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Windstone Colony CAI

Katy, TX



Report #: 37292-6

Beginning: January 1, 2026

Expires: December 31, 2026

RESERVE STUDY
Update "With-Site-Visit"

May 16, 2025

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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Windstone Colony CAI

Katy , TX

Level of Service: **Update "With-Site-Visit"**

Report #: **37292-6**

of Units: 1,219

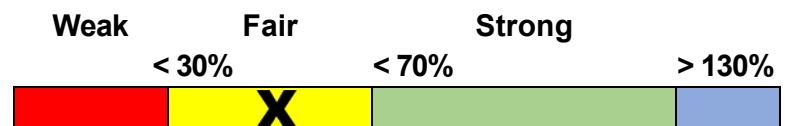
January 1, 2026 through December 31, 2026

Findings & Recommendations

as of January 1, 2026

Projected Starting Reserve Balance	\$841,140
Projected Fully Funded (Ideal) Reserve Balance	\$1,649,646
Percent Funded	51.0 %
Recommended 2026 Funding to Achieve 100% Funded by Year 30	\$190,000
Prior Year Reserve Transfers	\$190,000

Reserve Fund Strength: 51.0%



Risk of Special Assessment:

Economic Assumptions:

Net Annual "After Tax" Interest Earnings Accruing to Reserves **2.00 %**

Annual Inflation Rate **3.00 %**

This is an Update "With-Site-Visit" Reserve Study (original, created "from scratch"), based on our site inspection on 2/24/2025.

This Reserve Study was prepared or verified by a credentialed Reserve Specialist (RS). As of the start of the initial fiscal year shown in this study, your Reserve fund is determined to be 51.0 % Funded. Based on this figure, the Client's risk of special assessment and deferred maintenance is currently Medium.

Component cost estimates, life expectancies, and recommended reserve transfers are subject to change in subsequent years. As such, this Reserve Study analysis expires at the end of the initial fiscal year (December 31, 2025). Please contact our office to discuss options for updating your Reserve Study in future years.

Recommended Funding Plan

Our "recommended" funding plan is an optional, more conservative alternative to the minimum funding plan described above. This recommended amount is intended to help the Association to {gradually, over 30 years} attain and maintain Reserves at or near 100 percent-funded. This goal is more likely to provide an adequate cushion of accumulated funds, which will help reduce the risk of special assessments and/or loans in the event of higher-than-expected component costs, reduced component life expectancies, or other "surprise" circumstances.

Annual Increases to Reserve Funding

We recommend increasing the Reserve funding annually as illustrated in the 30-year Reserve Plan Summary Tables shown later in this document, or in accordance with subsequent Reserve Study updates.

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
SITE AND GROUNDS			
210 Concrete Pads - Repair	10	2	\$7,500
210 Concrete: Sidewalks - Repair	5	4	\$6,000
403 Mailbox Kiosks - Replace	30	7	\$174,000
503 Fencing: Metal - Replace	30	10	\$56,900
505 Fencing: Wood (2012) - Replace	15	1	\$231,000
505 Fencing: Wood (2013) - Replace	15	2	\$218,000
505 Fencing: Wood (2014) - Replace	15	3	\$295,000
505 Fencing: Wood (2015) - Replace	15	4	\$330,000
505 Fencing: Wood (2018) - Replace	15	7	\$211,000
1009 Irrigation System – Repair/Replace	10	6	\$23,000
1107 Metal Fencing - Repaint/Repair	5	0	\$11,300
1402 Monument Signs - Refurbish	20	7	\$37,500
1700 Landscape - Refurbish	10	3	\$91,500
RECREATION CENTER			
110 Decking: Pool - Repair/Replace	25	9	\$36,975
206 Concrete Parking Lot/Curbs - Repair	10	9	\$11,600
311 Ceiling Fan - Replace	15	12	\$4,240
345 Lighting: Pole Fixtures - Replace	20	15	\$10,670
345 Lighting: Poles - Replace	40	15	\$22,500
356 Lighting: Exterior - Replace	20	15	\$2,400
397 Benches - Replace	18	11	\$3,470
399 Furniture: Pool - Replace	8	4	\$21,500
401 Umbrellas - Replace	10	8	\$32,000
402 Sun Shades - Replace	10	8	\$24,750
411 Drinking Fountains - Replace	15	10	\$4,780
503 Fencing: Metal - Replace	30	10	\$37,100
510 Pool Equipment Cover - Replace	30	25	\$18,600
711 Entry System - Modernize	10	9	\$3,000
803 Water Heater - Replace	18	0	\$3,000
909 Restrooms - Refurbish	20	15	\$15,500
1107 Fencing: Metal - Paint/Refurbish	5	0	\$6,760
1115 Building Exteriors - Seal/Paint	10	9	\$10,000
1128 Fiber Cement Siding - Replace	50	29	\$10,600
1202 Pools - Replaster/Retile	10	4	\$82,200
1207 Pool Filters (2021) - Replace	20	15	\$19,200
1209 Chemical Controller - Replace	10	5	\$8,350
1210 Pool Pumps - Replace	8	3	\$13,900

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
1211 Lifeguard Stands - Replace	15	4	\$12,300
1215 Pool Coping - Replace	20	4	\$14,300
1235 Water Slide - Replace	15	13	\$105,000
1303 Roofing: Asphalt Shingle - Replace	20	15	\$11,165
1814 Siren Speakers - Replace	10	7	\$2,650
WINDSTONE SOUTH			
345 Lighting: Poles - Replace	25	22	\$4,500
400 Furniture: Park - Replace	20	3	\$11,900
405 Play Equipment - Replace	20	3	\$86,600
421 Playground Ground Cover - Replenish	3	2	\$3,880
503 Metal Fencing - Replace	25	10	\$12,000
505 Fencing: Wood (2015) - Replace	15	4	\$11,000
505 Fencing: Wood (2018) - Replace	15	7	\$36,000
505 Fencing: Wood (2020) - Replace	15	9	\$41,500
509 Pavilion Structure - Refurbish/Rennovate	25	8	\$12,250
1107 Fencing: Metal - Repair/Refurbish	10	0	\$1,872

51 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.

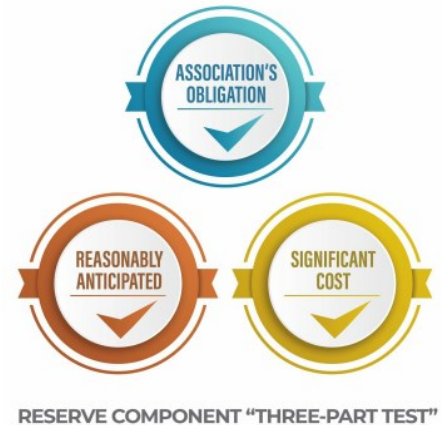
Methodology



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.



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?



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.*



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 2/24/2025, we started with a brief meeting with the Nancy Hanson and Sylvia Garza, and then started the site inspection beginning with the monument signs. We thank them for their assistance and input during this process. During our inspection, we visually inspected and were able to see all common areas. Please refer to the Component Details section at the end of this document for additional photos, observations and other information regarding each component.



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 List Detail table, while a summary of the expenses themselves are shown in the 30-yr Income/Expense Detail tables.

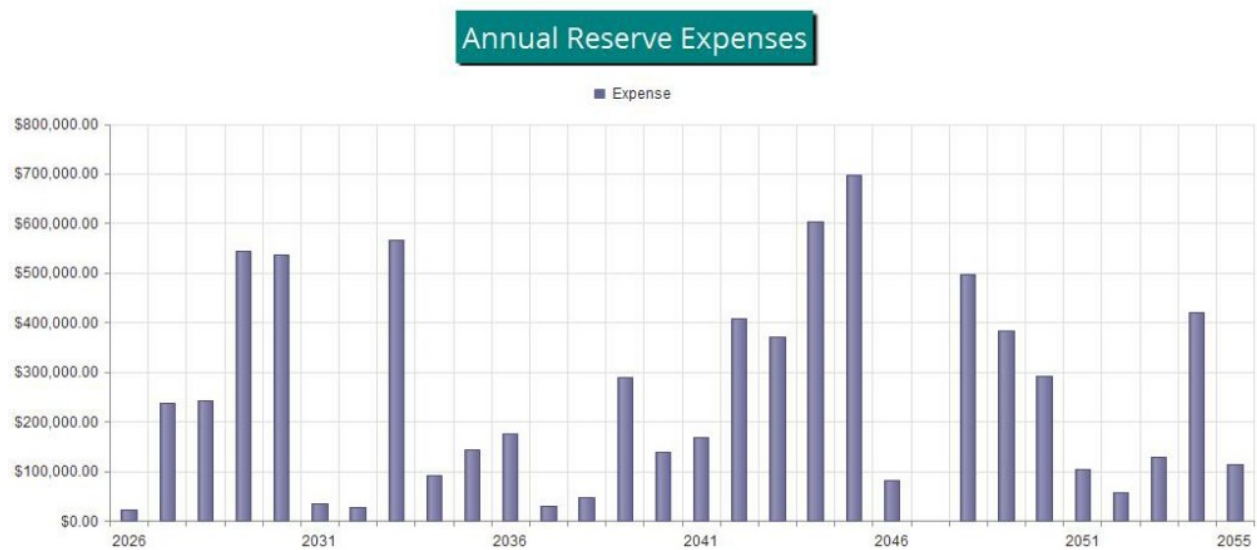


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$841,140 as-of the start of your Fiscal Year on 1/1/2026. This is based on your actual balance on 1/1/2026 of \$841,140 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 \$1,649,646. This figure represents the deteriorated value of your common area components. Comparing your Reserve Balance to your Fully Funded Balance indicates your Reserves are 51.0 % 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 \$190,000 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.

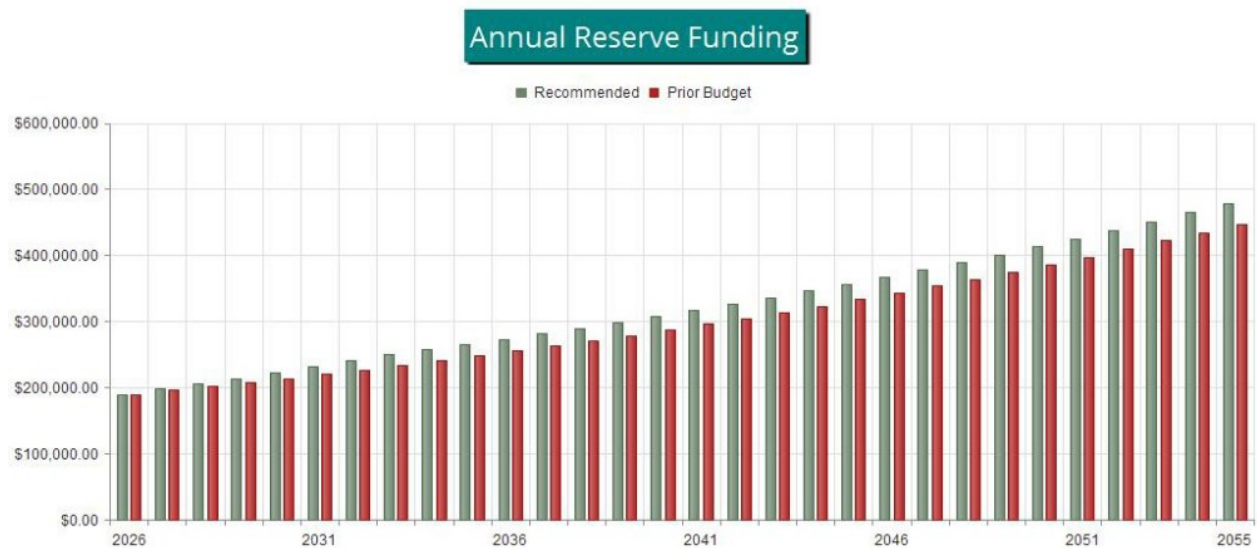


Figure 2

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.

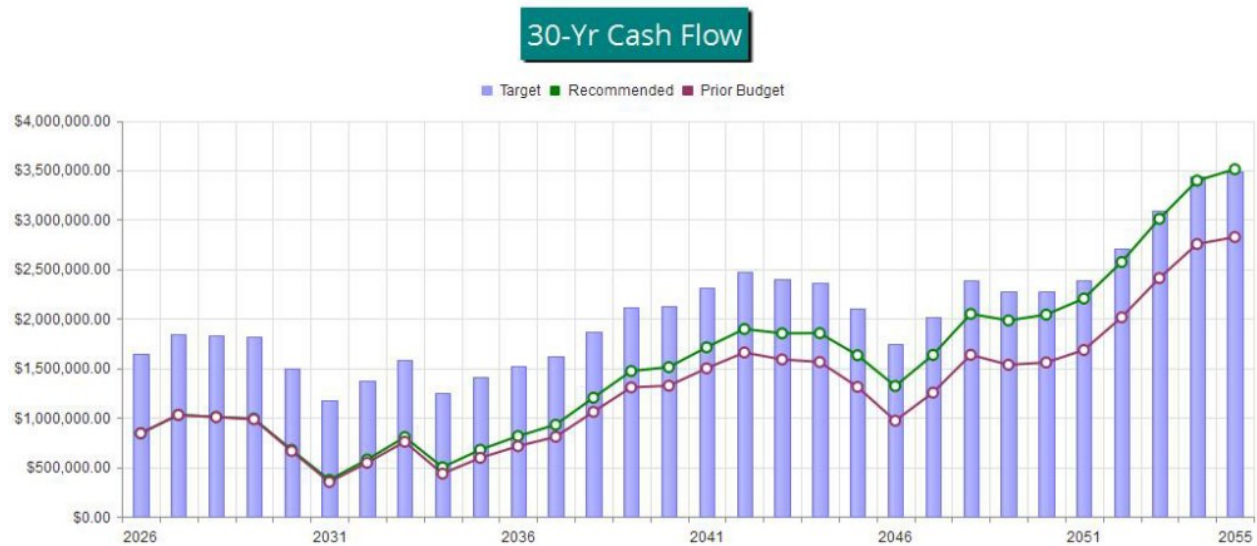


Figure 3

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.

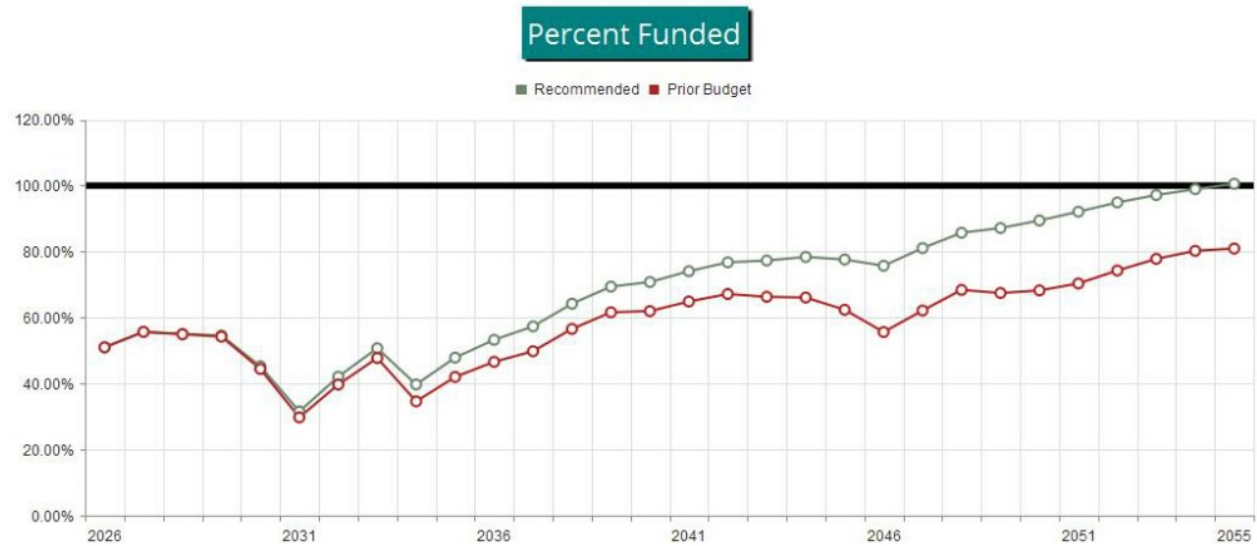


Figure 4



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	Approx	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
SITE AND GROUNDS						
210	Concrete Pads - Repair	2,000	GSF	10	2	\$7,500
210	Concrete: Sidewalks - Repair	6,000	GSF	5	4	\$6,000
403	Mailbox Kiosks - Replace	1	Lump Sum Allowance	30	7	\$174,000
503	Fencing: Metal - Replace	613	LF	30	10	\$56,900
505	Fencing: Wood (2012) - Replace	3,850	LF	15	1	\$231,000
505	Fencing: Wood (2013) - Replace	3,600	LF	15	2	\$218,000
505	Fencing: Wood (2014) - Replace	4,920	LF	15	3	\$295,000
505	Fencing: Wood (2015) - Replace	5,480	LF	15	4	\$330,000
505	Fencing: Wood (2018) - Replace	3,510	LF	15	7	\$211,000
1009	Irrigation System – Repair/Replace	1	Lump Sum Allowance	10	6	\$23,000
1107	Metal Fencing - Repaint/Repair	613	LF	5	0	\$11,300
1402	Monument Signs - Refurbish	15	Monuments	20	7	\$37,500
1700	Landscape - Refurbish	1	Lump Sum Allowance	10	3	\$91,500
RECREATION CENTER						
110	Decking: Pool - Repair/Replace	9,860	GSF	25	9	\$36,975
206	Concrete Parking Lot/Curbs - Repair	11,600	GSF	10	9	\$11,600
311	Ceiling Fan - Replace	1	Fan	15	12	\$4,240
345	Lighting: Pole Fixtures - Replace	11	Fixtures	20	15	\$10,670
345	Lighting: Poles - Replace	9	Poles	40	15	\$22,500
356	Lighting: Exterior - Replace	12	Assorted Fixtures	20	15	\$2,400
397	Benches - Replace	2	Benches	18	11	\$3,470
399	Furniture: Pool - Replace	65	Assorted Pieces	8	4	\$21,500
401	Umbrellas - Replace	4	Umbrellas	10	8	\$32,000
402	Sun Shades - Replace	1,650	GSF	10	8	\$24,750
411	Drinking Fountains - Replace	2	Fountains	15	10	\$4,780
503	Fencing: Metal - Replace	370	LF	30	10	\$37,100
510	Pool Equipment Cover - Replace	620	GSF	30	25	\$18,600
711	Entry System - Modernize	4	Keypads	10	9	\$3,000
803	Water Heater - Replace	1	Unit	18	0	\$3,000
909	Restrooms - Refurbish	2	Restrooms	20	15	\$15,500
1107	Fencing: Metal - Paint/Refurbish	370	LF	5	0	\$6,760
1115	Building Exteriors - Seal/Paint	2,000	GSF	10	9	\$10,000
1128	Fiber Cement Siding - Replace	630	GSF	50	29	\$10,600
1202	Pools - Replaster/Retile	5,480	GSF	10	4	\$82,200
1207	Pool Filters (2021) - Replace	4	Sand Filters	20	15	\$19,200
1209	Chemical Controller - Replace	1	Controller	10	5	\$8,350
1210	Pool Pumps - Replace	4	Pumps	8	3	\$13,900
1211	Lifeguard Stands - Replace	2	Stands	15	4	\$12,300
1215	Pool Coping - Replace	333	LF	20	4	\$14,300
1235	Water Slide - Replace	1	Slide	15	13	\$105,000
1303	Roofing: Asphalt Shingle - Replace	2,030	GSF	20	15	\$11,165
1814	Siren Speakers - Replace	1	System	10	7	\$2,650
WINDSTONE SOUTH						

#	Component	Approx	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
345	Lighting: Poles - Replace	3	Pole Lights	25	22	\$4,500
400	Furniture: Park - Replace	13	Assorted Pieces	20	3	\$11,900
405	Play Equipment - Replace	4	Assorted Pieces	20	3	\$86,600
421	Playground Ground Cover - Replenish	3,880	GSF	3	2	\$3,880
503	Metal Fencing - Replace	156	LF	25	10	\$12,000
505	Fencing: Wood (2015) - Replace	182	LF	15	4	\$11,000
505	Fencing: Wood (2018) - Replace	602	LF	15	7	\$36,000
505	Fencing: Wood (2020) - Replace	678	LF	15	9	\$41,500
509	Pavilion Structure - Refurbish/Rennovate	350	GSF	25	8	\$12,250
1107	Fencing: Metal - Repair/Refurbish	156	LF	10	0	\$1,872
51	Total Funded Components					



#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
SITE AND GROUNDS								
210	Concrete Pads - Repair	\$7,500	X	8	/	10	=	\$6,000
210	Concrete: Sidewalks - Repair	\$6,000	X	1	/	5	=	\$1,200
403	Mailbox Kiosks - Replace	\$174,000	X	23	/	30	=	\$133,400
503	Fencing: Metal - Replace	\$56,900	X	20	/	30	=	\$37,933
505	Fencing: Wood (2012) - Replace	\$231,000	X	14	/	15	=	\$215,600
505	Fencing: Wood (2013) - Replace	\$218,000	X	13	/	15	=	\$188,933
505	Fencing: Wood (2014) - Replace	\$295,000	X	12	/	15	=	\$236,000
505	Fencing: Wood (2015) - Replace	\$330,000	X	11	/	15	=	\$242,000
505	Fencing: Wood (2018) - Replace	\$211,000	X	8	/	15	=	\$112,533
1009	Irrigation System – Repair/Replace	\$23,000	X	4	/	10	=	\$9,200
1107	Metal Fencing - Repaint/Repair	\$11,300	X	5	/	5	=	\$11,300
1402	Monument Signs - Refurbish	\$37,500	X	13	/	20	=	\$24,375
1700	Landscape - Refurbish	\$91,500	X	7	/	10	=	\$64,050
RECREATION CENTER								
110	Decking: Pool - Repair/Replace	\$36,975	X	16	/	25	=	\$23,664
206	Concrete Parking Lot/Curbs - Repair	\$11,600	X	1	/	10	=	\$1,160
311	Ceiling Fan - Replace	\$4,240	X	3	/	15	=	\$848
345	Lighting: Pole Fixtures - Replace	\$10,670	X	5	/	20	=	\$2,668
345	Lighting: Poles - Replace	\$22,500	X	25	/	40	=	\$14,063
356	Lighting: Exterior - Replace	\$2,400	X	5	/	20	=	\$600
397	Benches - Replace	\$3,470	X	7	/	18	=	\$1,349
399	Furniture: Pool - Replace	\$21,500	X	4	/	8	=	\$10,750
401	Funbrellas - Replace	\$32,000	X	2	/	10	=	\$6,400
402	Sun Shades - Replace	\$24,750	X	2	/	10	=	\$4,950
411	Drinking Fountains - Replace	\$4,780	X	5	/	15	=	\$1,593
503	Fencing: Metal - Replace	\$37,100	X	20	/	30	=	\$24,733
510	Pool Equipment Cover - Replace	\$18,600	X	5	/	30	=	\$3,100
711	Entry System - Modernize	\$3,000	X	1	/	10	=	\$300
803	Water Heater - Replace	\$3,000	X	18	/	18	=	\$3,000
909	Restrooms - Refurbish	\$15,500	X	5	/	20	=	\$3,875
1107	Fencing: Metal - Paint/Refurbish	\$6,760	X	5	/	5	=	\$6,760
1115	Building Exteriors - Seal/Paint	\$10,000	X	1	/	10	=	\$1,000
1128	Fiber Cement Siding - Replace	\$10,600	X	21	/	50	=	\$4,452
1202	Pools - Replaster/Retile	\$82,200	X	6	/	10	=	\$49,320
1207	Pool Filters (2021) - Replace	\$19,200	X	5	/	20	=	\$4,800
1209	Chemical Controller - Replace	\$8,350	X	5	/	10	=	\$4,175
1210	Pool Pumps - Replace	\$13,900	X	5	/	8	=	\$8,688
1211	Lifeguard Stands - Replace	\$12,300	X	11	/	15	=	\$9,020
1215	Pool Coping - Replace	\$14,300	X	16	/	20	=	\$11,440
1235	Water Slide - Replace	\$105,000	X	2	/	15	=	\$14,000
1303	Roofing: Asphalt Shingle - Replace	\$11,165	X	5	/	20	=	\$2,791
1814	Siren Speakers - Replace	\$2,650	X	3	/	10	=	\$795
WINDSTONE SOUTH								
345	Lighting: Poles - Replace	\$4,500	X	3	/	25	=	\$540

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
400	Furniture: Park - Replace	\$11,900	X	17	/	20	=	\$10,115
405	Play Equipment - Replace	\$86,600	X	17	/	20	=	\$73,610
421	Playground Ground Cover - Replenish	\$3,880	X	1	/	3	=	\$1,293
503	Metal Fencing - Replace	\$12,000	X	15	/	25	=	\$7,200
505	Fencing: Wood (2015) - Replace	\$11,000	X	11	/	15	=	\$8,067
505	Fencing: Wood (2018) - Replace	\$36,000	X	8	/	15	=	\$19,200
505	Fencing: Wood (2020) - Replace	\$41,500	X	6	/	15	=	\$16,600
509	Pavilion Structure - Refurbish/Rennovate	\$12,250	X	17	/	25	=	\$8,330
1107	Fencing: Metal - Repair/Refurbish	\$1,872	X	10	/	10	=	\$1,872
								\$1,649,646



#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
SITE AND GROUNDS					
210	Concrete Pads - Repair	10	\$7,500	\$750	0.46 %
210	Concrete: Sidewalks - Repair	5	\$6,000	\$1,200	0.73 %
403	Mailbox Kiosks - Replace	30	\$174,000	\$5,800	3.53 %
503	Fencing: Metal - Replace	30	\$56,900	\$1,897	1.16 %
505	Fencing: Wood (2012) - Replace	15	\$231,000	\$15,400	9.38 %
505	Fencing: Wood (2013) - Replace	15	\$218,000	\$14,533	8.85 %
505	Fencing: Wood (2014) - Replace	15	\$295,000	\$19,667	11.98 %
505	Fencing: Wood (2015) - Replace	15	\$330,000	\$22,000	13.40 %
505	Fencing: Wood (2018) - Replace	15	\$211,000	\$14,067	8.57 %
1009	Irrigation System – Repair/Replace	10	\$23,000	\$2,300	1.40 %
1107	Metal Fencing - Repaint/Repair	5	\$11,300	\$2,260	1.38 %
1402	Monument Signs - Refurbish	20	\$37,500	\$1,875	1.14 %
1700	Landscape - Refurbish	10	\$91,500	\$9,150	5.57 %
RECREATION CENTER					
110	Decking: Pool - Repair/Replace	25	\$36,975	\$1,479	0.90 %
206	Concrete Parking Lot/Curbs - Repair	10	\$11,600	\$1,160	0.71 %
311	Ceiling Fan - Replace	15	\$4,240	\$283	0.17 %
345	Lighting: Pole Fixtures - Replace	20	\$10,670	\$534	0.33 %
345	Lighting: Poles - Replace	40	\$22,500	\$563	0.34 %
356	Lighting: Exterior - Replace	20	\$2,400	\$120	0.07 %
397	Benches - Replace	18	\$3,470	\$193	0.12 %
399	Furniture: Pool - Replace	8	\$21,500	\$2,688	1.64 %
401	Funbrellas - Replace	10	\$32,000	\$3,200	1.95 %
402	Sun Shades - Replace	10	\$24,750	\$2,475	1.51 %
411	Drinking Fountains - Replace	15	\$4,780	\$319	0.19 %
503	Fencing: Metal - Replace	30	\$37,100	\$1,237	0.75 %
510	Pool Equipment Cover - Replace	30	\$18,600	\$620	0.38 %
711	Entry System - Modernize	10	\$3,000	\$300	0.18 %
803	Water Heater - Replace	18	\$3,000	\$167	0.10 %
909	Restrooms - Refurbish	20	\$15,500	\$775	0.47 %
1107	Fencing: Metal - Paint/Refurbish	5	\$6,760	\$1,352	0.82 %
1115	Building Exteriors - Seal/Paint	10	\$10,000	\$1,000	0.61 %
1128	Fiber Cement Siding - Replace	50	\$10,600	\$212	0.13 %
1202	Pools - Replaster/Retile	10	\$82,200	\$8,220	5.01 %
1207	Pool Filters (2021) - Replace	20	\$19,200	\$960	0.58 %
1209	Chemical Controller - Replace	10	\$8,350	\$835	0.51 %
1210	Pool Pumps - Replace	8	\$13,900	\$1,738	1.06 %
1211	Lifeguard Stands - Replace	15	\$12,300	\$820	0.50 %
1215	Pool Coping - Replace	20	\$14,300	\$715	0.44 %
1235	Water Slide - Replace	15	\$105,000	\$7,000	4.26 %
1303	Roofing: Asphalt Shingle - Replace	20	\$11,165	\$558	0.34 %
1814	Siren Speakers - Replace	10	\$2,650	\$265	0.16 %
WINDSTONE SOUTH					
345	Lighting: Poles - Replace	25	\$4,500	\$180	0.11 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
400	Furniture: Park - Replace	20	\$11,900	\$595	0.36 %
405	Play Equipment - Replace	20	\$86,600	\$4,330	2.64 %
421	Playground Ground Cover - Replenish	3	\$3,880	\$1,293	0.79 %
503	Metal Fencing - Replace	25	\$12,000	\$480	0.29 %
505	Fencing: Wood (2015) - Replace	15	\$11,000	\$733	0.45 %
505	Fencing: Wood (2018) - Replace	15	\$36,000	\$2,400	1.46 %
505	Fencing: Wood (2020) - Replace	15	\$41,500	\$2,767	1.69 %
509	Pavilion Structure - Refurbish/Rennovate	25	\$12,250	\$490	0.30 %
1107	Fencing: Metal - Repair/Refurbish	10	\$1,872	\$187	0.11 %
51	Total Funded Components			\$164,139	100.00 %



30-Year Reserve Plan Summary

Report # 37292-6
With-Site-Visit

Fiscal Year Start: 2026

Net After Tax Interest: 2.00 %

Avg 30-Yr 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
2026	\$841,140	\$1,649,646	51.0 %	Medium	0.00 %	\$190,000	\$0	\$18,664	\$22,932
2027	\$1,026,872	\$1,844,578	55.7 %	Medium	4.00 %	\$197,600	\$0	\$20,320	\$237,930
2028	\$1,006,862	\$1,828,982	55.1 %	Medium	4.00 %	\$205,504	\$0	\$19,941	\$243,349
2029	\$988,957	\$1,812,560	54.6 %	Medium	4.00 %	\$213,724	\$0	\$16,617	\$545,162
2030	\$674,137	\$1,490,160	45.2 %	Medium	4.00 %	\$222,273	\$0	\$10,429	\$537,205
2031	\$369,633	\$1,171,825	31.5 %	Medium	4.00 %	\$231,164	\$0	\$9,439	\$35,114
2032	\$575,122	\$1,366,802	42.1 %	Medium	4.00 %	\$240,411	\$0	\$13,758	\$27,463
2033	\$801,827	\$1,581,389	50.7 %	Medium	4.00 %	\$250,027	\$0	\$12,984	\$567,156
2034	\$497,682	\$1,252,585	39.7 %	Medium	3.00 %	\$257,528	\$0	\$11,713	\$92,322
2035	\$674,600	\$1,409,235	47.9 %	Medium	3.00 %	\$265,254	\$0	\$14,857	\$142,318
2036	\$812,392	\$1,525,512	53.3 %	Medium	3.00 %	\$273,211	\$0	\$17,382	\$175,666
2037	\$927,320	\$1,617,548	57.3 %	Medium	3.00 %	\$281,408	\$0	\$21,261	\$29,415
2038	\$1,200,573	\$1,869,799	64.2 %	Medium	3.00 %	\$289,850	\$0	\$26,680	\$47,392
2039	\$1,469,710	\$2,118,122	69.4 %	Medium	3.00 %	\$298,545	\$0	\$29,766	\$288,567
2040	\$1,509,455	\$2,132,716	70.8 %	Low	3.00 %	\$307,502	\$0	\$32,165	\$139,279
2041	\$1,709,842	\$2,308,963	74.1 %	Low	3.00 %	\$316,727	\$0	\$36,013	\$168,019
2042	\$1,894,563	\$2,468,566	76.7 %	Low	3.00 %	\$326,229	\$0	\$37,419	\$407,595
2043	\$1,850,615	\$2,394,096	77.3 %	Low	3.00 %	\$336,015	\$0	\$36,999	\$371,114
2044	\$1,852,516	\$2,363,106	78.4 %	Low	3.00 %	\$346,096	\$0	\$34,790	\$603,938
2045	\$1,629,463	\$2,099,761	77.6 %	Low	3.00 %	\$356,479	\$0	\$29,448	\$697,545
2046	\$1,317,845	\$1,740,736	75.7 %	Low	3.00 %	\$367,173	\$0	\$29,480	\$81,839
2047	\$1,632,659	\$2,014,010	81.1 %	Low	3.00 %	\$378,188	\$0	\$36,771	\$0
2048	\$2,047,619	\$2,388,937	85.7 %	Low	3.00 %	\$389,534	\$0	\$40,253	\$496,271
2049	\$1,981,134	\$2,273,388	87.1 %	Low	3.00 %	\$401,220	\$0	\$40,175	\$382,639
2050	\$2,039,891	\$2,281,131	89.4 %	Low	3.00 %	\$413,257	\$0	\$42,390	\$292,722
2051	\$2,202,815	\$2,391,731	92.1 %	Low	3.00 %	\$425,654	\$0	\$47,706	\$104,249
2052	\$2,571,927	\$2,710,086	94.9 %	Low	3.00 %	\$438,424	\$0	\$55,752	\$57,969
2053	\$3,008,134	\$3,096,279	97.2 %	Low	3.00 %	\$451,577	\$0	\$63,968	\$129,479
2054	\$3,394,199	\$3,431,341	98.9 %	Low	3.00 %	\$465,124	\$0	\$68,973	\$419,263
2055	\$3,509,033	\$3,489,244	100.6 %	Low	3.00 %	\$479,078	\$0	\$74,508	\$114,411

30-Year Income/Expense Detail

Report # 37292-6
With-Site-Visit

Fiscal Year	2026	2027	2028	2029	2030
Starting Reserve Balance	\$841,140	\$1,026,872	\$1,006,862	\$988,957	\$674,137
Annual Reserve Funding	\$190,000	\$197,600	\$205,504	\$213,724	\$222,273
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$18,664	\$20,320	\$19,941	\$16,617	\$10,429
Total Income	\$1,049,804	\$1,244,792	\$1,232,307	\$1,219,298	\$906,838
# Component					
SITE AND GROUNDS					
210 Concrete Pads - Repair	\$0	\$0	\$7,957	\$0	\$0
210 Concrete: Sidewalks - Repair	\$0	\$0	\$0	\$0	\$6,753
403 Mailbox Kiosks - Replace	\$0	\$0	\$0	\$0	\$0
503 Fencing: Metal - Replace	\$0	\$0	\$0	\$0	\$0
505 Fencing: Wood (2012) - Replace	\$0	\$237,930	\$0	\$0	\$0
505 Fencing: Wood (2013) - Replace	\$0	\$0	\$231,276	\$0	\$0
505 Fencing: Wood (2014) - Replace	\$0	\$0	\$0	\$322,354	\$0
505 Fencing: Wood (2015) - Replace	\$0	\$0	\$0	\$0	\$371,418
505 Fencing: Wood (2018) - Replace	\$0	\$0	\$0	\$0	\$0
1009 Irrigation System - Repair/Replace	\$0	\$0	\$0	\$0	\$0
1107 Metal Fencing - Repaint/Repair	\$11,300	\$0	\$0	\$0	\$0
1402 Monument Signs - Refurbish	\$0	\$0	\$0	\$0	\$0
1700 Landscape - Refurbish	\$0	\$0	\$0	\$99,985	\$0
RECREATION CENTER					
110 Decking: Pool - Repair/Replace	\$0	\$0	\$0	\$0	\$0
206 Concrete Parking Lot/Curbs - Repair	\$0	\$0	\$0	\$0	\$0
311 Ceiling Fan - Replace	\$0	\$0	\$0	\$0	\$0
345 Lighting: Pole Fixtures - Replace	\$0	\$0	\$0	\$0	\$0
345 Lighting: Poles - Replace	\$0	\$0	\$0	\$0	\$0
356 Lighting: Exterior - Replace	\$0	\$0	\$0	\$0	\$0
397 Benches - Replace	\$0	\$0	\$0	\$0	\$0
399 Furniture: Pool - Replace	\$0	\$0	\$0	\$0	\$24,198
401 Umbrellas - Replace	\$0	\$0	\$0	\$0	\$0
402 Sun Shades - Replace	\$0	\$0	\$0	\$0	\$0
411 Drinking Fountains - Replace	\$0	\$0	\$0	\$0	\$0
503 Fencing: Metal - Replace	\$0	\$0	\$0	\$0	\$0
510 Pool Equipment Cover - Replace	\$0	\$0	\$0	\$0	\$0
711 Entry System - Modernize	\$0	\$0	\$0	\$0	\$0
803 Water Heater - Replace	\$3,000	\$0	\$0	\$0	\$0
909 Restrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
1107 Fencing: Metal - Paint/Refurbish	\$6,760	\$0	\$0	\$0	\$0
1115 Building Exteriors - Seal/Paint	\$0	\$0	\$0	\$0	\$0
1128 Fiber Cement Siding - Replace	\$0	\$0	\$0	\$0	\$0
1202 Pools - Replaster/Retile	\$0	\$0	\$0	\$0	\$92,517
1207 Pool Filters (2021) - Replace	\$0	\$0	\$0	\$0	\$0
1209 Chemical Controller - Replace	\$0	\$0	\$0	\$0	\$0
1210 Pool Pumps - Replace	\$0	\$0	\$0	\$15,189	\$0
1211 Lifeguard Stands - Replace	\$0	\$0	\$0	\$0	\$13,844
1215 Pool Coping - Replace	\$0	\$0	\$0	\$0	\$16,095
1235 Water Slide - Replace	\$0	\$0	\$0	\$0	\$0
1303 Roofing: Asphalt Shingle - Replace	\$0	\$0	\$0	\$0	\$0
1814 Siren Speakers - Replace	\$0	\$0	\$0	\$0	\$0
WINDSTONE SOUTH					
345 Lighting: Poles - Replace	\$0	\$0	\$0	\$0	\$0
400 Furniture: Park - Replace	\$0	\$0	\$0	\$13,003	\$0
405 Play Equipment - Replace	\$0	\$0	\$0	\$94,630	\$0
421 Playground Ground Cover - Replenish	\$0	\$0	\$4,116	\$0	\$0
503 Metal Fencing - Replace	\$0	\$0	\$0	\$0	\$0
505 Fencing: Wood (2015) - Replace	\$0	\$0	\$0	\$0	\$12,381
505 Fencing: Wood (2018) - Replace	\$0	\$0	\$0	\$0	\$0
505 Fencing: Wood (2020) - Replace	\$0	\$0	\$0	\$0	\$0
509 Pavilion Structure - Refurbish/Renovate	\$0	\$0	\$0	\$0	\$0
1107 Fencing: Metal - Repair/Refurbish	\$1,872	\$0	\$0	\$0	\$0
Total Expenses	\$22,932	\$237,930	\$243,349	\$545,162	\$537,205

Fiscal Year	2026	2027	2028	2029	2030
Ending Reserve Balance	\$1,026,872	\$1,006,862	\$988,957	\$674,137	\$369,633

Fiscal Year	2031	2032	2033	2034	2035
Starting Reserve Balance	\$369,633	\$575,122	\$801,827	\$497,682	\$674,600
Annual Reserve Funding	\$231,164	\$240,411	\$250,027	\$257,528	\$265,254
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$9,439	\$13,758	\$12,984	\$11,713	\$14,857
Total Income	\$610,236	\$829,290	\$1,064,838	\$766,922	\$954,711
# Component					
SITE AND GROUNDS					
210 Concrete Pads - Repair	\$0	\$0	\$0	\$0	\$0
210 Concrete: Sidewalks - Repair	\$0	\$0	\$0	\$0	\$7,829
403 Mailbox Kiosks - Replace	\$0	\$0	\$213,998	\$0	\$0
503 Fencing: Metal - Replace	\$0	\$0	\$0	\$0	\$0
505 Fencing: Wood (2012) - Replace	\$0	\$0	\$0	\$0	\$0
505 Fencing: Wood (2013) - Replace	\$0	\$0	\$0	\$0	\$0
505 Fencing: Wood (2014) - Replace	\$0	\$0	\$0	\$0	\$0
505 Fencing: Wood (2015) - Replace	\$0	\$0	\$0	\$0	\$0
505 Fencing: Wood (2018) - Replace	\$0	\$0	\$259,503	\$0	\$0
1009 Irrigation System – Repair/Replace	\$0	\$27,463	\$0	\$0	\$0
1107 Metal Fencing - Repaint/Repair	\$13,100	\$0	\$0	\$0	\$0
1402 Monument Signs - Refurbish	\$0	\$0	\$46,120	\$0	\$0
1700 Landscape - Refurbish	\$0	\$0	\$0	\$0	\$0
RECREATION CENTER					
110 Decking: Pool - Repair/Replace	\$0	\$0	\$0	\$0	\$48,244
206 Concrete Parking Lot/Curbs - Repair	\$0	\$0	\$0	\$0	\$15,135
311 Ceiling Fan - Replace	\$0	\$0	\$0	\$0	\$0
345 Lighting: Pole Fixtures - Replace	\$0	\$0	\$0	\$0	\$0
345 Lighting: Poles - Replace	\$0	\$0	\$0	\$0	\$0
356 Lighting: Exterior - Replace	\$0	\$0	\$0	\$0	\$0
397 Benches - Replace	\$0	\$0	\$0	\$0	\$0
399 Furniture: Pool - Replace	\$0	\$0	\$0	\$0	\$0
401 Umbrellas - Replace	\$0	\$0	\$0	\$40,537	\$0
402 Sun Shades - Replace	\$0	\$0	\$0	\$31,353	\$0
411 Drinking Fountains - Replace	\$0	\$0	\$0	\$0	\$0
503 Fencing: Metal - Replace	\$0	\$0	\$0	\$0	\$0
510 Pool Equipment Cover - Replace	\$0	\$0	\$0	\$0	\$0
711 Entry System - Modernize	\$0	\$0	\$0	\$0	\$3,914
803 Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
909 Restrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
1107 Fencing: Metal - Paint/Refurbish	\$7,837	\$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
1202 Pools - Replaster/Retile	\$0	\$0	\$0	\$0	\$0
1207 Pool Filters (2021) - Replace	\$0	\$0	\$0	\$0	\$0
1209 Chemical Controller - Replace	\$9,680	\$0	\$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
1235 Water Slide - Replace	\$0	\$0	\$0	\$0	\$0
1303 Roofing: Asphalt Shingle - Replace	\$0	\$0	\$0	\$0	\$0
1814 Siren Speakers - Replace	\$0	\$0	\$3,259	\$0	\$0
WINDSTONE SOUTH					
345 Lighting: Poles - Replace	\$0	\$0	\$0	\$0	\$0
400 Furniture: Park - Replace	\$0	\$0	\$0	\$0	\$0
405 Play Equipment - Replace	\$0	\$0	\$0	\$0	\$0
421 Playground Ground Cover - Replenish	\$4,498	\$0	\$0	\$4,915	\$0
503 Metal Fencing - Replace	\$0	\$0	\$0	\$0	\$0
505 Fencing: Wood (2015) - Replace	\$0	\$0	\$0	\$0	\$0
505 Fencing: Wood (2018) - Replace	\$0	\$0	\$44,275	\$0	\$0
505 Fencing: Wood (2020) - Replace	\$0	\$0	\$0	\$0	\$54,148
509 Pavilion Structure - Refurbish/Renovate	\$0	\$0	\$0	\$15,518	\$0
1107 Fencing: Metal - Repair/Refurbish	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$35,114	\$27,463	\$567,156	\$92,322	\$142,318
Ending Reserve Balance	\$575,122	\$801,827	\$497,682	\$674,600	\$812,392

Fiscal Year	2036	2037	2038	2039	2040
Starting Reserve Balance	\$812,392	\$927,320	\$1,200,573	\$1,469,710	\$1,509,455
Annual Reserve Funding	\$273,211	\$281,408	\$289,850	\$298,545	\$307,502
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$17,382	\$21,261	\$26,680	\$29,766	\$32,165
Total Income	\$1,102,986	\$1,229,988	\$1,517,103	\$1,798,021	\$1,849,121
# Component					
SITE AND GROUNDS					
210 Concrete Pads - Repair	\$0	\$0	\$10,693	\$0	\$0
210 Concrete: Sidewalks - Repair	\$0	\$0	\$0	\$0	\$9,076
403 Mailbox Kiosks - Replace	\$0	\$0	\$0	\$0	\$0
503 Fencing: Metal - Replace	\$76,469	\$0	\$0	\$0	\$0
505 Fencing: Wood (2012) - Replace	\$0	\$0	\$0	\$0	\$0
505 Fencing: Wood (2013) - Replace	\$0	\$0	\$0	\$0	\$0
505 Fencing: Wood (2014) - Replace	\$0	\$0	\$0	\$0	\$0
505 Fencing: Wood (2015) - Replace	\$0	\$0	\$0	\$0	\$0
505 Fencing: Wood (2018) - Replace	\$0	\$0	\$0	\$0	\$0
1009 Irrigation System – Repair/Replace	\$0	\$0	\$0	\$0	\$0
1107 Metal Fencing - Repaint/Repair	\$15,186	\$0	\$0	\$0	\$0
1402 Monument Signs - Refurbish	\$0	\$0	\$0	\$0	\$0
1700 Landscape - Refurbish	\$0	\$0	\$0	\$134,371	\$0
RECREATION CENTER					
110 Decking: Pool - Repair/Replace	\$0	\$0	\$0	\$0	\$0
206 Concrete Parking Lot/Curbs - Repair	\$0	\$0	\$0	\$0	\$0
311 Ceiling Fan - Replace	\$0	\$0	\$6,045	\$0	\$0
345 Lighting: Pole Fixtures - Replace	\$0	\$0	\$0	\$0	\$0
345 Lighting: Poles - Replace	\$0	\$0	\$0	\$0	\$0
356 Lighting: Exterior - Replace	\$0	\$0	\$0	\$0	\$0
397 Benches - Replace	\$0	\$4,803	\$0	\$0	\$0
399 Furniture: Pool - Replace	\$0	\$0	\$30,654	\$0	\$0
401 Funbrellas - Replace	\$0	\$0	\$0	\$0	\$0
402 Sun Shades - Replace	\$0	\$0	\$0	\$0	\$0
411 Drinking Fountains - Replace	\$6,424	\$0	\$0	\$0	\$0
503 Fencing: Metal - Replace	\$49,859	\$0	\$0	\$0	\$0
510 Pool Equipment Cover - Replace	\$0	\$0	\$0	\$0	\$0
711 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 Fencing: Metal - Paint/Refurbish	\$9,085	\$0	\$0	\$0	\$0
1115 Building Exteriors - Seal/Paint	\$0	\$0	\$0	\$0	\$0
1128 Fiber Cement Siding - Replace	\$0	\$0	\$0	\$0	\$0
1202 Pools - Replaster/Retile	\$0	\$0	\$0	\$0	\$124,335
1207 Pool Filters (2021) - Replace	\$0	\$0	\$0	\$0	\$0
1209 Chemical Controller - Replace	\$0	\$0	\$0	\$0	\$0
1210 Pool Pumps - Replace	\$0	\$19,241	\$0	\$0	\$0
1211 Lifeguard Stands - Replace	\$0	\$0	\$0	\$0	\$0
1215 Pool Coping - Replace	\$0	\$0	\$0	\$0	\$0
1235 Water Slide - Replace	\$0	\$0	\$0	\$154,196	\$0
1303 Roofing: Asphalt Shingle - Replace	\$0	\$0	\$0	\$0	\$0
1814 Siren Speakers - Replace	\$0	\$0	\$0	\$0	\$0
WINDSTONE SOUTH					
345 Lighting: Poles - Replace	\$0	\$0	\$0	\$0	\$0
400 Furniture: Park - Replace	\$0	\$0	\$0	\$0	\$0
405 Play Equipment - Replace	\$0	\$0	\$0	\$0	\$0
421 Playground Ground Cover - Replenish	\$0	\$5,371	\$0	\$0	\$5,869
503 Metal Fencing - Replace	\$16,127	\$0	\$0	\$0	\$0
505 Fencing: Wood (2015) - Replace	\$0	\$0	\$0	\$0	\$0
505 Fencing: Wood (2018) - Replace	\$0	\$0	\$0	\$0	\$0
505 Fencing: Wood (2020) - Replace	\$0	\$0	\$0	\$0	\$0
509 Pavilion Structure - Refurbish/Renovate	\$0	\$0	\$0	\$0	\$0
1107 Fencing: Metal - Repair/Refurbish	\$2,516	\$0	\$0	\$0	\$0
Total Expenses	\$175,666	\$29,415	\$47,392	\$288,567	\$139,279
Ending Reserve Balance	\$927,320	\$1,200,573	\$1,469,710	\$1,509,455	\$1,709,842

Fiscal Year	2041	2042	2043	2044	2045
Starting Reserve Balance	\$1,709,842	\$1,894,563	\$1,850,615	\$1,852,516	\$1,629,463
Annual Reserve Funding	\$316,727	\$326,229	\$336,015	\$346,096	\$356,479
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$36,013	\$37,419	\$36,999	\$34,790	\$29,448
Total Income	\$2,062,582	\$2,258,211	\$2,223,630	\$2,233,402	\$2,015,390
# Component					
SITE AND GROUNDS					
210 Concrete Pads - Repair	\$0	\$0	\$0	\$0	\$0
210 Concrete: Sidewalks - Repair	\$0	\$0	\$0	\$0	\$10,521
403 Mailbox Kiosks - Replace	\$0	\$0	\$0	\$0	\$0
503 Fencing: Metal - Replace	\$0	\$0	\$0	\$0	\$0
505 Fencing: Wood (2012) - Replace	\$0	\$370,687	\$0	\$0	\$0
505 Fencing: Wood (2013) - Replace	\$0	\$0	\$360,321	\$0	\$0
505 Fencing: Wood (2014) - Replace	\$0	\$0	\$0	\$502,218	\$0
505 Fencing: Wood (2015) - Replace	\$0	\$0	\$0	\$0	\$578,657
505 Fencing: Wood (2018) - Replace	\$0	\$0	\$0	\$0	\$0
1009 Irrigation System – Repair/Replace	\$0	\$36,908	\$0	\$0	\$0
1107 Metal Fencing - Repaint/Repair	\$17,605	\$0	\$0	\$0	\$0
1402 Monument Signs - Refurbish	\$0	\$0	\$0	\$0	\$0
1700 Landscape - Refurbish	\$0	\$0	\$0	\$0	\$0
RECREATION CENTER					
110 Decking: Pool - Repair/Replace	\$0	\$0	\$0	\$0	\$0
206 Concrete Parking Lot/Curbs - Repair	\$0	\$0	\$0	\$0	\$20,341
311 Ceiling Fan - Replace	\$0	\$0	\$0	\$0	\$0
345 Lighting: Pole Fixtures - Replace	\$16,624	\$0	\$0	\$0	\$0
345 Lighting: Poles - Replace	\$35,054	\$0	\$0	\$0	\$0
356 Lighting: Exterior - Replace	\$3,739	\$0	\$0	\$0	\$0
397 Benches - Replace	\$0	\$0	\$0	\$0	\$0
399 Furniture: Pool - Replace	\$0	\$0	\$0	\$0	\$0
401 Umbrellas - Replace	\$0	\$0	\$0	\$54,478	\$0
402 Sun Shades - Replace	\$0	\$0	\$0	\$42,135	\$0
411 Drinking Fountains - Replace	\$0	\$0	\$0	\$0	\$0
503 Fencing: Metal - Replace	\$0	\$0	\$0	\$0	\$0
510 Pool Equipment Cover - Replace	\$0	\$0	\$0	\$0	\$0
711 Entry System - Modernize	\$0	\$0	\$0	\$0	\$5,261
803 Water Heater - Replace	\$0	\$0	\$0	\$5,107	\$0
909 Restrooms - Refurbish	\$24,148	\$0	\$0	\$0	\$0
1107 Fencing: Metal - Paint/Refurbish	\$10,532	\$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
1202 Pools - Replaster/Retile	\$0	\$0	\$0	\$0	\$0
1207 Pool Filters (2021) - Replace	\$29,913	\$0	\$0	\$0	\$0
1209 Chemical Controller - Replace	\$13,009	\$0	\$0	\$0	\$0
1210 Pool Pumps - Replace	\$0	\$0	\$0	\$0	\$24,374
1211 Lifeguard Stands - Replace	\$0	\$0	\$0	\$0	\$21,568
1215 Pool Coping - Replace	\$0	\$0	\$0	\$0	\$0
1235 Water Slide - Replace	\$0	\$0	\$0	\$0	\$0
1303 Roofing: Asphalt Shingle - Replace	\$17,395	\$0	\$0	\$0	\$0
1814 Siren Speakers - Replace	\$0	\$0	\$4,380	\$0	\$0
WINDSTONE SOUTH					
345 Lighting: Poles - Replace	\$0	\$0	\$0	\$0	\$0
400 Furniture: Park - Replace	\$0	\$0	\$0	\$0	\$0
405 Play Equipment - Replace	\$0	\$0	\$0	\$0	\$0
421 Playground Ground Cover - Replenish	\$0	\$0	\$6,413	\$0	\$0
503 Metal Fencing - Replace	\$0	\$0	\$0	\$0	\$0
505 Fencing: Wood (2015) - Replace	\$0	\$0	\$0	\$0	\$19,289
505 Fencing: Wood (2018) - Replace	\$0	\$0	\$0	\$0	\$0
505 Fencing: Wood (2020) - Replace	\$0	\$0	\$0	\$0	\$0
509 Pavilion Structure - Refurbish/Renovate	\$0	\$0	\$0	\$0	\$0
1107 Fencing: Metal - Repair/Refurbish	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$168,019	\$407,595	\$371,114	\$603,938	\$697,545
Ending Reserve Balance	\$1,894,563	\$1,850,615	\$1,852,516	\$1,629,463	\$1,317,845

Fiscal Year	2046	2047	2048	2049	2050
Starting Reserve Balance	\$1,317,845	\$1,632,659	\$2,047,619	\$1,981,134	\$2,039,891
Annual Reserve Funding	\$367,173	\$378,188	\$389,534	\$401,220	\$413,257
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$29,480	\$36,771	\$40,253	\$40,175	\$42,390
Total Income	\$1,714,498	\$2,047,619	\$2,477,405	\$2,422,530	\$2,495,538
# Component					
SITE AND GROUNDS					
210 Concrete Pads - Repair	\$0	\$0	\$14,371	\$0	\$0
210 Concrete: Sidewalks - Repair	\$0	\$0	\$0	\$0	\$12,197
403 Mailbox Kiosks - Replace	\$0	\$0	\$0	\$0	\$0
503 Fencing: Metal - Replace	\$0	\$0	\$0	\$0	\$0
505 Fencing: Wood (2012) - Replace	\$0	\$0	\$0	\$0	\$0
505 Fencing: Wood (2013) - Replace	\$0	\$0	\$0	\$0	\$0
505 Fencing: Wood (2014) - Replace	\$0	\$0	\$0	\$0	\$0
505 Fencing: Wood (2015) - Replace	\$0	\$0	\$0	\$0	\$0
505 Fencing: Wood (2018) - Replace	\$0	\$0	\$404,298	\$0	\$0
1009 Irrigation System – Repair/Replace	\$0	\$0	\$0	\$0	\$0
1107 Metal Fencing - Repaint/Repair	\$20,409	\$0	\$0	\$0	\$0
1402 Monument Signs - Refurbish	\$0	\$0	\$0	\$0	\$0
1700 Landscape - Refurbish	\$0	\$0	\$0	\$180,583	\$0
RECREATION CENTER					
110 Decking: Pool - Repair/Replace	\$0	\$0	\$0	\$0	\$0
206 Concrete Parking Lot/Curbs - Repair	\$0	\$0	\$0	\$0	\$0
311 Ceiling Fan - Replace	\$0	\$0	\$0	\$0	\$0
345 Lighting: Pole Fixtures - Replace	\$0	\$0	\$0	\$0	\$0
345 Lighting: Poles - Replace	\$0	\$0	\$0	\$0	\$0
356 Lighting: Exterior - Replace	\$0	\$0	\$0	\$0	\$0
397 Benches - Replace	\$0	\$0	\$0	\$0	\$0
399 Furniture: Pool - Replace	\$38,831	\$0	\$0	\$0	\$0
401 Umbrellas - Replace	\$0	\$0	\$0	\$0	\$0
402 Sun Shades - Replace	\$0	\$0	\$0	\$0	\$0
411 Drinking Fountains - Replace	\$0	\$0	\$0	\$0	\$0
503 Fencing: Metal - Replace	\$0	\$0	\$0	\$0	\$0
510 Pool Equipment Cover - Replace	\$0	\$0	\$0	\$0	\$0
711 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 Fencing: Metal - Paint/Refurbish	\$12,209	\$0	\$0	\$0	\$0
1115 Building Exteriors - Seal/Paint	\$0	\$0	\$0	\$0	\$0
1128 Fiber Cement Siding - Replace	\$0	\$0	\$0	\$0	\$0
1202 Pools - Replaster/Retile	\$0	\$0	\$0	\$0	\$167,096
1207 Pool Filters (2021) - Replace	\$0	\$0	\$0	\$0	\$0
1209 Chemical Controller - Replace	\$0	\$0	\$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	\$29,069
1235 Water Slide - Replace	\$0	\$0	\$0	\$0	\$0
1303 Roofing: Asphalt Shingle - Replace	\$0	\$0	\$0	\$0	\$0
1814 Siren Speakers - Replace	\$0	\$0	\$0	\$0	\$0
WINDSTONE SOUTH					
345 Lighting: Poles - Replace	\$0	\$0	\$8,622	\$0	\$0
400 Furniture: Park - Replace	\$0	\$0	\$0	\$23,486	\$0
405 Play Equipment - Replace	\$0	\$0	\$0	\$170,913	\$0
421 Playground Ground Cover - Replenish	\$7,008	\$0	\$0	\$7,658	\$0
503 Metal Fencing - Replace	\$0	\$0	\$0	\$0	\$0
505 Fencing: Wood (2015) - Replace	\$0	\$0	\$0	\$0	\$0
505 Fencing: Wood (2018) - Replace	\$0	\$0	\$68,980	\$0	\$0
505 Fencing: Wood (2020) - Replace	\$0	\$0	\$0	\$0	\$84,361
509 Pavilion Structure - Refurbish/Renovate	\$0	\$0	\$0	\$0	\$0
1107 Fencing: Metal - Repair/Refurbish	\$3,381	\$0	\$0	\$0	\$0
Total Expenses	\$81,839	\$0	\$496,271	\$382,639	\$292,722
Ending Reserve Balance	\$1,632,659	\$2,047,619	\$1,981,134	\$2,039,891	\$2,202,815

Fiscal Year	2051	2052	2053	2054	2055
Starting Reserve Balance	\$2,202,815	\$2,571,927	\$3,008,134	\$3,394,199	\$3,509,033
Annual Reserve Funding	\$425,654	\$438,424	\$451,577	\$465,124	\$479,078
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$47,706	\$55,752	\$63,968	\$68,973	\$74,508
Total Income	\$2,676,176	\$3,066,103	\$3,523,678	\$3,928,296	\$4,062,619
# Component					
SITE AND GROUNDS					
210 Concrete Pads - Repair	\$0	\$0	\$0	\$0	\$0
210 Concrete: Sidewalks - Repair	\$0	\$0	\$0	\$0	\$14,139
403 Mailbox Kiosks - Replace	\$0	\$0	\$0	\$0	\$0
503 Fencing: Metal - Replace	\$0	\$0	\$0	\$0	\$0
505 Fencing: Wood (2012) - Replace	\$0	\$0	\$0	\$0	\$0
505 Fencing: Wood (2013) - Replace	\$0	\$0	\$0	\$0	\$0
505 Fencing: Wood (2014) - Replace	\$0	\$0	\$0	\$0	\$0
505 Fencing: Wood (2015) - Replace	\$0	\$0	\$0	\$0	\$0
505 Fencing: Wood (2018) - Replace	\$0	\$0	\$0	\$0	\$0
1009 Irrigation System – Repair/Replace	\$0	\$49,602	\$0	\$0	\$0
1107 Metal Fencing - Repaint/Repair	\$23,660	\$0	\$0	\$0	\$0
1402 Monument Signs - Refurbish	\$0	\$0	\$83,298	\$0	\$0
1700 Landscape - Refurbish	\$0	\$0	\$0	\$0	\$0
RECREATION CENTER					
110 Decking: Pool - Repair/Replace	\$0	\$0	\$0	\$0	\$0
206 Concrete Parking Lot/Curbs - Repair	\$0	\$0	\$0	\$0	\$27,336
311 Ceiling Fan - Replace	\$0	\$0	\$9,418	\$0	\$0
345 Lighting: Pole Fixtures - Replace	\$0	\$0	\$0	\$0	\$0
345 Lighting: Poles - Replace	\$0	\$0	\$0	\$0	\$0
356 Lighting: Exterior - Replace	\$0	\$0	\$0	\$0	\$0
397 Benches - Replace	\$0	\$0	\$0	\$0	\$8,177
399 Furniture: Pool - Replace	\$0	\$0	\$0	\$49,190	\$0
401 Umbrellas - Replace	\$0	\$0	\$0	\$73,214	\$0
402 Sun Shades - Replace	\$0	\$0	\$0	\$56,626	\$0
411 Drinking Fountains - Replace	\$10,008	\$0	\$0	\$0	\$0
503 Fencing: Metal - Replace	\$0	\$0	\$0	\$0	\$0
510 Pool Equipment Cover - Replace	\$38,944	\$0	\$0	\$0	\$0
711 Entry System - Modernize	\$0	\$0	\$0	\$0	\$7,070
803 Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
909 Restrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
1107 Fencing: Metal - Paint/Refurbish	\$14,154	\$0	\$0	\$0	\$0
1115 Building Exteriors - Seal/Paint	\$0	\$0	\$0	\$0	\$23,566
1128 Fiber Cement Siding - Replace	\$0	\$0	\$0	\$0	\$24,980
1202 Pools - Replaster/Retile	\$0	\$0	\$0	\$0	\$0
1207 Pool Filters (2021) - Replace	\$0	\$0	\$0	\$0	\$0
1209 Chemical Controller - Replace	\$17,483	\$0	\$0	\$0	\$0
1210 Pool Pumps - Replace	\$0	\$0	\$30,876	\$0	\$0
1211 Lifeguard Stands - Replace	\$0	\$0	\$0	\$0	\$0
1215 Pool Coping - Replace	\$0	\$0	\$0	\$0	\$0
1235 Water Slide - Replace	\$0	\$0	\$0	\$240,232	\$0
1303 Roofing: Asphalt Shingle - Replace	\$0	\$0	\$0	\$0	\$0
1814 Siren Speakers - Replace	\$0	\$0	\$5,886	\$0	\$0
WINDSTONE SOUTH					
345 Lighting: Poles - Replace	\$0	\$0	\$0	\$0	\$0
400 Furniture: Park - Replace	\$0	\$0	\$0	\$0	\$0
405 Play Equipment - Replace	\$0	\$0	\$0	\$0	\$0
421 Playground Ground Cover - Replenish	\$0	\$8,368	\$0	\$0	\$9,143
503 Metal Fencing - Replace	\$0	\$0	\$0	\$0	\$0
505 Fencing: Wood (2015) - Replace	\$0	\$0	\$0	\$0	\$0
505 Fencing: Wood (2018) - Replace	\$0	\$0	\$0	\$0	\$0
505 Fencing: Wood (2020) - Replace	\$0	\$0	\$0	\$0	\$0
509 Pavilion Structure - Refurbish/Renovate	\$0	\$0	\$0	\$0	\$0
1107 Fencing: Metal - Repair/Refurbish	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$104,249	\$57,969	\$129,479	\$419,263	\$114,411
Ending Reserve Balance	\$2,571,927	\$3,008,134	\$3,394,199	\$3,509,033	\$3,948,207



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)
UOM	Unit of Measure
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) The need and schedule for the project can be reasonably anticipated 3) The total cost for the project is material to the association (board's discretion – typically ½ to 1% of Annual operating expenses,) can be reasonably estimated, and includes all direct and related costs. 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 #: 100 Ancillary Evaluations

Approx Quantity: 1

Location:

Funded?: No.

History:

Comments: A reserve study is a budget model, limited to visual exterior observations and research. As there are some key details and factors of buildings and grounds hidden from view, it is prudent to conduct additional ancillary evaluations from time to time. The purpose of these evaluations is to aid planning and assess for any basis of predictable funding that may be incorporated into the reserve study. We recommend that you periodically engage specialty evaluations in the following areas/fields as applicable to your property:

- Plumbing evaluation/forensic engineering: Inspect pipes, recommend repairs and replacements
- Structural evaluation: Inspect and evaluate foundations, bearing walls, framing, columns/beams, floor systems, roof systems, etc
- Civil Engineering review: Soils & drainage, pavement specifications, below grade waterproofing
- Arborist: Trees & landscape plan of care and life cycle forecast
- Legal Responsibility Matrix: Governing document review for clear expense delineation between the association and unit owners
- Legal Governing Document review periodically to incorporate changes in law over time and best practices
- Investment consultant: Maximize return and cash flow management while protecting principal
- Insurance policy & coverage review: Understand what is and is not covered and by whom (association vs. owner policies)
- Masonry consultant: Assess mortar condition and waterproofing, and provide forecast and recommendations
- Energy Audit: Typically conducted by a utility company to assess efficiency, and cost benefit to retrofit existing equipment

Useful Life:

Remaining Life:

No Photo Available

Lower Estimate:

Higher Estimate:

Cost Source:

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

Poor condition: Concrete surfaces in poor condition typically exhibit uneven and broken surfaces possibly due to lifting by adjacent tree roots or other external factors. Cracks and trip hazards are substantial and consistent over many areas, and present potential safety hazards. If present, sections with ponding water can also pose a slip and fall risk.

Concrete should be regularly inspected by the client. As routine maintenance, sidewalks should be pressure washed for appearance. Any evident trip and fall hazards should be repaired immediately to minimize potential risk/liability and promote safety. 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 supplemental allowance to fund for smaller, isolated repairs that may be required over time. All maintenance, repair, and/or other related expenditures should be tracked and reported by the client during future reserve study updates. This component should then be re-evaluated based on most recent information and data available at that time.

Useful Life:

10 years

Remaining Life:

2 years

**Lower Estimate:** \$ 6,750**Higher Estimate:** \$ 8,250**Cost Source:** AR Cost Database

Comp #: 210 Concrete: Sidewalks - Repair**Approx Quantity: 6,000 GSF****Location:** Common area walkways**Funded?:** Yes.**History:****Comments:** Funding to repair 5% of the total surface area or ~ 300 GSF.

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.

Concrete sidewalks should be regularly inspected by the client. As routine maintenance, sidewalks should be pressure washed for appearance. Any evident trip and fall hazards should be repaired immediately to minimize potential risk/liability and promote safety. 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 supplemental allowance to fund for smaller, isolated repairs that may be required over time. All maintenance, repair, and/or other related expenditures should be tracked and reported by the client during future reserve study updates. This component should then be re-evaluated based on most recent information and data available at that time.

Useful Life:

5 years

Remaining Life:

4 years

**Lower Estimate:** \$ 5,400**Higher Estimate:** \$ 6,600**Cost Source:** AR Cost Database

Comp #: 403 Mailbox Kiosks - Replace**Approx Quantity: 1 Lump Sum Allowance****Location:** Throughout the association**Funded?:** Yes.**History:**

Comments: Varying 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. Some kiosks are poor condition and may need to be replaced sooner.

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 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:

7 years

**Lower Estimate:** \$ 156,000**Higher Estimate:** \$ 191,000**Cost Source:** AR Cost Database

Comp #: 503 Fencing: Metal - Replace**Approx Quantity: 613 LF****Location:** Cul-de-sacs throughout the 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

**Lower Estimate:** \$ 51,200**Higher Estimate:** \$ 62,600**Cost Source:** AR Cost Database

Comp #: 505 Fencing: Wood (2012) - Replace

Approx Quantity: 3,850 LF

Location: Section 1

Funded?: Yes.

History: Fence repairs on all fencing in 2023 for \$15,000

Comments: Poor condition: Wood fencing determined to be in poor condition typically exhibits more advanced or extensive surface wear and other signs of age, which may include damaged or vandalized sections, loose or missing hardware and other obvious concerns. At this stage, fencing is often an eyesore and replacement from an aesthetic standpoint should be considered, even if fencing is still technically upright and intact.

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 client might want to consider replacing it 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:

1 years



Lower Estimate: \$ 208,000

Higher Estimate: \$ 254,000

Cost Source: AR Cost Database

Comp #: 505 Fencing: Wood (2013) - Replace

Approx Quantity: 3,600 LF

Location: Sections 3 & 5

Funded?: Yes.

History:

Comments: Fair/Poor 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.

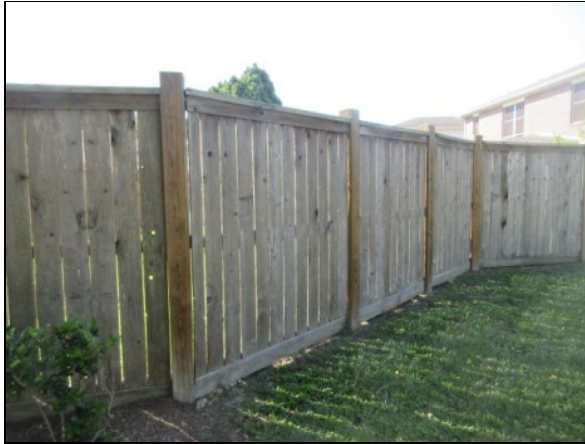
As routine maintenance, inspect regularly for any damage, repair as needed and avoid contact with ground and surrounding vegetation wherever possible. Regular cycles of uniform, professional sealing/painting will help to maintain appearance and maximize life. In our experience, wood fencing will typically 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 client might want to consider replacing it 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:

2 years



Lower Estimate: \$ 197,000

Higher Estimate: \$ 240,000

Cost Source: AR Cost Database

Comp #: 505 Fencing: Wood (2014) - Replace

Approx Quantity: 4,920 LF

Location: Sections 2 & 4

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. Expect to replace following the schedule below. Local repairs are being executed.

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 client might want to consider replacing it 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:

3 years



Lower Estimate: \$ 266,000

Higher Estimate: \$ 325,000

Cost Source: AR Cost Database

Comp #: 505 Fencing: Wood (2015) - Replace

Approx 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.

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 client might want to consider replacing it 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:

4 years



Lower Estimate: \$ 297,000

Higher Estimate: \$ 363,000

Cost Source: Client Cost History; Inflation Adjusted

Comp #: 505 Fencing: Wood (2018) - Replace

Approx Quantity: 3,510 LF

Location: Section 6 & 7

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. Some areas are leaning and have holes.

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 client might want to consider replacing it 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:

7 years



Lower Estimate: \$ 190,000

Higher Estimate: \$ 232,000

Cost Source: AR Cost Database

Comp #: 1009 Irrigation System – Repair/Replace**Approx Quantity: 1 Lump Sum Allowance****Location:** Common area irrigation**Funded?:** Yes.**History:** Adding Irrigation for \$150,000 with a special assessment**Comments:** Includes: (10) controllers and (8) backflows.

Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance. Replacement may be warranted at longer intervals based on availability of new technology, even if existing safes are still serviceable.

As routine maintenance, inspect regularly, test system and repair as-needed from the operating budget. We recommend consulting with an irrigation vendor (if contracted) to determine what types of repairs and replacements are included in the landscaping contract. If properly installed without defect, most of the elements within this system (distribution piping, valves, sprinkler heads, etc) are generally low-cost and have a failure rate that is difficult to predict, making routine repairs best-suited to be handled through the operating budget. However, based on evident conditions and/or client cost history provided during this engagement, this component represents a "supplemental" allowance for ongoing repairs and replacements that may occur outside of the operating budget. Moving forward, we recommend that the client track and report future expenditures related to the irrigation system. This component can then be re-evaluated during future reserve study updates based on the most current information available at that time.

Useful Life:

10 years

Remaining Life:

6 years

**Lower Estimate:** \$ 20,700**Higher Estimate:** \$ 25,300**Cost Source:** AR Cost Database

Comp #: 1107 Metal Fencing - Repaint/Repair**Approx Quantity: 613 LF****Location:** Cul-de-sacs throughout community**Funded?:** Yes.**History:**

Comments: Varying condition: Metal fencing determined to be in 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

**Lower Estimate:** \$ 10,200**Higher Estimate:** \$ 12,400**Cost Source:** AR Cost Database

Comp #: 1402 Monument Signs - Refurbish**Approx Quantity: 15 Monuments****Location:** Entry to association and neighborhoods**Funded?:** Yes.**History:** Repaired monuments for Windstone South for \$2,300**Comments:** Fair condition: Monument signage determined to be in fair condition typically exhibits acceptable appearance and aesthetics in keeping with local area, but with more weathering and wear showing on surfaces. If present, landscaping and lighting are still in serviceable condition. At this stage, signage may be becoming more dated and diminishing in appeal.

As routine maintenance, inspect regularly, clean/touch-up and repair as an Operating expense. Plan to refurbish or replace at the interval below. Timing and scope of refurbishing or replacement projects is subjective but should always be scheduled in order to maintain good curb appeal. In our experience, most 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:

7 years

**Lower Estimate:** \$ 33,800**Higher Estimate:** \$ 41,300**Cost Source:** AR Cost Database

Comp #: 1700 Landscape - Refurbish

Approx Quantity: 1 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:

3 years



Lower Estimate: \$ 82,300

Higher Estimate: \$ 101,000

Cost Source: Client Cost History; Inflation Adjusted

RECREATION CENTER

Comp #: 110 Decking: Pool - Repair/Replace

Approx Quantity: 9,860 GSF

Location: Pool deck

Funded?: Yes.

History: Added new concrete in 2025

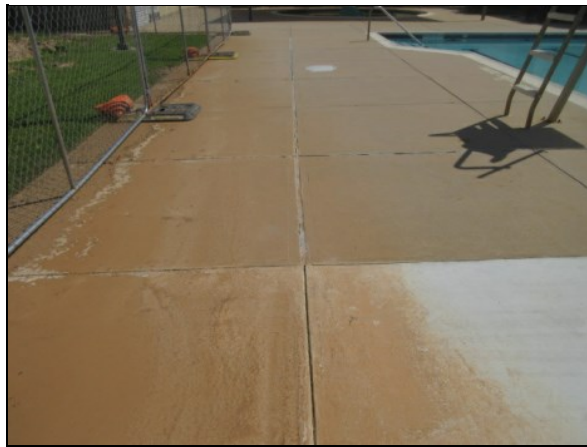
Comments: Funding provided to repair 25% of the total surface area or 2,470 GSF.

Varying condition: Deck surfaces determined to be in fair condition typically exhibit level walking surfaces, but with some minor to moderate signs of age, such as cracking, ponding water, and lifting and/or settling. Overall appearance is acceptable but noticeably diminishing. New decking was pouring and is in good condition.

Decks should be inspected and cleaned regularly as part of the client's operating budget. Any safety hazards (such as large cracking, exposed metal, trip hazards, lifting, etc.) should be repaired immediately. Unless otherwise noted, funding recommendations assume repair or replacement with similar decking as currently in place. Funding recommendation may also include an allowance for additional repairs that are often required when these type of projects take place. However, this component should be re-evaluated during future reserve study updates based on the most current information available at that time.

Useful Life:
25 years

Remaining Life:
9 years



Lower Estimate: \$ 33,300

Higher Estimate: \$ 40,700

Cost Source: AR Cost Database

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

Fair condition: Concrete parking lot 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.

Parking lot is reported to be the maintenance, repair, and replacement responsibility of the client. All areas should be inspected periodically to identify potential trip 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:

9 years

**Lower Estimate:** \$ 10,400**Higher Estimate:** \$ 12,800**Cost Source:** AR Cost Database

Comp #: 305 Surveillance System - Modernize/Maintain **Approx Quantity: 1 System**
Location: Exteriors of buildings and throughout community
Funded?: No. Per information provided - this component is handled as an operating expense.
History:
Comments: Includes: (60) cameras.

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:



Lower Estimate:

Higher Estimate:

Cost Source:

Comp #: 311 Ceiling Fan - Replace

Approx Quantity: 1 Fan

Location: Pool house ceiling

Funded?: Yes.

History:

Comments: Good condition: Ceiling fans determined to be in good condition typically exhibit little to no signs of physical wear and tear, and style/type is consistent with other fixtures (i.e. light fixtures, furniture, etc) and appropriate for the standards of the property.

Ceiling fan(s) should be tested and checked regularly to ensure proper function. In some cases, certain elements of the fan (such as the blades) can be replaced separately from the overall fixture, which may be suitable for aesthetic changes, or in the case of sagging/bending. However, this component recommendation is based on complete replacement unless otherwise noted.

Useful Life:

15 years

Remaining Life:

12 years



Lower Estimate: \$ 3,820

Higher Estimate: \$ 4,670

Cost Source: AR Cost Database

Comp #: 345 Lighting: Pole Fixtures - Replace**Approx Quantity: 11 Fixtures****Location:** Pool and parking lot**Funded?:** Yes.**History:** Fixtures replaced in 2021**Comments:** Fixtures are in good condition at this time. No reported issues at this time. Expect a full useful life based on their age.**Useful Life:**

20 years

Remaining Life:

15 years

**Lower Estimate:** \$ 9,600**Higher Estimate:** \$ 11,700**Cost Source:** AR Cost Database

Comp #: 345 Lighting: Poles - Replace**Approx 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.

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:

40 years

Remaining Life:

15 years

**Lower Estimate:** \$ 20,300**Higher Estimate:** \$ 24,800**Cost Source:** AR Cost Database

Comp #: 356 Lighting: Exterior - Replace**Approx Quantity: 12 Assorted Fixtures****Location:** Exterior walls and ceilings**Funded?:** Yes.**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.

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. If available, an extra supply of replacement fixtures should be kept on-site to allow for prompt individual replacements. 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. 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:

20 years

Remaining Life:

15 years

**Lower Estimate:** \$ 2,160**Higher Estimate:** \$ 2,640**Cost Source:** AR Cost Database

Comp #: 397 Benches - Replace**Approx Quantity: 2 Benches****Location:** Pool area**Funded?:** Yes.**History:**

Comments: Good condition: Furniture determined to be in good condition typically exhibits minimal or no signs of aging, such as surface wear, chipped or rusted framework, etc. Pieces are consistent in style and condition and appropriate for the standards of the property.

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:

18 years

Remaining Life:

11 years

**Lower Estimate:** \$ 3,120**Higher Estimate:** \$ 3,820**Cost Source:** Client Cost History; Inflation Adjusted

Comp #: 399 Furniture: Pool - Replace

Approx 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.

Fair condition: Pool furniture determined to be in fair condition typically exhibits routine, noticeable signs of wear and age, but appearance is still decent and consistent, acceptable for the standards of the property. Some pieces, especially lounge chairs, tend to show more signs of age at this stage.

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:

4 years



Lower Estimate: \$ 19,300

Higher Estimate: \$ 23,600

Cost Source: AR Cost Database

Comp #: 401 Funbrellas - Replace**Approx Quantity: 4 Umbrellas****Location:** Pool area**Funded?:** Yes.**History:****Comments:** Good condition: Funbrellas determined to be in good condition typically exhibit little to no signs of age. Attachments and hardware remain in serviceable condition.

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

Useful Life:

10 years

Remaining Life:

8 years

**Lower Estimate:** \$ 28,800**Higher Estimate:** \$ 35,200**Cost Source:** Estimate Provided by the Client; Inflation adjusted

Comp #: 402 Sun Shades - Replace**Approx Quantity: 1,650 GSF****Location:** Pool area**Funded?:** Yes.**History:****Comments:** Good condition: Shade structure determined to be in good condition typically exhibit few or no significant signs of wear or age. Color is bright and consistent, and all attachments and hardware are in good, serviceable condition.

Shade 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:

8 years

**Lower Estimate:** \$ 22,300**Higher Estimate:** \$ 27,200**Cost Source:** AR Cost Database

Comp #: 411 Drinking Fountains - Replace

Approx Quantity: 2 Fountains

Location: Pool building wall

Funded?: Yes.

History:

Comments: Fair condition: Drinking fountains in fair condition are operational but beginning to deteriorate. Surface wear grime are evident. Best to inspect regularly.

Equipment was not tested during site inspection, and is assumed to be functional. Should be cleaned regularly in order to prolong life expectancy. The replacement interval shown below is based upon evident conditions, life expectations based on our experience with similar properties, and aesthetic/functional standards throughout the property's common areas. Unless otherwise noted, cost estimates below assume that drinking fountains will be replaced with comparable types as the existing ones.

Useful Life:

15 years

Remaining Life:

10 years



Lower Estimate: \$ 4,300

Higher Estimate: \$ 5,260

Cost Source: AR Cost Database

Comp #: 503 Fencing: Metal - Replace**Approx 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

**Lower Estimate:** \$ 33,400**Higher Estimate:** \$ 40,800**Cost Source:** AR Cost Database

Comp #: 510 Pool Equipment Cover - Replace**Approx Quantity: 620 GSF****Location:** Common areas**Funded?:** Yes.**History:**

Comments: Good condition: Cover determined to be in good condition typically exhibit good, consistent finishes or coatings and all frame members and hardware appear to be strong and sturdy. Appearance is good and upholding aesthetic standards of the development.

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 structure 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:

30 years

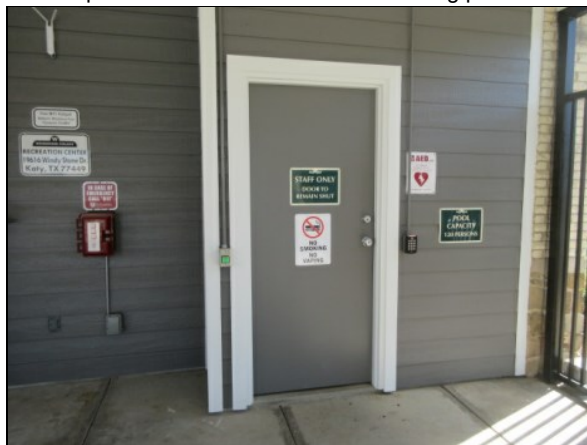
Remaining Life:

25 years

**Lower Estimate:** \$ 16,700**Higher Estimate:** \$ 20,500**Cost Source:** Client Cost History; Inflation Adjusted

Comp #: 700 Doors: Utility - Replace**Approx Quantity: 3 Doors****Location:** Exterior locations on buildings**Funded?:** No. Too indeterminate for reserve designation - handle as an operating expense.**History:**

Comments: Life expectancy and/or potential cost estimates related to this component are deemed to be too indeterminate for reserve funding at this time. As such, 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:****Lower Estimate:****Higher Estimate:****Cost Source:**

Comp #: 711 Entry System - Modernize

Approx Quantity: 4 Keypads

Location: Recreation center

Funded?: Yes.

History: Replaced in 2025 for \$3,000

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:

9 years



Lower Estimate: \$ 2,700

Higher Estimate: \$ 3,300

Cost Source: Client Cost History

Comp #: 803 Water Heater - Replace**Approx Quantity: 1 Unit****Location:** Utility room**Funded?:** Yes.**History:****Comments:** Manufacturer: American Standard

Capacity: 50 gallons

M/N: E6140R045DV

S/N: 0505131148

Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance.

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. Heater should be inspected and repaired as-needed by a vendor or maintenance staff as an operating expense. Even with ongoing maintenance and repairs considered, we recommend that the client financially prepare to replace at the approximate interval shown below. When evaluating replacements, we recommend choosing high-efficiency or tankless models if possible in order to minimize energy usage.

Useful Life:

18 years

Remaining Life:

0 years

**Lower Estimate:** \$ 2,700**Higher Estimate:** \$ 3,300**Cost Source:** AR Cost Database

Comp #: 909 Restrooms - Refurbish**Approx Quantity: 2 Restrooms****Location:** Pool area**Funded?:** Yes.**History:** Painted in 2025**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:

15 years

**Lower Estimate:** \$ 13,900**Higher Estimate:** \$ 17,000**Cost Source:** AR Cost Database

Comp #: 1107 Fencing: Metal - Paint/Refurbish

Approx 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



Lower Estimate: \$ 6,080

Higher Estimate: \$ 7,430

Cost Source: AR Cost Database

Comp #: 1115 Building Exteriors - Seal/Paint**Approx Quantity: 2,000 GSF****Location:** Building exteriors, including pool equipment cover**Funded?:** Yes.**History:** Painted in 2025 for \$10,000**Comments:** 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**Lower Estimate:** \$ 9,000**Higher Estimate:** \$ 11,000**Cost Source:** Client Cost History

Comp #: 1124 Brick Siding - Tuckpointing

Approx Quantity: 2,300 GSF

Location: Building exteriors

Funded?: No. Too indeterminate for reserve designation - handle as an operating expense.

History:

Comments: Life expectancy and/or potential cost estimates related to this component are deemed to be too indeterminate for reserve funding at this time. As such, 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:



Lower Estimate: \$ 0

Higher Estimate: \$ 0

Cost Source:

Comp #: 1128 Fiber Cement Siding - Replace

Approx 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:

29 years



Lower Estimate: \$ 9,570

Higher Estimate: \$ 11,700

Cost Source: AR Cost Database

Comp #: 1202 Pools - Replaster/Retile

Approx Quantity: 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:

4 years



Lower Estimate: \$ 74,000

Higher Estimate: \$ 90,400

Cost Source: AR Cost Database

Comp #: 1207 Pool Filters (2021) - Replace**Approx Quantity: 4 Sand Filters****Location:** Pool equipment area; exposed**Funded?:** Yes.**History:****Comments:** P/N: 140316

S/N: 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:

15 years

**Lower Estimate:** \$ 17,200**Higher Estimate:** \$ 21,100**Cost Source:** AR Cost Database

Comp #: 1209 Chemical Controller - Replace**Approx 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:

5 years

**Lower Estimate:** \$ 7,510**Higher Estimate:** \$ 9,180**Cost Source:** AR Cost Database

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

3 years

**Lower Estimate:** \$ 12,500**Higher Estimate:** \$ 15,200**Cost Source:** AR Cost Database

Comp #: 1211 Lifeguard Stands - Replace**Approx 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:

4 years

**Lower Estimate:** \$ 11,100**Higher Estimate:** \$ 13,600**Cost Source:** AR Cost Database

Comp #: 1215 Pool Coping - Replace**Approx Quantity: 333 LF****Location:** Pool perimeters**Funded?:** Yes.**History:****Comments:** Fair condition: 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:

4 years

**Lower Estimate:** \$ 12,900**Higher Estimate:** \$ 15,700**Cost Source:** AR Cost Database

Comp #: 1235 Water Slide - Replace**Approx Quantity: 1 Slide****Location:** Pool area**Funded?:** Yes.**History:** Replaced in 2024 for \$105,000**Comments:** Good Condition: The slide was just replaced in 2024 so it is in good condition. No issues reported at the time of the inspection.

Plan to replace at the interval and cost below.

Useful Life:

15 years

Remaining Life:

13 years

**Lower Estimate:** \$ 94,500**Higher Estimate:** \$ 116,000**Cost Source:** Client Cost History

Comp #: 1303 Roofing: Asphalt Shingle - Replace

Approx Quantity: 2,030 GSF

Location: Pool building roof

Funded?: Yes.

History: Replaced in 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:

15 years



Lower Estimate: \$ 10,000

Higher Estimate: \$ 12,300

Cost Source: AR Cost Database

Comp #: 1814 Siren Speakers - Replace

Approx Quantity: 1 System

Location: Pool area

Funded?: Yes.

History: Replaced in 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:
7 years



Lower Estimate: \$ 2,390

Higher Estimate: \$ 2,920

Cost Source: AR Cost Database

WINDSTONE SOUTH

Comp #: 345 Lighting: Poles - Replace**Approx 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:**
22 years**Lower Estimate:** \$ 4,050**Higher Estimate:** \$ 4,950**Cost Source:** Client Cost History; Inflation Adjusted

Comp #: 400 Furniture: Park - Replace

Approx 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: Park furniture determined to be in fair condition typically exhibits routine, noticeable signs of wear and age, but appearance is still decent and consistent, acceptable for the standards of the property.

We recommend regular inspections and repair or replacement of any damaged pieces promptly to ensure safety. 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:

20 years

Remaining Life:

3 years



Lower Estimate: \$ 10,700

Higher Estimate: \$ 13,100

Cost Source: AR Cost Database

Comp #: 405 Play Equipment - Replace

Approx 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.

Fair condition: Playground equipment/features determined to be in fair condition typically exhibit normal, routine signs of wear and tear and weathering, but no advanced deterioration. Equipment and features are serviceable, but some parts may begin to require replacement, especially if used heavily. Appearance is satisfactory at this stage.

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

Useful Life:

20 years

Remaining Life:

3 years



Lower Estimate: \$ 78,000

Higher Estimate: \$ 95,300

Cost Source: AR Cost Database

Comp #: 421 Playground Ground Cover - Replenish**Approx Quantity: 3,880 GSF****Location:** Playground**Funded?:** Yes.**History:****Comments:** Good condition: Ground cover determined to be in good condition typically exhibits adequate thickness of material and consistent coverage in all areas. Appearance is appropriate for the standards of the development.

Natural playground bases (mulch, sand, etc.) should be inspected and replenished regularly to ensure adequate coverage in all areas. Routine maintenance and minor replenishments should be considered an operating expense. The funding within this component is intended for comprehensive replacement of the total quantity at one time. Unless otherwise noted, cost estimates shown below assume replacement with the same cover material as existing. Moving forward, the client should track and report all replenishment/replacement expenditures related to this component. This component should then be re-evaluated during future reserve study updates based on the most current information available at that time.

Useful Life:

3 years

Remaining Life:

2 years

**Lower Estimate:** \$ 3,490**Higher Estimate:** \$ 4,270**Cost Source:** AR Cost Database

Comp #: 503 Metal Fencing - Replace

Approx 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:

10 years



Lower Estimate: \$ 10,800

Higher Estimate: \$ 13,200

Cost Source: AR Cost Database

Comp #: 505 Fencing: Wood (2015) - Replace

Approx 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:

4 years



Lower Estimate: \$ 9,870

Higher Estimate: \$ 12,100

Cost Source: AR Cost Database

Comp #: 505 Fencing: Wood (2018) - Replace

Approx 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.

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 client might want to consider replacing it 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:

7 years



Lower Estimate: \$ 32,400

Higher Estimate: \$ 39,700

Cost Source: AR Cost Database

Comp #: 505 Fencing: Wood (2020) - Replace

Approx Quantity: 678 LF

Location: North 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.

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 client might want to consider replacing it 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:

9 years



Lower Estimate: \$ 37,400

Higher Estimate: \$ 45,700

Cost Source: AR Cost Database

Comp #: 509 Pavilion Structure - Refurbish/Rennovate**Approx 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:

25 years

Remaining Life:

8 years

**Lower Estimate:** \$ 11,000**Higher Estimate:** \$ 13,500**Cost Source:** AR Cost Database

Comp #: 1107 Fencing: Metal - Repair/Refurbish**Approx Quantity: 156 LF****Location:** Windstone South cul-de-sac**Funded?:** Yes.**History:**

Comments: Poor condition: Metal fencing determined to be in 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:

10 years

Remaining Life:

0 years

**Lower Estimate:** \$ 1,680**Higher Estimate:** \$ 2,060**Cost Source:** AR Cost Database
