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Windstone Colony CAI

Katy , TX

ELON GOLDMAN CAI-RS 00358 DESIGNATION RESERVE SPECIALIST

Report #: 37292-5
Beginning: January 1, 2025
Expires: December 31, 2025

RESERVE STUDY

Update "With-Site-Visit"

July 10, 2024

Welcome to your Reserve Study!

A Reserve Study is a valuable tool to help you budget responsibly for your property. This report contains all the information you need to avoid surprise expenses, make informed decisions, save money, and protect property values.

Regardless of the property type, it's a fact of life that the very moment construction is completed, every major building component begins a predictable process of physical deterioration. The operative word is " predictable" because planning for the inevitable is what a Reserve Study by **Association Reserves** is all about!

In this Report, you will find three key results:

- **Component List**
  Unique to each property, the Component List serves as the foundation of the Reserve Study and details the scope and schedule of all necessary repairs & replacements.
- **Reserve Fund Strength**
  A calculation that measures how well the Reserve Fund has kept pace with the property's physical deterioration.
- **Reserve Funding Plan**
  A multi-year funding plan based on current Reserve Fund strength that allows for component repairs and replacements to be completed in a timely manner, with an emphasis on fairness and avoiding "catch-up" funding.

Questions?

Please contact your Project Manager directly.

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Table of Contents

Reserve Study Executive Summary — With-Site-Visit

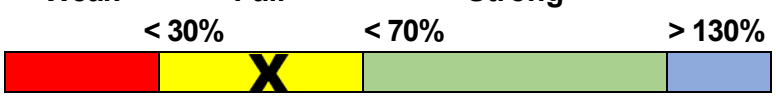
Windstone Colony CAI
Katy , TX
Level of Service: **Update "With-Site-Visit"**

Report #: **37292-5**
# of Units: 1,219
January 1, 2025 through **December 31, 2025**

Findings & Recommendations — as of January 1, 2025

Starting Reserve Balance	**$730,000**
Current Fully Funded (Ideal) Reserve Balance	**$1,423,292**
Average Reserve Deficit Per Unit	**$569**
Percent Funded	**51.3 %**
Recommended 2025 Annual "Full Funding" Transfers	**$184,000**
Most Recent Annual Reserve Transfers	**$180,000**

Reserve Fund Strength: 51.3%



Risk of Special Assessment: **High** | **Medium** | **Low**

Economic Assumptions:

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

• This is an Update "With-Site-Visit" Reserve Study.

• The information in this Reserve Study is based on our site inspection on 4/16/2024.

• This Reserve Study was prepared by, or under the supervision of a credentialed Reserve Specialist (RS™).

• Because your Reserve Fund is at 51.3 % Funded, this means the association's special assessment & deferred maintenance risk is currently Medium.

• Based on this starting point, your anticipated future expenses, and your historical Reserve funding rate, we recommend increasing your Reserve transfers to $184,000/year.

• This Reserve Study has been prepared using the “pooled” method of Reserve funding (also known as the cash flow method). The terms "full funding" and/or “fully funding” as used in this Reserve Study are based on the National Reserve Study Standards definition of full funding: "setting a Reserve funding goal to attain and maintain Reserves at or near 100 percent funded." (The definition and means of calculating percent-funded are addressed later in this report.)

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
	SITE AND GROUNDS			
103	Concrete Walkways - Repair	5	0	$6,180
210	Concrete Pads - Repair	10	3	$7,500
403	Mailboxes - Replace	30	8	$163,500
503	Metal Fencing - Replace	30	10	$53,650
505	Wood Fence (2012) - Replace	15	2	$217,500
505	Wood Fence (2013) - Replace	15	3	$206,000
505	Wood Fence (2014) - Replace	15	4	$278,000
505	Wood Fence (2015) - Replace	15	5	$311,000
505	Wood Fence (2018) - Replace	15	8	$198,500
1003	Backflows/Timers - Partial Replace	5	2	$8,180
1107	Metal Fencing - Repaint/Repair	5	0	$10,650
1402	Monument Signs - Refurbish	20	8	$30,900
1700	Landscape - Refurbish	10	4	$86,450
	RECREATION CENTER			
206	Concrete Parking Lot/Curbs - Repair	10	0	$11,600
320	Pole Lights (Poles) - Replace	40	16	$15,200
321	Pole Light (Fixtures) - Replace	20	16	$10,095
357	Ceiling Fan - Replace	15	13	$4,000
401	Funbrellas - Replace	10	9	$30,000
402	Sun Shades - Replace	10	4	$16,250
409	Pool Benches - Replace	18	12	$3,275
411	Drinking Fountains - Replace	15	11	$4,505
510	Pool Equipment Cover - Replace	30	26	$16,350
711	FOB Entry System - Modernize	10	6	$5,460
803	Water Heater - Replace	18	0	$3,060
909	Restrooms - Refurbish	20	16	$14,600
1107	Pool Perimeter Fence - Repaint/Repair	5	0	$6,370
1115	Building Exteriors - Seal/Paint	10	9	$10,000
1128	Fiber Cement Siding - Replace	50	28	$10,000
1201	Pool Deck - Repair	25	3	$25,500
1202	Pools - Replaster/Retile	10	5	$56,650
1207	Pool Filters - Replace	20	16	$18,050
1209	Chemical Controller - Replace	10	6	$7,870
1210	Pool Pumps - Replace	8	4	$13,050
1211	Lifeguard Stands - Replace	15	5	$11,635
1215	Pool Coping - Replace	20	5	$13,500
1225	Pool Perimeter Fence - Replace	30	10	$35,000

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
1230	Pool Furniture - Replace	8	5	$20,250
1236	Water Slide - Replace	15	14	$75,000
1303	Asphalt Shingle Roof - Replace	20	16	$10,170
1814	Siren Speakers - Replace	10	8	$2,500
	WINDSTONE SOUTH			
320	Pole Lights - Replace	25	24	$3,250
405	Play Equipment - Replace	18	2	$81,800
406	Park Furniture - Replace	18	2	$11,245
503	Metal Fencing - Replace	25	9	$11,335
505	Wood Fence (2015) - Replace	15	5	$10,320
505	Wood Fence (2018) - Replace	15	8	$34,000
505	Wood Fence (2020) - Replace	15	11	$39,150
509	Pavilion Structure - Replace	20	4	$11,245
48	**Total Funded Components**			

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

Introduction

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

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

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

Methodology

For this Update With-Site-Visit Reserve Study, we started with a review of your prior Reserve Study, then looked into recent Reserve expenditures, evaluated how expenditures are handled (ongoing maintenance vs Reserves), and researched any well-established association precedents. We performed an on-site inspection to evaluate your common areas, updating and adjusting your Reserve Component List as appropriate.

Which Physical Assets are Funded by Reserves?

There is a national-standard three-part test to determine which projects should appear in a Reserve Component List. First, it must be a common area maintenance obligation. Second, both the need and schedule of a component's project can be reasonably anticipated. Third, the project's total cost is material to the client, can be reasonably anticipated, and includes all direct and related costs. A project cost is commonly considered *material* if it is more than 0.5% to 1% of the total annual budget. This limits Reserve components to major, predictable expenses. Within this framework, it is inappropriate to include *lifetime* components, unpredictable expenses (such as damage due to natural disasters and/or insurable events), and expenses more appropriately handled from the Operational budget.

RESERVE COMPONENT "THREE-PART TEST"

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

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

How do we establish Current Repair/Replacement Cost Estimates?

In this order…

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

How much Reserves are enough?

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

Adequacy is measured in a two-step process:

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

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

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

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

How much should we transfer to Reserves?

RESERVE FUNDING PRINCIPLES

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

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

What is our Recommended Funding Goal?

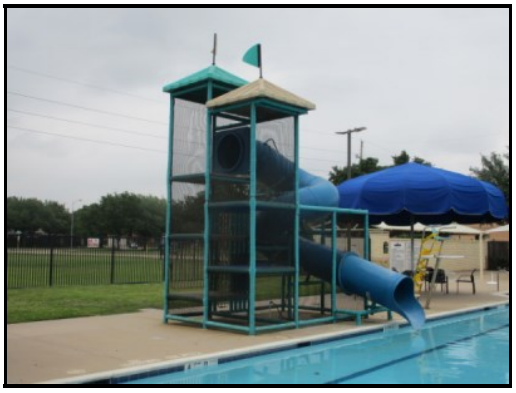
Maintaining the Reserve Fund at a level equal to the *value* of deterioration is called "Full Funding" (100% Funded). As each asset ages and becomes "used up," the Reserve Fund grows proportionally. **This is simple, responsible, and our recommendation.** Evidence shows that associations in the 70 -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

FUNDING OBJECTIVES

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

Site Inspection Notes

During our site visit on 4/16/2024, we started with a brief meeting with the Board of Directors, and then started the site inspection beginning with the pool area. We visually inspected and were able to see all common areas. Please refer to the Component Details section at the bottom of the report for additional information on each of your Reserve components.



Projected Expenses

While this Reserve Study looks forward 30 years, we have no expectation that all these expenses will all take place as anticipated. This Reserve Study needs to be updated annually because we expect the timing of these expenses to shift and the size of these expenses to change. We do feel more certain of the timing and cost of near-term expenses than expenses many years away. Please be aware of your near-term expenses, which we are able to project more accurately than the more distant projections. The figure below summarizes the projected future expenses at your association as defined by your Reserve Component List. A summary of these components are shown in the Component Details table, while a summary of the expenses themselves are shown in the 30-yr Expense Summary table.

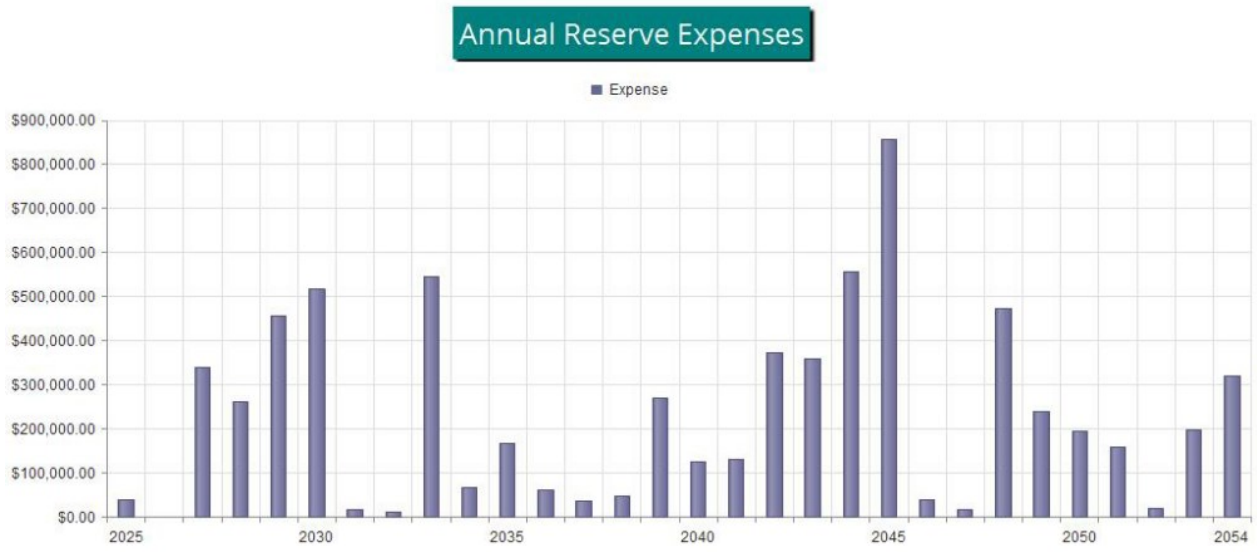


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be $730,000 as-of the start of your Fiscal Year on 1/1/2025. This is based on your actual balance on 1/1/2025 of $730,000 and anticipated Reserve transfers and expenses projected through the end of your Fiscal Year. As of your Fiscal Year Start, your Fully Funded Balance is computed to be $1,423,292. This figure represents the deteriorated value of your common area components. Comparing your Reserve Balance to your Fully Funded Balance indicates your Reserves are 51.3 % Funded.

Recommended Funding Plan

Based on your current Percent Funded and your near-term and long-term Reserve needs, we are recommending budgeted transfers of $184,000 this Fiscal Year. The overall 30-yr plan, in perspective, is shown below. This same information is shown numerically in both the 30-yr Summary and the Cash Flow Detail tables.

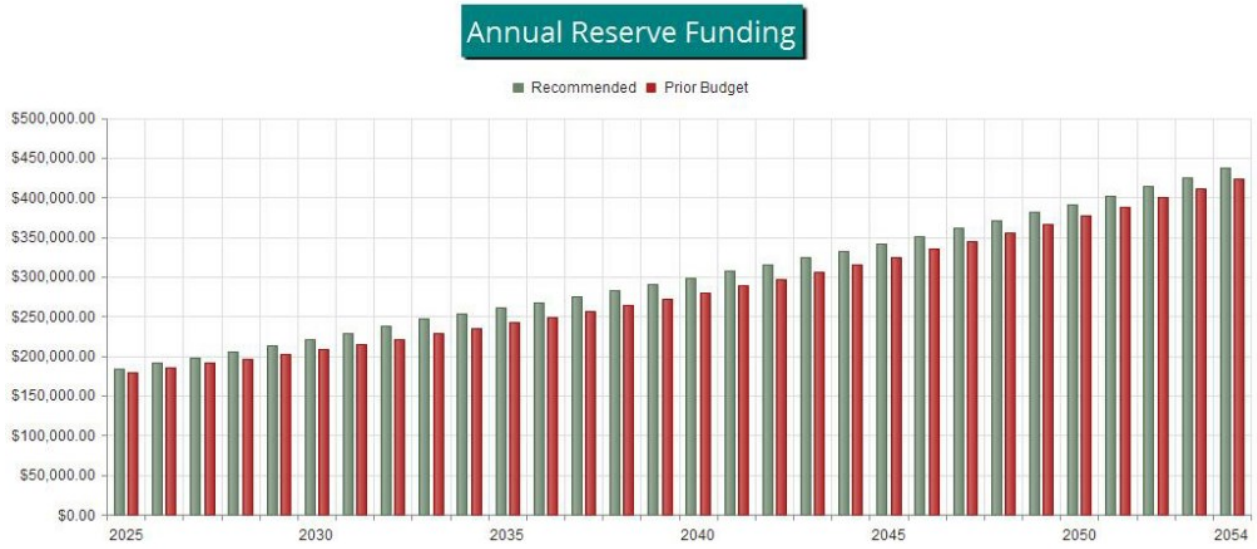


Figure 2

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

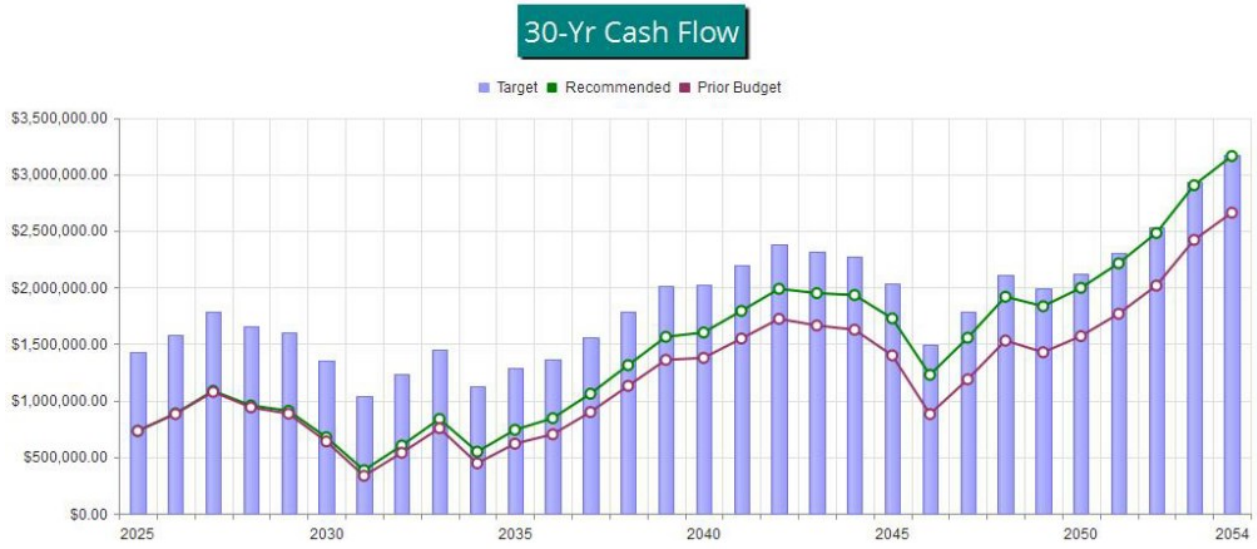


Figure 3

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

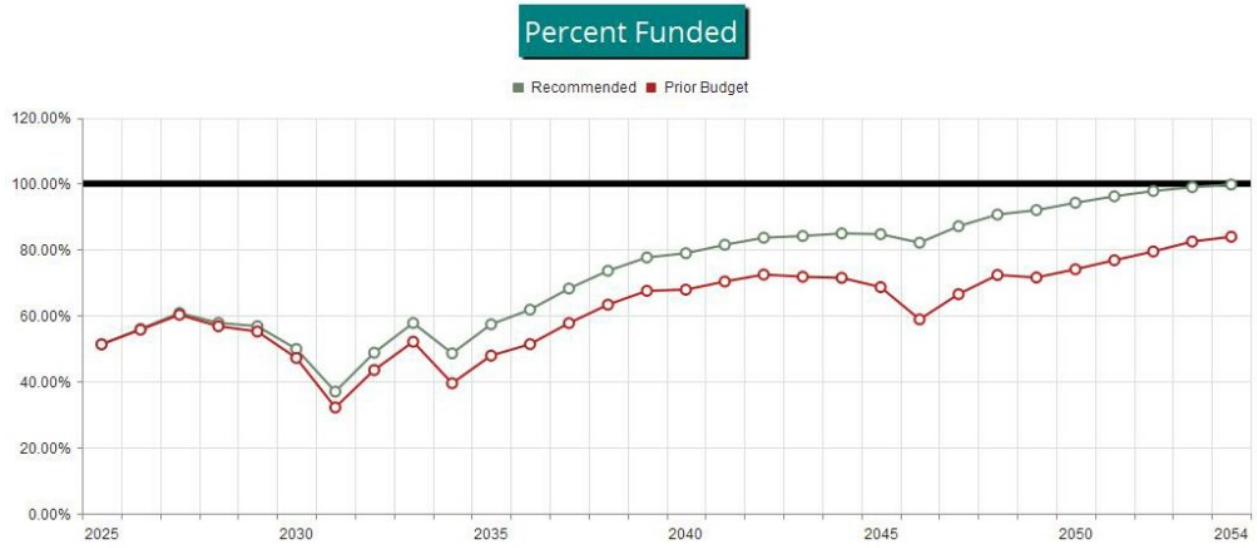


Figure 4

Table Descriptions

Executive Summary is a summary of your Reserve Components

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

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

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

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

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

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
	SITE AND GROUNDS				
103	Concrete Walkways - Repair	5% of ~ 6,000 GSF	5	0	$6,180
210	Concrete Pads - Repair	~ 2,000 GSF	10	3	$7,500
403	Mailboxes - Replace	Lump Sum Allowance	30	8	$163,500
503	Metal Fencing - Replace	~ 613 LF	30	10	$53,650
505	Wood Fence (2012) - Replace	~ 3,850 LF	15	2	$217,500
505	Wood Fence (2013) - Replace	~ 3,600 LF	15	3	$206,000
505	Wood Fence (2014) - Replace	~ 4,920 LF	15	4	$278,000
505	Wood Fence (2015) - Replace	~ 5,480 LF	15	5	$311,000
505	Wood Fence (2018) - Replace	~ 3,510 LF	15	8	$198,500
1003	Backflows/Timers - Partial Replace	Lumps Sum Allowance	5	2	$8,180
1107	Metal Fencing - Repaint/Repair	~ 613 LF	5	0	$10,650
1402	Monument Signs - Refurbish	(15) Monuments	20	8	$30,900
1700	Landscape - Refurbish	Lump Sum Allowance	10	4	$86,450
	RECREATION CENTER				
206	Concrete Parking Lot/Curbs - Repair	5% of ~ 11,600 GSF	10	0	$11,600
320	Pole Lights (Poles) - Replace	(9) Poles	40	16	$15,200
321	Pole Light (Fixtures) - Replace	(11) Fixtures	20	16	$10,095
357	Ceiling Fan - Replace	(1) Fan	15	13	$4,000
401	Funbrellas - Replace	(4) Umbrellas	10	9	$30,000
402	Sun Shades - Replace	(3) Shades: 1,650 GSF	10	4	$16,250
409	Pool Benches - Replace	(2) Benches	18	12	$3,275
411	Drinking Fountains - Replace	(2) Fountains	15	11	$4,505
510	Pool Equipment Cover - Replace	(1) Cover; 620 GSF	30	26	$16,350
711	FOB Entry System - Modernize	(4) Access Points	10	6	$5,460
803	Water Heater - Replace	(1) 50 Gal Unit	18	0	$3,060
909	Restrooms - Refurbish	(2) Restrooms	20	16	$14,600
1107	Pool Perimeter Fence - Repaint/Repair	~ 370 LF	5	0	$6,370
1115	Building Exteriors - Seal/Paint	~ 2,000 GSF	10	9	$10,000
1128	Fiber Cement Siding - Replace	~ 630 GSF	50	28	$10,000
1201	Pool Deck - Repair	25% of ~ 7,460 GSF	25	3	$25,500
1202	Pools - Replaster/Retile	(2) Pools; 5,480 GSF	10	5	$56,650
1207	Pool Filters - Replace	(4) Sand Filters	20	16	$18,050
1209	Chemical Controller - Replace	(1) Controller	10	6	$7,870
1210	Pool Pumps - Replace	(4) Pumps	8	4	$13,050
1211	Lifeguard Stands - Replace	(2) Stands	15	5	$11,635
1215	Pool Coping - Replace	~ 333 LF	20	5	$13,500
1225	Pool Perimeter Fence - Replace	~ 370 LF	30	10	$35,000
1230	Pool Furniture - Replace	(65) Assorted Pieces	8	5	$20,250
1236	Water Slide - Replace	(1) Slide	15	14	$75,000
1303	Asphalt Shingle Roof - Replace	~ 2,030 GSF	20	16	$10,170
1814	Siren Speakers - Replace	(1) System	10	8	$2,500
	WINDSTONE SOUTH				
320	Pole Lights - Replace	(3) Pole Lights	25	24	$3,250
405	Play Equipment - Replace	(4) Assorted Pieces	18	2	$81,800

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
406	Park Furniture - Replace	(13) Assorted Pieces	18	2	$11,245
503	Metal Fencing - Replace	~ 156 LF	25	9	$11,335
505	Wood Fence (2015) - Replace	~ 182 LF	15	5	$10,320
505	Wood Fence (2018) - Replace	~ 602 LF	15	8	$34,000
505	Wood Fence (2020) - Replace	~ 678 LF	15	11	$39,150
509	Pavilion Structure - Replace	~ 350 GSF	20	4	$11,245

48 Total Funded Components

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
	SITE AND GROUNDS							
103	Concrete Walkways - Repair	$6,180	X	5	/	5	=	$6,180
210	Concrete Pads - Repair	$7,500	X	7	/	10	=	$5,250
403	Mailboxes - Replace	$163,500	X	22	/	30	=	$119,900
503	Metal Fencing - Replace	$53,650	X	20	/	30	=	$35,767
505	Wood Fence (2012) - Replace	$217,500	X	13	/	15	=	$188,500
505	Wood Fence (2013) - Replace	$206,000	X	12	/	15	=	$164,800
505	Wood Fence (2014) - Replace	$278,000	X	11	/	15	=	$203,867
505	Wood Fence (2015) - Replace	$311,000	X	10	/	15	=	$207,333
505	Wood Fence (2018) - Replace	$198,500	X	7	/	15	=	$92,633
1003	Backflows/Timers - Partial Replace	$8,180	X	3	/	5	=	$4,908
1107	Metal Fencing - Repaint/Repair	$10,650	X	5	/	5	=	$10,650
1402	Monument Signs - Refurbish	$30,900	X	12	/	20	=	$18,540
1700	Landscape - Refurbish	$86,450	X	6	/	10	=	$51,870
	RECREATION CENTER							
206	Concrete Parking Lot/Curbs - Repair	$11,600	X	10	/	10	=	$11,600
320	Pole Lights (Poles) - Replace	$15,200	X	24	/	40	=	$9,120
321	Pole Light (Fixtures) - Replace	$10,095	X	4	/	20	=	$2,019
357	Ceiling Fan - Replace	$4,000	X	2	/	15	=	$533
401	Funbrellas - Replace	$30,000	X	1	/	10	=	$3,000
402	Sun Shades - Replace	$16,250	X	6	/	10	=	$9,750
409	Pool Benches - Replace	$3,275	X	6	/	18	=	$1,092
411	Drinking Fountains - Replace	$4,505	X	4	/	15	=	$1,201
510	Pool Equipment Cover - Replace	$16,350	X	4	/	30	=	$2,180
711	FOB Entry System - Modernize	$5,460	X	4	/	10	=	$2,184
803	Water Heater - Replace	$3,060	X	18	/	18	=	$3,060
909	Restrooms - Refurbish	$14,600	X	4	/	20	=	$2,920
1107	Pool Perimeter Fence - Repaint/Repair	$6,370	X	5	/	5	=	$6,370
1115	Building Exteriors - Seal/Paint	$10,000	X	1	/	10	=	$1,000
1128	Fiber Cement Siding - Replace	$10,000	X	22	/	50	=	$4,400
1201	Pool Deck - Repair	$25,500	X	22	/	25	=	$22,440
1202	Pools - Replaster/Retile	$56,650	X	5	/	10	=	$28,325
1207	Pool Filters - Replace	$18,050	X	4	/	20	=	$3,610
1209	Chemical Controller - Replace	$7,870	X	4	/	10	=	$3,148
1210	Pool Pumps - Replace	$13,050	X	4	/	8	=	$6,525
1211	Lifeguard Stands - Replace	$11,635	X	10	/	15	=	$7,757
1215	Pool Coping - Replace	$13,500	X	15	/	20	=	$10,125
1225	Pool Perimeter Fence - Replace	$35,000	X	20	/	30	=	$23,333
1230	Pool Furniture - Replace	$20,250	X	3	/	8	=	$7,594
1236	Water Slide - Replace	$75,000	X	1	/	15	=	$5,000
1303	Asphalt Shingle Roof - Replace	$10,170	X	4	/	20	=	$2,034
1814	Siren Speakers - Replace	$2,500	X	2	/	10	=	$500
	WINDSTONE SOUTH							
320	Pole Lights - Replace	$3,250	X	1	/	25	=	$130
405	Play Equipment - Replace	$81,800	X	16	/	18	=	$72,711

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
406	Park Furniture - Replace	$11,245	X	16	/	18	=	$9,996
503	Metal Fencing - Replace	$11,335	X	16	/	25	=	$7,254
505	Wood Fence (2015) - Replace	$10,320	X	10	/	15	=	$6,880
505	Wood Fence (2018) - Replace	$34,000	X	7	/	15	=	$15,867
505	Wood Fence (2020) - Replace	$39,150	X	4	/	15	=	$10,440
509	Pavilion Structure - Replace	$11,245	X	16	/	20	=	$8,996
								$1,423,292

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
	SITE AND GROUNDS				
103	Concrete Walkways - Repair	5	$6,180	$1,236	0.83 %
210	Concrete Pads - Repair	10	$7,500	$750	0.50 %
403	Mailboxes - Replace	30	$163,500	$5,450	3.67 %
503	Metal Fencing - Replace	30	$53,650	$1,788	1.20 %
505	Wood Fence (2012) - Replace	15	$217,500	$14,500	9.76 %
505	Wood Fence (2013) - Replace	15	$206,000	$13,733	9.24 %
505	Wood Fence (2014) - Replace	15	$278,000	$18,533	12.47 %
505	Wood Fence (2015) - Replace	15	$311,000	$20,733	13.95 %
505	Wood Fence (2018) - Replace	15	$198,500	$13,233	8.91 %
1003	Backflows/Timers - Partial Replace	5	$8,180	$1,636	1.10 %
1107	Metal Fencing - Repaint/Repair	5	$10,650	$2,130	1.43 %
1402	Monument Signs - Refurbish	20	$30,900	$1,545	1.04 %
1700	Landscape - Refurbish	10	$86,450	$8,645	5.82 %
	RECREATION CENTER				
206	Concrete Parking Lot/Curbs - Repair	10	$11,600	$1,160	0.78 %
320	Pole Lights (Poles) - Replace	40	$15,200	$380	0.26 %
321	Pole Light (Fixtures) - Replace	20	$10,095	$505	0.34 %
357	Ceiling Fan - Replace	15	$4,000	$267	0.18 %
401	Funbrellas - Replace	10	$30,000	$3,000	2.02 %
402	Sun Shades - Replace	10	$16,250	$1,625	1.09 %
409	Pool Benches - Replace	18	$3,275	$182	0.12 %
411	Drinking Fountains - Replace	15	$4,505	$300	0.20 %
510	Pool Equipment Cover - Replace	30	$16,350	$545	0.37 %
711	FOB Entry System - Modernize	10	$5,460	$546	0.37 %
803	Water Heater - Replace	18	$3,060	$170	0.11 %
909	Restrooms - Refurbish	20	$14,600	$730	0.49 %
1107	Pool Perimeter Fence - Repaint/Repair	5	$6,370	$1,274	0.86 %
1115	Building Exteriors - Seal/Paint	10	$10,000	$1,000	0.67 %
1128	Fiber Cement Siding - Replace	50	$10,000	$200	0.13 %
1201	Pool Deck - Repair	25	$25,500	$1,020	0.69 %
1202	Pools - Replaster/Retile	10	$56,650	$5,665	3.81 %
1207	Pool Filters - Replace	20	$18,050	$903	0.61 %
1209	Chemical Controller - Replace	10	$7,870	$787	0.53 %
1210	Pool Pumps - Replace	8	$13,050	$1,631	1.10 %
1211	Lifeguard Stands - Replace	15	$11,635	$776	0.52 %
1215	Pool Coping - Replace	20	$13,500	$675	0.45 %
1225	Pool Perimeter Fence - Replace	30	$35,000	$1,167	0.79 %
1230	Pool Furniture - Replace	8	$20,250	$2,531	1.70 %
1236	Water Slide - Replace	15	$75,000	$5,000	3.36 %
1303	Asphalt Shingle Roof - Replace	20	$10,170	$509	0.34 %
1814	Siren Speakers - Replace	10	$2,500	$250	0.17 %
	WINDSTONE SOUTH				
320	Pole Lights - Replace	25	$3,250	$130	0.09 %
405	Play Equipment - Replace	18	$81,800	$4,544	3.06 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
406	Park Furniture - Replace	18	$11,245	$625	0.42 %
503	Metal Fencing - Replace	25	$11,335	$453	0.31 %
505	Wood Fence (2015) - Replace	15	$10,320	$688	0.46 %
505	Wood Fence (2018) - Replace	15	$34,000	$2,267	1.53 %
505	Wood Fence (2020) - Replace	15	$39,150	$2,610	1.76 %
509	Pavilion Structure - Replace	20	$11,245	$562	0.38 %
48	Total Funded Components			$148,590	100.00 %

30-Year Reserve Plan Summary

Report # 37292-5
With-Site-Visit

Fiscal Year Start: 2025	Interest: 1.00 %	Inflation: 3.00 %

Reserve Fund Strength: as-of Fiscal Year Start Date					Projected Reserve Balance Changes				
Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	% Increase In Annual Reserve Funding	Reserve Funding	Loan or Special Assmts	Interest Income	Reserve Expenses
2025	$730,000	$1,423,292	51.3 %	Medium	2.22 %	$184,000	$0	$8,068	$37,860
2026	$884,208	$1,580,042	56.0 %	Medium	3.75 %	$190,900	$0	$9,842	$0
2027	$1,084,949	$1,785,082	60.8 %	Medium	3.75 %	$198,059	$0	$10,196	$338,135
2028	$955,068	$1,652,723	57.8 %	Medium	3.75 %	$205,486	$0	$9,315	$261,162
2029	$908,707	$1,600,547	56.8 %	Medium	3.75 %	$213,192	$0	$7,910	$455,825
2030	$673,984	$1,351,320	49.9 %	Medium	3.75 %	$221,186	$0	$5,282	$517,680
2031	$382,772	$1,036,073	36.9 %	Medium	3.75 %	$229,481	$0	$4,918	$15,917
2032	$601,254	$1,233,508	48.7 %	Medium	3.75 %	$238,086	$0	$7,186	$10,060
2033	$836,466	$1,448,380	57.8 %	Medium	3.75 %	$247,015	$0	$6,912	$543,951
2034	$546,441	$1,125,437	48.6 %	Medium	2.75 %	$253,808	$0	$6,428	$66,981
2035	$739,696	$1,289,902	57.3 %	Medium	2.75 %	$260,787	$0	$7,908	$165,906
2036	$842,484	$1,363,399	61.8 %	Medium	2.75 %	$267,959	$0	$9,506	$60,429
2037	$1,059,520	$1,553,912	68.2 %	Medium	2.75 %	$275,328	$0	$11,851	$34,938
2038	$1,311,761	$1,782,752	73.6 %	Low	2.75 %	$282,899	$0	$14,365	$46,626
2039	$1,562,399	$2,012,965	77.6 %	Low	2.75 %	$290,679	$0	$15,806	$268,787
2040	$1,600,097	$2,028,001	78.9 %	Low	2.75 %	$298,673	$0	$16,950	$124,404
2041	$1,791,316	$2,199,149	81.5 %	Low	2.75 %	$306,886	$0	$18,880	$130,695
2042	$1,986,387	$2,376,103	83.6 %	Low	2.75 %	$315,326	$0	$19,665	$373,015
2043	$1,948,363	$2,316,145	84.1 %	Low	2.75 %	$323,997	$0	$19,392	$360,167
2044	$1,931,585	$2,275,210	84.9 %	Low	2.75 %	$332,907	$0	$18,276	$557,615
2045	$1,725,153	$2,037,493	84.7 %	Low	2.75 %	$342,062	$0	$14,750	$855,826
2046	$1,226,139	$1,493,538	82.1 %	Low	2.75 %	$351,469	$0	$13,894	$37,671
2047	$1,553,831	$1,784,256	87.1 %	Low	2.75 %	$361,134	$0	$17,345	$15,674
2048	$1,916,636	$2,114,894	90.6 %	Low	2.75 %	$371,065	$0	$18,739	$473,661
2049	$1,832,779	$1,992,523	92.0 %	Low	2.75 %	$381,269	$0	$19,130	$238,233
2050	$1,994,946	$2,118,032	94.2 %	Low	2.75 %	$391,754	$0	$21,027	$195,454
2051	$2,212,273	$2,300,702	96.2 %	Low	2.75 %	$402,528	$0	$23,452	$158,154
2052	$2,480,099	$2,536,886	97.8 %	Low	2.75 %	$413,597	$0	$26,901	$18,170
2053	$2,902,427	$2,934,239	98.9 %	Low	2.75 %	$424,971	$0	$30,305	$196,647
2054	$3,161,055	$3,169,881	99.7 %	Low	2.75 %	$436,658	$0	$32,348	$318,725

	Fiscal Year	2025	2026	2027	2028	2029
	Starting Reserve Balance	$730,000	$884,208	$1,084,949	$955,068	$908,707
	Annual Reserve Funding	$184,000	$190,900	$198,059	$205,486	$213,192
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$8,068	$9,842	$10,196	$9,315	$7,910
	Total Income	$922,068	$1,084,949	$1,293,204	$1,169,869	$1,129,809
#	Component					
	SITE AND GROUNDS					
103	Concrete Walkways - Repair	$6,180	$0	$0	$0	$0
210	Concrete Pads - Repair	$0	$0	$0	$8,195	$0
403	Mailboxes - Replace	$0	$0	$0	$0	$0
503	Metal Fencing - Replace	$0	$0	$0	$0	$0
505	Wood Fence (2012) - Replace	$0	$0	$230,746	$0	$0
505	Wood Fence (2013) - Replace	$0	$0	$0	$225,102	$0
505	Wood Fence (2014) - Replace	$0	$0	$0	$0	$312,891
505	Wood Fence (2015) - Replace	$0	$0	$0	$0	$0
505	Wood Fence (2018) - Replace	$0	$0	$0	$0	$0
1003	Backflows/Timers - Partial Replace	$0	$0	$8,678	$0	$0
1107	Metal Fencing - Repaint/Repair	$10,650	$0	$0	$0	$0
1402	Monument Signs - Refurbish	$0	$0	$0	$0	$0
1700	Landscape - Refurbish	$0	$0	$0	$0	$97,300
	RECREATION CENTER					
206	Concrete Parking Lot/Curbs - Repair	$11,600	$0	$0	$0	$0
320	Pole Lights (Poles) - Replace	$0	$0	$0	$0	$0
321	Pole Light (Fixtures) - Replace	$0	$0	$0	$0	$0
357	Ceiling Fan - Replace	$0	$0	$0	$0	$0
401	Funbrellas - Replace	$0	$0	$0	$0	$0
402	Sun Shades - Replace	$0	$0	$0	$0	$18,290
409	Pool Benches - Replace	$0	$0	$0	$0	$0
411	Drinking Fountains - Replace	$0	$0	$0	$0	$0
510	Pool Equipment Cover - Replace	$0	$0	$0	$0	$0
711	FOB Entry System - Modernize	$0	$0	$0	$0	$0
803	Water Heater - Replace	$3,060	$0	$0	$0	$0
909	Restrooms - Refurbish	$0	$0	$0	$0	$0
1107	Pool Perimeter Fence - Repaint/Repair	$6,370	$0	$0	$0	$0
1115	Building Exteriors - Seal/Paint	$0	$0	$0	$0	$0
1128	Fiber Cement Siding - Replace	$0	$0	$0	$0	$0
1201	Pool Deck - Repair	$0	$0	$0	$27,865	$0
1202	Pools - Replaster/Retile	$0	$0	$0	$0	$0
1207	Pool Filters - Replace	$0	$0	$0	$0	$0
1209	Chemical Controller - Replace	$0	$0	$0	$0	$0
1210	Pool Pumps - Replace	$0	$0	$0	$0	$14,688
1211	Lifeguard Stands - Replace	$0	$0	$0	$0	$0
1215	Pool Coping - Replace	$0	$0	$0	$0	$0
1225	Pool Perimeter Fence - Replace	$0	$0	$0	$0	$0
1230	Pool Furniture - Replace	$0	$0	$0	$0	$0
1236	Water Slide - Replace	$0	$0	$0	$0	$0
1303	Asphalt Shingle Roof - Replace	$0	$0	$0	$0	$0
1814	Siren Speakers - Replace	$0	$0	$0	$0	$0
	WINDSTONE SOUTH					
320	Pole Lights - Replace	$0	$0	$0	$0	$0
405	Play Equipment - Replace	$0	$0	$86,782	$0	$0
406	Park Furniture - Replace	$0	$0	$11,930	$0	$0
503	Metal Fencing - Replace	$0	$0	$0	$0	$0
505	Wood Fence (2015) - Replace	$0	$0	$0	$0	$0
505	Wood Fence (2018) - Replace	$0	$0	$0	$0	$0
505	Wood Fence (2020) - Replace	$0	$0	$0	$0	$0
509	Pavilion Structure - Replace	$0	$0	$0	$0	$12,656
	Total Expenses	$37,860	$0	$338,135	$261,162	$455,825
	Ending Reserve Balance	$884,208	$1,084,949	$955,068	$908,707	$673,984

	Fiscal Year	2030	2031	2032	2033	2034
	Starting Reserve Balance	$673,984	$382,772	$601,254	$836,466	$546,441
	Annual Reserve Funding	$221,186	$229,481	$238,086	$247,015	$253,808
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$5,282	$4,918	$7,186	$6,912	$6,428
	Total Income	$900,452	$617,171	$846,526	$1,090,392	$806,676
#	Component					
	SITE AND GROUNDS					
103	Concrete Walkways - Repair	$7,164	$0	$0	$0	$0
210	Concrete Pads - Repair	$0	$0	$0	$0	$0
403	Mailboxes - Replace	$0	$0	$0	$207,117	$0
503	Metal Fencing - Replace	$0	$0	$0	$0	$0
505	Wood Fence (2012) - Replace	$0	$0	$0	$0	$0
505	Wood Fence (2013) - Replace	$0	$0	$0	$0	$0
505	Wood Fence (2014) - Replace	$0	$0	$0	$0	$0
505	Wood Fence (2015) - Replace	$360,534	$0	$0	$0	$0
505	Wood Fence (2018) - Replace	$0	$0	$0	$251,454	$0
1003	Backflows/Timers - Partial Replace	$0	$0	$10,060	$0	$0
1107	Metal Fencing - Repaint/Repair	$12,346	$0	$0	$0	$0
1402	Monument Signs - Refurbish	$0	$0	$0	$39,143	$0
1700	Landscape - Refurbish	$0	$0	$0	$0	$0
	RECREATION CENTER					
206	Concrete Parking Lot/Curbs - Repair	$0	$0	$0	$0	$0
320	Pole Lights (Poles) - Replace	$0	$0	$0	$0	$0
321	Pole Light (Fixtures) - Replace	$0	$0	$0	$0	$0
357	Ceiling Fan - Replace	$0	$0	$0	$0	$0
401	Funbrellas - Replace	$0	$0	$0	$0	$39,143
402	Sun Shades - Replace	$0	$0	$0	$0	$0
409	Pool Benches - Replace	$0	$0	$0	$0	$0
411	Drinking Fountains - Replace	$0	$0	$0	$0	$0
510	Pool Equipment Cover - Replace	$0	$0	$0	$0	$0
711	FOB Entry System - Modernize	$0	$6,520	$0	$0	$0
803	Water Heater - Replace	$0	$0	$0	$0	$0
909	Restrooms - Refurbish	$0	$0	$0	$0	$0
1107	Pool Perimeter Fence - Repaint/Repair	$7,385	$0	$0	$0	$0
1115	Building Exteriors - Seal/Paint	$0	$0	$0	$0	$13,048
1128	Fiber Cement Siding - Replace	$0	$0	$0	$0	$0
1201	Pool Deck - Repair	$0	$0	$0	$0	$0
1202	Pools - Replaster/Retile	$65,673	$0	$0	$0	$0
1207	Pool Filters - Replace	$0	$0	$0	$0	$0
1209	Chemical Controller - Replace	$0	$9,397	$0	$0	$0
1210	Pool Pumps - Replace	$0	$0	$0	$0	$0
1211	Lifeguard Stands - Replace	$13,488	$0	$0	$0	$0
1215	Pool Coping - Replace	$15,650	$0	$0	$0	$0
1225	Pool Perimeter Fence - Replace	$0	$0	$0	$0	$0
1230	Pool Furniture - Replace	$23,475	$0	$0	$0	$0
1236	Water Slide - Replace	$0	$0	$0	$0	$0
1303	Asphalt Shingle Roof - Replace	$0	$0	$0	$0	$0
1814	Siren Speakers - Replace	$0	$0	$0	$3,167	$0
	WINDSTONE SOUTH					
320	Pole Lights - Replace	$0	$0	$0	$0	$0
405	Play Equipment - Replace	$0	$0	$0	$0	$0
406	Park Furniture - Replace	$0	$0	$0	$0	$0
503	Metal Fencing - Replace	$0	$0	$0	$0	$14,790
505	Wood Fence (2015) - Replace	$11,964	$0	$0	$0	$0
505	Wood Fence (2018) - Replace	$0	$0	$0	$43,070	$0
505	Wood Fence (2020) - Replace	$0	$0	$0	$0	$0
509	Pavilion Structure - Replace	$0	$0	$0	$0	$0
	Total Expenses	$517,680	$15,917	$10,060	$543,951	$66,981
	Ending Reserve Balance	$382,772	$601,254	$836,466	$546,441	$739,696

	Fiscal Year	2035	2036	2037	2038	2039
	Starting Reserve Balance	$739,696	$842,484	$1,059,520	$1,311,761	$1,562,399
	Annual Reserve Funding	$260,787	$267,959	$275,328	$282,899	$290,679
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$7,908	$9,506	$11,851	$14,365	$15,806
	Total Income	$1,008,391	$1,119,949	$1,346,699	$1,609,025	$1,868,884
#	Component					
	SITE AND GROUNDS					
103	Concrete Walkways - Repair	$8,305	$0	$0	$0	$0
210	Concrete Pads - Repair	$0	$0	$0	$11,014	$0
403	Mailboxes - Replace	$0	$0	$0	$0	$0
503	Metal Fencing - Replace	$72,101	$0	$0	$0	$0
505	Wood Fence (2012) - Replace	$0	$0	$0	$0	$0
505	Wood Fence (2013) - Replace	$0	$0	$0	$0	$0
505	Wood Fence (2014) - Replace	$0	$0	$0	$0	$0
505	Wood Fence (2015) - Replace	$0	$0	$0	$0	$0
505	Wood Fence (2018) - Replace	$0	$0	$0	$0	$0
1003	Backflows/Timers - Partial Replace	$0	$0	$11,663	$0	$0
1107	Metal Fencing - Repaint/Repair	$14,313	$0	$0	$0	$0
1402	Monument Signs - Refurbish	$0	$0	$0	$0	$0
1700	Landscape - Refurbish	$0	$0	$0	$0	$130,763
	RECREATION CENTER					
206	Concrete Parking Lot/Curbs - Repair	$15,589	$0	$0	$0	$0
320	Pole Lights (Poles) - Replace	$0	$0	$0	$0	$0
321	Pole Light (Fixtures) - Replace	$0	$0	$0	$0	$0
357	Ceiling Fan - Replace	$0	$0	$0	$5,874	$0
401	Funbrellas - Replace	$0	$0	$0	$0	$0
402	Sun Shades - Replace	$0	$0	$0	$0	$24,580
409	Pool Benches - Replace	$0	$0	$4,669	$0	$0
411	Drinking Fountains - Replace	$0	$6,236	$0	$0	$0
510	Pool Equipment Cover - Replace	$0	$0	$0	$0	$0
711	FOB Entry System - Modernize	$0	$0	$0	$0	$0
803	Water Heater - Replace	$0	$0	$0	$0	$0
909	Restrooms - Refurbish	$0	$0	$0	$0	$0
1107	Pool Perimeter Fence - Repaint/Repair	$8,561	$0	$0	$0	$0
1115	Building Exteriors - Seal/Paint	$0	$0	$0	$0	$0
1128	Fiber Cement Siding - Replace	$0	$0	$0	$0	$0
1201	Pool Deck - Repair	$0	$0	$0	$0	$0
1202	Pools - Replaster/Retile	$0	$0	$0	$0	$0
1207	Pool Filters - Replace	$0	$0	$0	$0	$0
1209	Chemical Controller - Replace	$0	$0	$0	$0	$0
1210	Pool Pumps - Replace	$0	$0	$18,606	$0	$0
1211	Lifeguard Stands - Replace	$0	$0	$0	$0	$0
1215	Pool Coping - Replace	$0	$0	$0	$0	$0
1225	Pool Perimeter Fence - Replace	$47,037	$0	$0	$0	$0
1230	Pool Furniture - Replace	$0	$0	$0	$29,738	$0
1236	Water Slide - Replace	$0	$0	$0	$0	$113,444
1303	Asphalt Shingle Roof - Replace	$0	$0	$0	$0	$0
1814	Siren Speakers - Replace	$0	$0	$0	$0	$0
	WINDSTONE SOUTH					
320	Pole Lights - Replace	$0	$0	$0	$0	$0
405	Play Equipment - Replace	$0	$0	$0	$0	$0
406	Park Furniture - Replace	$0	$0	$0	$0	$0
503	Metal Fencing - Replace	$0	$0	$0	$0	$0
505	Wood Fence (2015) - Replace	$0	$0	$0	$0	$0
505	Wood Fence (2018) - Replace	$0	$0	$0	$0	$0
505	Wood Fence (2020) - Replace	$0	$54,193	$0	$0	$0
509	Pavilion Structure - Replace	$0	$0	$0	$0	$0
	Total Expenses	$165,906	$60,429	$34,938	$46,626	$268,787
	Ending Reserve Balance	$842,484	$1,059,520	$1,311,761	$1,562,399	$1,600,097

	Fiscal Year	2040	2041	2042	2043	2044
	Starting Reserve Balance	$1,600,097	$1,791,316	$1,986,387	$1,948,363	$1,931,585
	Annual Reserve Funding	$298,673	$306,886	$315,326	$323,997	$332,907
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$16,950	$18,880	$19,665	$19,392	$18,276
	Total Income	$1,915,719	$2,117,082	$2,321,378	$2,291,752	$2,282,768
#	Component					
	SITE AND GROUNDS					
103	Concrete Walkways - Repair	$9,628	$0	$0	$0	$0
210	Concrete Pads - Repair	$0	$0	$0	$0	$0
403	Mailboxes - Replace	$0	$0	$0	$0	$0
503	Metal Fencing - Replace	$0	$0	$0	$0	$0
505	Wood Fence (2012) - Replace	$0	$0	$359,494	$0	$0
505	Wood Fence (2013) - Replace	$0	$0	$0	$350,701	$0
505	Wood Fence (2014) - Replace	$0	$0	$0	$0	$487,475
505	Wood Fence (2015) - Replace	$0	$0	$0	$0	$0
505	Wood Fence (2018) - Replace	$0	$0	$0	$0	$0
1003	Backflows/Timers - Partial Replace	$0	$0	$13,520	$0	$0
1107	Metal Fencing - Repaint/Repair	$16,592	$0	$0	$0	$0
1402	Monument Signs - Refurbish	$0	$0	$0	$0	$0
1700	Landscape - Refurbish	$0	$0	$0	$0	$0
	RECREATION CENTER					
206	Concrete Parking Lot/Curbs - Repair	$0	$0	$0	$0	$0
320	Pole Lights (Poles) - Replace	$0	$24,392	$0	$0	$0
321	Pole Light (Fixtures) - Replace	$0	$16,200	$0	$0	$0
357	Ceiling Fan - Replace	$0	$0	$0	$0	$0
401	Funbrellas - Replace	$0	$0	$0	$0	$52,605
402	Sun Shades - Replace	$0	$0	$0	$0	$0
409	Pool Benches - Replace	$0	$0	$0	$0	$0
411	Drinking Fountains - Replace	$0	$0	$0	$0	$0
510	Pool Equipment Cover - Replace	$0	$0	$0	$0	$0
711	FOB Entry System - Modernize	$0	$8,762	$0	$0	$0
803	Water Heater - Replace	$0	$0	$0	$5,209	$0
909	Restrooms - Refurbish	$0	$23,429	$0	$0	$0
1107	Pool Perimeter Fence - Repaint/Repair	$9,924	$0	$0	$0	$0
1115	Building Exteriors - Seal/Paint	$0	$0	$0	$0	$17,535
1128	Fiber Cement Siding - Replace	$0	$0	$0	$0	$0
1201	Pool Deck - Repair	$0	$0	$0	$0	$0
1202	Pools - Replaster/Retile	$88,259	$0	$0	$0	$0
1207	Pool Filters - Replace	$0	$28,965	$0	$0	$0
1209	Chemical Controller - Replace	$0	$12,629	$0	$0	$0
1210	Pool Pumps - Replace	$0	$0	$0	$0	$0
1211	Lifeguard Stands - Replace	$0	$0	$0	$0	$0
1215	Pool Coping - Replace	$0	$0	$0	$0	$0
1225	Pool Perimeter Fence - Replace	$0	$0	$0	$0	$0
1230	Pool Furniture - Replace	$0	$0	$0	$0	$0
1236	Water Slide - Replace	$0	$0	$0	$0	$0
1303	Asphalt Shingle Roof - Replace	$0	$16,320	$0	$0	$0
1814	Siren Speakers - Replace	$0	$0	$0	$4,256	$0
	WINDSTONE SOUTH					
320	Pole Lights - Replace	$0	$0	$0	$0	$0
405	Play Equipment - Replace	$0	$0	$0	$0	$0
406	Park Furniture - Replace	$0	$0	$0	$0	$0
503	Metal Fencing - Replace	$0	$0	$0	$0	$0
505	Wood Fence (2015) - Replace	$0	$0	$0	$0	$0
505	Wood Fence (2018) - Replace	$0	$0	$0	$0	$0
505	Wood Fence (2020) - Replace	$0	$0	$0	$0	$0
509	Pavilion Structure - Replace	$0	$0	$0	$0	$0
	Total Expenses	$124,404	$130,695	$373,015	$360,167	$557,615
	Ending Reserve Balance	$1,791,316	$1,986,387	$1,948,363	$1,931,585	$1,725,153

	Fiscal Year	2045	2046	2047	2048	2049
	Starting Reserve Balance	$1,725,153	$1,226,139	$1,553,831	$1,916,636	$1,832,779
	Annual Reserve Funding	$342,062	$351,469	$361,134	$371,065	$381,269
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$14,750	$13,894	$17,345	$18,739	$19,130
	Total Income	$2,081,965	$1,591,502	$1,932,310	$2,306,440	$2,233,179
#	Component					
	SITE AND GROUNDS					
103	Concrete Walkways - Repair	$11,162	$0	$0	$0	$0
210	Concrete Pads - Repair	$0	$0	$0	$14,802	$0
403	Mailboxes - Replace	$0	$0	$0	$0	$0
503	Metal Fencing - Replace	$0	$0	$0	$0	$0
505	Wood Fence (2012) - Replace	$0	$0	$0	$0	$0
505	Wood Fence (2013) - Replace	$0	$0	$0	$0	$0
505	Wood Fence (2014) - Replace	$0	$0	$0	$0	$0
505	Wood Fence (2015) - Replace	$561,701	$0	$0	$0	$0
505	Wood Fence (2018) - Replace	$0	$0	$0	$391,757	$0
1003	Backflows/Timers - Partial Replace	$0	$0	$15,674	$0	$0
1107	Metal Fencing - Repaint/Repair	$19,235	$0	$0	$0	$0
1402	Monument Signs - Refurbish	$0	$0	$0	$0	$0
1700	Landscape - Refurbish	$0	$0	$0	$0	$175,735
	RECREATION CENTER					
206	Concrete Parking Lot/Curbs - Repair	$20,951	$0	$0	$0	$0
320	Pole Lights (Poles) - Replace	$0	$0	$0	$0	$0
321	Pole Light (Fixtures) - Replace	$0	$0	$0	$0	$0
357	Ceiling Fan - Replace	$0	$0	$0	$0	$0
401	Funbrellas - Replace	$0	$0	$0	$0	$0
402	Sun Shades - Replace	$0	$0	$0	$0	$33,033
409	Pool Benches - Replace	$0	$0	$0	$0	$0
411	Drinking Fountains - Replace	$0	$0	$0	$0	$0
510	Pool Equipment Cover - Replace	$0	$0	$0	$0	$0
711	FOB Entry System - Modernize	$0	$0	$0	$0	$0
803	Water Heater - Replace	$0	$0	$0	$0	$0
909	Restrooms - Refurbish	$0	$0	$0	$0	$0
1107	Pool Perimeter Fence - Repaint/Repair	$11,505	$0	$0	$0	$0
1115	Building Exteriors - Seal/Paint	$0	$0	$0	$0	$0
1128	Fiber Cement Siding - Replace	$0	$0	$0	$0	$0
1201	Pool Deck - Repair	$0	$0	$0	$0	$0
1202	Pools - Replaster/Retile	$0	$0	$0	$0	$0
1207	Pool Filters - Replace	$0	$0	$0	$0	$0
1209	Chemical Controller - Replace	$0	$0	$0	$0	$0
1210	Pool Pumps - Replace	$23,570	$0	$0	$0	$0
1211	Lifeguard Stands - Replace	$21,014	$0	$0	$0	$0
1215	Pool Coping - Replace	$0	$0	$0	$0	$0
1225	Pool Perimeter Fence - Replace	$0	$0	$0	$0	$0
1230	Pool Furniture - Replace	$0	$37,671	$0	$0	$0
1236	Water Slide - Replace	$0	$0	$0	$0	$0
1303	Asphalt Shingle Roof - Replace	$0	$0	$0	$0	$0
1814	Siren Speakers - Replace	$0	$0	$0	$0	$0
	WINDSTONE SOUTH					
320	Pole Lights - Replace	$0	$0	$0	$0	$6,607
405	Play Equipment - Replace	$147,740	$0	$0	$0	$0
406	Park Furniture - Replace	$20,310	$0	$0	$0	$0
503	Metal Fencing - Replace	$0	$0	$0	$0	$0
505	Wood Fence (2015) - Replace	$18,639	$0	$0	$0	$0
505	Wood Fence (2018) - Replace	$0	$0	$0	$67,102	$0
505	Wood Fence (2020) - Replace	$0	$0	$0	$0	$0
509	Pavilion Structure - Replace	$0	$0	$0	$0	$22,859
	Total Expenses	$855,826	$37,671	$15,674	$473,661	$238,233
	Ending Reserve Balance	$1,226,139	$1,553,831	$1,916,636	$1,832,779	$1,994,946

	Fiscal Year	2050	2051	2052	2053	2054
	Starting Reserve Balance	$1,994,946	$2,212,273	$2,480,099	$2,902,427	$3,161,055
	Annual Reserve Funding	$391,754	$402,528	$413,597	$424,971	$436,658
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$21,027	$23,452	$26,901	$30,305	$32,348
	Total Income	$2,407,727	$2,638,253	$2,920,597	$3,357,703	$3,630,061
#	Component					
	SITE AND GROUNDS					
103	Concrete Walkways - Repair	$12,940	$0	$0	$0	$0
210	Concrete Pads - Repair	$0	$0	$0	$0	$0
403	Mailboxes - Replace	$0	$0	$0	$0	$0
503	Metal Fencing - Replace	$0	$0	$0	$0	$0
505	Wood Fence (2012) - Replace	$0	$0	$0	$0	$0
505	Wood Fence (2013) - Replace	$0	$0	$0	$0	$0
505	Wood Fence (2014) - Replace	$0	$0	$0	$0	$0
505	Wood Fence (2015) - Replace	$0	$0	$0	$0	$0
505	Wood Fence (2018) - Replace	$0	$0	$0	$0	$0
1003	Backflows/Timers - Partial Replace	$0	$0	$18,170	$0	$0
1107	Metal Fencing - Repaint/Repair	$22,299	$0	$0	$0	$0
1402	Monument Signs - Refurbish	$0	$0	$0	$70,697	$0
1700	Landscape - Refurbish	$0	$0	$0	$0	$0
	RECREATION CENTER					
206	Concrete Parking Lot/Curbs - Repair	$0	$0	$0	$0	$0
320	Pole Lights (Poles) - Replace	$0	$0	$0	$0	$0
321	Pole Light (Fixtures) - Replace	$0	$0	$0	$0	$0
357	Ceiling Fan - Replace	$0	$0	$0	$9,152	$0
401	Funbrellas - Replace	$0	$0	$0	$0	$70,697
402	Sun Shades - Replace	$0	$0	$0	$0	$0
409	Pool Benches - Replace	$0	$0	$0	$0	$0
411	Drinking Fountains - Replace	$0	$9,715	$0	$0	$0
510	Pool Equipment Cover - Replace	$0	$35,260	$0	$0	$0
711	FOB Entry System - Modernize	$0	$11,775	$0	$0	$0
803	Water Heater - Replace	$0	$0	$0	$0	$0
909	Restrooms - Refurbish	$0	$0	$0	$0	$0
1107	Pool Perimeter Fence - Repaint/Repair	$13,337	$0	$0	$0	$0
1115	Building Exteriors - Seal/Paint	$0	$0	$0	$0	$23,566
1128	Fiber Cement Siding - Replace	$0	$0	$0	$22,879	$0
1201	Pool Deck - Repair	$0	$0	$0	$58,342	$0
1202	Pools - Replaster/Retile	$118,613	$0	$0	$0	$0
1207	Pool Filters - Replace	$0	$0	$0	$0	$0
1209	Chemical Controller - Replace	$0	$16,972	$0	$0	$0
1210	Pool Pumps - Replace	$0	$0	$0	$29,857	$0
1211	Lifeguard Stands - Replace	$0	$0	$0	$0	$0
1215	Pool Coping - Replace	$28,266	$0	$0	$0	$0
1225	Pool Perimeter Fence - Replace	$0	$0	$0	$0	$0
1230	Pool Furniture - Replace	$0	$0	$0	$0	$47,720
1236	Water Slide - Replace	$0	$0	$0	$0	$176,742
1303	Asphalt Shingle Roof - Replace	$0	$0	$0	$0	$0
1814	Siren Speakers - Replace	$0	$0	$0	$5,720	$0
	WINDSTONE SOUTH					
320	Pole Lights - Replace	$0	$0	$0	$0	$0
405	Play Equipment - Replace	$0	$0	$0	$0	$0
406	Park Furniture - Replace	$0	$0	$0	$0	$0
503	Metal Fencing - Replace	$0	$0	$0	$0	$0
505	Wood Fence (2015) - Replace	$0	$0	$0	$0	$0
505	Wood Fence (2018) - Replace	$0	$0	$0	$0	$0
505	Wood Fence (2020) - Replace	$0	$84,431	$0	$0	$0
509	Pavilion Structure - Replace	$0	$0	$0	$0	$0
	Total Expenses	$195,454	$158,154	$18,170	$196,647	$318,725
	Ending Reserve Balance	$2,212,273	$2,480,099	$2,902,427	$3,161,055	$3,311,336

Accuracy, Limitations, and Disclosures

Association Reserves and its employees have no ownership, management, or other business relationships with the client other than this Reserve Study engagement. Robert M. Nordlund, P.E., R.S., company Founder/CEO, is a California licensed Professional Engineer (Mechanical, #22322), and credentialed Reserve Specialist (#5). All work done by Association Reserves is performed under his Responsible Charge and is performed in accordance with National Reserve Study Standards (NRSS). There are no material issues to our knowledge that have not been disclosed to the client that would cause a distortion of the client's situation. Per NRSS, information provided by official representative(s) of the client, vendors, and suppliers regarding financial details, component physical details and/or quantities, or historical issues/conditions will be deemed reliable, and is not intended to be used for the purpose of any type of audit, quality/forensic analysis, or background checks of historical records. As such, information provided to us has not been audited or independently verified. Estimates for interest and inflation have been included, because including such estimates are more accurate than ignoring them completely. When we are hired to prepare Update reports, the client is considered to have deemed those previously developed component quantities as accurate and reliable, whether established by our firm or other individuals/firms (unless specifically mentioned in our Site Inspection Notes). During inspections our company standard is to establish measurements within 5% accuracy, and our scope includes visual inspection of accessible areas and components and does not include any destructive or other testing. Our work is done only for budget purposes. Uses or expectations outside our expertise and scope of work include, but are not limited to, project audit, quality inspection, and the identification of construction defects, hazardous materials, or dangerous conditions. Identifying hidden issues such as but not limited to plumbing or electrical problems are also outside our scope of work. Our estimates assume proper original installation & construction, adherence to recommended preventive maintenance, a stable economic environment, and do not consider frequency or severity of natural disasters. Our opinions of component Useful Life, Remaining Useful Life, and current or future cost estimates are not a warranty or guarantee of actual costs or timing. Because the physical and financial status of the property, legislation, the economy, weather, owner expectations, and usage are all in a continual state of change over which we have no control, we do not expect that the events projected in this document will all occur exactly as planned. This Reserve Study is by nature a "one-year" document in need of being updated annually so that more accurate estimates can be incorporated. It is only because a long-term perspective improves the accuracy of near-term planning that this Report projects expenses into the future. We fully expect a number of adjustments will be necessary through the interim years to the cost and timing of expense projections and the funding necessary to prepare for those estimated expenses. In this engagement our compensation is not contingent upon our conclusions, and our liability in any matter involving this Reserve Study is limited to our fee for services rendered.

Terms and Definitions

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

Component Details

The primary purpose of the Component Details appendix is to provide the reader with the basis of our funding assumptions resulting from our physical analysis and subsequent research. The information presented here represents a wide range of components that were observed and measured against National Reserve Study Standards to determine if they meet the criteria for reserve funding. 1) Common area repair & replacement responsibility 2) Component must have a limited useful life 3) Life limit must be predictable 4) Above a minimum threshold cost (board's discretion – typically ½ to 1% of Annual operating expenses). Not all your components may have been found appropriate for reserve funding. In our judgment, the components meeting the above four criteria are shown with the Useful Life (how often the project is expected to occur), Remaining Useful Life (when the next instance of the expense will be) and representative market cost range termed "Best Cost" and "Worst Cost". There are many factors that can result in a wide variety of potential costs, and we have attempted to present the cost range in which your actual expense will occur. Where no Useful Life, Remaining Useful Life, or pricing exists, the component was deemed inappropriate for Reserve Funding.

SITE AND GROUNDS

Comp #: 103 Concrete Walkways - Repair **Quantity: 5% of ~ 6,000 GSF**
Location: Common Area Walkways
Funded?: Yes.
History: Life added based on current conditions
Comments: Funding provided to repair 5% or 300 GSF of the total surface area.

Fair condition: Concrete sidewalks determined to be in fair condition typically exhibit minor changes in slope and a moderate percentage of cracking and surface wear. At this time, trip hazards may be increasing in frequency and severity and should be closely monitored to prevent further risks.

Repair any trip and fall hazards immediately to ensure safety. As routine maintenance, inspect regularly, pressure wash for appearance and repair promptly as needed to prevent water penetrating into the base and causing further damage. In our experience, larger repair/replacement expenses emerge as the community ages, especially as trees adjacent to sidewalks continue to grow. Although difficult to predict timing, cost and scope, we suggest a rotating funding allowance to supplement the operating/maintenance budget for periodic larger repairs. Adjust as conditions, actual expense patterns dictate within future Reserve Study updates.

Useful Life:
5 years

Remaining Life:
0 years

Best Case: $ 5,150 Worst Case: $ 7,210

Cost Source: AR Cost Database

Comp #: 210 Concrete Pads - Repair **Quantity: ~ 2,000 GSF**
Location: At each mailbox
Funded?: Yes.
History:
Comments: Funding provided to repair 15% or 300 GSF of the total surface area.

The concrete pads are in fair condition at this time. Local areas of cracking observed. Funding provided to repair pads following the schedule below.

Useful Life:
10 years

Remaining Life:
3 years

Best Case: $ 6,500 Worst Case: $ 8,500

Cost Source: AR Cost Database

Comp #: 403 Mailboxes - Replace **Quantity: Lump Sum Allowance**
Location: Central mail area
Funded?: Yes.
History:
Comments: Fair condition: Mailboxes determined to be in fair and declining condition typically exhibit some amount of surface wear and/or rusting, but remain in serviceable and generally decent aesthetic condition.

The Client is reported to be responsible for maintenance, repair, and replacement of mailboxes throughout the property/development. Individual home owners may be responsible for routine upkeep. Mailboxes should be inspected periodically for damage, vandalism, etc. and repaired as-needed. We recommend replacement at the approximate interval shown below. Unless otherwise noted, cost estimates are based on replacement with a comparable sizes and styles. However, a wide variety of replacement options are available and this component should be adjusted if the Client expects to replace with a different size and/or style.

Useful Life:
30 years

Remaining Life:
8 years

Best Case: $ 109,000 Worst Case: $ 218,000

Cost Source: AR Cost Database

Comp #: 503 Metal Fencing - Replace **Quantity: ~ 613 LF**

Location: Cul-de-sacs throughout community
Funded?: Yes.
History: Replaced fencing on Rocky Manor in 2024 for $7,500
Comments: Fair condition: Metal fencing determined to be in fair condition typically exhibits some minor to moderate amounts of surface wear and other signs of age, which may include corrosion, loose or unstable pieces/sections or hardware, and/or overgrowth by surrounding vegetation. Overall, appears to be in serviceable but declining condition.

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

Useful Life:
30 years

Remaining Life:
10 years

Best Case: $ 47,000 Worst Case: $ 60,300

Cost Source: AR Cost Database

Comp #: 505 Wood Fence (2012) - Replace **Quantity: ~ 3,850 LF**

Location: Section 1
Funded?: Yes.
History: Fence repairs on all fencing in 2023 for $15,000
Comments: Fair condition: Wood fencing determined to be in fair condition typically exhibits some minor to moderate amounts of surface wear and other signs of age, which may include a small percentage of warped, split and/or rotted sections. In general, appearance is consistent but declining.

Please refer to the prior component (#505) in this series for more general information and commentary on wood fencing replacement. The useful life, remaining useful life, and cost range for this specific component are provided below.

Useful Life:
15 years

Remaining Life:
2 years

Best Case: $ 206,000 Worst Case: $ 229,000

Cost Source: AR Cost Database

Comp #: 505 Wood Fence (2013) - Replace **Quantity: ~ 3,600 LF**
Location: Sections 3 & 5
Funded?: Yes.
History:
Comments: Fair condition: Wood fencing determined to be in fair-poor condition typically exhibits some minor to moderate amounts of surface wear and other signs of age, which may include a small percentage of warped, split and/or rotted sections. In general, appearance is consistent but declining. Expect to replace following the schedule below.

Please refer to the prior component (#505) in this series for more general information and commentary on wood fencing replacement. The useful life, remaining useful life, and cost range for this specific component are provided below.

Useful Life:
15 years

Remaining Life:
3 years

Best Case: $ 196,000 Worst Case: $ 216,000

Cost Source: AR Cost Database

Comp #: 505 Wood Fence (2014) - Replace **Quantity: ~ 4,920 LF**
Location: Sections 2 & 4
Funded?: Yes. Meets National Reserve Study Standards four-part test.
History:
Comments: Fair condition: Wood fencing determined to be in fair condition typically exhibits some minor to moderate amounts of surface wear and other signs of age, which may include a small percentage of warped, split and/or rotted sections. In general, appearance is consistent but declining. Expect to replace following the schedule below. Local repairs are being executed.

Please refer to the prior component (#505) in this series for more general information and commentary on wood fencing replacement. The useful life, remaining useful life, and cost range for this specific component are provided below.

Useful Life:
15 years

Remaining Life:
4 years

Best Case: $ 268,000 Worst Case: $ 288,000

Cost Source: AR Cost Database

Comp #: 505 Wood Fence (2015) - Replace **Quantity: ~ 5,480 LF**
Location: Section 8
Funded?: Yes.
History:
Comments: Fair condition: Wood fencing determined to be in fair condition typically exhibits some minor to moderate amounts of surface wear and other signs of age, which may include a small percentage of warped, split and/or rotted sections. In general, appearance is consistent but declining.

Please refer to the prior component (#505) in this series for more general information and commentary on wood fencing replacement. The useful life, remaining useful life, and cost range for this specific component are provided below.

Useful Life:
15 years

Remaining Life:
5 years

Best Case: $ 301,000 Worst Case: $ 321,000

Cost Source: Client Cost History; Plus Inflation

Comp #: 505 Wood Fence (2018) - Replace **Quantity: ~ 3,510 LF**
Location: Section 6 & 7
Funded?: Yes.
History:
Comments: Good condition: Wood fencing determined to be in good physical/structural condition is stable and upright, with no signs or reports of damage or required repairs. All components and hardware appear to be in serviceable condition with no unusual or advanced signs of wear or age. Fencing is in good aesthetic condition.

Please refer to the prior component (#505) in this series for more general information and commentary on wood fencing replacement. The useful life, remaining useful life, and cost range for this specific component are provided below.

Useful Life:
15 years

Remaining Life:
8 years

Best Case: $ 188,000 Worst Case: $ 209,000

Cost Source: AR Cost Database

Comp #: 1003 Backflows/Timers - Partial Replace **Quantity: Lumps Sum Allowance**

Location: Irrigation pump/controller locations

Funded?: Yes.

History:

Comments: Irrigation timers/controllers should have a relatively long life expectancy under normal circumstances. Exposure to the elements can affect overall life expectancy, and controllers should be located in protected areas or within protective enclosures whenever possible. The backflow devices were not tested during inspection. These devices prevent water contaminants from interfering with clean water supply. Best to have these devices serviced by your landscaping vendor to ensure that they are functioning properly. Often times cold spells can cause the lines to freeze causing damage or valves begin to rust. Best to re-evaluate during future reserve study updates.

Useful Life:
5 years

Remaining Life:
2 years

Best Case: $ 5,460 Worst Case: $ 10,900

Cost Source: AR Cost Database

Comp #: 1107 Metal Fencing - Repaint/Repair **Quantity: ~ 613 LF**

Location: Cul-de-sacs throughout community

Funded?: Yes.

History:

Comments: Varying condition: Metal fencing determined to be in fair to poor condition typically exhibits more advanced deterioration of coating or surface finish, with notable wear, possibly including corrosion and rust. In advanced cases, coating may be flaking or peeling away to expose metal structure. Poor curb appeal.

Painting not only protects the metal surface from excessive wear, but promotes a good, attractive appearance in the common areas. Metal fencing should be painted at the interval shown here in order to inhibit (or delay) onset of rust/corrosion, promote a strong aesthetic standard, and prevent/minimize costly repairs. Costs can vary greatly depending on existing conditions of fencing, which will dictate the amount of repair and prep work required. Thus, this component should be re-evaluated during future reserve study updates based on the most current conditions and information available at that time.

Useful Life:
5 years

Remaining Life:
0 years

Best Case: $ 10,400 Worst Case: $ 10,900

Cost Source: AR Cost Database

Comp #: 1402 Monument Signs - Refurbish **Quantity: (15) Monuments**

Location: Entry to association and neighborhoods
Funded?: Yes.
History: $2,300 for repairs to windstone south
Comments: Good condition: Monument signage determined to be in good condition typically exhibits good appearance and aesthetics in keeping with local area. Generally uniform and attractive finishes. If present, lettering is clean, complete and legible and any surrounding landscaping, lighting, etc. is attractive and functioning.

As routine maintenance, inspect regularly, clean/touch-up and repair as an Operating expense. Plan to refurbish or replace at the interval below. Timing and scope of refurbishing or replacement projects is subjective but should always be scheduled in order to maintain good curb appeal. In our experience, most Associations choose to refurbish or replace signage periodically in order to maintain good appearance and aesthetics in keeping with local area, often before signage is in poor physical condition. If present, concrete walls are expected to be painted and repaired as part of refurbishing, but not fully replaced unless otherwise noted. Costs can vary significantly depending on style/type desired, and may include additional costs for design work, landscaping, lighting, water features, etc. Reserve Study updates should incorporate any estimates or information collected regarding potential projects.

Useful Life:
20 years

Remaining Life:
8 years

Best Case: $ 23,200 Worst Case: $ 38,600

Cost Source: AR Cost Database

Comp #: 1700 Landscape - Refurbish **Quantity: Lump Sum Allowance**

Location: Landscaped areas

Funded?: Yes.

History: $38,000 in 2022, $20,000 for new plants in 2021, $73,641 on planter beds in 2018/2019

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

Useful Life:
10 years

Remaining Life:
4 years

Best Case: $ 57,900 Worst Case: $ 115,000

Cost Source: Client Cost History; Plus Inflation

Comp #: 206 Concrete Parking Lot/Curbs - Repair **Quantity: 5% of ~ 11,600 GSF**
Location: Pool parking lot
Funded?: Yes.
History:
Comments: Funding provided to repair 5% or 580 GSF of the total surface area.

Fair condition: Concrete parking lots and curbs determined to be in fair condition typically may exhibit small changes in slope and narrow “hair-line” wide cracks. Overall, no unusual or extreme signs of age noted. Evidence of past grinding/repairs may have also been evident at the time of inspection. Local areas of curbing are in poor condition.

All areas should be inspected periodically to identify potential hazards or other safety issues. Concrete maintenance typically consists of pressure washing, crack repairs, and replacement of small sections as-needed. Exposure to sunlight, weather, and frequent vehicle traffic can lead to larger, more frequent repairs, especially for older properties. Although life expectancy for comprehensive replacement has been deemed to be too indeterminate for reserve designation, conditions observed merit inclusion of an allowance for ongoing repairs and partial replacements. Timeline and cost ranges shown here should be re-evaluated during future reserve study updates, and adjustments made based on the most current information available at that time.

Useful Life:
10 years

Remaining Life:
0 years

Best Case: $ 10,600 Worst Case: $ 12,600

Cost Source: AR Cost Database

Comp #: 305 Surveillance System - Modernize/Maintain **Quantity: (1) System; (60) Cameras**

Location: Exteriors of buildings and throughout community

Funded?: No. Maintenance and replacements are completed as an operating expense

History:

Comments: In general, costs related to this component are expected to be included in the client's operating budget. Therefore, there is no recommendation for reserve funding at this time. However, any significant expenditures related to this component (other than routine maintenance) should be tracked/reported by the client. This component should then be re-evaluated during future reserve study updates based on most recent information and data available at that time. If deemed appropriate for reserve funding, this component can be included in the funding plan at that time.

Useful Life:

Remaining Life:

Best Case: Worst Case:

Cost Source:

Comp #: 320 Pole Lights (Poles) - Replace **Quantity: (9) Poles**

Location: Pool and parking lot

Funded?: Yes.

History:

Comments: Fair condition: Poles determined to be in fair condition typically exhibit a somewhat faded/worn appearance but overall assembly is sturdy and aging normally. Serviceable physical condition and still appropriate for aesthetic standards.

Useful Life:
40 years

Remaining Life:
16 years

Best Case: $ 14,600 Worst Case: $ 15,800

Cost Source: AR Cost Database

Comp #: 321 Pole Light (Fixtures) - Replace **Quantity: (11) Fixtures**
Location: Pool and parking lot
Funded?: Yes.
History:
Comments: The fixtures were replaced in 2021 and are in good condition at this time. No reported issues at this time. Expect a full useful life.

Useful Life:
20 years

Remaining Life:
16 years

Best Case: $ 8,990 Worst Case: $ 11,200

Cost Source: AR Cost Database

Comp #: 356 Exterior Lights - Replace **Quantity: (12) Assorted Fixtures**
Location: Exterior walls and ceilings
Funded?: No. Too small for reserve designation - handle as an operating expense.
History:
Comments: Includes: (5) wall lights, (6) recessed lights, (1) ceiling light.

Good condition: Exterior lights determined to be in good condition typically exhibit only minor signs of normal wear and tear and are consistent with local aesthetic standards for the development.

In general, costs related to this component are expected to be included in the client's operating budget. Therefore, there is no recommendation for reserve funding at this time. However, any significant expenditures related to this component (other than routine maintenance) should be tracked/reported by the client. This component should then be re-evaluated during future reserve study updates based on most recent information and data available at that time. If deemed appropriate for reserve funding, this component can be included in the funding plan at that time.

Useful Life:

Remaining Life:

Best Case: Worst Case:

Cost Source:

Comp #: 357 Ceiling Fan - Replace **Quantity: (1) Fan**
Location: Pool house ceiling
Funded?: Yes.
History: 2023
Comments: Good condition: Fans determined to be in good condition appear to be intact and operational. No damages or deterioration is evident.

Useful Life:
15 years

Remaining Life:
13 years

Best Case: $ 3,000 Worst Case: $ 5,000

Cost Source: AR Cost Database

Comp #: 401 Funbrellas - Replace **Quantity: (4) Umbrellas**
Location: Pool area
Funded?: Yes.
History: Will be replaced in 2024
Comments: Note: The RUL has been reset because replacement is expected in 2024.

Fair condition: Funbrellas determined to be in fair condition typically exhibit more moderate signs of age, including noticeable color fading, loose/sagging material or other aesthetic problems. Attachments and hardware remain in serviceable condition.

Funding has been provided for partial replacements. Best to inspect regularly and re-evaluate during future reserve study updates.

Useful Life:
10 years

Remaining Life:
9 years

Best Case: $ 25,000 Worst Case: $ 35,000

Cost Source: Estimate Provided by the Client

Comp #: 402 Sun Shades - Replace **Quantity: (3) Shades: 1,650 GSF**
Location: Pool area
Funded?: Yes.
History:
Comments: Fair condition: Shade or canopy structures determined to be in fair condition typically exhibit more moderate signs of age, including noticeable color fading, loose/sagging material or other aesthetic problems. Attachments and hardware remain in serviceable condition.

Canopy should be inspected, cleaned and repaired as needed on a regular basis to preserve good aesthetic condition. In many cases, framework/structure can be repaired and painted if needed to prolong useful life, sometimes indefinitely. Ensure that anchor points and hardware are in good condition, and take note of any recommendations for removal during high winds or storms.

Useful Life:
10 years

Remaining Life:
4 years

Best Case: $ 14,000 Worst Case: $ 18,500

Cost Source: AR Cost Database

Comp #: 409 Pool Benches - Replace **Quantity: (2) Benches**
Location: Pool area
Funded?: Yes.
History:
Comments: Benches are in good condition at this time. Normal wear and aging evident. Expect a full useful life.

Useful Life:
18 years

Remaining Life:
12 years

Best Case: $ 2,730 Worst Case: $ 3,820

Cost Source: Client Cost History; Plus Inflation

Comp #: 411 Drinking Fountains - Replace **Quantity: (2) Fountains**
Location: Pool building wall
Funded?: Yes.
History:
Comments: The drinking fountains are in fair condition. No damage or corrosion noted. Expect a full useful life.

Useful Life:
15 years

Remaining Life:
11 years

Best Case: $ 3,940 Worst Case: $ 5,070

Cost Source: AR Cost Database

Comp #: 510 Pool Equipment Cover - Replace **Quantity: (1) Cover; 620 GSF**
Location: Common areas
Funded?: Yes.
History:
Comments: The cover is in good condition at this time. Local areas of corrosion observed under cover structure, this has been consistent over the past year. Best to paint on an as-needed basis in order to protect the surfaces from damaging weather elements.

Useful Life:
30 years

Remaining Life:
26 years

Best Case: $ 10,900 Worst Case: $ 21,800

Cost Source: Client Cost History; Plus Inflation

Comp #: 700 Utility Doors - Partial Replace **Quantity: (3) Doors**

Location: Exterior locations on buildings

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

History:

Comments: Inspect periodically and repair as needed to maintain appearance, security and operation with maintenance funds. Should be painted along with building exteriors or other painting/waterproofing projects to preserve appearance and prolong useful life. Utility doors should have a very long useful life expectancy in most cases. However, occasional replacements may be required, especially for doors located in more exposed areas. Costs should be incorporated into the operating budget on an as-needed basis. Not expected to be frequent and/or costly enough to merit Reserve funding.

Useful Life:

Remaining Life:

Best Case: Worst Case:

Cost Source:

Comp #: 711 FOB Entry System - Modernize **Quantity: (4) Access Points**

Location: Entrances to building, amenity areas, etc.

Funded?: Yes.

History: 2021

Comments: Card/fob reader devices are assumed to be functional. Due to use, exposure, and advancements in technology, plan to replace devices and control systems at the approximate interval shown here. Individual readers can often be replaced as an Operating expense due to damage or localized failures. To ensure a functional, compatible system and obtain better pricing, plan on replacing all devices together as one project.

Useful Life:
10 years

Remaining Life:
6 years

Best Case: $ 4,370 Worst Case: $ 6,550

Cost Source: AR Cost Database

Comp #: 803 Water Heater - Replace **Quantity: (1) 50 Gal Unit**
Location: Utility room
Funded?: Yes.
History:
Comments: MN: E6140R045DV
SN: 0505131148

The water heater is in poor condition. Staining, corrosion and damage were observed during inspection. Expect to replace in the near future in order to maintain reliability.

System was not tested during the inspection, but is assumed to be functional. Water heater life expectancies can vary greatly depending on level of use, type of technology, amount of preventive maintenance and other factors. Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Heater should be inspected and repaired as-needed by servicing vendor or maintenance staff. Even with ongoing maintenance and repairs considered, we recommend that the Client financially prepare to replace at the approximate interval shown below. Remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance. When evaluating replacements, we recommend choosing high-efficiency or tankless models if possible in order to minimize energy usage.

Useful Life:
18 years

Remaining Life:
0 years

Best Case: $ 2,840 Worst Case: $ 3,280

Cost Source: AR Cost Database

Comp #: 909 Restrooms - Refurbish **Quantity: (2) Restrooms**

Location: Pool area

Funded?: Yes.

History:

Comments: Includes: 812 GSF of paint, (3) toilets, (1) urinal, (3) partition doors, (2) sinks, (2) 6 LF counters, (2) hand dryers, (2) benches, and (4) light fixtures.

Good condition: Restrooms determined to be in good condition typically exhibit clean, attractive countertops (and cabinetry, if present). Fixtures all appear to be functional and in good aesthetic condition. Flooring and wall finishes show only minor, routine signs of wear and age. Overall, appearance and design aesthetic is good and appropriate for the standards of the community.

As routine maintenance, inspect regularly and perform any needed repairs promptly utilizing general Operating funds. Typical remodeling project can include some or all of the following: replacement of plumbing fixtures, partitions, countertops, lighting, flooring, ventilation fans, accessories, décor, etc. Best practice is to coordinate this project with other amenity areas, such as kitchens or other amenity rooms. Remaining useful life is based on consideration of materials, evident conditions, and/or remodeling/renovation history provided during the engagement. Costs can significantly vary based on an anticipated scope of work as well as materials chosen for remodeling/renovation. Unless otherwise noted, estimates shown are based primarily on light to moderate cosmetic remodeling, not complete "gut" remodel projects.

Useful Life:
20 years

Remaining Life:
16 years

Best Case: $ 11,200 Worst Case: $ 18,000

Cost Source: Client Cost History; Plus Inflation

Comp #: 1107 Pool Perimeter Fence - Repaint/Repair **Quantity: ~ 370 LF**

Location: Pool perimeter
Funded?: Yes.
History:
Comments: Fair condition: Metal fencing determined to be in fair condition typically exhibits a finish coat or surface which is mostly uniform but exhibits minor to moderate corrosion or rust. Coloring may be faded but is still mostly consistent.

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

Useful Life:
5 years

Remaining Life:
0 years

Best Case: $ 5,790 Worst Case: $ 6,950

Cost Source: AR Cost Database

Comp #: 1115 Building Exteriors - Seal/Paint **Quantity: ~ 2,000 GSF**

Location: Building exteriors, including pool equipment cover
Funded?: Yes.
History: The association plans to repaint in 2024 for $10,000, including the pool equipment cover
Comments: Note: The remaining useful life has been reset based on the plans to repaint in 2024.

Fair condition: Painted exterior surfaces determined to be in fair condition typically exhibit some minor to moderate signs of wear and age such as chalking, peeling, blistering, etc. Problems tend to develop in more exposed areas first. Hairline cracks may be present at this stage. Overall appearance is satisfactory.

There are two important reasons for painting and waterproofing a building: to protect the structure from damage caused by exposure to the elements, and to restore or maintain good aesthetic standards for curb appeal. As routine maintenance, we recommend that regular inspections, spot repairs and touch-up painting be included in the operating budget. Typical paint cycles can vary greatly depending upon many factors including; type of material painted, surface preparations, quality of material, application methods, weather conditions during application, moisture beneath paint, and exposure to weather conditions. Proper sealant/caulking at window and door perimeters and other "gaps" in the building structure are critical to preventing water intrusion and resulting damage. The general rule of thumb is that sealant/caulking should be in place wherever two dissimilar building surfaces meet, such as window frame to concrete structure junctions. For best results, the client may want to consult with a paint company representative, building envelope specialist and/or structural engineer to specify the types of materials to be used and define complete scope of work before bidding. In our experience, cost estimates for painting and waterproofing can vary widely, even when based on the same prescribed scope of work. Estimates shown here should be updated and revised as needed based on actual bids obtained or project cost history during future Reserve Study updates.

Useful Life:
10 years

Remaining Life:
9 years

Best Case: $ 8,000 Worst Case: $ 12,000

Cost Source: Estimate Provided by Client

Comp #: 1124 Brick Siding - Tuckpointing **Quantity: ~ 2,300 GSF**

Location: Building exteriors

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

History:

Comments: Brick siding surfaces typically have a long useful life and require little maintenance and repairs. However, shifting foundations and weather elements can deteriorate mortar and bricks leading to longitudinal and transverse cracking along the exterior surfaces. It is recommended that the association periodically inspect the surfaces for areas of concern and hire a licensed professional to inspect and repair the surfaces if needed. At this time there is no basis for Reserve funding as the scope of work for a project of this nature are unpredictable. Best to re-evaluate during future updates to determine if funding is appropriate.

Useful Life:

Remaining Life:

Best Case: Worst Case:

Cost Source:

Comp #: 1128 Fiber Cement Siding - Replace **Quantity: ~ 630 GSF**

Location: Building exteriors

Funded?: Yes.

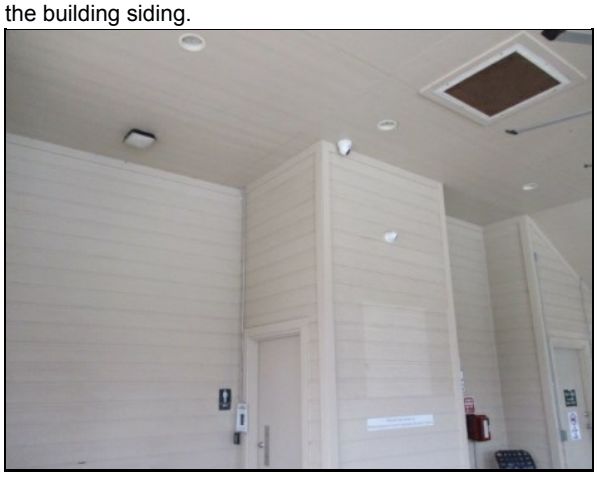
History:

Comments: Good condition: Fiber cement siding/trim sections determined to be in good condition typically exhibit vibrant, consistent color and little or no signs of damage, deterioration, etc.

Association Reserves does not specifically endorse any products, manufacturers or vendors, but James Hardie Building Products, Inc. is the leading manufacturer of fiber cement siding, and their website (www.jameshardie.com) is an informative resource for proper care and maintenance of fiber cement siding. Their "Best Practices" guidelines offer specific guidelines for materials to be used; we strongly recommend complying with recommendations specific to your geographical area. We recommend that the Association consult with qualified exterior painting/waterproofing consultants and/or contractors to ensure that proper materials are used in painting and sealing the building siding.

Useful Life:
50 years

Remaining Life:
28 years



Best Case: $ 8,000 Worst Case: $ 12,000

Cost Source: AR Cost Database

Comp #: 1201 Pool Deck - Repair **Quantity: 25% of ~ 7,460 GSF**
Location: Pool deck
Funded?: Yes.
History:
Comments: Funding provided to repair 25% or 1,865 GSF of the total surface area.

The pool deck is in fair overall condition. Local areas of chipping observed.

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

Useful Life:
25 years

Remaining Life:
3 years

Best Case: $ 20,400 Worst Case: $ 30,600

Cost Source: AR Cost Database

Comp #: 1202 Pools - Replaster/Retile **Quantity: (2) Pools; 5,480 GSF**

Location: Pool area

Funded?: Yes.

History:

Comments: Fair condition: Swimming pools determined to be in fair condition typically exhibit some color fade/discoloration, and roughening of the surface, often more noticeable in the shallow areas and/or at steps. Waterline tiles are declining. Generally believed to be aging normally.

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

Useful Life:
10 years

Remaining Life:
5 years

Best Case: $ 51,500 Worst Case: $ 61,800

Cost Source: Client Cost History; Plus Inflation

Comp #: 1207 Pool Filters - Replace **Quantity: (4) Sand Filters**
Location: Pool equipment area; exposed
Funded?: Yes.
History:
Comments: P/N: 140316
SN: 0116210210018S

Filters are in good condition at this time. No reported issues. Pool vendor should inspect regularly for optimal performance and address any repairs or preventive maintenance as needed. Minimal or no subjective/aesthetic value for pool and spa equipment and useful life is based primarily on normal expectations for service/performance life in this location. Life expectancy can vary depending on location, as well as level of use and preventive maintenance. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance. Cost estimates shown below assume replacement with similar filter types/sizes as existing.

Useful Life:
20 years

Remaining Life:
16 years

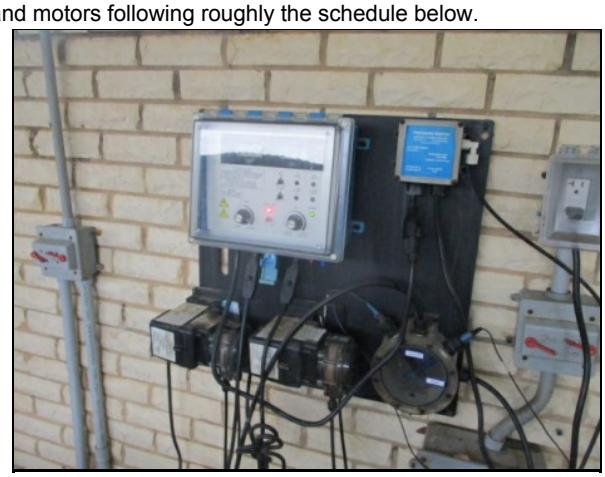
Best Case: $ 16,900 Worst Case: $ 19,200

Cost Source: AR Cost Database

Comp #: 1209 Chemical Controller - Replace **Quantity: (1) Controller**
Location: Pool equipment room
Funded?: Yes.
History:
Comments: Chemical controller is assumed to be functional and good condition. The chemical controller was not tested during inspection, but are assumed to be functional. No reported issues at this time. Funding has been provided for the periodic replacement of control panels and motors following roughly the schedule below.

Useful Life:
10 years

Remaining Life:
6 years



Best Case: $ 6,750 Worst Case: $ 8,990

Cost Source: AR Cost Database

Comp #: 1210 Pool Pumps - Replace **Quantity: (4) Pumps**
Location: Pool equipment area; exposed
Funded?: Yes.
History:
Comments: The pumps are 3 HP and (2) motor replacements have occurred since their replacement in 2021. We will continue to fund for replacement.

Pumps should be inspected regularly for leaks and other mechanical problems. Minimal or no subjective/aesthetic value for pool and spa equipment. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance. Cost shown is based on replacement with the same types/sizes, and may include a small allowance for new piping, valve replacements, and other repairs to be conducted as needed.

Useful Life:
8 years

Remaining Life:
4 years

Best Case: $ 10,900 Worst Case: $ 15,200

Cost Source: AR Cost Database

Comp #: 1211 Lifeguard Stands - Replace **Quantity: (2) Stands**
Location: Adjacent to pool
Funded?: Yes.
History:
Comments: The lifeguard stands are intact and in fair condition at this time. No areas of damage or premature deterioration. Inspect on a regular basis in order to ensure stability. Anticipate the need to replace following roughly the schedule below.

Useful Life:
15 years

Remaining Life:
5 years

Best Case: $ 9,270 Worst Case: $ 14,000

Cost Source: AR Cost Database

Comp #: 1215 Pool Coping - Replace **Quantity: ~ 333 LF**

Location: Pool perimeters

Funded?: Yes.

History:

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

Useful Life:
20 years

Remaining Life:
5 years

Best Case: $ 11,200 Worst Case: $ 15,800

Cost Source: AR Cost Database

Comp #: 1225 Pool Perimeter Fence - Replace **Quantity: ~ 370 LF**

Location: Perimeter of Pool

Funded?: Yes.

History:

Comments: Fair condition: Pool fencing determined to be in fair condition typically exhibits some minor to moderate amounts of surface wear and other signs of age, which may include corrosion, loose or unstable pieces/sections or hardware, and/or overgrowth by surrounding vegetation. Overall, appears to be in serviceable but declining condition.

We recommend that the Client periodically clean fencing with an appropriate cleaner and touch up paint as needed in between regular paint cycles. Gates and locks should be inspected to make sure they close and lock properly as a faulty perimeter around a pool area can expose a Client to significant liability risk. As a routine maintenance item, fence should be inspected regularly and repaired as needed through the Operating budget to ensure safety. When evaluating replacements, be sure to comply with any applicable building codes. When possible, replacement should be coordinated with other projects, such as pool deck projects, other fencing/railing work, etc. Based on evident conditions, aesthetic standard considerations, and/or Client history provided during this engagement, we recommend replacement at the approximate interval shown below. Unless otherwise noted, cost estimates below assume replacement with a similar material/height as currently in place.

Useful Life:
30 years

Remaining Life:
10 years

Best Case: $ 30,000 Worst Case: $ 40,000

Cost Source: AR Cost Database

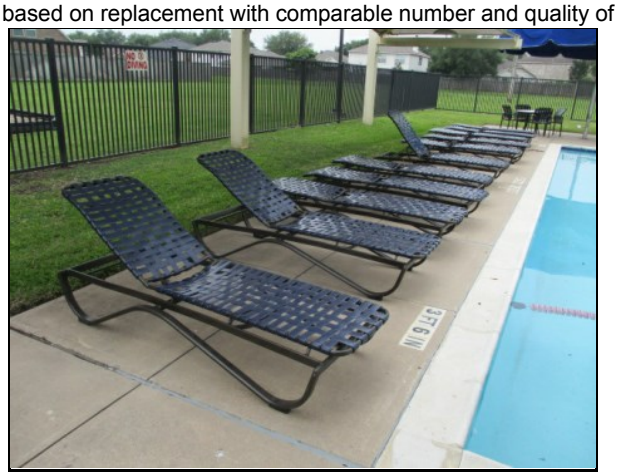
Comp #: 1230 Pool Furniture - Replace **Quantity: (65) Assorted Pieces**
Location: Pool area
Funded?: Yes.
History:
Comments: Includes: (15) chaise lounges, (37) chairs, (8) tables, (4) trash receptacles, and (1) umbrella.

Pool furniture is determined to be in good condition. Normal wear an aging noted at this time. No signs of rips or tears in fabric/straps. Best to replace all of the pieces at the same time in order to maintain a uniform appearance.

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

Useful Life:
8 years

Remaining Life:
5 years



Best Case: $ 18,000 Worst Case: $ 22,500

Cost Source: AR Cost Database

Comp #: 1236 Water Slide - Replace **Quantity: (1) Slide**
Location: Pool area
Funded?: Yes.
History: Expected to be replaced in 2024
Comments: The slide will be replaced in 2024. Conditions at the time of the inspection were declining. Corrosion and deterioration evident.

Useful Life:
15 years

Remaining Life:
14 years

Best Case: $ 65,000 Worst Case: $ 85,000

Cost Source: Estimate Provided by the Client

Comp #: 1303 Asphalt Shingle Roof - Replace **Quantity: ~ 2,030 GSF**
Location: Pool building roof
Funded?: Yes.
History: 2021
Comments: Good condition: Asphalt shingle roofs determined to be in good condition typically exhibit few or no signs of curling/cupping of shingles, and granule cover appears to be thick and consistent. Little to no organic growth or staining patterns evident, and no unusual or significant leaks reported. Shingles and flashing appear to provide good coverage to all areas, especially at intersection points and around any penetrations.

As routine maintenance, many manufacturers recommend inspections at least twice annually and after large storm events. Promptly replace any damaged/missing sections or conduct any other repair needed to ensure waterproof integrity of roof. Keep roof surface, gutters and downspouts clear and free of moss or debris. Moss growth can decrease the life of the roofing shingles and should be removed promptly. We recommend having roof inspected in greater detail (including conditions of sub-surface materials) by an independent roofing consultant prior to replacement. There is a wealth of information available through organizations such as the Roof Consultant Institute http://www.rci-online.org/ and the National Roofing Contractors Assn. (NRCA) http://www.nrca.net/. If the roof has a warranty, be sure to review terms and conduct proper inspections/repairs as needed to keep warranty in force. Dimensional shingles typically have longer useful lives and are generally considered to be more valuable from an aesthetic standpoint. We recommend budgeting to replace with dimensional shingles upon failure. Also known as architectural shingles, these types of roofs are typically more durable and wind-resistant than 3-tab shingles. Remaining useful life is based on consideration of installation/replacement date, evident visual conditions, and/or repair history provided by the Client. Unless otherwise noted, costs shown here assume that only a minimal amount of substrate/decking repairs or replacement will be required. For very old roofs or those with significant leak problems, additional repair costs may be incurred.

Useful Life:
20 years

Remaining Life:
16 years

Best Case: $ 9,140 Worst Case: $ 11,200

Cost Source: AR Cost Database

Comp #: 1814 Siren Speakers - Replace **Quantity: (1) System**

Location: Pool area

Funded?: Yes.

History: 2023 for $2,400

Comments: The association installed a siren speaker system in 2023. The system is functional at this time. Funding provided for the replacement or modernization of the system.

Useful Life:
10 years

Remaining Life:
8 years

Best Case: $ 2,000 Worst Case: $ 3,000

Cost Source: AR Cost Database

Comp #: 320 Pole Lights - Replace **Quantity: (3) Pole Lights**
Location: Adjacent to walkways
Funded?: Yes.
History: Replaced in 2023 for $3,138
Comments: Good condition: Pole lights determined to be in good condition typically exhibit good surface finishes with only minor, normal signs of wear. Fixtures are intact and clear with no unusual signs of age. Style is consistent and appropriate for local aesthetic standards.

Lights were inspected during daylight hours but are assumed to be functional. As routine maintenance, inspect, repair/change bulbs as needed as an operating expense. Replacement should be considered at the approximate interval shown below to ensure good function and maintain good appearance in the common areas. Replacement costs can vary greatly depending on replacement type; estimates shown here are based on replacement with a comparable size and design as are currently in place, unless otherwise noted. We recommend consideration of LED fixtures or other energy-saving options whenever possible.

Useful Life:
25 years

Remaining Life:
24 years

Best Case: $ 3,000 Worst Case: $ 3,500

Cost Source: Client Cost History; Plus Inflation

Comp #: 405 Play Equipment - Replace **Quantity: (4) Assorted Pieces**
Location: Park
Funded?: Yes.
History:
Comments: Includes: (1) large play piece, (1) small play piece, (1) swing set, and (1) ground mounted toy.

The pieces are in fair condition and are declining.

Our inspection is not intended to identify any structural or latent defects, safety hazards, or other liability concerns. Funding recommendation shown here is strictly for budget purposes. As a routine maintenance expense, inspect for stability, damage and excessive wear and utilize maintenance funds for any repairs needed between replacement cycles. Life expectancy can vary depending on the amount of use/abuse. Unless otherwise noted, cost estimates assume replacement would be with comparable size and style of equipment as noted during inspection.

Useful Life:
18 years

Remaining Life:
2 years

Best Case: $ 54,600 Worst Case: $ 109,000

Cost Source: AR Cost Database

Comp #: 406 Park Furniture - Replace **Quantity: (13) Assorted Pieces**
Location: Park and adjacent to Mooncrest Field Dr
Funded?: Yes.
History:
Comments: Includes: (10) benches and (3) trash receptacles.

Fair condition: Outdoor/site furniture determined to be in fair condition typically exhibits typical signs of wear and age. Style is still appropriate for the local aesthetic standards of the development.

Inspect regularly, clean for appearance and repair as needed from general Operating funds. Cost to replace individual pieces may not meet threshold for Reserve funding. We recommend planning for regular intervals of complete replacement at the time frame indicated below, to maintain a good, consistent appearance in the common areas. Costs shown are based on replacement with comparable types unless otherwise noted.

Useful Life:
18 years

Remaining Life:
2 years

Best Case: $ 8,990 Worst Case: $ 13,500

Cost Source: AR Cost Database

Comp #: 503 Metal Fencing - Replace **Quantity: ~ 156 LF**

Location: Windstone south cul-de-sac
Funded?: Yes.
History:
Comments: Note: This fencing has 5-years less of Useful Life compared to other cul-de-sac fencing due to it being a hollow tube steel fence.

Fair condition: Metal fencing determined to be in fair condition typically exhibits some minor to moderate amounts of surface wear and other signs of age, which may include corrosion, loose or unstable pieces/sections or hardware, and/or overgrowth by surrounding vegetation. Overall, appears to be in serviceable but declining condition.

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

Useful Life:
25 years

Remaining Life:
9 years

Best Case: $ 9,270 Worst Case: $ 13,400

Cost Source: AR Cost Database

Comp #: 505 Wood Fence (2015) - Replace **Quantity: ~ 182 LF**

Location: Adjacent to park

Funded?: Yes.

History:

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

As routine maintenance, inspect regularly for any damage, repair as needed and avoid contact with ground and surrounding vegetation wherever possible. Regular cycles of uniform, professional sealing/painting will help to maintain appearance and maximize life. In our experience, wood fencing will typically eventually break down due to a combination of sun and weather exposure, which is sometimes exacerbated by other factors such as irrigation overspray, abuse and lack of preventive maintenance. Recommendation and costs shown here are based on replacement with similar style and material. However, the Association might want to consider replacing with more sturdy, lower-maintenance products like composite, vinyl, etc. Although installation costs are higher, total life cycle cost is lower due to less maintenance and longer design life expectancy.

Useful Life:
15 years

Remaining Life:
5 years

Best Case: $ 8,240 Worst Case: $ 12,400

Cost Source: AR Cost Database

Comp #: 505 Wood Fence (2018) - Replace **Quantity: ~ 602 LF**
Location: South perimeter fencing
Funded?: Yes.
History:
Comments: Fair condition: Wood fencing determined to be in fair condition typically exhibits some minor to moderate amounts of surface wear and other signs of age, which may include a small percentage of warped, split and/or rotted sections. In general, appearance is consistent but declining.

Please refer to the prior component (#505) in this series for more general information and commentary on wood fencing replacement. The useful life, remaining useful life, and cost range for this specific component are provided below.

Useful Life:
15 years

Remaining Life:
8 years

Best Case: $ 30,900 Worst Case: $ 37,100

Cost Source: AR Cost Database

Comp #: 505 Wood Fence (2020) - Replace **Quantity: ~ 678 LF**
Location: north perimeter fencing
Funded?: Yes.
History:
Comments: Good condition: Wood fencing determined to be in good physical/structural condition is stable and upright, with no signs or reports of damage or required repairs. All components and hardware appear to be in serviceable condition with no unusual or advanced signs of wear or age. Fencing is in good aesthetic condition.

Please refer to the prior component (#505) in this series for more general information and commentary on wood fencing replacement. The useful life, remaining useful life, and cost range for this specific component are provided below.

Useful Life:
15 years

Remaining Life:
11 years

Best Case: $ 37,100 Worst Case: $ 41,200

Cost Source: AR Cost Database

Comp #: 509 Pavilion Structure - Replace **Quantity: ~ 350 GSF**

Location: Park

Funded?: Yes.

History:

Comments: Fair condition: Pavilion structure determined to be in fair condition typically exhibit more wear and tear, possibly including some warped, split and/or deteriorated components. Framework/structure should still be sturdy but may have sections showing minor leaning or damage.

As routine maintenance, inspect regularly and repair individual pieces or sections as needed from general Operating funds. Clean and paint/stain along with other larger projects or as general maintenance to preserve the appearance of the trellis and extend its useful life. If present, vegetation should be well-maintained and not allowed to become overgrown, which can eventually compromise the structure. Assuming ordinary care and maintenance, plan for major repairs or possibly complete replacement (if warranted) at roughly the interval indicated below.

Useful Life:
20 years

Remaining Life:
4 years

Best Case: $ 8,990 Worst Case: $ 13,500

Cost Source: AR Cost Database