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**Saddlebrooke at Rock Creek HOA
*Superior, CO***



Report #: 33508-2
Beginning: January 1, 2024
Expires: December 31, 2024

**RESERVE STUDY
Update "No-Site-Visit"**

June 8, 2023

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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Saddlebrooke at Rock Creek HOA - Superior, CO

Report #: 33508-2 # of Units: 324

Level of Service: Update "No-Site-Visit"

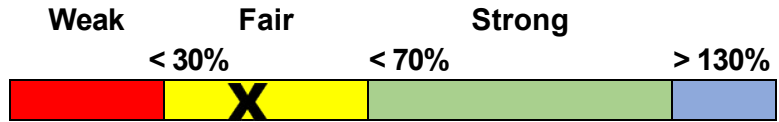
January 1, 2024 through December 31, 2024

Findings & Recommendations

as of January 1, 2024

Starting Reserve Balance	\$1,463,513
Fully Funded Reserve Balance	\$3,176,466
Annual Rate (Cost) of Deterioration	\$324,070
Percent Funded	46.1 %
Recommended 2024 Annual "Fully Funding" Contributions	\$444,000
Alternate/Baseline Annual Minimum Contributions to Keep Reserves Above \$0	\$282,000
Recommended 2024 Special Assessments for Reserves	\$0
Most Recent Annual Reserve Contribution Rate	\$444,000

Reserve Fund Strength: 46.1%



Risk of Special Assessment:

High Medium Low

Economic Assumptions:

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

- This Update "No-Site-Visit", is based on a prior Reserve Study for your 2023 Fiscal Year. No site inspection was performed as part of this Reserve Study.
- As of 2023, any Pool related assets have been voted out as HOA responsibility and have been removed from this update.
- The Reserve Study was reviewed by a credentialed Reserve Specialist (RS).
- Your Reserve Fund is currently 46.1 % Funded. This means the client's special assessment & deferred maintenance risk is currently Medium.
- Based on this starting point and your anticipated future expenses, our recommendation is to budget the Annual Reserve contributions at \$444,000 with 3% annual increases in order to be within the 70% to 130% level as noted above. 100% "Full" contribution rates are designed to achieve these funding objectives by the end of our 30-year report scope.
- The goal of the Reserve Study is to help the client offset inevitable annual deterioration of the common area components. The Reserve Study will guide the client to establish an appropriate Reserve Contribution rate that offsets the annual deterioration of the components and 'keep pace' with the rate of ongoing deterioration. No assets appropriate for Reserve designation were excluded. See appendix for component details; the basis of our assumptions.
- We recommend that this Reserve Study be updated annually, with a With-Site-Visit Reserve Study every three years. Clients that update their Reserve Study annually with a No-Site-Visit Reserve Study reduce their risk of special assessment by ~ 35%.
- Please watch this 5-minute video to understand the key results of a Reserve Study - <https://youtu.be/u83t4BRRIRE>

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
Sites & Grounds			
21050 Driveway Concrete - Repair - 5%	5	0	\$46,500
21070 Concrete Curb/Gutter - Repair - 5%	5	0	\$40,500
21080 Concrete Swales/Pans - Repair - 5%	5	0	\$29,500
21090 Concrete Walkways - Repair - 5%	5	1	\$9,150
21190 Asphalt - Seal/Repair	4	4	\$46,000
21200 Asphalt - Resurface	25	0	\$775,000
21210 Asphalt - Crack Fill/Repair	2	0	\$14,000
21300 Site Rail: Metal - Repair/Paint	5	3	\$20,500
21310 Site Handrail: Metal - Replace	30	3	\$25,500
21310 Site Rail: Metal - Replace	30	3	\$120,000
21360 Site Fencing: Chain Link - Replace	30	3	\$5,450
21380 Entry Gates - Replace	35	8	\$21,000
21400 Retaining Walls – Rebuild - 2023	100	0	\$744,000
21600 Mailboxes - Replace	25	0	\$28,000
21610 Sign/Monument - Refurbish/Replace	30	3	\$3,100
21620 Pet Stations - Replace	20	7	\$3,500
21660 Site Pole Lights - Replace	30	3	\$81,500
Building Exteriors			
21090 Concrete Patios - Repair - 5%	5	0	\$3,650
23020 Ext. Lights (Decorative) - Replace	25	19	\$124,000
23130 Utility Fencing: Wood - Replace	30	3	\$50,000
23220 Balcony Rails - Paint	5	3	\$62,500
23230 Balcony Rails - Replace	50	23	\$265,000
23310 Fiber Cement Siding—Repair/Repaint	7	5	\$530,000
23320 Fiber Cement Siding - Replace	60	33	\$2,350,000
23480 Utility Doors - Replace	40	13	\$37,500
23570 Roof: Composition Shingle - Replace	25	20	\$1,150,000
23600 Clubhouse Roof: Metal - Replace	40	13	\$7,700
23650 Gutters/Downspouts - Replace	30	25	\$165,000
23710 Chimney Covers/Flue Caps - Replace	30	25	\$180,000
Mechanical			
25010 Entry Keypad System - Replace	15	0	\$3,400
25060 Gate Operators – Replace	12	0	\$19,500
25280 Fire Riser PRVs - Replace	10	8	\$52,000
25410 Fire Control Panel - Update/Replace	20	13	\$10,150
25570 Irrigation Clocks - Replace	15	0	\$37,500
Amenities			

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
26060 Picnic Tables/Benches - Replace	30	3	\$5,600
26070 Grills/BBQs – Replace	20	1	\$810
26220 Sand Volleyball Court - Maintain	10	0	\$7,250
26250 Basketball Court - Seal/Repair	10	8	\$6,250
26270 Basketball Equipment - Replace	20	18	\$2,600
Maintenance Shed			
22040 Kubota ATV - Replace	12	8	\$20,000
24240 Kitchen - Remodel	30	23	\$12,000
24250 Kitchen Appliances - Replace	10	3	\$2,050
25200 HVAC System – Replace	20	0	\$9,700
25460 Shed Water Heater - Replace	15	0	\$2,600
Clubhouse			
27060 Clubhouse Windows - Replace	30	3	\$21,500
27110 Clubhouse Interior Walls - Repaint	10	3	\$13,000
27140 Clubhouse Tile Flooring - Replace	50	43	\$2,300
27150 Clubhouse Sheet Flooring - Replace	20	13	\$8,750
27180 Clubhouse Bathrooms - Refurbish	20	13	\$16,500
27190 Sauna Heater - Replace	20	13	\$3,150
27200 Sauna - Refurbish	30	23	\$6,150
27220 Fitness/Gym Equipment - Replace	12	6	\$49,500
27230 Fitness Flooring/Room - Remodel	20	13	\$9,500
27240 Clubhouse Office - Remodel	15	3	\$4,350
27250 Clubhouse Furniture - Replace	12	5	\$15,500
27270 Clubhouse Water Heater - Replace	15	8	\$2,600
27280 Clubhouse HVAC - Replace	20	13	\$38,000
27290 A/V Equipment - Replace	10	3	\$5,200
27295 Keycard/Fob Reader System - Replace	15	8	\$9,600
27310 Clubhouse Kitchen - Remodel	30	23	\$12,500
27320 Kitchen Appliances - Replace	10	3	\$4,600
27330 Drinking Fountains - Replace	20	13	\$1,250
29380 Fireplace - Replace	20	13	\$4,150
Pool Area - Voted Out 2023			
28020 Pool Fence - Repair/Paint	5	5	\$2,700

64 Total Funded Components

Introduction



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

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



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

Methodology



For this [Update No-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 updated and adjusted your Reserve Component List on the basis of time elapsed since the last Reserve Study and interviews with association representatives.

Which Physical Assets are Funded by Reserves?

There is a national-standard four-part test to determine which expenses should appear in your Reserve Component List. First, it must be a common area maintenance responsibility. Second, the component must have a limited life. Third, the remaining life must be predictable (or it by definition is a *surprise* which cannot be accurately anticipated). Fourth, the component must be above a minimum threshold cost (often between .5% and 1% of an association's total budget). This limits Reserve



RESERVE COMPONENT "FOUR-PART TEST"

Components to major, predictable expenses. Within this framework, it is inappropriate to include *lifetime* components, unpredictable expenses (such as damage due to fire, flood, or earthquake), and expenses more appropriately handled from the Operational Budget or as an insured loss.

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

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

How do we establish Current Repair/Replacement Cost Estimates?

In this order...

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

How much Reserves are enough?

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

Adequacy is measured in a two-step process:

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



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

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

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

How much should we contribute?



RESERVE FUNDING PRINCIPLES

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

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

What is our Recommended Funding Goal?

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



FUNDING OBJECTIVES

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

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 as defined by your Reserve Component List. A summary of these expenses are shown in the 30-Year Reserve Plan Summary Table, while details of the projects that make up these expenses are shown in the 30-Year Income/Expense Detail.

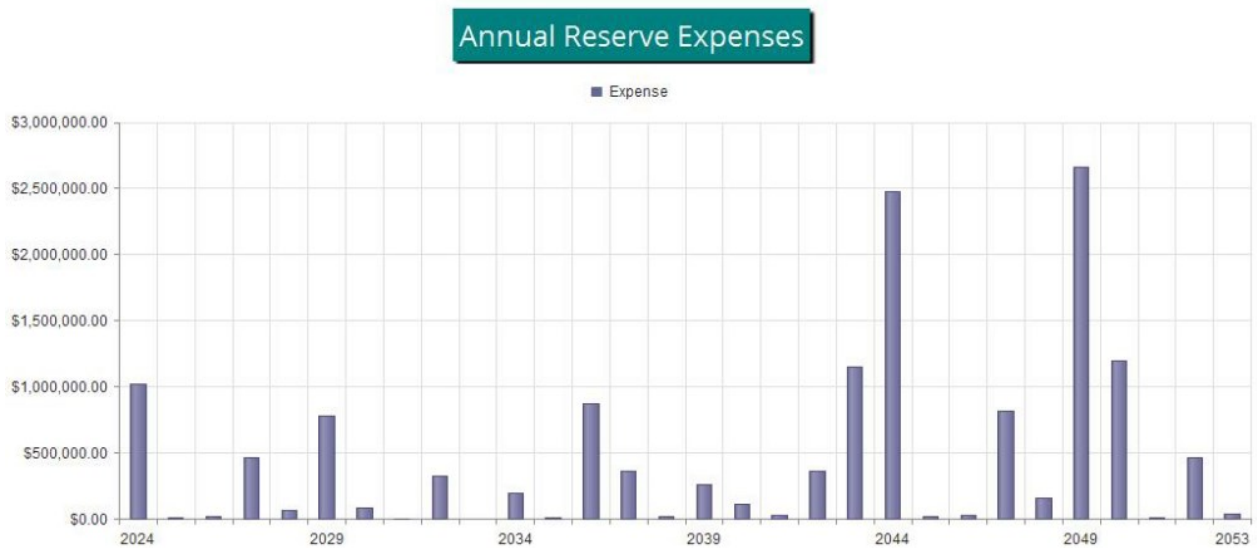


Figure 1

Reserve Fund Status

As of 1/1/2024 your Reserve Fund balance is projected to be \$1,463,513 and your Fully Funded Balance is computed to be \$3,176,466 (see the Fully Funded Balance Table). The Fully Funded Balance represents the deteriorated value of your common area components. Comparing your Reserve Balance to your Fully Funded Balance indicates your Reserves are 46.1 % Funded.

Recommended Funding Plan

Based on your current Percent Funded and your near-term and long-term Reserve needs, we are recommending Annual budgeted contributions of \$444,000. The overall 30-Year Plan, in perspective, is shown below in the Annual Reserve Funding (Fig. 2). This same information is shown numerically in both the 30-Year Reserve Plan Summary Table and the 30-Year Income/Expense Detail.

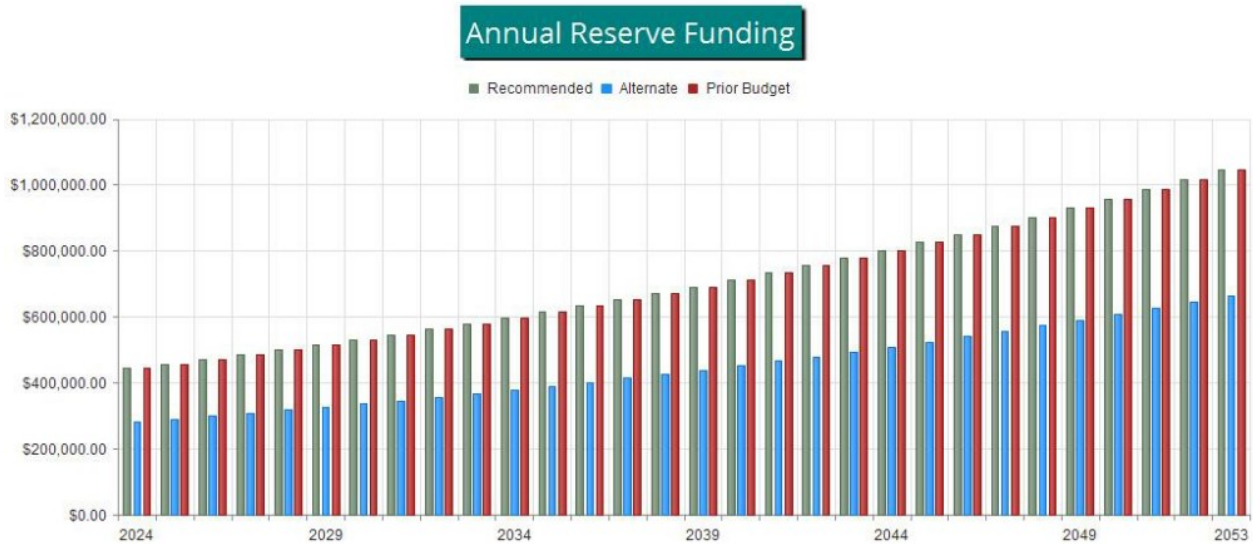


Figure 2

The reserve balance under our recommended Full Funding Plan, an alternate Baseline Funding Plan, and at your current budgeted contribution rate, compared to your always—changing Fully Funded Balance target is shown in the 30-Yr Cash Flow (Fig. 3).

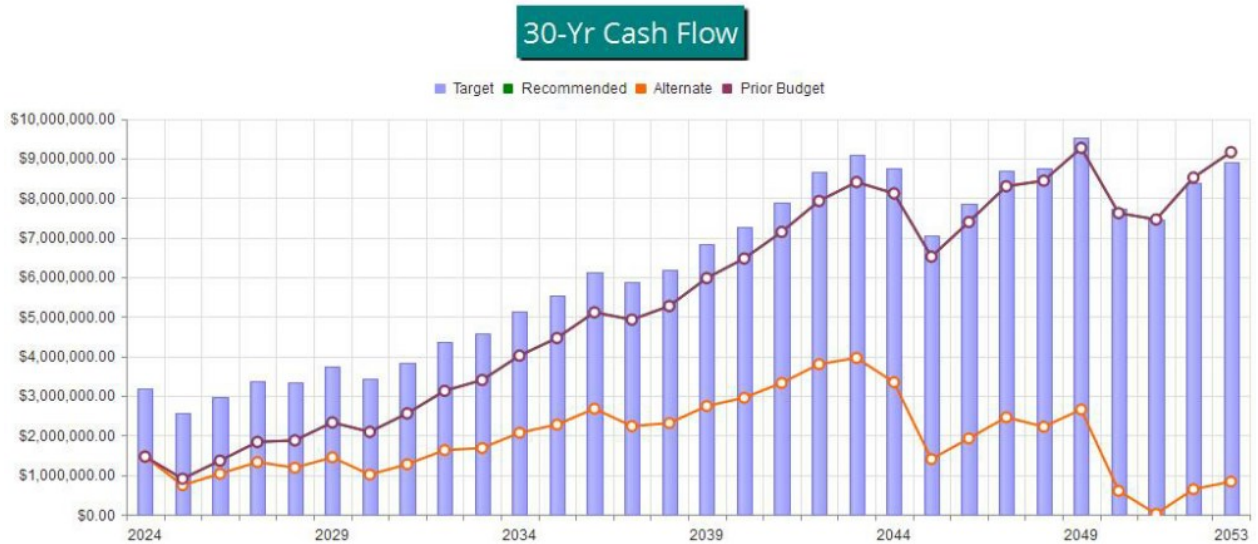


Figure 3

The information from Figure 3 is plotted on a Percent Funded scale in Figure 4. It is clear here to see how your Reserve Fund strength approaches the 100% Funded level under our recommended multi-yr Funding Plan. A client that has a percent funded level of <30% may experience an ~ 20%-60% chance risk of special assessment. A client that is between 30% and 70% may experience an ~ 20%-5% chance risk of special assessment. A client that has a percent funded of >70% may experience an ~ <1% chance risk of special assessment.

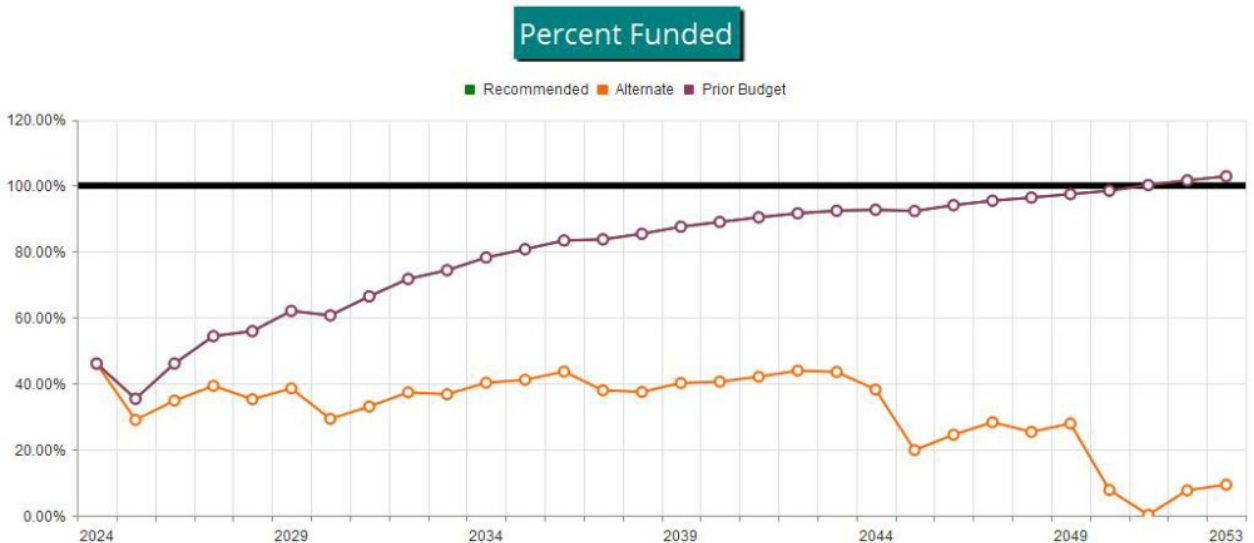


Figure 4



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 contributions to the property total. For each component, the Fully Funded Balance is the fraction of life used up multiplied by its estimated Current Replacement Cost.

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

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

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

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
					Best Case	Worst Case
Sites & Grounds						
21050	Driveway Concrete - Repair - 5%	5% of ~ 71400 GSF	5	0	\$37,000	\$56,000
21070	Concrete Curb/Gutter - Repair - 5%	5% of ~ 19500 LF	5	0	\$35,000	\$46,000
21080	Concrete Swales/Pans - Repair - 5%	5% of ~ 20800 GSF	5	0	\$27,000	\$32,000
21090	Concrete Walkways - Repair - 5%	5% of ~ 14000 GSF	5	1	\$7,300	\$11,000
21190	Asphalt - Seal/Repair	~ 274000 GSF	4	4	\$40,000	\$52,000
21200	Asphalt - Resurface	~ 274000 GSF	25	0	\$685,000	\$865,000
21210	Asphalt - Crack Fill/Repair	~ 274000 GSF	2	0	\$12,000	\$16,000
21300	Site Rail: Metal - Repair/Paint	~ 2200 LF	5	3	\$18,000	\$23,000
21310	Site Handrail: Metal - Replace	~ 490 LF	30	3	\$20,000	\$31,000
21310	Site Rail: Metal - Replace	~ 2200 LF	30	3	\$100,000	\$140,000
21360	Site Fencing: Chain Link - Replace	~ 450 LF	30	3	\$5,000	\$5,900
21380	Entry Gates - Replace	~ (2) Gates	35	8	\$19,000	\$23,000
21400	Retaining Walls – Rebuild - 2023	Walls	100	0	\$744,000	\$744,000
21600	Mailboxes - Replace	~ (340) Boxes	25	0	\$26,000	\$30,000
21610	Sign/Monument - Refurbish/Replace	~ (1) Monument	30	3	\$2,600	\$3,600
21620	Pet Stations - Replace	~ (11) Pole	20	7	\$2,900	\$4,100
21660	Site Pole Lights - Replace	~ (56) Pole Lights	30	3	\$70,000	\$93,000
Building Exteriors						
21090	Concrete Patios - Repair - 5%	~ 5600 GSF	5	0	\$2,900	\$4,400
23020	Ext. Lights (Decorative) - Replace	~ (950) Lights	25	19	\$98,000	\$150,000
23130	Utility Fencing: Wood - Replace	~ 960 LF	30	3	\$40,000	\$60,000
23220	Balcony Rails - Paint	~ 3600 LF	5	3	\$53,000	\$72,000
23230	Balcony Rails - Replace	~ 3600 LF	50	23	\$250,000	\$280,000
23310	Fiber Cement Siding–Repair/Repaint	~ 181200 GSF	7	5	\$520,000	\$540,000
23320	Fiber Cement Siding - Replace	~ 181200 GSF	60	33	\$1,900,000	\$2,800,000
23480	Utility Doors - Replace	~ (48) Doors	40	13	\$30,000	\$45,000
23570	Roof: Composition Shingle - Replace	~ 243200 GSF	25	20	\$1,000,000	\$1,300,000
23600	Clubhouse Roof: Metal - Replace	~ 590 GSF	40	13	\$6,800	\$8,600
23650	Gutters/Downspouts - Replace	~ 20900 LF	30	25	\$130,000	\$200,000
23710	Chimney Covers/Flue Caps - Replace	~ (470) Caps	30	25	\$140,000	\$220,000
Mechanical						
25010	Entry Keypad System - Replace	(1) Unit	15	0	\$2,600	\$4,200
25060	Gate Operators – Replace	~ (5) Units	12	0	\$18,000	\$21,000
25280	Fire Riser PRVs - Replace	~ (48) Pumps	10	8	\$47,000	\$57,000
25410	Fire Control Panel - Update/Replace	~ (1) Panel	20	13	\$8,300	\$12,000
25570	Irrigation Clocks - Replace	~ (8) Controller	15	0	\$33,000	\$42,000
Amenities						
26060	Picnic Tables/Benches - Replace	~ (7) Pieces	30	3	\$4,500	\$6,700
26070	Grills/BBQs – Replace	~ (2) BBQ	20	1	\$620	\$1,000
26220	Sand Volleyball Court - Maintain	~ 1600 GSF	10	0	\$6,800	\$7,700
26250	Basketball Court - Seal/Repair	~ 1800 GSF	10	8	\$4,200	\$8,300
26270	Basketball Equipment - Replace	~ (2) Pieces	20	18	\$1,000	\$4,200
Maintenance Shed						

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
					Best Case	Worst Case
22040	Kubota ATV - Replace	(1) ATV	12	8	\$19,000	\$21,000
24240	Kitchen - Remodel	~ (45) Kitchen	30	23	\$11,000	\$13,000
24250	Kitchen Appliances - Replace	~ (2) Appliances	10	3	\$1,400	\$2,700
25200	HVAC System – Replace	~ (2) Unit	20	0	\$9,400	\$10,000
25460	Shed Water Heater - Replace	~ (1) Tank	15	0	\$2,100	\$3,100
Clubhouse						
27060	Clubhouse Windows - Replace	~ (34) Windows	30	3	\$18,000	\$25,000
27110	Clubhouse Interior Walls - Repaint	~ 7700 GSF	10	3	\$10,000	\$16,000
27140	Clubhouse Tile Flooring - Replace	~ 120 GSF	50	43	\$2,100	\$2,500
27150	Clubhouse Sheet Flooring - Replace	~ 1300 GSF	20	13	\$7,500	\$10,000
27180	Clubhouse Bathrooms - Refurbish	~ (4) Bathroom	20	13	\$12,000	\$21,000
27190	Sauna Heater - Replace	~ (1) Heater	20	13	\$2,900	\$3,400
27200	Sauna - Refurbish	~ 1 Room	30	23	\$5,700	\$6,600
27220	Fitness/Gym Equipment - Replace	~ (15) Pieces	12	6	\$38,000	\$61,000
27230	Fitness Flooring/Room - Remodel	~ 1300 GSF	20	13	\$8,000	\$11,000
27240	Clubhouse Office - Remodel	~ (1) Office	15	3	\$3,500	\$5,200
27250	Clubhouse Furniture - Replace	~ (18) Pieces	12	5	\$12,000	\$19,000
27270	Clubhouse Water Heater - Replace	~ (1) Tank	15	8	\$2,100	\$3,100
27280	Clubhouse HVAC - Replace	~ (7) Units	20	13	\$33,000	\$43,000
27290	A/V Equipment - Replace	~ (4) Pieces	10	3	\$4,200	\$6,200
27295	Keycard/Fob Reader System - Replace	~ (6) Units	15	8	\$8,200	\$11,000
27310	Clubhouse Kitchen - Remodel	~ (1) Kitchen	30	23	\$11,000	\$14,000
27320	Kitchen Appliances - Replace	~ (4) Appliances	10	3	\$3,200	\$6,000
27330	Drinking Fountains - Replace	~ (1) Unit	20	13	\$1,000	\$1,500
29380	Fireplace - Replace	~ (1) Fireplace	20	13	\$3,100	\$5,200
Pool Area - Voted Out 2023						
28020	Pool Fence - Repair/Paint	~ 290 LF	5	5	\$2,400	\$3,000
64 Total Funded Components						

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
Sites & Grounds								
21050	Driveway Concrete - Repair - 5%	\$46,500	X	5	/	5	=	\$46,500
21070	Concrete Curb/Gutter - Repair - 5%	\$40,500	X	5	/	5	=	\$40,500
21080	Concrete Swales/Pans - Repair - 5%	\$29,500	X	5	/	5	=	\$29,500
21090	Concrete Walkways - Repair - 5%	\$9,150	X	4	/	5	=	\$7,320
21190	Asphalt - Seal/Repair	\$46,000	X	0	/	4	=	\$0
21200	Asphalt - Resurface	\$775,000	X	25	/	25	=	\$775,000
21210	Asphalt - Crack Fill/Repair	\$14,000	X	2	/	2	=	\$14,000
21300	Site Rail: Metal - Repair/Paint	\$20,500	X	2	/	5	=	\$8,200
21310	Site Handrail: Metal - Replace	\$25,500	X	27	/	30	=	\$22,950
21310	Site Rail: Metal - Replace	\$120,000	X	27	/	30	=	\$108,000
21360	Site Fencing: Chain Link - Replace	\$5,450	X	27	/	30	=	\$4,905
21380	Entry Gates - Replace	\$21,000	X	27	/	35	=	\$16,200
21400	Retaining Walls – Rebuild - 2023	\$744,000	X	100	/	100	=	\$0
21600	Mailboxes - Replace	\$28,000	X	25	/	25	=	\$28,000
21610	Sign/Monument - Refurbish/Replace	\$3,100	X	27	/	30	=	\$2,790
21620	Pet Stations - Replace	\$3,500	X	13	/	20	=	\$2,275
21660	Site Pole Lights - Replace	\$81,500	X	27	/	30	=	\$73,350
Building Exteriors								
21090	Concrete Patios - Repair - 5%	\$3,650	X	5	/	5	=	\$3,650
23020	Ext. Lights (Decorative) - Replace	\$124,000	X	6	/	25	=	\$29,760
23130	Utility Fencing: Wood - Replace	\$50,000	X	27	/	30	=	\$45,000
23220	Balcony Rails - Paint	\$62,500	X	2	/	5	=	\$25,000
23230	Balcony Rails - Replace	\$265,000	X	27	/	50	=	\$143,100
23310	Fiber Cement Siding–Repair/Repaint	\$530,000	X	2	/	7	=	\$151,429
23320	Fiber Cement Siding - Replace	\$2,350,000	X	27	/	60	=	\$1,057,500
23480	Utility Doors - Replace	\$37,500	X	27	/	40	=	\$25,313
23570	Roof: Composition Shingle - Replace	\$1,150,000	X	5	/	25	=	\$230,000
23600	Clubhouse Roof: Metal - Replace	\$7,700	X	27	/	40	=	\$5,198
23650	Gutters/Downspouts - Replace	\$165,000	X	5	/	30	=	\$27,500
23710	Chimney Covers/Flue Caps - Replace	\$180,000	X	5	/	30	=	\$30,000
Mechanical								
25010	Entry Keypad System - Replace	\$3,400	X	15	/	15	=	\$3,400
25060	Gate Operators – Replace	\$19,500	X	12	/	12	=	\$19,500
25280	Fire Riser PRVs - Replace	\$52,000	X	2	/	10	=	\$10,400
25410	Fire Control Panel - Update/Replace	\$10,150	X	7	/	20	=	\$3,553
25570	Irrigation Clocks - Replace	\$37,500	X	15	/	15	=	\$37,500
Amenities								
26060	Picnic Tables/Benches - Replace	\$5,600	X	27	/	30	=	\$5,040
26070	Grills/BBQs – Replace	\$810	X	19	/	20	=	\$770
26220	Sand Volleyball Court - Maintain	\$7,250	X	10	/	10	=	\$7,250
26250	Basketball Court - Seal/Repair	\$6,250	X	2	/	10	=	\$1,250
26270	Basketball Equipment - Replace	\$2,600	X	2	/	20	=	\$260
Maintenance Shed								
22040	Kubota ATV - Replace	\$20,000	X	4	/	12	=	\$6,667

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
24240	Kitchen - Remodel	\$12,000	X	7	/	30	=	\$2,800
24250	Kitchen Appliances - Replace	\$2,050	X	7	/	10	=	\$1,435
25200	HVAC System – Replace	\$9,700	X	20	/	20	=	\$9,700
25460	Shed Water Heater - Replace	\$2,600	X	15	/	15	=	\$2,600
Clubhouse								
27060	Clubhouse Windows - Replace	\$21,500	X	27	/	30	=	\$19,350
27110	Clubhouse Interior Walls - Repaint	\$13,000	X	7	/	10	=	\$9,100
27140	Clubhouse Tile Flooring - Replace	\$2,300	X	7	/	50	=	\$322
27150	Clubhouse Sheet Flooring - Replace	\$8,750	X	7	/	20	=	\$3,063
27180	Clubhouse Bathrooms - Refurbish	\$16,500	X	7	/	20	=	\$5,775
27190	Sauna Heater - Replace	\$3,150	X	7	/	20	=	\$1,103
27200	Sauna - Refurbish	\$6,150	X	7	/	30	=	\$1,435
27220	Fitness/Gym Equipment - Replace	\$49,500	X	6	/	12	=	\$24,750
27230	Fitness Flooring/Room - Remodel	\$9,500	X	7	/	20	=	\$3,325
27240	Clubhouse Office - Remodel	\$4,350	X	12	/	15	=	\$3,480
27250	Clubhouse Furniture - Replace	\$15,500	X	7	/	12	=	\$9,042
27270	Clubhouse Water Heater - Replace	\$2,600	X	7	/	15	=	\$1,213
27280	Clubhouse HVAC - Replace	\$38,000	X	7	/	20	=	\$13,300
27290	A/V Equipment - Replace	\$5,200	X	7	/	10	=	\$3,640
27295	Keycard/Fob Reader System - Replace	\$9,600	X	7	/	15	=	\$4,480
27310	Clubhouse Kitchen - Remodel	\$12,500	X	7	/	30	=	\$2,917
27320	Kitchen Appliances - Replace	\$4,600	X	7	/	10	=	\$3,220
27330	Drinking Fountains - Replace	\$1,250	X	7	/	20	=	\$438
29380	Fireplace - Replace	\$4,150	X	7	/	20	=	\$1,453
Pool Area - Voted Out 2023								
28020	Pool Fence - Repair/Paint	\$2,700	X	0	/	5	=	\$0
								\$3,176,466

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
Sites & Grounds					
21050	Driveway Concrete - Repair - 5%	5	\$46,500	\$9,300	2.87 %
21070	Concrete Curb/Gutter - Repair - 5%	5	\$40,500	\$8,100	2.50 %
21080	Concrete Swales/Pans - Repair - 5%	5	\$29,500	\$5,900	1.82 %
21090	Concrete Walkways - Repair - 5%	5	\$9,150	\$1,830	0.56 %
21190	Asphalt - Seal/Repair	4	\$46,000	\$11,500	3.55 %
21200	Asphalt - Resurface	25	\$775,000	\$31,000	9.57 %
21210	Asphalt - Crack Fill/Repair	2	\$14,000	\$7,000	2.16 %
21300	Site Rail: Metal - Repair/Paint	5	\$20,500	\$4,100	1.27 %
21310	Site Handrail: Metal - Replace	30	\$25,500	\$850	0.26 %
21310	Site Rail: Metal - Replace	30	\$120,000	\$4,000	1.23 %
21360	Site Fencing: Chain Link - Replace	30	\$5,450	\$182	0.06 %
21380	Entry Gates - Replace	35	\$21,000	\$600	0.19 %
21400	Retaining Walls – Rebuild - 2023	100	\$744,000	\$7,440	2.30 %
21600	Mailboxes - Replace	25	\$28,000	\$1,120	0.35 %
21610	Sign/Monument - Refurbish/Replace	30	\$3,100	\$103	0.03 %
21620	Pet Stations - Replace	20	\$3,500	\$175	0.05 %
21660	Site Pole Lights - Replace	30	\$81,500	\$2,717	0.84 %
Building Exteriors					
21090	Concrete Patios - Repair - 5%	5	\$3,650	\$730	0.23 %
23020	Ext. Lights (Decorative) - Replace	25	\$124,000	\$4,960	1.53 %
23130	Utility Fencing: Wood - Replace	30	\$50,000	\$1,667	0.51 %
23220	Balcony Rails - Paint	5	\$62,500	\$12,500	3.86 %
23230	Balcony Rails - Replace	50	\$265,000	\$5,300	1.64 %
23310	Fiber Cement Siding–Repair/Repaint	7	\$530,000	\$75,714	23.36 %
23320	Fiber Cement Siding - Replace	60	\$2,350,000	\$39,167	12.09 %
23480	Utility Doors - Replace	40	\$37,500	\$938	0.29 %
23570	Roof: Composition Shingle - Replace	25	\$1,150,000	\$46,000	14.19 %
23600	Clubhouse Roof: Metal - Replace	40	\$7,700	\$193	0.06 %
23650	Gutters/Downspouts - Replace	30	\$165,000	\$5,500	1.70 %
23710	Chimney Covers/Flue Caps - Replace	30	\$180,000	\$6,000	1.85 %
Mechanical					
25010	Entry Keypad System - Replace	15	\$3,400	\$227	0.07 %
25060	Gate Operators – Replace	12	\$19,500	\$1,625	0.50 %
25280	Fire Riser PRVs - Replace	10	\$52,000	\$5,200	1.60 %
25410	Fire Control Panel - Update/Replace	20	\$10,150	\$508	0.16 %
25570	Irrigation Clocks - Replace	15	\$37,500	\$2,500	0.77 %
Amenities					
26060	Picnic Tables/Benches - Replace	30	\$5,600	\$187	0.06 %
26070	Grills/BBQs – Replace	20	\$810	\$41	0.01 %
26220	Sand Volleyball Court - Maintain	10	\$7,250	\$725	0.22 %
26250	Basketball Court - Seal/Repair	10	\$6,250	\$625	0.19 %
26270	Basketball Equipment - Replace	20	\$2,600	\$130	0.04 %
Maintenance Shed					
22040	Kubota ATV - Replace	12	\$20,000	\$1,667	0.51 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
24240	Kitchen - Remodel	30	\$12,000	\$400	0.12 %
24250	Kitchen Appliances - Replace	10	\$2,050	\$205	0.06 %
25200	HVAC System – Replace	20	\$9,700	\$485	0.15 %
25460	Shed Water Heater - Replace	15	\$2,600	\$173	0.05 %
Clubhouse					
27060	Clubhouse Windows - Replace	30	\$21,500	\$717	0.22 %
27110	Clubhouse Interior Walls - Repaint	10	\$13,000	\$1,300	0.40 %
27140	Clubhouse Tile Flooring - Replace	50	\$2,300	\$46	0.01 %
27150	Clubhouse Sheet Flooring - Replace	20	\$8,750	\$438	0.14 %
27180	Clubhouse Bathrooms - Refurbish	20	\$16,500	\$825	0.25 %
27190	Sauna Heater - Replace	20	\$3,150	\$158	0.05 %
27200	Sauna - Refurbish	30	\$6,150	\$205	0.06 %
27220	Fitness/Gym Equipment - Replace	12	\$49,500	\$4,125	1.27 %
27230	Fitness Flooring/Room - Remodel	20	\$9,500	\$475	0.15 %
27240	Clubhouse Office - Remodel	15	\$4,350	\$290	0.09 %
27250	Clubhouse Furniture - Replace	12	\$15,500	\$1,292	0.40 %
27270	Clubhouse Water Heater - Replace	15	\$2,600	\$173	0.05 %
27280	Clubhouse HVAC - Replace	20	\$38,000	\$1,900	0.59 %
27290	A/V Equipment - Replace	10	\$5,200	\$520	0.16 %
27295	Keycard/Fob Reader System - Replace	15	\$9,600	\$640	0.20 %
27310	Clubhouse Kitchen - Remodel	30	\$12,500	\$417	0.13 %
27320	Kitchen Appliances - Replace	10	\$4,600	\$460	0.14 %
27330	Drinking Fountains - Replace	20	\$1,250	\$63	0.02 %
29380	Fireplace - Replace	20	\$4,150	\$208	0.06 %
Pool Area - Voted Out 2023					
28020	Pool Fence - Repair/Paint	5	\$2,700	\$540	0.17 %
64	Total Funded Components			\$324,070	100.00 %

30-Year Reserve Plan Summary

Report # 33508-2
No-Site-Visit

Fiscal Year Start: 2024

Interest: 1.00 %

Inflation: 3.00 %

Reserve Fund Strength: as-of Fiscal Year Start Date	Projected Reserve Balance Changes
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Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	% Increase		Loan or Special Assmts	Interest Income	Reserve Expenses
					In Annual Reserve Funding	Reserve Funding			
2024	\$1,463,513	\$3,176,466	46.1 %	Medium	0.00 %	\$444,000	\$0	\$11,824	\$1,017,100
2025	\$902,237	\$2,550,276	35.4 %	Medium	3.00 %	\$457,320	\$0	\$11,309	\$10,259
2026	\$1,360,607	\$2,952,130	46.1 %	Medium	3.00 %	\$471,040	\$0	\$15,960	\$14,853
2027	\$1,832,754	\$3,371,386	54.4 %	Medium	3.00 %	\$485,171	\$0	\$18,517	\$464,245
2028	\$1,872,197	\$3,350,725	55.9 %	Medium	3.00 %	\$499,726	\$0	\$20,979	\$67,531
2029	\$2,325,371	\$3,748,751	62.0 %	Medium	3.00 %	\$514,718	\$0	\$22,054	\$774,801
2030	\$2,087,342	\$3,441,242	60.7 %	Medium	3.00 %	\$530,159	\$0	\$23,197	\$86,748
2031	\$2,553,950	\$3,844,543	66.4 %	Medium	3.00 %	\$546,064	\$0	\$28,378	\$4,305
2032	\$3,124,088	\$4,356,543	71.7 %	Low	3.00 %	\$562,446	\$0	\$32,591	\$322,330
2033	\$3,396,795	\$4,568,370	74.4 %	Low	3.00 %	\$579,319	\$0	\$37,034	\$0
2034	\$4,013,148	\$5,130,946	78.2 %	Low	3.00 %	\$596,699	\$0	\$42,340	\$193,658
2035	\$4,458,529	\$5,523,696	80.7 %	Low	3.00 %	\$614,600	\$0	\$47,814	\$12,666
2036	\$5,108,277	\$6,127,800	83.4 %	Low	3.00 %	\$633,038	\$0	\$50,132	\$869,001
2037	\$4,922,446	\$5,881,544	83.7 %	Low	3.00 %	\$652,029	\$0	\$50,922	\$359,056
2038	\$5,266,340	\$6,167,093	85.4 %	Low	3.00 %	\$671,590	\$0	\$56,172	\$21,176
2039	\$5,972,926	\$6,823,594	87.5 %	Low	3.00 %	\$691,738	\$0	\$62,177	\$259,168
2040	\$6,467,673	\$7,269,457	89.0 %	Low	3.00 %	\$712,490	\$0	\$67,995	\$110,965
2041	\$7,137,192	\$7,896,587	90.4 %	Low	3.00 %	\$733,864	\$0	\$75,257	\$25,619
2042	\$7,920,695	\$8,646,138	91.6 %	Low	3.00 %	\$755,880	\$0	\$81,557	\$360,405
2043	\$8,397,728	\$9,089,518	92.4 %	Low	3.00 %	\$778,557	\$0	\$82,514	\$1,146,793
2044	\$8,112,005	\$8,752,876	92.7 %	Low	3.00 %	\$801,913	\$0	\$73,094	\$2,474,011
2045	\$6,513,001	\$7,056,255	92.3 %	Low	3.00 %	\$825,971	\$0	\$69,485	\$18,529
2046	\$7,389,928	\$7,855,554	94.1 %	Low	3.00 %	\$850,750	\$0	\$78,377	\$26,825
2047	\$8,292,230	\$8,688,487	95.4 %	Low	3.00 %	\$876,272	\$0	\$83,584	\$820,420
2048	\$8,431,667	\$8,747,753	96.4 %	Low	3.00 %	\$902,561	\$0	\$88,426	\$161,607
2049	\$9,261,046	\$9,506,683	97.4 %	Low	3.00 %	\$929,637	\$0	\$84,340	\$2,660,878
2050	\$7,614,146	\$7,734,021	98.5 %	Low	3.00 %	\$957,527	\$0	\$75,309	\$1,192,918
2051	\$7,454,063	\$7,440,662	100.2 %	Low	3.00 %	\$986,252	\$0	\$79,798	\$7,775
2052	\$8,512,339	\$8,380,301	101.6 %	Low	3.00 %	\$1,015,840	\$0	\$88,304	\$460,445
2053	\$9,156,038	\$8,903,610	102.8 %	Low	3.00 %	\$1,046,315	\$0	\$97,053	\$36,527

Fiscal Year	2024	2025	2026	2027	2028
Starting Reserve Balance	\$1,463,513	\$902,237	\$1,360,607	\$1,832,754	\$1,872,197
Annual Reserve Funding	\$444,000	\$457,320	\$471,040	\$485,171	\$499,726
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$11,824	\$11,309	\$15,960	\$18,517	\$20,979
Total Income	\$1,919,337	\$1,370,866	\$1,847,607	\$2,336,442	\$2,392,902
# Component					
Sites & Grounds					
21050 Driveway Concrete - Repair - 5%	\$46,500	\$0	\$0	\$0	\$0
21070 Concrete Curb/Gutter - Repair - 5%	\$40,500	\$0	\$0	\$0	\$0
21080 Concrete Swales/Pans - Repair - 5%	\$29,500	\$0	\$0	\$0	\$0
21090 Concrete Walkways - Repair - 5%	\$0	\$9,425	\$0	\$0	\$0
21190 Asphalt - Seal/Repair	\$0	\$0	\$0	\$0	\$51,773
21200 Asphalt - Resurface	\$775,000	\$0	\$0	\$0	\$0
21210 Asphalt - Crack Fill/Repair	\$14,000	\$0	\$14,853	\$0	\$15,757
21300 Site Rail: Metal - Repair/Paint	\$0	\$0	\$0	\$22,401	\$0
21310 Site Handrail: Metal - Replace	\$0	\$0	\$0	\$27,865	\$0
21310 Site Rail: Metal - Replace	\$0	\$0	\$0	\$131,127	\$0
21360 Site Fencing: Chain Link - Replace	\$0	\$0	\$0	\$5,955	\$0
21380 Entry Gates - Replace	\$0	\$0	\$0	\$0	\$0
21400 Retaining Walls – Rebuild - 2023	\$0	\$0	\$0	\$0	\$0
21600 Mailboxes - Replace	\$28,000	\$0	\$0	\$0	\$0
21610 Sign/Monument - Refurbish/Replace	\$0	\$0	\$0	\$3,387	\$0
21620 Pet Stations - Replace	\$0	\$0	\$0	\$0	\$0
21660 Site Pole Lights - Replace	\$0	\$0	\$0	\$89,057	\$0
Building Exteriors					
21090 Concrete Patios - Repair - 5%	\$3,650	\$0	\$0	\$0	\$0
23020 Ext. Lights (Decorative) - Replace	\$0	\$0	\$0	\$0	\$0
23130 Utility Fencing: Wood - Replace	\$0	\$0	\$0	\$54,636	\$0
23220 Balcony Rails - Paint	\$0	\$0	\$0	\$68,295	\$0
23230 Balcony Rails - Replace	\$0	\$0	\$0	\$0	\$0
23310 Fiber Cement Siding–Repair/Repaint	\$0	\$0	\$0	\$0	\$0
23320 Fiber Cement Siding - Replace	\$0	\$0	\$0	\$0	\$0
23480 Utility Doors - Replace	\$0	\$0	\$0	\$0	\$0
23570 Roof: Composition Shingle - Replace	\$0	\$0	\$0	\$0	\$0
23600 Clubhouse Roof: Metal - Replace	\$0	\$0	\$0	\$0	\$0
23650 Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
23710 Chimney Covers/Flue Caps - Replace	\$0	\$0	\$0	\$0	\$0
Mechanical					
25010 Entry Keypad System - Replace	\$3,400	\$0	\$0	\$0	\$0
25060 Gate Operators – Replace	\$19,500	\$0	\$0	\$0	\$0
25280 Fire Riser PRVs - Replace	\$0	\$0	\$0	\$0	\$0
25410 Fire Control Panel - Update/Replace	\$0	\$0	\$0	\$0	\$0
25570 Irrigation Clocks - Replace	\$37,500	\$0	\$0	\$0	\$0
Amenities					
26060 Picnic Tables/Benches - Replace	\$0	\$0	\$0	\$6,119	\$0
26070 Grills/BBQs – Replace	\$0	\$834	\$0	\$0	\$0
26220 Sand Volleyball Court - Maintain	\$7,250	\$0	\$0	\$0	\$0
26250 Basketball Court - Seal/Repair	\$0	\$0	\$0	\$0	\$0
26270 Basketball Equipment - Replace	\$0	\$0	\$0	\$0	\$0
Maintenance Shed					
22040 Kubota ATV - Replace	\$0	\$0	\$0	\$0	\$0
24240 Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
24250 Kitchen Appliances - Replace	\$0	\$0	\$0	\$2,240	\$0
25200 HVAC System – Replace	\$9,700	\$0	\$0	\$0	\$0
25460 Shed Water Heater - Replace	\$2,600	\$0	\$0	\$0	\$0
Clubhouse					
27060 Clubhouse Windows - Replace	\$0	\$0	\$0	\$23,494	\$0
27110 Clubhouse Interior Walls - Repaint	\$0	\$0	\$0	\$14,205	\$0
27140 Clubhouse Tile Flooring - Replace	\$0	\$0	\$0	\$0	\$0
27150 Clubhouse Sheet Flooring - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2024	2025	2026	2027	2028
27180 Clubhouse Bathrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
27190 Sauna Heater - Replace	\$0	\$0	\$0	\$0	\$0
27200 Sauna - Refurbish	\$0	\$0	\$0	\$0	\$0
27220 Fitness/Gym Equipment - Replace	\$0	\$0	\$0	\$0	\$0
27230 Fitness Flooring/Room - Remodel	\$0	\$0	\$0	\$0	\$0
27240 Clubhouse Office - Remodel	\$0	\$0	\$0	\$4,753	\$0
27250 Clubhouse Furniture - Replace	\$0	\$0	\$0	\$0	\$0
27270 Clubhouse Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
27280 Clubhouse HVAC - Replace	\$0	\$0	\$0	\$0	\$0
27290 A/V Equipment - Replace	\$0	\$0	\$0	\$5,682	\$0
27295 Keycard/Fob Reader System - Replace	\$0	\$0	\$0	\$0	\$0
27310 Clubhouse Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
27320 Kitchen Appliances - Replace	\$0	\$0	\$0	\$5,027	\$0
27330 Drinking Fountains - Replace	\$0	\$0	\$0	\$0	\$0
29380 Fireplace - Replace	\$0	\$0	\$0	\$0	\$0
Pool Area - Voted Out 2023					
28020 Pool Fence - Repair/Paint	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$1,017,100	\$10,259	\$14,853	\$464,245	\$67,531
Ending Reserve Balance	\$902,237	\$1,360,607	\$1,832,754	\$1,872,197	\$2,325,371

Fiscal Year	2029	2030	2031	2032	2033
Starting Reserve Balance	\$2,325,371	\$2,087,342	\$2,553,950	\$3,124,088	\$3,396,795
Annual Reserve Funding	\$514,718	\$530,159	\$546,064	\$562,446	\$579,319
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$22,054	\$23,197	\$28,378	\$32,591	\$37,034
Total Income	\$2,862,143	\$2,640,698	\$3,128,392	\$3,719,124	\$4,013,148
# Component					
Sites & Grounds					
21050 Driveway Concrete - Repair - 5%	\$53,906	\$0	\$0	\$0	\$0
21070 Concrete Curb/Gutter - Repair - 5%	\$46,951	\$0	\$0	\$0	\$0
21080 Concrete Swales/Pans - Repair - 5%	\$34,199	\$0	\$0	\$0	\$0
21090 Concrete Walkways - Repair - 5%	\$0	\$10,926	\$0	\$0	\$0
21190 Asphalt - Seal/Repair	\$0	\$0	\$0	\$58,271	\$0
21200 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
21210 Asphalt - Crack Fill/Repair	\$0	\$16,717	\$0	\$17,735	\$0
21300 Site Rail: Metal - Repair/Paint	\$0	\$0	\$0	\$25,969	\$0
21310 Site Handrail: Metal - Replace	\$0	\$0	\$0	\$0	\$0
21310 Site Rail: Metal - Replace	\$0	\$0	\$0	\$0	\$0
21360 Site Fencing: Chain Link - Replace	\$0	\$0	\$0	\$0	\$0
21380 Entry Gates - Replace	\$0	\$0	\$0	\$26,602	\$0
21400 Retaining Walls – Rebuild - 2023	\$0	\$0	\$0	\$0	\$0
21600 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
21610 Sign/Monument - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
21620 Pet Stations - Replace	\$0	\$0	\$4,305	\$0	\$0
21660 Site Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
Building Exteriors					
21090 Concrete Patios - Repair - 5%	\$4,231	\$0	\$0	\$0	\$0
23020 Ext. Lights (Decorative) - Replace	\$0	\$0	\$0	\$0	\$0
23130 Utility Fencing: Wood - Replace	\$0	\$0	\$0	\$0	\$0
23220 Balcony Rails - Paint	\$0	\$0	\$0	\$79,173	\$0
23230 Balcony Rails - Replace	\$0	\$0	\$0	\$0	\$0
23310 Fiber Cement Siding–Repair/Repaint	\$614,415	\$0	\$0	\$0	\$0
23320 Fiber Cement Siding - Replace	\$0	\$0	\$0	\$0	\$0
23480 Utility Doors - Replace	\$0	\$0	\$0	\$0	\$0
23570 Roof: Composition Shingle - Replace	\$0	\$0	\$0	\$0	\$0
23600 Clubhouse Roof: Metal - Replace	\$0	\$0	\$0	\$0	\$0
23650 Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
23710 Chimney Covers/Flue Caps - Replace	\$0	\$0	\$0	\$0	\$0
Mechanical					
25010 Entry Keypad System - Replace	\$0	\$0	\$0	\$0	\$0
25060 Gate Operators – Replace	\$0	\$0	\$0	\$0	\$0
25280 Fire Riser PRVs - Replace	\$0	\$0	\$0	\$65,872	\$0
25410 Fire Control Panel - Update/Replace	\$0	\$0	\$0	\$0	\$0
25570 Irrigation Clocks - Replace	\$0	\$0	\$0	\$0	\$0
Amenities					
26060 Picnic Tables/Benches - Replace	\$0	\$0	\$0	\$0	\$0
26070 Grills/BBQs – Replace	\$0	\$0	\$0	\$0	\$0
26220 Sand Volleyball Court - Maintain	\$0	\$0	\$0	\$0	\$0
26250 Basketball Court - Seal/Repair	\$0	\$0	\$0	\$7,917	\$0
26270 Basketball Equipment - Replace	\$0	\$0	\$0	\$0	\$0
Maintenance Shed					
22040 Kubota ATV - Replace	\$0	\$0	\$0	\$25,335	\$0
24240 Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
24250 Kitchen Appliances - Replace	\$0	\$0	\$0	\$0	\$0
25200 HVAC System – Replace	\$0	\$0	\$0	\$0	\$0
25460 Shed Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
Clubhouse					
27060 Clubhouse Windows - Replace	\$0	\$0	\$0	\$0	\$0
27110 Clubhouse Interior Walls - Repaint	\$0	\$0	\$0	\$0	\$0
27140 Clubhouse Tile Flooring - Replace	\$0	\$0	\$0	\$0	\$0
27150 Clubhouse Sheet Flooring - Replace	\$0	\$0	\$0	\$0	\$0
27180 Clubhouse Bathrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
27190 Sauna Heater - Replace	\$0	\$0	\$0	\$0	\$0
27200 Sauna - Refurbish	\$0	\$0	\$0	\$0	\$0
27220 Fitness/Gym Equipment - Replace	\$0	\$59,106	\$0	\$0	\$0
27230 Fitness Flooring/Room - Remodel	\$0	\$0	\$0	\$0	\$0
27240 Clubhouse Office - Remodel	\$0	\$0	\$0	\$0	\$0
27250 Clubhouse Furniture - Replace	\$17,969	\$0	\$0	\$0	\$0

Fiscal Year	2029	2030	2031	2032	2033
27270 Clubhouse Water Heater - Replace	\$0	\$0	\$0	\$3,294	\$0
27280 Clubhouse HVAC - Replace	\$0	\$0	\$0	\$0	\$0
27290 A/V Equipment - Replace	\$0	\$0	\$0	\$0	\$0
27295 Keycard/Fob Reader System - Replace	\$0	\$0	\$0	\$12,161	\$0
27310 Clubhouse Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
27320 Kitchen Appliances - Replace	\$0	\$0	\$0	\$0	\$0
27330 Drinking Fountains - Replace	\$0	\$0	\$0	\$0	\$0
29380 Fireplace - Replace	\$0	\$0	\$0	\$0	\$0
Pool Area - Voted Out 2023					
28020 Pool Fence - Repair/Paint	\$3,130	\$0	\$0	\$0	\$0
Total Expenses	\$774,801	\$86,748	\$4,305	\$322,330	\$0
Ending Reserve Balance	\$2,087,342	\$2,553,950	\$3,124,088	\$3,396,795	\$4,013,148

Fiscal Year	2034	2035	2036	2037	2038
Starting Reserve Balance	\$4,013,148	\$4,458,529	\$5,108,277	\$4,922,446	\$5,266,340
Annual Reserve Funding	\$596,699	\$614,600	\$633,038	\$652,029	\$671,590
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$42,340	\$47,814	\$50,132	\$50,922	\$56,172
Total Income	\$4,652,187	\$5,120,942	\$5,791,447	\$5,625,397	\$5,994,103
# Component					
Sites & Grounds					
21050 Driveway Concrete - Repair - 5%	\$62,492	\$0	\$0	\$0	\$0
21070 Concrete Curb/Gutter - Repair - 5%	\$54,429	\$0	\$0	\$0	\$0
21080 Concrete Swales/Pans - Repair - 5%	\$39,646	\$0	\$0	\$0	\$0
21090 Concrete Walkways - Repair - 5%	\$0	\$12,666	\$0	\$0	\$0
21190 Asphalt - Seal/Repair	\$0	\$0	\$65,585	\$0	\$0
21200 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
21210 Asphalt - Crack Fill/Repair	\$18,815	\$0	\$19,961	\$0	\$21,176
21300 Site Rail: Metal - Repair/Paint	\$0	\$0	\$0	\$30,105	\$0
21310 Site Handrail: Metal - Replace	\$0	\$0	\$0	\$0	\$0
21310 Site Rail: Metal - Replace	\$0	\$0	\$0	\$0	\$0
21360 Site Fencing: Chain Link - Replace	\$0	\$0	\$0	\$0	\$0
21380 Entry Gates - Replace	\$0	\$0	\$0	\$0	\$0
21400 Retaining Walls – Rebuild - 2023	\$0	\$0	\$0	\$0	\$0
21600 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
21610 Sign/Monument - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
21620 Pet Stations - Replace	\$0	\$0	\$0	\$0	\$0
21660 Site Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
Building Exteriors					
21090 Concrete Patios - Repair - 5%	\$4,905	\$0	\$0	\$0	\$0
23020 Ext. Lights (Decorative) - Replace	\$0	\$0	\$0	\$0	\$0
23130 Utility Fencing: Wood - Replace	\$0	\$0	\$0	\$0	\$0
23220 Balcony Rails - Paint	\$0	\$0	\$0	\$91,783	\$0
23230 Balcony Rails - Replace	\$0	\$0	\$0	\$0	\$0
23310 Fiber Cement Siding–Repair/Repaint	\$0	\$0	\$755,653	\$0	\$0
23320 Fiber Cement Siding - Replace	\$0	\$0	\$0	\$0	\$0
23480 Utility Doors - Replace	\$0	\$0	\$0	\$55,070	\$0
23570 Roof: Composition Shingle - Replace	\$0	\$0	\$0	\$0	\$0
23600 Clubhouse Roof: Metal - Replace	\$0	\$0	\$0	\$11,308	\$0
23650 Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
23710 Chimney Covers/Flue Caps - Replace	\$0	\$0	\$0	\$0	\$0
Mechanical					
25010 Entry Keypad System - Replace	\$0	\$0	\$0	\$0	\$0
25060 Gate Operators – Replace	\$0	\$0	\$27,802	\$0	\$0
25280 Fire Riser PRVs - Replace	\$0	\$0	\$0	\$0	\$0
25410 Fire Control Panel - Update/Replace	\$0	\$0	\$0	\$14,906	\$0
25570 Irrigation Clocks - Replace	\$0	\$0	\$0	\$0	\$0
Amenities					
26060 Picnic Tables/Benches - Replace	\$0	\$0	\$0	\$0	\$0
26070 Grills/BBQs – Replace	\$0	\$0	\$0	\$0	\$0
26220 Sand Volleyball Court - Maintain	\$9,743	\$0	\$0	\$0	\$0
26250 Basketball Court - Seal/Repair	\$0	\$0	\$0	\$0	\$0
26270 Basketball Equipment - Replace	\$0	\$0	\$0	\$0	\$0
Maintenance Shed					
22040 Kubota ATV - Replace	\$0	\$0	\$0	\$0	\$0
24240 Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
24250 Kitchen Appliances - Replace	\$0	\$0	\$0	\$3,010	\$0
25200 HVAC System – Replace	\$0	\$0	\$0	\$0	\$0
25460 Shed Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
Clubhouse					
27060 Clubhouse Windows - Replace	\$0	\$0	\$0	\$0	\$0
27110 Clubhouse Interior Walls - Repaint	\$0	\$0	\$0	\$19,091	\$0
27140 Clubhouse Tile Flooring - Replace	\$0	\$0	\$0	\$0	\$0
27150 Clubhouse Sheet Flooring - Replace	\$0	\$0	\$0	\$12,850	\$0
27180 Clubhouse Bathrooms - Refurbish	\$0	\$0	\$0	\$24,231	\$0
27190 Sauna Heater - Replace	\$0	\$0	\$0	\$4,626	\$0
27200 Sauna - Refurbish	\$0	\$0	\$0	\$0	\$0
27220 Fitness/Gym Equipment - Replace	\$0	\$0	\$0	\$0	\$0
27230 Fitness Flooring/Room - Remodel	\$0	\$0	\$0	\$13,951	\$0
27240 Clubhouse Office - Remodel	\$0	\$0	\$0	\$0	\$0
27250 Clubhouse Furniture - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2034	2035	2036	2037	2038
27270 Clubhouse Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
27280 Clubhouse HVAC - Replace	\$0	\$0	\$0	\$55,804	\$0
27290 A/V Equipment - Replace	\$0	\$0	\$0	\$7,636	\$0
27295 Keycard/Fob Reader System - Replace	\$0	\$0	\$0	\$0	\$0
27310 Clubhouse Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
27320 Kitchen Appliances - Replace	\$0	\$0	\$0	\$6,755	\$0
27330 Drinking Fountains - Replace	\$0	\$0	\$0	\$1,836	\$0
29380 Fireplace - Replace	\$0	\$0	\$0	\$6,094	\$0
Pool Area - Voted Out 2023					
28020 Pool Fence - Repair/Paint	\$3,629	\$0	\$0	\$0	\$0
Total Expenses	\$193,658	\$12,666	\$869,001	\$359,056	\$21,176
Ending Reserve Balance	\$4,458,529	\$5,108,277	\$4,922,446	\$5,266,340	\$5,972,926

Fiscal Year	2039	2040	2041	2042	2043
Starting Reserve Balance	\$5,972,926	\$6,467,673	\$7,137,192	\$7,920,695	\$8,397,728
Annual Reserve Funding	\$691,738	\$712,490	\$733,864	\$755,880	\$778,557
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$62,177	\$67,995	\$75,257	\$81,557	\$82,514
Total Income	\$6,726,840	\$7,248,158	\$7,946,314	\$8,758,133	\$9,258,798
# Component					
Sites & Grounds					
21050 Driveway Concrete - Repair - 5%	\$72,445	\$0	\$0	\$0	\$0
21070 Concrete Curb/Gutter - Repair - 5%	\$63,098	\$0	\$0	\$0	\$0
21080 Concrete Swales/Pans - Repair - 5%	\$45,960	\$0	\$0	\$0	\$0
21090 Concrete Walkways - Repair - 5%	\$0	\$14,683	\$0	\$0	\$0
21190 Asphalt - Seal/Repair	\$0	\$73,816	\$0	\$0	\$0
21200 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
21210 Asphalt - Crack Fill/Repair	\$0	\$22,466	\$0	\$23,834	\$0
21300 Site Rail: Metal - Repair/Paint	\$0	\$0	\$0	\$34,900	\$0
21310 Site Handrail: Metal - Replace	\$0	\$0	\$0	\$0	\$0
21310 Site Rail: Metal - Replace	\$0	\$0	\$0	\$0	\$0
21360 Site Fencing: Chain Link - Replace	\$0	\$0	\$0	\$0	\$0
21380 Entry Gates - Replace	\$0	\$0	\$0	\$0	\$0
21400 Retaining Walls – Rebuild - 2023	\$0	\$0	\$0	\$0	\$0
21600 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
21610 Sign/Monument - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
21620 Pet Stations - Replace	\$0	\$0	\$0	\$0	\$0
21660 Site Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
Building Exteriors					
21090 Concrete Patios - Repair - 5%	\$5,687	\$0	\$0	\$0	\$0
23020 Ext. Lights (Decorative) - Replace	\$0	\$0	\$0	\$0	\$217,435
23130 Utility Fencing: Wood - Replace	\$0	\$0	\$0	\$0	\$0
23220 Balcony Rails - Paint	\$0	\$0	\$0	\$106,402	\$0
23230 Balcony Rails - Replace	\$0	\$0	\$0	\$0	\$0
23310 Fiber Cement Siding—Repair/Repaint	\$0	\$0	\$0	\$0	\$929,358
23320 Fiber Cement Siding - Replace	\$0	\$0	\$0	\$0	\$0
23480 Utility Doors - Replace	\$0	\$0	\$0	\$0	\$0
23570 Roof: Composition Shingle - Replace	\$0	\$0	\$0	\$0	\$0
23600 Clubhouse Roof: Metal - Replace	\$0	\$0	\$0	\$0	\$0
23650 Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
23710 Chimney Covers/Flue Caps - Replace	\$0	\$0	\$0	\$0	\$0
Mechanical					
25010 Entry Keypad System - Replace	\$5,297	\$0	\$0	\$0	\$0
25060 Gate Operators – Replace	\$0	\$0	\$0	\$0	\$0
25280 Fire Riser PRVs - Replace	\$0	\$0	\$0	\$88,527	\$0
25410 Fire Control Panel - Update/Replace	\$0	\$0	\$0	\$0	\$0
25570 Irrigation Clocks - Replace	\$58,424	\$0	\$0	\$0	\$0
Amenities					
26060 Picnic Tables/Benches - Replace	\$0	\$0	\$0	\$0	\$0
26070 Grills/BBQs – Replace	\$0	\$0	\$0	\$0	\$0
26220 Sand Volleyball Court - Maintain	\$0	\$0	\$0	\$0	\$0
26250 Basketball Court - Seal/Repair	\$0	\$0	\$0	\$10,640	\$0
26270 Basketball Equipment - Replace	\$0	\$0	\$0	\$4,426	\$0
Maintenance Shed					
22040 Kubota ATV - Replace	\$0	\$0	\$0	\$0	\$0
24240 Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
24250 Kitchen Appliances - Replace	\$0	\$0	\$0	\$0	\$0
25200 HVAC System – Replace	\$0	\$0	\$0	\$0	\$0
25460 Shed Water Heater - Replace	\$4,051	\$0	\$0	\$0	\$0
Clubhouse					
27060 Clubhouse Windows - Replace	\$0	\$0	\$0	\$0	\$0
27110 Clubhouse Interior Walls - Repaint	\$0	\$0	\$0	\$0	\$0
27140 Clubhouse Tile Flooring - Replace	\$0	\$0	\$0	\$0	\$0
27150 Clubhouse Sheet Flooring - Replace	\$0	\$0	\$0	\$0	\$0
27180 Clubhouse Bathrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
27190 Sauna Heater - Replace	\$0	\$0	\$0	\$0	\$0
27200 Sauna - Refurbish	\$0	\$0	\$0	\$0	\$0
27220 Fitness/Gym Equipment - Replace	\$0	\$0	\$0	\$84,270	\$0
27230 Fitness Flooring/Room - Remodel	\$0	\$0	\$0	\$0	\$0
27240 Clubhouse Office - Remodel	\$0	\$0	\$0	\$7,406	\$0
27250 Clubhouse Furniture - Replace	\$0	\$0	\$25,619	\$0	\$0

Fiscal Year	2039	2040	2041	2042	2043
27270 Clubhouse Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
27280 Clubhouse HVAC - Replace	\$0	\$0	\$0	\$0	\$0
27290 A/V Equipment - Replace	\$0	\$0	\$0	\$0	\$0
27295 Keycard/Fob Reader System - Replace	\$0	\$0	\$0	\$0	\$0
27310 Clubhouse Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
27320 Kitchen Appliances - Replace	\$0	\$0	\$0	\$0	\$0
27330 Drinking Fountains - Replace	\$0	\$0	\$0	\$0	\$0
29380 Fireplace - Replace	\$0	\$0	\$0	\$0	\$0
Pool Area - Voted Out 2023					
28020 Pool Fence - Repair/Paint	\$4,207	\$0	\$0	\$0	\$0
Total Expenses	\$259,168	\$110,965	\$25,619	\$360,405	\$1,146,793
Ending Reserve Balance	\$6,467,673	\$7,137,192	\$7,920,695	\$8,397,728	\$8,112,005

Fiscal Year	2044	2045	2046	2047	2048
Starting Reserve Balance	\$8,112,005	\$6,513,001	\$7,389,928	\$8,292,230	\$8,431,667
Annual Reserve Funding	\$801,913	\$825,971	\$850,750	\$876,272	\$902,561
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$73,094	\$69,485	\$78,377	\$83,584	\$88,426
Total Income	\$8,987,012	\$7,408,457	\$8,319,056	\$9,252,087	\$9,422,653
# Component					
Sites & Grounds					
21050 Driveway Concrete - Repair - 5%	\$83,984	\$0	\$0	\$0	\$0
21070 Concrete Curb/Gutter - Repair - 5%	\$73,148	\$0	\$0	\$0	\$0
21080 Concrete Swales/Pans - Repair - 5%	\$53,280	\$0	\$0	\$0	\$0
21090 Concrete Walkways - Repair - 5%	\$0	\$17,022	\$0	\$0	\$0
21190 Asphalt - Seal/Repair	\$83,081	\$0	\$0	\$0	\$93,509
21200 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
21210 Asphalt - Crack Fill/Repair	\$25,286	\$0	\$26,825	\$0	\$28,459
21300 Site Rail: Metal - Repair/Paint	\$0	\$0	\$0	\$40,459	\$0
21310 Site Handrail: Metal - Replace	\$0	\$0	\$0	\$0	\$0
21310 Site Rail: Metal - Replace	\$0	\$0	\$0	\$0	\$0
21360 Site Fencing: Chain Link - Replace	\$0	\$0	\$0	\$0	\$0
21380 Entry Gates - Replace	\$0	\$0	\$0	\$0	\$0
21400 Retaining Walls – Rebuild - 2023	\$0	\$0	\$0	\$0	\$0
21600 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
21610 Sign/Monument - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
21620 Pet Stations - Replace	\$0	\$0	\$0	\$0	\$0
21660 Site Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
Building Exteriors					
21090 Concrete Patios - Repair - 5%	\$6,592	\$0	\$0	\$0	\$0
23020 Ext. Lights (Decorative) - Replace	\$0	\$0	\$0	\$0	\$0
23130 Utility Fencing: Wood - Replace	\$0	\$0	\$0	\$0	\$0
23220 Balcony Rails - Paint	\$0	\$0	\$0	\$123,349	\$0
23230 Balcony Rails - Replace	\$0	\$0	\$0	\$523,000	\$0
23310 Fiber Cement Siding–Repair/Repaint	\$0	\$0	\$0	\$0	\$0
23320 Fiber Cement Siding - Replace	\$0	\$0	\$0	\$0	\$0
23480 Utility Doors - Replace	\$0	\$0	\$0	\$0	\$0
23570 Roof: Composition Shingle - Replace	\$2,077,028	\$0	\$0	\$0	\$0
23600 Clubhouse Roof: Metal - Replace	\$0	\$0	\$0	\$0	\$0
23650 Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
23710 Chimney Covers/Flue Caps - Replace	\$0	\$0	\$0	\$0	\$0
Mechanical					
25010 Entry Keypad System - Replace	\$0	\$0	\$0	\$0	\$0
25060 Gate Operators – Replace	\$0	\$0	\$0	\$0	\$39,639
25280 Fire Riser PRVs - Replace	\$0	\$0	\$0	\$0	\$0
25410 Fire Control Panel - Update/Replace	\$0	\$0	\$0	\$0	\$0
25570 Irrigation Clocks - Replace	\$0	\$0	\$0	\$0	\$0
Amenities					
26060 Picnic Tables/Benches - Replace	\$0	\$0	\$0	\$0	\$0
26070 Grills/BBQs – Replace	\$0	\$1,507	\$0	\$0	\$0
26220 Sand Volleyball Court - Maintain	\$13,094	\$0	\$0	\$0	\$0
26250 Basketball Court - Seal/Repair	\$0	\$0	\$0	\$0	\$0
26270 Basketball Equipment - Replace	\$0	\$0	\$0	\$0	\$0
Maintenance Shed					
22040 Kubota ATV - Replace	\$36,122	\$0	\$0	\$0	\$0
24240 Kitchen - Remodel	\$0	\$0	\$0	\$23,683	\$0
24250 Kitchen Appliances - Replace	\$0	\$0	\$0	\$4,046	\$0
25200 HVAC System – Replace	\$17,519	\$0	\$0	\$0	\$0
25460 Shed Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
Clubhouse					
27060 Clubhouse Windows - Replace	\$0	\$0	\$0	\$0	\$0
27110 Clubhouse Interior Walls - Repaint	\$0	\$0	\$0	\$25,657	\$0
27140 Clubhouse Tile Flooring - Replace	\$0	\$0	\$0	\$0	\$0
27150 Clubhouse Sheet Flooring - Replace	\$0	\$0	\$0	\$0	\$0
27180 Clubhouse Bathrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
27190 Sauna Heater - Replace	\$0	\$0	\$0	\$0	\$0
27200 Sauna - Refurbish	\$0	\$0	\$0	\$12,138	\$0
27220 Fitness/Gym Equipment - Replace	\$0	\$0	\$0	\$0	\$0
27230 Fitness Flooring/Room - Remodel	\$0	\$0	\$0	\$0	\$0
27240 Clubhouse Office - Remodel	\$0	\$0	\$0	\$0	\$0
27250 Clubhouse Furniture - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2044	2045	2046	2047	2048
27270 Clubhouse Water Heater - Replace	\$0	\$0	\$0	\$5,131	\$0
27280 Clubhouse HVAC - Replace	\$0	\$0	\$0	\$0	\$0
27290 A/V Equipment - Replace	\$0	\$0	\$0	\$10,263	\$0
27295 Keycard/Fob Reader System - Replace	\$0	\$0	\$0	\$18,946	\$0
27310 Clubhouse Kitchen - Remodel	\$0	\$0	\$0	\$24,670	\$0
27320 Kitchen Appliances - Replace	\$0	\$0	\$0	\$9,078	\$0
27330 Drinking Fountains - Replace	\$0	\$0	\$0	\$0	\$0
29380 Fireplace - Replace	\$0	\$0	\$0	\$0	\$0
Pool Area - Voted Out 2023					
28020 Pool Fence - Repair/Paint	\$4,877	\$0	\$0	\$0	\$0
Total Expenses	\$2,474,011	\$18,529	\$26,825	\$820,420	\$161,607
Ending Reserve Balance	\$6,513,001	\$7,389,928	\$8,292,230	\$8,431,667	\$9,261,046

Fiscal Year	2049	2050	2051	2052	2053
Starting Reserve Balance	\$9,261,046	\$7,614,146	\$7,454,063	\$8,512,339	\$9,156,038
Annual Reserve Funding	\$929,637	\$957,527	\$986,252	\$1,015,840	\$1,046,315
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$84,340	\$75,309	\$79,798	\$88,304	\$97,053
Total Income	\$10,275,024	\$8,646,982	\$8,520,114	\$9,616,483	\$10,299,406
# Component					
Sites & Grounds					
21050 Driveway Concrete - Repair - 5%	\$97,361	\$0	\$0	\$0	\$0
21070 Concrete Curb/Gutter - Repair - 5%	\$84,798	\$0	\$0	\$0	\$0
21080 Concrete Swales/Pans - Repair - 5%	\$61,766	\$0	\$0	\$0	\$0
21090 Concrete Walkways - Repair - 5%	\$0	\$19,733	\$0	\$0	\$0
21190 Asphalt - Seal/Repair	\$0	\$0	\$0	\$105,245	\$0
21200 Asphalt - Resurface	\$1,622,678	\$0	\$0	\$0	\$0
21210 Asphalt - Crack Fill/Repair	\$0	\$30,192	\$0	\$32,031	\$0
21300 Site Rail: Metal - Repair/Paint	\$0	\$0	\$0	\$46,903	\$0
21310 Site Handrail: Metal - Replace	\$0	\$0	\$0	\$0	\$0
21310 Site Rail: Metal - Replace	\$0	\$0	\$0	\$0	\$0
21360 Site Fencing: Chain Link - Replace	\$0	\$0	\$0	\$0	\$0
21380 Entry Gates - Replace	\$0	\$0	\$0	\$0	\$0
21400 Retaining Walls – Rebuild - 2023	\$0	\$0	\$0	\$0	\$0
21600 Mailboxes - Replace	\$58,626	\$0	\$0	\$0	\$0
21610 Sign/Monument - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
21620 Pet Stations - Replace	\$0	\$0	\$7,775	\$0	\$0
21660 Site Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
Building Exteriors					
21090 Concrete Patios - Repair - 5%	\$7,642	\$0	\$0	\$0	\$0
23020 Ext. Lights (Decorative) - Replace	\$0	\$0	\$0	\$0	\$0
23130 Utility Fencing: Wood - Replace	\$0	\$0	\$0	\$0	\$0
23220 Balcony Rails - Paint	\$0	\$0	\$0	\$142,995	\$0
23230 Balcony Rails - Replace	\$0	\$0	\$0	\$0	\$0
23310 Fiber Cement Siding–Repair/Repaint	\$0	\$1,142,993	\$0	\$0	\$0
23320 Fiber Cement Siding - Replace	\$0	\$0	\$0	\$0	\$0
23480 Utility Doors - Replace	\$0	\$0	\$0	\$0	\$0
23570 Roof: Composition Shingle - Replace	\$0	\$0	\$0	\$0	\$0
23600 Clubhouse Roof: Metal - Replace	\$0	\$0	\$0	\$0	\$0
23650 Gutters/Downspouts - Replace	\$345,473	\$0	\$0	\$0	\$0
23710 Chimney Covers/Flue Caps - Replace	\$376,880	\$0	\$0	\$0	\$0
Mechanical					
25010 Entry Keypad System - Replace	\$0	\$0	\$0	\$0	\$0
25060 Gate Operators – Replace	\$0	\$0	\$0	\$0	\$0
25280 Fire Riser PRVs - Replace	\$0	\$0	\$0	\$118,972	\$0
25410 Fire Control Panel - Update/Replace	\$0	\$0	\$0	\$0	\$0
25570 Irrigation Clocks - Replace	\$0	\$0	\$0	\$0	\$0
Amenities					
26060 Picnic Tables/Benches - Replace	\$0	\$0	\$0	\$0	\$0
26070 Grills/BBQs – Replace	\$0	\$0	\$0	\$0	\$0
26220 Sand Volleyball Court - Maintain	\$0	\$0	\$0	\$0	\$0
26250 Basketball Court - Seal/Repair	\$0	\$0	\$0	\$14,300	\$0
26270 Basketball Equipment - Replace	\$0	\$0	\$0	\$0	\$0
Maintenance Shed					
22040 Kubota ATV - Replace	\$0	\$0	\$0	\$0	\$0
24240 Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
24250 Kitchen Appliances - Replace	\$0	\$0	\$0	\$0	\$0
25200 HVAC System – Replace	\$0	\$0	\$0	\$0	\$0
25460 Shed Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
Clubhouse					
27060 Clubhouse Windows - Replace	\$0	\$0	\$0	\$0	\$0
27110 Clubhouse Interior Walls - Repaint	\$0	\$0	\$0	\$0	\$0
27140 Clubhouse Tile Flooring - Replace	\$0	\$0	\$0	\$0	\$0
27150 Clubhouse Sheet Flooring - Replace	\$0	\$0	\$0	\$0	\$0
27180 Clubhouse Bathrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
27190 Sauna Heater - Replace	\$0	\$0	\$0	\$0	\$0
27200 Sauna - Refurbish	\$0	\$0	\$0	\$0	\$0
27220 Fitness/Gym Equipment - Replace	\$0	\$0	\$0	\$0	\$0
27230 Fitness Flooring/Room - Remodel	\$0	\$0	\$0	\$0	\$0
27240 Clubhouse Office - Remodel	\$0	\$0	\$0	\$0	\$0
27250 Clubhouse Furniture - Replace	\$0	\$0	\$0	\$0	\$36,527

Fiscal Year	2049	2050	2051	2052	2053
27270 Clubhouse Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
27280 Clubhouse HVAC - Replace	\$0	\$0	\$0	\$0	\$0
27290 A/V Equipment - Replace	\$0	\$0	\$0	\$0	\$0
27295 Keycard/Fob Reader System - Replace	\$0	\$0	\$0	\$0	\$0
27310 Clubhouse Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
27320 Kitchen Appliances - Replace	\$0	\$0	\$0	\$0	\$0
27330 Drinking Fountains - Replace	\$0	\$0	\$0	\$0	\$0
29380 Fireplace - Replace	\$0	\$0	\$0	\$0	\$0
Pool Area - Voted Out 2023					
28020 Pool Fence - Repair/Paint	\$5,653	\$0	\$0	\$0	\$0
Total Expenses	\$2,660,878	\$1,192,918	\$7,775	\$460,445	\$36,527
Ending Reserve Balance	\$7,614,146	\$7,454,063	\$8,512,339	\$9,156,038	\$10,262,880



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. Bryan Farley, R.S., president of the Colorado LLC, is a credentialed Reserve Specialist (#260). 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.



Terms and Definitions

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



Component Details

The primary purpose of the photographic appendix is to provide the reader with the basis of our funding assumptions resulting from our physical analysis and subsequent research. The photographs herein represent a wide range of elements that were observed and measured against National Reserve Study Standards to determine if they meet the criteria for reserve funding:

- 1) Common are maintenance, repair & replacement reasonability
- 2) Components must have a limited life
- 3) Life limit must be predictable
- 4) Above a minimum threshold cost (board's discretion – typically ½ to 1% of annual operating expenses).

Some components are recommended for reserve funding, while others are not. The components that meet these criteria in our judgment are shown with corresponding maintenance, repair or replacement cycles to the left of the photo (UL = Useful Life or how often the project is expected to occur, RUL = Remaining Useful Life or how many years from our reporting period) and a representative market cost range termed “Best Cost” and “Worst Cost” below the photo. There are many factors that can result in a wide variety of potential cost; we are attempting to represent a market average for budget purposes. Where there is no UL, the component is expected to be a one-time expense. Where no pricing, the component deemed inappropriate for Reserve Funding.

Sites & Grounds

Comp #: 21050 Driveway Concrete - Repair - 5% **Quantity: 5% of ~ 71400 GSF**

Location: Common Areas

Funded?: Yes.

History:

Comments:

Useful Life: 5 years

Remaining Life: 0 years

Best Case: \$ 37,000

Worst Case: \$56,000

Cost Source: Allowance

Comp #: 21070 Concrete Curb/Gutter - Repair - 5% **Quantity: 5% of ~ 19500 LF**

Location: Common Areas

Funded?: Yes.

History:

Comments:

Useful Life: 5 years

Remaining Life: 0 years

Best Case: \$ 35,000

Worst Case: \$46,000

Cost Source: Allowance

Comp #: 21080 Concrete Swales/Pans - Repair - 5% **Quantity: 5% of ~ 20800 GSF**

Location: Common Areas

Funded?: Yes.

History:

Comments:

Useful Life: 5 years

Remaining Life: 0 years

Best Case: \$ 27,000

Worst Case: \$32,000

Cost Source: Allowance

Comp #: 21090 Concrete Walkways - Repair - 5% **Quantity: 5% of ~ 14000 GSF**

Location: Common areas

Funded?: Yes.

History:

Comments:

Useful Life: 5 years

Remaining Life: 1 years

Best Case: \$ 7,300

Worst Case: \$11,000

Cost Source: Allowance

Comp #: 21100 Site Drainage System - Clean/Repair **Quantity: System**

Location: Common Areas

Funded?: No.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 21190 Asphalt - Seal/Repair **Quantity: ~ 274000 GSF**

Location: Common Areas

Funded?: Yes.

History:

Comments: Plan to start seal cycle once the asphalt has been sealed.

Useful Life: 4 years

Remaining Life: 4 years

Best Case: \$ 40,000

Worst Case: \$52,000

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 21200 Asphalt - Resurface**Quantity: ~ 274000 GSF**

Location: Common Areas

Funded?: Yes.

History:

Comments:

Useful Life: 25 years

Remaining Life: 0 years

Best Case: \$ 685,000

Worst Case: \$865,000

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 21210 Asphalt - Crack Fill/Repair**Quantity: ~ 274000 GSF**

Location: Common Areas

Funded?: Yes.

History:

Comments:

Useful Life: 2 years

Remaining Life: 0 years

Best Case: \$ 12,000

Worst Case: \$16,000

Cost Source: Allowance

Comp #: 21300 Site Rail: Metal - Repair/Paint**Quantity: ~ 2200 LF**

Location: Common Areas

Funded?: Yes.

History: Painted in 2021

Comments:

Useful Life: 5 years

Remaining Life: 3 years

Best Case: \$ 18,000

Worst Case: \$23,000

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 21310 Site Handrail: Metal - Replace**Quantity: ~ 490 LF**

Location: Common Areas

Funded?: Yes.

History:

Comments:

Useful Life: 30 years

Remaining Life: 3 years

Best Case: \$ 20,000

Worst Case: \$31,000

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 21310 Site Rail: Metal - Replace**Quantity: ~ 2200 LF**

Location: Common Areas

Funded?: Yes.

History:

Comments:

Useful Life: 30 years

Remaining Life: 3 years

Best Case: \$ 100,000

Worst Case: \$140,000

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 21360 Site Fencing: Chain Link - Replace**Quantity: ~ 450 LF**

Location: Common Areas

Funded?: Yes.

History:

Comments:

Useful Life: 30 years

Remaining Life: 3 years

Best Case: \$ 5,000

Worst Case: \$5,900

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 21380 Entry Gates - Replace**Quantity: ~ (2) Gates**

Location: Common Areas

Funded?: Yes.

History:

Comments:

Useful Life: 35 years

Remaining Life: 8 years

Best Case: \$ 19,000

Worst Case: \$23,000

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 21400 Retaining Walls – Rebuild - 2023**Quantity: Walls**

Location: Common Areas

Funded?: Yes.

History:

Comments:

Useful Life: 100 years

Remaining Life: 0 years

Best Case: \$ 744,000

Worst Case: \$744,000

Cost Source: Estimate Provided by Client

Comp #: 21450 Fountain/Water Feature – Refurbish**Quantity: ~ (1) Feature**

Location: Common Areas

Funded?: No.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 21600 Mailboxes - Replace**Quantity: ~ (340) Boxes**

Location: Common Areas

Funded?: Yes.

History:

Comments:

Useful Life: 25 years

Remaining Life: 0 years

Best Case: \$ 26,000

Worst Case: \$30,000

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 21610 Sign/Monument - Refurbish/Replace**Quantity: ~ (1) Monument**

Location: Common Areas

Funded?: Yes.

History:

Comments:

Useful Life: 30 years

Remaining Life: 3 years

Best Case: \$ 2,600

Worst Case: \$3,600

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 21620 Pet Stations - Replace**Quantity: ~ (11) Pole**

Location: Common Areas

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Remaining Life: 7 years

Best Case: \$ 2,900

Worst Case: \$4,100

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 21620 Street Signs - Replace**Quantity: ~ (17) Pole**

Location: Common Areas

Funded?: No.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 21640 Informational Signs - Replace

Quantity: ~ (240) Signs

Location: Common Areas
Funded?: No.
History:
Comments:
Useful Life:
Best Case:
Cost Source:

Remaining Life:
Worst Case:

Comp #: 21660 Site Pole Lights - Replace

Quantity: ~ (56) Pole Lights

Location: Common Areas
Funded?: Yes.
History:
Comments:
Useful Life: 30 years
Best Case: \$ 70,000
Cost Source: ARI Cost Database: Similar Project
Cost History

Remaining Life: 3 years
Worst Case: \$93,000

Building Exteriors

Comp #: 21090 Concrete Patios - Repair - 5%**Quantity: ~ 5600 GSF**

Location: Building Exteriors

Funded?: Yes.

History:

Comments:

Useful Life: 5 years

Remaining Life: 0 years

Best Case: \$ 2,900

Worst Case: \$4,400

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 23000 Building Signs - Maintain**Quantity: ~ (48) Signs**

Location: Building Exteriors

Funded?: No.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 23020 Ext. Lights (Decorative) - Replace**Quantity: ~ (950) Lights**

Location: Building Exteriors

Funded?: Yes.

History:

Comments:

Useful Life: 25 years

Remaining Life: 19 years

Best Case: \$ 98,000

Worst Case: \$150,000

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 23130 Utility Fencing: Wood - Replace**Quantity: ~ 960 LF**

Location: Common Areas

Funded?: Yes.

History:

Comments:

Useful Life: 30 years

Remaining Life: 3 years

Best Case: \$ 40,000

Worst Case: \$60,000

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 23160 Concrete Balcony Deck - Recoat**Quantity: ~ 14000 GSF**

Location: Building Exteriors

Funded?: No.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 23220 Balcony Rails - Paint**Quantity: ~ 3600 LF**

Location: Building Exteriors

Funded?: Yes.

History: Painted in 2021

Comments:

Useful Life: 5 years

Remaining Life: 3 years

Best Case: \$ 53,000

Worst Case: \$72,000

Cost Source: Client Cost History

Comp #: 23230 Balcony Rails - Replace**Quantity: ~ 3600 LF**

Location: Building Exteriors

Funded?: Yes.

History:

Comments:

Useful Life: 50 years

Remaining Life: 23 years

Best Case: \$ 250,000

Worst Case: \$280,000

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 23310 Fiber Cement Siding–Repair/Repaint**Quantity: ~ 181200 GSF**

Location: Building Exteriors

Funded?: Yes.

History: Painted in 2021

Comments:

Useful Life: 7 years

Remaining Life: 5 years

Best Case: \$ 520,000

Worst Case: \$540,000

Cost Source: Client Cost History

Comp #: 23320 Fiber Cement Siding - Replace**Quantity: ~ 181200 GSF**

Location: Building Exteriors

Funded?: Yes.

History:

Comments:

Useful Life: 60 years

Remaining Life: 33 years

Best Case: \$ 1,900,000

Worst Case: \$2,800,000

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 23360 Brick Siding - Tuck Point**Quantity: ~ 116600 GSF**

Location: Building Exteriors

Funded?: No.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 23480 Utility Doors - Replace**Quantity: ~ (48) Doors**

Location: Building Exteriors

Funded?: Yes.

History:

Comments:

Useful Life: 40 years

Remaining Life: 13 years

Best Case: \$ 30,000

Worst Case: \$45,000

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 23570 Roof: Composition Shingle - Replace**Quantity: ~ 243200 GSF**

Location: Building Exteriors, Clubhouse, Shed

Funded?: Yes.

History:

Comments:

Useful Life: 25 years

Remaining Life: 20 years

Best Case: \$ 1,000,000

Worst Case: \$1,300,000

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 23600 Clubhouse Roof: Metal - Replace**Quantity: ~ 590 GSF**

Location: Building Exteriors

Funded?: Yes.

History:

Comments:

Useful Life: 40 years

Remaining Life: 13 years

Best Case: \$ 6,800

Worst Case: \$8,600

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 23650 Gutters/Downspouts - Replace

Quantity: ~ 20900 LF

Location: Building Exteriors, clubhouse

Funded?: Yes.

History:

Comments:

Useful Life: 30 years

Remaining Life: 25 years

Best Case: \$ 130,000

Worst Case: \$200,000

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 23710 Chimney Covers/Flue Caps - Replace

Quantity: ~ (470) Caps

Location: Building Exteriors

Funded?: Yes.

History:

Comments:

Useful Life: 30 years

Remaining Life: 25 years

Best Case: \$ 140,000

Worst Case: \$220,000

Cost Source: ARI Cost Database: Similar Project

Cost History

Mechanical

Comp #: 25010 Entry Keypad System - Replace**Quantity: (1) Unit**

Location: Common areas

Funded?: Yes.

History:

Comments:

Useful Life: 15 years

Remaining Life: 0 years

Best Case: \$ 2,600

Worst Case: \$4,200

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 25060 Gate Operators – Replace**Quantity: ~ (5) Units**

Location: Common Area

Funded?: Yes.

History:

Comments:

Useful Life: 12 years

Remaining Life: 0 years

Best Case: \$ 18,000

Worst Case: \$21,000

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 25220 Fire Riser Heating – Replace**Quantity: ~ (48) Units**

Location: Mechanical Room

Funded?: No.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 25280 Fire Riser PRVs - Replace**Quantity: ~ (48) Pumps**

Location: Mechanical Room

Funded?: Yes. Included at the request of the client

History: Replaced in 2021

Comments:

Useful Life: 10 years

Remaining Life: 8 years

Best Case: \$ 47,000

Worst Case: \$57,000

Cost Source: Client Cost History

Comp #: 25310 Trash Compactors - Replace**Quantity: ~ (2) Unit**

Location: Mechanical Room

Funded?: No.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 25330 Surveillance System–Upgrade/Replace**Quantity: ~ (10) Cameras**

Location: Common Areas

Funded?: No.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 25410 Fire Control Panel - Update/Replace**Quantity: ~ (1) Panel**

Location: Mechanical Room

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Remaining Life: 13 years

Best Case: \$ 8,300

Worst Case: \$12,000

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 25500 Expansion Tanks - Replace**Quantity: ~ (24) Tanks**

Location: Mechanical Room

Funded?: No.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 25570 Irrigation Clocks - Replace**Quantity: ~ (8) Controller**

Location: Common Areas

Funded?: Yes.

History:

Comments:

Useful Life: 15 years

Remaining Life: 0 years

Best Case: \$ 33,000

Worst Case: \$42,000

Cost Source: Research with Local

Vendor/Contractor

Comp #: 25580 Irrigation System - Repair**Quantity: System**

Location: Common Areas

Funded?: No.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 25600 Backflow Devices - Replace**Quantity: ~ (2) Devices**

Location: Common Areas

Funded?: No.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 25620 Fountain Equipment - Replace**Quantity: ~ (2) Peices**

Location: Mechanical Room

Funded?: No.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Amenities

Comp #: 26060 Picnic Tables/Benches - Replace**Quantity: ~ (7) Pieces**

Location: Common Areas

Funded?: Yes.

History:

Comments:

Useful Life: 30 years

Remaining Life: 3 years

Best Case: \$ 4,500

Worst Case: \$6,700

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 26070 Grills/BBQs – Replace**Quantity: ~ (2) BBQ**

Location: Common Areas

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Remaining Life: 1 years

Best Case: \$ 620

Worst Case: \$1,000

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 26220 Sand Volleyball Court - Maintain**Quantity: ~ 1600 GSF**

Location: Common Areas

Funded?: Yes.

History:

Comments:

Useful Life: 10 years

Remaining Life: 0 years

Best Case: \$ 6,800

Worst Case: \$7,700

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 26250 Basketball Court - Seal/Repair**Quantity: ~ 1800 GSF**

Location: Common Areas

Funded?: Yes.

History:

Comments:

Useful Life: 10 years

Remaining Life: 8 years

Best Case: \$ 4,200

Worst Case: \$8,300

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 26270 Basketball Equipment - Replace**Quantity: ~ (2) Pieces**

Location: Common Areas

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Remaining Life: 18 years

Best Case: \$ 1,000

Worst Case: \$4,200

Cost Source: ARI Cost Database: Similar Project

Cost History

Maintenance Shed

Comp #: 22040 Kubota ATV - Replace**Quantity: (1) ATV**

Location: Common Areas

Funded?: Yes.

History:

Comments:

Useful Life: 12 years

Remaining Life: 8 years

Best Case: \$ 19,000

Worst Case: \$21,000

Cost Source: Client Cost History

Comp #: 24240 Kitchen - Remodel**Quantity: ~ (45) Kitchen**

Location: Building Interiors

Funded?: Yes.

History:

Comments:

Useful Life: 30 years

Remaining Life: 23 years

Best Case: \$ 11,000

Worst Case: \$13,000

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 24250 Kitchen Appliances - Replace**Quantity: ~ (2) Appliances**

Location: Building Interiors

Funded?: Yes.

History:

Comments:

Useful Life: 10 years

Remaining Life: 3 years

Best Case: \$ 1,400

Worst Case: \$2,700

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 25200 HVAC System – Replace**Quantity: ~ (2) Unit**

Location: Shed area

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Remaining Life: 0 years

Best Case: \$ 9,400

Worst Case: \$10,000

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 25460 Shed Water Heater - Replace**Quantity: ~ (1) Tank**

Location: Mechanical Room

Funded?: Yes.

History:

Comments:

Useful Life: 15 years

Remaining Life: 0 years

Best Case: \$ 2,100

Worst Case: \$3,100

Cost Source: ARI Cost Database: Similar Project

Cost History

Clubhouse

Comp #: 27060 Clubhouse Windows - Replace**Quantity: ~ (34) Windows**

Location: Common Areas

Funded?: Yes.

History:

Comments:

Useful Life: 30 years

Remaining Life: 3 years

Best Case: \$ 18,000

Worst Case: \$25,000

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 27090 Clubhouse Doors - Repair/Replace**Quantity: ~ (5) Doors**

Location: Common Areas

Funded?: No.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 27100 Clubhouse Ext. Lights - Replace**Quantity: ~ (4) Lights**

Location: Common Areas

Funded?: No. Replace as needed

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 27110 Clubhouse Interior Walls - Repaint**Quantity: ~ 7700 GSF**

Location: Common Areas

Funded?: Yes.

History:

Comments:

Useful Life: 10 years

Remaining Life: 3 years

Best Case: \$ 10,000

Worst Case: \$16,000

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 27140 Clubhouse Tile Flooring - Replace**Quantity: ~ 120 GSF**

Location: Common Areas

Funded?: Yes.

History:

Comments:

Useful Life: 50 years

Remaining Life: 43 years

Best Case: \$ 2,100

Worst Case: \$2,500

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 27150 Clubhouse Sheet Flooring - Replace**Quantity: ~ 1300 GSF**

Location: Common Areas

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Remaining Life: 13 years

Best Case: \$ 7,500

Worst Case: \$10,000

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 27180 Clubhouse Bathrooms - Refurbish**Quantity: ~ (4) Bathroom**

Location: Common Areas

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Remaining Life: 13 years

Best Case: \$ 12,000

Worst Case: \$21,000

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 27190 Sauna Heater - Replace**Quantity: ~ (1) Heater**

Location: Common Areas

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Remaining Life: 13 years

Best Case: \$ 2,900

Worst Case: \$3,400

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 27200 Sauna - Refurbish**Quantity: ~ 1 Room**

Location: Common Areas

Funded?: Yes.

History:

Comments:

Useful Life: 30 years

Remaining Life: 23 years

Best Case: \$ 5,700

Worst Case: \$6,600

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 27220 Fitness/Gym Equipment - Replace**Quantity: ~ (15) Pieces**

Location: Common Areas

Funded?: Yes.

History:

Comments:

Useful Life: 12 years

Remaining Life: 6 years

Best Case: \$ 38,000

Worst Case: \$61,000

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 27230 Fitness Flooring/Room - Remodel**Quantity: ~ 1300 GSF**

Location: Common Areas

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Remaining Life: 13 years

Best Case: \$ 8,000

Worst Case: \$11,000

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 27240 Clubhouse Office - Remodel**Quantity: ~ (1) Office**

Location: Common Areas

Funded?: Yes.

History:

Comments:

Useful Life: 15 years

Remaining Life: 3 years

Best Case: \$ 3,500

Worst Case: \$5,200

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 27250 Clubhouse Furniture - Replace**Quantity: ~ (18) Pieces**

Location: Common Areas

Funded?: Yes.

History:

Comments:

Useful Life: 12 years

Remaining Life: 5 years

Best Case: \$ 12,000

Worst Case: \$19,000

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 27270 Clubhouse Water Heater - Replace**Quantity: ~ (1) Tank**

Location: Common Areas

Funded?: Yes.

History:

Comments:

Useful Life: 15 years

Remaining Life: 8 years

Best Case: \$ 2,100

Worst Case: \$3,100

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 27280 Clubhouse HVAC - Replace**Quantity: ~ (7) Units**

Location: Clubhouse attic and grounds

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Remaining Life: 13 years

Best Case: \$ 33,000

Worst Case: \$43,000

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 27290 A/V Equipment - Replace**Quantity: ~ (4) Pieces**

Location: Common Areas

Funded?: Yes.

History:

Comments:

Useful Life: 10 years

Remaining Life: 3 years

Best Case: \$ 4,200

Worst Case: \$6,200

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 27295 Keycard/Fob Reader System - Replace**Quantity: ~ (6) Units**

Location: Doors

Funded?: Yes.

History:

Comments:

Useful Life: 15 years

Remaining Life: 8 years

Best Case: \$ 8,200

Worst Case: \$11,000

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 27310 Clubhouse Kitchen - Remodel**Quantity: ~ (1) Kitchen**

Location: Common Areas

Funded?: Yes.

History:

Comments:

Useful Life: 30 years

Remaining Life: 23 years

Best Case: \$ 11,000

Worst Case: \$14,000

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 27320 Kitchen Appliances - Replace

Quantity: ~ (4) Appliances

Location: Common Areas

Funded?: Yes.

History:

Comments:

Useful Life: 10 years

Remaining Life: 3 years

Best Case: \$ 3,200

Worst Case: \$6,000

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 27330 Drinking Fountains - Replace

Quantity: ~ (1) Unit

Location: Common Areas

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Remaining Life: 13 years

Best Case: \$ 1,000

Worst Case: \$1,500

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 29380 Fireplace - Replace

Quantity: ~ (1) Fireplace

Location: Clubhouse Interiors

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Remaining Life: 13 years

Best Case: \$ 3,100

Worst Case: \$5,200

Cost Source: ARI Cost Database: Similar Project

Cost History

Pool Area - Voted Out 2023

Comp #: 28010 Pool Pergolas – Replace**Quantity: ~ 450 GSF**

Location: Common Areas

Funded?: No.

History: HOA Voted to remove Pool area as an asset in 2023

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 28020 Pool Fence - Repair/Paint**Quantity: ~ 290 LF**

Location: Pool

Funded?: Yes.

History: HOA Voted to remove Pool area as an asset in 2023

Comments:

Useful Life: 5 years

Remaining Life: 5 years

Best Case: \$ 2,400

Worst Case: \$3,000

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 28030 Pool Fence - Replace**Quantity: ~ 290 LF**

Location: Pool

Funded?: No.

History: HOA Voted to remove Pool area as an asset in 2023

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 28040 Pool Deck Furniture - Replace**Quantity: ~ (39) Pieces**

Location: Pool

Funded?: No.

History: HOA Voted to remove Pool as an asset in 2023

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 28050 Deck - Replace**Quantity: ~ 2800 GSF**

Location: Pool

Funded?: No.

History: HOA Voted to remove Pool as an asset in 2023

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 28090 Coping Stones - Repair**Quantity: ~ 300 LF**

Location: Pool

Funded?: No.

History: HOA Voted to remove Pool as an asset in 2023

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 28100 Pool/Spa - Re-Tile**Quantity: ~ 300 LF**

Location: Pool

Funded?: No.

History: HOA Voted to remove Pool as an asset in 2023

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 28110 Pool - Resurface

Quantity: ~ (1) 4500 GSF Pool

Location: Pool
Funded?: No.
History: HOA Voted to remove Pool as an asset in 2023
Comments:
Useful Life:
Best Case:
Cost Source:

Remaining Life:
Worst Case:

Comp #: 28120 Spa - Resurface

Quantity: ~ (1) Spa

Location: Pool
Funded?: No.
History: HOA Voted to remove Pool as an asset in 2023
Comments:
Useful Life:
Best Case:
Cost Source:

Remaining Life:
Worst Case:

Comp #: 28140 Pool/Spa Cover - Replace

Quantity: ~ (1) Cover Each

Location: Pool
Funded?: No.
History: HOA Voted to remove Pool as an asset in 2023
Comments:
Useful Life:
Best Case:
Cost Source:

Remaining Life:
Worst Case:

Comp #: 28170 Pool Heater - Replace

Quantity: ~ (1) Unit

Location: Pool Mechanical
Funded?: No.
History: HOA Voted to remove Pool as an asset in 2023
Comments:
Useful Life:
Best Case:
Cost Source:

Remaining Life:
Worst Case:

Comp #: 28180 Spa Heater - Replace

Quantity: ~ (1) Unit

Location: Pool Mechanical
Funded?: No.
History: HOA Voted to remove Pool as an asset in 2023
Comments:
Useful Life:
Best Case:
Cost Source:

Remaining Life:
Worst Case:

Comp #: 28190 Pool Filter - Replace

Quantity: ~ (1) Filter

Location: Pool Mechanical
Funded?: No.
History: HOA Voted to remove Pool as an asset in 2023
Comments:
Useful Life:
Best Case:
Cost Source:

Remaining Life:
Worst Case:

Comp #: 28200 Spa Filter - Replace

Quantity: ~ (1) Filter

Location: Pool Mechanical
Funded?: No.
History: HOA Voted to remove Pool as an asset in 2023
Comments:
Useful Life:
Best Case:
Cost Source:

Remaining Life:
Worst Case:

Comp #: 28220 Pool/Spa Pumps – Replace

Quantity: ~ (5) Pumps

Location: Pool Mechanical

Funded?: No.

History: HOA Voted to remove Pool as an asset in 2023

Comments:

Remaining Life:

Useful Life:

Worst Case:

Best Case:

Cost Source: