

PONO

BUILDING CONSULTANTS

RESERVE ANALYSIS REPORT

LEVEL 3: OFF-SITE UPDATE

Jasper Heights Condominiums

14972 NE Rose Pkwy, Portland, OR 97230

Report Period: Jan 01, 2025 - Dec 31, 2025

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Reserve Study Introduction

The purpose of the Reserve Analysis Report is to help you better understand what you own, in order to develop a financial plan, and adequately budget to pay for future expenses. It consists of a component inventory, life cycle assessment, snapshot of current financial condition, and multiple funding plan options that give you more customization in selecting a strategy that's right for you.

What Should I Expect In My Reserve Analysis Report?

By definition, the reserve analysis report is a budget-planning tool, which identifies the current status of the reserve fund and provides a stable and equitable funding plan to offset the anticipated expenditures of tomorrow. The contents are based on estimates of the most probable current replacement costs and remaining useful lives. Accordingly, the funding plans reflect judgments based on circumstances of the most likely replacement costs and the assumption of regular maintenance of useful and remaining lives. The property may elect to adopt any of the funding plans presented, or may implement some variation developed from the reserve analysis.

The report includes the following:

Executive Summary: Provides project description, financial information, assumptions used in calculations, key indicators of current funding plan, and category summary of expenditures.

Anticipated Expenditures: Includes expenditures associated with the components you will refurbish, replace or repair in a given year.

Component Inventory: Includes the useful life and remaining life of each component, current replacement cost, projected annual expenditures, and source of component information.

Percent Funded Analysis: Provides a snapshot of the financial condition on a component basis by looking at how much you have in reserves vs. how much you should ideally have.

Reserve Allocation: A comparison of your reserve allocation based on a component level across multiple funding plan options.

Summary of Funding Plans: An overview of different funding plans that include key performance indicators of financial strength. The funding plans may include:

- **Current Funding / Adopted Funding:** This funding model projects the reserve fund over the next 20-30 years based on a funding level equal to the Association's current assessments for reserve assets.
- **Baseline Funding:** Baseline Funding is "a reserve-funding goal of allowing the reserve cash balance to never be below zero during the cash flow projection." Since reserve cash balance is the numerator in percent-funded calculations, Baseline Funding can also be described as not allowing percent funded to drop below zero.
- **Threshold Funding – Minimum \$/ %:** A funding model designed to provide the lowest annual funding feasible over the next 30 years which will meet all reserve requirements as they occur. This plan is calculated in which a minimum annual contribution is sought with the constraint that the ending reserve balance or percentage for each year (1 through 30) must be greater than or equal to a specified dollar or percent funded amount. The calculation takes into consideration only the immediate total annual expense requirements. Due to this fact, annual allocations may fluctuate widely from year to year. This plan provides a minimal contingency for unanticipated emergency expenditures. Baseline Funding is a form of Threshold Funding where the minimum balance is \$1.00 for the duration of the report.
- **Target Funding:** A funding model designed to achieve a specific goal (percentage) over a projected time frame. Example of a typical target funding model would be "Target Funding – 100% in 10 Years". This example is designed to achieve the fully funded mark of 100% in year 10. Once the target is hit, the model will then adjust to maintain this level of funding for the remaining years of the report. The target and designated time frame can be adjusted to meet specific requirements of a property.
- **Full Funding:** A full funding model is designed to achieve and maintain a funding goal near or at 100%. This model can be calculated by designating a specific time frame to hit the 100% funded level (see Target Funding).
- **Ladder Funding:** A funding plan designed to incorporate varying funding percent increases or dollar amounts to meet specific funding goals or expense requirements. This funding model may incorporate varying contribution percentage increases at different intervals throughout the projected time frame.

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- Compliance Funding / Statutory Funding: Funding model designed to comply with specific state statute requirements. These will vary from state to state.

How Do I Read My Reserve Study?

Here are four easy steps to help you better understand your reserve study so you can use it as an effective tool to budget and plan for your future needs.

Step One (1): **Understand What You Own.** First things first. Whether you are evaluating the need to increase your reserve contributions or leaving them the same, everybody wants to know – “where is the money going?” Typically, 3 to 5 categories make up 80 % to 90 % of the anticipated expenditures. Review the Executive Summary and Component Inventory to understand what you own.

Step Two (2): **Review Your Upcoming Anticipated Expenditures.** It's important to evaluate what projects are expected for repair, refurbishment, and/or replacement within the next 3 to 5 years. Review the Anticipated Expenditures report and if you don't agree or don't plan to complete those improvements, make sure your component inventory is adjusted accordingly.

Step Three (3): **Analyze Your Current Funding Plan.** Always look to see if your Current Funding Plan is solvent. In other words, are you going to run out of money? Look to see if your current reserve contributions meet your anticipated expenditures over the life of the plan? If yes, great! If not, look at the year the ending reserve balance goes negative (the plan runs out of money), see what the anticipated expenditures driving the shortfall are, and make adjustments accordingly.

Step Four (4): **Adopt a Funding Plan that Meets Your Needs.** We believe it's important to give you options. That's why we designed the Summary of Funding Plans for you to review. We show you what you are currently contributing to reserves, and let you compare to a minimum threshold amount, as well as a more conservative approach of 100% reserve funding in 10 years. If you don't like those options we also give you the flexibility to create your own customized funding plans.

What Does Percent Funded Mean?

This is an indicator of your financial strength. The ratio of Starting Reserve Balance divided by Fully Funded Reserve Balance is expressed as a percentage. Calculating percent funded is a three-step process. First, Calculate the fully funded balance (FFB) for each component. Per National Reserve Study Standards, $FFB = \text{Current Cost} \times \text{Effective Age} / \text{Useful Life}$. Second, sum the individual component FFB values together for a property total. Third, divide the actual (or projected) total reserve balance by the property total FFB. Important to note, the percent funded is calculated relative to the fiscal year end.

The higher the percentage is, the stronger or healthier your reserve fund is and the more confidence you'll have to pay for future repairs. If your Reserve Fund Balance equals the Fully Funded Reserve Balance, the reserve fund would be considered fully funded, or 100% funded. This is considered an ideal amount.

Think of the Reserve Fund Balance as the gas in your tank and the Fully Funded Reserve Balance as the ideal amount you need to fund your road trip. It's okay if the two don't match perfectly. Usually 70% funded or above is considered strong or healthy.

What Are The Assumptions Used In The Reserve Analysis?

Assumptions are applied in calculating the inflation rate, average interest rate, and rate of reserve contribution increases over the duration of funding plan.

The inflation rate is the percentage rate of change of a price index over time. Future-cost calculations include an assumed annual inflationary factor, which is incorporated into the component inventory, anticipated expenditures, and reserve funding projections. Typically the cost of goods and services will increase over time, so the analysis wants to take that into consideration as it projects long-term, future costs. The current replacement cost of each common area component will be annually compounded by the inflation rate selected. Historical inflation rates in this industry are about 3%, but users can increase or decrease the rate depending on the applicable economic climate. These costs should be updated and reincorporated into your reserve analysis on an ongoing basis.

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For planning purposes, interest is applied to the average annual reserve balance represented in the reserve funding plans. Reserve funds deposited in certificates of deposit or money market accounts will generate interest income, increasing the reserves. Interest rates can be pegged to current bank rates or CD rates. Obviously, a lower rate is more conservative for planning purposes. Note that income from the reserve and operating accounts is taxable to an association, even if the association is established as a non-profit organization. Adjustments to the operating budget may be required to account for applicable federal and state taxes.

Annual reserve contribution increases are assumed in the reserve funding plans provided for future projections. Generally, this is established at the same rate as inflation with the school of thought being that contributions will, at a minimum, be raised to pace inflationary increases in the cost of goods and services. However, it's important for users to be realistic. If users set it to 3% and then do not increase the annual reserve contributions by 3% annually, there will be a shortfall. If there is no plan or expectation to increase reserve contributions, it is best to leave at zero to develop a more realistic plan.

What Methodology Is Used to Perform the Reserve Analysis?

The Cash Flow Method of calculation is utilized to perform your Reserve Analysis. In other words the reserves are 'pooled' together into one reserve account. This is a method of developing a reserve funding plan where contributions to the reserve fund are designed to offset the projected annual expenditures from year to year. At any given point in time using the Cash Flow Method, all components are funded equally in relation to the overall percent funded. If you are 88% funded, all of your components are equally funded at 88%.

This method gives you the flexibility to pursue a solvent, reasonably funded reserve plan when multiple components on different life cycles exist. It allows for minor adjustments to the reserve plan without worry of funding shortfalls. If one or more of the anticipated expenditures are slightly higher than expected there should be cushion to absorb the shortfall and avoid a special assessment or the need to borrow money.

Disclosure

The Reserve Analysis report is to be used only for the purpose stated herein, any use or reliance for any other purpose is invalid. The analysis provided is applicable as of the report completion date, and those items, which are not expected to undergo major repair or replacement within the duration of the report, have been defined as 'life of the project' and may not be included. It is imperative that these components be reviewed annually to consider the impact of changing conditions. Adjustments to the component useful lives and replacement costs should be made whenever the rate of deterioration has changed or when there have been significant changes in the cost of materials and/or labor. Some assumptions have been made about costs, conditions, and future events and circumstances that may occur. Some assumptions inevitably will not materialize and unanticipated events and circumstances may occur subsequent to the date of this report. Therefore, the actual replacement costs and remaining lives may vary from this report and the variations could be material.

No conclusion or any other form of assurance on the reserve funding plans or projections is provided because the compilation of the reserve funding plans and related projections is limited as described above.

No responsibility to update this report for events and circumstances occurring after the date of this report is assumed.

The lack of reserve funding, or funding the reserve below the baseline funding, or the failure to fund some components, or the failure to include a component in the Reserve Study may, under some circumstances, require the association to (1) increase future reserve contributions, (2) defer major repair, replacement, or maintenance, (3) impose special assessments for the cost of major maintenance, repair, or replacement, or (4) borrow funds to pay for major maintenance, repair, or replacement.

The site visit of the community is a limited scope visual inspection of all accessible common areas, or visible from the street, or other common areas. Hidden components, such as but not limited to, irrigation system, vault, and stormwater facilities, electric, plumbing, utility, structural, foundations, construction defects known or unknown, are not included in the scope of this reserve study. The site visit does not include any destructive or other testings. Measurements are taken on the field and/or using satellite mapping. The Reserve Study may not include all common and limited common element components that will require major maintenance, repair, or replacement in future years.

Construction pricing, costs, and life expectancies included in the reserve study may have been obtained from numerous vendors,

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contractors, historical data and costs, proposals and quotes obtained; and our general experience in the field with similar components or projects. Data and information obtained from previous reserve studies provided by the client were not audited and the client is considered to have deemed previous reserve studies accurate and reliable.

This Reserve Study is provided as guidance for budgeting and planning purposes and not as an accounting tool. The information provided by the Board Members or official representative(s) of the Association, contractors, vendors, or other supplies about the financials, the actual or projected reserve balance, physical details and/or quantities of the components, 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. Therefore, the information provided to us has not been independently verified or audited.

Glossary of Terms:

Annual Fully Funded Requirement: This is a theoretical value represented in the Percent Funded Analysis report per component. It's also considered the annual accrued depreciation. In other word it's the ideal amount required to Fully Fund the replacement on an annual basis. The amount is calculated based on the useful life and replacement cost and makes no adjustment to eliminate any current reserve deficits.

Annual Reserve Contributions: The total assessments, fees, or dues are apportioned between annual operating costs (paying for trash, water, utilities, maintenance, insurance, management fees) and the money you are setting aside every year to pay for anticipated expenditures. This value should not include interest earned as that is already calculated into the reserve funding plans. Our Reserve Analysis Report compares the annual reserve contributions vs. the anticipated expenditures over the duration of the reserve funding plan.

Component: Components are all the different common parts of the property (that typically an HOA would be responsible for). They are everything from the roof to asphalt or concrete to decking and balconies to landscaping, lighting, and painting. All of these things need to be repaired or replaced eventually. Our Reserve Analysis Report provides estimates of those current replacement costs to help determine how much money will be required in the bank to pay for them eventually.

Fully Funded Reserve Balance: The Fully Funded Reserve Balance is the total accrued depreciation. In other words it's the amount of life "used up" for each one of your components translated into a dollar value. This is calculated by multiplying the fractional age of each component by its current estimated replacement cost, then adding them all together, otherwise known as straight-line depreciation. Its purpose is to help you measure the strength of your reserve fund.

Here's a simple example not taking interest and inflation into consideration: If the association's reserve study says replace the roof every 10 years at a cost of \$100,000, Fully Funded does not mean \$100,000 is required today. It means that \$10,000 is required in the bank this year, \$20,000 next year, \$30,000 the following year, and so on until you have \$100,000 on the 10th year when the roof is scheduled to be replaced.

Reserve Balance: This is how much money you have in the bank set aside for reserves at a given point in time, like at the start of each fiscal year called 'Starting Reserve Balance' or at the end of the fiscal year called 'Ending Reserve Balance.' It can also be the reserve accumulated to date, like in the Percent Funding Analysis report where each component has an 'Accumulated Reserve Balance' value.

Reserves are the money set aside for anticipated common area expenses. The reserve account (also called cash reserves or reserve funds) is funded by dues collected from owners (like HOA fees).

Just like an emergency fund or a rainy-day fund to cover personal expenses if the car breaks down or the kitchen sink leaks, HOAs with commonly owned space like condominiums must set aside a healthy percentage of funds every year to plan for the future.

Without it, paying for big expenses becomes difficult. It may require a special assessment to raise the funds to pay for a repair, putting an oversized financial burden on owners. Or a capital improvement loan may be required. The Reserve Analysis report will help figure out a sufficient amount of money to put away in reserves each year to pay for those eventual expenses. Usually a 70% funded reserve balance or above is considered strong.

Remaining Useful Life (RUL): Remaining useful life is how many remaining years of use a component should have left before it has

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to be replaced. For example, if the useful life of your roof is 20 years and it is five years old, the remaining useful life would be 15 years.

Replacement Contingency %: The replacement contingency percentage is a budgeting option that gives you the flexibility to determine the amount or percentage to fund replacements. This gives you more control to establish the funds available to make the necessary repairs on a cycled basis. For example, the retaining walls may be estimated to be replaced over 25 years, but the budget may call to phase the replacement in stages of 20% every five years. It may be determined to only account for that percentage of the replacement cost in your budget.

Source: These are the source(s) utilized to obtain component repair or replacement cost estimates and can be reviewed on the Component Inventory report.

Useful Life (UL): Useful life is how many years a component is expected to be in use from the time it's new (or refurbished); to the time it has to be replaced. For example, the roof – depending on what kind it is – might have a useful life of 20 years. After 20 years, you'd expect to replace it.

Property Description	Financial Summary
Property Name: Jasper Heights Condominiums	Starting Reserve Balance: \$635,231
Location: Portland, OR	Fully Funded Reserve Balance: \$3,141,998
Project Type: Condominium	Percent Funded on 1/1/2025: 20%
Number of Units: 75	Current Replacement Cost: \$5,238,073
Age of Project: 47 Year(s)	Deficit/Surplus vs. Fully Funded Reserve: (\$2,506,767) or (\$33,423.56) Per Unit Avg

The property was constructed in 1978. It consists of 20 two-story buildings and 75 units, as well as a clubhouse.

Assumed Inflation, Interest & Rate of Annual Reserve Contribution Increase

Funding and anticipated expenditures have been computed with a time value of money approach with the following rates:



Inflation:

4.00 %

Applied to the anticipated expenditures

Interest:

3.00 %

Applied to the average annual reserve balance

Annual Reserve Contribution Increase:

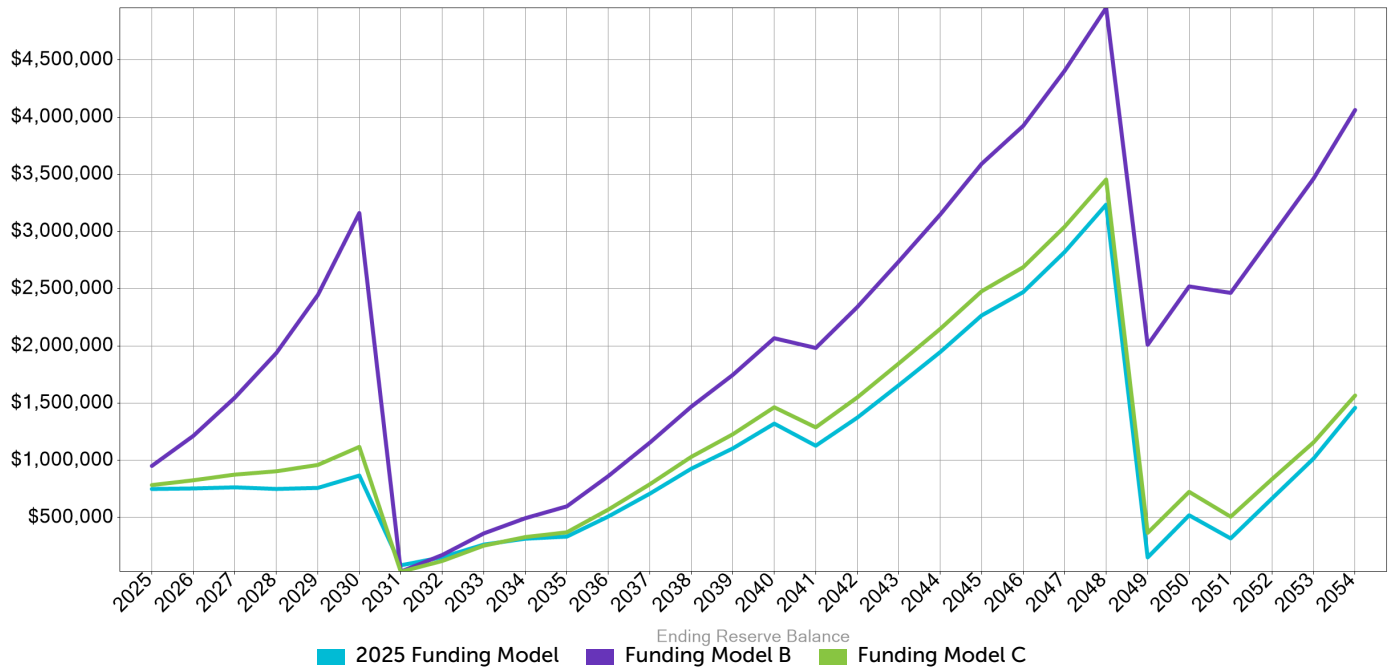
Varies

See individual funding models

Summary of Funding Plans

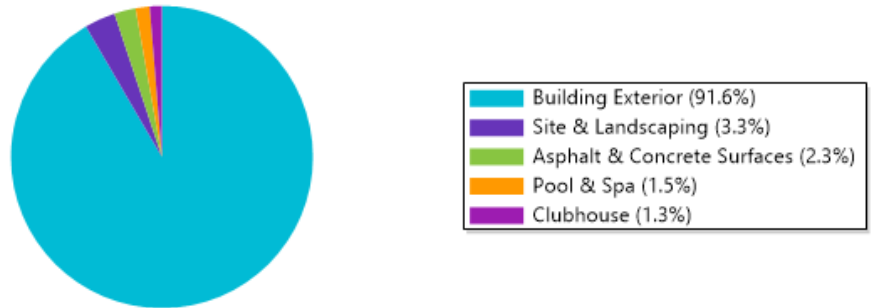
★ Recommended funding plan

Funding Plans	Annual Reserve Contributions	Monthly Reserve Contributions (Avg. Per Unit)	Meet All Anticipated Expenditures During Next 30 Years	1st Year of Reserve Deficit (If Applicable)	Average Reserve Balance Over 30 Years	Average Percent Funded Over 30 Years
2025 Funding Model ★	\$151,200	\$168.00	Yes	N/A	\$1,046,338	23%
Funding Model B	\$350,000	\$388.89	Yes	N/A	\$2,159,438	45%
Funding Model C	\$185,000	\$205.56	Yes	N/A	\$1,176,802	25%



Expenditures by Category

Current Replacement Cost: \$5,238,073.00



	UL	RUL	Current Replacement Cost	Accumulated Reserve Balance	Annual Fully Funded Requirement	Fully Funded Reserve Balance	Annual Reserve Contribution
Asphalt & Concrete Surfaces	1-30	0-21	\$121,675	\$12,879	\$39,428	\$63,704	\$18,274
Building Exterior	1-45	0-24	\$4,798,638	\$595,265	\$163,732	\$2,944,318	\$75,886
Clubhouse	10-40	1-18	\$67,363	\$8,560	\$2,944	\$42,341	\$1,364
Pool & Spa	8-35	1-10	\$78,372	\$10,201	\$6,067	\$50,457	\$2,812
Site & Landscaping	1-40	1-26	\$172,026	\$8,325	\$114,059	\$41,177	\$52,864
		Totals	\$5,238,073	\$635,231	\$326,230	\$3,141,998	\$151,200

Current Replacement Cost: \$5,238,073

Component	GL Code	UL	RUL	Unit Price	Quantity	Current Replacement Cost	Anticipated Expenditures	Source
Asphalt & Concrete Surfaces								
Asphalt - Overlay		30	21	\$2.55 / SF	25140	\$64,057	\$145,970	Inspector
Notes: Price gathered from PONO internal database and other properties of a similar size.								
Asphalt - Seal/Stripe & Repair		6	3	\$0.30 / SF	25140	\$7,542	\$8,484	Inspector
Notes: 2024: Replacement skipped in 2046, not to overlap with Overlay replacement.								
2022: Seal Coating was done in July by Hals Construction for a cost of \$5,791.00.								
Concrete - Driveways - Replace - A		1	0	\$6,760.00 / EA	51	\$34,476	\$34,476	Inspector
Notes: 2024: Association is replacing driveways in a staged approach.								
Concrete - Driveways - Replace - B		50	45	\$6,760.00 / EA	24	\$162,240*	\$947,672*	Inspector
<i>(Time Exempt Component)</i>								
Notes: This should be brought into the reserve study in the fiscal year of 2040								
Concrete - Patio - Maintenance		10	7	\$10,400.00 / Total	1	\$10,400	\$13,686	Inspector
Notes: 2023: In 2021, the Association replaced the patio and column supports for units 15024 and 15026.								
Concrete - Walks - Maintenance		10	4	\$5,200.00 / Total	1	\$5,200	\$6,083	Inspector
Totals						\$121,675	\$208,699	
* Non-reserve components excluded from totals								
Building Exterior								
Chimney - Flashing - Replacement		25	24	\$49,920.00 / Total	1	\$49,920	\$127,960	Inspector
Notes: 2024: Gores Construction was paid \$48,000.00 to replace chimney flashing.								
Cladding - Brick - Maintenance		10	6	\$10,400.00 / Total	1	\$10,400	\$13,159	User
Decks - Vinyl Dividers - Replacement A		30	5	\$676.00 / EA	33	\$22,308	\$27,141	Inspector
Decks - Vinyl Dividers - Replacement B		30	3	\$676.00 / EA	33	\$22,308	\$25,093	Inspector
Decks - Wood - Maintenance		1	0	\$13,520.00 / Total	1	\$13,520	\$13,520	Inspector
Notes: 2024: Association paid E.C Roofing and Construction \$12,595.00 for deck repairs.								
2023: Component will be rolled over each year until all decks have been completed.								
Fencing - Paint - Pool Area		10	6	\$3,640.00 / Total	1	\$3,640	\$4,606	Inspector
Gutters and Downspouts - Replacement		20	10	\$1,196.00 / EA	75	\$89,700	\$132,778	Inspector
Rails - Refurbishment		5	0	\$1,250.00 / EA	75	\$9,375	\$9,375	Inspector
Notes: The cost is based on the previous railings completed in 2020 and 2021 at \$760.00 per unit.								
Roofing - Shingle - Replacement		25	24	\$11.21 / SF	113154	\$1,268,592	\$3,251,787	Inspector
Notes: 2024: For a large project, please anticipate additional costs such as building consultant fees, which can amount to 5% of replacement costs.								
2023: Gores Construction replaced roofing for a cost of \$1,218,772.32								
Siding & Trim - Painting		10	6	\$8,840.00 / EA	21	\$185,640	\$234,894	Inspector
Siding & Trim - Power Washing		10	6	\$3,234.40 / Total	1	\$3,234	\$4,093	Inspector
Notes: 2024: Power washing will be skipped in 2031, as new siding is currently scheduled to be installed.								
2024: Association paid Finnmark Property Services \$3,110.00 to power wash all buildings except CH.								
Siding, Trim & Windows - Replacement		45	6	\$3,120,000.00 / Total	1	\$3,120,000	\$3,947,795	Inspector
Notes: 2024: For a large project, please anticipate additional costs such as building consultant fees, which can amount to 5% of replacement costs.								
2023: Price is based on the average of the Rough Order of Magnitude (ROM) estimates provided during the roofing project in 2023.								
Totals						\$4,798,638	\$7,792,202	
Clubhouse								
Dishwasher - Replacement		20	13	\$703.04 / Total	1	\$703	\$1,171	Inspector
Door - Exterior - Replacement		35	4	\$1,250.00 / EA	6	\$7,500	\$8,774	Inspector
Fireplace - Tile - Maintenance		10	1	\$520.00 / Total	1	\$520	\$541	Inspector

Component Inventory

Component	GL Code	UL	RUL	Unit Price	Quantity	Current Replacement Cost	Anticipated Expenditures	Source
Flooring - Carpet - Replacement		15	4	\$3.12 / SF	799	\$2,493	\$2,916	Inspector
Notes: Recommend steam cleaning carpet to extend its useful life.								
Flooring - Vinyl - Replacement		20	4	\$3.74 / SF	360	\$1,348	\$1,577	Inspector
Furniture - Replacement		20	4	\$6,240.00 / Total	1	\$6,240	\$7,300	User
Gas Fireplace - Replacement		30	2	\$919.36 / Total	1	\$919	\$994	Inspector
HVAC - Air Conditioner - Replacement		20	14	\$4,680.00 / Total	1	\$4,680	\$8,104	Inspector
HVAC - Gas Furnace - Replacement		20	14	\$5,200.00 / Total	1	\$5,200	\$9,005	Inspector
Lights - Exit - Replacement		15	4	\$78.00 / EA	2	\$156	\$182	Inspector
Lights - Exterior - Replacement		25	18	\$260.00 / EA	15	\$3,900	\$7,901	Inspector
Lights - Interior - Replacement		25	1	\$78.00 / EA	12	\$936	\$973	Inspector
Paint - Interior Walls		10	4	\$3,120.00 / Total	1	\$3,120	\$3,650	Inspector
Refrigerator - Replacement		20	11	\$520.00 / Total	1	\$520	\$801	Inspector
Sauna - Heater - Replacement		20	2	\$884.00 / EA	2	\$1,768	\$1,912	Inspector
Notes: The existing brand is no longer manufactured, the item should be inspected yearly and cleaned.								
Sauna Enclosure - Replacement		40	9	\$9,360.00 / EA	2	\$18,720	\$26,644	Inspector
Stove & Microwave - Replacement		20	11	\$2,340.00 / Total	1	\$2,340	\$3,602	Inspector
Water Heater - Replacement		15	15	\$2,500.00 / EA	1	\$2,500	\$4,502	Inspector
Notes: 2025: BP Plumbing replaced water heater for \$2,500.								
Windows - Replacement		20	10	\$950.00 / EA	4	\$3,800	\$5,625	Inspector
Notes: 2025: Window glass had broken seal and was replaced for \$425.								
Totals						\$67,363	\$96,175	
Pool & Spa								
Pool - Chlorinator - Replacement		10	2	\$2,600.00 / EA	1	\$2,600	\$2,812	Inspector
Pool - Cover - Replacement		10	1	\$5,200.00 / Total	1	\$5,200	\$5,408	User
Pool - Deck - Maintenance		15	7	\$10,400.00 / Total	1	\$10,400	\$13,686	Inspector
Pool - Door - Replacement		35	4	\$1,250.00 / EA	4	\$5,000	\$5,849	Inspector
Pool - Filter - Replacement		20	10	\$1,820.00 / EA	1	\$1,820	\$2,694	Inspector
Pool - Furnishings - Replacement		10	6	\$5,200.00 / Total	1	\$5,200	\$6,580	User
Pool - Heater - Replacement		15	1	\$4,680.00 / EA	1	\$4,680	\$4,867	User
Pool - Pump - Replacement		8	2	\$1,872.00 / EA	1	\$1,872	\$2,025	Inspector
Pool - Replaster		12	4	\$31,200.00 / Total	1	\$31,200	\$36,500	Inspector
Pool - Restrooms - Refurbishment		15	9	\$5,200.00 / EA	2	\$10,400	\$14,802	Inspector
Totals						\$78,372	\$95,223	
Site & Landscaping								
Fencing - Chain Link - Replacement		30	4	\$31.20 / LF	1083	\$33,790	\$39,529	Inspector
Fencing - Metal - Replacement (Time Exempt Component)		40	31	\$88.40 / LF	465	\$41,106*	\$138,656*	Inspector
Notes: 2024: Association paid E.C Roofing and Construction \$1,180.00 for fencing repairs. This should be brought into the reserve study in the fiscal year of 2026.								
Fencing - Pool Area - Replacement (Time Exempt Component)		40	32	\$88.40 / LF	156	\$13,790*	\$48,378*	Inspector
Notes: This should be brought into the reserve study in the fiscal year of 2027.								
Fencing - Upper Pool Area - Replacement		40	14	\$124.80 / LF	42	\$5,242	\$9,077	User
Irrigation System - Maintenance		5	4	\$5,000.00 / Total	1	\$5,000	\$5,849	Inspector

Component Inventory

Jasper Heights Condominiums

Units: 75 | Start Date: 1/1/2025

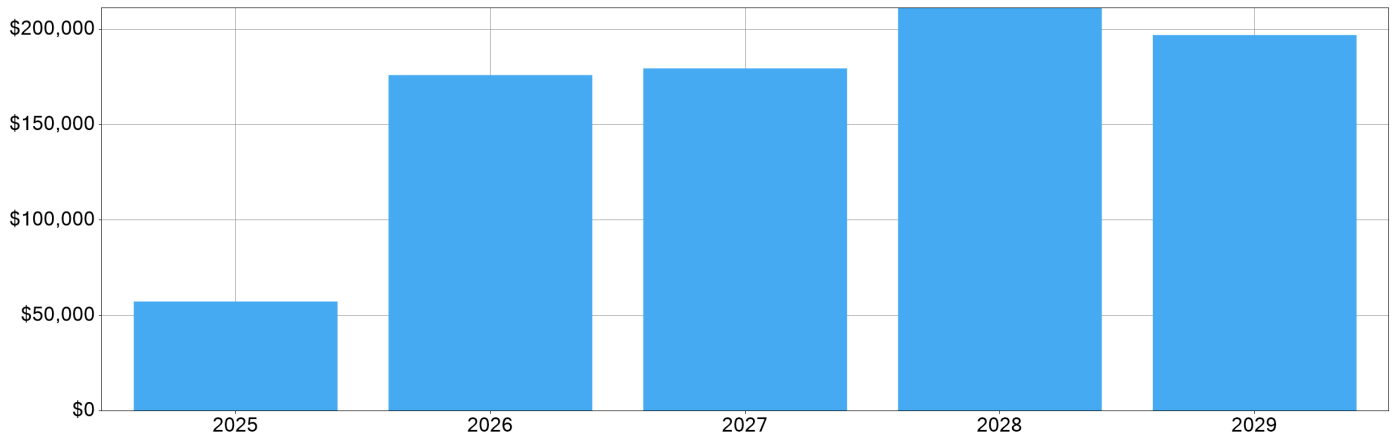
Component	GL Code	UL	RUL	Unit Price	Quantity	Current Replacement Cost	Anticipated Expenditures	Source
Notes: 2024: Association paid Landscape East & West \$1,578.00 for Spring irrigation repairs.								
Landscape - French Drain - Maintenance		10	7	\$3,120.00 / Total	1	\$3,120	\$4,106	Inspector
Lights - Pole - Replacement		25	17	\$297.44 / EA	8	\$2,380	\$4,635	Inspector
Mailboxes - Maintenance		8	2	\$109.20 / EA	33	\$901	\$974	User
Notes: 2023: To date, 42 have been updated and switched out.								
Monument - Replacement		30	4	\$4,160.00 / Total	1	\$4,160	\$4,867	Inspector
Plumbing - Repipe		1	1	\$100,000.00 / Total	1	\$100,000	\$104,000	User
Retaining Walls - Maintenance		30	26	\$1,560.00 / Total	1	\$1,560	\$4,325	Inspector
Notes: 2020: Association replaced the concrete wall by the clubhouse for \$698.00.								
Storage Shed - Replacement		15	9	\$624.00 / EA	1	\$624	\$888	User
Tree - Maintenance		5	4	\$2,000.00 / Total	1	\$2,000	\$2,340	User
Notes: 2024: Association paid J&L Landscape \$2,000.00 for tree trimming and limb removal.								
Water Service Pipe - Maintenance		1	1	\$10,000.00 / Total	1	\$10,000	\$10,400	User
Notes: 2025: Leak behind 15050 – 15046. Mtr#: 20012229, repair cost \$10,858.00 2024: Leak behind 15036, in greenway, Mtr#: 20012229, repair cost \$3,647.00 2021: Leak outside unit 14852. Mtr#: 20072169, repair cost \$1,821.00 2019: Leak behind 2901, in greenway, Mtr#: 20012229, repair cost \$479.00 2013: Water service pipe leak. Mtr#: 20012229, repair cost 1,222.00								
Water Shut-off Valve/ Well Box		5	4	\$3,250.00 / Total	1	\$3,250	\$3,802	User
Notes: 2024: Association paid BP Plumbing \$1,559.54 installed 5 shut-offs(units: 14910, 14912, 14920, 14962, 14826) to existing supply and water main. EC Construction did the dig-out and backfill for \$1,660.00. 2018: 3 valve units replaced. 14952 & 14958 Mtr #20012436, 2907 Mtr #20012229 for a cost \$1,707.00 2016: 148th 29 units on Mtr #20072169 for cost \$7,711.00								
Totals						\$172,026	\$194,792	

* Non-reserve components excluded from totals

Measure key : SF = Square Feet , EA = Each , SY = Square Yard(s) , LF = Linear Feet , ALW = Allowance , BLD = Building(s) , CY = Cubic Yard(s) , LT = Lot , PLC = Place(s) , SQ = Square(s) , TN = Ton(s) , LS = Lump Sum

Anticipated Expenditures (5 Years)

Units: 75 | Start Date: 1/1/2025

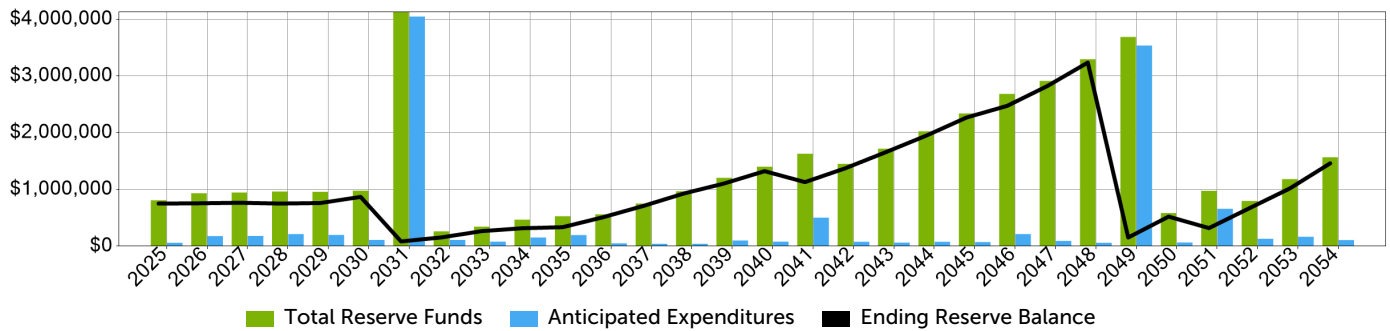


Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
2025						
Concrete - Driveways - Replace - A				Asphalt & Concrete Surfaces	\$34,476	\$34,476
Decks - Wood - Maintenance				Building Exterior	\$13,520	\$13,520
Rails - Refurbishment				Building Exterior	\$9,375	\$9,375
Total for 2025:						\$57,371
2026						
Concrete - Driveways - Replace - A				Asphalt & Concrete Surfaces	\$34,476	\$35,855
Decks - Wood - Maintenance				Building Exterior	\$13,520	\$14,061
Fireplace - Tile - Maintenance				Clubhouse	\$520	\$541
Lights - Interior - Replacement				Clubhouse	\$936	\$973
Plumbing - Repipe				Site & Landscaping	\$100,000	\$104,000
Pool - Cover - Replacement				Pool & Spa	\$5,200	\$5,408
Pool - Heater - Replacement				Pool & Spa	\$4,680	\$4,867
Water Service Pipe - Maintenance				Site & Landscaping	\$10,000	\$10,400
Total for 2026:						\$176,105
2027						
Concrete - Driveways - Replace - A				Asphalt & Concrete Surfaces	\$34,476	\$37,289
Decks - Wood - Maintenance				Building Exterior	\$13,520	\$14,623
Gas Fireplace - Replacement				Clubhouse	\$919	\$994
Mailboxes - Maintenance				Site & Landscaping	\$901	\$974
Plumbing - Repipe				Site & Landscaping	\$100,000	\$108,160
Pool - Chlorinator - Replacement				Pool & Spa	\$2,600	\$2,812
Pool - Pump - Replacement				Pool & Spa	\$1,872	\$2,025
Sauna - Heater - Replacement				Clubhouse	\$1,768	\$1,912
Water Service Pipe - Maintenance				Site & Landscaping	\$10,000	\$10,816
Total for 2027:						\$179,606
2028						
Asphalt - Seal/Stripe & Repair				Asphalt & Concrete Surfaces	\$7,542	\$8,484
Concrete - Driveways - Replace - A				Asphalt & Concrete Surfaces	\$34,476	\$38,781
Decks - Vinyl Dividers - Replacement B				Building Exterior	\$22,308	\$25,093

Anticipated Expenditures (5 Years)

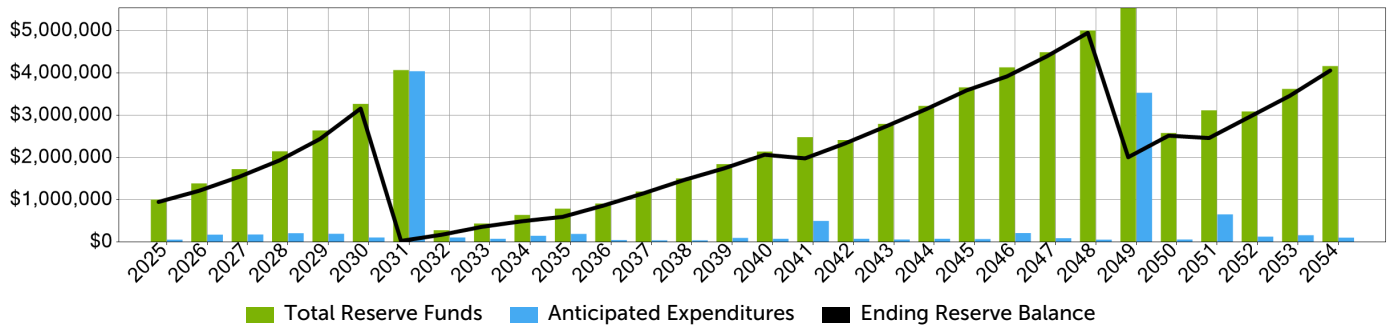
Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Decks - Wood - Maintenance				Building Exterior	\$13,520	\$15,208
Plumbing - Repipe				Site & Landscaping	\$100,000	\$112,486
Water Service Pipe - Maintenance				Site & Landscaping	\$10,000	\$11,249
Total for 2028:						\$211,301
2029						
Concrete - Driveways - Replace - A				Asphalt & Concrete Surfaces	\$34,476	\$40,332
Concrete - Walks - Maintenance				Asphalt & Concrete Surfaces	\$5,200	\$6,083
Decks - Wood - Maintenance				Building Exterior	\$13,520	\$15,816
Door - Exterior - Replacement				Clubhouse	\$7,500	\$8,774
Fencing - Chain Link - Replacement				Site & Landscaping	\$33,790	\$39,529
Flooring - Carpet - Replacement				Clubhouse	\$2,493	\$2,916
Flooring - Vinyl - Replacement				Clubhouse	\$1,348	\$1,577
Furniture - Replacement				Clubhouse	\$6,240	\$7,300
Irrigation System - Maintenance				Site & Landscaping	\$5,000	\$5,849
Lights - Exit - Replacement				Clubhouse	\$156	\$182
Monument - Replacement				Site & Landscaping	\$4,160	\$4,867
Paint - Interior Walls				Clubhouse	\$3,120	\$3,650
Pool - Door - Replacement				Pool & Spa	\$5,000	\$5,849
Pool - Replaster				Pool & Spa	\$31,200	\$36,500
Tree - Maintenance				Site & Landscaping	\$2,000	\$2,340
Water Service Pipe - Maintenance				Site & Landscaping	\$10,000	\$11,699
Water Shut-off Valve/ Well Box				Site & Landscaping	\$3,250	\$3,802
Total for 2029:						\$197,065

This plan represents first-year reserve contribution of \$151,200 or \$168.00 monthly per unit and incorporates the following variable annual increases in funding: 5% in years 1-6, 5% in years 7-7, 5% in years 8-30. If maintained, this plan will meet all anticipated expenditures as they occur over the projected 30 years. If designated future year increases are not maintained the association may be unable to meet all future expense requirements. If adopted, this plan should be reviewed annually and adjusted accordingly to ensure all funding goals and expectations are being met.



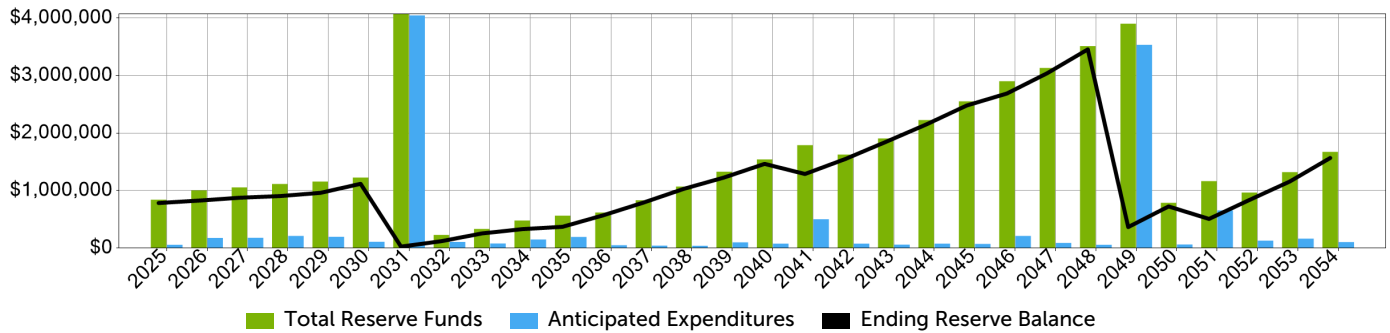
Year	Annual Reserve Contributions	Monthly Reserve Contributions (Avg. Per Unit)	Starting Reserve Balance	Interest Earned	Total Reserve Funds	Anticipated Expenditures	Ending Reserve Balance	Fully Funded Reserve Balance	Ending Percent Funded
Duration: 6 years			Rate of Annual Reserve Contribution Increases: 5.00%				Additional Funds To Reserves: \$0.00		
2025	\$151,200	\$168.00	\$635,231	\$20,464	\$806,895	\$57,371	\$749,524	\$3,547,291	21%
2026	\$158,760	\$176.40	\$749,524	\$22,226	\$930,510	\$176,105	\$754,405	\$3,858,884	20%
2027	\$166,698	\$185.22	\$754,405	\$22,439	\$943,541	\$179,606	\$763,935	\$4,193,413	18%
2028	\$175,033	\$194.48	\$763,935	\$22,374	\$961,342	\$211,301	\$750,040	\$4,406,054	17%
2029	\$183,785	\$204.21	\$750,040	\$22,302	\$956,127	\$197,065	\$759,062	\$4,652,591	16%
2030	\$192,974	\$214.42	\$759,062	\$24,030	\$976,065	\$109,108	\$866,957	\$5,011,476	17%
Duration: 1 years			Rate of Annual Reserve Contribution Increases: 5.00%				Additional Funds To Reserves: \$3,000,000.00		
2031	\$202,622	\$225.14	\$3,866,957	\$58,365	\$4,127,945	\$4,045,524	\$82,421	\$1,053,748	8%
Duration: 23 years			Rate of Annual Reserve Contribution Increases: 5.00%				Additional Funds To Reserves: \$0.00		
2032	\$175,000	\$194.44	\$82,421	\$3,481	\$260,902	\$107,796	\$153,106	\$1,293,402	12%
2033	\$183,750	\$204.17	\$153,106	\$6,159	\$343,015	\$79,372	\$263,643	\$1,584,588	17%
2034	\$192,938	\$214.38	\$263,643	\$8,550	\$465,131	\$150,205	\$314,926	\$1,775,601	18%
2035	\$202,584	\$225.09	\$314,926	\$9,578	\$527,089	\$193,894	\$333,195	\$1,940,172	17%
2036	\$212,714	\$236.35	\$333,195	\$12,445	\$558,353	\$49,416	\$508,937	\$2,273,391	22%
2037	\$223,349	\$248.17	\$508,937	\$17,991	\$750,277	\$41,819	\$708,458	\$2,640,120	27%
2038	\$234,517	\$260.57	\$708,458	\$24,167	\$967,142	\$40,333	\$926,808	\$3,035,834	31%
2039	\$246,243	\$273.60	\$926,808	\$30,012	\$1,203,063	\$99,072	\$1,103,991	\$3,399,571	32%
2040	\$258,555	\$287.28	\$1,103,991	\$35,838	\$1,398,384	\$77,327	\$1,321,057	\$3,814,286	35%
2041	\$271,482	\$301.65	\$1,321,057	\$36,188	\$1,628,727	\$501,049	\$1,127,678	\$3,819,284	30%
2042	\$285,057	\$316.73	\$1,127,678	\$36,954	\$1,449,689	\$76,785	\$1,372,903	\$4,280,657	32%
2043	\$299,309	\$332.57	\$1,372,903	\$44,759	\$1,716,972	\$61,165	\$1,655,807	\$4,792,269	35%
2044	\$314,275	\$349.19	\$1,655,807	\$53,237	\$2,023,319	\$76,729	\$1,946,590	\$5,324,318	37%
2045	\$329,989	\$366.65	\$1,946,590	\$62,266	\$2,338,845	\$72,077	\$2,266,768	\$5,895,022	38%
2046	\$346,488	\$384.99	\$2,266,768	\$70,011	\$2,683,267	\$212,602	\$2,470,666	\$6,341,841	39%
2047	\$363,812	\$404.24	\$2,470,666	\$78,216	\$2,912,694	\$90,739	\$2,821,955	\$6,969,144	40%
2048	\$382,003	\$424.45	\$2,821,955	\$89,519	\$3,293,477	\$57,970	\$3,235,507	\$7,674,339	42%
2049	\$401,103	\$445.67	\$3,235,507	\$50,052	\$3,686,662	\$3,535,345	\$151,317	\$4,810,741	3%
2050	\$421,158	\$467.95	\$151,317	\$9,916	\$582,391	\$62,700	\$519,691	\$5,464,396	10%
2051	\$442,216	\$491.35	\$519,691	\$12,372	\$974,279	\$656,807	\$317,472	\$5,492,925	6%
2052	\$464,327	\$515.92	\$317,472	\$14,561	\$796,360	\$128,546	\$667,813	\$6,087,938	11%
2053	\$487,543	\$541.71	\$667,813	\$24,886	\$1,180,243	\$164,089	\$1,016,154	\$6,690,146	15%
2054	\$511,921	\$568.80	\$1,016,154	\$36,584	\$1,564,658	\$105,317	\$1,459,342	\$7,398,740	20%

This plan represents first-year reserve contribution of \$350,000 or \$388.89 monthly per unit and incorporates the following variable annual increases in funding: 16.25% in years 1-7, 4% in years 8-30. If maintained, this plan will meet all anticipated expenditures as they occur over the projected 30 years. If designated future year increases are not maintained the association may be unable to meet all future expense requirements. If adopted, this plan should be reviewed annually and adjusted accordingly to ensure all funding goals and expectations are being met.



Year	Annual Reserve Contributions	Monthly Reserve Contributions (Avg. Per Unit)	Starting Reserve Balance	Interest Earned	Total Reserve Funds	Anticipated Expenditures	Ending Reserve Balance	Fully Funded Reserve Balance	Ending Percent Funded
Duration: 7 years			Rate of Annual Reserve Contribution Increases: 16.25%			Additional Funds To Reserves: \$0.00			
2025	\$350,000	\$388.89	\$635,231	\$23,446	\$1,008,677	\$57,371	\$951,306	\$3,547,291	27%
2026	\$406,875	\$452.08	\$951,306	\$32,001	\$1,390,182	\$176,105	\$1,214,077	\$3,858,884	31%
2027	\$472,992	\$525.55	\$1,214,077	\$40,823	\$1,727,892	\$179,606	\$1,548,286	\$4,193,413	37%
2028	\$549,853	\$610.95	\$1,548,286	\$51,527	\$2,149,666	\$211,301	\$1,938,365	\$4,406,054	44%
2029	\$639,205	\$710.23	\$1,938,365	\$64,783	\$2,642,352	\$197,065	\$2,445,287	\$4,652,591	53%
2030	\$743,075	\$825.64	\$2,445,287	\$82,868	\$3,271,230	\$109,108	\$3,162,122	\$5,011,476	63%
2031	\$863,825	\$959.81	\$3,162,122	\$47,138	\$4,073,085	\$4,045,524	\$27,562	\$1,053,748	3%
Duration: 23 years			Rate of Annual Reserve Contribution Increases: 4.00%			Additional Funds To Reserves: \$0.00			
2032	\$250,000	\$277.78	\$27,562	\$2,960	\$280,522	\$107,796	\$172,726	\$1,293,402	13%
2033	\$260,000	\$288.89	\$172,726	\$7,891	\$440,617	\$79,372	\$361,246	\$1,584,588	23%
2034	\$270,400	\$300.44	\$361,246	\$12,640	\$644,286	\$150,205	\$494,081	\$1,775,601	28%
2035	\$281,216	\$312.46	\$494,081	\$16,132	\$791,429	\$193,894	\$597,535	\$1,940,172	31%
2036	\$292,465	\$324.96	\$597,535	\$21,572	\$911,572	\$49,416	\$862,155	\$2,273,391	38%
2037	\$304,163	\$337.96	\$862,155	\$29,800	\$1,196,118	\$41,819	\$1,154,299	\$2,640,120	44%
2038	\$316,330	\$351.48	\$1,154,299	\$38,769	\$1,509,398	\$40,333	\$1,469,065	\$3,035,834	48%
2039	\$328,983	\$365.54	\$1,469,065	\$47,521	\$1,845,568	\$99,072	\$1,746,496	\$3,399,571	51%
2040	\$342,142	\$380.16	\$1,746,496	\$56,367	\$2,145,006	\$77,327	\$2,067,679	\$3,814,286	54%
2041	\$355,828	\$395.36	\$2,067,679	\$59,852	\$2,483,359	\$501,049	\$1,982,309	\$3,819,284	52%
2042	\$370,061	\$411.18	\$1,982,309	\$63,868	\$2,416,239	\$76,785	\$2,339,453	\$4,280,657	55%
2043	\$384,864	\$427.63	\$2,339,453	\$75,039	\$2,799,356	\$61,165	\$2,738,191	\$4,792,269	57%
2044	\$400,258	\$444.73	\$2,738,191	\$86,999	\$3,225,447	\$76,729	\$3,148,718	\$5,324,318	59%
2045	\$416,268	\$462.52	\$3,148,718	\$99,624	\$3,664,611	\$72,077	\$3,592,534	\$5,895,022	61%
2046	\$432,919	\$481.02	\$3,592,534	\$111,081	\$4,136,534	\$212,602	\$3,923,932	\$6,341,841	62%
2047	\$450,236	\$500.26	\$3,923,932	\$123,110	\$4,497,279	\$90,739	\$4,406,539	\$6,969,144	63%
2048	\$468,245	\$520.27	\$4,406,539	\$138,350	\$5,013,135	\$57,970	\$4,955,165	\$7,674,339	65%
2049	\$486,975	\$541.08	\$4,955,165	\$102,929	\$5,545,069	\$3,535,345	\$2,009,724	\$4,810,741	42%
2050	\$506,454	\$562.73	\$2,009,724	\$66,948	\$2,583,127	\$62,700	\$2,520,426	\$5,464,396	46%
2051	\$526,712	\$585.24	\$2,520,426	\$73,661	\$3,120,800	\$656,807	\$2,463,992	\$5,492,925	45%
2052	\$547,781	\$608.65	\$2,463,992	\$80,208	\$3,091,982	\$128,546	\$2,963,435	\$6,087,938	49%
2053	\$569,692	\$632.99	\$2,963,435	\$94,987	\$3,628,114	\$164,089	\$3,464,025	\$6,690,146	52%
2054	\$592,480	\$658.31	\$3,464,025	\$111,228	\$4,167,733	\$105,317	\$4,062,416	\$7,398,740	55%

This plan represents first-year reserve contribution of \$185,000 or \$205.56 monthly per unit and incorporates the following variable annual increases in funding: 5% in years 1-6, 5% in years 7-7, 4% in years 8-30. If maintained, this plan will meet all anticipated expenditures as they occur over the projected 30 years. If designated future year increases are not maintained the association may be unable to meet all future expense requirements. If adopted, this plan should be reviewed annually and adjusted accordingly to ensure all funding goals and expectations are being met.



Year	Annual Reserve Contributions	Monthly Reserve Contributions (Avg. Per Unit)	Starting Reserve Balance	Interest Earned	Total Reserve Funds	Anticipated Expenditures	Ending Reserve Balance	Fully Funded Reserve Balance	Ending Percent Funded
Duration: 6 years			Rate of Annual Reserve Contribution Increases: 5.00%				Additional Funds To Reserves: \$0.00		
2025	\$185,000	\$205.56	\$635,231	\$20,971	\$841,202	\$57,371	\$783,831	\$3,547,291	22%
2026	\$194,250	\$215.83	\$783,831	\$23,787	\$1,001,868	\$176,105	\$825,763	\$3,858,884	21%
2027	\$203,963	\$226.62	\$825,763	\$25,138	\$1,054,864	\$179,606	\$875,257	\$4,193,413	21%
2028	\$214,161	\$237.96	\$875,257	\$26,301	\$1,115,719	\$211,301	\$904,418	\$4,406,054	21%
2029	\$224,869	\$249.85	\$904,418	\$27,550	\$1,156,836	\$197,065	\$959,770	\$4,652,591	21%
2030	\$236,112	\$262.35	\$959,770	\$30,698	\$1,226,581	\$109,108	\$1,117,472	\$5,011,476	22%
Duration: 1 years			Rate of Annual Reserve Contribution Increases: 5.00%				Additional Funds To Reserves: \$2,650,000.00		
2031	\$247,918	\$275.46	\$3,767,472	\$56,060	\$4,071,450	\$4,045,524	\$25,927	\$1,053,748	2%
Duration: 23 years			Rate of Annual Reserve Contribution Increases: 4.00%				Additional Funds To Reserves: \$0.00		
2032	\$200,000	\$222.22	\$25,927	\$2,161	\$228,088	\$107,796	\$120,292	\$1,293,402	9%
2033	\$208,000	\$231.11	\$120,292	\$5,538	\$333,830	\$79,372	\$254,459	\$1,584,588	16%
2034	\$216,320	\$240.36	\$254,459	\$8,625	\$479,404	\$150,205	\$329,199	\$1,775,601	19%
2035	\$224,973	\$249.97	\$329,199	\$10,342	\$564,514	\$193,894	\$370,620	\$1,940,172	19%
2036	\$233,972	\$259.97	\$370,620	\$13,887	\$618,479	\$49,416	\$569,062	\$2,273,391	25%
2037	\$243,331	\$270.37	\$569,062	\$20,095	\$832,487	\$41,819	\$790,668	\$2,640,120	30%
2038	\$253,064	\$281.18	\$790,668	\$26,911	\$1,070,643	\$40,333	\$1,030,310	\$3,035,834	34%
2039	\$263,186	\$292.43	\$1,030,310	\$33,371	\$1,326,867	\$99,072	\$1,227,795	\$3,399,571	36%
2040	\$273,714	\$304.13	\$1,227,795	\$39,780	\$1,541,289	\$77,327	\$1,463,962	\$3,814,286	38%
2041	\$284,662	\$316.29	\$1,463,962	\$40,673	\$1,789,297	\$501,049	\$1,288,248	\$3,819,284	34%
2042	\$296,049	\$328.94	\$1,288,248	\$41,936	\$1,626,233	\$76,785	\$1,549,448	\$4,280,657	36%
2043	\$307,891	\$342.10	\$1,549,448	\$50,184	\$1,907,523	\$61,165	\$1,846,358	\$4,792,269	39%
2044	\$320,206	\$355.78	\$1,846,358	\$59,043	\$2,225,607	\$76,729	\$2,148,878	\$5,324,318	40%
2045	\$333,015	\$370.02	\$2,148,878	\$68,380	\$2,550,273	\$72,077	\$2,478,196	\$5,895,022	42%
2046	\$346,335	\$384.82	\$2,478,196	\$76,352	\$2,900,883	\$212,602	\$2,688,281	\$6,341,841	42%
2047	\$360,189	\$400.21	\$2,688,281	\$84,690	\$3,133,160	\$90,739	\$3,042,421	\$6,969,144	44%
2048	\$374,596	\$416.22	\$3,042,421	\$96,022	\$3,513,039	\$57,970	\$3,455,069	\$7,674,339	45%
2049	\$389,580	\$432.87	\$3,455,069	\$56,466	\$3,901,115	\$3,535,345	\$365,770	\$4,810,741	8%
2050	\$405,163	\$450.18	\$365,770	\$16,110	\$787,043	\$62,700	\$724,343	\$5,464,396	13%
2051	\$421,370	\$468.19	\$724,343	\$18,199	\$1,163,911	\$656,807	\$507,104	\$5,492,925	9%
2052	\$438,225	\$486.92	\$507,104	\$19,858	\$965,187	\$128,546	\$836,641	\$6,087,938	14%
2053	\$455,754	\$506.39	\$836,641	\$29,474	\$1,321,868	\$164,089	\$1,157,779	\$6,690,146	17%
2054	\$473,984	\$526.65	\$1,157,779	\$40,263	\$1,672,027	\$105,317	\$1,566,710	\$7,398,740	21%

Current Percent Funded: 20%

Component	UL	RUL	Effective Age	Current Replacement Cost	Starting Reserve Balance	Annual Fully Funding Reqmt.	Fully Funded Reserve Balance	Annual Reserve Contrib.
	A	B	C	D	E	F	G	H
ASPHALT & CONCRETE SURFACES								
Asphalt - Overlay	30	21	9	\$64,057	\$3,885	\$2,135	\$19,217	\$990
Asphalt - Seal/Stripe & Repair	6	3	3	\$7,542	\$762	\$1,257	\$3,771	\$583
Concrete - Driveways - Replace - A	1	0	1	\$34,476	\$6,970	\$34,476	\$34,476	\$15,979
Concrete - Patio - Maintenance	10	7	3	\$10,400	\$631	\$1,040	\$3,120	\$482
Concrete - Walks - Maintenance	10	4	6	\$5,200	\$631	\$520	\$3,120	\$241
			Total	\$121,675	\$12,879	\$39,428	\$63,704	\$18,274
BUILDING EXTERIOR								
Chimney - Flashing - Replacement	25	24	1	\$49,920	\$404	\$1,997	\$1,997	\$925
Cladding - Brick - Maintenance	10	6	4	\$10,400	\$841	\$1,040	\$4,160	\$482
Decks - Vinyl Dividers - Replacement A	30	5	25	\$22,308	\$3,758	\$744	\$18,590	\$345
Decks - Vinyl Dividers - Replacement B	30	3	27	\$22,308	\$4,059	\$744	\$20,077	\$345
Decks - Wood - Maintenance	1	0	1	\$13,520	\$2,733	\$13,520	\$13,520	\$6,266
Fencing - Paint - Pool Area	10	6	4	\$3,640	\$294	\$364	\$1,456	\$169
Gutters and Downspouts - Replacement	20	10	10	\$89,700	\$9,068	\$4,485	\$44,850	\$2,079
Rails - Refurbishment	5	0	5	\$9,375	\$1,895	\$1,875	\$9,375	\$869
Roofing - Shingle - Replacement	25	24	1	\$1,268,592	\$10,259	\$50,744	\$50,744	\$23,519
Siding & Trim - Painting	10	6	4	\$185,640	\$15,013	\$18,564	\$74,256	\$8,604
Siding & Trim - Power Washing	10	6	4	\$3,234	\$262	\$323	\$1,294	\$150
Siding, Trim & Windows - Replacement	45	6	39	\$3,120,000	\$546,679	\$69,333	\$2,704,000	\$32,134
			Total	\$4,798,638	\$595,265	\$163,732	\$2,944,318	\$75,886
CLUBHOUSE								
Dishwasher - Replacement	20	13	7	\$703	\$50	\$35	\$246	\$16
Door - Exterior - Replacement	35	4	31	\$7,500	\$1,343	\$214	\$6,643	\$99
Fireplace - Tile - Maintenance	10	1	9	\$520	\$95	\$52	\$468	\$24
Flooring - Carpet - Replacement	15	4	11	\$2,493	\$370	\$166	\$1,828	\$77
Flooring - Vinyl - Replacement	20	4	16	\$1,348	\$218	\$67	\$1,078	\$31
Furniture - Replacement	20	4	16	\$6,240	\$1,009	\$312	\$4,992	\$145
Gas Fireplace - Replacement	30	2	28	\$919	\$173	\$31	\$858	\$14
HVAC - Air Conditioner - Replacement	20	14	6	\$4,680	\$284	\$234	\$1,404	\$108
HVAC - Gas Furnace - Replacement	20	14	6	\$5,200	\$315	\$260	\$1,560	\$121
Lights - Exit - Replacement	15	4	11	\$156	\$23	\$10	\$114	\$5
Lights - Exterior - Replacement	25	18	7	\$3,900	\$221	\$156	\$1,092	\$72
Lights - Interior - Replacement	25	1	24	\$936	\$182	\$37	\$899	\$17
Paint - Interior Walls	10	4	6	\$3,120	\$378	\$312	\$1,872	\$145
Refrigerator - Replacement	20	11	9	\$520	\$47	\$26	\$234	\$12
Sauna - Heater - Replacement	20	2	18	\$1,768	\$322	\$88	\$1,591	\$41
Sauna Enclosure - Replacement	40	9	31	\$18,720	\$2,933	\$468	\$14,508	\$217
Stove & Microwave - Replacement	20	11	9	\$2,340	\$213	\$117	\$1,053	\$54
Water Heater - Replacement	15	15	0	\$2,500	\$0	\$167	\$0	\$77
Windows - Replacement	20	10	10	\$3,800	\$384	\$190	\$1,900	\$88
			Total	\$67,363	\$8,560	\$2,944	\$42,341	\$1,364
POOL & SPA								
Pool - Chlorinator - Replacement	10	2	8	\$2,600	\$421	\$260	\$2,080	\$121
Pool - Cover - Replacement	10	1	9	\$5,200	\$946	\$520	\$4,680	\$241
Pool - Deck - Maintenance	15	7	8	\$10,400	\$1,121	\$693	\$5,547	\$321
Pool - Door - Replacement	35	4	31	\$5,000	\$895	\$143	\$4,429	\$66

Percent Funded Analysis

Component	UL	RUL	Effective Age	Current Replacement Cost	Starting Reserve Balance	Annual Fully Funding Reqmt.	Fully Funded Reserve Balance	Annual Reserve Contrib.
	A	B	C	D	E	F	G	H
Pool - Filter - Replacement	20	10	10	\$1,820	\$184	\$91	\$910	\$42
Pool - Furnishings - Replacement	10	6	4	\$5,200	\$421	\$520	\$2,080	\$241
Pool - Heater - Replacement	15	1	14	\$4,680	\$883	\$312	\$4,368	\$145
Pool - Pump - Replacement	8	2	6	\$1,872	\$284	\$234	\$1,404	\$108
Pool - Replaster	12	4	8	\$31,200	\$4,205	\$2,600	\$20,800	\$1,205
Pool - Restrooms - Refurbishment	15	9	6	\$10,400	\$841	\$693	\$4,160	\$321
			Total	\$78,372	\$10,201	\$6,067	\$50,457	\$2,812
SITE & LANDSCAPING								
Fencing - Chain Link - Replacement	30	4	26	\$33,790	\$5,921	\$1,126	\$29,284	\$522
Fencing - Upper Pool Area - Replacement	40	14	26	\$5,242	\$689	\$131	\$3,407	\$61
Irrigation System - Maintenance	5	4	1	\$5,000	\$202	\$1,000	\$1,000	\$463
Landscape - French Drain - Maintenance	10	7	3	\$3,120	\$189	\$312	\$936	\$145
Lights - Pole - Replacement	25	17	8	\$2,380	\$154	\$95	\$761	\$44
Mailboxes - Maintenance	8	2	6	\$901	\$137	\$113	\$676	\$52
Monument - Replacement	30	4	26	\$4,160	\$729	\$139	\$3,605	\$64
Plumbing - Repipe	1	1	0	\$100,000	\$0	\$100,000	\$0	\$46,348
Retaining Walls - Maintenance	30	26	4	\$1,560	\$42	\$52	\$208	\$24
Storage Shed - Replacement	15	9	6	\$624	\$50	\$42	\$250	\$19
Tree - Maintenance	5	4	1	\$2,000	\$81	\$400	\$400	\$185
Water Service Pipe - Maintenance	1	1	0	\$10,000	\$0	\$10,000	\$0	\$4,635
Water Shut-off Valve/ Well Box	5	4	1	\$3,250	\$131	\$650	\$650	\$301
			Total	\$172,026	\$8,325	\$114,059	\$41,177	\$52,864
			Totals	\$5,238,073	\$635,231	\$326,230	\$3,141,998	\$151,200

Percent Funded Calculations: Effective Age (Column C): (A) - (B) = (C). Starting Reserve Balance (Column E): G (Individual) / G (Total) * E (Total) = E (Individual). Annual Fully Funding Requirement (Column F): (D) / (A) = (F). Fully Funded Reserve Balance (Column G): (C) * (F) = (G)

Reserve Allocation Report

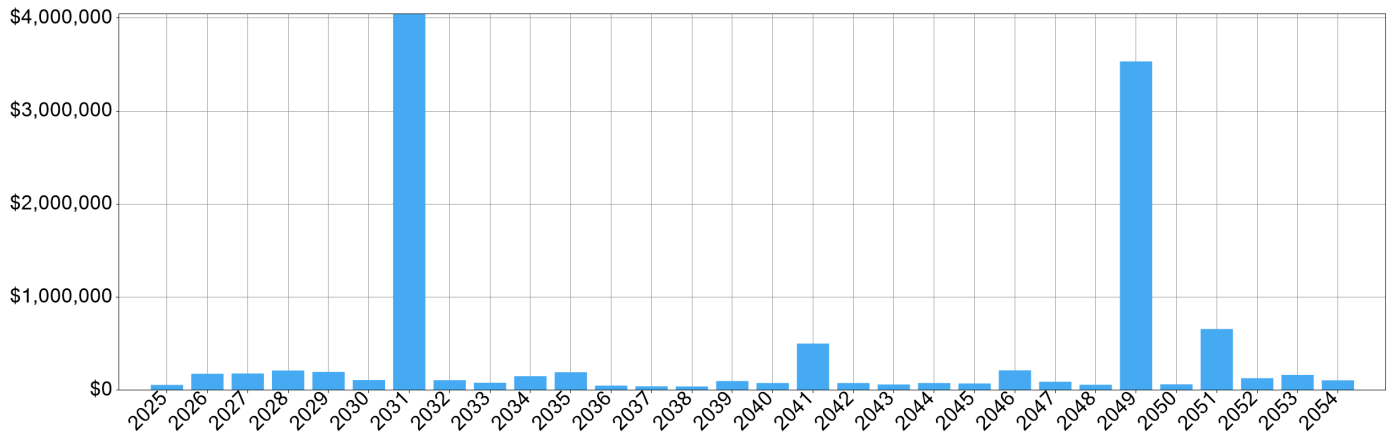
Component	GL Code	2025 Funding Model	Funding Model B	Funding Model C
ASPHALT & CONCRETE SURFACES				
Asphalt - Overlay		\$990	\$2,291	\$1,211
Asphalt - Seal/Stripe & Repair		\$583	\$1,349	\$713
Concrete - Driveways - Replace - A		\$15,979	\$36,988	\$19,551
Concrete - Patio - Maintenance		\$482	\$1,116	\$590
Concrete - Walks - Maintenance		\$241	\$558	\$295
	Total	\$18,274	\$42,301	\$22,359
BUILDING EXTERIOR				
Chimney - Flashing - Replacement		\$925	\$2,142	\$1,132
Cladding - Brick - Maintenance		\$482	\$1,116	\$590
Decks - Vinyl Dividers - Replacement A		\$345	\$798	\$422
Decks - Vinyl Dividers - Replacement B		\$345	\$798	\$422
Decks - Wood - Maintenance		\$6,266	\$14,505	\$7,667
Fencing - Paint - Pool Area		\$169	\$391	\$206
Gutters and Downspouts - Replacement		\$2,079	\$4,812	\$2,543
Rails - Refurbishment		\$869	\$2,012	\$1,063
Roofing - Shingle - Replacement		\$23,519	\$54,441	\$28,776
Siding & Trim - Painting		\$8,604	\$19,917	\$10,527
Siding & Trim - Power Washing		\$150	\$347	\$183
Siding, Trim & Windows - Replacement		\$32,134	\$74,385	\$39,318
	Total	\$75,886	\$175,662	\$92,850
CLUBHOUSE				
Dishwasher - Replacement		\$16	\$38	\$20
Door - Exterior - Replacement		\$99	\$230	\$122
Fireplace - Tile - Maintenance		\$24	\$56	\$29
Flooring - Carpet - Replacement		\$77	\$178	\$94
Flooring - Vinyl - Replacement		\$31	\$72	\$38
Furniture - Replacement		\$145	\$335	\$177
Gas Fireplace - Replacement		\$14	\$33	\$17
HVAC - Air Conditioner - Replacement		\$108	\$251	\$133
HVAC - Gas Furnace - Replacement		\$121	\$279	\$147
Lights - Exit - Replacement		\$5	\$11	\$6
Lights - Exterior - Replacement		\$72	\$167	\$88
Lights - Interior - Replacement		\$17	\$40	\$21
Paint - Interior Walls		\$145	\$335	\$177
Refrigerator - Replacement		\$12	\$28	\$15
Sauna - Heater - Replacement		\$41	\$95	\$50
Sauna Enclosure - Replacement		\$217	\$502	\$265
Stove & Microwave - Replacement		\$54	\$126	\$66
Water Heater - Replacement		\$77	\$179	\$95
Windows - Replacement		\$88	\$204	\$108
	Total	\$1,364	\$3,158	\$1,669
POOL & SPA				
Pool - Chlorinator - Replacement		\$121	\$279	\$147
Pool - Cover - Replacement		\$241	\$558	\$295
Pool - Deck - Maintenance		\$321	\$744	\$393
Pool - Door - Replacement		\$66	\$153	\$81
Pool - Filter - Replacement		\$42	\$98	\$52
Pool - Furnishings - Replacement		\$241	\$558	\$295
Pool - Heater - Replacement		\$145	\$335	\$177
Pool - Pump - Replacement		\$108	\$251	\$133
Pool - Replaster		\$1,205	\$2,789	\$1,474

Reserve Allocation Report

Component	GL Code	2025 Funding Model	Funding Model B	Funding Model C
Pool - Restrooms - Refurbishment		\$321	\$744	\$393
	Total	\$2,812	\$6,509	\$3,440
SITE & LANDSCAPING				
Fencing - Chain Link - Replacement		\$522	\$1,208	\$639
Fencing - Upper Pool Area - Replacement		\$61	\$141	\$74
Irrigation System - Maintenance		\$463	\$1,073	\$567
Landscape - French Drain - Maintenance		\$145	\$335	\$177
Lights - Pole - Replacement		\$44	\$102	\$54
Mailboxes - Maintenance		\$52	\$121	\$64
Monument - Replacement		\$64	\$149	\$79
Plumbing - Repipe		\$46,348	\$107,286	\$56,708
Retaining Walls - Maintenance		\$24	\$56	\$29
Storage Shed - Replacement		\$19	\$45	\$24
Tree - Maintenance		\$185	\$429	\$227
Water Service Pipe - Maintenance		\$4,635	\$10,729	\$5,671
Water Shut-off Valve/ Well Box		\$301	\$697	\$369
	Total	\$52,864	\$122,370	\$64,681
	Totals	\$151,200	\$350,000	\$185,000

Anticipated Expenditures (30 Years)

Units: 75 | Start Date: 1/1/2025



Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
2025						
Concrete - Driveways - Replace - A				Asphalt & Concrete Surfaces	\$34,476	\$34,476
Decks - Wood - Maintenance				Building Exterior	\$13,520	\$13,520
Rails - Refurbishment				Building Exterior	\$9,375	\$9,375
Total for 2025:						\$57,371
2026						
Concrete - Driveways - Replace - A				Asphalt & Concrete Surfaces	\$34,476	\$35,855
Decks - Wood - Maintenance				Building Exterior	\$13,520	\$14,061
Fireplace - Tile - Maintenance				Clubhouse	\$520	\$541
Lights - Interior - Replacement				Clubhouse	\$936	\$973
Plumbing - Repipe				Site & Landscaping	\$100,000	\$104,000
Pool - Cover - Replacement				Pool & Spa	\$5,200	\$5,408
Pool - Heater - Replacement				Pool & Spa	\$4,680	\$4,867
Water Service Pipe - Maintenance				Site & Landscaping	\$10,000	\$10,400
Total for 2026:						\$176,105
2027						
Concrete - Driveways - Replace - A				Asphalt & Concrete Surfaces	\$34,476	\$37,289
Decks - Wood - Maintenance				Building Exterior	\$13,520	\$14,623
Gas Fireplace - Replacement				Clubhouse	\$919	\$994
Mailboxes - Maintenance				Site & Landscaping	\$901	\$974
Plumbing - Repipe				Site & Landscaping	\$100,000	\$108,160
Pool - Chlorinator - Replacement				Pool & Spa	\$2,600	\$2,812
Pool - Pump - Replacement				Pool & Spa	\$1,872	\$2,025
Sauna - Heater - Replacement				Clubhouse	\$1,768	\$1,912
Water Service Pipe - Maintenance				Site & Landscaping	\$10,000	\$10,816
Total for 2027:						\$179,606
2028						
Asphalt - Seal/Stripe & Repair				Asphalt & Concrete Surfaces	\$7,542	\$8,484
Concrete - Driveways - Replace - A				Asphalt & Concrete Surfaces	\$34,476	\$38,781
Decks - Vinyl Dividers - Replacement B				Building Exterior	\$22,308	\$25,093

Anticipated Expenditures (30 Years)

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Decks - Wood - Maintenance				Building Exterior	\$13,520	\$15,208
Plumbing - Repipe				Site & Landscaping	\$100,000	\$112,486
Water Service Pipe - Maintenance				Site & Landscaping	\$10,000	\$11,249
Total for 2028:						\$211,301
2029						
Concrete - Driveways - Replace - A				Asphalt & Concrete Surfaces	\$34,476	\$40,332
Concrete - Walks - Maintenance				Asphalt & Concrete Surfaces	\$5,200	\$6,083
Decks - Wood - Maintenance				Building Exterior	\$13,520	\$15,816
Door - Exterior - Replacement				Clubhouse	\$7,500	\$8,774
Fencing - Chain Link - Replacement				Site & Landscaping	\$33,790	\$39,529
Flooring - Carpet - Replacement				Clubhouse	\$2,493	\$2,916
Flooring - Vinyl - Replacement				Clubhouse	\$1,348	\$1,577
Furniture - Replacement				Clubhouse	\$6,240	\$7,300
Irrigation System - Maintenance				Site & Landscaping	\$5,000	\$5,849
Lights - Exit - Replacement				Clubhouse	\$156	\$182
Monument - Replacement				Site & Landscaping	\$4,160	\$4,867
Paint - Interior Walls				Clubhouse	\$3,120	\$3,650
Pool - Door - Replacement				Pool & Spa	\$5,000	\$5,849
Pool - Replaster				Pool & Spa	\$31,200	\$36,500
Tree - Maintenance				Site & Landscaping	\$2,000	\$2,340
Water Service Pipe - Maintenance				Site & Landscaping	\$10,000	\$11,699
Water Shut-off Valve/ Well Box				Site & Landscaping	\$3,250	\$3,802
Total for 2029:						\$197,065
2030						
Concrete - Driveways - Replace - A				Asphalt & Concrete Surfaces	\$34,476	\$41,945
Decks - Vinyl Dividers - Replacement A				Building Exterior	\$22,308	\$27,141
Decks - Wood - Maintenance				Building Exterior	\$13,520	\$16,449
Rails - Refurbishment				Building Exterior	\$9,375	\$11,406
Water Service Pipe - Maintenance				Site & Landscaping	\$10,000	\$12,167
Total for 2030:						\$109,108
2031						
Cladding - Brick - Maintenance				Building Exterior	\$10,400	\$13,159
Concrete - Driveways - Replace - A				Asphalt & Concrete Surfaces	\$34,476	\$43,623
Decks - Wood - Maintenance				Building Exterior	\$13,520	\$17,107
Fencing - Paint - Pool Area				Building Exterior	\$3,640	\$4,606
Pool - Furnishings - Replacement				Pool & Spa	\$5,200	\$6,580
Siding, Trim & Windows - Replacement				Building Exterior	\$3,120,000	\$3,947,795
Water Service Pipe - Maintenance				Site & Landscaping	\$10,000	\$12,653
Total for 2031:						\$4,045,524
2032						
Concrete - Driveways - Replace				Asphalt & Concrete Surfaces	\$34,476	\$45,368

Anticipated Expenditures (30 Years)

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
- A						
Concrete - Patio - Maintenance				Asphalt & Concrete Surfaces	\$10,400	\$13,686
Decks - Wood - Maintenance				Building Exterior	\$13,520	\$17,791
Landscape - French Drain - Maintenance				Site & Landscaping	\$3,120	\$4,106
Pool - Deck - Maintenance				Pool & Spa	\$10,400	\$13,686
Water Service Pipe - Maintenance				Site & Landscaping	\$10,000	\$13,159
Total for 2032:						\$107,796
2033						
Concrete - Driveways - Replace - A				Asphalt & Concrete Surfaces	\$34,476	\$47,183
Decks - Wood - Maintenance				Building Exterior	\$13,520	\$18,503
Water Service Pipe - Maintenance				Site & Landscaping	\$10,000	\$13,686
Total for 2033:						\$79,372
2034						
Asphalt - Seal/Stripe & Repair				Asphalt & Concrete Surfaces	\$7,542	\$10,735
Concrete - Driveways - Replace - A				Asphalt & Concrete Surfaces	\$34,476	\$49,070
Decks - Wood - Maintenance				Building Exterior	\$13,520	\$19,243
Irrigation System - Maintenance				Site & Landscaping	\$5,000	\$7,117
Pool - Restrooms - Refurbishment				Pool & Spa	\$10,400	\$14,802
Sauna Enclosure - Replacement				Clubhouse	\$18,720	\$26,644
Storage Shed - Replacement				Site & Landscaping	\$624	\$888
Tree - Maintenance				Site & Landscaping	\$2,000	\$2,847
Water Service Pipe - Maintenance				Site & Landscaping	\$10,000	\$14,233
Water Shut-off Valve/ Well Box				Site & Landscaping	\$3,250	\$4,626
Total for 2034:						\$150,205
2035						
Decks - Wood - Maintenance				Building Exterior	\$13,520	\$20,013
Gutters and Downspouts - Replacement				Building Exterior	\$89,700	\$132,778
Mailboxes - Maintenance				Site & Landscaping	\$901	\$1,334
Pool - Filter - Replacement				Pool & Spa	\$1,820	\$2,694
Pool - Pump - Replacement				Pool & Spa	\$1,872	\$2,771
Rails - Refurbishment				Building Exterior	\$9,375	\$13,877
Water Service Pipe - Maintenance				Site & Landscaping	\$10,000	\$14,802
Windows - Replacement				Clubhouse	\$3,800	\$5,625
Total for 2035:						\$193,894
2036						
Decks - Wood - Maintenance				Building Exterior	\$13,520	\$20,813
Fireplace - Tile - Maintenance				Clubhouse	\$520	\$801
Pool - Cover - Replacement				Pool & Spa	\$5,200	\$8,005
Refrigerator - Replacement				Clubhouse	\$520	\$801
Stove & Microwave - Replacement				Clubhouse	\$2,340	\$3,602
Water Service Pipe - Maintenance				Site & Landscaping	\$10,000	\$15,395

Anticipated Expenditures (30 Years)

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Total for 2036:						\$49,416
2037						
Decks - Wood - Maintenance				Building Exterior	\$13,520	\$21,646
Pool - Chlorinator - Replacement				Pool & Spa	\$2,600	\$4,163
Water Service Pipe - Maintenance				Site & Landscaping	\$10,000	\$16,010
Total for 2037:						\$41,819
2038						
Decks - Wood - Maintenance				Building Exterior	\$13,520	\$22,512
Dishwasher - Replacement				Clubhouse	\$703	\$1,171
Water Service Pipe - Maintenance				Site & Landscaping	\$10,000	\$16,651
Total for 2038:						\$40,333
2039						
Concrete - Walks - Maintenance				Asphalt & Concrete Surfaces	\$5,200	\$9,005
Decks - Wood - Maintenance				Building Exterior	\$13,520	\$23,412
Fencing - Upper Pool Area - Replacement				Site & Landscaping	\$5,242	\$9,077
HVAC - Air Conditioner - Replacement				Clubhouse	\$4,680	\$8,104
HVAC - Gas Furnace - Replacement				Clubhouse	\$5,200	\$9,005
Irrigation System - Maintenance				Site & Landscaping	\$5,000	\$8,658
Paint - Interior Walls				Clubhouse	\$3,120	\$5,403
Tree - Maintenance				Site & Landscaping	\$2,000	\$3,463
Water Service Pipe - Maintenance				Site & Landscaping	\$10,000	\$17,317
Water Shut-off Valve/ Well Box				Site & Landscaping	\$3,250	\$5,628
Total for 2039:						\$99,072
2040						
Asphalt - Seal/Stripe & Repair				Asphalt & Concrete Surfaces	\$7,542	\$13,583
Decks - Wood - Maintenance				Building Exterior	\$13,520	\$24,349
Rails - Refurbishment				Building Exterior	\$9,375	\$16,884
Water Heater - Replacement				Clubhouse	\$2,500	\$4,502
Water Service Pipe - Maintenance				Site & Landscaping	\$10,000	\$18,009
Total for 2040:						\$77,327
2041						
Cladding - Brick - Maintenance				Building Exterior	\$10,400	\$19,479
Decks - Wood - Maintenance				Building Exterior	\$13,520	\$25,323
Fencing - Paint - Pool Area				Building Exterior	\$3,640	\$6,818
Pool - Furnishings - Replacement				Pool & Spa	\$5,200	\$9,740
Pool - Heater - Replacement				Pool & Spa	\$4,680	\$8,766
Pool - Replaster				Pool & Spa	\$31,200	\$58,437
Siding & Trim - Painting				Building Exterior	\$185,640	\$347,700
Siding & Trim - Power Washing				Building Exterior	\$3,234	\$6,058
Water Service Pipe - Maintenance				Site & Landscaping	\$10,000	\$18,730
Total for 2041:						\$501,049

Anticipated Expenditures (30 Years)

Units: 75 | Start Date: 1/1/2025

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
2042						
Concrete - Patio - Maintenance				Asphalt & Concrete Surfaces	\$10,400	\$20,258
Decks - Wood - Maintenance				Building Exterior	\$13,520	\$26,336
Landscape - French Drain - Maintenance				Site & Landscaping	\$3,120	\$6,077
Lights - Pole - Replacement				Site & Landscaping	\$2,380	\$4,635
Water Service Pipe - Maintenance				Site & Landscaping	\$10,000	\$19,479
Total for 2042:						\$76,785
2043						
Decks - Wood - Maintenance				Building Exterior	\$13,520	\$27,389
Lights - Exterior - Replacement				Clubhouse	\$3,900	\$7,901
Mailboxes - Maintenance				Site & Landscaping	\$901	\$1,825
Pool - Pump - Replacement				Pool & Spa	\$1,872	\$3,792
Water Service Pipe - Maintenance				Site & Landscaping	\$10,000	\$20,258
Total for 2043:						\$61,165
2044						
Decks - Wood - Maintenance				Building Exterior	\$13,520	\$28,485
Flooring - Carpet - Replacement				Clubhouse	\$2,493	\$5,252
Irrigation System - Maintenance				Site & Landscaping	\$5,000	\$10,534
Lights - Exit - Replacement				Clubhouse	\$156	\$329
Tree - Maintenance				Site & Landscaping	\$2,000	\$4,214
Water Service Pipe - Maintenance				Site & Landscaping	\$10,000	\$21,068
Water Shut-off Valve/ Well Box				Site & Landscaping	\$3,250	\$6,847
Total for 2044:						\$76,729
2045						
Decks - Wood - Maintenance				Building Exterior	\$13,520	\$29,624
Rails - Refurbishment				Building Exterior	\$9,375	\$20,542
Water Service Pipe - Maintenance				Site & Landscaping	\$10,000	\$21,911
Total for 2045:						\$72,077
2046						
Asphalt - Overlay				Asphalt & Concrete Surfaces	\$64,057	\$145,970
Decks - Wood - Maintenance				Building Exterior	\$13,520	\$30,809
Fireplace - Tile - Maintenance				Clubhouse	\$520	\$1,185
Pool - Cover - Replacement				Pool & Spa	\$5,200	\$11,850
Water Service Pipe - Maintenance				Site & Landscaping	\$10,000	\$22,788
Total for 2046:						\$212,602
2047						
Decks - Wood - Maintenance				Building Exterior	\$13,520	\$32,041
Pool - Chlorinator - Replacement				Pool & Spa	\$2,600	\$6,162
Pool - Deck - Maintenance				Pool & Spa	\$10,400	\$24,647
Sauna - Heater - Replacement				Clubhouse	\$1,768	\$4,190
Water Service Pipe - Maintenance				Site & Landscaping	\$10,000	\$23,699
Total for 2047:						\$90,739
2048						

Anticipated Expenditures (30 Years)

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Decks - Wood - Maintenance				Building Exterior	\$13,520	\$33,323
Water Service Pipe - Maintenance				Site & Landscaping	\$10,000	\$24,647
Total for 2048:						\$57,970
2049						
Chimney - Flashing - Replacement				Building Exterior	\$49,920	\$127,960
Concrete - Walks - Maintenance				Asphalt & Concrete Surfaces	\$5,200	\$13,329
Decks - Wood - Maintenance				Building Exterior	\$13,520	\$34,656
Flooring - Vinyl - Replacement				Clubhouse	\$1,348	\$3,455
Furniture - Replacement				Clubhouse	\$6,240	\$15,995
Irrigation System - Maintenance				Site & Landscaping	\$5,000	\$12,817
Paint - Interior Walls				Clubhouse	\$3,120	\$7,998
Pool - Restrooms - Refurbishment				Pool & Spa	\$10,400	\$26,658
Roofing - Shingle - Replacement				Building Exterior	\$1,268,592	\$3,251,787
Storage Shed - Replacement				Site & Landscaping	\$624	\$1,600
Tree - Maintenance				Site & Landscaping	\$2,000	\$5,127
Water Service Pipe - Maintenance				Site & Landscaping	\$10,000	\$25,633
Water Shut-off Valve/ Well Box				Site & Landscaping	\$3,250	\$8,331
Total for 2049:						\$3,535,345
2050						
Decks - Wood - Maintenance				Building Exterior	\$13,520	\$36,042
Water Service Pipe - Maintenance				Site & Landscaping	\$10,000	\$26,658
Total for 2050:						\$62,700
2051						
Cladding - Brick - Maintenance				Building Exterior	\$10,400	\$28,834
Decks - Wood - Maintenance				Building Exterior	\$13,520	\$37,484
Fencing - Paint - Pool Area				Building Exterior	\$3,640	\$10,092
Lights - Interior - Replacement				Clubhouse	\$936	\$2,595
Mailboxes - Maintenance				Site & Landscaping	\$901	\$2,498
Pool - Furnishings - Replacement				Pool & Spa	\$5,200	\$14,417
Pool - Pump - Replacement				Pool & Spa	\$1,872	\$5,190
Retaining Walls - Maintenance				Site & Landscaping	\$1,560	\$4,325
Siding & Trim - Painting				Building Exterior	\$185,640	\$514,681
Siding & Trim - Power Washing				Building Exterior	\$3,234	\$8,967
Water Service Pipe - Maintenance				Site & Landscaping	\$10,000	\$27,725
Total for 2051:						\$656,807
2052						
Asphalt - Seal/Stripe & Repair				Asphalt & Concrete Surfaces	\$7,542	\$21,746
Concrete - Patio - Maintenance				Asphalt & Concrete Surfaces	\$10,400	\$29,987
Decks - Wood - Maintenance				Building Exterior	\$13,520	\$38,983
Landscape - French Drain - Maintenance				Site & Landscaping	\$3,120	\$8,996
Water Service Pipe - Maintenance				Site & Landscaping	\$10,000	\$28,834
Total for 2052:						\$128,546

Anticipated Expenditures (30 Years)

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
2053						
Decks - Wood - Maintenance				Building Exterior	\$13,520	\$40,542
Pool - Replaster				Pool & Spa	\$31,200	\$93,560
Water Service Pipe - Maintenance				Site & Landscaping	\$10,000	\$29,987
Total for 2053:						\$164,089
2054						
Decks - Wood - Maintenance				Building Exterior	\$13,520	\$42,164
Irrigation System - Maintenance				Site & Landscaping	\$5,000	\$15,593
Tree - Maintenance				Site & Landscaping	\$2,000	\$6,237
Water Service Pipe - Maintenance				Site & Landscaping	\$10,000	\$31,187
Water Shut-off Valve/ Well Box				Site & Landscaping	\$3,250	\$10,136
Total for 2054:						\$105,317

Asphalt & Concrete Surfaces



Asphalt - Overlay

Reserve Component

Useful Life	30 Year(s)	Replacement %	100.00%
Remaining Life	21 Year(s)	Quantity / Units	25140 SF
Date in Service	2015	Unit Price	\$2.55 / SF
Effective Age	9	Current Cost	\$64,057
Source	Inspector	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$3,885
Cost Center		Annual Fully Funding Requirement	\$2,135
Project Number		Fully Funded Reserve Balance	\$19,217
Owner		Annual Reserve Contribution	\$990

Description: Grind and overlay of asphalt driveways and parking areas. Event to include striping and painting of curbs.

Notes: Price gathered from PONO internal database and other properties of a similar size.



Asphalt - Seal/Stripe & Repair

Reserve Component

Useful Life	6 Year(s)	Replacement %	100.00%
Remaining Life	3 Year(s)	Quantity / Units	25140 SF
Date in Service	2022	Unit Price	\$0.30 / SF
Effective Age	3	Current Cost	\$7,542
Source	Inspector	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$762
Cost Center		Annual Fully Funding Requirement	\$1,257
Project Number		Fully Funded Reserve Balance	\$3,771
Owner		Annual Reserve Contribution	\$583

Description: Sealcoat and repairs to asphalt driveway and parking area. Event to include striping and painting of curbs.

Notes: 2024: Replacement skipped in 2046, not to overlap with Overlay replacement.
2022: Seal Coating was done in July by Hals Construction for a cost of \$5,791.00.

Component Photos & Details

**Concrete - Driveways - Replace - A***Reserve Component*

Useful Life	1 Year(s)	Replacement %	10.00%
Remaining Life	0 Year(s)	Quantity / Units	51 EA
Date in Service	1977	Unit Price	\$6,760.00 / EA
Effective Age	1	Current Cost	\$34,476
Source	Inspector	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$6,970
Cost Center		Annual Fully Funding Requirement	\$34,476
Project Number		Fully Funded Reserve Balance	\$34,476
Owner		Annual Reserve Contribution	\$15,979

Description: Replacement of concrete driveways to the garages for 51 units.

Notes: 2024: Association is replacing driveways in a staged approach.

**Concrete - Driveways - Replace - B***Time Exempt Component*

Useful Life	50 Year(s)	Replacement %	100.00%
Remaining Life	45 Year(s)	Quantity / Units	24 EA
Date in Service	2021	Unit Price	\$6,760.00 / EA
Effective Age	5	Current Cost	\$162,240
Source	Inspector	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$0
Cost Center		Annual Fully Funding Requirement	\$0
Project Number		Fully Funded Reserve Balance	\$0
Owner		Annual Reserve Contribution	\$0

Description: Replacement of concrete driveways to the garages for 51 units.

Notes: This should be brought into the reserve study in the fiscal year of 2040

Component Photos & Details

**Concrete - Patio - Maintenance***Reserve Component*

Useful Life	10 Year(s)	Replacement %	100.00%
Remaining Life	7 Year(s)	Quantity / Units	1 Total
Date in Service	2021	Unit Price	\$10,400.00 / Total
Effective Age	3	Current Cost	\$10,400
Source	Inspector	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$631
Cost Center		Annual Fully Funding Requirement	\$1,040
Project Number		Fully Funded Reserve Balance	\$3,120
Owner		Annual Reserve Contribution	\$482

Description: Allowance for the replacement of the concrete flatwork patios throughout the complex.

Notes: 2023: In 2021, the Association replaced the patio and column supports for units 15024 and 15026.

**Concrete - Walks - Maintenance***Reserve Component*

Useful Life	10 Year(s)	Replacement %	100.00%
Remaining Life	4 Year(s)	Quantity / Units	1 Total
Date in Service	2018	Unit Price	\$5,200.00 / Total
Effective Age	6	Current Cost	\$5,200
Source	Inspector	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$631
Cost Center		Annual Fully Funding Requirement	\$520
Project Number		Fully Funded Reserve Balance	\$3,120
Owner		Annual Reserve Contribution	\$241

Description: Allowance to inspect, repair, or service failing concrete slabs, curbing, and pathways.

Building Exterior



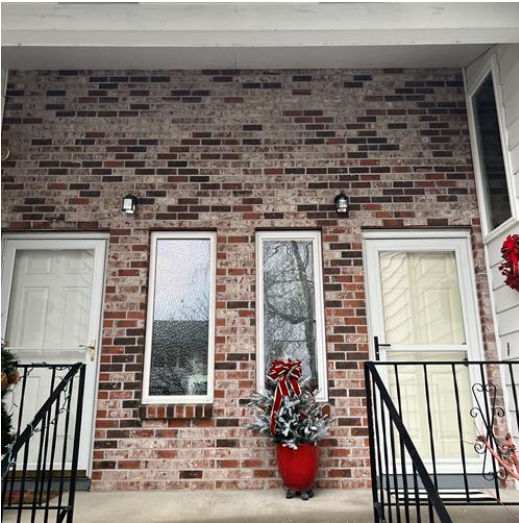
Chimney - Flashing - Replacement

Reserve Component

Useful Life	25 Year(s)	Replacement %	100.00%
Remaining Life	24 Year(s)	Quantity / Units	1 Total
Date in Service	2024	Unit Price	\$49,920.00 / Total
Effective Age	1	Current Cost	\$49,920
Source	Inspector	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$404
Cost Center		Annual Fully Funding Requirement	\$1,997
Project Number		Fully Funded Reserve Balance	\$1,997
Owner		Annual Reserve Contribution	\$925

Description: Replacement of shingles adjacent to the chimney flashings, removal of existing chimney flashings, installation of new ice and water shield around the base of the new chimney flashings, installation of new chimney flashings and storm collars, and application of new sealant around the storm collar for Bldgs. 1-20 and the clubhouse

Notes: 2024: Gores Construction was paid \$48,000.00 to replace chimney flashing.



Cladding - Brick - Maintenance

Reserve Component

Useful Life	10 Year(s)	Replacement %	100.00%
Remaining Life	6 Year(s)	Quantity / Units	1 Total
Date in Service	2018	Unit Price	\$10,400.00 / Total
Effective Age	4	Current Cost	\$10,400
Source	User	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$841
Cost Center		Annual Fully Funding Requirement	\$1,040
Project Number		Fully Funded Reserve Balance	\$4,160
Owner		Annual Reserve Contribution	\$482

Description: Repairs and maintenance of exterior brick siding. Should coincide with the next exterior painting project.

Component Photos & Details



Description: Replacement of the patio and deck dividers.

Decks - Vinyl Dividers - Replacement A*Reserve Component*

Useful Life	30 Year(s)	Replacement %	100.00%
Remaining Life	5 Year(s)	Quantity / Units	33 EA
Date in Service	2012	Unit Price	\$676.00 / EA
Effective Age	25	Current Cost	\$22,308
Source	Inspector	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$3,758
Cost Center		Annual Fully Funding Requirement	\$744
Project Number		Fully Funded Reserve Balance	\$18,590
Owner		Annual Reserve Contribution	\$345



Description: Replacement of the patio and deck dividers.

Decks - Vinyl Dividers - Replacement B*Reserve Component*

Useful Life	30 Year(s)	Replacement %	100.00%
Remaining Life	3 Year(s)	Quantity / Units	33 EA
Date in Service	2010	Unit Price	\$676.00 / EA
Effective Age	27	Current Cost	\$22,308
Source	Inspector	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$4,059
Cost Center		Annual Fully Funding Requirement	\$744
Project Number		Fully Funded Reserve Balance	\$20,077
Owner		Annual Reserve Contribution	\$345

Component Photos & Details

**Decks - Wood - Maintenance***Reserve Component*

Useful Life	1 Year(s)	Replacement %	100.00%
Remaining Life	0 Year(s)	Quantity / Units	1 Total
Date in Service	2022	Unit Price	\$13,520.00 / Total
Effective Age	1	Current Cost	\$13,520
Source	Inspector	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$2,733
Cost Center		Annual Fully Funding Requirement	\$13,520
Project Number		Fully Funded Reserve Balance	\$13,520
Owner		Annual Reserve Contribution	\$6,266

Description: Allowance to make repairs to the wood deck as needed

Notes: 2024: Association paid E.C Roofing and Construction \$12,595.00 for deck repairs.
2023: Component will be rolled over each year until all decks have been completed.

**Fencing - Paint - Pool Area***Reserve Component*

Useful Life	10 Year(s)	Replacement %	100.00%
Remaining Life	6 Year(s)	Quantity / Units	1 Total
Date in Service	2016	Unit Price	\$3,640.00 / Total
Effective Age	4	Current Cost	\$3,640
Source	Inspector	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$294
Cost Center		Annual Fully Funding Requirement	\$364
Project Number		Fully Funded Reserve Balance	\$1,456
Owner		Annual Reserve Contribution	\$169

Description: Painting of the metal fencing at the pool area.

Component Photos & Details

**Gutters and Downspouts - Replacement***Reserve Component*

Useful Life	20 Year(s)	Replacement %	100.00%
Remaining Life	10 Year(s)	Quantity / Units	75 EA
Date in Service	2018	Unit Price	\$1,196.00 / EA
Effective Age	10	Current Cost	\$89,700
Source	Inspector	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$9,068
Cost Center		Annual Fully Funding Requirement	\$4,485
Project Number		Fully Funded Reserve Balance	\$44,850
Owner		Annual Reserve Contribution	\$2,079

Description: Replacement of the gutters and downspouts on 75 units

**Rails - Refurbishment***Reserve Component*

Useful Life	5 Year(s)	Replacement %	10.00%
Remaining Life	0 Year(s)	Quantity / Units	75 EA
Date in Service	2023	Unit Price	\$1,250.00 / EA
Effective Age	5	Current Cost	\$9,375
Source	Inspector	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$1,895
Cost Center		Annual Fully Funding Requirement	\$1,875
Project Number		Fully Funded Reserve Balance	\$9,375
Owner		Annual Reserve Contribution	\$869

Description: Includes the removal of old coating, new powder coating, and reinstallation of the railings.

Notes: The cost is based on the previous railings completed in 2020 and 2021 at \$760.00 per unit.



Roofing - Shingle - Replacement

Reserve Component

Useful Life	25 Year(s)	Replacement %	100.00%
Remaining Life	24 Year(s)	Quantity / Units	113154 SF
Date in Service	2023	Unit Price	\$11.21 / SF
Effective Age	1	Current Cost	\$1,268,592
Source	Inspector	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$10,259
Cost Center		Annual Fully Funding Requirement	\$50,744
Project Number		Fully Funded Reserve Balance	\$50,744
Owner		Annual Reserve Contribution	\$23,519

Description: Replacement of roofing for the entire community

Notes: 2024: For a large project, please anticipate additional costs such as building consultant fees, which can amount to 5% of replacement costs.
2023: Gores Construction replaced roofing for a cost of \$1,218,772.32



Siding & Trim - Painting

Reserve Component

Useful Life	10 Year(s)	Replacement %	100.00%
Remaining Life	6 Year(s)	Quantity / Units	21 EA
Date in Service	2031	Unit Price	\$8,840.00 / EA
Effective Age	4	Current Cost	\$185,640
Source	Inspector	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$15,013
Cost Center		Annual Fully Funding Requirement	\$18,564
Project Number		Fully Funded Reserve Balance	\$74,256
Owner		Annual Reserve Contribution	\$8,604

Description: Painting of the Fiber Cement siding and trim.



Siding & Trim - Power Washing

Reserve Component

Useful Life	10 Year(s)	Replacement %	100.00%
Remaining Life	6 Year(s)	Quantity / Units	1 Total
Date in Service	2031	Unit Price	\$3,234.40 / Total
Effective Age	4	Current Cost	\$3,234
Source	Inspector	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$262
Cost Center		Annual Fully Funding Requirement	\$323
Project Number		Fully Funded Reserve Balance	\$1,294
Owner		Annual Reserve Contribution	\$150

Description: Light pressure cleaning of specific sections of the aluminum siding.

Notes: 2024: Power washing will be skipped in 2031, as new siding is currently scheduled to be installed.
2024: Association paid Finnmark Property Services \$3,110.00 to power wash all buildings except CH.



Siding, Trim & Windows - Replacement

Reserve Component

Useful Life	45 Year(s)	Replacement %	100.00%
Remaining Life	6 Year(s)	Quantity / Units	1 Total
Date in Service	1978	Unit Price	\$3,120,000.00 / Total
Effective Age	39	Current Cost	\$3,120,000
Source	Inspector	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$546,679
Cost Center		Annual Fully Funding Requirement	\$69,333
Project Number		Fully Funded Reserve Balance	\$2,704,000
Owner		Annual Reserve Contribution	\$32,134

Description: Remove and replace all siding, windows, and sliding glass doors (SGD). Materials to be fiber cement lap siding, cedar trim, all required metal flashings, sealant, Cascade windows and SGDs, and paint.

Notes: 2024: For a large project, please anticipate additional costs such as building consultant fees, which can amount to 5% of replacement costs.
2023: Price is based on the average of the Rough Order of Magnitude (ROM) estimates provided during the roofing project in 2023.

Clubhouse



Dishwasher - Replacement

Reserve Component

Useful Life	20 Year(s)	Replacement %	100.00%
Remaining Life	13 Year(s)	Quantity / Units	1 Total
Date in Service	2018	Unit Price	\$703.04 / Total
Effective Age	7	Current Cost	\$703
Source	Inspector	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$50
Cost Center		Annual Fully Funding Requirement	\$35
Project Number		Fully Funded Reserve Balance	\$246
Owner		Annual Reserve Contribution	\$16

Description: Replacement of the dishwasher in the clubhouse.



Door - Exterior - Replacement

Reserve Component

Useful Life	35 Year(s)	Replacement %	100.00%
Remaining Life	4 Year(s)	Quantity / Units	6 EA
Date in Service	1988	Unit Price	\$1,250.00 / EA
Effective Age	31	Current Cost	\$7,500
Source	Inspector	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$1,343
Cost Center		Annual Fully Funding Requirement	\$214
Project Number		Fully Funded Reserve Balance	\$6,643
Owner		Annual Reserve Contribution	\$99

Description: Replacement of 1 patio slider, 1 Emergency exit door, 1 entry door, 1 bathroom, 2 double doors at the Clubhouse.

Component Photos & Details

**Fireplace - Tile - Maintenance***Reserve Component*

Useful Life	10 Year(s)	Replacement %	100.00%
Remaining Life	1 Year(s)	Quantity / Units	1 Total
Date in Service	2013	Unit Price	\$520.00 / Total
Effective Age	9	Current Cost	\$520
Source	Inspector	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$95
Cost Center		Annual Fully Funding Requirement	\$52
Project Number		Fully Funded Reserve Balance	\$468
Owner		Annual Reserve Contribution	\$24

Description: Allowance for repairs or replacement of any of the ceramic tiles on the wall or hearth of the fireplace.

**Flooring - Carpet - Replacement***Reserve Component*

Useful Life	15 Year(s)	Replacement %	100.00%
Remaining Life	4 Year(s)	Quantity / Units	799 SF
Date in Service	1998	Unit Price	\$3.12 / SF
Effective Age	11	Current Cost	\$2,493
Source	Inspector	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$370
Cost Center		Annual Fully Funding Requirement	\$166
Project Number		Fully Funded Reserve Balance	\$1,828
Owner		Annual Reserve Contribution	\$77

Description: Replacement of the wall-to-wall carpeting in the clubhouse with standard grade, synthetic material.

Notes: Recommend steam cleaning carpet to extend its useful life.

Component Photos & Details



Description: Replacement of the vinyl flooring located in the kitchen in the clubhouse.

Flooring - Vinyl - Replacement*Reserve Component*

Useful Life	20 Year(s)	Replacement %	100.00%
Remaining Life	4 Year(s)	Quantity / Units	360 SF
Date in Service	1988	Unit Price	\$3.74 / SF
Effective Age	16	Current Cost	\$1,348
Source	Inspector	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$218
Cost Center		Annual Fully Funding Requirement	\$67
Project Number		Fully Funded Reserve Balance	\$1,078
Owner		Annual Reserve Contribution	\$31



Description: Replacement of clubhouse furniture and file cabinets, and the planters in the patio area.

Furniture - Replacement*Reserve Component*

Useful Life	20 Year(s)	Replacement %	100.00%
Remaining Life	4 Year(s)	Quantity / Units	1 Total
Date in Service	2003	Unit Price	\$6,240.00 / Total
Effective Age	16	Current Cost	\$6,240
Source	User	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$1,009
Cost Center		Annual Fully Funding Requirement	\$312
Project Number		Fully Funded Reserve Balance	\$4,992
Owner		Annual Reserve Contribution	\$145

Component Photos & Details

**Gas Fireplace - Replacement***Reserve Component*

Useful Life	30 Year(s)	Replacement %	100.00%
Remaining Life	2 Year(s)	Quantity / Units	1 Total
Date in Service	1996	Unit Price	\$919.36 / Total
Effective Age	28	Current Cost	\$919
Source	Inspector	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$173
Cost Center		Annual Fully Funding Requirement	\$31
Project Number		Fully Funded Reserve Balance	\$858
Owner		Annual Reserve Contribution	\$14

Description: Replacement of the gas log fireplace in the clubhouse.

**HVAC - Air Conditioner - Replacement***Reserve Component*

Useful Life	20 Year(s)	Replacement %	100.00%
Remaining Life	14 Year(s)	Quantity / Units	1 Total
Date in Service	2018	Unit Price	\$4,680.00 / Total
Effective Age	6	Current Cost	\$4,680
Source	Inspector	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$284
Cost Center		Annual Fully Funding Requirement	\$234
Project Number		Fully Funded Reserve Balance	\$1,404
Owner		Annual Reserve Contribution	\$108

Description: Replacement of the outdoor Lenox air conditioning unit for the clubhouse.



HVAC - Gas Furnace - Replacement

Reserve Component

Useful Life	20 Year(s)	Replacement %	100.00%
Remaining Life	14 Year(s)	Quantity / Units	1 Total
Date in Service	2018	Unit Price	\$5,200.00 / Total
Effective Age	6	Current Cost	\$5,200
Source	Inspector	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$315
Cost Center		Annual Fully Funding Requirement	\$260
Project Number		Fully Funded Reserve Balance	\$1,560
Owner		Annual Reserve Contribution	\$121

Description: Replacement of the Lenox gas furnace in the attic space for the clubhouse



Lights - Exit - Replacement

Reserve Component

Useful Life	15 Year(s)	Replacement %	100.00%
Remaining Life	4 Year(s)	Quantity / Units	2 EA
Date in Service	2013	Unit Price	\$78.00 / EA
Effective Age	11	Current Cost	\$156
Source	Inspector	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$23
Cost Center		Annual Fully Funding Requirement	\$10
Project Number		Fully Funded Reserve Balance	\$114
Owner		Annual Reserve Contribution	\$5

Description: Replacement of the emergency exit lights in the clubhouse.



Lights - Exterior - Replacement

Reserve Component

Useful Life	25 Year(s)	Replacement %	100.00%
Remaining Life	18 Year(s)	Quantity / Units	15 EA
Date in Service	2017	Unit Price	\$260.00 / EA
Effective Age	7	Current Cost	\$3,900
Source	Inspector	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$221
Cost Center		Annual Fully Funding Requirement	\$156
Project Number		Fully Funded Reserve Balance	\$1,092
Owner		Annual Reserve Contribution	\$72

Description: Replacement of 5 common area exterior lights and 10 pathway (mushroom) lights that were upgraded to LED,



Lights - Interior - Replacement

Reserve Component

Useful Life	25 Year(s)	Replacement %	100.00%
Remaining Life	1 Year(s)	Quantity / Units	12 EA
Date in Service	1998	Unit Price	\$78.00 / EA
Effective Age	24	Current Cost	\$936
Source	Inspector	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$182
Cost Center		Annual Fully Funding Requirement	\$37
Project Number		Fully Funded Reserve Balance	\$899
Owner		Annual Reserve Contribution	\$17

Description: Replacement of the interior lights at the Clubhouse.

Component Photos & Details



Description: Painting of the interior wall of the Clubhouse.

Paint - Interior Walls*Reserve Component*

Useful Life	10 Year(s)	Replacement %	100.00%
Remaining Life	4 Year(s)	Quantity / Units	1 Total
Date in Service	2018	Unit Price	\$3,120.00 / Total
Effective Age	6	Current Cost	\$3,120
Source	Inspector	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$378
Cost Center		Annual Fully Funding Requirement	\$312
Project Number		Fully Funded Reserve Balance	\$1,872
Owner		Annual Reserve Contribution	\$145



Description: Replacement of the kitchen refrigerator in the clubhouse.

Refrigerator - Replacement*Reserve Component*

Useful Life	20 Year(s)	Replacement %	100.00%
Remaining Life	11 Year(s)	Quantity / Units	1 Total
Date in Service	2015	Unit Price	\$520.00 / Total
Effective Age	9	Current Cost	\$520
Source	Inspector	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$47
Cost Center		Annual Fully Funding Requirement	\$26
Project Number		Fully Funded Reserve Balance	\$234
Owner		Annual Reserve Contribution	\$12



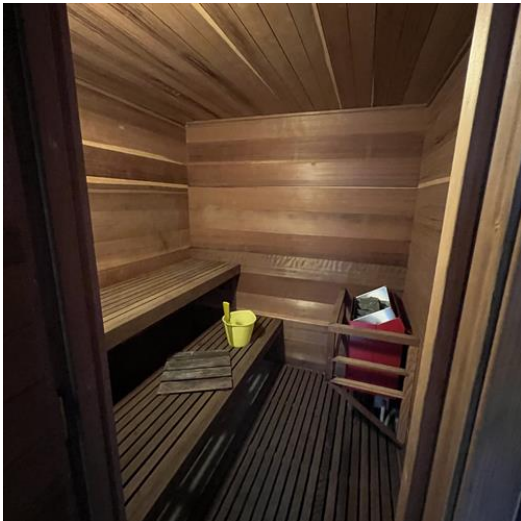
Sauna - Heater - Replacement

Reserve Component

Useful Life	20 Year(s)	Replacement %	100.00%
Remaining Life	2 Year(s)	Quantity / Units	2 EA
Date in Service	2018	Unit Price	\$884.00 / EA
Effective Age	18	Current Cost	\$1,768
Source	Inspector	Inflation Rate	4.00%
GL Code	Starting Reserve Balance		\$322
Cost Center	Annual Fully Funding Requirement		\$88
Project Number	Fully Funded Reserve Balance		\$1,591
Owner	Annual Reserve Contribution		\$41

Description: Replacement of the electric heater for the saunas located in the restroom areas.

Notes: The existing brand is no longer manufactured, the item should be inspected yearly and cleaned.



Sauna Enclosure - Replacement

Reserve Component

Useful Life	40 Year(s)	Replacement %	100.00%
Remaining Life	9 Year(s)	Quantity / Units	2 EA
Date in Service	1993	Unit Price	\$9,360.00 / EA
Effective Age	31	Current Cost	\$18,720
Source	Inspector	Inflation Rate	4.00%
GL Code	Starting Reserve Balance		\$2,933
Cost Center	Annual Fully Funding Requirement		\$468
Project Number	Fully Funded Reserve Balance		\$14,508
Owner	Annual Reserve Contribution		\$217

Description: Replacement of the saunas located in the restroom areas.

Component Photos & Details

**Stove & Microwave - Replacement***Reserve Component*

Useful Life	20 Year(s)	Replacement %	100.00%
Remaining Life	11 Year(s)	Quantity / Units	1 Total
Date in Service	2015	Unit Price	\$2,340.00 / Total
Effective Age	9	Current Cost	\$2,340
Source	Inspector	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$213
Cost Center		Annual Fully Funding Requirement	\$117
Project Number		Fully Funded Reserve Balance	\$1,053
Owner		Annual Reserve Contribution	\$54

Description: Replacement of the kitchen stove and microwave in the clubhouse.

**Water Heater - Replacement***Reserve Component*

Useful Life	15 Year(s)	Replacement %	100.00%
Remaining Life	15 Year(s)	Quantity / Units	1 EA
Date in Service	2025	Unit Price	\$2,500.00 / EA
Effective Age	0	Current Cost	\$2,500
Source	Inspector	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$0
Cost Center		Annual Fully Funding Requirement	\$167
Project Number		Fully Funded Reserve Balance	\$0
Owner		Annual Reserve Contribution	\$77

Description: Replacement of the Bradford White, 65 gallon water heater located in pool pump house.

Notes: 2025: BP Plumbing replaced water heater for \$2,500.

Component Photos & Details



Windows - Replacement

Reserve Component

Useful Life	20 Year(s)	Replacement %	100.00%
Remaining Life	10 Year(s)	Quantity / Units	4 EA
Date in Service	1988	Unit Price	\$950.00 / EA
Effective Age	10	Current Cost	\$3,800
Source	Inspector	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$384
Cost Center		Annual Fully Funding Requirement	\$190
Project Number		Fully Funded Reserve Balance	\$1,900
Owner		Annual Reserve Contribution	\$88

Description: Replacement of 4 windows at the Clubhouse.

Notes: 2025: Window glass had broken seal and was replaced for \$425.

Pool & Spa



Pool - Chlorinator - Replacement

Reserve Component

Useful Life	10 Year(s)	Replacement %	100.00%
Remaining Life	2 Year(s)	Quantity / Units	1 EA
Date in Service	2016	Unit Price	\$2,600.00 / EA
Effective Age	8	Current Cost	\$2,600
Source	Inspector	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$421
Cost Center		Annual Fully Funding Requirement	\$260
Project Number		Fully Funded Reserve Balance	\$2,080
Owner		Annual Reserve Contribution	\$121

Description: Replacement of the pool chlorinator.



Description: Replacement of the pool cover.

Pool - Cover - Replacement

Reserve Component

Useful Life	10 Year(s)	Replacement %	100.00%
Remaining Life	1 Year(s)	Quantity / Units	1 Total
Date in Service	2013	Unit Price	\$5,200.00 / Total
Effective Age	9	Current Cost	\$5,200
Source	User	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$946
Cost Center		Annual Fully Funding Requirement	\$520
Project Number		Fully Funded Reserve Balance	\$4,680
Owner		Annual Reserve Contribution	\$241



Description: Allowance for repairs to the concrete deck around the pool.

Pool - Deck - Maintenance

Reserve Component

Useful Life	15 Year(s)	Replacement %	100.00%
Remaining Life	7 Year(s)	Quantity / Units	1 Total
Date in Service	2016	Unit Price	\$10,400.00 / Total
Effective Age	8	Current Cost	\$10,400
Source	Inspector	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$1,121
Cost Center		Annual Fully Funding Requirement	\$693
Project Number		Fully Funded Reserve Balance	\$5,547
Owner		Annual Reserve Contribution	\$321



Description: Replacement of the utility pump room doors.

Pool - Door - Replacement

Reserve Component

Useful Life	35 Year(s)	Replacement %	100.00%
Remaining Life	4 Year(s)	Quantity / Units	4 EA
Date in Service	1988	Unit Price	\$1,250.00 / EA
Effective Age	31	Current Cost	\$5,000
Source	Inspector	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$895
Cost Center		Annual Fully Funding Requirement	\$143
Project Number		Fully Funded Reserve Balance	\$4,429
Owner		Annual Reserve Contribution	\$66



Description: Replacement of the pool sand filter in the pool equipment room.

Pool - Filter - Replacement

Reserve Component

Useful Life	20 Year(s)	Replacement %	100.00%
Remaining Life	10 Year(s)	Quantity / Units	1 EA
Date in Service	2014	Unit Price	\$1,820.00 / EA
Effective Age	10	Current Cost	\$1,820
Source	Inspector	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$184
Cost Center		Annual Fully Funding Requirement	\$91
Project Number		Fully Funded Reserve Balance	\$910
Owner		Annual Reserve Contribution	\$42

Component Photos & Details

**Pool - Furnishings - Replacement***Reserve Component*

Useful Life	10 Year(s)	Replacement %	100.00%
Remaining Life	6 Year(s)	Quantity / Units	1 Total
Date in Service	2020	Unit Price	\$5,200.00 / Total
Effective Age	4	Current Cost	\$5,200
Source	User	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$421
Cost Center		Annual Fully Funding Requirement	\$520
Project Number		Fully Funded Reserve Balance	\$2,080
Owner		Annual Reserve Contribution	\$241

Description: Replacement of the pool furniture located in the pool area.

**Pool - Heater - Replacement***Reserve Component*

Useful Life	15 Year(s)	Replacement %	100.00%
Remaining Life	1 Year(s)	Quantity / Units	1 EA
Date in Service	2010	Unit Price	\$4,680.00 / EA
Effective Age	14	Current Cost	\$4,680
Source	User	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$883
Cost Center		Annual Fully Funding Requirement	\$312
Project Number		Fully Funded Reserve Balance	\$4,368
Owner		Annual Reserve Contribution	\$145

Description: Replacement of the gas-fired pool heater in the pool equipment room.

Component Photos & Details

**Pool - Pump - Replacement***Reserve Component*

Useful Life	8 Year(s)	Replacement %	100.00%
Remaining Life	2 Year(s)	Quantity / Units	1 EA
Date in Service	2018	Unit Price	\$1,872.00 / EA
Effective Age	6	Current Cost	\$1,872
Source	Inspector	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$284
Cost Center		Annual Fully Funding Requirement	\$234
Project Number		Fully Funded Reserve Balance	\$1,404
Owner		Annual Reserve Contribution	\$108

Description: Replacement of the pool water circulation pump in the pool equipment room.

**Pool - Replaster***Reserve Component*

Useful Life	12 Year(s)	Replacement %	100.00%
Remaining Life	4 Year(s)	Quantity / Units	1 Total
Date in Service	2016	Unit Price	\$31,200.00 / Total
Effective Age	8	Current Cost	\$31,200
Source	Inspector	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$4,205
Cost Center		Annual Fully Funding Requirement	\$2,600
Project Number		Fully Funded Reserve Balance	\$20,800
Owner		Annual Reserve Contribution	\$1,205

Description: Repairs of the pool wall surface, re-plastering, including 2 new skimmers and pool ladder.

Component Photos & Details

**Pool - Restrooms - Refurbishment***Reserve Component*

Useful Life	15 Year(s)	Replacement %	100.00%
Remaining Life	9 Year(s)	Quantity / Units	2 EA
Date in Service	2018	Unit Price	\$5,200.00 / EA
Effective Age	6	Current Cost	\$10,400
Source	Inspector	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$841
Cost Center		Annual Fully Funding Requirement	\$693
Project Number		Fully Funded Reserve Balance	\$4,160
Owner		Annual Reserve Contribution	\$321

Description: Allowance to update the bathrooms, toilets, showers, flooring.

Site & Landscaping**Fencing - Chain Link - Replacement***Reserve Component*

Useful Life	30 Year(s)	Replacement %	100.00%
Remaining Life	4 Year(s)	Quantity / Units	1083 LF
Date in Service	1994	Unit Price	\$31.20 / LF
Effective Age	26	Current Cost	\$33,790
Source	Inspector	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$5,921
Cost Center		Annual Fully Funding Requirement	\$1,126
Project Number		Fully Funded Reserve Balance	\$29,284
Owner		Annual Reserve Contribution	\$522

Description: Replacement of the chain link perimeter fencing on the south and east sides of the community.

Component Photos & Details

**Fencing - Metal - Replacement***Time Exempt Component*

Useful Life	40 Year(s)	Replacement %	100.00%
Remaining Life	31 Year(s)	Quantity / Units	465 LF
Date in Service	2015	Unit Price	\$88.40 / LF
Effective Age	9	Current Cost	\$41,106
Source	Inspector	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$0
Cost Center		Annual Fully Funding Requirement	\$0
Project Number		Fully Funded Reserve Balance	\$0
Owner		Annual Reserve Contribution	\$0

Description: Replacement of the metal fence along 148th.

Notes: 2024: Association paid E.C Roofing and Construction \$1,180.00 for fencing repairs.
This should be brought into the reserve study in the fiscal year of 2026.

**Fencing - Pool Area - Replacement***Time Exempt Component*

Useful Life	40 Year(s)	Replacement %	100.00%
Remaining Life	32 Year(s)	Quantity / Units	156 LF
Date in Service	2016	Unit Price	\$88.40 / LF
Effective Age	8	Current Cost	\$13,790
Source	Inspector	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$0
Cost Center		Annual Fully Funding Requirement	\$0
Project Number		Fully Funded Reserve Balance	\$0
Owner		Annual Reserve Contribution	\$0

Description: Replacement of the metal fence around the lower pool area.

Notes: This should be brought into the reserve study in the fiscal year of 2027.



Fencing - Upper Pool Area - Replacement

Reserve Component

Useful Life	40 Year(s)	Replacement %	100.00%
Remaining Life	14 Year(s)	Quantity / Units	42 LF
Date in Service	1998	Unit Price	\$124.80 / LF
Effective Age	26	Current Cost	\$5,242
Source	User	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$689
Cost Center		Annual Fully Funding Requirement	\$131
Project Number		Fully Funded Reserve Balance	\$3,407
Owner		Annual Reserve Contribution	\$61

Description: Replacement of the wrought iron railing around the upper pool area.



Irrigation System - Maintenance

Reserve Component

Useful Life	5 Year(s)	Replacement %	100.00%
Remaining Life	4 Year(s)	Quantity / Units	1 Total
Date in Service	2023	Unit Price	\$5,000.00 / Total
Effective Age	1	Current Cost	\$5,000
Source	Inspector	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$202
Cost Center		Annual Fully Funding Requirement	\$1,000
Project Number		Fully Funded Reserve Balance	\$1,000
Owner		Annual Reserve Contribution	\$463

Description: Allowance for repairs or maintenance of the irrigation system.

Notes: 2024: Association paid Landscape East & West \$1,578.00 for Spring irrigation repairs.

Component Photos & Details

**Landscape - French Drain - Maintenance***Reserve Component*

Useful Life	10 Year(s)	Replacement %	100.00%
Remaining Life	7 Year(s)	Quantity / Units	1 Total
Date in Service	2021	Unit Price	\$3,120.00 / Total
Effective Age	3	Current Cost	\$3,120
Source	Inspector	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$189
Cost Center		Annual Fully Funding Requirement	\$312
Project Number		Fully Funded Reserve Balance	\$936
Owner		Annual Reserve Contribution	\$145

Description: Allowance for the maintenance, repair or replacement of the french drains.

**Lights - Pole - Replacement***Reserve Component*

Useful Life	25 Year(s)	Replacement %	100.00%
Remaining Life	17 Year(s)	Quantity / Units	8 EA
Date in Service	2016	Unit Price	\$297.44 / EA
Effective Age	8	Current Cost	\$2,380
Source	Inspector	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$154
Cost Center		Annual Fully Funding Requirement	\$95
Project Number		Fully Funded Reserve Balance	\$761
Owner		Annual Reserve Contribution	\$44

Description: Replacement of 8 common area light poles by the pool.

Component Photos & Details

**Mailboxes - Maintenance***Reserve Component*

Useful Life	8 Year(s)	Replacement %	25.00%
Remaining Life	2 Year(s)	Quantity / Units	33 EA
Date in Service	2004	Unit Price	\$109.20 / EA
Effective Age	6	Current Cost	\$901
Source	User	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$137
Cost Center		Annual Fully Funding Requirement	\$113
Project Number		Fully Funded Reserve Balance	\$676
Owner		Annual Reserve Contribution	\$52

Description: Allowance for replacement of the metal mailboxes and the mailbox stands.

Notes: 2023: To date, 42 have been updated and switched out.

**Monument - Replacement***Reserve Component*

Useful Life	30 Year(s)	Replacement %	100.00%
Remaining Life	4 Year(s)	Quantity / Units	1 Total
Date in Service	1998	Unit Price	\$4,160.00 / Total
Effective Age	26	Current Cost	\$4,160
Source	Inspector	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$729
Cost Center		Annual Fully Funding Requirement	\$139
Project Number		Fully Funded Reserve Balance	\$3,605
Owner		Annual Reserve Contribution	\$64

Description: Replacement of the entry monument on Rose Parkway.

Component Photos & Details



Description: Replacement of aging plumbing community plumbing system.

Plumbing - Repipe*Reserve Component*

Useful Life	1 Year(s)	Replacement %	100.00%
Remaining Life	1 Year(s)	Quantity / Units	1 Total
Date in Service	1978	Unit Price	\$100,000.00 / Total
Effective Age	0	Current Cost	\$100,000
Source	User	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$0
Cost Center		Annual Fully Funding Requirement	\$100,000
Project Number		Fully Funded Reserve Balance	\$0
Owner		Annual Reserve Contribution	\$46,348



Description: Allowance for any work required on the concrete walls in the community.

Notes: 2020: Association replaced the concrete wall by the clubhouse for \$698.00.

Retaining Walls - Maintenance*Reserve Component*

Useful Life	30 Year(s)	Replacement %	100.00%
Remaining Life	26 Year(s)	Quantity / Units	1 Total
Date in Service	2020	Unit Price	\$1,560.00 / Total
Effective Age	4	Current Cost	\$1,560
Source	Inspector	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$42
Cost Center		Annual Fully Funding Requirement	\$52
Project Number		Fully Funded Reserve Balance	\$208
Owner		Annual Reserve Contribution	\$24



Description: Replacement of the 8' x 10' metal maintenance shed behind the clubhouse.

Storage Shed - Replacement

Reserve Component

Useful Life	15 Year(s)	Replacement %	100.00%
Remaining Life	9 Year(s)	Quantity / Units	1 EA
Date in Service	2018	Unit Price	\$624.00 / EA
Effective Age	6	Current Cost	\$624
Source	User	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$50
Cost Center		Annual Fully Funding Requirement	\$42
Project Number		Fully Funded Reserve Balance	\$250
Owner		Annual Reserve Contribution	\$19



Description: Allowance for care, pruning, and replacement of select trees to be completed by licensed arborist as needed.

Notes: 2024: Association paid J&L Landscape \$2,000.00 for tree trimming and limb removal.

Tree - Maintenance

Reserve Component

Useful Life	5 Year(s)	Replacement %	100.00%
Remaining Life	4 Year(s)	Quantity / Units	1 Total
Date in Service	2024	Unit Price	\$2,000.00 / Total
Effective Age	1	Current Cost	\$2,000
Source	User	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$81
Cost Center		Annual Fully Funding Requirement	\$400
Project Number		Fully Funded Reserve Balance	\$400
Owner		Annual Reserve Contribution	\$185

Component Photos & Details

**Water Service Pipe - Maintenance****Reserve Component**

Useful Life	1 Year(s)	Replacement %	100.00%
Remaining Life	1 Year(s)	Quantity / Units	1 Total
Date in Service	2025	Unit Price	\$10,000.00 / Total
Effective Age	0	Current Cost	\$10,000
Source	User	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$0
Cost Center		Annual Fully Funding Requirement	\$10,000
Project Number		Fully Funded Reserve Balance	\$0
Owner		Annual Reserve Contribution	\$4,635

Description: Repair or replacement of a portion of the potable water service pipe. There are 4 service pipes metered and serving the number of units below.

Notes: 2025: Leak behind 15050 – 15046. Mtr#: 20012229, repair cost \$10,858.00
 2024: Leak behind 15036, in greenway, Mtr#: 20012229, repair cost \$3,647.00
 2021: Leak outside unit 14852. Mtr#: 20072169, repair cost \$1,821.00
 2019: Leak behind 2901, in greenway, Mtr#: 20012229, repair cost \$479.00
 2013: Water service pipe leak. Mtr#: 20012229, repair cost 1,222.00

**Water Shut-off Valve/ Well Box****Reserve Component**

Useful Life	5 Year(s)	Replacement %	100.00%
Remaining Life	4 Year(s)	Quantity / Units	1 Total
Date in Service	2024	Unit Price	\$3,250.00 / Total
Effective Age	1	Current Cost	\$3,250
Source	User	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$131
Cost Center		Annual Fully Funding Requirement	\$650
Project Number		Fully Funded Reserve Balance	\$650
Owner		Annual Reserve Contribution	\$301

Description: Maintenance, repair or replacement of the water shut-off valve where the outside potable water service pipe connects to each unit, including the containment well.

Notes: 2024: Association paid BP Plumbing \$1,559.54 installed 5 shut-offs(units: 14910, 14912, 14920, 14962, 14826) to existing supply and water main. EC Construction did the dig-out and backfill for \$1,660.00.
 2018: 3 valve units replaced. 14952 & 14958 Mtr #20012436, 2907 Mtr #20012229 for a cost \$1,707.00
 2016: 148th 29 units on Mtr #20072169 for cost \$7,711.00