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Planning For The Inevitable™

Saddlebrooke at Rock Creek HOA

Superior, CO

BRYAN FARLEY
CAI-RS
00260
DESIGNATION
RESERVE SPECIALIST

Report #: 33508-3
Beginning: January 1, 2025
Expires: December 31, 2025

RESERVE STUDY

Update "With-Site-Visit"

October 1, 2024

Welcome to your Reserve Study!

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

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

In this Report, you will find three key results:

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

Questions?

Please contact your Project Manager directly.

ASSOCIATION RESERVES®
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Table of Contents

Reserve Study Executive Summary — With-Site-Visit

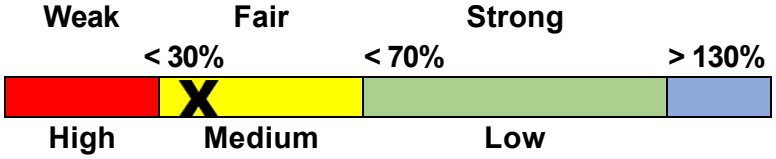
Saddlebrooke at Rock Creek HOA -
Superior, CO
Level of Service: **Update "With-Site-Visit"**

Report #: **33508-3**
# of Units: 324
January 1, 2025 through **December 31, 2025**

Findings & Recommendations — as of January 1, 2025

Starting Reserve Balance	**$1,576,255**
Fully Funded Reserve Balance	**$4,257,957**
Annual Rate (Cost) of Deterioration	**$361,757**
Percent Funded	**37.0 %**
Recommended 2025 Annual "Fully Funding" Reserve Transfers	**$495,000**
Alternate/Baseline Annual Minimum Transfers to Keep Reserves Above $0	**$417,000**
Recommended 2025 Special Assessments for Reserves	**$0**
Most Recent Annual Reserve Transfer Rate	**$199,332**

Reserve Fund Strength: 37.0%



Economic Assumptions:

Net Annual "After Tax" Interest Earnings Accruing to Reserves	**1.50 %**
Annual Inflation Rate	**3.00 %**

• This Update "With-Site-Visit", is based on a prior Reserve Study for your 2024 Fiscal Year. We performed the site inspection on 7/30/2024.

• The Reserve Study was reviewed by a credentialed Reserve Specialist (RS).

• Your Reserve Fund is currently 37.0 % 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 transfers at $495,000 with 3% annual increases in order to be within the 70% to 130% level as noted above. 100% "Full" transfer 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 the inevitable annual deterioration of the common area components. The Reserve Study will guide the client to establish an appropriate Reserve transfer rate that offsets the annual deterioration of the components and 'keeps pace' with the rate of ongoing deterioration. No assets appropriate for Reserve designation were excluded. See the 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	3	$62,500
21070	Concrete Curb/Gutter - Repair - 5%	5	3	$31,700
21080	Concrete Swales/Pans - Repair - 5%	5	3	$28,600
21090	Concrete Walkways - Repair - 5%	5	3	$12,250
21190	Asphalt - Seal/Repair	4	4	$68,600
21200	Asphalt - Resurface	25	0	$753,500
21300	Site Rail: Metal - Repair/Paint	5	7	$15,400
21310	Site Handrail: Metal - Replace	30	2	$39,000
21310	Site Rail: Metal - Replace	30	2	$187,000
21360	Site Fencing: Chain Link - Replace	30	2	$6,600
21380	Entry Gates - Replace	35	6	$22,000
21600	Mailboxes - Replace	25	5	$30,000
21610	Sign/Monument - Refurbish/Replace	30	5	$10,000
21660	Site Pole Lights - Replace	30	1	$95,200
	Building Exteriors			
21090	Concrete Patios - Repair - 5%	5	3	$4,900
23020	Ext. Lights (Decorative) - Replace	25	17	$163,900
23130	Utility Fencing: Wood - Replace	30	1	$53,000
23160	Concrete Balcony Deck - Recoat	15	0	$147,000
23220	Balcony Rails - Paint	5	1	$50,000
23230	Balcony Rails - Replace	50	21	$288,000
23380	Fiber Cement Siding - Seal/Paint	7	3	$560,000
23390	Fiber Cement Siding - Replace	50	21	$2,600,000
23480	Utility Doors - Replace	40	11	$40,000
23570	Roof: Composition Shingle - Replace	25	18	$1,400,000
23650	Gutters/Downspouts - Replace	30	23	$188,600
23710	Chimney Covers/Flue Caps - Replace	30	23	$190,000
	Mechanical			
25010	Fob Reader System - Replace	15	7	$7,500
25011	Trash Enclosure Keypad System - Replace	15	14	$4,100
25012	Entry Keypad System - Replace	15	0	$4,100
25060	Gate Operators – Replace	12	0	$26,250
25280	Fire Riser PRVs - Replace	10	8	$55,000
25410	Fire Control Panel - Update/Replace	20	12	$10,000
25420	Exit/Emergency Fixtures - Replace	25	17	$1,150
25570	Irrigation Clocks - Replace (New)	15	2	$14,000
25570	Irrigation Clocks - Replace (Old)	15	0	$6,000

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
	Amenities			
26060	Site Furnishings - Repair/Replace	25	5	$27,500
26220	Sand Volleyball Court - Maintain	10	5	$7,700
26250	Basketball Court - Seal/Repair	10	7	$6,650
26270	Basketball Equipment - Replace	20	18	$2,800
	Maintenance Shed			
21490	Garage Door - Replace	20	5	$1,650
22040	Kubota ATV - Replace	12	7	$21,000
24240	Kitchen - Remodel	30	22	$13,000
24250	Kitchen Appliances - Replace	10	2	$2,200
25200	HVAC System – Replace	20	19	$10,000
25220	Space/Cabinet Heating - Replace	20	0	$4,500
25460	Shed Water Heater - Replace	15	0	$4,000
	Clubhouse Interiors			
24140	Fitness Room Flooring - Replace	20	12	$16,250
27110	Clubhouse Interior Walls - Repaint	10	2	$14,000
27140	Clubhouse Tile Flooring - Replace	50	42	$2,450
27150	Clubhouse Sheet Flooring - Replace	20	12	$9,500
27180	Clubhouse Bathrooms - Refurbish	20	12	$17,500
27200	Sauna - Refurbish	30	22	$6,500
27220	Cardio Equipment - Replace (2024)	12	11	$22,000
27221	Fitness/Gym Equipment - Replace	12	5	$40,000
27250	Clubhouse Furniture - Replace	12	4	$22,000
27310	Clubhouse Kitchen - Remodel	30	22	$13,500
27320	Kitchen Appliances - Replace	10	2	$4,900
27330	Drinking Fountain - Replace	20	12	$1,350
29380	Fireplace - Replace	20	12	$4,400
	Clubhouse Exteriors			
23600	Clubhouse Roof: Metal - Replace	40	11	$10,650
27060	Clubhouse Windows - Replace	30	1	$62,500
27061	Clubhouse Windows - Replace (2023)	30	28	$4,000
	Clubhouse Mechanicals			
27190	Sauna Heater - Replace	20	12	$3,350
27270	Clubhouse Water Heater - Replace	15	7	$2,750
27280	Clubhouse HVAC - Replace	20	12	$40,500
27290	A/V Equipment - Replace	10	2	$5,550
	Pool Area - Voted Out 2023			
28020	Pool Fence - Repair/Paint	5	3	$2,850
67	**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 funding is not "for the future". Ongoing Reserve transfers are intended to offset the ongoing, daily deterioration of your Reserve assets. Done well, a stable, budgeted Reserve Funding Plan will collect sufficient funds from the owners who enjoyed the use of those assets, so the association is financially prepared for the irregular expenditures scattered through future years when those projects eventually require replacement.

Methodology

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

Which Physical Assets are Funded by Reserves?

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

RESERVE COMPONENT "THREE-PART TEST"

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

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

How do we establish Current Repair/Replacement Cost Estimates?

In this order…

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

How much Reserves are enough?

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

Adequacy is measured in a two-step process:

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

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

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

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

How much should we transfer to Reserves?

RESERVE FUNDING PRINCIPLES

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

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

What is our Recommended Funding Goal?

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

FUNDING OBJECTIVES

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

Site Inspection Notes

During our site visit on 7/30/2024 we visually inspected the common area assets and were able to see a majority of the common areas. Please see photo appendix for component details; the basis of our assumptions.

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.

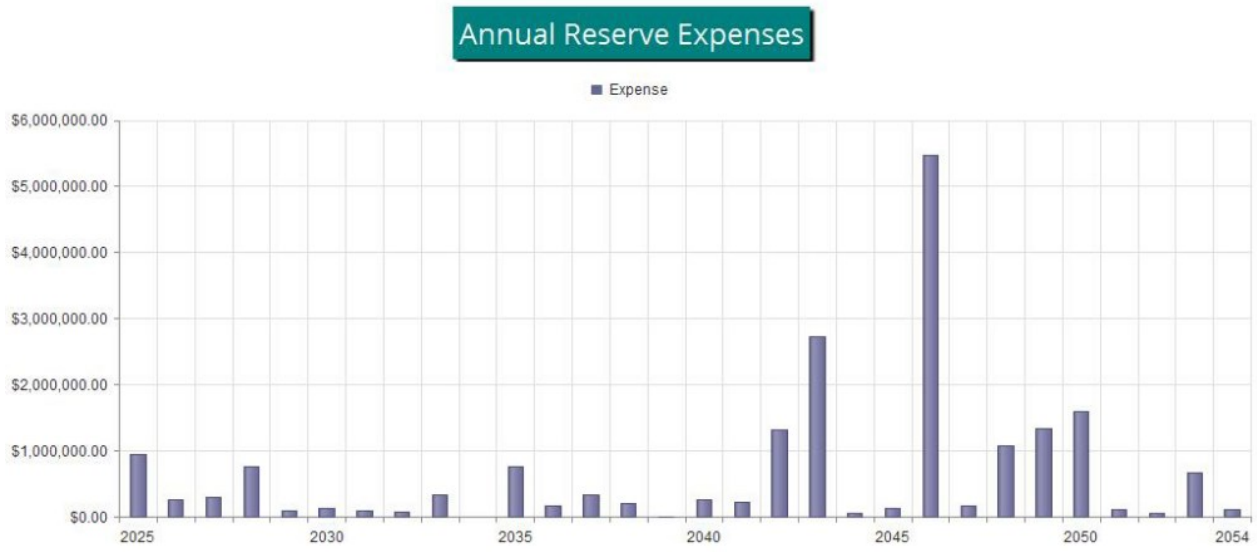


Figure 1

Reserve Fund Status

As of 1/1/2025 your Reserve Fund balance is projected to be $1,576,255 and your Fully Funded Balance is computed to be $4,257,957 (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 37.0 % Funded.

Recommended Funding Plan

Based on your current Percent Funded and your near-term and long-term Reserve needs, we are recommending Annual budgeted transfers of $495,000. 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.

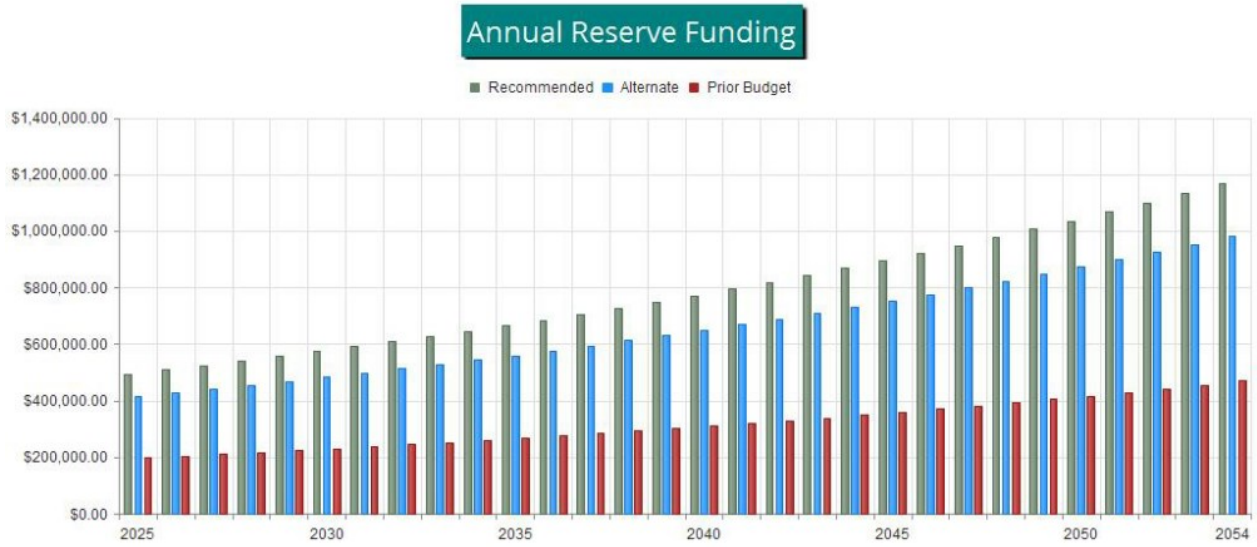


Figure 2

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

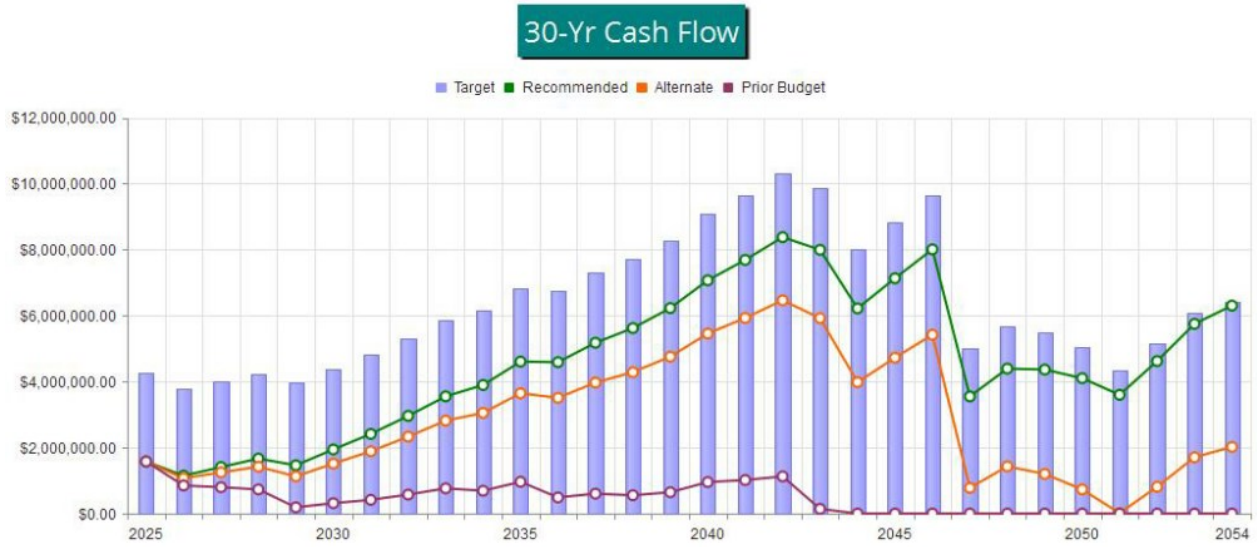


Figure 3

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.

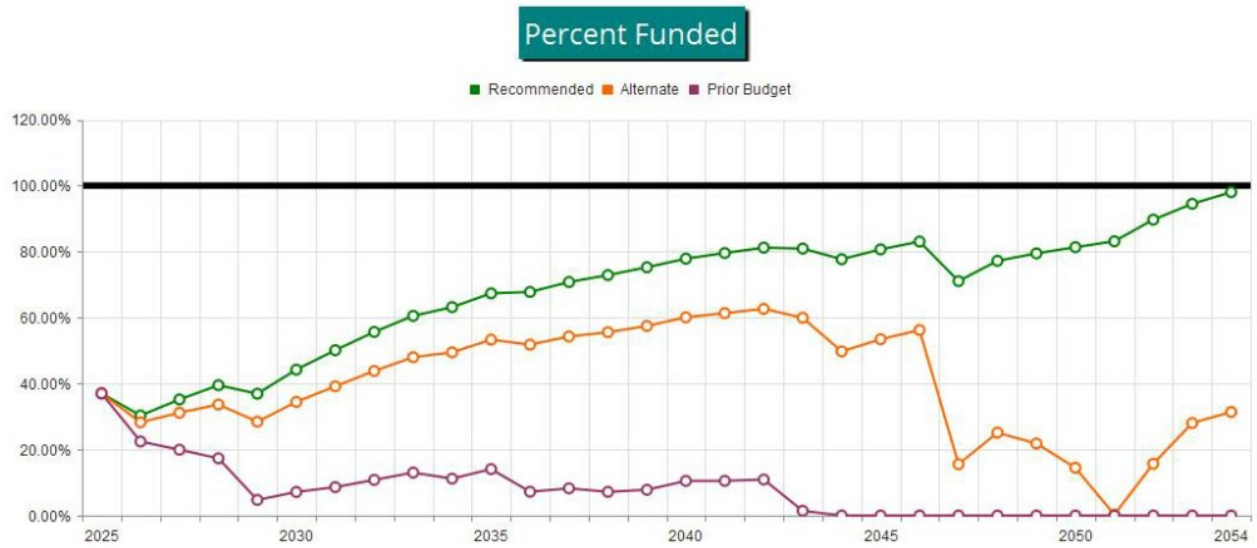


Figure 4

Table Descriptions

Executive Summary is a summary of your Reserve Components

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

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

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

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

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

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
					Best Case	Worst Case
	Sites & Grounds					
21050	Driveway Concrete - Repair - 5%	5% of ~ 71400 GSF	5	3	$53,600	$71,400
21070	Concrete Curb/Gutter - Repair - 5%	5% of ~ 19500 LF	5	3	$29,300	$34,100
21080	Concrete Swales/Pans - Repair - 5%	5% of ~ 20800 GSF	5	3	$26,000	$31,200
21090	Concrete Walkways - Repair - 5%	5% of ~ 14000 GSF	5	3	$10,500	$14,000
21190	Asphalt - Seal/Repair	~ 274000 GSF	4	4	$55,000	$82,200
21200	Asphalt - Resurface	~ 274000 GSF	25	0	$685,000	$822,000
21300	Site Rail: Metal - Repair/Paint	~ 2200 LF	5	7	$13,200	$17,600
21310	Site Handrail: Metal - Replace	~ 490 LF	30	2	$36,000	$42,000
21310	Site Rail: Metal - Replace	~ 2200 LF	30	2	$176,000	$198,000
21360	Site Fencing: Chain Link - Replace	~ 450 LF	30	2	$6,000	$7,200
21380	Entry Gates - Replace	~ (2) Gates	35	6	$20,000	$24,000
21600	Mailboxes - Replace	~ (340) Boxes	25	5	$28,000	$32,000
21610	Sign/Monument - Refurbish/Replace	~ (1) Monument	30	5	$8,000	$12,000
21660	Site Pole Lights - Replace	~ (56) Pole Lights	30	1	$78,400	$112,000
	Building Exteriors					
21090	Concrete Patios - Repair - 5%	5% of ~ 5600 GSF	5	3	$4,200	$5,600
23020	Ext. Lights (Decorative) - Replace	~ (950) Lights	25	17	$142,500	$185,300
23130	Utility Fencing: Wood - Replace	~ 960 LF	30	1	$42,000	$64,000
23160	Concrete Balcony Deck - Recoat	~ 14000 GSF	15	0	$126,000	$168,000
23220	Balcony Rails - Paint	~ 3600 LF	5	1	$40,000	$60,000
23230	Balcony Rails - Replace	~ 3600 LF	50	21	$270,000	$306,000
23380	Fiber Cement Siding - Seal/Paint	~ 181200 GSF	7	3	$550,000	$570,000
23390	Fiber Cement Siding - Replace	~ 181200 GSF	50	21	$2,200,000	$3,000,000
23480	Utility Doors - Replace	~ (48) Doors	40	11	$32,000	$48,000
23570	Roof: Composition Shingle - Replace	~ 243200 GSF	25	18	$1,200,000	$1,600,000
23650	Gutters/Downspouts - Replace	~ 20900 LF	30	23	$167,200	$210,000
23710	Chimney Covers/Flue Caps - Replace	~ (470) Units	30	23	$150,000	$230,000
	Mechanical					
25010	Fob Reader System - Replace	~ (3) Units	15	7	$6,000	$9,000
25011	Trash Enclosure Keypad System - Replace	~ (1) Unit	15	14	$3,700	$4,500
25012	Entry Keypad System - Replace	~ (1) Unit	15	0	$3,700	$4,500
25060	Gate Operators – Replace	~ (5) Units	12	0	$22,500	$30,000
25280	Fire Riser PRVs - Replace	~ (48) Units	10	8	$50,000	$60,000
25410	Fire Control Panel - Update/Replace	~ (1) Panel	20	12	$8,000	$12,000
25420	Exit/Emergency Fixtures - Replace	~ (7) Fixtures	25	17	$1,000	$1,300
25570	Irrigation Clocks - Replace (New)	~ (6) Controllers	15	2	$12,000	$16,000
25570	Irrigation Clocks - Replace (Old)	~ (2) Controllers	15	0	$4,000	$8,000
	Amenities					
26060	Site Furnishings - Repair/Replace	~ (39) Pieces	25	5	$23,000	$32,000
26220	Sand Volleyball Court - Maintain	~ 1600 GSF	10	5	$7,200	$8,200
26250	Basketball Court - Seal/Repair	~ 1800 GSF	10	7	$4,500	$8,800
26270	Basketball Equipment - Replace	~ (2) Pieces	20	18	$1,100	$4,500
	Maintenance Shed					

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
					Best Case	Worst Case
21490	Garage Door - Replace	~ (1) Door	20	5	$1,300	$2,000
22040	Kubota ATV - Replace	(1) ATV	12	7	$20,000	$22,000
24240	Kitchen - Remodel	~ (1) Kitchen Area	30	22	$12,000	$14,000
24250	Kitchen Appliances - Replace	~ (2) Appliances	10	2	$1,500	$2,900
25200	HVAC System – Replace	~ (2) Units	20	19	$9,700	$10,300
25220	Space/Cabinet Heating - Replace	~ (1) Unit	20	0	$4,000	$5,000
25460	Shed Water Heater - Replace	~ (1) Unit	15	0	$3,000	$5,000
	Clubhouse Interiors					
24140	Fitness Room Flooring - Replace	~ 1300 GSF	20	12	$13,000	$19,500
27110	Clubhouse Interior Walls - Repaint	~ 7700 GSF	10	2	$11,000	$17,000
27140	Clubhouse Tile Flooring - Replace	~ 120 GSF	50	42	$2,200	$2,700
27150	Clubhouse Sheet Flooring - Replace	~ 1300 GSF	20	12	$8,000	$11,000
27180	Clubhouse Bathrooms - Refurbish	~ (4) Bathrooms	20	12	$13,000	$22,000
27200	Sauna - Refurbish	~ 1 Room	30	22	$6,000	$7,000
27220	Cardio Equipment - Replace (2024)	~ (6) Pieces	12	11	$17,600	$26,400
27221	Fitness/Gym Equipment - Replace	~ (15) Pieces	12	5	$30,000	$50,000
27250	Clubhouse Furniture - Replace	~ (33) Pieces	12	4	$18,000	$26,000
27310	Clubhouse Kitchen - Remodel	~ (1) Kitchen	30	22	$12,000	$15,000
27320	Kitchen Appliances - Replace	~ (4) Appliances	10	2	$3,400	$6,400
27330	Drinking Fountain - Replace	~ (1) Unit	20	12	$1,100	$1,600
29380	Fireplace - Replace	~ (1) Fireplace	20	12	$3,300	$5,500
	Clubhouse Exteriors					
23600	Clubhouse Roof: Metal - Replace	~ 590 GSF	40	11	$9,500	$11,800
27060	Clubhouse Windows - Replace	~ (31) Windows	30	1	$55,000	$70,000
27061	Clubhouse Windows - Replace (2023)	~ (3) Windows	30	28	$3,000	$5,000
	Clubhouse Mechanicals					
27190	Sauna Heater - Replace	~ (1) Heater	20	12	$3,100	$3,600
27270	Clubhouse Water Heater - Replace	~ (1) Tank	15	7	$2,200	$3,300
27280	Clubhouse HVAC - Replace	~ (7) Units	20	12	$35,000	$46,000
27290	A/V Equipment - Replace	~ (4) Pieces	10	2	$4,500	$6,600
	Pool Area - Voted Out 2023					
28020	Pool Fence - Repair/Paint	~ 290 LF	5	3	$2,500	$3,200

67 Total Funded Components

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
	Sites & Grounds							
21050	Driveway Concrete - Repair - 5%	$62,500	X	2	/	5	=	$25,000
21070	Concrete Curb/Gutter - Repair - 5%	$31,700	X	2	/	5	=	$12,680
21080	Concrete Swales/Pans - Repair - 5%	$28,600	X	2	/	5	=	$11,440
21090	Concrete Walkways - Repair - 5%	$12,250	X	2	/	5	=	$4,900
21190	Asphalt - Seal/Repair	$68,600	X	0	/	4	=	$0
21200	Asphalt - Resurface	$753,500	X	25	/	25	=	$753,500
21300	Site Rail: Metal - Repair/Paint	$15,400	X	0	/	5	=	$0
21310	Site Handrail: Metal - Replace	$39,000	X	28	/	30	=	$36,400
21310	Site Rail: Metal - Replace	$187,000	X	28	/	30	=	$174,533
21360	Site Fencing: Chain Link - Replace	$6,600	X	28	/	30	=	$6,160
21380	Entry Gates - Replace	$22,000	X	29	/	35	=	$18,229
21600	Mailboxes - Replace	$30,000	X	20	/	25	=	$24,000
21610	Sign/Monument - Refurbish/Replace	$10,000	X	25	/	30	=	$8,333
21660	Site Pole Lights - Replace	$95,200	X	29	/	30	=	$92,027
	Building Exteriors							
21090	Concrete Patios - Repair - 5%	$4,900	X	2	/	5	=	$1,960
23020	Ext. Lights (Decorative) - Replace	$163,900	X	8	/	25	=	$52,448
23130	Utility Fencing: Wood - Replace	$53,000	X	29	/	30	=	$51,233
23160	Concrete Balcony Deck - Recoat	$147,000	X	15	/	15	=	$147,000
23220	Balcony Rails - Paint	$50,000	X	4	/	5	=	$40,000
23230	Balcony Rails - Replace	$288,000	X	29	/	50	=	$167,040
23380	Fiber Cement Siding - Seal/Paint	$560,000	X	4	/	7	=	$320,000
23390	Fiber Cement Siding - Replace	$2,600,000	X	29	/	50	=	$1,508,000
23480	Utility Doors - Replace	$40,000	X	29	/	40	=	$29,000
23570	Roof: Composition Shingle - Replace	$1,400,000	X	7	/	25	=	$392,000
23650	Gutters/Downspouts - Replace	$188,600	X	7	/	30	=	$44,007
23710	Chimney Covers/Flue Caps - Replace	$190,000	X	7	/	30	=	$44,333
	Mechanical							
25010	Fob Reader System - Replace	$7,500	X	8	/	15	=	$4,000
25011	Trash Enclosure Keypad System - Replace	$4,100	X	1	/	15	=	$273
25012	Entry Keypad System - Replace	$4,100	X	15	/	15	=	$4,100
25060	Gate Operators – Replace	$26,250	X	12	/	12	=	$26,250
25280	Fire Riser PRVs - Replace	$55,000	X	2	/	10	=	$11,000
25410	Fire Control Panel - Update/Replace	$10,000	X	8	/	20	=	$4,000
25420	Exit/Emergency Fixtures - Replace	$1,150	X	8	/	25	=	$368
25570	Irrigation Clocks - Replace (New)	$14,000	X	13	/	15	=	$12,133
25570	Irrigation Clocks - Replace (Old)	$6,000	X	15	/	15	=	$6,000
	Amenities							
26060	Site Furnishings - Repair/Replace	$27,500	X	20	/	25	=	$22,000
26220	Sand Volleyball Court - Maintain	$7,700	X	5	/	10	=	$3,850
26250	Basketball Court - Seal/Repair	$6,650	X	3	/	10	=	$1,995
26270	Basketball Equipment - Replace	$2,800	X	2	/	20	=	$280
	Maintenance Shed							
21490	Garage Door - Replace	$1,650	X	15	/	20	=	$1,238

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
22040	Kubota ATV - Replace	$21,000	X	5	/	12	=	$8,750
24240	Kitchen - Remodel	$13,000	X	8	/	30	=	$3,467
24250	Kitchen Appliances - Replace	$2,200	X	8	/	10	=	$1,760
25200	HVAC System – Replace	$10,000	X	1	/	20	=	$500
25220	Space/Cabinet Heating - Replace	$4,500	X	20	/	20	=	$4,500
25460	Shed Water Heater - Replace	$4,000	X	15	/	15	=	$4,000
	Clubhouse Interiors							
24140	Fitness Room Flooring - Replace	$16,250	X	8	/	20	=	$6,500
27110	Clubhouse Interior Walls - Repaint	$14,000	X	8	/	10	=	$11,200
27140	Clubhouse Tile Flooring - Replace	$2,450	X	8	/	50	=	$392
27150	Clubhouse Sheet Flooring - Replace	$9,500	X	8	/	20	=	$3,800
27180	Clubhouse Bathrooms - Refurbish	$17,500	X	8	/	20	=	$7,000
27200	Sauna - Refurbish	$6,500	X	8	/	30	=	$1,733
27220	Cardio Equipment - Replace (2024)	$22,000	X	1	/	12	=	$1,833
27221	Fitness/Gym Equipment - Replace	$40,000	X	7	/	12	=	$23,333
27250	Clubhouse Furniture - Replace	$22,000	X	8	/	12	=	$14,667
27310	Clubhouse Kitchen - Remodel	$13,500	X	8	/	30	=	$3,600
27320	Kitchen Appliances - Replace	$4,900	X	8	/	10	=	$3,920
27330	Drinking Fountain - Replace	$1,350	X	8	/	20	=	$540
29380	Fireplace - Replace	$4,400	X	8	/	20	=	$1,760
	Clubhouse Exteriors							
23600	Clubhouse Roof: Metal - Replace	$10,650	X	29	/	40	=	$7,721
27060	Clubhouse Windows - Replace	$62,500	X	29	/	30	=	$60,417
27061	Clubhouse Windows - Replace (2023)	$4,000	X	2	/	30	=	$267
	Clubhouse Mechanicals							
27190	Sauna Heater - Replace	$3,350	X	8	/	20	=	$1,340
27270	Clubhouse Water Heater - Replace	$2,750	X	8	/	15	=	$1,467
27280	Clubhouse HVAC - Replace	$40,500	X	8	/	20	=	$16,200
27290	A/V Equipment - Replace	$5,550	X	8	/	10	=	$4,440
	Pool Area - Voted Out 2023							
28020	Pool Fence - Repair/Paint	$2,850	X	2	/	5	=	$1,140
								$4,257,957

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
	Sites & Grounds				
21050	Driveway Concrete - Repair - 5%	5	$62,500	$12,500	3.46 %
21070	Concrete Curb/Gutter - Repair - 5%	5	$31,700	$6,340	1.75 %
21080	Concrete Swales/Pans - Repair - 5%	5	$28,600	$5,720	1.58 %
21090	Concrete Walkways - Repair - 5%	5	$12,250	$2,450	0.68 %
21190	Asphalt - Seal/Repair	4	$68,600	$17,150	4.74 %
21200	Asphalt - Resurface	25	$753,500	$30,140	8.33 %
21300	Site Rail: Metal - Repair/Paint	5	$15,400	$3,080	0.85 %
21310	Site Handrail: Metal - Replace	30	$39,000	$1,300	0.36 %
21310	Site Rail: Metal - Replace	30	$187,000	$6,233	1.72 %
21360	Site Fencing: Chain Link - Replace	30	$6,600	$220	0.06 %
21380	Entry Gates - Replace	35	$22,000	$629	0.17 %
21600	Mailboxes - Replace	25	$30,000	$1,200	0.33 %
21610	Sign/Monument - Refurbish/Replace	30	$10,000	$333	0.09 %
21660	Site Pole Lights - Replace	30	$95,200	$3,173	0.88 %
	Building Exteriors				
21090	Concrete Patios - Repair - 5%	5	$4,900	$980	0.27 %
23020	Ext. Lights (Decorative) - Replace	25	$163,900	$6,556	1.81 %
23130	Utility Fencing: Wood - Replace	30	$53,000	$1,767	0.49 %
23160	Concrete Balcony Deck - Recoat	15	$147,000	$9,800	2.71 %
23220	Balcony Rails - Paint	5	$50,000	$10,000	2.76 %
23230	Balcony Rails - Replace	50	$288,000	$5,760	1.59 %
23380	Fiber Cement Siding - Seal/Paint	7	$560,000	$80,000	22.11 %
23390	Fiber Cement Siding - Replace	50	$2,600,000	$52,000	14.37 %
23480	Utility Doors - Replace	40	$40,000	$1,000	0.28 %
23570	Roof: Composition Shingle - Replace	25	$1,400,000	$56,000	15.48 %
23650	Gutters/Downspouts - Replace	30	$188,600	$6,287	1.74 %
23710	Chimney Covers/Flue Caps - Replace	30	$190,000	$6,333	1.75 %
	Mechanical				
25010	Fob Reader System - Replace	15	$7,500	$500	0.14 %
25011	Trash Enclosure Keypad System - Replace	15	$4,100	$273	0.08 %
25012	Entry Keypad System - Replace	15	$4,100	$273	0.08 %
25060	Gate Operators – Replace	12	$26,250	$2,188	0.60 %
25280	Fire Riser PRVs - Replace	10	$55,000	$5,500	1.52 %
25410	Fire Control Panel - Update/Replace	20	$10,000	$500	0.14 %
25420	Exit/Emergency Fixtures - Replace	25	$1,150	$46	0.01 %
25570	Irrigation Clocks - Replace (New)	15	$14,000	$933	0.26 %
25570	Irrigation Clocks - Replace (Old)	15	$6,000	$400	0.11 %
	Amenities				
26060	Site Furnishings - Repair/Replace	25	$27,500	$1,100	0.30 %
26220	Sand Volleyball Court - Maintain	10	$7,700	$770	0.21 %
26250	Basketball Court - Seal/Repair	10	$6,650	$665	0.18 %
26270	Basketball Equipment - Replace	20	$2,800	$140	0.04 %
	Maintenance Shed				
21490	Garage Door - Replace	20	$1,650	$83	0.02 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
22040	Kubota ATV - Replace	12	$21,000	$1,750	0.48 %
24240	Kitchen - Remodel	30	$13,000	$433	0.12 %
24250	Kitchen Appliances - Replace	10	$2,200	$220	0.06 %
25200	HVAC System – Replace	20	$10,000	$500	0.14 %
25220	Space/Cabinet Heating - Replace	20	$4,500	$225	0.06 %
25460	Shed Water Heater - Replace	15	$4,000	$267	0.07 %
	Clubhouse Interiors				
24140	Fitness Room Flooring - Replace	20	$16,250	$813	0.22 %
27110	Clubhouse Interior Walls - Repaint	10	$14,000	$1,400	0.39 %
27140	Clubhouse Tile Flooring - Replace	50	$2,450	$49	0.01 %
27150	Clubhouse Sheet Flooring - Replace	20	$9,500	$475	0.13 %
27180	Clubhouse Bathrooms - Refurbish	20	$17,500	$875	0.24 %
27200	Sauna - Refurbish	30	$6,500	$217	0.06 %
27220	Cardio Equipment - Replace (2024)	12	$22,000	$1,833	0.51 %
27221	Fitness/Gym Equipment - Replace	12	$40,000	$3,333	0.92 %
27250	Clubhouse Furniture - Replace	12	$22,000	$1,833	0.51 %
27310	Clubhouse Kitchen - Remodel	30	$13,500	$450	0.12 %
27320	Kitchen Appliances - Replace	10	$4,900	$490	0.14 %
27330	Drinking Fountain - Replace	20	$1,350	$68	0.02 %
29380	Fireplace - Replace	20	$4,400	$220	0.06 %
	Clubhouse Exteriors				
23600	Clubhouse Roof: Metal - Replace	40	$10,650	$266	0.07 %
27060	Clubhouse Windows - Replace	30	$62,500	$2,083	0.58 %
27061	Clubhouse Windows - Replace (2023)	30	$4,000	$133	0.04 %
	Clubhouse Mechanicals				
27190	Sauna Heater - Replace	20	$3,350	$168	0.05 %
27270	Clubhouse Water Heater - Replace	15	$2,750	$183	0.05 %
27280	Clubhouse HVAC - Replace	20	$40,500	$2,025	0.56 %
27290	A/V Equipment - Replace	10	$5,550	$555	0.15 %
	Pool Area - Voted Out 2023				
28020	Pool Fence - Repair/Paint	5	$2,850	$570	0.16 %
67	Total Funded Components			$361,757	100.00 %

30-Year Reserve Plan Summary

Report # 33508-3
With-Site-Visit

Fiscal Year Start: 2025	Interest: 1.50 %	Inflation: 3.00 %

Reserve Fund Strength: as-of Fiscal Year Start Date					Projected Reserve Balance Changes				
Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	% Increase In Annual Reserve Funding	Reserve Funding	Loan or Special Assmts	Interest Income	Reserve Expenses
2025	$1,576,255	$4,257,957	37.0 %	Medium	148.33 %	$495,000	$0	$20,406	$945,350
2026	$1,146,312	$3,781,422	30.3 %	Medium	3.00 %	$509,850	$0	$19,136	$268,521
2027	$1,406,776	$3,998,808	35.2 %	Medium	3.00 %	$525,146	$0	$23,024	$289,891
2028	$1,665,055	$4,215,486	39.5 %	Medium	3.00 %	$540,900	$0	$23,433	$767,969
2029	$1,461,420	$3,958,103	36.9 %	Medium	3.00 %	$557,127	$0	$25,510	$101,971
2030	$1,942,085	$4,391,191	44.2 %	Medium	3.00 %	$573,841	$0	$32,643	$135,461
2031	$2,413,108	$4,815,358	50.1 %	Medium	3.00 %	$591,056	$0	$40,261	$85,972
2032	$2,958,453	$5,316,183	55.6 %	Medium	3.00 %	$608,788	$0	$48,786	$65,552
2033	$3,550,473	$5,866,413	60.5 %	Medium	3.00 %	$627,051	$0	$55,812	$337,468
2034	$3,895,869	$6,166,824	63.2 %	Medium	3.00 %	$645,863	$0	$63,719	$0
2035	$4,605,450	$6,837,999	67.4 %	Medium	3.00 %	$665,239	$0	$68,899	$752,593
2036	$4,586,995	$6,768,724	67.8 %	Medium	3.00 %	$685,196	$0	$73,172	$169,776
2037	$5,175,587	$7,312,695	70.8 %	Low	3.00 %	$705,752	$0	$80,918	$341,826
2038	$5,620,430	$7,711,246	72.9 %	Low	3.00 %	$726,924	$0	$88,794	$209,707
2039	$6,226,442	$8,273,775	75.3 %	Low	3.00 %	$748,732	$0	$99,649	$6,202
2040	$7,068,621	$9,079,206	77.9 %	Low	3.00 %	$771,194	$0	$110,599	$262,985
2041	$7,687,429	$9,661,221	79.6 %	Low	3.00 %	$794,330	$0	$120,402	$225,622
2042	$8,376,540	$10,316,596	81.2 %	Low	3.00 %	$818,160	$0	$122,695	$1,324,096
2043	$7,993,298	$9,878,141	80.9 %	Low	3.00 %	$842,704	$0	$106,513	$2,724,914
2044	$6,217,601	$8,002,166	77.7 %	Low	3.00 %	$867,985	$0	$100,052	$54,359
2045	$7,131,280	$8,839,614	80.7 %	Low	3.00 %	$894,025	$0	$113,462	$132,027
2046	$8,006,740	$9,641,789	83.0 %	Low	3.00 %	$920,846	$0	$86,610	$5,465,545
2047	$3,548,650	$4,994,694	71.0 %	Low	3.00 %	$948,471	$0	$59,526	$163,444
2048	$4,393,204	$5,690,146	77.2 %	Low	3.00 %	$976,925	$0	$65,632	$1,072,447
2049	$4,363,314	$5,491,607	79.5 %	Low	3.00 %	$1,006,233	$0	$63,448	$1,331,175
2050	$4,101,819	$5,042,683	81.3 %	Low	3.00 %	$1,036,420	$0	$57,717	$1,597,238
2051	$3,598,718	$4,328,969	83.1 %	Low	3.00 %	$1,067,513	$0	$61,601	$107,830
2052	$4,620,001	$5,151,340	89.7 %	Low	3.00 %	$1,099,538	$0	$77,712	$48,979
2053	$5,748,272	$6,083,104	94.5 %	Low	3.00 %	$1,132,524	$0	$90,320	$668,990
2054	$6,302,126	$6,429,041	98.0 %	Low	3.00 %	$1,166,500	$0	$103,209	$103,925

	Fiscal Year	2025	2026	2027	2028	2029
	Starting Reserve Balance	$1,576,255	$1,146,312	$1,406,776	$1,665,055	$1,461,420
	Annual Reserve Funding	$495,000	$509,850	$525,146	$540,900	$557,127
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$20,406	$19,136	$23,024	$23,433	$25,510
	Total Income	$2,091,662	$1,675,297	$1,954,946	$2,229,388	$2,044,056
#	Component					
	Sites & Grounds					
21050	Driveway Concrete - Repair - 5%	$0	$0	$0	$68,295	$0
21070	Concrete Curb/Gutter - Repair - 5%	$0	$0	$0	$34,639	$0
21080	Concrete Swales/Pans - Repair - 5%	$0	$0	$0	$31,252	$0
21090	Concrete Walkways - Repair - 5%	$0	$0	$0	$13,386	$0
21190	Asphalt - Seal/Repair	$0	$0	$0	$0	$77,210
21200	Asphalt - Resurface	$753,500	$0	$0	$0	$0
21300	Site Rail: Metal - Repair/Paint	$0	$0	$0	$0	$0
21310	Site Handrail: Metal - Replace	$0	$0	$41,375	$0	$0
21310	Site Rail: Metal - Replace	$0	$0	$198,388	$0	$0
21360	Site Fencing: Chain Link - Replace	$0	$0	$7,002	$0	$0
21380	Entry Gates - Replace	$0	$0	$0	$0	$0
21600	Mailboxes - Replace	$0	$0	$0	$0	$0
21610	Sign/Monument - Refurbish/Replace	$0	$0	$0	$0	$0
21660	Site Pole Lights - Replace	$0	$98,056	$0	$0	$0
	Building Exteriors					
21090	Concrete Patios - Repair - 5%	$0	$0	$0	$5,354	$0
23020	Ext. Lights (Decorative) - Replace	$0	$0	$0	$0	$0
23130	Utility Fencing: Wood - Replace	$0	$54,590	$0	$0	$0
23160	Concrete Balcony Deck - Recoat	$147,000	$0	$0	$0	$0
23220	Balcony Rails - Paint	$0	$51,500	$0	$0	$0
23230	Balcony Rails - Replace	$0	$0	$0	$0	$0
23380	Fiber Cement Siding - Seal/Paint	$0	$0	$0	$611,927	$0
23390	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
23650	Gutters/Downspouts - Replace	$0	$0	$0	$0	$0
23710	Chimney Covers/Flue Caps - Replace	$0	$0	$0	$0	$0
	Mechanical					
25010	Fob Reader System - Replace	$0	$0	$0	$0	$0
25011	Trash Enclosure Keypad System - Replace	$0	$0	$0	$0	$0
25012	Entry Keypad System - Replace	$4,100	$0	$0	$0	$0
25060	Gate Operators – Replace	$26,250	$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
25420	Exit/Emergency Fixtures - Replace	$0	$0	$0	$0	$0
25570	Irrigation Clocks - Replace (New)	$0	$0	$14,853	$0	$0
25570	Irrigation Clocks - Replace (Old)	$6,000	$0	$0	$0	$0
	Amenities					
26060	Site Furnishings - Repair/Replace	$0	$0	$0	$0	$0
26220	Sand Volleyball Court - Maintain	$0	$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					
21490	Garage Door - Replace	$0	$0	$0	$0	$0
22040	Kubota ATV - Replace	$0	$0	$0	$0	$0
24240	Kitchen - Remodel	$0	$0	$0	$0	$0
24250	Kitchen Appliances - Replace	$0	$0	$2,334	$0	$0
25200	HVAC System – Replace	$0	$0	$0	$0	$0
25220	Space/Cabinet Heating - Replace	$4,500	$0	$0	$0	$0
25460	Shed Water Heater - Replace	$4,000	$0	$0	$0	$0
	Clubhouse Interiors					
24140	Fitness Room Flooring - Replace	$0	$0	$0	$0	$0
27110	Clubhouse Interior Walls - Repaint	$0	$0	$14,853	$0	$0
27140	Clubhouse Tile Flooring - Replace	$0	$0	$0	$0	$0

	Fiscal Year	2025	2026	2027	2028	2029
27150	Clubhouse Sheet Flooring - Replace	$0	$0	$0	$0	$0
27180	Clubhouse Bathrooms - Refurbish	$0	$0	$0	$0	$0
27200	Sauna - Refurbish	$0	$0	$0	$0	$0
27220	Cardio Equipment - Replace (2024)	$0	$0	$0	$0	$0
27221	Fitness/Gym Equipment - Replace	$0	$0	$0	$0	$0
27250	Clubhouse Furniture - Replace	$0	$0	$0	$0	$24,761
27310	Clubhouse Kitchen - Remodel	$0	$0	$0	$0	$0
27320	Kitchen Appliances - Replace	$0	$0	$5,198	$0	$0
27330	Drinking Fountain - Replace	$0	$0	$0	$0	$0
29380	Fireplace - Replace	$0	$0	$0	$0	$0
	Clubhouse Exteriors					
23600	Clubhouse Roof: Metal - Replace	$0	$0	$0	$0	$0
27060	Clubhouse Windows - Replace	$0	$64,375	$0	$0	$0
27061	Clubhouse Windows - Replace (2023)	$0	$0	$0	$0	$0
	Clubhouse Mechanicals					
27190	Sauna Heater - 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	$5,888	$0	$0
	Pool Area - Voted Out 2023					
28020	Pool Fence - Repair/Paint	$0	$0	$0	$3,114	$0
	Total Expenses	$945,350	$268,521	$289,891	$767,969	$101,971
	Ending Reserve Balance	$1,146,312	$1,406,776	$1,665,055	$1,461,420	$1,942,085

	Fiscal Year	2030	2031	2032	2033	2034
	Starting Reserve Balance	$1,942,085	$2,413,108	$2,958,453	$3,550,473	$3,895,869
	Annual Reserve Funding	$573,841	$591,056	$608,788	$627,051	$645,863
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$32,643	$40,261	$48,786	$55,812	$63,719
	Total Income	$2,548,569	$3,044,424	$3,616,026	$4,233,336	$4,605,450
#	Component					
	Sites & Grounds					
21050	Driveway Concrete - Repair - 5%	$0	$0	$0	$79,173	$0
21070	Concrete Curb/Gutter - Repair - 5%	$0	$0	$0	$40,157	$0
21080	Concrete Swales/Pans - Repair - 5%	$0	$0	$0	$36,230	$0
21090	Concrete Walkways - Repair - 5%	$0	$0	$0	$15,518	$0
21190	Asphalt - Seal/Repair	$0	$0	$0	$86,900	$0
21200	Asphalt - Resurface	$0	$0	$0	$0	$0
21300	Site Rail: Metal - Repair/Paint	$0	$0	$18,940	$0	$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	$26,269	$0	$0	$0
21600	Mailboxes - Replace	$34,778	$0	$0	$0	$0
21610	Sign/Monument - Refurbish/Replace	$11,593	$0	$0	$0	$0
21660	Site Pole Lights - Replace	$0	$0	$0	$0	$0
	Building Exteriors					
21090	Concrete Patios - Repair - 5%	$0	$0	$0	$6,207	$0
23020	Ext. Lights (Decorative) - Replace	$0	$0	$0	$0	$0
23130	Utility Fencing: Wood - Replace	$0	$0	$0	$0	$0
23160	Concrete Balcony Deck - Recoat	$0	$0	$0	$0	$0
23220	Balcony Rails - Paint	$0	$59,703	$0	$0	$0
23230	Balcony Rails - Replace	$0	$0	$0	$0	$0
23380	Fiber Cement Siding - Seal/Paint	$0	$0	$0	$0	$0
23390	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
23650	Gutters/Downspouts - Replace	$0	$0	$0	$0	$0
23710	Chimney Covers/Flue Caps - Replace	$0	$0	$0	$0	$0
	Mechanical					
25010	Fob Reader System - Replace	$0	$0	$9,224	$0	$0
25011	Trash Enclosure Keypad System - Replace	$0	$0	$0	$0	$0
25012	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	$69,672	$0
25410	Fire Control Panel - Update/Replace	$0	$0	$0	$0	$0
25420	Exit/Emergency Fixtures - Replace	$0	$0	$0	$0	$0
25570	Irrigation Clocks - Replace (New)	$0	$0	$0	$0	$0
25570	Irrigation Clocks - Replace (Old)	$0	$0	$0	$0	$0
	Amenities					
26060	Site Furnishings - Repair/Replace	$31,880	$0	$0	$0	$0
26220	Sand Volleyball Court - Maintain	$8,926	$0	$0	$0	$0
26250	Basketball Court - Seal/Repair	$0	$0	$8,179	$0	$0
26270	Basketball Equipment - Replace	$0	$0	$0	$0	$0
	Maintenance Shed					
21490	Garage Door - Replace	$1,913	$0	$0	$0	$0
22040	Kubota ATV - Replace	$0	$0	$25,827	$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
25220	Space/Cabinet Heating - Replace	$0	$0	$0	$0	$0
25460	Shed Water Heater - Replace	$0	$0	$0	$0	$0
	Clubhouse Interiors					
24140	Fitness Room Flooring - 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
27200	Sauna - Refurbish	$0	$0	$0	$0	$0
27220	Cardio Equipment - Replace (2024)	$0	$0	$0	$0	$0
27221	Fitness/Gym Equipment - Replace	$46,371	$0	$0	$0	$0
27250	Clubhouse Furniture - Replace	$0	$0	$0	$0	$0

	Fiscal Year	2030	2031	2032	2033	2034
27310	Clubhouse Kitchen - Remodel	$0	$0	$0	$0	$0
27320	Kitchen Appliances - Replace	$0	$0	$0	$0	$0
27330	Drinking Fountain - Replace	$0	$0	$0	$0	$0
29380	Fireplace - Replace	$0	$0	$0	$0	$0
	Clubhouse Exteriors					
23600	Clubhouse Roof: Metal - Replace	$0	$0	$0	$0	$0
27060	Clubhouse Windows - Replace	$0	$0	$0	$0	$0
27061	Clubhouse Windows - Replace (2023)	$0	$0	$0	$0	$0
	Clubhouse Mechanicals					
27190	Sauna Heater - Replace	$0	$0	$0	$0	$0
27270	Clubhouse Water Heater - Replace	$0	$0	$3,382	$0	$0
27280	Clubhouse HVAC - Replace	$0	$0	$0	$0	$0
27290	A/V Equipment - Replace	$0	$0	$0	$0	$0
	Pool Area - Voted Out 2023					
28020	Pool Fence - Repair/Paint	$0	$0	$0	$3,610	$0
	Total Expenses	$135,461	$85,972	$65,552	$337,468	$0
	Ending Reserve Balance	$2,413,108	$2,958,453	$3,550,473	$3,895,869	$4,605,450

	Fiscal Year	2035	2036	2037	2038	2039
	Starting Reserve Balance	$4,605,450	$4,586,995	$5,175,587	$5,620,430	$6,226,442
	Annual Reserve Funding	$665,239	$685,196	$705,752	$726,924	$748,732
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$68,899	$73,172	$80,918	$88,794	$99,649
	Total Income	$5,339,588	$5,345,363	$5,962,256	$6,436,149	$7,074,823
#	Component					
	Sites & Grounds					
21050	Driveway Concrete - Repair - 5%	$0	$0	$0	$91,783	$0
21070	Concrete Curb/Gutter - Repair - 5%	$0	$0	$0	$46,553	$0
21080	Concrete Swales/Pans - Repair - 5%	$0	$0	$0	$42,000	$0
21090	Concrete Walkways - Repair - 5%	$0	$0	$0	$17,990	$0
21190	Asphalt - Seal/Repair	$0	$0	$97,807	$0	$0
21200	Asphalt - Resurface	$0	$0	$0	$0	$0
21300	Site Rail: Metal - Repair/Paint	$0	$0	$21,957	$0	$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
21600	Mailboxes - Replace	$0	$0	$0	$0	$0
21610	Sign/Monument - Refurbish/Replace	$0	$0	$0	$0	$0
21660	Site Pole Lights - Replace	$0	$0	$0	$0	$0
	Building Exteriors					
21090	Concrete Patios - Repair - 5%	$0	$0	$0	$7,196	$0
23020	Ext. Lights (Decorative) - Replace	$0	$0	$0	$0	$0
23130	Utility Fencing: Wood - Replace	$0	$0	$0	$0	$0
23160	Concrete Balcony Deck - Recoat	$0	$0	$0	$0	$0
23220	Balcony Rails - Paint	$0	$69,212	$0	$0	$0
23230	Balcony Rails - Replace	$0	$0	$0	$0	$0
23380	Fiber Cement Siding - Seal/Paint	$752,593	$0	$0	$0	$0
23390	Fiber Cement Siding - Replace	$0	$0	$0	$0	$0
23480	Utility Doors - Replace	$0	$55,369	$0	$0	$0
23570	Roof: Composition Shingle - 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	Fob Reader System - Replace	$0	$0	$0	$0	$0
25011	Trash Enclosure Keypad System - Replace	$0	$0	$0	$0	$6,202
25012	Entry Keypad System - Replace	$0	$0	$0	$0	$0
25060	Gate Operators – Replace	$0	$0	$37,426	$0	$0
25280	Fire Riser PRVs - Replace	$0	$0	$0	$0	$0
25410	Fire Control Panel - Update/Replace	$0	$0	$14,258	$0	$0
25420	Exit/Emergency Fixtures - Replace	$0	$0	$0	$0	$0
25570	Irrigation Clocks - Replace (New)	$0	$0	$0	$0	$0
25570	Irrigation Clocks - Replace (Old)	$0	$0	$0	$0	$0
	Amenities					
26060	Site Furnishings - Repair/Replace	$0	$0	$0	$0	$0
26220	Sand Volleyball Court - Maintain	$0	$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					
21490	Garage Door - Replace	$0	$0	$0	$0	$0
22040	Kubota ATV - Replace	$0	$0	$0	$0	$0
24240	Kitchen - Remodel	$0	$0	$0	$0	$0
24250	Kitchen Appliances - Replace	$0	$0	$3,137	$0	$0
25200	HVAC System – Replace	$0	$0	$0	$0	$0
25220	Space/Cabinet Heating - Replace	$0	$0	$0	$0	$0
25460	Shed Water Heater - Replace	$0	$0	$0	$0	$0
	Clubhouse Interiors					
24140	Fitness Room Flooring - Replace	$0	$0	$23,169	$0	$0
27110	Clubhouse Interior Walls - Repaint	$0	$0	$19,961	$0	$0
27140	Clubhouse Tile Flooring - Replace	$0	$0	$0	$0	$0
27150	Clubhouse Sheet Flooring - Replace	$0	$0	$13,545	$0	$0
27180	Clubhouse Bathrooms - Refurbish	$0	$0	$24,951	$0	$0
27200	Sauna - Refurbish	$0	$0	$0	$0	$0
27220	Cardio Equipment - Replace (2024)	$0	$30,453	$0	$0	$0
27221	Fitness/Gym Equipment - Replace	$0	$0	$0	$0	$0
27250	Clubhouse Furniture - Replace	$0	$0	$0	$0	$0

	Fiscal Year	2035	2036	2037	2038	2039
27310	Clubhouse Kitchen - Remodel	$0	$0	$0	$0	$0
27320	Kitchen Appliances - Replace	$0	$0	$6,986	$0	$0
27330	Drinking Fountain - Replace	$0	$0	$1,925	$0	$0
29380	Fireplace - Replace	$0	$0	$6,273	$0	$0
	Clubhouse Exteriors					
23600	Clubhouse Roof: Metal - Replace	$0	$14,742	$0	$0	$0
27060	Clubhouse Windows - Replace	$0	$0	$0	$0	$0
27061	Clubhouse Windows - Replace (2023)	$0	$0	$0	$0	$0
	Clubhouse Mechanicals					
27190	Sauna Heater - Replace	$0	$0	$4,776	$0	$0
27270	Clubhouse Water Heater - Replace	$0	$0	$0	$0	$0
27280	Clubhouse HVAC - Replace	$0	$0	$57,743	$0	$0
27290	A/V Equipment - Replace	$0	$0	$7,913	$0	$0
	Pool Area - Voted Out 2023					
28020	Pool Fence - Repair/Paint	$0	$0	$0	$4,185	$0
	Total Expenses	$752,593	$169,776	$341,826	$209,707	$6,202
	Ending Reserve Balance	$4,586,995	$5,175,587	$5,620,430	$6,226,442	$7,068,621

	Fiscal Year	2040	2041	2042	2043	2044
	Starting Reserve Balance	$7,068,621	$7,687,429	$8,376,540	$7,993,298	$6,217,601
	Annual Reserve Funding	$771,194	$794,330	$818,160	$842,704	$867,985
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$110,599	$120,402	$122,695	$106,513	$100,052
	Total Income	$7,950,414	$8,602,161	$9,317,394	$8,942,515	$7,185,639
#	Component					
	Sites & Grounds					
21050	Driveway Concrete - Repair - 5%	$0	$0	$0	$106,402	$0
21070	Concrete Curb/Gutter - Repair - 5%	$0	$0	$0	$53,967	$0
21080	Concrete Swales/Pans - Repair - 5%	$0	$0	$0	$48,690	$0
21090	Concrete Walkways - Repair - 5%	$0	$0	$0	$20,855	$0
21190	Asphalt - Seal/Repair	$0	$110,083	$0	$0	$0
21200	Asphalt - Resurface	$0	$0	$0	$0	$0
21300	Site Rail: Metal - Repair/Paint	$0	$0	$25,454	$0	$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
21600	Mailboxes - Replace	$0	$0	$0	$0	$0
21610	Sign/Monument - Refurbish/Replace	$0	$0	$0	$0	$0
21660	Site Pole Lights - Replace	$0	$0	$0	$0	$0
	Building Exteriors					
21090	Concrete Patios - Repair - 5%	$0	$0	$0	$8,342	$0
23020	Ext. Lights (Decorative) - Replace	$0	$0	$270,902	$0	$0
23130	Utility Fencing: Wood - Replace	$0	$0	$0	$0	$0
23160	Concrete Balcony Deck - Recoat	$229,021	$0	$0	$0	$0
23220	Balcony Rails - Paint	$0	$80,235	$0	$0	$0
23230	Balcony Rails - Replace	$0	$0	$0	$0	$0
23380	Fiber Cement Siding - Seal/Paint	$0	$0	$925,595	$0	$0
23390	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	$2,383,406	$0
23650	Gutters/Downspouts - Replace	$0	$0	$0	$0	$0
23710	Chimney Covers/Flue Caps - Replace	$0	$0	$0	$0	$0
	Mechanical					
25010	Fob Reader System - Replace	$0	$0	$0	$0	$0
25011	Trash Enclosure Keypad System - Replace	$0	$0	$0	$0	$0
25012	Entry Keypad System - Replace	$6,388	$0	$0	$0	$0
25060	Gate Operators – Replace	$0	$0	$0	$0	$0
25280	Fire Riser PRVs - Replace	$0	$0	$0	$93,634	$0
25410	Fire Control Panel - Update/Replace	$0	$0	$0	$0	$0
25420	Exit/Emergency Fixtures - Replace	$0	$0	$1,901	$0	$0
25570	Irrigation Clocks - Replace (New)	$0	$0	$23,140	$0	$0
25570	Irrigation Clocks - Replace (Old)	$9,348	$0	$0	$0	$0
	Amenities					
26060	Site Furnishings - Repair/Replace	$0	$0	$0	$0	$0
26220	Sand Volleyball Court - Maintain	$11,996	$0	$0	$0	$0
26250	Basketball Court - Seal/Repair	$0	$0	$10,991	$0	$0
26270	Basketball Equipment - Replace	$0	$0	$0	$4,767	$0
	Maintenance Shed					
21490	Garage Door - Replace	$0	$0	$0	$0	$0
22040	Kubota ATV - Replace	$0	$0	$0	$0	$36,824
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	$17,535
25220	Space/Cabinet Heating - Replace	$0	$0	$0	$0	$0
25460	Shed Water Heater - Replace	$6,232	$0	$0	$0	$0
	Clubhouse Interiors					
24140	Fitness Room Flooring - 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
27200	Sauna - Refurbish	$0	$0	$0	$0	$0
27220	Cardio Equipment - Replace (2024)	$0	$0	$0	$0	$0
27221	Fitness/Gym Equipment - Replace	$0	$0	$66,114	$0	$0
27250	Clubhouse Furniture - Replace	$0	$35,304	$0	$0	$0

	Fiscal Year	2040	2041	2042	2043	2044
27310	Clubhouse Kitchen - Remodel	$0	$0	$0	$0	$0
27320	Kitchen Appliances - Replace	$0	$0	$0	$0	$0
27330	Drinking Fountain - Replace	$0	$0	$0	$0	$0
29380	Fireplace - Replace	$0	$0	$0	$0	$0
	Clubhouse Exteriors					
23600	Clubhouse Roof: Metal - Replace	$0	$0	$0	$0	$0
27060	Clubhouse Windows - Replace	$0	$0	$0	$0	$0
27061	Clubhouse Windows - Replace (2023)	$0	$0	$0	$0	$0
	Clubhouse Mechanicals					
27190	Sauna Heater - 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	$0	$0
	Pool Area - Voted Out 2023					
28020	Pool Fence - Repair/Paint	$0	$0	$0	$4,852	$0
	Total Expenses	$262,985	$225,622	$1,324,096	$2,724,914	$54,359
	Ending Reserve Balance	$7,687,429	$8,376,540	$7,993,298	$6,217,601	$7,131,280

	Fiscal Year	2045	2046	2047	2048	2049
	Starting Reserve Balance	$7,131,280	$8,006,740	$3,548,650	$4,393,204	$4,363,314
	Annual Reserve Funding	$894,025	$920,846	$948,471	$976,925	$1,006,233
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$113,462	$86,610	$59,526	$65,632	$63,448
	Total Income	$8,138,767	$9,014,196	$4,556,647	$5,435,761	$5,432,994
#	Component					
	Sites & Grounds					
21050	Driveway Concrete - Repair - 5%	$0	$0	$0	$123,349	$0
21070	Concrete Curb/Gutter - Repair - 5%	$0	$0	$0	$62,563	$0
21080	Concrete Swales/Pans - Repair - 5%	$0	$0	$0	$56,445	$0
21090	Concrete Walkways - Repair - 5%	$0	$0	$0	$24,176	$0
21190	Asphalt - Seal/Repair	$123,899	$0	$0	$0	$139,450
21200	Asphalt - Resurface	$0	$0	$0	$0	$0
21300	Site Rail: Metal - Repair/Paint	$0	$0	$29,508	$0	$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
21600	Mailboxes - Replace	$0	$0	$0	$0	$0
21610	Sign/Monument - Refurbish/Replace	$0	$0	$0	$0	$0
21660	Site Pole Lights - Replace	$0	$0	$0	$0	$0
	Building Exteriors					
21090	Concrete Patios - Repair - 5%	$0	$0	$0	$9,671	$0
23020	Ext. Lights (Decorative) - Replace	$0	$0	$0	$0	$0
23130	Utility Fencing: Wood - Replace	$0	$0	$0	$0	$0
23160	Concrete Balcony Deck - Recoat	$0	$0	$0	$0	$0
23220	Balcony Rails - Paint	$0	$93,015	$0	$0	$0
23230	Balcony Rails - Replace	$0	$535,765	$0	$0	$0
23380	Fiber Cement Siding - Seal/Paint	$0	$0	$0	$0	$1,138,365
23390	Fiber Cement Siding - Replace	$0	$4,836,766	$0	$0	$0
23480	Utility Doors - Replace	$0	$0	$0	$0	$0
23570	Roof: Composition Shingle - Replace	$0	$0	$0	$0	$0
23650	Gutters/Downspouts - Replace	$0	$0	$0	$372,218	$0
23710	Chimney Covers/Flue Caps - Replace	$0	$0	$0	$374,981	$0
	Mechanical					
25010	Fob Reader System - Replace	$0	$0	$14,371	$0	$0
25011	Trash Enclosure Keypad System - Replace	$0	$0	$0	$0	$0
25012	Entry Keypad System - Replace	$0	$0	$0	$0	$0
25060	Gate Operators – Replace	$0	$0	$0	$0	$53,361
25280	Fire Riser PRVs - Replace	$0	$0	$0	$0	$0
25410	Fire Control Panel - Update/Replace	$0	$0	$0	$0	$0
25420	Exit/Emergency Fixtures - Replace	$0	$0	$0	$0	$0
25570	Irrigation Clocks - Replace (New)	$0	$0	$0	$0	$0
25570	Irrigation Clocks - Replace (Old)	$0	$0	$0	$0	$0
	Amenities					
26060	Site Furnishings - Repair/Replace	$0	$0	$0	$0	$0
26220	Sand Volleyball Court - Maintain	$0	$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					
21490	Garage Door - Replace	$0	$0	$0	$0	$0
22040	Kubota ATV - Replace	$0	$0	$0	$0	$0
24240	Kitchen - Remodel	$0	$0	$24,909	$0	$0
24250	Kitchen Appliances - Replace	$0	$0	$4,215	$0	$0
25200	HVAC System – Replace	$0	$0	$0	$0	$0
25220	Space/Cabinet Heating - Replace	$8,128	$0	$0	$0	$0
25460	Shed Water Heater - Replace	$0	$0	$0	$0	$0
	Clubhouse Interiors					
24140	Fitness Room Flooring - Replace	$0	$0	$0	$0	$0
27110	Clubhouse Interior Walls - Repaint	$0	$0	$26,825	$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
27200	Sauna - Refurbish	$0	$0	$12,455	$0	$0
27220	Cardio Equipment - Replace (2024)	$0	$0	$0	$43,419	$0
27221	Fitness/Gym Equipment - Replace	$0	$0	$0	$0	$0
27250	Clubhouse Furniture - Replace	$0	$0	$0	$0	$0

	Fiscal Year	2045	2046	2047	2048	2049
27310	Clubhouse Kitchen - Remodel	$0	$0	$25,867	$0	$0
27320	Kitchen Appliances - Replace	$0	$0	$9,389	$0	$0
27330	Drinking Fountain - Replace	$0	$0	$0	$0	$0
29380	Fireplace - Replace	$0	$0	$0	$0	$0
	Clubhouse Exteriors					
23600	Clubhouse Roof: Metal - Replace	$0	$0	$0	$0	$0
27060	Clubhouse Windows - Replace	$0	$0	$0	$0	$0
27061	Clubhouse Windows - Replace (2023)	$0	$0	$0	$0	$0
	Clubhouse Mechanicals					
27190	Sauna Heater - Replace	$0	$0	$0	$0	$0
27270	Clubhouse Water Heater - Replace	$0	$0	$5,269	$0	$0
27280	Clubhouse HVAC - Replace	$0	$0	$0	$0	$0
27290	A/V Equipment - Replace	$0	$0	$10,634	$0	$0
	Pool Area - Voted Out 2023					
28020	Pool Fence - Repair/Paint	$0	$0	$0	$5,625	$0
	Total Expenses	$132,027	$5,465,545	$163,444	$1,072,447	$1,331,175
	Ending Reserve Balance	$8,006,740	$3,548,650	$4,393,204	$4,363,314	$4,101,819

	Fiscal Year	2050	2051	2052	2053	2054
	Starting Reserve Balance	$4,101,819	$3,598,718	$4,620,001	$5,748,272	$6,302,126
	Annual Reserve Funding	$1,036,420	$1,067,513	$1,099,538	$1,132,524	$1,166,500
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$57,717	$61,601	$77,712	$90,320	$103,209
	Total Income	$5,195,956	$4,727,831	$5,797,252	$6,971,116	$7,571,835
#	Component					
	Sites & Grounds					
21050	Driveway Concrete - Repair - 5%	$0	$0	$0	$142,995	$0
21070	Concrete Curb/Gutter - Repair - 5%	$0	$0	$0	$72,527	$0
21080	Concrete Swales/Pans - Repair - 5%	$0	$0	$0	$65,435	$0
21090	Concrete Walkways - Repair - 5%	$0	$0	$0	$28,027	$0
21190	Asphalt - Seal/Repair	$0	$0	$0	$156,952	$0
21200	Asphalt - Resurface	$1,577,662	$0	$0	$0	$0
21300	Site Rail: Metal - Repair/Paint	$0	$0	$34,208	$0	$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
21600	Mailboxes - Replace	$0	$0	$0	$0	$0
21610	Sign/Monument - Refurbish/Replace	$0	$0	$0	$0	$0
21660	Site Pole Lights - Replace	$0	$0	$0	$0	$0
	Building Exteriors					
21090	Concrete Patios - Repair - 5%	$0	$0	$0	$11,211	$0
23020	Ext. Lights (Decorative) - Replace	$0	$0	$0	$0	$0
23130	Utility Fencing: Wood - Replace	$0	$0	$0	$0	$0
23160	Concrete Balcony Deck - Recoat	$0	$0	$0	$0	$0
23220	Balcony Rails - Paint	$0	$107,830	$0	$0	$0
23230	Balcony Rails - Replace	$0	$0	$0	$0	$0
23380	Fiber Cement Siding - Seal/Paint	$0	$0	$0	$0	$0
23390	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
23650	Gutters/Downspouts - Replace	$0	$0	$0	$0	$0
23710	Chimney Covers/Flue Caps - Replace	$0	$0	$0	$0	$0
	Mechanical					
25010	Fob Reader System - Replace	$0	$0	$0	$0	$0
25011	Trash Enclosure Keypad System - Replace	$0	$0	$0	$0	$9,662
25012	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	$125,836	$0
25410	Fire Control Panel - Update/Replace	$0	$0	$0	$0	$0
25420	Exit/Emergency Fixtures - Replace	$0	$0	$0	$0	$0
25570	Irrigation Clocks - Replace (New)	$0	$0	$0	$0	$0
25570	Irrigation Clocks - Replace (Old)	$0	$0	$0	$0	$0
	Amenities					
26060	Site Furnishings - Repair/Replace	$0	$0	$0	$0	$0
26220	Sand Volleyball Court - Maintain	$16,122	$0	$0	$0	$0
26250	Basketball Court - Seal/Repair	$0	$0	$14,772	$0	$0
26270	Basketball Equipment - Replace	$0	$0	$0	$0	$0
	Maintenance Shed					
21490	Garage Door - Replace	$3,455	$0	$0	$0	$0
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
25220	Space/Cabinet Heating - Replace	$0	$0	$0	$0	$0
25460	Shed Water Heater - Replace	$0	$0	$0	$0	$0
	Clubhouse Interiors					
24140	Fitness Room Flooring - 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
27200	Sauna - Refurbish	$0	$0	$0	$0	$0
27220	Cardio Equipment - Replace (2024)	$0	$0	$0	$0	$0
27221	Fitness/Gym Equipment - Replace	$0	$0	$0	$0	$94,263
27250	Clubhouse Furniture - Replace	$0	$0	$0	$50,334	$0

	Fiscal Year	2050	2051	2052	2053	2054
27310	Clubhouse Kitchen - Remodel	$0	$0	$0	$0	$0
27320	Kitchen Appliances - Replace	$0	$0	$0	$0	$0
27330	Drinking Fountain - Replace	$0	$0	$0	$0	$0
29380	Fireplace - Replace	$0	$0	$0	$0	$0
	Clubhouse Exteriors					
23600	Clubhouse Roof: Metal - Replace	$0	$0	$0	$0	$0
27060	Clubhouse Windows - Replace	$0	$0	$0	$0	$0
27061	Clubhouse Windows - Replace (2023)	$0	$0	$0	$9,152	$0
	Clubhouse Mechanicals					
27190	Sauna Heater - 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	$0	$0
	Pool Area - Voted Out 2023					
28020	Pool Fence - Repair/Paint	$0	$0	$0	$6,521	$0
	Total Expenses	$1,597,238	$107,830	$48,979	$668,990	$103,925
	Ending Reserve Balance	$3,598,718	$4,620,001	$5,748,272	$6,302,126	$7,467,910

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:

- Client's obligation to maintain/replace existing elements.

- Schedule/need for projects can be reasonably anticipated. A component must have a “reasonably anticipated” limited useful life (this includes a component with an estimated life of greater than 30 years). The useful life limit does not have to be due to physical deterioration but may reach the end of its useful life due to esthetics (out of style), economic obsolescence (no longer energy efficient), or other reasons.

- The total cost for the project is material to the association, can be reasonably estimated, and includes direct/related costs. The next occurrence of the expense must be above a minimum threshold, reasonably estimated, and include all related costs. Material to the association because typically an expense less than ~1%-.5% of the total annual budget is best categorized by expensing the cost to the operating account. Reasonable estimated because unsupported “guesses” are inappropriate (it is random or unknowable), estimating what the expense will be can be valid if the estimate is provided by a qualified outside expert, based on the association’s history (i.e., historical frequency or patterns of repairs), manufacture recommendations, etc.

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. Many factors can result in a wide variety of potential costs; 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 is deemed inappropriate for the Reserve Fund.

Sites & Grounds

Comp #: 21050 Driveway Concrete - Repair - 5% **Quantity: 5% of ~ 71400 GSF**
Location: Common Areas
Funded?: Yes.
History:
Comments: Concrete driveways determined to be in fair condition typically may exhibit small changes in slope and narrow "hair-line" wide cracks. Overall, no unusual or extreme signs of age noted. Driveways are reported to be the maintenance and repair responsibility of the client. Although complete replacement of all areas together should not be required, conditions observed merit inclusion of an allowance for ongoing repairs and partial replacements. Exposure to sunlight, weather, and frequent vehicle traffic can lead to larger, more frequent repairs, especially for older properties. Inspect all areas periodically to identify trip hazards or other safety issues. Timeline and cost ranges shown here should be re-evaluated during future Reserve Study updates.

Useful Life:
5 years

Remaining Life:
3 years

Best Case: $ 53,600 Worst Case: $ 71,400

Cost Source: Allowance

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

Location: Common Areas
Funded?: Yes.
History:
Comments: Concrete curbs and gutters determined to be in fair condition typically may start to exhibit minor hair-line cracks and minimal vehicle damage particularly in high-traffic areas. Although there is no predictable expectation for total replacement within the scope of this study we suggest a rotating funding allowance to supplement the operating budget for periodic larger scale repair/replacement. Best to time larger repairs with asphalt seal coat cycles when possible for cost efficiency paint any curbs and fire lanes at that time as well.

Useful Life:
5 years

Remaining Life:
3 years

Best Case: $ 29,300 Worst Case: $ 34,100

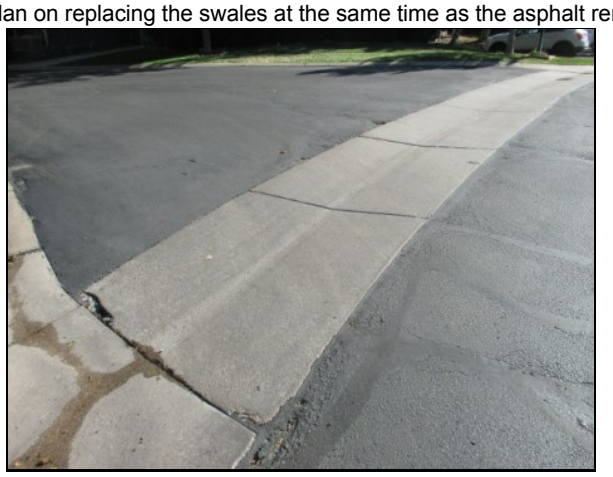
Cost Source: Allowance

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

Location: Common Areas
Funded?: Yes.
History:
Comments: The concrete swales and pans were observed to be in fair condition. Minor cracking was noted at the time of the inspection. No heavy damage was seen. Concrete swales are important elements of the site drainage system. Should be inspected periodically to ensure that drainage is not interrupted and any significant cracks or damaged sections repaired in order to maintain a smooth surface. Plan on replacing the swales at the same time as the asphalt removal.

Useful Life:
5 years

Remaining Life:
3 years



Best Case: $ 26,000 Worst Case: $ 31,200

Cost Source: Allowance

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

Location: Common areas

Funded?: Yes.

History:

Comments: Concrete sidewalks determined to be in fair condition typically exhibit minor changes in slope and a moderate percentage of cracking and surface wear. Trip hazards may be increasing in frequency and severity and should be closely monitored to prevent further risks. Colorado is home to expansive soils. One of the causes of concrete damage in this type of soil moisture. Expansive soils tend to swell in size when wet and contract as they dry out. As the soil expands and contracts it can create enough force to cause major damage to sidewalks. Repair any trip and fall hazards immediately to ensure safety. As routine maintenance, inspect regularly, pressure wash for appearance and repair promptly as needed to prevent water penetrating into the base and causing further damage. In our experience, larger repair/replacement expenses emerge as the community ages. Although difficult to predict timing, cost and scope, we suggest a rotating funding allowance to supplement the operating/maintenance budget for periodic larger repairs. Adjust as conditions, actual expense patterns dictate within future reserve study updates.

Useful Life:
5 years

Remaining Life:
3 years

Best Case: $ 10,500 Worst Case: $ 14,000

Cost Source: Allowance

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

Location: Common Areas

Funded?: No.

History:

Comments: Site drainage systems determined to be in fair condition typically may cause some minor amount of standing water after normal rain storms but water dissipates in a reasonable amount of time. System only requires routine repairs on an as-needed basis according to information provided. Based on observed conditions and/or reports by the client we recommend further investigation using cameras or other means to document and identify existing conditions. Some clients consult with civil and/or geotechnical engineers in order to develop scopes of work for repair/replacement. If more comprehensive analysis becomes available findings should be incorporated into Reserve Study updates as appropriate. An allowance for repairs is recommended here.

Useful Life:

Remaining Life:

Best Case: Worst Case:

Cost Source:

Comp #: 21190 Asphalt - Seal/Repair **Quantity: ~ 274000 GSF**
Location: Common Areas
Funded?: Yes.
History: Sealed in 2023, per the client
Comments: Plan to restart the seal cycle upon completion of component #21200

Asphalt seal was observed to be in fair condition with no major issues noted at the time of the inspection. Regular cycles of seal coating (along with any needed repair) has proven to be the best program in our opinion for the long term care of lower traffic asphalt areas such as these. The primary reason to seal coat asphalt pavement is to protect the pavement from the deteriorating effects of sun and water. When asphalt pavement is exposed, the asphalt oxidizes, or hardens which causes the pavement to become more brittle. As a result, the pavement will be more likely to crack because it is unable to bend and flex when subjected to traffic and temperature changes. A seal coat combats this situation by providing a waterproof membrane, which not only slows down the oxidation process but also helps the pavement to shed water, preventing it from entering the base material. Seal coat also provides uniform appearance, concealing the inevitable patching and repairs which accumulate over time. Seal coat ultimately extends useful life of asphalt, postponing the asphalt resurfacing, which can be one of the larger cost items in this study (see component #21200 for asphalt resurfacing costs). Repair asphalt before seal coating. Surface preparation and dry weather, during and following application, is key to lasting performance. The ideal conditions are a warm, sunny day with low humidity. Rain can cause major problems when seal coating and should never be done when showers are threatening. Incorporate any striping and curb repair into this project. Fill cracks and clean oil stains promptly in between cycles as routine maintenance. Prior to a seal coat application, the areas will be cleaned with push blowers and wire brooms.Be aware that sealcoat will not adhere to heavily saturated oil spots. Vendors typically recommend infrared patching on areas with saturated oil spots to ensure adherence of sealcoat.

Useful Life:
4 years

Remaining Life:
4 years

Best Case: $ 55,000 Worst Case: $ 82,200

Cost Source: ARI Cost Database: Similar Project Cost History

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

Location: Common Areas

Funded?: Yes.

History:

Comments: Asphalt pavement determined to be in poor condition typically exhibits more substantial, consistent patterns of wear and age, including longer, wider cracks and/or patterns of cracking. Raveling is more advanced, resulting in dimpled, rougher texture over most (if not all) areas. Color has faded and curb appeal is declining. At this stage, timeline for resurfacing should be discussed and proper scope of work developed. Useful life below assumes regular seal coating and repairs. The lack of seal coating and repairs can greatly decrease the asphalt's useful life. Resurfacing is typically one of the larger expense items in a Reserve Study. When need to resurface is apparent within a couple of years, consult with geotechnical engineer for recommendations, specifications / scope of work and project oversight. As routine maintenance, keep surfaces clean and free of debris, ensure that drains are free flowing, repair cracks, and clean oil stains promptly. Assuming proactive maintenance, plan to resurface at roughly the time frame below. If regular maintenance and sealing is deferred, client may need more extensive repair and replacement projects. Funding below assumes that asphalt has adequate subgrade as well as asphalt fill depth. If fill depth is less than 2", client may need to consider a remove and replacement project which can increase costs by 50%, or more. Further resources: Pavement Surface Condition Field Rating Manual for Asphalt Pavement. http://co-asphalt.com/resources/maintenance-and-preservation/

Useful Life:
25 years

Remaining Life:
0 years

Best Case: $ 685,000 Worst Case: $ 822,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 21210 Asphalt - Crack Fill/Repair **Quantity: ~ 274000 GSF**
Location: Common Areas
Funded?: No. Handle as an Operational Expense.
History:
Comments: Costs for this project are expected to be included in the client's Operating budget, not as a Reserve expense. This component may be re-evaluated during future Reserve Study updates based on conditions observed and any new information provided.

Useful Life:

Remaining Life:

Best Case: Worst Case:

Cost Source:

Comp #: 21300 Site Rail: Metal - Repair/Paint **Quantity: ~ 2200 LF**
Location: Common Areas
Funded?: Yes.
History: Painted in 2021, per the client
Comments: Plan to start the paint cycle upon completion of component #21310.

Metal fencing determined to be in fair condition typically exhibits a finish coat or surface which is mostly uniform but exhibits minor to moderate corrosion or rust. Coloring may be faded but is still mostly consistent. Metal fencing should be painted at the interval shown here in order to inhibit or delay onset of rust/corrosion and prevent or minimize costly repairs. Painting not only protects the metal surface from excessive wear, but promotes a good, attractive appearance in the common areas. Costs can vary greatly depending on existing conditions of fencing, which will dictate amount of repair/prep work required.

Useful Life:
5 years

Remaining Life:
7 years

Best Case: $ 13,200 Worst Case: $ 17,600

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: Metal railing determined to be in fair condition typically exhibits some minor to moderate amounts of surface wear and other signs of age which may include corrosion loose or unstable pieces/sections or hardware and/or overgrowth by surrounding vegetation. Overall appears to be in serviceable but declining condition. In our experience metal fencing will typically eventually break down due to a combination of sun and weather exposure which is sometimes exacerbated by other factors such as irrigation overspray abuse and lack of preventive maintenance. For some types of fencing complete replacement is advisable over recoating or refinishing due to relatively short lifespan of coatings and consideration of total life-cycle cost.

Useful Life:
30 years

Remaining Life:
2 years

Best Case: $ 36,000 Worst Case: $ 42,000

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: Metal railing determined to be in fair condition typically exhibits some minor to moderate amounts of surface wear and other signs of age which may include corrosion loose or unstable pieces/sections or hardware and/or overgrowth by surrounding vegetation. Overall appears to be in serviceable but declining condition. In our experience metal fencing will typically eventually break down due to a combination of sun and weather exposure which is sometimes exacerbated by other factors such as irrigation overspray abuse and lack of preventive maintenance. For some types of fencing complete replacement is advisable over recoating or refinishing due to relatively short lifespan of coatings and consideration of total life-cycle cost.

Useful Life:
30 years

Remaining Life:
2 years

Best Case: $ 176,000 Worst Case: $ 198,000

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: Chain-link site fencing determined to be in fair condition typically exhibits some isolated sections of loose and/or damaged areas, and may show minor to moderate surface wear and corrosion. If present, vinyl coating is still intact but usually faded and cracking at edges. Curb appeal is declining at this stage. Chain link fencing generally has lower aesthetic value than other materials, so remaining useful life is mostly based on structural conditions, although appearance is also considered. Inspect regularly clean and repair locally as needed as part of general maintenance/Operating funds. Assuming ordinary care and maintenance, plan to replace this fence as shown below.

Useful Life:
30 years

Remaining Life:
2 years

Best Case: $ 6,000 Worst Case: $ 7,200

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 21380 Entry Gates - Replace **Quantity: ~ (2) Gates**
Location: Common Areas
Funded?: Yes.
History:
Comments: Gate(s) determined to be in fair condition typically exhibit minor to moderate corrosion or rust hardware may show some wear and corrosion but gate(s) operate properly and connections and supports appear to be secure. Fair appearance overall. We strongly recommend regular inspections maintenance and repairs to help extend useful life cycles. Clean for appearance and paint/touch-up as needed within general maintenance/Operating funds. Although metal gates are typically durable we recommend setting aside funding for regular intervals of replacement due to constant wear/usage exposure and vehicle damage. Replacement can also be warranted for aesthetic changes over time. Plan to replace at roughly the time frame shown below.

Useful Life:
35 years

Remaining Life:
6 years

Best Case: $ 20,000 Worst Case: $ 24,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 21400 Retaining Walls - Inspect **Quantity: Retaining Walls**

Location: Common Areas

Funded?: No.

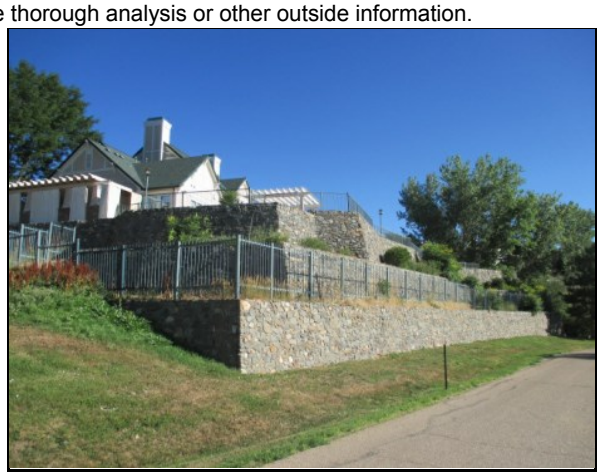
History:

Comments: Per the engineering report provided by the client, it is recommended that continued crack measurements are made every 4 to 6 months over the following 2 years, at a minimum, to ensure crack expansion and wall movement is limited. Additional crack monitors and extended measurement duration should be considered following the completion of any renovations or infills of the pool deck."

Assuming normal wear and tear and good preventive maintenance, complete replacement or reconstruction may be required at longer intervals, including some or all components of structural framework, pilings, etc. If present, reconstruction may also need to include replacement of electrical infrastructure or other features. In our experience, all such projects are unique, and we strongly recommend consulting with engineers or experienced contractors to properly determine existing conditions and required scope of work. Our inspection is visual only and limited to accessible areas, and does not incorporate any specific testing or thorough structural evaluation. Life and cost estimates shown here are intended for planning and budgeting purposes, and may need to be re-evaluated in light of any more thorough analysis or other outside information.

Useful Life:

Remaining Life:



Best Case: Worst Case:

Cost Source:

Comp #: 21450 Fountain/Water Feature – Refurbish **Quantity: ~ (1) Feature**
Location: Common Areas
Funded?: No. Based on inspection, the fountain appeared to be de-commissioned.
History: Based on inspection, the fountain appeared to be de-commissioned.
Comments: Based on inspection, the fountain appeared to be de-commissioned.

In general, costs related to this component are expected to be included in the Client's Operating budget. No recommendation for Reserve funding at this time. However, any repair and maintenance or other related expenditures should be tracked, and this component should be re-evaluated during future Reserve Study updates based on most recent information and data available at that time. If deemed appropriate for Reserve funding, component can be included in the funding plan at that time.

Useful Life:

Remaining Life:

Best Case: Worst Case:

Cost Source:

Comp #: 21600 Mailboxes - Replace **Quantity: ~ (340) Boxes**
Location: Common Areas
Funded?: Yes.
History:
Comments: Based on physical inspection, the remaining useful life has been slightly extended.

Mailbox kiosks determined to be in fair condition typically exhibit minor to moderate surface wear at this stage. All components and hardware appear to function properly, but appearance is diminishing. Inspect regularly, and clean by wiping down exterior surfaces. If necessary, change lock cylinders, lubricate hinges and repair as an Operating expense. Best to plan for total replacement at roughly the time frame below due to constant exposure, usage and wear over time. Note USPS has a limited budget for replacement and should not be relied upon for purposes of long term planning.

Useful Life:
25 years

Remaining Life:
5 years

Best Case: $ 28,000 Worst Case: $ 32,000

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: Based on physical inspection, the remaining useful life has been slightly extended.

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

Useful Life:
30 years

Remaining Life:
5 years

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

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 21620 Pet Stations - Replace **Quantity: ~ (11) Stations**
Location: Common Areas
Funded?: No. Handle as an Operational Expense.
History:
Comments: Signs should be inspected regularly to make sure visibility is adequate, including at night. Repair any damaged or leaning posts as needed. At this time, costs related to this component are expected to be included in the client's Operating budget. No recommendation for Reserve funding at this time. However, any repair and maintenance or other related expenditures should be tracked, and this component should be re-evaluated during future Reserve Study updates based on most recent information and data available at that time. If deemed appropriate for Reserve funding, component can be included in the funding plan at that time.

Useful Life:

Remaining Life:

Best Case: Worst Case:

Cost Source:

Comp #: 21620 Street Signs - Replace **Quantity: ~ (17) Pole**
Location: Common Areas
Funded?: No. Handle as an Operational Expense.
History:
Comments: Signs should be inspected regularly to make sure visibility is adequate including at night. Repair any damaged or leaning posts as needed. At this time costs related to this component are expected to be included in the client's Operating budget. No recommendation for Reserve funding at this time. However any repair and maintenance or other related expenditures should be tracked and this component should be re-evaluated during future Reserve Study updates based on most recent information and data available at that time. If deemed appropriate for Reserve funding component can be included in the funding plan at that time.

Useful Life:

Remaining Life:

Best Case: Worst Case:

Cost Source:

Comp #: 21640 Informational Signs - Replace **Quantity: ~ (240) Signs**
Location: Common Areas
Funded?: No. Handle as an Operational Expense.
History:
Comments: Cost to replace signs is not expected to meet threshold for Reserve funding. Maintain, repair and replace as needed as an Operating expense. However, any repair and maintenance or other related expenditures should be tracked, and this component should be re-evaluated during future Reserve Study updates based on most recent information and data available at that time. If deemed appropriate for Reserve funding, component can be included in the funding plan at that time.

Useful Life:

Remaining Life:

Best Case: Worst Case:

Cost Source:

Comp #: 21660 Site Pole Lights - Replace **Quantity: ~ (56) Pole Lights**
Location: Common Areas
Funded?: Yes.
History:
Comments: Includes (12) Pool area, (44) Grounds. Pole lights determined to be in fair condition typically exhibit somewhat faded/worn appearance but overall assembly is sturdy and aging normally. Serviceable physical condition and still appropriate for aesthetic standards. Observed during daylight hours assumed to be in functional operating condition. As routine maintenance, inspect, repair/change bulbs as needed. Best to plan for large scale replacement at roughly the time frame below for cost efficiency and consistent quality/appearance throughout client. Replacement costs can vary greatly estimates shown here are based on replacement with a comparable size and design, unless otherwise noted.

Useful Life:
30 years

Remaining Life:
1 years

Best Case: $ 78,400 Worst Case: $ 112,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 21090 Concrete Patios - Repair - 5% **Quantity: 5% of ~ 5600 GSF**
Location: Building Exteriors
Funded?: Yes.
History:
Comments: Concrete patios determined to be in fair condition typically exhibit minor changes in slope and a moderate percentage of cracking and surface wear. Trip hazards may be increasing in frequency and severity and should be closely monitored to prevent further risks. The Rocky Mountain Region is home to expansive soils. One of the causes of concrete damage in this type of soil moisture. Expansive soils tend to swell in size when wet and contract as they dry out. As the soil expands and contracts it can create enough force to cause major damage to sidewalks. Repair any trip and fall hazards immediately to ensure safety. As routine maintenance inspect regularly pressure wash for appearance and repair promptly as needed to prevent water penetrating into the base and causing further damage. In our experience larger repair/replacement expenses emerge as the community ages. Although difficult to predict timing cost and scope we suggest a rotating funding allowance to supplement the operating/maintenance budget for periodic larger repairs. Adjust as conditions actual expense patterns dictate within future reserve study updates.

Useful Life:
5 years

Remaining Life:
3 years

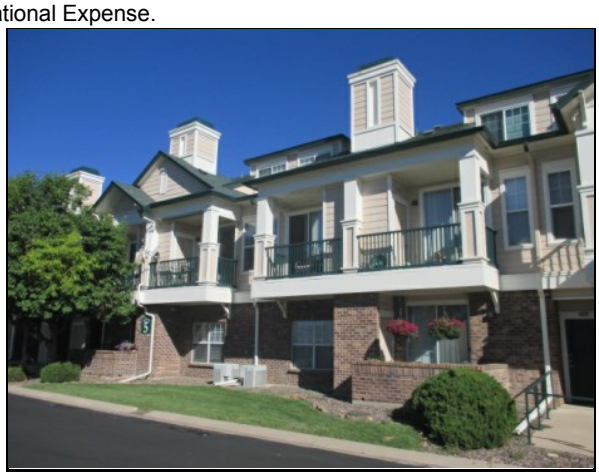
Best Case: $ 4,200 Worst Case: $ 5,600

Cost Source: Allowance

Comp #: 23000 Building Signs - Maintain **Quantity: ~ (48) Signs**
Location: Building Exteriors
Funded?: No. Handle as an Operational Expense.
History:
Comments: Handle as an Operational Expense.

Useful Life:

Remaining Life:



Best Case: Worst Case:

Cost Source:

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

Location: Building Exteriors

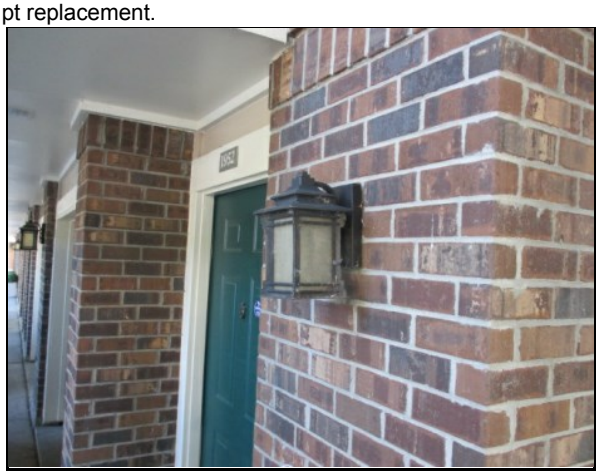
Funded?: Yes.

History:

Comments: Exterior lights determined to be in fair condition typically exhibit more moderate signs of wear and age but are generally believed to be aging normally with no unusual conditions noted. Observed during daylight hours but assumed to be in functional operating condition. As routine maintenance clean by wiping down with an appropriate cleaner change bulbs and repair as needed. Best practice is to plan for replacement of all lighting together at roughly the time frame below for cost efficiency and consistent quality/appearance throughout development. Should be coordinated with exterior painting projects whenever possible. Individual replacements should be considered an Operating expense. If available an extra supply of replacement fixtures should be kept on-site to allow for prompt replacement.

Useful Life:
25 years

Remaining Life:
17 years



Best Case: $ 142,500 Worst Case: $ 185,300

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: Plan to paint the wood fencing with the building exteriors.

Wood fencing determined to be in fair condition typically exhibits some minor to moderate amounts of surface wear and other signs of age which may include a small percentage of warped split and/or rotted sections. In general appearance is consistent but declining. As routine maintenance inspect regularly for any damage repair as needed and avoid contact with ground and surrounding vegetation wherever possible. Regular cycles of uniform professional sealing/painting will help to maintain appearance and maximize life. In our experience wood fencing will typically eventually break down due to a combination of sun and weather exposure which is sometimes exacerbated by other factors such as irrigation overspray abuse and lack of preventive maintenance. Recommendation and costs shown here are based on replacement with similar style and material. However the client might want to consider replacing with more sturdy lower-maintenance products like composite vinyl etc. Although installation costs are higher total life cycle cost is lower due to less maintenance and longer design life expectancy.

Useful Life:
30 years

Remaining Life:
1 years

Best Case: $ 42,000 Worst Case: $ 64,000

Cost Source: ARI Cost Database: Similar Project Cost History

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

Location: Building Exteriors

Funded?: Yes.

History:

Comments: A reserve study conducts a limited visual review so no observation or evaluation of the underlying waterproofing was available. Remaining useful life is based off relative install date. Since there have been no reports of large scale water intrusion problems it would be reasonable to assume that a waterproof layer exists beneath the concrete slab and on top of the structural surface. Due to the lack of observation and lack of historical information the timing and scope of repairs is likely to vary. The concrete topping slab helps extend the useful life of the waterproofing by protecting it from deterioration by ultra violet sunlight and from general wear and tear. The concrete also increase the useful life of the underlying waterproofing by limiting the amount of water that reaches it as well as limits the amount of its thermal expansion and contraction as the waterproofing is not exposed to direct sunlight. The down side to this type of system is that the waterproofing cannot be easily viewed to determine its current condition repair it or to estimate its useful life. Inspect clean and repair as needed. As the decks age there are two ways to go about replacing the waterproofing reactively and proactively. Reactively involves waiting for signs of water damage and then replacing the waterproof system. This option always comes with the additional cost of repairing the water damage which may be substantial. The proactive solution involves replacing the waterproofing before there are signs of water damage. This option has a lower cost but may shorten the service life. Proactively replacing a few decks as a test may be a reasonable option since it provides information about the condition of the underlying waterproofing. At time of replacement we recommend that you hire a professional consultant (Architect Engineer building envelope consultant) to evaluate the existing decks design and specify new installation requirements help bid the project help select best bidder and observe construction to increase the likelihood of proper installation. We recommend all clients hire qualified consultants (Architect Engineer or roofing consultant) whenever they are considering having work performed on any building envelope (waterproofing) components (roof walls windows decks exterior painting and caulking/sealant). At this time the scope of expected repair or replacement is too unpredictable.

Useful Life:
15 years

Remaining Life:
0 years

Best Case: $ 126,000 Worst Case: $ 168,000

Cost Source: ARI Cost Database: Similar Project Cost History

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

Location: Building Exteriors
Funded?: Yes.
History: Painted in 2021
Comments: Deck railing finishes determined to be in fair condition typically exhibit minor to moderate wear, with faded but consistent color. Coating is generally intact but may be beginning to peel or flake in sections. Railings should be painted/re-coated at the approximate interval shown below in order to restore good appearance and protect the railings from excessive surface wear. If railing is exposed to the elements without adequate coating for an extended period of time, useful life may be severely reduced. Best practice is to coordinate with other exterior projects when possible, such as deck re-coating or exterior painting.

Useful Life:
5 years

Remaining Life:
1 years

Best Case: $ 40,000 Worst Case: $ 60,000

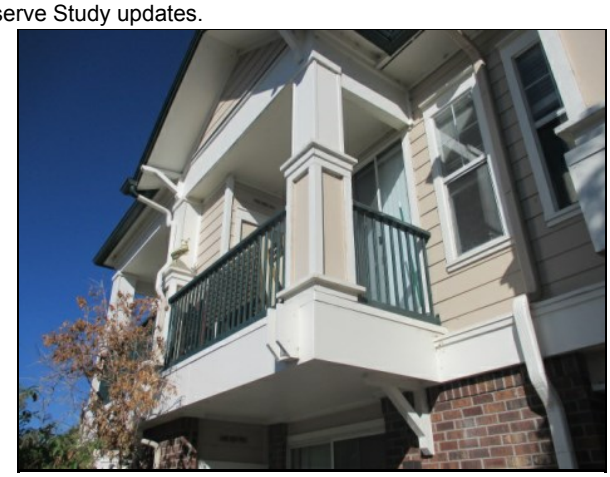
Cost Source: Client Cost History

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

Location: Building Exteriors
Funded?: Yes.
History:
Comments: Deck railings determined to be in fair condition typically exhibit some wear and age but are not showing any advanced structural concerns loose attachments rust etc. Appearance may be declining or outdated at this stage but railings are still performing their intended function. Post attachments and hardware should be inspected periodically for corrosion/rust and any waterproofing issues. As routine maintenance inspect regularly to ensure safety and stability repair promptly as needed using general operating/maintenance funds. We suggest Reserve funding for regular intervals of total replacement as indicated below. Unless otherwise noted costs shown are based on replacement with a similar style of railing. However if the client chooses to upgrade or replace with a different style costs may be substantially different. Any new information about changes in style should be incorporated into future Reserve Study updates.

Useful Life:
50 years

Remaining Life:
21 years



Best Case: $ 270,000 Worst Case: $ 306,000

Cost Source: ARI Cost Database: Similar Project Cost History

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

Location: Building Exteriors

Funded?: No. Handle as an Operational Expense.

History:

Comments: Brick is typically a low maintenance material that usually requires little maintenance work. After 30-50 years (or more) mortar between brick can require repointing. Repointing involves grinding out small sections of existing mortar and installing new mortar and continuing on until all the mortar has been replaced. As the brick and mortar ages cracking may appear indicating need for repointing. Currently there is no predictable scope or timing for repointing work. Reserve Study review is for financial planning purposes only and if a thorough investigation of brick and mortar is desired we recommend having a masonry specialist inspect the brick and mortar. Funding can be added to future updates to the Reserve Study if scope and timing become more well-defined. No funding suggested at this time.

Useful Life:

Remaining Life:

Best Case: Worst Case:

Cost Source:

Comp #: 23380 Fiber Cement Siding - Seal/Paint **Quantity: ~ 181200 GSF**
Location: Exteriors
Funded?: Yes.
History: Painted in 2021
Comments: Includes (86625 GSF) 9 unit buildings, (88200 GSF) 12 unit buildings, (6340 GSF) Clubhouse and Shed buildings.

Fiber cement siding/trim sections determined to be in fair condition typically exhibit some color fading and inconsistency, with minor, isolated locations showing more advanced surface wear, cracking, splintering, etc. Association Reserves does not specifically endorse any products, manufacturers or vendors, but James Hardie Building Products, Inc. is the leading manufacturer of fiber cement siding, and their website (www.jameshardie.com) is an informative resource for proper care and maintenance of fiber cement siding. Their Best Practices guidelines recommend the use of primers and topcoats that are designed and recommended for cement-based building materials such as fiber cement,masonry, brick or stucco. Two finish coats of high-quality exterior-grade acrylic paint are recommended. Their guidelines also recommend the use of elastomeric joint sealants complying with ASTM C920 Grade NS, Class 25 or higher, or latex joint sealants complying with ASTM C834. We recommend that the client consult with qualified exterior painting/waterproofing consultants and/or contractors to ensure that proper materials are used in painting and sealing the building siding. Plan for such projects at the interval shown here.

Useful Life:
7 years

Remaining Life:
3 years

Best Case: $ 550,000 Worst Case: $ 570,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 23390 Fiber Cement Siding - Replace **Quantity: ~ 181200 GSF**

Location: Exteriors

Funded?: Yes.

History:

Comments: The surfaces appeared in fair condition. No broken or missing sections observed. Minimal evidence of cracking, fading, and peeling observed. Siding was horizontal clapboard. Surface was painted. Actual material of siding was not confirmed since we conducted only a limited visual review. Siding is believed to be fiber cement. The largest manufacturer of fiber cement siding is James Hardie Building Products, Inc., and www.jameshardie.com is a good source of information for best practices related to installation, care and maintenance of the product. At this time, there is no well-defined limit to the useful life of fiber cement siding. The client should review any available warranty documents to ensure proper steps are taken to maintain applicable warranties. As the product ages, the client should conduct more detailed inspections beyond the scope of the visual inspection conducted during this engagement. Currently Hardie offers the choice of a 30-year non-prorated. James Hardie recommended maintenance tips include: • Patching - Dents, chips and cracks can be filled using a good quality cement patching compound (acrylic mortar patch) which can be found at your local Home Center or Hardware Store. • Mold/Mildew - Remove using a commercial mold/mildew remover. Consult your paint manufacturer's recommendations before applying any mold or mildew remover. • Loose Siding or Soffit- Re-nail using a properly-sized corrosion-resistant fastener. • Caulk Replacement - When sealant is in need of replacing, carefully remove existing caulk and replace with a high quality, paintable latex caulk. For best results use a latex caulk that complies with ASTM-C- 834, ASTM C920 or better. Caulking should be applied in accordance with the caulking manufacturer's written installation instructions. • Paint Maintenance - Remove any damaged, chipped or cracked paint. Prior to repainting make sure that the surface area is properly cleaned and prepared. Repaint immediately using 100% acrylic paint. • Note: For best results please refer to your paint manufacturer's written specifications for application rates and required topcoats or refer to James Hardie's Technical Bulletin, No. S-100. The underlying waterproofing will degrade over time and may require replacement. No view of underlying waterproofing was part of our limited visual review. The client should plan for eventual replacement at roughly the time-frame below. Inspect and repair as needed using operating and maintenance funds.

Useful Life:
50 years

Remaining Life:
21 years

Best Case: $ 2,200,000 Worst Case: $ 3,000,000

Cost Source: ARI Cost Database: Similar Project Cost History

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

Location: Building Exteriors

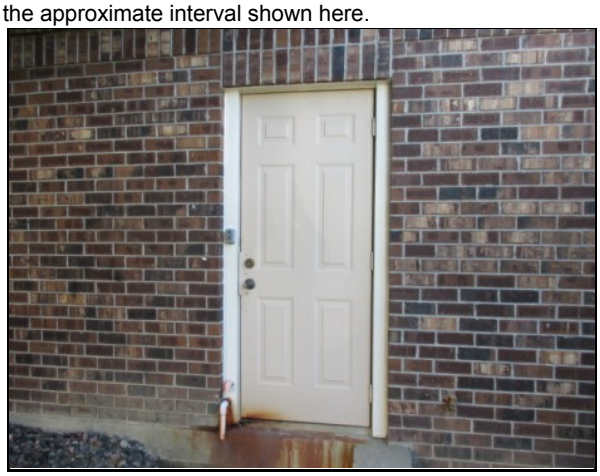
Funded?: Yes.

History:

Comments: Utility doors determined to be in fair condition typically exhibit more signs of wear and tear and noticeable aesthetic decline. Doors are still functional. At this stage framework sometimes has issues with rust and expansion causing doors to stick. Utility doors should have a very long useful life expectancy in most cases. However occasional replacements may be required especially for doors located in more exposed areas. Inspect periodically and repair as needed to maintain appearance security and operation with maintenance funds. Should be painted along with building exteriors or other painting/waterproofing projects to preserve appearance and prolong useful life. Based on our experience with comparable properties we recommend planning for ongoing partial replacements at the approximate interval shown here.

Useful Life:
40 years

Remaining Life:
11 years



Best Case: $ 32,000 Worst Case: $ 48,000

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: Includes (129,150 GSF) 9 unit buildings, (107730 GSF) 12 unit buildings, (4971 GSF) Clubhouse, (1349 GSF) Shed.

Open valleys were observed. Ventilation (the lack of which can greatly reduce the roof's useful life) was observed at the eave and ridge. Eave venting consisted of soffit holes between the rafters. Ridge venting appeared to be provided by roof jacks. Visible portions of roof flashing were observed at the rake, headwall, and sidewall. No portion of flashing was observed at the rake. Diverter (kick-out) flashing was not observed. Gutters blocked the view of eaves, so eave flashing was not confirmed. Debris was not observed on the roof surface. Asphalt shingle roofs determined to be in fair condition and typically exhibit normal signs of wear and deterioration, including some loss of granule cover, and light to moderate curling/lifting, especially in most exposed areas. Overall believed to be aging normally. A reserve study conducts only a limited visual review, and many of the critical waterproofing and ventilation items of the roof are not readily viewable. For a full evaluation have a professional roof consultant/contractor perform a thorough up-close survey of your entire roof system, including attic inspection (if any). Costs below factors replacement with an architectural grade laminated shingle. As routine maintenance, many manufacturers recommend inspections at least twice annually (once in the fall before the snow season and again in the spring) and after large storm events. Promptly replace any damaged/missing sections or any other repair needed to ensure waterproof integrity of roof. Keep roof surface, gutters, and downspouts clear and free of debris. At the time of re-roofing, we recommend that you hire a professional consultant to evaluate the existing roof and specify the new roof materials/design, provide installation oversight. We recommend that all clients hire qualified consultants whenever they are considering having work performed on any building envelope (waterproofing) components including: roof, walls, windows, decks, exterior painting, and caulking/sealant. There is a wealth of information available through Roofing Organizations such as: National Roofing Contractors client (NRCA) http://www.nrca.net. Asphalt Roofing Manufacturers client (ARMA) http://www.asphaltroofing.org/ Roof Consultant Institute (RCI) http://www.rci-online.org

Useful Life:
25 years

Remaining Life:
18 years

Best Case: $ 1,200,000 Worst Case: $ 1,600,000

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: Gutters and downspouts determined to be in fair condition typically exhibit some normal wear and tear but drainage away from the roof and building appears to be adequate. Generally believed to be aging normally. Gutters and downspouts are assumed to be functioning properly unless otherwise noted. As routine maintenance inspect regularly keep gutters and downspouts free of debris. If buildings are located near trees keep trees trimmed back to avoid accumulation of leaves on the roof surface which will accumulate in the gutters and increase maintenance requirements while reducing life expectancy. Repair or replace individual sections as needed as an Operating expense. We generally recommend that the gutters and downspouts be replaced when the roof is being resurfaced/replaced. National Roofing Contractor client (NRCA) roofing standard includes installing eave flashings at the gutters. We suggest to plan for total replacement of gutter and downspouts at the same intervals as roof replacement for cost efficiency. Unless otherwise noted costs shown here assume replacement with similar type as are currently in place.

Useful Life:
30 years

Remaining Life:
23 years

Best Case: $ 167,200 Worst Case: $ 210,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 23710 Chimney Covers/Flue Caps - Replace **Quantity: ~ (470) Units**
Location: Building Exteriors
Funded?: Yes.
History:
Comments: Includes (72) Covers, (75) Covers, (324) Caps.

Should be inspected maintained and repaired periodically to ensure good function. Inspect periodically for leaks around frame and repair as needed. In general costs for replacement are expected to be included in the client's Operating budget. No recommendation for Reserve funding at this time. However any repair and maintenance or other related expenditures should be tracked and this component should be re-evaluated during future Reserve Study updates based on most recent information and data available at that time. If deemed appropriate for Reserve funding component can be included in the funding plan at that time.

Useful Life:
30 years

Remaining Life:
23 years

Best Case: $ 150,000 Worst Case: $ 230,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 25010 Fob Reader System - Replace **Quantity: ~ (3) Units**
Location: Common Areas
Funded?: Yes.
History: Replaced in 2024, per the client
Comments: Includes (3) Fobs.

Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted remaining useful life expectancy is based primarily on original installation or last replacement/purchase date our experience with similar systems/components and assuming normal amount of usage and good preventive maintenance. Card/fob reader devices were/were observed to be functional during site inspection. Due to use exposure and advancements in technology plan to replace devices and control system at the approximate interval shown here. Individual readers can often be replaced as an Operating expense due to damage or localized failures. To ensure a functional compatible system and obtain better pricing plan on replacing all devices together as one project.

Useful Life:
15 years

Remaining Life:
7 years

Best Case: $ 6,000 Worst Case: $ 9,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 25011 Trash Enclosure Keypad System - Replace **Quantity: ~ (1) Unit**
Location: Common areas
Funded?: Yes.
History: Installed in 2024
Comments: Access/intercom system was not inspected internally during site inspection. Should be checked and repaired as needed by servicing vendor as routine maintenance. Individual components can often be replaced for relatively low cost as an Operating expense. Plan for complete replacement at the approximate interval shown here for functional and aesthetic considerations.

Useful Life:
15 years

Remaining Life:
14 years

Best Case: $ 3,700 Worst Case: $ 4,500

Cost Source: Estimate Provided by Client

Comp #: 25012 Entry Keypad System - Replace **Quantity: ~ (1) Unit**
Location: Common areas
Funded?: Yes.
History:
Comments: Access/intercom system was not inspected internally during site inspection. Should be checked and repaired as needed by servicing vendor as routine maintenance. Individual components can often be replaced for relatively low cost as an Operating expense. Plan for complete replacement at the approximate interval shown here for functional and aesthetic considerations.

Useful Life:
15 years

Remaining Life:
0 years

Best Case: $ 3,700 Worst Case: $ 4,500

Cost Source: Estimate Provided by Client

Comp #: 25060 Gate Operators – Replace **Quantity: ~ (5) Units**
Location: Common Area
Funded?: Yes.
History:
Comments: Elite operator systems.

Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted remaining useful life expectancy is based primarily on original installation or last replacement/purchase date our experience with similar systems/components and assuming normal amount of usage and good preventive maintenance. We recommend regular inspections (including service and repair as needed) be paid through the Operating budget. Even with ongoing maintenance plan for replacement at typical life expectancy indicated below. Useful life can vary greatly depending on level of use exposure to the elements etc. Monitor actual expenses closely for future Reserve Study updates. Unless otherwise noted funding to replace with similar units.

Useful Life:
12 years

Remaining Life:
0 years

Best Case: $ 22,500 Worst Case: $ 30,000

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: In general costs related to this component are expected to be included in the client's Operating budget. No recommendation for Reserve funding at this time. However any repair and maintenance or other related expenditures should be tracked and this component should be re-evaluated during future Reserve Study updates based on most recent information and data available at that time. If deemed appropriate for Reserve funding component can be included in the funding plan at that time.

Useful Life:

Remaining Life:

Best Case: Worst Case:

Cost Source:

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

Location: Mechanical Room

Funded?: Yes.

History: Included at the request of the client

Comments: Expect eventual need for tear down and rebuild (more cost-effective than buying new units) at roughly the interval below. Treat smaller repair / replacement below the reserve funding threshold (< 1% of the annual operating expenses, excluding reserves) as general maintenance item(s) within operating budget.

Useful Life:
10 years

Remaining Life:
8 years

Best Case: $ 50,000 Worst Case: $ 60,000

Cost Source: Allowance, Included at the Request of Client

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

Location: Mechanical Room

Funded?: No. Units are leased. No reserve funding is recommended.

History:

Comments: Units are leased. No reserve funding is recommended.

Useful Life:

Remaining Life:

Best Case: Worst Case:

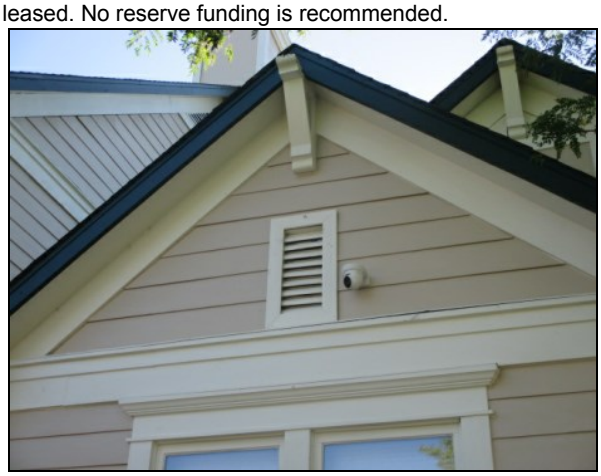
Cost Source:

Comp #: 25330 Surveillance System–Upgrade/Replace **Quantity: ~ (10) Cameras**
Location: Common Areas
Funded?: No.
History:
Comments: Includes (9) Cameras, (1) DVR.

Per the client, this equipment is leased. No reserve funding is recommended.

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: Includes (1) Firelite Honeywell System, Model: MS9200UDLS.

Our inspection is for planning and budgeting purposes only fire alarm equipment is assumed to have been designed and installed properly and is assumed to comply with all relevant building codes. Regular testing and inspections should be conducted as an Operating expense. In many cases manufacturers discontinue support of equipment after a certain number of years which may limit availability of replacement parts as the system ages. Cost estimates assume that existing wiring can be re-used and that only panel and devices will be replaced. If wiring requires replacement estimates should be increased accordingly but in our experience wiring should have an indefinite useful life. Cost estimates are based on quantity and type of existing equipment not including any expansion or upgrades which may be required. We recommend reviewing system components with fire alarm vendor on a regular basis. If expansion of system is found to be required the Reserve Study should be updated and any additional costs should be factored accordingly.

Useful Life:
20 years

Remaining Life:
12 years

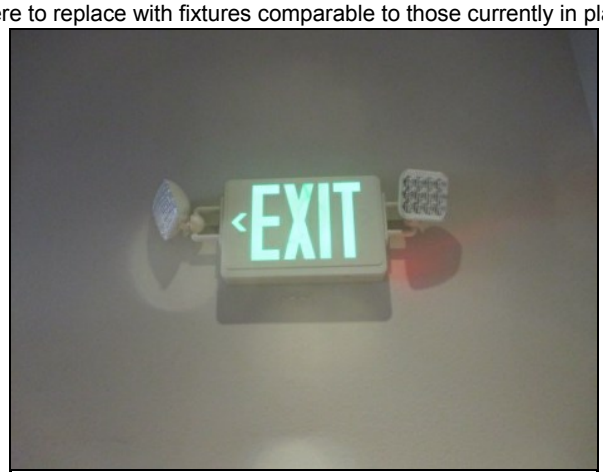
Best Case: $ 8,000 Worst Case: $ 12,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 25420 Exit/Emergency Fixtures - Replace **Quantity: ~ (7) Fixtures**
Location:
Funded?: Yes.
History:
Comments: Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance. Exit signs were not tested for functionality during site inspection. Replacement of individual signs can be included within the general maintenance and repair category of the Operating budget. Large-scale replacement of many (or all) fixtures may be warranted at some point and should ideally be coordinated with other life-safety components (i.e. fire alarm components) or with other lighting. There is a wide variety of fixture styles available, with a wide range of associated costs. Funding here to replace with fixtures comparable to those currently in place.

Useful Life:
25 years

Remaining Life:
17 years



Best Case: $ 1,000 Worst Case: $ 1,300

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 25500 Expansion Tanks - Replace **Quantity: ~ (24) Tanks**
Location: Mechanical Room
Funded?: No. Handle as an Operational Expense.
History: At the time of inspection, the expansion tanks were being replaced. Plan to handle as an operational expense.
Comments: In general costs related to this component are expected to be included in the client's Operating budget. No recommendation for Reserve funding at this time. However any repair and maintenance or other related expenditures should be tracked and this component should be re-evaluated during future Reserve Study updates based on most recent information and data available at that time. If deemed appropriate for Reserve funding component can be included in the funding plan at that time.

Useful Life:

Remaining Life:

No Photo Available

Best Case: Worst Case:

Cost Source:

Comp #: 25570 Irrigation Clocks - Replace (New) **Quantity: ~ (6) Controllers**

Location: Common Areas

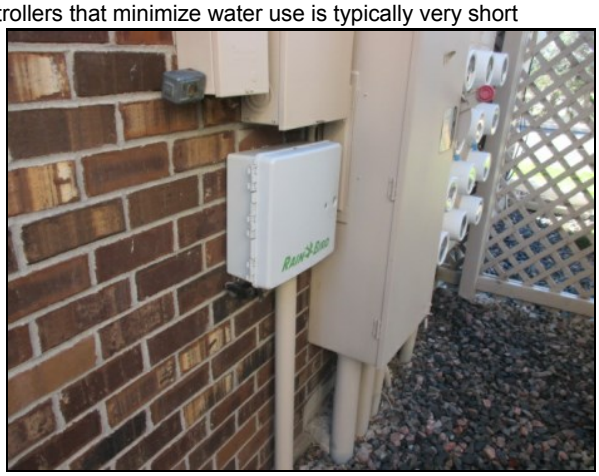
Funded?: Yes.

History:

Comments: Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted remaining useful life expectancy is based primarily on original installation or last replacement/purchase date our experience with similar systems/components and assuming normal amount of usage and good preventive maintenance. Irrigation controllers should have a relatively long life expectancy under normal circumstances. Replacement is often required due to lack of available replacement parts lightning strikes etc. as opposed to complete failure of existing equipment. Exposure to the elements can affect overall life expectancy and controllers should be located in protected areas or within protective enclosures whenever possible. When evaluating replacement options the client should consider replacement with smart" models (i.e. respond to projected weather data) to minimize unnecessary water usage. Payback period for efficient controllers that minimize water use is typically very short

Useful Life:
15 years

Remaining Life:
2 years



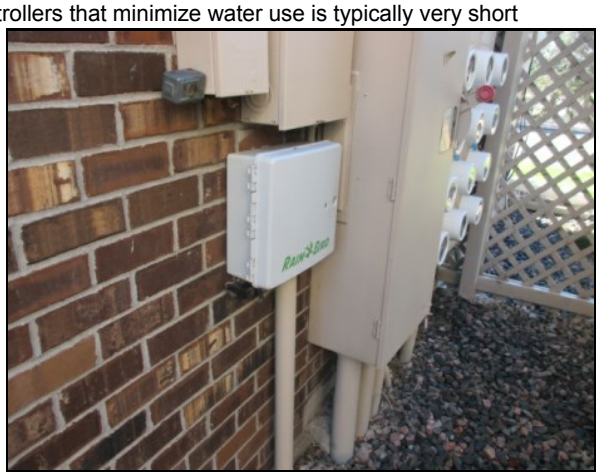
Best Case: $ 12,000 Worst Case: $ 16,000

Cost Source: Research with Local Vendor/Contractor

Comp #: 25570 Irrigation Clocks - Replace (Old) **Quantity: ~ (2) Controllers**
Location: Common Areas
Funded?: Yes.
History:
Comments: Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted remaining useful life expectancy is based primarily on original installation or last replacement/purchase date our experience with similar systems/components and assuming normal amount of usage and good preventive maintenance. Irrigation controllers should have a relatively long life expectancy under normal circumstances. Replacement is often required due to lack of available replacement parts lightning strikes etc. as opposed to complete failure of existing equipment. Exposure to the elements can affect overall life expectancy and controllers should be located in protected areas or within protective enclosures whenever possible. When evaluating replacement options the client should consider replacement with smart" models (i.e. respond to projected weather data) to minimize unnecessary water usage. Payback period for efficient controllers that minimize water use is typically very short

Useful Life:
15 years

Remaining Life:
0 years



Best Case: $ 4,000 Worst Case: $ 8,000

Cost Source: Research with Local Vendor/Contractor

Comp #: 25580 Irrigation System - Repair **Quantity: 1 System**
Location: Common Areas
Funded?: No.
History:
Comments: In general costs related to this component are expected to be included in the client's Operating budget. No recommendation for Reserve funding at this time. However any repair and maintenance or other related expenditures should be tracked and this component should be re-evaluated during future Reserve Study updates based on most recent information and data available at that time. If deemed appropriate for Reserve funding component can be included in the funding plan at that time.

Useful Life:

Remaining Life:

Best Case: Worst Case:

Cost Source:

Comp #: 25600 Backflow Devices - Replace **Quantity: Common Areas**
Location: Common Areas
Funded?: No.
History:
Comments: In general costs related to this component are expected to be included in the client's Operating budget. No recommendation for Reserve funding at this time. However any repair and maintenance or other related expenditures should be tracked and this component should be re-evaluated during future Reserve Study updates based on most recent information and data available at that time. If deemed appropriate for Reserve funding component can be included in the funding plan at that time.

Useful Life:

Remaining Life:

Best Case: Worst Case:

Cost Source:

Comp #: 25620 Fountain Equipment - Replace **Quantity: ~ (2) Pieces**
Location: Mechanical Room
Funded?: No. Handle as an Operational Expense.
History: According to the previous reserve study, this component includes (1) small pump and (1) cartridge filter. These components were not observed at the time of inspection.
Comments: According to the previous reserve study, this component includes (1) small pump and (1) cartridge filter. These components were not observed at the time of inspection.

In general costs related to this component are expected to be included in the client's Operating budget. No recommendation for Reserve funding at this time. However any repair and maintenance or other related expenditures should be tracked and this component should be re-evaluated during future Reserve Study updates based on most recent information and data available at that time. If deemed appropriate for Reserve funding component can be included in the funding plan at that time.

Useful Life:

Remaining Life:

No Photo Available

Best Case: Worst Case:

Cost Source:

Amenities

Comp #: 26060 Site Furnishings - Repair/Replace **Quantity: ~ (39) Pieces**
Location: Common Areas
Funded?: Yes.
History:
Comments: Includes (2) Benches, (5) Tables, (20) Chaise Lounges, (5) Umbrellas, and (12) Chairs. Based on physical inspection, the remaining useful life has been slightly extended.

Outdoor/site furniture determined to be in fair condition typically exhibits typical signs of wear and age. Style is still appropriate for the local aesthetic standards of the development. Inspect regularly clean for appearance and repair as needed from general Operating funds. Cost to replace individual pieces may not meet threshold for Reserve funding. We recommend planning for regular intervals of complete replacement at the time frame indicated below to maintain a good consistent appearance in the common areas. Costs shown are based on replacement with comparable types unless otherwise noted.

Useful Life:
25 years

Remaining Life:
5 years

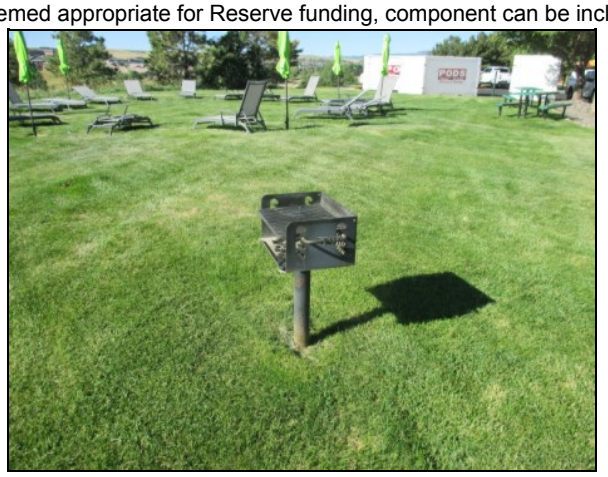
Best Case: $ 23,000 Worst Case: $ 32,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 26070 Grills/BBQs – Replace **Quantity: ~ (2) BBQs**
Location: Common Areas
Funded?: No. Handle as an Operational Expense.
History:
Comments: In general, costs related to this component are expected to be included in the client's Operating budget. No recommendation for Reserve funding at this time. However, any repair and maintenance or other related expenditures should be tracked, and this component should be re-evaluated during future Reserve Study updates based on most recent information and data available at that time. If deemed appropriate for Reserve funding, component can be included in the funding plan at that time.

Useful Life:

Remaining Life:



Best Case: Worst Case:

Cost Source:

Comp #: 26220 Sand Volleyball Court - Maintain **Quantity: ~ 1600 GSF**
Location: Common Areas
Funded?: Yes.
History:
Comments: In most cases, routine replenishment and leveling of sand material is handled as an Operating expense on an as-needed basis. However, in some cases, drainage problems or desire for aesthetic changes may require complete replacement, which may merit Reserve funding. An allowance for periodic replenishment or replacement is recommended here.

Useful Life:
10 years

Remaining Life:
5 years

Best Case: $ 7,200 Worst Case: $ 8,200

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: Seal was observed to be in fair condition with no major issues noted at the time of the inspection. Sport courts should be inspected and repaired routinely as an Operating expense in order to preserve an attractive playable court surface. Plan to repair (as-needed) and re-coat at the approximate interval shown here in order to protect the court from sunlight and weather.

Useful Life:
10 years

Remaining Life:
7 years

Best Case: $ 4,500 Worst Case: $ 8,800

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 26270 Basketball Equipment - Replace **Quantity: ~ (2) Pieces**
Location: Common Areas
Funded?: Yes.
History:
Comments: The equipment was observed to be in fair condition with minor issues observed at the time of the inspection. Inspect regularly and repair/replace net/hoop as needed within annual Operating budget. Although sturdy materials/equipment plan for eventual replacement at the time frame below if not damaged or abused. This component is can be cycled with other larger court projects for cost efficiency/consistency.

Useful Life:
20 years

Remaining Life:
18 years

Best Case: $ 1,100 Worst Case: $ 4,500

Cost Source: ARI Cost Database: Similar Project Cost History

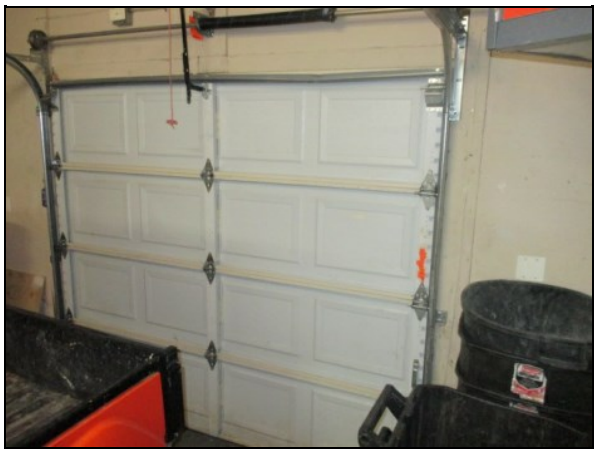
Maintenance Shed

Comp #: 21490 Garage Door - Replace **Quantity: ~ (1) Door**
Location: Garage
Funded?: Yes.
History:
Comments: Based on physical inspection, the remaining useful life has been slightly extended.

Garage doors determined to be in fair condition typically exhibit more moderate signs of physical wear and tear. Appearance is still generally consistent but declining at this stage. Garage doors should have a long life expectancy under normal circumstances. Should be inspected and repaired as-needed as an Operating expense to ensure good function. Be sure to inspect internal components (springs, tracks, etc.) for damage and deterioration. For private garages, individual owners are presumed to be responsible for replacement of the garage door opener. Doors should ideally be replaced in all areas at the same time to maintain consistent appearance and obtain better pricing through economies of scale. There are a wide variety of styles available, and costs can vary greatly. Unless otherwise noted, estimates shown here are based on replacement with type comparable to existing doors.

Useful Life:
20 years

Remaining Life:
5 years



Best Case: $ 1,300 Worst Case: $ 2,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 22040 Kubota ATV - Replace **Quantity: (1) ATV**
Location: Common Areas
Funded?: Yes.
History:
Comments: Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted remaining useful life expectancy is based primarily on original installation or last replacement/purchase date our experience with similar systems/components and assuming normal amount of usage and good preventive maintenance. Routine maintenance should be performed to maximize useful life of the vehicle. Useful life will depend on application and level of daily use but plan to replace at the approximate interval shown below. Unless otherwise noted cost estimates reflect replacement with a comparable model either new or lightly used.

Useful Life:
12 years

Remaining Life:
7 years

Best Case: $ 20,000 Worst Case: $ 22,000

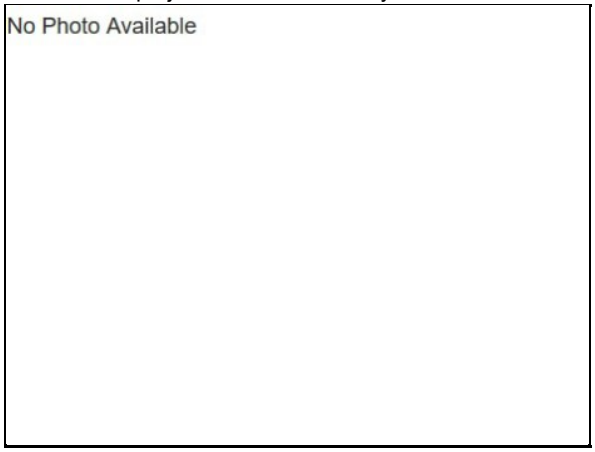
Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 24240 Kitchen - Remodel **Quantity: ~ (1) Kitchen Area**
Location: Building Interiors
Funded?: Yes.
History: Component not available for photo during site inspection.
Comments: Includes (22) GSF of Counters, (11) LF of Base Cabinets, (11) LF of Wall Cabinets, (1) Sink. Component not available for photo during site inspection.

Kitchen was reported to be in fair condition. Counters and cabinets were clean and mostly free of issues. Fixtures appeared to be in fair condition. Kitchen materials typically have an extended useful life. However many clients choose to refurbish the kitchen periodically for aesthetic updating. This may include refurbishment/refinishing of kitchen cabinets and countertops replacement of sinks installation/replacement of under-cabinet lighting etc. Should ideally be coordinated with replacement of the kitchen appliances. Best practice is to coordinate this project with other amenity areas such as bathrooms or other amenity rooms.

Useful Life:
30 years

Remaining Life:
22 years



Best Case: $ 12,000 Worst Case: $ 14,000

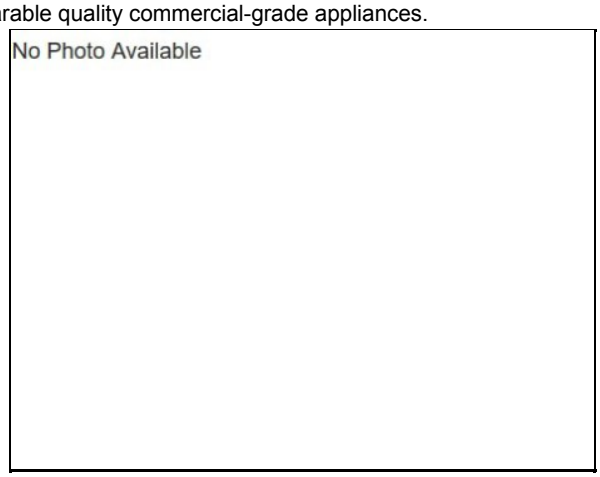
Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 24250 Kitchen Appliances - Replace **Quantity: ~ (2) Appliances**
Location: Building Interiors
Funded?: Yes.
History: Component not available for photo during site inspection.
Comments: Includes (1) Refrigerator, (1) Microwave. Component not available for photo during site inspection.

Kitchen appliances were reported to be in fair condition. Appliances were reported to be older but functional and free of issues. Individual appliances were not tested during inspection and are assumed to be in functional operating condition unless otherwise noted. Useful life can vary greatly depending on level of use quality care and maintenance etc. Funding recommendation shown here is for replacing with comparable quality commercial-grade appliances.

Useful Life:
10 years

Remaining Life:
2 years



Best Case: $ 1,500 Worst Case: $ 2,900

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 25060 Garage Door Opener - Replace **Quantity: ~ (1) Unit**
Location: Common Areas
Funded?: No. Handle as an Operational Expense.
History:
Comments: In general, costs related to this component are expected to be included in the client's Operating budget. No recommendation for Reserve funding at this time. However, any repair and maintenance or other related expenditures should be tracked, and this component should be re-evaluated during future Reserve Study updates based on most recent information and data available at that time. If deemed appropriate for Reserve funding, component can be included in the funding plan at that time.

Useful Life:

Remaining Life:

Best Case: Worst Case:

Cost Source:

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

Location: Shed area

Funded?: Yes.

History: Condensers planned for replacement in 2024.

Comments: Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance. We recommend that routine repairs and maintenance such as filter replacements, system flushing, etc. be budgeted as an Operating expense. Useful life can often be extended with proactive service and maintenance. Unless otherwise noted, funding for system with same size/capacity as the current system. For split systems, we recommend budgeting to replace the entire system (condensing unit and air handler) together in order to obtain better unit pricing and ensure maximum efficiency, refrigerant compatibility, etc. If additional costs are expected during replacement, such as for system reconfiguration or expansion, ductwork repairs, electrical work, etc. costs should be re-evaluated and adjusted as needed during future Reserve Study updates.

Useful Life:
20 years

Remaining Life:
19 years

Best Case: $ 9,700 Worst Case: $ 10,300

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 25220 Space/Cabinet Heating - Replace **Quantity: ~ (1) Unit**

Location:

Funded?: Yes.

History:

Comments: Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance. Heaters should be inspected and evaluated regularly by servicing vendor. In some cases, replacement is warranted due to lack of available replacement parts, or to upgrade to more efficient technology. Treat routine repairs/maintenance as an Operating expense. Plan for replacement at the typical service life expectancy indicated below. Useful life can often be extended with proactive service and maintenance. Unless otherwise noted, funding for system with same size/capacity as the current system.

Useful Life:
20 years

Remaining Life:
0 years

Best Case: $ 4,000 Worst Case: $ 5,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 25460 Shed Water Heater - Replace **Quantity: ~ (1) Unit**
Location: Mechanical Room
Funded?: Yes.
History:
Comments: Includes (1) 100 Gallon, 75K BTU State Water Heater - M/N: NRRT920, S/N: F97528130.

Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted remaining useful life expectancy is based primarily on original installation or last replacement/purchase date our experience with similar systems/components and assuming normal amount of usage and good preventive maintenance. Water heater life expectancies can vary greatly depending on level of use type of technology amount of preventive maintenance and other factors. Should be inspected and repaired as needed by servicing vendor or maintenance staff. Unless otherwise noted expected to be functional. Plan to replace at the approximate interval shown below. When evaluating replacements we recommend choosing high-efficiency or tankless models if possible in order to minimize energy usage.

Useful Life:
15 years

Remaining Life:
0 years

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

Cost Source: ARI Cost Database: Similar Project Cost History

Clubhouse Interiors

Comp #: 24140 Fitness Room Flooring - Replace **Quantity: ~ 1300 GSF**
Location: Interiors
Funded?: Yes.
History:
Comments: Fitness rooms determined to be in fair condition typically exhibit routine signs of wear and age. Flooring typically shows some deterioration, but remains consistent overall and provides good cushion/support for users. Furnishings may be slightly dated at this stage but are still functional and serviceable.

Useful Life:
20 years

Remaining Life:
12 years

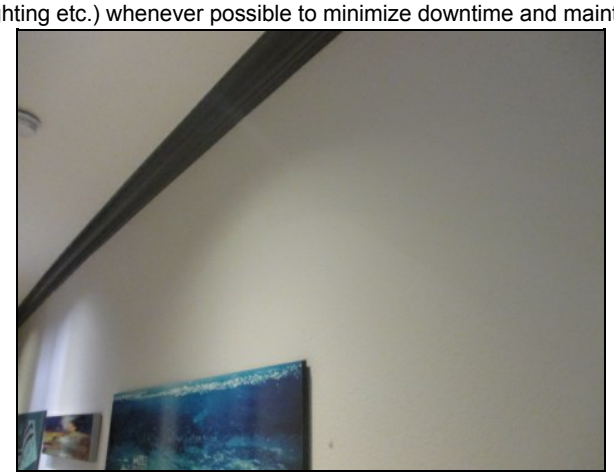
Best Case: $ 13,000 Worst Case: $ 19,500

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 27110 Clubhouse Interior Walls - Repaint **Quantity: ~ 7700 GSF**
Location: Common Areas
Funded?: Yes.
History:
Comments: Interior areas determined to be in fair condition typically exhibit some minor routine marks and scuffs small sections of peeling paint etc. Overall appearance is satisfactory. Regular cycles of professional painting are recommended to maintain appearance. Small touch-up projects can be conducted as needed as a maintenance expense but comprehensive painting of interior areas will restore a consistent look and quality to all areas. Best practice is to coordinate at same time as other interior projects (flooring furnishings lighting etc.) whenever possible to minimize downtime and maintain consistent quality standard.

Useful Life:
10 years

Remaining Life:
2 years



Best Case: $ 11,000 Worst Case: $ 17,000

Cost Source: ARI Cost Database: Similar Project Cost History

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

Location: Common Areas

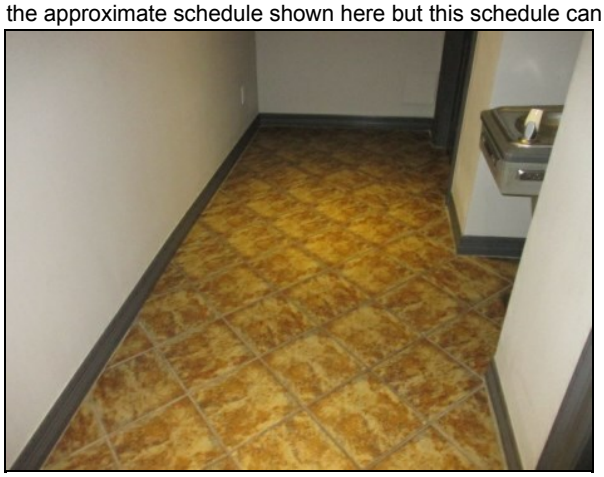
Funded?: Yes.

History: Replaced in 2017, per the client

Comments: Flooring surfaces were determined to be in fair condition. No major evidence of staining or deterioration noted. As part of ongoing maintenance program inspect regularly repairing or replacing damaged sections as needed. If available best practice is to keep a collection of replacement tiles on hand for partial replacements. With ordinary care and maintenance tile in interior locations can last for an extended period of time but replacement is often warranted eventually to enhance and restore aesthetic appeal in the common areas. Replacement costs can vary greatly depending on size and type of tiles selected. Our recommendation is to replace at the approximate schedule shown here but this schedule can be adjusted at the client's discretion.

Useful Life:
50 years

Remaining Life:
42 years



Best Case: $ 2,200 Worst Case: $ 2,700

Cost Source: ARI Cost Database: Similar Project Cost History

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

Location: Common Areas

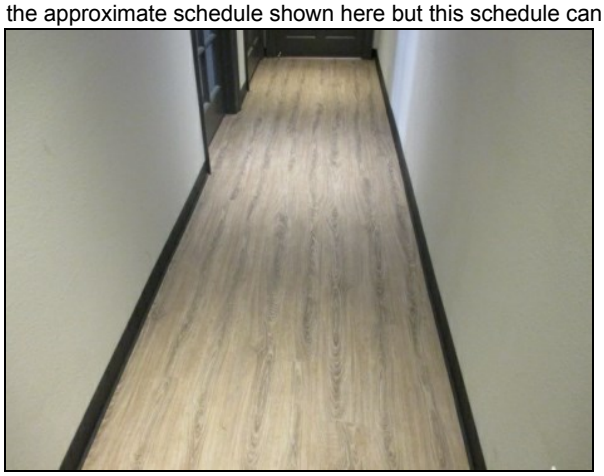
Funded?: Yes.

History: Replaced in 2017, per the client

Comments: Flooring surfaces were determined to be in fair condition. No major evidence of staining or deterioration noted. As part of ongoing maintenance program inspect regularly repairing or replacing damaged sections as needed. If available best practice is to keep a collection of replacement tiles on hand for partial replacements. With ordinary care and maintenance tile in interior locations can last for an extended period of time but replacement is often warranted eventually to enhance and restore aesthetic appeal in the common areas. Replacement costs can vary greatly depending on size and type of tiles selected. Our recommendation is to replace at the approximate schedule shown here but this schedule can be adjusted at the client's discretion.

Useful Life:
20 years

Remaining Life:
12 years



Best Case: $ 8,000 Worst Case: $ 11,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 27180 Clubhouse Bathrooms - Refurbish **Quantity: ~ (4) Bathrooms**
Location: Common Areas
Funded?: Yes.
History:
Comments: Bathrooms were determined to be in fair condition. Flooring did not exhibit any un-even or broken sections. Fixtures appeared to be in slightly outdated condition but no major issues observed. As routine maintenance inspect regularly and perform any needed repairs promptly utilizing general Operating funds. Typical remodeling project can include some or all of the following replacement of plumbing fixtures partitions countertops lighting flooring ventilation fans accessories decor etc. Best practice is to coordinate this type of project with other areas whenever possible. Schedule and cost estimates should be re-evaluated during future Reserve Study updates and adjusted as needed based on the client's good judgment.

Useful Life:
20 years

Remaining Life:
12 years

Best Case: $ 13,000 Worst Case: $ 22,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 27200 Sauna - Refurbish **Quantity: ~ 1 Room**
Location: Common Areas
Funded?: Yes.
History:
Comments: Room was determined to be in fair condition. Flooring did not exhibit any un-even or broken sections. Fixtures appeared to be in slightly outdated condition but no major issues observed. Clean inspect and repair as needed as an Operating expense. Surfaces should eventually be replaced for aesthetic reasons. Life expectancy can vary greatly depending on level of use and aesthetic preferences. Funding recommendation shown here is based on our experience with similar properties but schedule can be adjusted during future Reserve Study updates at the client's discretion. Timing of remodeling is ultimately subjective. Best practice is to coordinate remodeling with other amenities such as bathrooms or other facilities.

Useful Life:
30 years

Remaining Life:
22 years

Best Case: $ 6,000 Worst Case: $ 7,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 27220 Cardio Equipment - Replace (2024) **Quantity: ~ (6) Pieces**
Location: Common Areas
Funded?: Yes.
History: Replaced in 2024
Comments: Includes (2) Treadmills, (2) Elipticals, and (2) bikes.

Equipment was observed to be in good condition. Equipment appeared to be newer. In our experience equipment can vary in useful life due to use electronic components moving parts and advancements in technology. Inspect regularly clean for appearance maintain and repair promptly as needed from Operating budget to ensure safety. Best practice is to coordinate replacement of all equipment together to obtain better pricing and achieve consistent style and quality.

Useful Life:
12 years

Remaining Life:
11 years

Best Case: $ 17,600 Worst Case: $ 26,400

Cost Source: Estimate Provided by Client

Comp #: 27221 Fitness/Gym Equipment - Replace **Quantity: ~ (15) Pieces**
Location: Common Areas
Funded?: Yes.
History:
Comments: Includes (1) Leg Extension Machine, (1) Leg Press Machine, (1) Shoulder Press Machine, (1) Lat Pulldown Machine, (1) Smith Machine, (2) Benches, (1) Rack, (1) Decline Bench, (1) Dumbbell Rack, (1) Weight Stand, (1) Pull Up/Dip Rack, (1) Cable Machine, (1) Rowing Machine.

The equipment was observed to be in fair condition with no major issues observed at the time of the inspection. In our experience, equipment can vary in useful life due to use, electronic components, moving parts, and advancements in technology. Inspect regularly, clean for appearance, maintain and repair promptly as needed from Operating budget to ensure safety. Best practice is to coordinate replacement of all equipment together to obtain better pricing and achieve consistent style and quality.

Useful Life:
12 years

Remaining Life:
5 years

Best Case: $ 30,000 Worst Case: $ 50,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 27250 Clubhouse Furniture - Replace **Quantity: ~ (33) Pieces**
Location: Common Areas
Funded?: Yes.
History:
Comments: Includes (2) Lounges, (2) Couches, (1) Side Table, (1) Coffee Table, (5) Tables, (22) Chairs, (2) Computers, (1) Desk, (1) Desk Chair.

The furniture and decor appeared in fair condition. No damage fading or outdated appearances of the furniture was observed. This component recommends funding for periodic replacement/refurbishment of interior furnishings and decor such as furniture artwork window treatments misc. decorative items etc. in order to maintain a desirable aesthetic in the common areas. Cost estimates can vary greatly depending on the amount of items to be replaced at each project and the style and quality of replacement options. Best practice is to coordinate this type of project with other interior projects such as flooring replacement painting etc. Schedule and cost estimates should be re-evaluated during future Reserve Study updates and adjusted as needed based on the client's good judgment.

Useful Life:
12 years

Remaining Life:
4 years

Best Case: $ 18,000 Worst Case: $ 26,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 27310 Clubhouse Kitchen - Remodel **Quantity: ~ (1) Kitchen**
Location: Common Areas
Funded?: Yes.
History:
Comments: Includes (32) GSF of Counters, (16) LF of Base Cabinets, (4) LF of Wall Cabinets, (1) Sink.

Kitchen was observed to be in fair condition. Counters and cabinets were clean and mostly free of issues. Fixtures appeared to be in fair condition. Kitchen materials typically have an extended useful life. However many clients choose to refurbish the kitchen periodically for aesthetic updating. This may include refurbishment/refinishing of kitchen cabinets and countertops replacement of sinks installation/replacement of under-cabinet lighting etc. Should ideally be coordinated with replacement of the kitchen appliances. Best practice is to coordinate this project with other amenity areas such as bathrooms or other amenity rooms.

Useful Life:
30 years

Remaining Life:
22 years

Best Case: $ 12,000 Worst Case: $ 15,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 27320 Kitchen Appliances - Replace **Quantity: ~ (4) Appliances**
Location: Common Areas
Funded?: Yes.
History:
Comments: Includes (1) Refrigerator, (1) Microwave, (1) Dishwasher, (1) Oven/Range.

Individual appliances were not tested during inspection and are assumed to be in functional operating condition unless otherwise noted. Useful life can vary greatly depending on level of use quality care and maintenance etc. Funding recommendation shown here is for replacing with comparable quality commercial-grade appliances.

Useful Life:
10 years

Remaining Life:
2 years

Best Case: $ 3,400 Worst Case: $ 6,400

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 27330 Drinking Fountain - Replace **Quantity: ~ (1) Unit**

Location: Common Areas

Funded?: Yes.

History:

Comments: No noted or reported issues with the drinking fountains at the time of the inspection however the drinking fountains may need to be upgraded in the future due to aesthetic reasons. Drinking fountains were not tested during site inspection but are assumed to be functional. Should be cleaned and inspected regularly as an Operating expense to ensure safe/sanitary conditions and proper function. Best practice is often to replace at the same time as other exterior furnishings if present such as pool furniture picnic tables etc. Funding recommendation shown here assumes replacement with comparable types.

Useful Life:
20 years

Remaining Life:
12 years

Best Case: $ 1,100 Worst Case: $ 1,600

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 29380 Fireplace - Replace **Quantity: ~ (1) Fireplace**

Location: Clubhouse Interiors

Funded?: Yes.

History:

Comments: Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted remaining useful life expectancy is based primarily on original installation or last replacement/purchase date our experience with similar systems/components and assuming normal amount of usage and good preventive maintenance. Fireplaces should be inspected and evaluated regularly by servicing vendor. In some cases replacement is warranted due to lack of available replacement parts or to upgrade to more efficient technology. Treat routine repairs/maintenance as an Operating expense. Plan for replacement at the typical service life expectancy indicated below. Useful life can often be extended with proactive service and maintenance. Unless otherwise noted funding for system with same size/capacity as the current system.

Useful Life:
20 years

Remaining Life:
12 years

Best Case: $ 3,300 Worst Case: $ 5,500

Cost Source: ARI Cost Database: Similar Project Cost History

Clubhouse Exteriors

Comp #: 23600 Clubhouse Roof: Metal - Replace **Quantity: ~ 590 GSF**
Location: Building Exteriors
Funded?: Yes.
History:
Comments: Roofing consists of Standing Seam metal roof.

Typically metal roofs are either Pro-Panel seamed roofs or Standing Seam roofs. Pro Panel roofs are installed with exposed metal screws and fasteners while Standing Seam will snap lock panels over the mechanical seam with no penetrations to the underlayment. Advantages of metal roofs include long life expectancies with relatively low need to repair. Metal roofing is typically a long-lived component assuming it was properly installed and is properly maintained. As routine maintenance many manufacturers recommend inspections at least twice annually (once in the fall before the rainy season and again in the spring) and after large storm events. Promptly replace any damaged/missing sections or conduct any other repair needed to ensure waterproof integrity of roof. We recommend having roof inspected in greater detail (including conditions of sub-surface materials) by an independent roofing consultant prior to replacement. There is a wealth of information available through organizations such as the Roof Consultant Institute http://www.rci-online.org and the National Roofing Contractors client (NRCA) http://www.nrca.net/. If the roof has a warranty be sure to review terms and conduct proper inspections/repairs as needed to keep warranty in force.

Useful Life:
40 years

Remaining Life:
11 years

Best Case: $ 9,500 Worst Case: $ 11,800

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 27060 Clubhouse Windows - Replace **Quantity: ~ (31) Windows**

Location: Common Areas

Funded?: Yes.

History:

Comments: Windows determined to be in fair condition typically exhibit normal signs of wear for their age, including more surface wear to framework and hardware, but no advanced corrosion or other concerns. At this stage, windows and doors are believed to be functional and aging normally, but more advanced technology may be available. Windows were metal frames with horizontal sliders, and fixed operation. Inspect regularly, including sealant, if any, and repair as needed. Proper sealant/caulking is critical to keeping water out of the walls, and preventing water damage. With ordinary care and maintenance, useful life is long but difficult to predict. Many factors affect useful life including quality of window installed, waterproofing flashing details, exposure to wind driven rain. In many cases, windows are replaced on an ongoing basis to select areas as-needed rather than to an entire building at one time. This component should be re-evaluated as the building ages and more problems develop, and funding recommendations should be adjusted accordingly. An allowance for partial replacements may be warranted if certain windows are more deteriorated than others. Consult with vendors to ensure replacement windows are compliant with all applicable building codes. Note there are many types of windows available in today's market and costs can vary greatly.

Useful Life:
30 years

Remaining Life:
1 years

Best Case: $ 55,000 Worst Case: $ 70,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 27061 Clubhouse Windows - Replace (2023) **Quantity: ~ (3) Windows**

Location: Common Areas

Funded?: Yes.

History: Replaced in 2023, per the client

Comments: Windows determined to be in good condition typically exhibit normal signs of wear for their age, including more surface wear to framework and hardware, but no advanced corrosion or other concerns. At this stage, windows and doors are believed to be functional and aging normally, but more advanced technology may be available. Windows were vinyl with horizontal sliders and fixed operation. Inspect regularly, including sealant, if any, and repair as needed. Proper sealant/caulking is critical to keeping water out of the walls, and preventing water damage. With ordinary care and maintenance, useful life is long but difficult to predict. Many factors affect useful life including quality of window installed, waterproofing flashing details, exposure to wind driven rain. In many cases, windows are replaced on an ongoing basis to select areas as-needed rather than to an entire building at one time. This component should be re-evaluated as the building ages and more problems develop, and funding recommendations should be adjusted accordingly. An allowance for partial replacements may be warranted if certain windows are more deteriorated than others. Consult with vendors to ensure replacement windows are compliant with all applicable building codes. Note there are many types of windows available in today's market and costs can vary greatly.

Useful Life:
30 years

Remaining Life:
28 years

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

Cost Source: Estimate Provided by Client

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

Location: Common Areas

Funded?: No. Handle as an Operational Expense.

History:

Comments: Observed during daylight hours but assumed to be in functional operating condition. As routine maintenance clean by wiping down with an appropriate cleaner change bulbs and repair as needed. In general costs related to this component are expected to be included in the client's Operating budget. No recommendation for Reserve funding at this time. However any repair and maintenance or other related expenditures should be tracked and this component should be re-evaluated during future Reserve Study updates based on most recent information and data available at that time. If deemed appropriate for Reserve funding component can be included in the funding plan at that time.

Useful Life:

Remaining Life:

Best Case: Worst Case:

Cost Source:

Clubhouse Mechanicals

Comp #: 27190 Sauna Heater - Replace **Quantity: ~ (1) Heater**
Location: Common Areas
Funded?: Yes.
History:
Comments: Includes (1) Harvia M/n FIN 80 Heater.

Sauna heater was not tested during site inspection. Should be inspected and repaired as needed as an Operating expense. Assumed to be functional and in good working condition. Life expectancy can be very long and will depend on level of use. Funding recommendation shown here is based on our experience with similar properties.

Useful Life:
20 years

Remaining Life:
12 years

Best Case: $ 3,100 Worst Case: $ 3,600

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: Includes (1) 19 Gallon Bradford White Water Heater M/N: RE120U6-1NAL, S/N: ZF51552366.

Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted remaining useful life expectancy is based primarily on original installation or last replacement/purchase date our experience with similar systems/components and assuming normal amount of usage and good preventive maintenance. Water heater life expectancies can vary greatly depending on level of use type of technology amount of preventive maintenance and other factors. Should be inspected and repaired as needed by servicing vendor or maintenance staff. Unless otherwise noted expected to be functional. Plan to replace at the approximate interval shown below. When evaluating replacements we recommend choosing high-efficiency or tankless models if possible in order to minimize energy usage.

Useful Life:
15 years

Remaining Life:
7 years

Best Case: $ 2,200 Worst Case: $ 3,300

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: Includes (3) York Furnaces, (3) 3.5 Ton York Condensers M/N: CZF04213CA, S/N: W1B5456933, (1) 2-Ton York Condenser M/N: CD24B S/N: W1A6257802.

Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted remaining useful life expectancy is based primarily on original installation or last replacement/purchase date our experience with similar systems/components and assuming normal amount of usage and good preventive maintenance. We recommend that routine repairs and maintenance such as filter replacements system flushing etc. be budgeted as an Operating expense. Useful life can often be extended with proactive service and maintenance. Unless otherwise noted funding for system with same size/capacity as the current system. For split systems we recommend budgeting to replace the entire system (condensing unit and air handler) together in order to obtain better unit pricing and ensure maximum efficiency refrigerant compatibility etc. If additional costs are expected during replacement such as for system reconfiguration or expansion ductwork repairs electrical work etc. costs should be re-evaluated and adjusted as needed during future Reserve Study updates.

Useful Life:
20 years

Remaining Life:
12 years

Best Case: $ 35,000 Worst Case: $ 46,000

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: Includes (4) TVs.

Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted remaining useful life expectancy is based primarily on original installation or last replacement/purchase date our experience with similar systems/components and assuming normal amount of usage and good preventive maintenance. A/V equipment have a relatively short useful life (depending on the application and level of use) due to advancements in technology. Plan to replace/upgrade the existing equipment at the approximate interval shown here to ensure proper function and uninterrupted service. Keep track of any partial replacements and include cost history during future Reserve Study updates.

Useful Life:
10 years

Remaining Life:
2 years

Best Case: $ 4,500 Worst Case: $ 6,600

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:
3 years

Best Case: $ 2,500 Worst Case: $ 3,200

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:

Remaining Life:

Best Case: Worst Case:

Cost Source:

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:

Remaining Life:

Best Case: Worst Case:

Cost Source:

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:

Remaining Life:

Best Case: Worst Case:

Cost Source:

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:

Remaining Life:

Best Case: Worst Case:

Cost Source:

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:

Remaining Life:

Best Case: Worst Case:

Cost Source:

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:

Remaining Life:

Best Case: Worst Case:

Cost Source:

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:

Remaining Life:

Best Case: Worst Case:

Cost Source:

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:

Useful Life:

Remaining Life:

Best Case: Worst Case:

Cost Source: