice for exterior flooring applications due to tendency to absorb moisture, which can cause significant damage to underlying substrate/structure. No view of any underlying waterproofing measures was included in this inspection, but may be warranted if damage or deterioration to structure may be a concern. If further investigation is completed, the Reserve Study should be updated accordingly based on any new information obtained. Replacement is often required at relatively short intervals compared to other materials, meaning that carpeting can have a much higher total life-cycle cost than alternative surfaces. Replacement will also be required in order to maintain good aesthetic standards in the common areas. Costs shown assume that carpeting will be replaced with similar material. If a new decking system is to be installed, cost estimates should be updated accordingly.

Useful Life:  
10 years

Remaining Life:  
2 years



Best Case: \$ 1,200

Worst Case: \$ 1,600

Cost Source: AR Cost Database

**Comp #: 601 Indoor Carpet - Replace**

**Quantity: ~ 180 GSY**

Location: Clubhouse

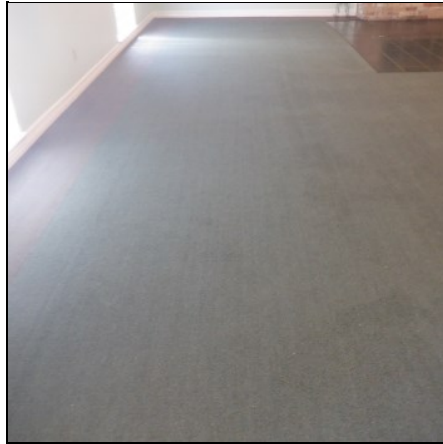
Funded?: Yes. Meets National Reserve Study Standards four-part test.

History:

Comments: The carpet is in fair condition. Signs of staining and fraying in isolated areas. Generally intact but in declining condition. Anticipate the need to replace following the schedule below. 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 of replacements is ultimately subjective. 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 Association for planning purposes.

Useful Life:  
10 years

Remaining Life:  
2 years



Best Case: \$ 5,400

Worst Case: \$ 7,200

Cost Source: AR Cost Database

**Comp #: 700 Utility Doors - Partial Replace**

**Quantity: (15) Doors**

Location:

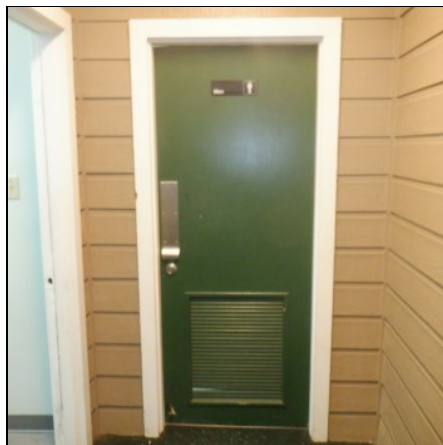
Funded?: Yes. Meets National Reserve Study Standards four-part test.

History:

Comments: Utility doors determined to be in fair condition typically exhibit more signs of wear and tear, and noticeable aesthetic decline. 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:  
10 years

Remaining Life:  
5 years



Best Case: \$ 2,500

Worst Case: \$ 3,500

Cost Source: AR Cost Database



**Comp #: 706 Pool Gates - Repair/Replace**

**Quantity: (2) Gates**

Location: Entries/exits of the pool

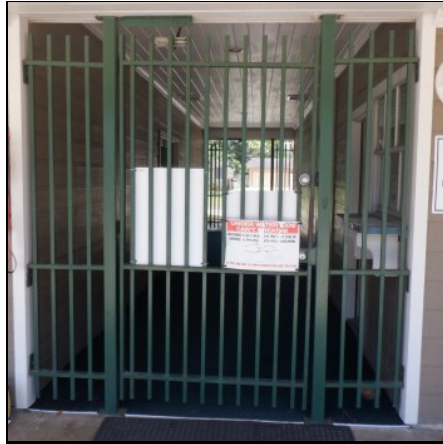
Funded?: Yes. Meets National Reserve Study Standards four-part test.

History:

Comments: Gates determined to be in good condition typically exhibit a uniform finish or coating, functioning hardware, and supports which are firm and secure. Overall appearance is good and upholding aesthetic standards for the development. Funding provided for periodic repairs and replacements.

Useful Life:  
15 years

Remaining Life:  
8 years



Best Case: \$ 1,000

Worst Case: \$ 2,000

Cost Source: AR Cost Database

**Comp #: 903 Folding Furniture - Replace**

**Quantity: ~ (95) Assorted Pieces**

Location: Interior storage

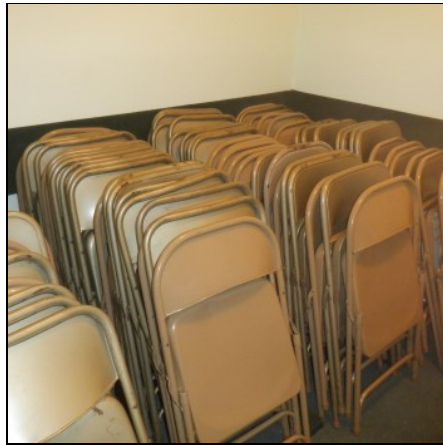
Funded?: Yes. Meets National Reserve Study Standards four-part test.

History:

Comments: Includes: (90) chairs and (5) tables. The tables and chairs were in fair condition at this time. Funding provided for periodic replacement.

Useful Life:  
15 years

Remaining Life:  
5 years



Best Case: \$ 3,000

Worst Case: \$ 4,000

Cost Source: AR Cost Database

**Comp #: 904 Kitchen - Refurbish**

**Quantity: (1) Kitchen**

Location: Clubhouse interior

Funded?: Yes. Meets National Reserve Study Standards four-part test.

History:

Comments: Includes: 17 LF of base cabinets and counter tops, 8 LF of upper cabinetry, (1) refrigerator, (1) oven, (1) dishwasher, (1) sink, and (2) lights. The surfaces and appliances were in fair condition at this time. No reported issues. Best to fund for periodic refurbishments in order to maintain aesthetics and functionality. It's recommended that individual replacements of appliances occur on an as-needed basis in-between refurbishment cycles.

Useful Life:  
20 years

Remaining Life:  
10 years



Best Case: \$ 6,000

Worst Case: \$ 10,000

Cost Source: AR Cost Database

**Comp #: 909 Restrooms - Refurbish**

**Quantity: (2) Restrooms**

Location: Clubhouse

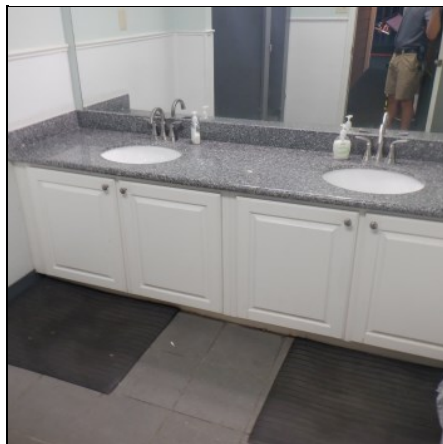
Funded?: Yes. Meets National Reserve Study Standards four-part test.

History:

Comments: Includes: 301 GSF of tile floors, 1,075 GSF of painted surfaces, 144 GSF of vinyl siding, (3) toilets, (4) sinks, (1) urinal, (1) bench, (2) partition doors, (2) hand dryers, and (4) lights. The restroom interiors were in good condition. 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, décor, etc. Costs can vary greatly depending on scope of work involved. In general, estimates shown are based primarily on cosmetic remodeling, not necessarily total "gut" remodel projects unless otherwise noted.

Useful Life:  
20 years

Remaining Life:  
11 years



Best Case: \$ 11,000

Worst Case: \$ 15,000

Cost Source: Client Cost History; Plus Inflation

**Comp #: 1110 Interior Surfaces - Repaint**

**Quantity: ~ 4,100 GSF**

Location: Interior surfaces

Funded?: Yes. Meets National Reserve Study Standards four-part test.

History:

Comments: 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:  
15 years

Remaining Life:  
14 years



Best Case: \$ 2,000

Worst Case: \$ 3,100

Cost Source: Client Cost History

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**Comp #: 1115 Building Exteriors - Paint/Repair**

**Quantity: ~ 5,350 GSF**

Location: Building exterior surfaces

Funded?: Yes. Meets National Reserve Study Standards four-part test.

History:

Comments: Painted exterior surfaces determined to be in good condition typically exhibit consistent, attractive color and texture with no unusual or significant signs of wear or deterioration. Appearance is good and upholding the aesthetic standards of the development. There are two important reasons for painting and waterproofing a building: to protect the structure from damage caused by exposure to the elements, and to restore or maintain good aesthetic standards for curb appeal. As routine maintenance, we recommend that regular inspections, spot repairs and touch-up painting be included in the operating budget. Typical paint cycles can vary greatly depending upon many factors including; type of material painted, surface preparations, quality of material, application methods, weather conditions during application, moisture beneath paint, and exposure to weather conditions. Proper sealant/caulking at window and door perimeters and other "gaps" in the building structure are critical to preventing water intrusion and resulting damage. The general rule of thumb is that sealant/caulking should be in place wherever two dissimilar building surfaces meet, such as window frame to concrete structure junctions. For best results, the client may want to consult with a paint company representative, building envelope specialist and/or structural engineer to specify the types of materials to be used and define complete scope of work before bidding. In our experience, cost estimates for painting and waterproofing can vary widely, even when based on the same prescribed scope of work. Estimates shown here should be updated and revised as needed based on actual bids obtained or project cost history during future Reserve Study updates.

Useful Life:  
10 years

Remaining Life:  
5 years



Best Case: \$ 5,000

Worst Case: \$ 10,000

Cost Source: Client Cost History; Plus Inflation

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**Comp #: 1127 Windows - Replace**

**Quantity: (12) Assorted Windows**

Location: Building exteriors

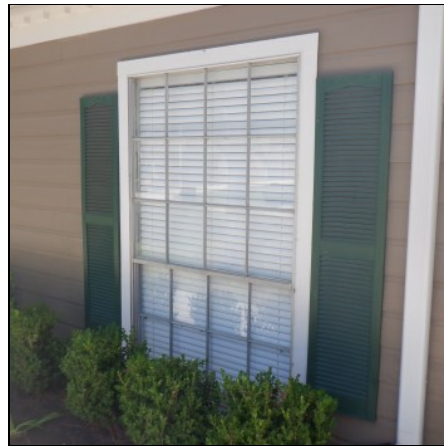
Funded?: Yes. Meets National Reserve Study Standards four-part test.

History:

Comments: Includes: (6) 6x3 and (6) 5x3 windows. We recommend financially planning for a 40-year useful life range timed with other large scale building exterior projects for efficiency. Schedule can be modified as the remaining useful life approaches zero years and the aging of the windows and sliding doors is more apparent. Note: there are many types of glazing and windows types, material and quality, available in today's market; and costs can vary greatly. Inspect regularly, including sealant, if any, and repair as needed. Keep weep holes free and clear to allow proper drainage of water that gets into window frame. Do not block (caulk or seal) gap at top of head flashing, as this allows water that gets behind the siding, to drain out. Proper sealant/caulking is critical to keeping water out of the walls, and preventing water damage. Two common types of sealants/caulking are urethane and silicone. If properly installed, urethane has a life of approximately 6-8 years and silicone's life can be 16-20 years. Incorrect installation of sealant is common, and can greatly decrease its useful life. Inspect sealant, more frequently as it ages, to determine if it is failing. Typical sealant failures include; lack of adherence to adjacent materials, tearing/splitting of the sealant itself, and loss of elastic ability. Loss of elastic ability can be caused by exposure to ultra-violet light and general aging. Remove and replace all sealants as signs of failure begin to appear. Proper cleaning, prep work, and proper installation are critical for a long lasting sealant/caulking. One of the most important factors in selection window is the design pressure rating. The design pressure rating (DP) is the ability of the window to withstand wind blown rain, and a few other criteria. Manufacturers can choose to have a sample of their windows tested. Independent third parties perform testing following American Architectural Manufacturers Association (AAMA) standards and procedures. AAMA stickers are placed on windows with the specific DP rating (psf) and largest size of the window that meets the design pressure. No AAMA stickers were found on the few windows sampled for this report.

Useful Life:  
40 years

Remaining Life:  
0 years



Best Case: \$ 4,800

Worst Case: \$ 7,200

Cost Source: AR Cost Database

**Comp #: 1128 Fiber Cement Siding - Replace**

**Quantity: ~ 3,350 GSF**

Location: Building exteriors

Funded?: Yes. Meets National Reserve Study Standards four-part test.

History:

Comments: Fiber cement siding/trim sections determined to be in fair condition typically exhibit some color fading and inconsistency, with minor, isolated locations showing more advanced surface wear, cracking, splintering, etc. Association Reserves does not specifically endorse any products, manufacturers or vendors, but James Hardie Building Products, Inc. is the leading manufacturer of fiber cement siding, and their website ([www.jameshardie.com](http://www.jameshardie.com)) is an informative resource for proper care and maintenance of fiber cement siding. Their "Best Practices" guidelines offer specific guidelines for materials to be used; we strongly recommend complying with recommendations specific to your geographical area. We recommend that the Association consult with qualified exterior painting/waterproofing consultants and/or contractors to ensure that proper materials are used in painting and sealing the building siding.

Useful Life:  
40 years

Remaining Life:  
20 years



Best Case: \$ 16,800

Worst Case: \$ 33,500

Cost Source: AR Cost Database

**Comp #: 1134 Wood Shutters - Replace**

**Quantity: (14) Shutters**

Location: Building exteriors

Funded?: No. Funding included with #1128

History:

Comments: The shutters were in fair condition at this time. No signs of damage or concern. Best to coordinate replacement with large exterior replacement projects. Funding included with #1128.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

**Comp #: 1303 Asphalt Shingle Roof - Replace**

**Quantity: ~ 4,450 GSF**

Location: Clubhouse and storage shed roof

Funded?: Yes. Meets National Reserve Study Standards four-part test.

History:

Comments: Asphalt shingle roofs determined to be in good condition typically exhibit few or no signs of curling/cupping of shingles, and granule cover appears to be thick and consistent. Little to no organic growth or staining patterns evident, and no unusual or significant leaks reported. Shingles and flashing appear to provide good coverage to all areas, especially at intersection points and around any penetrations. Dimensional shingles typically have longer useful lives and are generally considered to be more valuable from an aesthetic standpoint. We recommend budgeting to replace with dimensional shingles upon failure. Also known as architectural shingles, these types of roofs are typically more durable and wind-resistant than 3-tab shingles. Unless otherwise noted, costs shown here assume that only a minimal amount of substrate/decking repairs or replacement will be required. For very old roofs or those with significant leak problems, additional repair costs may be incurred. As routine maintenance, many manufacturers recommend inspections at least twice annually and after large storm events. Promptly replace any damaged/missing sections or conduct any other repair needed to ensure waterproof integrity of roof. Keep roof surface, gutters and downspouts clear and free of moss or debris. Moss growth can decrease the life of the roofing shingles and should be removed promptly. We recommend having roof inspected in greater detail (including conditions of sub-surface materials) by an independent roofing consultant prior to replacement. There is a wealth of information available through organizations such as the Roof Consultant Institute <http://www.rci-online.org/> and the National Roofing Contractors Association (NRCA) <http://www.nrca.net/>. If the roof has a warranty, be sure to review terms and conduct proper inspections/repairs as needed to keep warranty in force.

Useful Life:  
25 years

Remaining Life:  
16 years



Best Case: \$ 11,100

Worst Case: \$ 24,500

Cost Source: AR Cost Database



**Comp #: 1310 Gutters/Downspouts - Replace**

**Quantity: ~ 164 LF**

Location: Perimeter Roofs/Exterior Walls

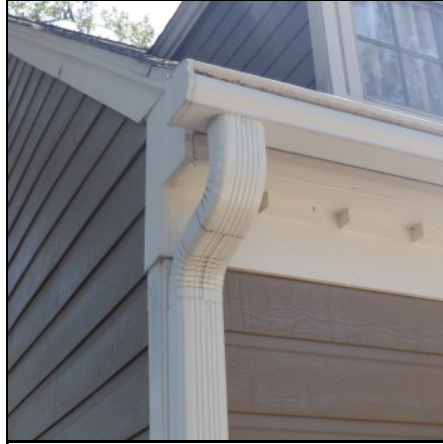
Funded?: Yes. Meets National Reserve Study Standards four-part test.

History:

Comments: Includes: 124 LF of gutters and 40 LF of downspouts. Gutters and downspouts determined to be in good condition typically exhibit little to no significant surface wear or deterioration of material. No obvious sagging or tilting sections. Attachments to building appear to be strong and stable. 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 Association (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:  
25 years

Remaining Life:  
16 years



Best Case: \$ 3,000

Worst Case: \$ 4,000

Cost Source: Client Cost History



## POOL/PARK/TENNIS

**Comp #: 402 Shade Awnings - Replace**

**Quantity: (4) Shades; 1140 GSF**

Location: Pool area and tennis courts

Funded?: Yes. Meets National Reserve Study Standards four-part test.

History:

Comments: Shade or canopy structures determined to be in good condition typically exhibit few or no significant signs of wear or age. Color is bright and consistent, and all attachments and hardware are in good, serviceable condition. Canopy should be inspected, cleaned and repaired as needed on a regular basis to preserve good aesthetic condition. In many cases, framework/structure can be repaired and painted if needed to prolong useful life, sometimes indefinitely. Ensure that anchor points and hardware are in good condition, and take note of any recommendations for removal during high winds or storms.

Useful Life:  
10 years

Remaining Life:  
5 years



Best Case: \$ 5,700

Worst Case: \$ 9,200

Cost Source: AR Cost Database

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**Comp #: 405 Play Equipment - Replace**

**Quantity: (2) Pieces**

Location: Park

Funded?: Yes. Meets National Reserve Study Standards four-part test.

History:

Comments: Includes: (1) large play piece and (1) swing set. The pieces were in fair condition at this time. No damage or issues reported. Our inspection is not intended to identify any structural or latent defects, safety hazards, or other liability concerns. Funding recommendation shown here is strictly for budget purposes. As a routine maintenance expense, inspect for stability, damage and excessive wear and utilize maintenance funds for any repairs needed between replacement cycles. Life expectancy can vary depending on the amount of use/abuse. Unless otherwise noted, cost estimates assume replacement would be with comparable size and style of equipment as noted during inspection. Funding for replacement of the playground border is included in the cost below.

Useful Life:  
18 years

Remaining Life:  
8 years



Best Case: \$ 45,000

Worst Case: \$ 55,000

Cost Source: AR Cost Database

**Comp #: 406 Park Furniture - Replace**

**Quantity: (13) Assorted Pieces**

Location: Tennis and park area

Funded?: Yes. Meets National Reserve Study Standards four-part test.

History:

Comments: Includes: (10) benches, (2) stone tables with benches, and (1) trashcan. Outdoor/site furniture determined to be in fair condition typically exhibits typical signs of wear and age. Style is still appropriate for the local aesthetic standards of the development. Inspect regularly, clean for appearance and repair as needed from general Operating funds. Cost to replace individual pieces may not meet threshold for Reserve funding. We recommend planning for regular intervals of complete replacement at the time frame indicated below, to maintain a good, consistent appearance in the common areas. Costs shown are based on replacement with comparable types unless otherwise noted.

Useful Life:  
15 years

Remaining Life:  
8 years



Best Case: \$ 8,000

Worst Case: \$ 12,000

Cost Source: AR Cost Database

**Comp #: 411 Drinking Fountains - Replace**

**Quantity: (2) Drinking Fountains**

Location: Attached to clubhouse

Funded?: Yes. Meets National Reserve Study Standards four-part test.

History:

Comments: The drinking fountains were in fair condition. No damage or corrosion noted. Expect a full useful life.

Useful Life:  
20 years

Remaining Life:  
5 years



Best Case: \$ 1,600

Worst Case: \$ 2,400

Cost Source: AR Cost Database

**Comp #: 412 Wood Chips - Replenish**

**Quantity: ~ 2,600 GSF**

Location: Playground

Funded?: Yes. Meets National Reserve Study Standards four-part test.

History:

Comments: Playground surfaces should be inspected regularly for trip hazards, slip and fall risks, etc. Plan to replenish at the approximate interval shown here for aesthetic and functional reasons. When evaluating replacement options, the Association should consult with vendors to ensure adequate protection from falls. Costs shown are based on replacement with same surface type unless otherwise noted.

Useful Life:  
6 years

Remaining Life:  
3 years



Best Case: \$ 1,000

Worst Case: \$ 2,000

Cost Source: AR Cost Database

**Comp #: 505 Wood Fence - Replace**

**Quantity: ~ 30 LF**

Location: Perimeter of hvac units

Funded?: Yes. Meets National Reserve Study Standards four-part test.

History:

Comments: Wood fencing determined to be in fair condition typically exhibits some minor to moderate amounts of surface wear and other signs of age, which may include a small percentage of warped, split and/or rotted sections. In general, appearance is consistent but declining. 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:  
20 years

Remaining Life:  
5 years



Best Case: \$ 800

Worst Case: \$ 1,200

Cost Source: AR Cost Database

**Comp #: 910 Lifeguard Room - Refurbish**

**Quantity: (1) Room**

Location: Lifeguard room

Funded?: No. Too indeterminate for Reserve designation - handle as an Operational Expense.

History:

Comments: The room was in fair condition at this time. Best to handle replacements and refurbishments on an as-needed basis using general Operating funds.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

**Comp #: 1107 Pool Perimeter Fence - Powder Coat**

**Quantity: ~ 560 LF**

Location: Pool perimeter

Funded?: Yes. Meets National Reserve Study Standards four-part test.

History:

Comments: Metal fencing determined to be in fair condition typically exhibits a finish coat or surface which is mostly uniform but exhibits minor to moderate corrosion or rust. Coloring may be faded but is still mostly consistent. Metal fencing should be painted at the interval shown here in order to inhibit or delay onset of rust/corrosion and prevent or minimize costly repairs. Painting not only protects the metal surface from excessive wear, but promotes a good, attractive appearance in the common areas. Costs can vary greatly depending on existing conditions of fencing, which will dictate amount of repair/prep work required.

Useful Life:  
15 years

Remaining Life:  
2 years



Best Case: \$ 16,000

Worst Case: \$ 22,000

Cost Source: AR Cost Database

**Comp #: 1201 Pool Deck - Repair/Replace**

**Quantity: ~ 8,120 GSF**

Location: Pool deck

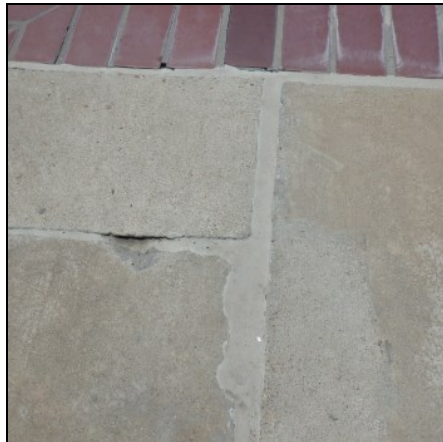
Funded?: Yes. Meets National Reserve Study Standards four-part test.

History:

Comments: The decking surfaces were in overall fair condition. No significant cracking or damage observed. 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:  
15 years

Remaining Life:  
9 years



Best Case: \$ 10,000

Worst Case: \$ 20,000

Cost Source: AR Cost Database



**Comp #: 1202 Pool - Replaster**

**Quantity: (1) Pool**

Location: Pool area

Funded?: Yes. Meets National Reserve Study Standards four-part test.

History:

Comments: The pool surfaces were in fair condition at this time. No major deterioration or issues noted. Pool resurfacing will restore the aesthetic quality of the pool while protecting the actual concrete shell of the pool from deterioration. While drained for resurfacing, any other repairs to lighting, handrails, stairs, ladders, etc. should be conducted as needed. This type of project is best suited for slow/offseason to minimize downtime during periods when pool is used heavily. Should be expected at the approximate interval shown below; in some cases, schedule may need to be accelerated due to improper chemical balances or aesthetic preferences of the Association.

Useful Life:  
10 years

Remaining Life:  
1 years



Best Case: \$ 40,000

Worst Case: \$ 50,000

Cost Source: Client Cost History; Plus Inflation

**Comp #: 1204 Kiddie Pool - Replaster**

**Quantity: (1) Pool**

Location: Pool area

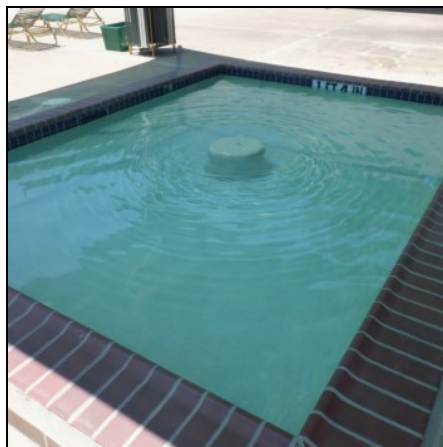
Funded?: Yes. Meets National Reserve Study Standards four-part test.

History:

Comments: The surfaces were in good condition at this time. No areas of concern. Expect a full useful life.

Useful Life:  
10 years

Remaining Life:  
9 years



Best Case: \$ 3,000

Worst Case: \$ 3,600

Cost Source: Client Cost History

**Comp #: 1207 Pool Filter (2016) - Replace**

**Quantity: (1) Sand Filter**

Location: Pool equipment area; enclosed

Funded?: Yes. Meets National Reserve Study Standards four-part test.

History:

Comments: The filter was in good condition. No signs of active leakage. No reported issues. Pool vendor should inspect regularly for optimal performance and address any repairs or preventive maintenance as needed. Life can vary depending on location, as well as level of use and preventive maintenance. Plan to replace at the approximate interval shown below.

Useful Life:  
15 years

Remaining Life:  
11 years



Best Case: \$ 800

Worst Case: \$ 1,500

Cost Source: AR Cost Database

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**Comp #: 1207 Pool Filters (Old) - Replace**

**Quantity: (3) Sand Filters**

Location: Pool equipment area; enclosed

Funded?: Yes. Meets National Reserve Study Standards four-part test.

History:

Comments: The filters have exceeded their predictable useful lives. No reported issues at this time. Pool vendor should inspect regularly for optimal performance and address any repairs or preventive maintenance as needed. Life can vary depending on location, as well as level of use and preventive maintenance. Plan to replace at the approximate interval shown below.

Useful Life:  
15 years

Remaining Life:  
0 years



Best Case: \$ 4,000

Worst Case: \$ 5,000

Cost Source: AR Cost Database

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**Comp #: 1208 Sand Filters - Replace Media**

**Quantity: (4) Filters**

Location: Pool equipment area; enclosed

Funded?: Yes. Meets National Reserve Study Standards four-part test.

History:

Comments: It is recommended that the media within the filters be inspected and replaced on a regular basis. Recommendations for timing and media type should be acquired by your service provider. Often times the media within the filter will have to be cleaned or replaced due to build-up and flow issues. This project is beneficial for the longevity of the filter system and can greatly effect the efficiency of the overall system.

Useful Life:  
4 years

Remaining Life:  
2 years



Best Case: \$ 1,400

Worst Case: \$ 2,200

Cost Source: AR Cost Database

**Comp #: 1209 Chemical Controllers - Replace**

**Quantity: (1) Set**

Location: Adjacent to pool equipment

Funded?: No. Too indeterminate for Reserve designation - handle as an Operational Expense.

History:

Comments: The chemical controllers were not tested during inspection, but are assumed to be functional. No reported issues at this time. Best to replace on an as-needed basis using general Operating funds.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:



**Comp #: 1210 Pool Pumps - Replace**

**Quantity: (2) Pumps**

Location: Pool equipment area; enclosed

Funded?: Yes. Meets National Reserve Study Standards four-part test.

History:

Comments: Includes: (1) 7.5 HP pump and (1) 1 HP Pump. The pumps were intact and functional at this time. 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:  
5 years

Remaining Life:  
2 years



Best Case: \$ 2,000

Worst Case: \$ 4,000

Cost Source: AR Cost Database

**Comp #: 1211 Lifeguard Stands/Diving Board - Rep**

**Quantity: (2) Assorted Pieces**

Location: Pool area

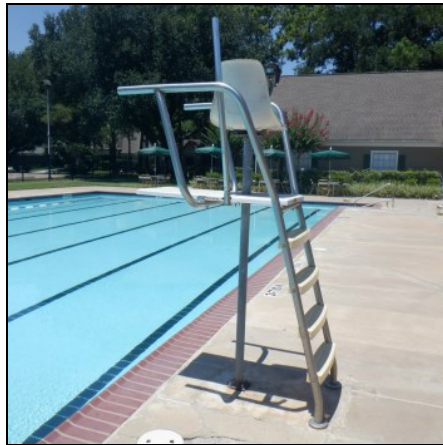
Funded?: Yes. Meets National Reserve Study Standards four-part test.

History:

Comments: Includes: (2) stands and (1) diving board. The lifeguard stands and diving board were in fair condition. No damage observed at this time. Anticipate the need to replace following the schedule below.

Useful Life:  
15 years

Remaining Life:  
4 years



Best Case: \$ 15,000

Worst Case: \$ 25,000

Cost Source: AR Cost Database

**Comp #: 1213 Swim Lane Dividers - Replace**

**Quantity: (1) Rack; (5) Dividers**

Location: Storage shed

Funded?: Yes. Meets National Reserve Study Standards four-part test.

History:

Comments: The dividers were in fair condition. No damage observed. Pool lane dividers should be inspected prior to use to identify any broken or missing sections, and to ensure safety. Should be covered and stored when not in use to prolong life expectancy.

Useful Life:  
15 years

Remaining Life:  
5 years



Best Case: \$ 1,250

Worst Case: \$ 3,250

Cost Source: AR Cost Database

**Comp #: 1215 Pool Coping - Replace**

**Quantity: ~ 350 LF**

Location: Pool perimeters

Funded?: Yes. Meets National Reserve Study Standards four-part test.

History:

Comments: The coping was in fair condition at this time. Isolated areas of cracking observed. Pool coping is generally a long life component that will require minimal maintenance over the years. Pool coping materials and costs can vary, but it is appropriate to fund for eventual replacement of the coping surfaces. Coping areas can develop cracks, which can lift and cause trip hazards. The typical concrete composed materials can often get stained and discolored over time so funding for periodic replacements ensure that aesthetics are met at the pool area. Timing for completion of this project should occur in coordination with every other pool replastering project unless specified here.

Useful Life:  
20 years

Remaining Life:  
11 years



Best Case: \$ 5,250

Worst Case: \$ 8,800

Cost Source: AR Cost Database

**Comp #: 1225 Pool Perimeter Fence - Replace**

**Quantity: ~ 560 LF**

Location: Perimeter of Pool

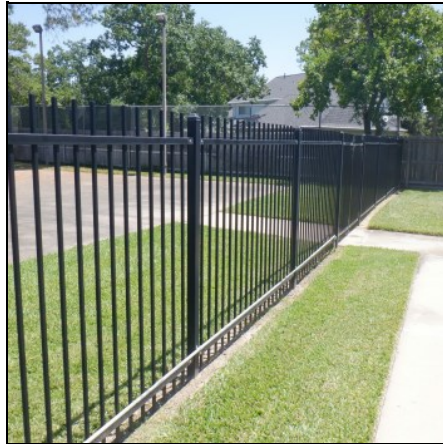
Funded?: Yes. Meets National Reserve Study Standards four-part test.

History:

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

Useful Life:  
30 years

Remaining Life:  
17 years



Best Case: \$ 22,400

Worst Case: \$ 33,600

Cost Source: AR Cost Database

**Comp #: 1230 Pool Furniture - Replace**

**Quantity: (66) Assorted Pieces**

Location: Pool area

Funded?: Yes. Meets National Reserve Study Standards four-part test.

History:

Comments: Includes: (29) chaise lounges, (22) chairs, (7) tables, (4) umbrellas, (3) drink tables, and (1) trash receptacle. Pool furniture is determined to be in fair condition. Pieces show moderate usage and abrasions. At this stage rust may begin to develop and discoloration is present. Best to replace all of the pieces at the same time in order to maintain a uniform appearance.

Useful Life:  
8 years

Remaining Life:  
4 years



Best Case: \$ 14,000

Worst Case: \$ 18,000

Cost Source: AR Cost Database

**Comp #: 1604 Tennis Courts - Resurface**

**Quantity: (4) Courts; 26,000 GSF**

Location:

Funded?: Yes. Meets National Reserve Study Standards four-part test.

History:

Comments: 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:  
8 years

Remaining Life:  
2 years



Best Case: \$ 18,000

Worst Case: \$ 22,000

Cost Source: AR Cost Database

**Comp #: 1605 Windscreens - Replace**

**Quantity: ~ 440 LF**

Location: Perimeter of tennis courts

Funded?: Yes. Meets National Reserve Study Standards four-part test.

History:

Comments: The windscreens were in fair condition at this time. No major rips or tears. 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:  
4 years



Best Case: \$ 2,600

Worst Case: \$ 3,600

Cost Source: AR Cost Database

**Comp #: 1606 Tennis Court Fixtures - Replace**

**Quantity: (12) Poles; (32) Fixtures**

Location: Tennis courts

Funded?: Yes. Meets National Reserve Study Standards four-part test.

History:

Comments: The light fixtures were in fair condition at this time. The fixtures were converted to HID's in 2004. Funding provided to replace the fixtures with more efficient LED bulbs following roughly the schedule below.

Useful Life:  
15 years

Remaining Life:  
4 years



Best Case: \$ 12,800

Worst Case: \$ 19,200

Cost Source: AR Cost Database

**Comp #: 1606 Tennis Court Poles - Replace**

**Quantity: (12) Poles**

Location: Tennis courts

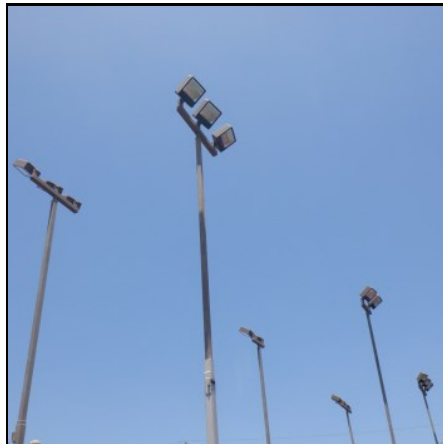
Funded?: Yes. Meets National Reserve Study Standards four-part test.

History:

Comments: The poles were in fair condition at this time. Anticipate the need to replace along with installation of new fixture heads following the schedule below.

Useful Life:  
30 years

Remaining Life:  
4 years



Best Case: \$ 30,000

Worst Case: \$ 42,000

Cost Source: AR Cost Database



**Comp #: 1607 Tennis Chain Link Fence - Replace**

**Quantity: ~ 990 LF**

Location: Perimeter of courts

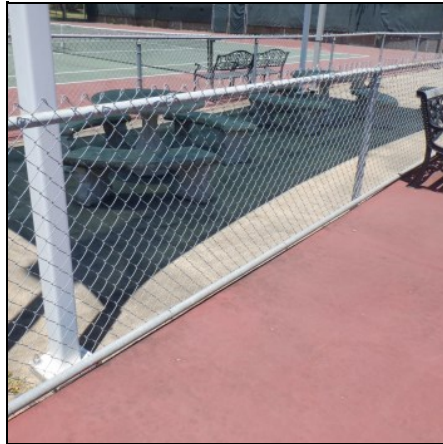
Funded?: Yes. Meets National Reserve Study Standards four-part test.

History:

Comments: The fencing was intact and stable at this time. In good condition overall. No damage observed. 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:  
30 years

Remaining Life:  
19 years



Best Case: \$ 25,000

Worst Case: \$ 30,000

Cost Source: AR Cost Database

**Comp #: 1608 Basketball Court - Replace**

**Quantity: ~ 3,200 GSF**

Location: Basketball court

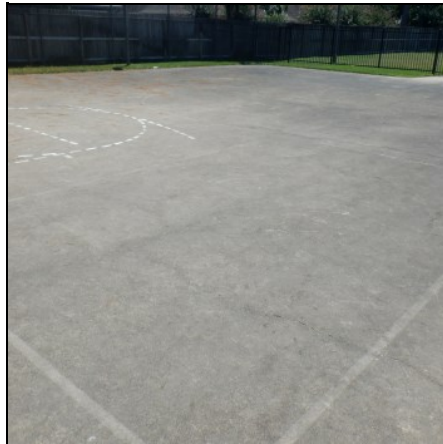
Funded?: Yes. Meets National Reserve Study Standards four-part test.

History:

Comments: The concrete surfaces are in fair condition at this time. Normal wear and tear observed at this time. Funding provided for eventual replacement.

Useful Life:  
40 years

Remaining Life:  
14 years



Best Case: \$ 16,000

Worst Case: \$ 25,600

Cost Source: AR Cost Database

**Comp #: 1615 Basketball Hoop - Replace**

**Quantity: (1) Hoop**

Location: Basketball court

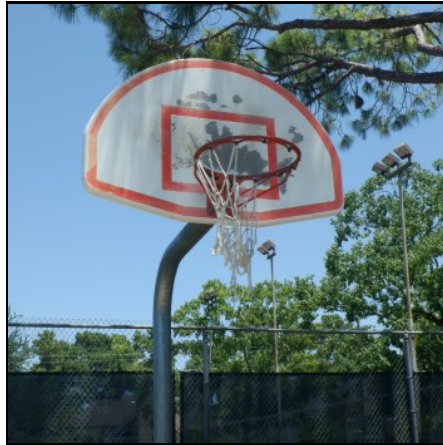
Funded?: Yes. Meets National Reserve Study Standards four-part test.

History:

Comments: The hoop was intact and in declining condition. Best to replace the net on an as-needed basis. Funding provided for replacement of backboard and rim.

Useful Life:  
15 years

Remaining Life:  
2 years



Best Case: \$ 1,000

Worst Case: \$ 2,000

Cost Source: AR Cost Database

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## HVAC

### Comp #: 303 HVAC Unit (A) - Replace

Quantity: (1) 4-Ton Unit

Location: Adjacent to clubhouse

Funded?: Yes. Meets National Reserve Study Standards four-part test.

History:

Comments: MN: BRCS048B

SN: 930735443

This unit has exceeded its predictable useful life. Anticipate the need to replace in the near future.

Useful Life:  
15 years

Remaining Life:  
0 years



Best Case: \$ 6,000

Worst Case: \$ 7,000

Cost Source: AR Cost Database

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### Comp #: 303 HVAC Unit (B) - Replace

Quantity: (1) 4-Ton Unit

Location: Adjacent to clubhouse

Funded?: Yes. Meets National Reserve Study Standards four-part test.

History:

Comments: MN: 561CJ048-A

SN: 2300E21577

This unit has exceeded its predictable useful life. Anticipate the need to replace in the near future.

Useful Life:  
15 years

Remaining Life:  
0 years



Best Case: \$ 6,000

Worst Case: \$ 7,000

Cost Source: AR Cost Database



**Comp #: 303 HVAC Unit (C) - Replace**

**Quantity: (1) 3-Ton Unit**

Location: Adjacent to clubhouse

Funded?: Yes. Meets National Reserve Study Standards four-part test.

History:

Comments: MN: RA1436AJ1NA

SN: W031705015

The unit was intact and in good condition. Life expectancy of HVAC systems can vary greatly depending on many factors including location of the property, level of preventive maintenance, manufacturer, technology/efficiency improvements, etc. 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:  
15 years

Remaining Life:  
12 years



Best Case: \$ 5,000

Worst Case: \$ 6,000

Cost Source: Client Cost History

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