

Reserve Analysis (Annual Projects Plan)*							
Component	Lifespan (years)	Est Cost*	Last Date Done	Cost	Next Service Date	Est. Service Cost	Notes
Asphalt Overlay	25	\$35,000	2004		2030		
Asphalt Repairs	12	\$2,000	2004		NA		Done on "as needed" basis
Asphalt Seal Coat	4		2019	\$2,347	2023		defer to 2025?
Fencing - Iron, Replace	30	\$32,000	2004		2035		Not include balconies, stairs, porches
Gates, Trash Enclosure	20	\$2,200	2004		2025		
Irrigation Controller	25	\$3,200	2004		2029		
Irrigation Piping	25	\$20,000	2004		2030		consult w/landscape company
Light Fixtures - Canister Style	25		2024	\$3,600	2049		for condo entrances (qty 21)
Light Fixtures - Wall Mount	25	\$4,000	2004		2030		qty ~24
Mailbox Replacment	25	\$2,500	2004		2030		
Monument Sign Update	25	\$5,800	2004		2030		
Paint Buildings and Wall	10		2013	\$22,990	2024	\$29,890 (est.)	Combine it with Metal Painting every time
Paint Metal Components	5		2020	\$10,443	2024		Combine it with Bldg & Wall Painting every other time
Paint Pool Building, Interior	10	\$1,000	2004		2025		
Pool - Carpet Exercise Room	10	\$1,300	2004		2025		When needed, replace w/rubber floor?
Pool - Furniture	7	\$2,400	2004		NA		Done on "as needed" basis
Pool - Replaster and Retile	12		2004		2017		Do in late 2024 or in 2025?
Pool - Exercise Equipment	10	\$10,000	2004		NA		We buy used and only when needed
Pool Deck - Resurface	12		2019	\$8,341	2031		
Pool Filter	18		2004		NA		Pumps, etc done "as needed"
Pool Restrooms - Remodel	30	\$7,100	2004		2035		
Pool Room - HVAC	15	\$7,000	2004		2024		Schedule inspection every 2 years (2024, 2026, etc)
Roofs - Maintenance	2	\$2,000	2020		2024		Do as needed per roof inspector's annual report
Roofs -Built Up, Replace	15	\$23,500	2024		2039		
Spa - Filter, Pump Motor Repl	18		2020	\$1,024	2038		
Spa - Heater, Replace	10		2023	\$1,484	2033		pump and motor
Spa - Replaster and Tile	10	\$2,300	2004		NA		Done on "as needed" basis
Walls - Stucco, Repair	25	\$6,000	2004		2030		
*Based on Initial 2004 Reserve Data Analysis, and supplemented with subsequent purchases, or updated quote							