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Knightsbridge Arms Condominium Assoc *Nashua, NH*



Report #: 46958-0
Beginning: January 1, 2024
Expires: December 31, 2024

RESERVE STUDY

"Full"

May 18, 2023

Welcome to your Reserve Study!

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

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

In this Report, you will find three key results:

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

Questions?

Please contact your Project Manager directly.



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Knightsbridge Arms Condominium Assoc
Nashua, NH
Level of Service: "Full"

Report #: 46958-0
of Units: 288

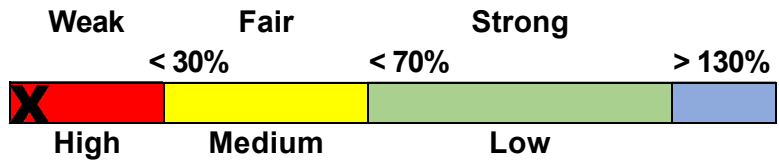
January 1, 2024 through December 31, 2024

Findings & Recommendations

as of January 1, 2024

Starting Reserve Balance	\$76,110
Currently Fully Funded Reserve Balance	\$3,542,872
Average Reserve Deficit (Surplus) Per Unit	\$12,037
Percent Funded	2.1 %
Recommended 2024 Monthly "Full Funding" Amount	\$37,110
Recommended 2024 Special Assessments for Reserves	\$145,000
Budgeted 2023 Reserve Funding	\$9,000

Reserve Fund Strength: 2.1%



Risk of Special Assessment:

Economic Assumptions:

Net Annual "After Tax" Interest Earnings Accruing to Reserves	2.00 %
Annual Inflation Rate	3.00 %

This is a(n) "Full", Reserve Study (original, created "from scratch"), based on our site inspection on 4/17/2023.

This Reserve Study was prepared by a credentialed Reserve Specialist (RS).

Your Reserve Fund is currently at 2.1 % Funded. Being below 5% Funded represents a weak Reserve position. Associations in this range have a High risk of Reserve cash-flow problems (such as special assessments and/or deferred maintenance) in the near future.

Based on this starting point, your anticipated future expenses, and your historical Reserve funding rate, our recommendation is to increase your Reserve funding from \$9,000 annually to \$37,110 annually and to implement a special assessment of \$145,000 which equals \$500 per home.

Your multi-year Funding Plan is designed so you can perform your Reserve projects in a timely manner and gradually bring your association closer to the "Fully Funded" (100%) level.

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
Asphalt				
2220	Asphalt - Resurface	28	1	\$963,000
2230	Asphalt - Repair/Seal	4	0	\$40,550
Roof & Exterior				
2125	Tuck Pointing - Repair	10	9	\$269,000
2410	Building Mansard Roof -Rpr/Replace	30	12	\$327,536
2410	Garage Mansard Roof - Rpr/Replace	30	12	\$117,000
2420	Building Rubber Roof - Replace	20	7	\$940,000
2425	Garage Rubber Roof - Replace	20	10	\$674,500
2450	Office Shingle Roof - Replace	25	17	\$12,250
2490	Chimney Caps - Replace	25	5	\$72,000
2525	Wood Siding - Repair	5	2	\$147,788
2530	Vinyl Siding A - Replace	30	15	\$186,500
2530	Vinyl Siding B - Replace	30	16	\$186,500
2530	Vinyl Siding C - Replace	30	17	\$186,500
Fence & Railings				
2570	Railing Exterior - Replace	30	14	\$87,050
2570	Railing Interior - Replace	30	20	\$65,850
5552	Split Rail Fencing - Replace	15	1	\$5,650
5570	Basketball Court Fence - Replace	30	1	\$3,750
5570	Chain Link Fence - Replace	30	1	\$13,500
5570	Playground Fence - Replace	30	3	\$2,100
5570	Pool Fence - Replace	30	9	\$9,000
5570	Tennis Court Fence - Replace	30	1	\$11,000
Pool & Equipment				
3050	Main Pool Vinyl Liners - Replace	7	0	\$4,400
3050	Wading Pool Vinyl Liners - Replace	7	0	\$4,400
5812	Pool Filter - Replace	10	5	\$2,400
5817	Pool Pump - Replace	10	1	\$2,000
5850	Salt Water Generator	10	1	\$3,250
5930	Main Pool Cover - Replace	10	1	\$4,000
5930	Wading Pool Cover - Replace	10	1	\$4,000
Doors & Windows				
2317	Garage Doors - Repaint	25	14	\$172,500
2600	Laundry Doors - Replace	25	17	\$10,050
2600	Side Doors - Replace	25	8	\$14,700
2600	Water Heater Doors - Replace	25	10	\$15,650
2605	Entry Doors - Replace	25	11	\$32,400

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
2740	Windows - Repair/Replace	35	4	\$27,500
2740	Windows - Repair/Replace	35	34	\$27,500
3125	Fire Doors - Replace	30	10	\$100,000
Lighting Fixtures				
5015	Lamp Posts - Replace	20	5	\$57,500
5032	Entry Light Sconces - Replace	20	17	\$11,250
5040	Wall Pack Lights - Replace	20	18	\$29,250
5050	Ceiling Lights - Replace	20	12	\$27,000
5050	Garage Lights - Replace	20	8	\$16,900
5054	Balcony Lights - Replace	20	7	\$54,000
5060	Exit Lights - Replace	20	13	\$20,250
Clubhouse/Office				
2740	Clubhouse Windows - Repair/Replace	35	13	\$5,000
4600	Clubhouse HVAC Systems - Replace	20	11	\$3,500
5555	Clubhouse Deck Railings - Replace	20	1	\$1,350
5700	Restrooms - Major Refurbish	20	1	\$12,500
6340	Clubhouse Deck (Rear) - Replace	9	1	\$4,000
6350	Clubhouse Deck (Front) - Replace	30	16	\$4,000
Interior				
2330	Painting - Repaint	10	2	\$174,000
3020	Carpet - Replace	10	4	\$200,000
3170	Drop Ceiling - Repair	20	15	\$133,500
3710	Laundry Room Flooring - Replace	15	10	\$11,900
Common Area & Miscellaneous				
2720	Address Signs - Replace	20	15	\$5,000
3349	Whirley Bird Vents - Replace	20	8	\$38,400
4695	Sub-Meters - Replace	15	14	\$129,700
4800	Fire Control Panel - Replace	20	19	\$55,000
4820	Fire Extinguisher Cabinet - Replace	20	12	\$26,500
5370	Entry Intercom System - Replace	15	14	\$30,500
6000	Play Structure - Replace	20	3	\$30,000
6010	Swing Set - Replace	20	1	\$5,750
6280	Mailboxes - Replace	20	19	\$42,950
6500	Tennis Court - Refurbish	6	1	\$12,000
6520	Basketball Court - Refurbish	10	1	\$40,000
6805	Monument Sign - Replace/Refurbish	20	16	\$6,250
6900	Constant Pressure Controller	12	7	\$9,600
6900	Irrigation Controllers - Replace	12	6	\$7,000
7100	Well with 2 Pumps - Rehab	30	15	\$5,000
Water Heaters				
4570	AO Smith Water Heater - Replace	20	0	\$1,750
4570	GE Smart Water Heater - Replace	20	3	\$1,750

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
4570	GE Smart Water Heater - Replace	20	3	\$1,750
4570	GE Smart Water Heater - Replace	20	3	\$1,750
4570	GE Smart Water Heater - Replace	20	3	\$1,750
4570	GE Smart Water Heater - Replace	20	4	\$1,750
4570	Rheem Water Heater - Replace	20	13	\$1,750
4570	Rheem Water Heater - Replace	20	14	\$1,750
4570	Rheem Water Heater - Replace	20	14	\$1,750
4570	Rheem Water Heater - Replace	20	15	\$1,750
4570	State Water Heater - Replace	20	17	\$1,750
4570	State Water Heater - Replace	20	18	\$1,750

80 Total Funded Components

Note 1: Yellow highlighted line items are expected to require attention in this initial year.

Introduction



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

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



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

Methodology



For this [Full Reserve Study](#), we started with a review of your Governing Documents, recent Reserve expenditures, an evaluation of how expenditures are handled (ongoing maintenance vs Reserves), and research into any well-established association precedents. We

performed an on-site inspection to quantify and evaluate your common areas, creating your Reserve Component List *from scratch*.

Which Physical Assets are Funded by Reserves?

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



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

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

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

How do we establish Current Repair/Replacement Cost Estimates?

In this order...

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

How much Reserves are enough?

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

Adequacy is measured in a two-step process:

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



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

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

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

How much should we contribute?



RESERVE FUNDING PRINCIPLES

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

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

What is our Recommended Funding Goal?

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



FUNDING OBJECTIVES

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

Site Inspection Notes

During our site visit on 4/17/2023, we started with a brief meeting with Mr. Dolloff, and then started the site inspection beginning with the office and pool area. We visually inspected all the buildings, and were able to see all areas. We re-measured all items.

Please refer to the Photographic Inventory Appendix for additional information on each of your Reserve components.



Projected Expenses

While this Reserve Study looks forward 30 years, we have no expectation that all these expenses will all take place as anticipated. This Reserve Study needs to be updated annually because we expect the timing of these expenses to shift and the size of these expenses to change. We do feel more certain of the timing and cost of near-term expenses than expenses many years away. Please be aware of your near-term expenses, which we are able to project more accurately than the more distant projections.

The figure below summarizes the projected future expenses at your association as defined by your Reserve Component List. A summary of these components are shown in the Component Details table, while a summary of the expenses themselves are shown in the 30-yr Expense Summary table. Note the future years of high projected Reserve expenses in about 5 years....

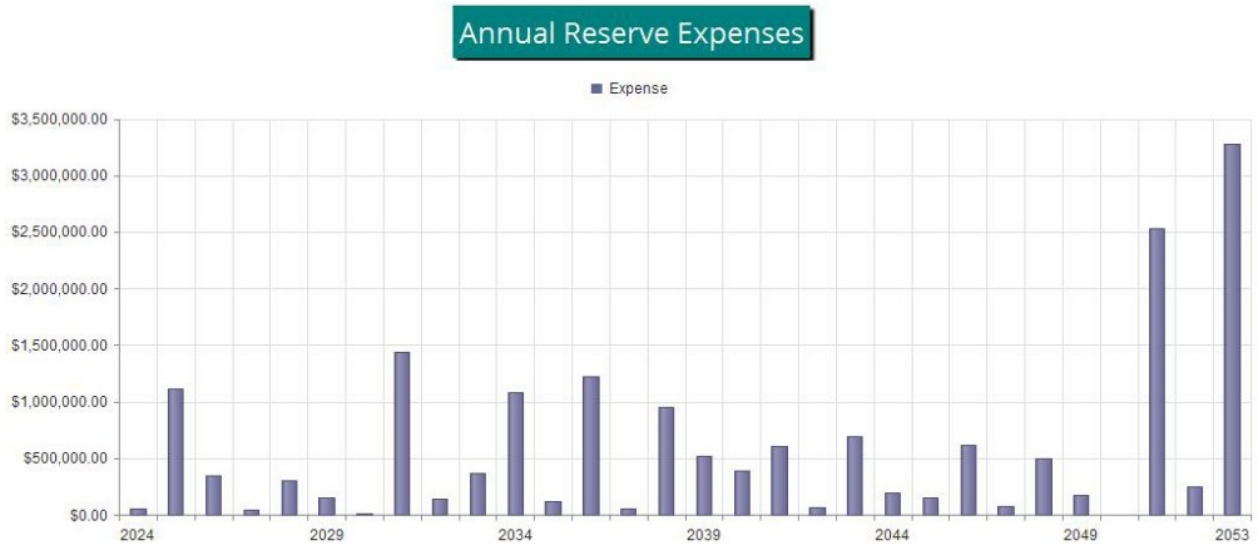


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$76,110 as-of the start of your Fiscal Year on 1/1/2024. This is based on your actual balance on 5/1/2023 of \$76,109 and anticipated Reserve contributions and expenses projected through the end of your Fiscal Year. As of your Fiscal Year Start, your Fully Funded Balance is computed to be \$3,542,872. This figure represents the deteriorated value of your common area components. Comparing your Reserve Balance to your Fully Funded Balance indicates your Reserves are 2.1 % Funded. Across the country approximately 58% of associations that are under 10%, Funded experience special assessments or deferred maintenance expenses.

Recommended Funding Plan

Based on your current Percent Funded and your near-term and long-term Reserve needs, we are recommending budgeted contributions of \$37,110 per month this Fiscal Year. The overall 30-yr plan, in perspective, is shown below. This same information is shown numerically in both the 30-yr Summary and the Cash Flow Detail tables.

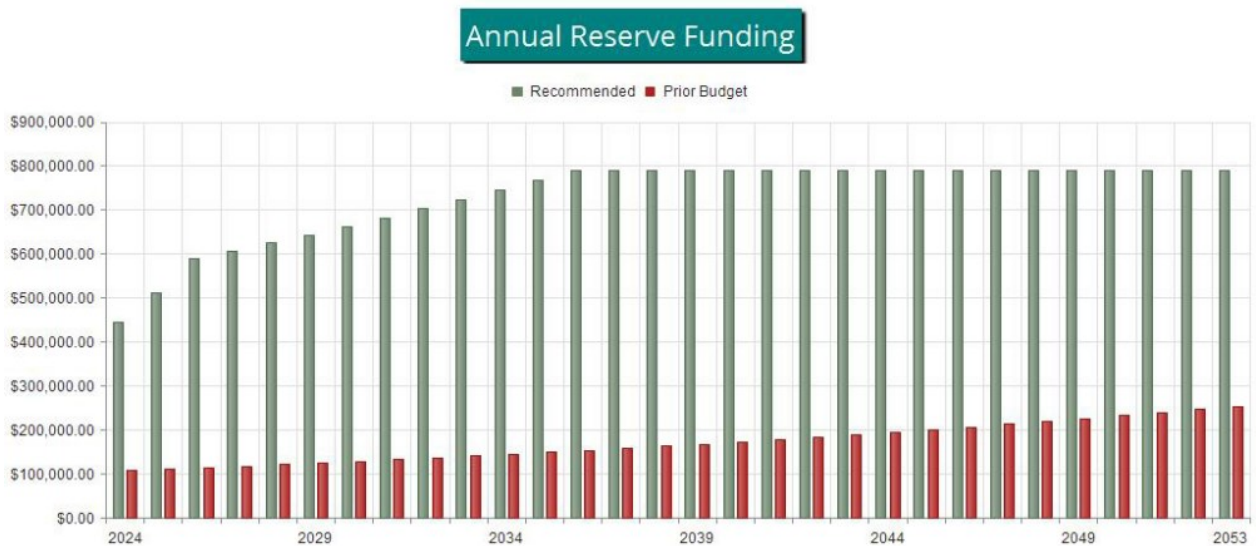


Figure 2

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

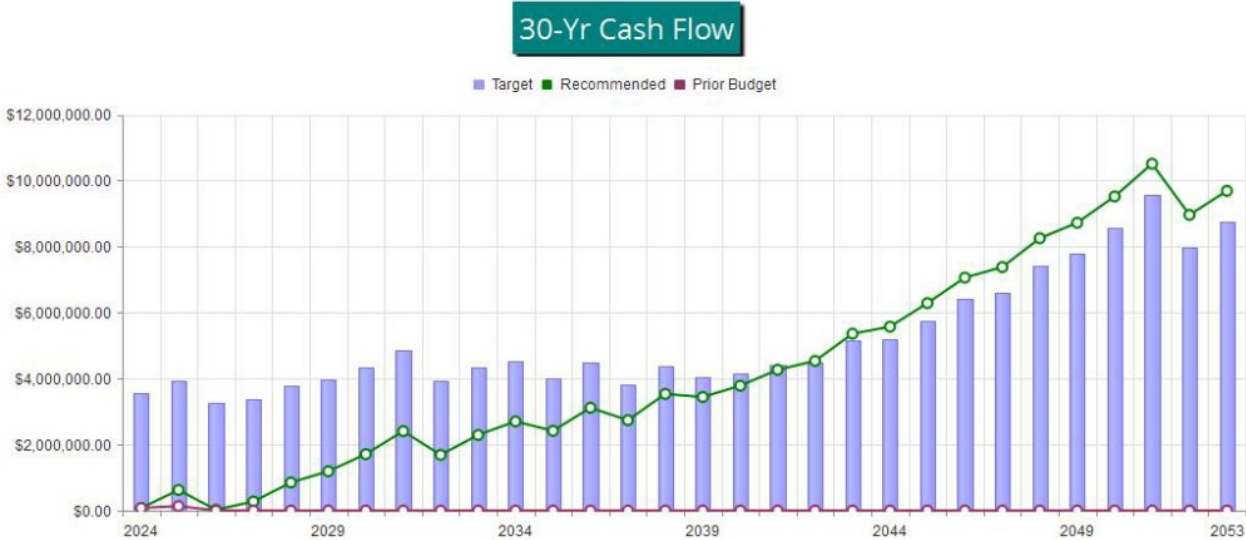


Figure 3

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

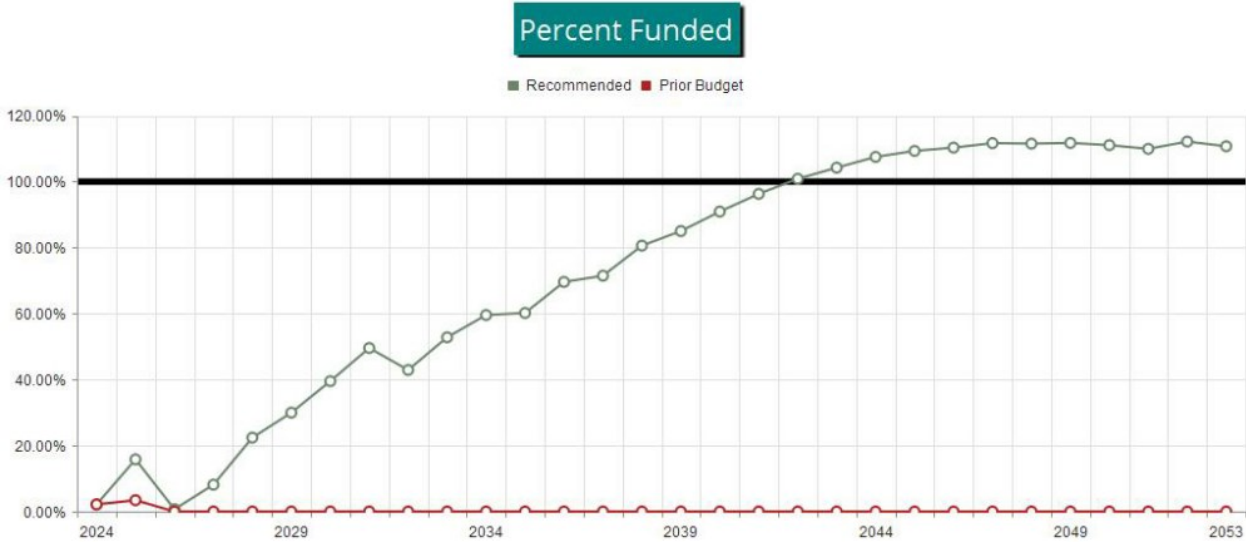


Figure 4



Executive Summary is a summary of your Reserve Components

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

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

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

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

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

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
					Best Case	Worst Case
Asphalt						
2220	Asphalt - Resurface	~202,733 SQFT	28	1	\$710,000	\$1,216,000
2230	Asphalt - Repair/Seal	~202,733 SQFT	4	0	\$30,400	\$50,700
Roof & Exterior						
2125	Tuck Pointing - Repair	~42,645 SQFT	10	9	\$213,000	\$325,000
2410	Building Mansard Roof -Rpr/Replace	36,384 SQFT	30	12	\$291,072	\$364,000
2410	Garage Mansard Roof - Rpr/Replace	12,930 SQFT	30	12	\$105,000	\$129,000
2420	Building Rubber Roof - Replace	93,648 SQFT	20	7	\$850,000	\$1,030,000
2425	Garage Rubber Roof - Replace	~67,424 SQFT	20	10	\$607,000	\$742,000
2450	Office Shingle Roof - Replace	~1,642 SQFT	25	17	\$11,500	\$13,000
2490	Chimney Caps - Replace	96 each	25	5	\$48,000	\$96,000
2525	Wood Siding - Repair	~14,072 SQFT	5	2	\$112,576	\$183,000
2530	Vinyl Siding A - Replace	18,596 SQFT	30	15	\$168,000	\$205,000
2530	Vinyl Siding B - Replace	18,596 SQFT	30	16	\$168,000	\$205,000
2530	Vinyl Siding C - Replace	18,596 SQFT	30	17	\$168,000	\$205,000
Fence & Railings						
2570	Railing Exterior - Replace	1,728 LNFT	30	14	\$69,100	\$105,000
2570	Railing Interior - Replace	1,416 LNFT	30	20	\$53,800	\$77,900
5552	Split Rail Fencing - Replace	~1,004 LNFT	15	1	\$3,300	\$8,000
5570	Basketball Court Fence - Replace	~372 LNFT	30	1	\$1,900	\$5,600
5570	Chain Link Fence - Replace	~1,098 LNFT	30	1	\$10,500	\$16,500
5570	Playground Fence - Replace	~147 LNFT	30	3	\$2,000	\$2,200
5570	Pool Fence - Replace	~287 LNFT	30	9	\$8,000	\$10,000
5570	Tennis Court Fence - Replace	~366 LNFT	30	1	\$10,000	\$12,000
Pool & Equipment						
3050	Main Pool Vinyl Liners - Replace	1 Each	7	0	\$4,000	\$4,800
3050	Wading Pool Vinyl Liners - Replace		7	0	\$4,000	\$4,800
5812	Pool Filter - Replace	2 each	10	5	\$2,400	\$2,400
5817	Pool Pump - Replace	2 each	10	1	\$1,500	\$2,500
5850	Salt Water Generator	2 each	10	1	\$2,700	\$3,800
5930	Main Pool Cover - Replace		10	1	\$3,000	\$5,000
5930	Wading Pool Cover - Replace		10	1	\$3,000	\$5,000
Doors & Windows						
2317	Garage Doors - Repaint	290 each	25	14	\$145,000	\$200,000
2600	Laundry Doors - Replace	36 each	25	17	\$8,100	\$12,000
2600	Side Doors - Replace	12 each	25	8	\$12,000	\$17,400
2600	Water Heater Doors - Replace	288 each	25	10	\$14,000	\$17,300
2605	Entry Doors - Replace	24 each	25	11	\$30,000	\$34,800
2740	Windows - Repair/Replace	24 Each	35	4	\$25,000	\$30,000
2740	Windows - Repair/Replace	24 each	35	34	\$25,000	\$30,000
3125	Fire Doors - Replace	108 each	30	10	\$75,000	\$125,000
Lighting Fixtures						
5015	Lamp Posts - Replace	23 each	20	5	\$46,000	\$69,000
5032	Entry Light Sconces - Replace	60 each	20	17	\$9,000	\$13,500

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
					Best Case	Worst Case
5040	Wall Pack Lights - Replace	156 each	20	18	\$23,400	\$35,100
5050	Ceiling Lights - Replace	144 each	20	12	\$21,600	\$32,400
5050	Garage Lights - Replace	90 each	20	8	\$13,500	\$20,300
5054	Balcony Lights - Replace	288 each	20	7	\$43,200	\$64,800
5060	Exit Lights - Replace	108 each	20	13	\$16,200	\$24,300
Clubhouse/Office						
2740	Clubhouse Windows - Repair/Replace	10 Each	35	13	\$3,000	\$7,000
4600	Clubhouse HVAC Systems - Replace	1 System	20	11	\$3,100	\$3,900
5555	Clubhouse Deck Railings - Replace	30 LNFT	20	1	\$1,200	\$1,500
5700	Restrooms - Major Refurbish		20	1	\$10,000	\$15,000
6340	Clubhouse Deck (Rear) - Replace	192 SQFT (wood)	9	1	\$3,000	\$5,000
6350	Clubhouse Deck (Front) - Replace	90 SQFT (trex)	30	16	\$3,000	\$5,000
Interior						
2330	Painting - Repaint	69,600 SQFT	10	2	\$104,000	\$244,000
3020	Carpet - Replace	28,080 SQFT	10	4	\$175,000	\$225,000
3170	Drop Ceiling - Repair	5,256 SQFT	20	15	\$120,000	\$147,000
3710	Laundry Room Flooring - Replace	1,728 SQFT	15	10	\$10,000	\$13,800
Common Area & Miscellaneous						
2720	Address Signs - Replace	12 each	20	15	\$4,000	\$6,000
3349	Whirley Bird Vents - Replace	96 each	20	8	\$28,800	\$48,000
4695	Sub-Meters - Replace	288 each	15	14	\$86,400	\$173,000
4800	Fire Control Panel - Replace	12 each	20	19	\$50,000	\$60,000
4820	Fire Extinguisher Cabinet - Replace	60 each	20	12	\$23,000	\$30,000
5370	Entry Intercom System - Replace	12 each	15	14	\$25,000	\$36,000
6000	Play Structure - Replace	1 set	20	3	\$25,000	\$35,000
6010	Swing Set - Replace	1 set	20	1	\$5,000	\$6,500
6280	Mailboxes - Replace	22 each	20	19	\$37,500	\$48,400
6500	Tennis Court - Refurbish	2	6	1	\$8,000	\$16,000
6520	Basketball Court - Refurbish	2	10	1	\$30,000	\$50,000
6805	Monument Sign - Replace/Refurbish	1 each	20	16	\$4,500	\$8,000
6900	Constant Pressure Controller	(Subdrive 300)	12	7	\$8,300	\$10,900
6900	Irrigation Controllers - Replace	3 each	12	6	\$6,000	\$8,000
7100	Well with 2 Pumps - Rehab	1 each	30	15	\$4,500	\$5,500
Water Heaters						
4570	AO Smith Water Heater - Replace	1 each	20	0	\$1,500	\$2,000
4570	GE Smart Water Heater - Replace	1 each	20	3	\$1,500	\$2,000
4570	GE Smart Water Heater - Replace	1 each	20	3	\$1,500	\$2,000
4570	GE Smart Water Heater - Replace	1 each	20	3	\$1,500	\$2,000
4570	GE Smart Water Heater - Replace	1 Each	20	3	\$1,500	\$2,000
4570	GE Smart Water Heater - Replace	1 each	20	4	\$1,500	\$2,000
4570	Rheem Water Heater - Replace	1 each	20	13	\$1,500	\$2,000
4570	Rheem Water Heater - Replace	1 each	20	14	\$1,500	\$2,000
4570	Rheem Water Heater - Replace	1 each	20	14	\$1,500	\$2,000
4570	Rheem Water Heater - Replace	1 each	20	15	\$1,500	\$2,000
4570	State Water Heater - Replace	1 each	20	17	\$1,500	\$2,000
4570	State Water Heater - Replace	1 each	20	18	\$1,500	\$2,000

80 Total Funded Components

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
Asphalt								
2220	Asphalt - Resurface	\$963,000	X	27	/	28	=	\$928,607
2230	Asphalt - Repair/Seal	\$40,550	X	4	/	4	=	\$40,550
Roof & Exterior								
2125	Tuck Pointing - Repair	\$269,000	X	1	/	10	=	\$26,900
2410	Building Mansard Roof - Rpr/Replace	\$327,536	X	18	/	30	=	\$196,522
2410	Garage Mansard Roof - Rpr/Replace	\$117,000	X	18	/	30	=	\$70,200
2420	Building Rubber Roof - Replace	\$940,000	X	13	/	20	=	\$611,000
2425	Garage Rubber Roof - Replace	\$674,500	X	10	/	20	=	\$337,250
2450	Office Shingle Roof - Replace	\$12,250	X	8	/	25	=	\$3,920
2490	Chimney Caps - Replace	\$72,000	X	20	/	25	=	\$57,600
2525	Wood Siding - Repair	\$147,788	X	3	/	5	=	\$88,673
2530	Vinyl Siding A - Replace	\$186,500	X	15	/	30	=	\$93,250
2530	Vinyl Siding B - Replace	\$186,500	X	14	/	30	=	\$87,033
2530	Vinyl Siding C - Replace	\$186,500	X	13	/	30	=	\$80,817
Fence & Railings								
2570	Railing Exterior - Replace	\$87,050	X	16	/	30	=	\$46,427
2570	Railing Interior - Replace	\$65,850	X	10	/	30	=	\$21,950
5552	Split Rail Fencing - Replace	\$5,650	X	14	/	15	=	\$5,273
5570	Basketball Court Fence - Replace	\$3,750	X	29	/	30	=	\$3,625
5570	Chain Link Fence - Replace	\$13,500	X	29	/	30	=	\$13,050
5570	Playground Fence - Replace	\$2,100	X	27	/	30	=	\$1,890
5570	Pool Fence - Replace	\$9,000	X	21	/	30	=	\$6,300
5570	Tennis Court Fence - Replace	\$11,000	X	29	/	30	=	\$10,633
Pool & Equipment								
3050	Main Pool Vinyl Liners - Replace	\$4,400	X	7	/	7	=	\$4,400
3050	Wading Pool Vinyl Liners - Replace	\$4,400	X	7	/	7	=	\$4,400
5812	Pool Filter - Replace	\$2,400	X	5	/	10	=	\$1,200
5817	Pool Pump - Replace	\$2,000	X	9	/	10	=	\$1,800
5850	Salt Water Generator	\$3,250	X	9	/	10	=	\$2,925
5930	Main Pool Cover - Replace	\$4,000	X	9	/	10	=	\$3,600
5930	Wading Pool Cover - Replace	\$4,000	X	9	/	10	=	\$3,600
Doors & Windows								
2317	Garage Doors - Repaint	\$172,500	X	11	/	25	=	\$75,900
2600	Laundry Doors - Replace	\$10,050	X	8	/	25	=	\$3,216
2600	Side Doors - Replace	\$14,700	X	17	/	25	=	\$9,996
2600	Water Heater Doors - Replace	\$15,650	X	15	/	25	=	\$9,390
2605	Entry Doors - Replace	\$32,400	X	14	/	25	=	\$18,144
2740	Windows - Repair/Replace	\$27,500	X	31	/	35	=	\$24,357
2740	Windows - Repair/Replace	\$27,500	X	1	/	35	=	\$786
3125	Fire Doors - Replace	\$100,000	X	20	/	30	=	\$66,667
Lighting Fixtures								
5015	Lamp Posts - Replace	\$57,500	X	15	/	20	=	\$43,125
5032	Entry Light Sconces - Replace	\$11,250	X	3	/	20	=	\$1,688
5040	Wall Pack Lights - Replace	\$29,250	X	2	/	20	=	\$2,925

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
5050	Ceiling Lights - Replace	\$27,000	X	8	/	20	=	\$10,800
5050	Garage Lights - Replace	\$16,900	X	12	/	20	=	\$10,140
5054	Balcony Lights - Replace	\$54,000	X	13	/	20	=	\$35,100
5060	Exit Lights - Replace	\$20,250	X	7	/	20	=	\$7,088
Clubhouse/Office								
2740	Clubhouse Windows - Repair/Replace	\$5,000	X	22	/	35	=	\$3,143
4600	Clubhouse HVAC Systems - Replace	\$3,500	X	9	/	20	=	\$1,575
5555	Clubhouse Deck Railings - Replace	\$1,350	X	19	/	20	=	\$1,283
5700	Restrooms - Major Refurbish	\$12,500	X	19	/	20	=	\$11,875
6340	Clubhouse Deck (Rear) - Replace	\$4,000	X	8	/	9	=	\$3,556
6350	Clubhouse Deck (Front) - Replace	\$4,000	X	14	/	30	=	\$1,867
Interior								
2330	Painting - Repaint	\$174,000	X	8	/	10	=	\$139,200
3020	Carpet - Replace	\$200,000	X	6	/	10	=	\$120,000
3170	Drop Ceiling - Repair	\$133,500	X	5	/	20	=	\$33,375
3710	Laundry Room Flooring - Replace	\$11,900	X	5	/	15	=	\$3,967
Common Area & Miscellaneous								
2720	Address Signs - Replace	\$5,000	X	5	/	20	=	\$1,250
3349	Whirley Bird Vents - Replace	\$38,400	X	12	/	20	=	\$23,040
4695	Sub-Meters - Replace	\$129,700	X	1	/	15	=	\$8,647
4800	Fire Control Panel - Replace	\$55,000	X	1	/	20	=	\$2,750
4820	Fire Extinguisher Cabinet - Replace	\$26,500	X	8	/	20	=	\$10,600
5370	Entry Intercom System - Replace	\$30,500	X	1	/	15	=	\$2,033
6000	Play Structure - Replace	\$30,000	X	17	/	20	=	\$25,500
6010	Swing Set - Replace	\$5,750	X	19	/	20	=	\$5,463
6280	Mailboxes - Replace	\$42,950	X	1	/	20	=	\$2,148
6500	Tennis Court - Refurbish	\$12,000	X	5	/	6	=	\$10,000
6520	Basketball Court - Refurbish	\$40,000	X	9	/	10	=	\$36,000
6805	Monument Sign - Replace/Refurbish	\$6,250	X	4	/	20	=	\$1,250
6900	Constant Pressure Controller	\$9,600	X	5	/	12	=	\$4,000
6900	Irrigation Controllers - Replace	\$7,000	X	6	/	12	=	\$3,500
7100	Well with 2 Pumps - Rehab	\$5,000	X	15	/	30	=	\$2,500
Water Heaters								
4570	AO Smith Water Heater - Replace	\$1,750	X	20	/	20	=	\$1,750
4570	GE Smart Water Heater - Replace	\$1,750	X	17	/	20	=	\$1,488
4570	GE Smart Water Heater - Replace	\$1,750	X	17	/	20	=	\$1,488
4570	GE Smart Water Heater - Replace	\$1,750	X	17	/	20	=	\$1,488
4570	GE Smart Water Heater - Replace	\$1,750	X	17	/	20	=	\$1,488
4570	GE Smart Water Heater - Replace	\$1,750	X	16	/	20	=	\$1,400
4570	Rheem Water Heater - Replace	\$1,750	X	7	/	20	=	\$613
4570	Rheem Water Heater - Replace	\$1,750	X	6	/	20	=	\$525
4570	Rheem Water Heater - Replace	\$1,750	X	6	/	20	=	\$525
4570	Rheem Water Heater - Replace	\$1,750	X	5	/	20	=	\$438
4570	State Water Heater - Replace	\$1,750	X	3	/	20	=	\$263
4570	State Water Heater - Replace	\$1,750	X	2	/	20	=	\$175
								\$3,542,872

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
Asphalt					
2220	Asphalt - Resurface	28	\$963,000	\$34,393	10.42 %
2230	Asphalt - Repair/Seal	4	\$40,550	\$10,138	3.07 %
Roof & Exterior					
2125	Tuck Pointing - Repair	10	\$269,000	\$26,900	8.15 %
2410	Building Mansard Roof -Rpr/Replace	30	\$327,536	\$10,918	3.31 %
2410	Garage Mansard Roof - Rpr/Replace	30	\$117,000	\$3,900	1.18 %
2420	Building Rubber Roof - Replace	20	\$940,000	\$47,000	14.25 %
2425	Garage Rubber Roof - Replace	20	\$674,500	\$33,725	10.22 %
2450	Office Shingle Roof - Replace	25	\$12,250	\$490	0.15 %
2490	Chimney Caps - Replace	25	\$72,000	\$2,880	0.87 %
2525	Wood Siding - Repair	5	\$147,788	\$29,558	8.96 %
2530	Vinyl Siding A - Replace	30	\$186,500	\$6,217	1.88 %
2530	Vinyl Siding B - Replace	30	\$186,500	\$6,217	1.88 %
2530	Vinyl Siding C - Replace	30	\$186,500	\$6,217	1.88 %
Fence & Railings					
2570	Railing Exterior - Replace	30	\$87,050	\$2,902	0.88 %
2570	Railing Interior - Replace	30	\$65,850	\$2,195	0.67 %
5552	Split Rail Fencing - Replace	15	\$5,650	\$377	0.11 %
5570	Basketball Court Fence - Replace	30	\$3,750	\$125	0.04 %
5570	Chain Link Fence - Replace	30	\$13,500	\$450	0.14 %
5570	Playground Fence - Replace	30	\$2,100	\$70	0.02 %
5570	Pool Fence - Replace	30	\$9,000	\$300	0.09 %
5570	Tennis Court Fence - Replace	30	\$11,000	\$367	0.11 %
Pool & Equipment					
3050	Main Pool Vinyl Liners - Replace	7	\$4,400	\$629	0.19 %
3050	Wading Pool Vinyl Liners - Replace	7	\$4,400	\$629	0.19 %
5812	Pool Filter - Replace	10	\$2,400	\$240	0.07 %
5817	Pool Pump - Replace	10	\$2,000	\$200	0.06 %
5850	Salt Water Generator	10	\$3,250	\$325	0.10 %
5930	Main Pool Cover - Replace	10	\$4,000	\$400	0.12 %
5930	Wading Pool Cover - Replace	10	\$4,000	\$400	0.12 %
Doors & Windows					
2317	Garage Doors - Repaint	25	\$172,500	\$6,900	2.09 %
2600	Laundry Doors - Replace	25	\$10,050	\$402	0.12 %
2600	Side Doors - Replace	25	\$14,700	\$588	0.18 %
2600	Water Heater Doors - Replace	25	\$15,650	\$626	0.19 %
2605	Entry Doors - Replace	25	\$32,400	\$1,296	0.39 %
2740	Windows - Repair/Replace	35	\$27,500	\$786	0.24 %
2740	Windows - Repair/Replace	35	\$27,500	\$786	0.24 %
3125	Fire Doors - Replace	30	\$100,000	\$3,333	1.01 %
Lighting Fixtures					
5015	Lamp Posts - Replace	20	\$57,500	\$2,875	0.87 %
5032	Entry Light Sconces - Replace	20	\$11,250	\$563	0.17 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
5040	Wall Pack Lights - Replace	20	\$29,250	\$1,463	0.44 %
5050	Ceiling Lights - Replace	20	\$27,000	\$1,350	0.41 %
5050	Garage Lights - Replace	20	\$16,900	\$845	0.26 %
5054	Balcony Lights - Replace	20	\$54,000	\$2,700	0.82 %
5060	Exit Lights - Replace	20	\$20,250	\$1,013	0.31 %
Clubhouse/Office					
2740	Clubhouse Windows - Repair/Replace	35	\$5,000	\$143	0.04 %
4600	Clubhouse HVAC Systems - Replace	20	\$3,500	\$175	0.05 %
5555	Clubhouse Deck Railings - Replace	20	\$1,350	\$68	0.02 %
5700	Restrooms - Major Refurbish	20	\$12,500	\$625	0.19 %
6340	Clubhouse Deck (Rear) - Replace	9	\$4,000	\$444	0.13 %
6350	Clubhouse Deck (Front) - Replace	30	\$4,000	\$133	0.04 %
Interior					
2330	Painting - Repaint	10	\$174,000	\$17,400	5.27 %
3020	Carpet - Replace	10	\$200,000	\$20,000	6.06 %
3170	Drop Ceiling - Repair	20	\$133,500	\$6,675	2.02 %
3710	Laundry Room Flooring - Replace	15	\$11,900	\$793	0.24 %
Common Area & Miscellaneous					
2720	Address Signs - Replace	20	\$5,000	\$250	0.08 %
3349	Whirley Bird Vents - Replace	20	\$38,400	\$1,920	0.58 %
4695	Sub-Meters - Replace	15	\$129,700	\$8,647	2.62 %
4800	Fire Control Panel - Replace	20	\$55,000	\$2,750	0.83 %
4820	Fire Extinguisher Cabinet - Replace	20	\$26,500	\$1,325	0.40 %
5370	Entry Intercom System - Replace	15	\$30,500	\$2,033	0.62 %
6000	Play Structure - Replace	20	\$30,000	\$1,500	0.45 %
6010	Swing Set - Replace	20	\$5,750	\$288	0.09 %
6280	Mailboxes - Replace	20	\$42,950	\$2,148	0.65 %
6500	Tennis Court - Refurbish	6	\$12,000	\$2,000	0.61 %
6520	Basketball Court - Refurbish	10	\$40,000	\$4,000	1.21 %
6805	Monument Sign - Replace/Refurbish	20	\$6,250	\$313	0.09 %
6900	Constant Pressure Controller	12	\$9,600	\$800	0.24 %
6900	Irrigation Controllers - Replace	12	\$7,000	\$583	0.18 %
7100	Well with 2 Pumps - Rehab	30	\$5,000	\$167	0.05 %
Water Heaters					
4570	AO Smith Water Heater - Replace	20	\$1,750	\$88	0.03 %
4570	GE Smart Water Heater - Replace	20	\$1,750	\$88	0.03 %
4570	GE Smart Water Heater - Replace	20	\$1,750	\$88	0.03 %
4570	GE Smart Water Heater - Replace	20	\$1,750	\$88	0.03 %
4570	GE Smart Water Heater - Replace	20	\$1,750	\$88	0.03 %
4570	GE Smart Water Heater - Replace	20	\$1,750	\$88	0.03 %
4570	Rheem Water Heater - Replace	20	\$1,750	\$88	0.03 %
4570	Rheem Water Heater - Replace	20	\$1,750	\$88	0.03 %
4570	Rheem Water Heater - Replace	20	\$1,750	\$88	0.03 %
4570	Rheem Water Heater - Replace	20	\$1,750	\$88	0.03 %
4570	Rheem Water Heater - Replace	20	\$1,750	\$88	0.03 %
4570	State Water Heater - Replace	20	\$1,750	\$88	0.03 %
4570	State Water Heater - Replace	20	\$1,750	\$88	0.03 %
80	Total Funded Components			\$329,911	100.00 %

Fiscal Year Start: 2024

Interest: 2.00 %

Inflation: 3.00 %

Reserve Fund Strength: as-of Fiscal Year Start Date				Projected Reserve Balance Changes				
Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	Reserve Funding	Loan or Special Assmts	Interest Income	Reserve Expenses
2024	\$76,110	\$3,542,872	2.1 %	High	\$445,320	\$145,000	\$6,978	\$51,100
2025	\$622,308	\$3,936,334	15.8 %	High	\$512,118	\$0	\$6,443	\$1,118,323
2026	\$22,546	\$3,252,554	0.7 %	High	\$588,936	\$0	\$2,953	\$341,385
2027	\$273,050	\$3,359,008	8.1 %	High	\$606,604	\$0	\$11,202	\$42,726
2028	\$848,131	\$3,787,088	22.4 %	High	\$624,802	\$0	\$20,360	\$303,662
2029	\$1,189,630	\$3,970,386	30.0 %	High	\$643,546	\$0	\$28,964	\$152,908
2030	\$1,709,231	\$4,325,934	39.5 %	Medium	\$662,852	\$0	\$41,105	\$8,358
2031	\$2,404,830	\$4,852,852	49.6 %	Medium	\$682,738	\$0	\$40,881	\$1,441,643
2032	\$1,686,806	\$3,931,466	42.9 %	Medium	\$703,220	\$0	\$39,731	\$140,041
2033	\$2,289,715	\$4,335,627	52.8 %	Medium	\$724,317	\$0	\$49,866	\$362,727
2034	\$2,701,171	\$4,535,460	59.6 %	Medium	\$746,046	\$0	\$51,118	\$1,083,264
2035	\$2,415,071	\$4,012,436	60.2 %	Medium	\$768,428	\$0	\$55,256	\$123,404
2036	\$3,115,350	\$4,476,077	69.6 %	Medium	\$791,480	\$0	\$58,489	\$1,226,688
2037	\$2,738,632	\$3,831,357	71.5 %	Low	\$791,480	\$0	\$62,687	\$57,273
2038	\$3,535,527	\$4,386,327	80.6 %	Low	\$791,480	\$0	\$69,702	\$956,032
2039	\$3,440,677	\$4,047,194	85.0 %	Low	\$791,480	\$0	\$72,182	\$520,595
2040	\$3,783,744	\$4,161,808	90.9 %	Low	\$791,480	\$0	\$80,426	\$389,863
2041	\$4,265,786	\$4,430,396	96.3 %	Low	\$791,480	\$0	\$87,925	\$610,873
2042	\$4,534,319	\$4,495,761	100.9 %	Low	\$791,480	\$0	\$98,857	\$64,692
2043	\$5,359,964	\$5,142,502	104.2 %	Low	\$791,480	\$0	\$109,228	\$688,339
2044	\$5,572,334	\$5,183,644	107.5 %	Low	\$791,480	\$0	\$118,490	\$195,331
2045	\$6,286,974	\$5,751,695	109.3 %	Low	\$791,480	\$0	\$133,353	\$151,893
2046	\$7,059,914	\$6,399,940	110.3 %	Low	\$791,480	\$0	\$144,265	\$616,579
2047	\$7,379,081	\$6,607,970	111.7 %	Low	\$791,480	\$0	\$156,193	\$73,023
2048	\$8,253,731	\$7,401,637	111.5 %	Low	\$791,480	\$0	\$169,613	\$492,546
2049	\$8,722,278	\$7,807,124	111.7 %	Low	\$791,480	\$0	\$182,271	\$175,459
2050	\$9,520,571	\$8,572,099	111.1 %	Low	\$791,480	\$0	\$200,154	\$0
2051	\$10,512,205	\$9,562,090	109.9 %	Low	\$791,480	\$0	\$194,574	\$2,536,241
2052	\$8,962,018	\$7,991,438	112.1 %	Low	\$791,480	\$0	\$186,372	\$248,583
2053	\$9,691,287	\$8,752,597	110.7 %	Low	\$791,480	\$0	\$170,490	\$3,280,810

Fiscal Year	2024	2025	2026	2027	2028
Starting Reserve Balance	\$76,110	\$622,308	\$22,546	\$273,050	\$848,131
Annual Reserve Funding	\$445,320	\$512,118	\$588,936	\$606,604	\$624,802
Recommended Special Assessments	\$145,000	\$0	\$0	\$0	\$0
Interest Earnings	\$6,978	\$6,443	\$2,953	\$11,202	\$20,360
Total Income	\$673,408	\$1,140,869	\$614,435	\$890,856	\$1,493,292
# Component					
Asphalt					
2220 Asphalt - Resurface	\$0	\$991,890	\$0	\$0	\$0
2230 Asphalt - Repair/Seal	\$40,550	\$0	\$0	\$0	\$45,639
Roof & Exterior					
2125 Tuck Pointing - Repair	\$0	\$0	\$0	\$0	\$0
2410 Building Mansard Roof -Rpr/Replace	\$0	\$0	\$0	\$0	\$0
2410 Garage Mansard Roof - Rpr/Replace	\$0	\$0	\$0	\$0	\$0
2420 Building Rubber Roof - Replace	\$0	\$0	\$0	\$0	\$0
2425 Garage Rubber Roof - Replace	\$0	\$0	\$0	\$0	\$0
2450 Office Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
2490 Chimney Caps - Replace	\$0	\$0	\$0	\$0	\$0
2525 Wood Siding - Repair	\$0	\$0	\$156,788	\$0	\$0
2530 Vinyl Siding A - Replace	\$0	\$0	\$0	\$0	\$0
2530 Vinyl Siding B - Replace	\$0	\$0	\$0	\$0	\$0
2530 Vinyl Siding C - Replace	\$0	\$0	\$0	\$0	\$0
Fence & Railings					
2570 Railing Exterior - Replace	\$0	\$0	\$0	\$0	\$0
2570 Railing Interior - Replace	\$0	\$0	\$0	\$0	\$0
5552 Split Rail Fencing - Replace	\$0	\$5,820	\$0	\$0	\$0
5570 Basketball Court Fence - Replace	\$0	\$3,863	\$0	\$0	\$0
5570 Chain Link Fence - Replace	\$0	\$13,905	\$0	\$0	\$0
5570 Playground Fence - Replace	\$0	\$0	\$0	\$2,295	\$0
5570 Pool Fence - Replace	\$0	\$0	\$0	\$0	\$0
5570 Tennis Court Fence - Replace	\$0	\$11,330	\$0	\$0	\$0
Pool & Equipment					
3050 Main Pool Vinyl Liners - Replace	\$4,400	\$0	\$0	\$0	\$0
3050 Wading Pool Vinyl Liners - Replace	\$4,400	\$0	\$0	\$0	\$0
5812 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
5817 Pool Pump - Replace	\$0	\$2,060	\$0	\$0	\$0
5850 Salt Water Generator	\$0	\$3,348	\$0	\$0	\$0
5930 Main Pool Cover - Replace	\$0	\$4,120	\$0	\$0	\$0
5930 Wading Pool Cover - Replace	\$0	\$4,120	\$0	\$0	\$0
Doors & Windows					
2317 Garage Doors - Repaint	\$0	\$0	\$0	\$0	\$0
2600 Laundry Doors - Replace	\$0	\$0	\$0	\$0	\$0
2600 Side Doors - Replace	\$0	\$0	\$0	\$0	\$0
2600 Water Heater Doors - Replace	\$0	\$0	\$0	\$0	\$0
2605 Entry Doors - Replace	\$0	\$0	\$0	\$0	\$0
2740 Windows - Repair/Replace	\$0	\$0	\$0	\$0	\$30,951
2740 Windows - Repair/Replace	\$0	\$0	\$0	\$0	\$0
3125 Fire Doors - Replace	\$0	\$0	\$0	\$0	\$0
Lighting Fixtures					
5015 Lamp Posts - Replace	\$0	\$0	\$0	\$0	\$0
5032 Entry Light Sconces - Replace	\$0	\$0	\$0	\$0	\$0
5040 Wall Pack Lights - Replace	\$0	\$0	\$0	\$0	\$0
5050 Ceiling Lights - Replace	\$0	\$0	\$0	\$0	\$0
5050 Garage Lights - Replace	\$0	\$0	\$0	\$0	\$0
5054 Balcony Lights - Replace	\$0	\$0	\$0	\$0	\$0
5060 Exit Lights - Replace	\$0	\$0	\$0	\$0	\$0
Clubhouse/Office					
2740 Clubhouse Windows - Repair/Replace	\$0	\$0	\$0	\$0	\$0
4600 Clubhouse HVAC Systems - Replace	\$0	\$0	\$0	\$0	\$0
5555 Clubhouse Deck Railings - Replace	\$0	\$1,391	\$0	\$0	\$0
5700 Restrooms - Major Refurbish	\$0	\$12,875	\$0	\$0	\$0

Fiscal Year	2024	2025	2026	2027	2028
6340 Clubhouse Deck (Rear) - Replace	\$0	\$4,120	\$0	\$0	\$0
6350 Clubhouse Deck (Front) - Replace	\$0	\$0	\$0	\$0	\$0
Interior					
2330 Painting - Repaint	\$0	\$0	\$184,597	\$0	\$0
3020 Carpet - Replace	\$0	\$0	\$0	\$0	\$225,102
3170 Drop Ceiling - Repair	\$0	\$0	\$0	\$0	\$0
3710 Laundry Room Flooring - Replace	\$0	\$0	\$0	\$0	\$0
Common Area & Miscellaneous					
2720 Address Signs - Replace	\$0	\$0	\$0	\$0	\$0
3349 Whirley Bird Vents - Replace	\$0	\$0	\$0	\$0	\$0
4695 Sub-Meters - Replace	\$0	\$0	\$0	\$0	\$0
4800 Fire Control Panel - Replace	\$0	\$0	\$0	\$0	\$0
4820 Fire Extinguisher Cabinet - Replace	\$0	\$0	\$0	\$0	\$0
5370 Entry Intercom System - Replace	\$0	\$0	\$0	\$0	\$0
6000 Play Structure - Replace	\$0	\$0	\$0	\$32,782	\$0
6010 Swing Set - Replace	\$0	\$5,923	\$0	\$0	\$0
6280 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
6500 Tennis Court - Refurbish	\$0	\$12,360	\$0	\$0	\$0
6520 Basketball Court - Refurbish	\$0	\$41,200	\$0	\$0	\$0
6805 Monument Sign - Replace/Refurbish	\$0	\$0	\$0	\$0	\$0
6900 Constant Pressure Controller	\$0	\$0	\$0	\$0	\$0
6900 Irrigation Controllers - Replace	\$0	\$0	\$0	\$0	\$0
7100 Well with 2 Pumps - Rehab	\$0	\$0	\$0	\$0	\$0
Water Heaters					
4570 AO Smith Water Heater - Replace	\$1,750	\$0	\$0	\$0	\$0
4570 GE Smart Water Heater - Replace	\$0	\$0	\$0	\$1,912	\$0
4570 GE Smart Water Heater - Replace	\$0	\$0	\$0	\$1,912	\$0
4570 GE Smart Water Heater - Replace	\$0	\$0	\$0	\$1,912	\$0
4570 GE Smart Water Heater - Replace	\$0	\$0	\$0	\$0	\$1,970
4570 Rheem Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
4570 Rheem Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
4570 Rheem Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
4570 Rheem Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
4570 State Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
4570 State Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$51,100	\$1,118,323	\$341,385	\$42,726	\$303,662
Ending Reserve Balance	\$622,308	\$22,546	\$273,050	\$848,131	\$1,189,630

Fiscal Year	2029	2030	2031	2032	2033
Starting Reserve Balance	\$1,189,630	\$1,709,231	\$2,404,830	\$1,686,806	\$2,289,715
Annual Reserve Funding	\$643,546	\$662,852	\$682,738	\$703,220	\$724,317
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$28,964	\$41,105	\$40,881	\$39,731	\$49,866
Total Income	\$1,862,140	\$2,413,189	\$3,128,449	\$2,429,757	\$3,063,897
# Component					
Asphalt					
2220 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2230 Asphalt - Repair/Seal	\$0	\$0	\$0	\$51,368	\$0
Roof & Exterior					
2125 Tuck Pointing - Repair	\$0	\$0	\$0	\$0	\$350,984
2410 Building Mansard Roof - Rpr/Replace	\$0	\$0	\$0	\$0	\$0
2410 Garage Mansard Roof - Rpr/Replace	\$0	\$0	\$0	\$0	\$0
2420 Building Rubber Roof - Replace	\$0	\$0	\$1,156,081	\$0	\$0
2425 Garage Rubber Roof - Replace	\$0	\$0	\$0	\$0	\$0
2450 Office Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
2490 Chimney Caps - Replace	\$83,468	\$0	\$0	\$0	\$0
2525 Wood Siding - Repair	\$0	\$0	\$181,761	\$0	\$0
2530 Vinyl Siding A - Replace	\$0	\$0	\$0	\$0	\$0
2530 Vinyl Siding B - Replace	\$0	\$0	\$0	\$0	\$0
2530 Vinyl Siding C - Replace	\$0	\$0	\$0	\$0	\$0
Fence & Railings					
2570 Railing Exterior - Replace	\$0	\$0	\$0	\$0	\$0
2570 Railing Interior - Replace	\$0	\$0	\$0	\$0	\$0
5552 Split Rail Fencing - Replace	\$0	\$0	\$0	\$0	\$0
5570 Basketball Court Fence - Replace	\$0	\$0	\$0	\$0	\$0
5570 Chain Link Fence - Replace	\$0	\$0	\$0	\$0	\$0
5570 Playground Fence - Replace	\$0	\$0	\$0	\$0	\$0
5570 Pool Fence - Replace	\$0	\$0	\$0	\$0	\$11,743
5570 Tennis Court Fence - Replace	\$0	\$0	\$0	\$0	\$0
Pool & Equipment					
3050 Main Pool Vinyl Liners - Replace	\$0	\$0	\$5,411	\$0	\$0
3050 Wading Pool Vinyl Liners - Replace	\$0	\$0	\$5,411	\$0	\$0
5812 Pool Filter - Replace	\$2,782	\$0	\$0	\$0	\$0
5817 Pool Pump - Replace	\$0	\$0	\$0	\$0	\$0
5850 Salt Water Generator	\$0	\$0	\$0	\$0	\$0
5930 Main Pool Cover - Replace	\$0	\$0	\$0	\$0	\$0
5930 Wading Pool Cover - Replace	\$0	\$0	\$0	\$0	\$0
Doors & Windows					
2317 Garage Doors - Repair	\$0	\$0	\$0	\$0	\$0
2600 Laundry Doors - Replace	\$0	\$0	\$0	\$0	\$0
2600 Side Doors - Replace	\$0	\$0	\$0	\$18,622	\$0
2600 Water Heater Doors - Replace	\$0	\$0	\$0	\$0	\$0
2605 Entry Doors - Replace	\$0	\$0	\$0	\$0	\$0
2740 Windows - Repair/Replace	\$0	\$0	\$0	\$0	\$0
2740 Windows - Repair/Replace	\$0	\$0	\$0	\$0	\$0
3125 Fire Doors - Replace	\$0	\$0	\$0	\$0	\$0
Lighting Fixtures					
5015 Lamp Posts - Replace	\$66,658	\$0	\$0	\$0	\$0
5032 Entry Light Sconces - Replace	\$0	\$0	\$0	\$0	\$0
5040 Wall Pack Lights - Replace	\$0	\$0	\$0	\$0	\$0
5050 Ceiling Lights - Replace	\$0	\$0	\$0	\$0	\$0
5050 Garage Lights - Replace	\$0	\$0	\$0	\$21,408	\$0
5054 Balcony Lights - Replace	\$0	\$0	\$66,413	\$0	\$0
5060 Exit Lights - Replace	\$0	\$0	\$0	\$0	\$0
Clubhouse/Office					
2740 Clubhouse Windows - Repair/Replace	\$0	\$0	\$0	\$0	\$0
4600 Clubhouse HVAC Systems - Replace	\$0	\$0	\$0	\$0	\$0
5555 Clubhouse Deck Railings - Replace	\$0	\$0	\$0	\$0	\$0
5700 Restrooms - Major Refurbish	\$0	\$0	\$0	\$0	\$0
6340 Clubhouse Deck (Rear) - Replace	\$0	\$0	\$0	\$0	\$0
6350 Clubhouse Deck (Front) - Replace	\$0	\$0	\$0	\$0	\$0
Interior					
2330 Painting - Repair	\$0	\$0	\$0	\$0	\$0
3020 Carpet - Replace	\$0	\$0	\$0	\$0	\$0
3170 Drop Ceiling - Repair	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2029	2030	2031	2032	2033
3710 Laundry Room Flooring - Replace	\$0	\$0	\$0	\$0	\$0
Common Area & Miscellaneous					
2720 Address Signs - Replace	\$0	\$0	\$0	\$0	\$0
3349 Whirley Bird Vents - Replace	\$0	\$0	\$0	\$48,644	\$0
4695 Sub-Meters - Replace	\$0	\$0	\$0	\$0	\$0
4800 Fire Control Panel - Replace	\$0	\$0	\$0	\$0	\$0
4820 Fire Extinguisher Cabinet - Replace	\$0	\$0	\$0	\$0	\$0
5370 Entry Intercom System - Replace	\$0	\$0	\$0	\$0	\$0
6000 Play Structure - Replace	\$0	\$0	\$0	\$0	\$0
6010 Swing Set - Replace	\$0	\$0	\$0	\$0	\$0
6280 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
6500 Tennis Court - Refurbish	\$0	\$0	\$14,758	\$0	\$0
6520 Basketball Court - Refurbish	\$0	\$0	\$0	\$0	\$0
6805 Monument Sign - Replace/Refurbish	\$0	\$0	\$0	\$0	\$0
6900 Constant Pressure Controller	\$0	\$0	\$11,807	\$0	\$0
6900 Irrigation Controllers - Replace	\$0	\$8,358	\$0	\$0	\$0
7100 Well with 2 Pumps - Rehab	\$0	\$0	\$0	\$0	\$0
Water Heaters					
4570 AO Smith Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
4570 GE Smart Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
4570 GE Smart Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
4570 GE Smart Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
4570 GE Smart Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
4570 GE Smart Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
4570 Rheem Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
4570 Rheem Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
4570 Rheem Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
4570 Rheem Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
4570 Rheem Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
4570 State Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
4570 State Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$152,908	\$8,358	\$1,441,643	\$140,041	\$362,727
Ending Reserve Balance	\$1,709,231	\$2,404,830	\$1,686,806	\$2,289,715	\$2,701,171

Fiscal Year	2034	2035	2036	2037	2038
Starting Reserve Balance	\$2,701,171	\$2,415,071	\$3,115,350	\$2,738,632	\$3,535,527
Annual Reserve Funding	\$746,046	\$768,428	\$791,480	\$791,480	\$791,480
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$51,118	\$55,256	\$58,489	\$62,687	\$69,702
Total Income	\$3,498,335	\$3,238,755	\$3,965,320	\$3,592,800	\$4,396,709
# Component					
Asphalt					
2220 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2230 Asphalt - Repair/Seal	\$0	\$0	\$57,815	\$0	\$0
Roof & Exterior					
2125 Tuck Pointing - Repair	\$0	\$0	\$0	\$0	\$0
2410 Building Mansard Roof - Rpr/Replace	\$0	\$0	\$466,988	\$0	\$0
2410 Garage Mansard Roof - Rpr/Replace	\$0	\$0	\$166,814	\$0	\$0
2420 Building Rubber Roof - Replace	\$0	\$0	\$0	\$0	\$0
2425 Garage Rubber Roof - Replace	\$906,472	\$0	\$0	\$0	\$0
2450 Office Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
2490 Chimney Caps - Replace	\$0	\$0	\$0	\$0	\$0
2525 Wood Siding - Repair	\$0	\$0	\$210,710	\$0	\$0
2530 Vinyl Siding A - Replace	\$0	\$0	\$0	\$0	\$0
2530 Vinyl Siding B - Replace	\$0	\$0	\$0	\$0	\$0
2530 Vinyl Siding C - Replace	\$0	\$0	\$0	\$0	\$0
Fence & Railings					
2570 Railing Exterior - Replace	\$0	\$0	\$0	\$0	\$131,671
2570 Railing Interior - Replace	\$0	\$0	\$0	\$0	\$0
5552 Split Rail Fencing - Replace	\$0	\$0	\$0	\$0	\$0
5570 Basketball Court Fence - Replace	\$0	\$0	\$0	\$0	\$0
5570 Chain Link Fence - Replace	\$0	\$0	\$0	\$0	\$0
5570 Playground Fence - Replace	\$0	\$0	\$0	\$0	\$0
5570 Pool Fence - Replace	\$0	\$0	\$0	\$0	\$0
5570 Tennis Court Fence - Replace	\$0	\$0	\$0	\$0	\$0
Pool & Equipment					
3050 Main Pool Vinyl Liners - Replace	\$0	\$0	\$0	\$0	\$6,655
3050 Wading Pool Vinyl Liners - Replace	\$0	\$0	\$0	\$0	\$6,655
5812 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
5817 Pool Pump - Replace	\$0	\$2,768	\$0	\$0	\$0
5850 Salt Water Generator	\$0	\$4,499	\$0	\$0	\$0
5930 Main Pool Cover - Replace	\$0	\$5,537	\$0	\$0	\$0
5930 Wading Pool Cover - Replace	\$0	\$5,537	\$0	\$0	\$0
Doors & Windows					
2317 Garage Doors - Repair	\$0	\$0	\$0	\$0	\$260,922
2600 Laundry Doors - Replace	\$0	\$0	\$0	\$0	\$0
2600 Side Doors - Replace	\$0	\$0	\$0	\$0	\$0
2600 Water Heater Doors - Replace	\$21,032	\$0	\$0	\$0	\$0
2605 Entry Doors - Replace	\$0	\$44,849	\$0	\$0	\$0
2740 Windows - Repair/Replace	\$0	\$0	\$0	\$0	\$0
2740 Windows - Repair/Replace	\$0	\$0	\$0	\$0	\$0
3125 Fire Doors - Replace	\$134,392	\$0	\$0	\$0	\$0
Lighting Fixtures					
5015 Lamp Posts - Replace	\$0	\$0	\$0	\$0	\$0
5032 Entry Light Sconces - Replace	\$0	\$0	\$0	\$0	\$0
5040 Wall Pack Lights - Replace	\$0	\$0	\$0	\$0	\$0
5050 Ceiling Lights - Replace	\$0	\$0	\$38,496	\$0	\$0
5050 Garage Lights - Replace	\$0	\$0	\$0	\$0	\$0
5054 Balcony Lights - Replace	\$0	\$0	\$0	\$0	\$0
5060 Exit Lights - Replace	\$0	\$0	\$0	\$29,738	\$0
Clubhouse/Office					
2740 Clubhouse Windows - Repair/Replace	\$0	\$0	\$0	\$7,343	\$0
4600 Clubhouse HVAC Systems - Replace	\$0	\$4,845	\$0	\$0	\$0
5555 Clubhouse Deck Railings - Replace	\$0	\$0	\$0	\$0	\$0
5700 Restrooms - Major Refurbish	\$0	\$0	\$0	\$0	\$0
6340 Clubhouse Deck (Rear) - Replace	\$5,376	\$0	\$0	\$0	\$0
6350 Clubhouse Deck (Front) - Replace	\$0	\$0	\$0	\$0	\$0
Interior					
2330 Painting - Repair	\$0	\$0	\$248,082	\$0	\$0
3020 Carpet - Replace	\$0	\$0	\$0	\$0	\$302,518
3170 Drop Ceiling - Repair	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2034	2035	2036	2037	2038
3710 Laundry Room Flooring - Replace	\$15,993	\$0	\$0	\$0	\$0
Common Area & Miscellaneous					
2720 Address Signs - Replace	\$0	\$0	\$0	\$0	\$0
3349 Whirley Bird Vents - Replace	\$0	\$0	\$0	\$0	\$0
4695 Sub-Meters - Replace	\$0	\$0	\$0	\$0	\$196,183
4800 Fire Control Panel - Replace	\$0	\$0	\$0	\$0	\$0
4820 Fire Extinguisher Cabinet - Replace	\$0	\$0	\$37,783	\$0	\$0
5370 Entry Intercom System - Replace	\$0	\$0	\$0	\$0	\$46,134
6000 Play Structure - Replace	\$0	\$0	\$0	\$0	\$0
6010 Swing Set - Replace	\$0	\$0	\$0	\$0	\$0
6280 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
6500 Tennis Court - Refurbish	\$0	\$0	\$0	\$17,622	\$0
6520 Basketball Court - Refurbish	\$0	\$55,369	\$0	\$0	\$0
6805 Monument Sign - Replace/Refurbish	\$0	\$0	\$0	\$0	\$0
6900 Constant Pressure Controller	\$0	\$0	\$0	\$0	\$0
6900 Irrigation Controllers - Replace	\$0	\$0	\$0	\$0	\$0
7100 Well with 2 Pumps - Rehab	\$0	\$0	\$0	\$0	\$0
Water Heaters					
4570 AO Smith Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
4570 GE Smart Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
4570 GE Smart Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
4570 GE Smart Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
4570 GE Smart Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
4570 GE Smart Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
4570 Rheem Water Heater - Replace	\$0	\$0	\$0	\$2,570	\$0
4570 Rheem Water Heater - Replace	\$0	\$0	\$0	\$0	\$2,647
4570 Rheem Water Heater - Replace	\$0	\$0	\$0	\$0	\$2,647
4570 Rheem Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
4570 State Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
4570 State Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$1,083,264	\$123,404	\$1,226,688	\$57,273	\$956,032
Ending Reserve Balance	\$2,415,071	\$3,115,350	\$2,738,632	\$3,535,527	\$3,440,677

Fiscal Year	2039	2040	2041	2042	2043
Starting Reserve Balance	\$3,440,677	\$3,783,744	\$4,265,786	\$4,534,319	\$5,359,964
Annual Reserve Funding	\$791,480	\$791,480	\$791,480	\$791,480	\$791,480
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$72,182	\$80,426	\$87,925	\$98,857	\$109,228
Total Income	\$4,304,339	\$4,655,650	\$5,145,192	\$5,424,656	\$6,260,673
# Component					
Asphalt					
2220 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2230 Asphalt - Repair/Seal	\$0	\$65,071	\$0	\$0	\$0
Roof & Exterior					
2125 Tuck Pointing - Repair	\$0	\$0	\$0	\$0	\$471,693
2410 Building Mansard Roof - Rpr/Replace	\$0	\$0	\$0	\$0	\$0
2410 Garage Mansard Roof - Rpr/Replace	\$0	\$0	\$0	\$0	\$0
2420 Building Rubber Roof - Replace	\$0	\$0	\$0	\$0	\$0
2425 Garage Rubber Roof - Replace	\$0	\$0	\$0	\$0	\$0
2450 Office Shingle Roof - Replace	\$0	\$0	\$20,247	\$0	\$0
2490 Chimney Caps - Replace	\$0	\$0	\$0	\$0	\$0
2525 Wood Siding - Repair	\$0	\$0	\$244,271	\$0	\$0
2530 Vinyl Siding A - Replace	\$290,561	\$0	\$0	\$0	\$0
2530 Vinyl Siding B - Replace	\$0	\$299,278	\$0	\$0	\$0
2530 Vinyl Siding C - Replace	\$0	\$0	\$308,256	\$0	\$0
Fence & Railings					
2570 Railing Exterior - Replace	\$0	\$0	\$0	\$0	\$0
2570 Railing Interior - Replace	\$0	\$0	\$0	\$0	\$0
5552 Split Rail Fencing - Replace	\$0	\$9,067	\$0	\$0	\$0
5570 Basketball Court Fence - Replace	\$0	\$0	\$0	\$0	\$0
5570 Chain Link Fence - Replace	\$0	\$0	\$0	\$0	\$0
5570 Playground Fence - Replace	\$0	\$0	\$0	\$0	\$0
5570 Pool Fence - Replace	\$0	\$0	\$0	\$0	\$0
5570 Tennis Court Fence - Replace	\$0	\$0	\$0	\$0	\$0
Pool & Equipment					
3050 Main Pool Vinyl Liners - Replace	\$0	\$0	\$0	\$0	\$0
3050 Wading Pool Vinyl Liners - Replace	\$0	\$0	\$0	\$0	\$0
5812 Pool Filter - Replace	\$3,739	\$0	\$0	\$0	\$0
5817 Pool Pump - Replace	\$0	\$0	\$0	\$0	\$0
5850 Salt Water Generator	\$0	\$0	\$0	\$0	\$0
5930 Main Pool Cover - Replace	\$0	\$0	\$0	\$0	\$0
5930 Wading Pool Cover - Replace	\$0	\$0	\$0	\$0	\$0
Doors & Windows					
2317 Garage Doors - Repair	\$0	\$0	\$0	\$0	\$0
2600 Laundry Doors - Replace	\$0	\$0	\$16,611	\$0	\$0
2600 Side Doors - Replace	\$0	\$0	\$0	\$0	\$0
2600 Water Heater Doors - Replace	\$0	\$0	\$0	\$0	\$0
2605 Entry Doors - Replace	\$0	\$0	\$0	\$0	\$0
2740 Windows - Repair/Replace	\$0	\$0	\$0	\$0	\$0
2740 Windows - Repair/Replace	\$0	\$0	\$0	\$0	\$0
3125 Fire Doors - Replace	\$0	\$0	\$0	\$0	\$0
Lighting Fixtures					
5015 Lamp Posts - Replace	\$0	\$0	\$0	\$0	\$0
5032 Entry Light Sconces - Replace	\$0	\$0	\$18,595	\$0	\$0
5040 Wall Pack Lights - Replace	\$0	\$0	\$0	\$49,796	\$0
5050 Ceiling Lights - Replace	\$0	\$0	\$0	\$0	\$0
5050 Garage Lights - Replace	\$0	\$0	\$0	\$0	\$0
5054 Balcony Lights - Replace	\$0	\$0	\$0	\$0	\$0
5060 Exit Lights - Replace	\$0	\$0	\$0	\$0	\$0
Clubhouse/Office					
2740 Clubhouse Windows - Repair/Replace	\$0	\$0	\$0	\$0	\$0
4600 Clubhouse HVAC Systems - Replace	\$0	\$0	\$0	\$0	\$0
5555 Clubhouse Deck Railings - Replace	\$0	\$0	\$0	\$0	\$0
5700 Restrooms - Major Refurbish	\$0	\$0	\$0	\$0	\$0
6340 Clubhouse Deck (Rear) - Replace	\$0	\$0	\$0	\$0	\$7,014
6350 Clubhouse Deck (Front) - Replace	\$0	\$6,419	\$0	\$0	\$0
Interior					
2330 Painting - Repair	\$0	\$0	\$0	\$0	\$0
3020 Carpet - Replace	\$0	\$0	\$0	\$0	\$0
3170 Drop Ceiling - Repair	\$207,989	\$0	\$0	\$0	\$0

Fiscal Year	2039	2040	2041	2042	2043
3710 Laundry Room Flooring - Replace	\$0	\$0	\$0	\$0	\$0
Common Area & Miscellaneous					
2720 Address Signs - Replace	\$7,790	\$0	\$0	\$0	\$0
3349 Whirley Bird Vents - Replace	\$0	\$0	\$0	\$0	\$0
4695 Sub-Meters - Replace	\$0	\$0	\$0	\$0	\$0
4800 Fire Control Panel - Replace	\$0	\$0	\$0	\$0	\$96,443
4820 Fire Extinguisher Cabinet - Replace	\$0	\$0	\$0	\$0	\$0
5370 Entry Intercom System - Replace	\$0	\$0	\$0	\$0	\$0
6000 Play Structure - Replace	\$0	\$0	\$0	\$0	\$0
6010 Swing Set - Replace	\$0	\$0	\$0	\$0	\$0
6280 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$75,313
6500 Tennis Court - Refurbish	\$0	\$0	\$0	\$0	\$21,042
6520 Basketball Court - Refurbish	\$0	\$0	\$0	\$0	\$0
6805 Monument Sign - Replace/Refurbish	\$0	\$10,029	\$0	\$0	\$0
6900 Constant Pressure Controller	\$0	\$0	\$0	\$0	\$16,834
6900 Irrigation Controllers - Replace	\$0	\$0	\$0	\$11,917	\$0
7100 Well with 2 Pumps - Rehab	\$7,790	\$0	\$0	\$0	\$0
Water Heaters					
4570 AO Smith Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
4570 GE Smart Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
4570 GE Smart Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
4570 GE Smart Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
4570 GE Smart Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
4570 GE Smart Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
4570 Rheem Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
4570 Rheem Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
4570 Rheem Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
4570 Rheem Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
4570 Rheem Water Heater - Replace	\$2,726	\$0	\$0	\$0	\$0
4570 State Water Heater - Replace	\$0	\$0	\$2,892	\$0	\$0
4570 State Water Heater - Replace	\$0	\$0	\$0	\$2,979	\$0
Total Expenses	\$520,595	\$389,863	\$610,873	\$64,692	\$688,339
Ending Reserve Balance	\$3,783,744	\$4,265,786	\$4,534,319	\$5,359,964	\$5,572,334

Fiscal Year	2044	2045	2046	2047	2048
Starting Reserve Balance	\$5,572,334	\$6,286,974	\$7,059,914	\$7,379,081	\$8,253,731
Annual Reserve Funding	\$791,480	\$791,480	\$791,480	\$791,480	\$791,480
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$118,490	\$133,353	\$144,265	\$156,193	\$169,613
Total Income	\$6,482,305	\$7,211,807	\$7,995,660	\$8,326,754	\$9,214,824
# Component					
Asphalt					
2220 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2230 Asphalt - Repair/Seal	\$73,238	\$0	\$0	\$0	\$82,430
Roof & Exterior					
2125 Tuck Pointing - Repair	\$0	\$0	\$0	\$0	\$0
2410 Building Mansard Roof - Rpr/Replace	\$0	\$0	\$0	\$0	\$0
2410 Garage Mansard Roof - Rpr/Replace	\$0	\$0	\$0	\$0	\$0
2420 Building Rubber Roof - Replace	\$0	\$0	\$0	\$0	\$0
2425 Garage Rubber Roof - Replace	\$0	\$0	\$0	\$0	\$0
2450 Office Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
2490 Chimney Caps - Replace	\$0	\$0	\$0	\$0	\$0
2525 Wood Siding - Repair	\$0	\$0	\$283,177	\$0	\$0
2530 Vinyl Siding A - Replace	\$0	\$0	\$0	\$0	\$0
2530 Vinyl Siding B - Replace	\$0	\$0	\$0	\$0	\$0
2530 Vinyl Siding C - Replace	\$0	\$0	\$0	\$0	\$0
Fence & Railings					
2570 Railing Exterior - Replace	\$0	\$0	\$0	\$0	\$0
2570 Railing Interior - Replace	\$118,932	\$0	\$0	\$0	\$0
5552 Split Rail Fencing - Replace	\$0	\$0	\$0	\$0	\$0
5570 Basketball Court Fence - Replace	\$0	\$0	\$0	\$0	\$0
5570 Chain Link Fence - Replace	\$0	\$0	\$0	\$0	\$0
5570 Playground Fence - Replace	\$0	\$0	\$0	\$0	\$0
5570 Pool Fence - Replace	\$0	\$0	\$0	\$0	\$0
5570 Tennis Court Fence - Replace	\$0	\$0	\$0	\$0	\$0
Pool & Equipment					
3050 Main Pool Vinyl Liners - Replace	\$0	\$8,185	\$0	\$0	\$0
3050 Wading Pool Vinyl Liners - Replace	\$0	\$8,185	\$0	\$0	\$0
5812 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
5817 Pool Pump - Replace	\$0	\$3,721	\$0	\$0	\$0
5850 Salt Water Generator	\$0	\$6,046	\$0	\$0	\$0
5930 Main Pool Cover - Replace	\$0	\$7,441	\$0	\$0	\$0
5930 Wading Pool Cover - Replace	\$0	\$7,441	\$0	\$0	\$0
Doors & Windows					
2317 Garage Doors - Repair	\$0	\$0	\$0	\$0	\$0
2600 Laundry Doors - Replace	\$0	\$0	\$0	\$0	\$0
2600 Side Doors - Replace	\$0	\$0	\$0	\$0	\$0
2600 Water Heater Doors - Replace	\$0	\$0	\$0	\$0	\$0
2605 Entry Doors - Replace	\$0	\$0	\$0	\$0	\$0
2740 Windows - Repair/Replace	\$0	\$0	\$0	\$0	\$0
2740 Windows - Repair/Replace	\$0	\$0	\$0	\$0	\$0
3125 Fire Doors - Replace	\$0	\$0	\$0	\$0	\$0
Lighting Fixtures					
5015 Lamp Posts - Replace	\$0	\$0	\$0	\$0	\$0
5032 Entry Light Sconces - Replace	\$0	\$0	\$0	\$0	\$0
5040 Wall Pack Lights - Replace	\$0	\$0	\$0	\$0	\$0
5050 Ceiling Lights - Replace	\$0	\$0	\$0	\$0	\$0
5050 Garage Lights - Replace	\$0	\$0	\$0	\$0	\$0
5054 Balcony Lights - Replace	\$0	\$0	\$0	\$0	\$0
5060 Exit Lights - Replace	\$0	\$0	\$0	\$0	\$0
Clubhouse/Office					
2740 Clubhouse Windows - Repair/Replace	\$0	\$0	\$0	\$0	\$0
4600 Clubhouse HVAC Systems - Replace	\$0	\$0	\$0	\$0	\$0
5555 Clubhouse Deck Railings - Replace	\$0	\$2,511	\$0	\$0	\$0
5700 Restrooms - Major Refurbish	\$0	\$23,254	\$0	\$0	\$0
6340 Clubhouse Deck (Rear) - Replace	\$0	\$0	\$0	\$0	\$0
6350 Clubhouse Deck (Front) - Replace	\$0	\$0	\$0	\$0	\$0
Interior					
2330 Painting - Repaint	\$0	\$0	\$333,402	\$0	\$0
3020 Carpet - Replace	\$0	\$0	\$0	\$0	\$406,559
3170 Drop Ceiling - Repair	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2044	2045	2046	2047	2048
3710 Laundry Room Flooring - Replace	\$0	\$0	\$0	\$0	\$0
Common Area & Miscellaneous					
2720 Address Signs - Replace	\$0	\$0	\$0	\$0	\$0
3349 Whirley Bird Vents - Replace	\$0	\$0	\$0	\$0	\$0
4695 Sub-Meters - Replace	\$0	\$0	\$0	\$0	\$0
4800 Fire Control Panel - Replace	\$0	\$0	\$0	\$0	\$0
4820 Fire Extinguisher Cabinet - Replace	\$0	\$0	\$0	\$0	\$0
5370 Entry Intercom System - Replace	\$0	\$0	\$0	\$0	\$0
6000 Play Structure - Replace	\$0	\$0	\$0	\$59,208	\$0
6010 Swing Set - Replace	\$0	\$10,697	\$0	\$0	\$0
6280 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
6500 Tennis Court - Refurbish	\$0	\$0	\$0	\$0	\$0
6520 Basketball Court - Refurbish	\$0	\$74,412	\$0	\$0	\$0
6805 Monument Sign - Replace/Refurbish	\$0	\$0	\$0	\$0	\$0
6900 Constant Pressure Controller	\$0	\$0	\$0	\$0	\$0
6900 Irrigation Controllers - Replace	\$0	\$0	\$0	\$0	\$0
7100 Well with 2 Pumps - Rehab	\$0	\$0	\$0	\$0	\$0
Water Heaters					
4570 AO Smith Water Heater - Replace	\$3,161	\$0	\$0	\$0	\$0
4570 GE Smart Water Heater - Replace	\$0	\$0	\$0	\$3,454	\$0
4570 GE Smart Water Heater - Replace	\$0	\$0	\$0	\$3,454	\$0
4570 GE Smart Water Heater - Replace	\$0	\$0	\$0	\$3,454	\$0
4570 GE Smart Water Heater - Replace	\$0	\$0	\$0	\$0	\$3,557
4570 Rheem Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
4570 Rheem Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
4570 Rheem Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
4570 Rheem Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
4570 State Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
4570 State Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$195,331	\$151,893	\$616,579	\$73,023	\$492,546
Ending Reserve Balance	\$6,286,974	\$7,059,914	\$7,379,081	\$8,253,731	\$8,722,278

Fiscal Year	2049	2050	2051	2052	2053
Starting Reserve Balance	\$8,722,278	\$9,520,571	\$10,512,205	\$8,962,018	\$9,691,287
Annual Reserve Funding	\$791,480	\$791,480	\$791,480	\$791,480	\$791,480
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$182,271	\$200,154	\$194,574	\$186,372	\$170,490
Total Income	\$9,696,029	\$10,512,205	\$11,498,259	\$9,939,870	\$10,653,257
# Component					
Asphalt					
2220 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$2,269,373
2230 Asphalt - Repair/Seal	\$0	\$0	\$0	\$92,775	\$0
Roof & Exterior					
2125 Tuck Pointing - Repair	\$0	\$0	\$0	\$0	\$633,916
2410 Building Mansard Roof -Rpr/Replace	\$0	\$0	\$0	\$0	\$0
2410 Garage Mansard Roof - Rpr/Replace	\$0	\$0	\$0	\$0	\$0
2420 Building Rubber Roof - Replace	\$0	\$0	\$2,088,012	\$0	\$0
2425 Garage Rubber Roof - Replace	\$0	\$0	\$0	\$0	\$0
2450 Office Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
2490 Chimney Caps - Replace	\$0	\$0	\$0	\$0	\$0
2525 Wood Siding - Repair	\$0	\$0	\$328,280	\$0	\$0
2530 Vinyl Siding A - Replace	\$0	\$0	\$0	\$0	\$0
2530 Vinyl Siding B - Replace	\$0	\$0	\$0	\$0	\$0
2530 Vinyl Siding C - Replace	\$0	\$0	\$0	\$0	\$0
Fence & Railings					
2570 Railing Exterior - Replace	\$0	\$0	\$0	\$0	\$0
2570 Railing Interior - Replace	\$0	\$0	\$0	\$0	\$0
5552 Split Rail Fencing - Replace	\$0	\$0	\$0	\$0	\$0
5570 Basketball Court Fence - Replace	\$0	\$0	\$0	\$0	\$0
5570 Chain Link Fence - Replace	\$0	\$0	\$0	\$0	\$0
5570 Playground Fence - Replace	\$0	\$0	\$0	\$0	\$0
5570 Pool Fence - Replace	\$0	\$0	\$0	\$0	\$0
5570 Tennis Court Fence - Replace	\$0	\$0	\$0	\$0	\$0
Pool & Equipment					
3050 Main Pool Vinyl Liners - Replace	\$0	\$0	\$0	\$10,067	\$0
3050 Wading Pool Vinyl Liners - Replace	\$0	\$0	\$0	\$10,067	\$0
5812 Pool Filter - Replace	\$5,025	\$0	\$0	\$0	\$0
5817 Pool Pump - Replace	\$0	\$0	\$0	\$0	\$0
5850 Salt Water Generator	\$0	\$0	\$0	\$0	\$0
5930 Main Pool Cover - Replace	\$0	\$0	\$0	\$0	\$0
5930 Wading Pool Cover - Replace	\$0	\$0	\$0	\$0	\$0
Doors & Windows					
2317 Garage Doors - Repair	\$0	\$0	\$0	\$0	\$0
2600 Laundry Doors - Replace	\$0	\$0	\$0	\$0	\$0
2600 Side Doors - Replace	\$0	\$0	\$0	\$0	\$0
2600 Water Heater Doors - Replace	\$0	\$0	\$0	\$0	\$0
2605 Entry Doors - Replace	\$0	\$0	\$0	\$0	\$0
2740 Windows - Repair/Replace	\$0	\$0	\$0	\$0	\$0
2740 Windows - Repair/Replace	\$0	\$0	\$0	\$0	\$0
3125 Fire Doors - Replace	\$0	\$0	\$0	\$0	\$0
Lighting Fixtures					
5015 Lamp Posts - Replace	\$120,392	\$0	\$0	\$0	\$0
5032 Entry Light Sconces - Replace	\$0	\$0	\$0	\$0	\$0
5040 Wall Pack Lights - Replace	\$0	\$0	\$0	\$0	\$0
5050 Ceiling Lights - Replace	\$0	\$0	\$0	\$0	\$0
5050 Garage Lights - Replace	\$0	\$0	\$0	\$38,666	\$0
5054 Balcony Lights - Replace	\$0	\$0	\$119,950	\$0	\$0
5060 Exit Lights - Replace	\$0	\$0	\$0	\$0	\$0
Clubhouse/Office					
2740 Clubhouse Windows - Repair/Replace	\$0	\$0	\$0	\$0	\$0
4600 Clubhouse HVAC Systems - Replace	\$0	\$0	\$0	\$0	\$0
5555 Clubhouse Deck Railings - Replace	\$0	\$0	\$0	\$0	\$0
5700 Restrooms - Major Refurbish	\$0	\$0	\$0	\$0	\$0
6340 Clubhouse Deck (Rear) - Replace	\$0	\$0	\$0	\$9,152	\$0
6350 Clubhouse Deck (Front) - Replace	\$0	\$0	\$0	\$0	\$0
Interior					
2330 Painting - Repaint	\$0	\$0	\$0	\$0	\$0
3020 Carpet - Replace	\$0	\$0	\$0	\$0	\$0
3170 Drop Ceiling - Repair	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2049	2050	2051	2052	2053
3710 Laundry Room Flooring - Replace	\$24,916	\$0	\$0	\$0	\$0
Common Area & Miscellaneous					
2720 Address Signs - Replace	\$0	\$0	\$0	\$0	\$0
3349 Whirley Bird Vents - Replace	\$0	\$0	\$0	\$87,856	\$0
4695 Sub-Meters - Replace	\$0	\$0	\$0	\$0	\$305,647
4800 Fire Control Panel - Replace	\$0	\$0	\$0	\$0	\$0
4820 Fire Extinguisher Cabinet - Replace	\$0	\$0	\$0	\$0	\$0
5370 Entry Intercom System - Replace	\$0	\$0	\$0	\$0	\$71,875
6000 Play Structure - Replace	\$0	\$0	\$0	\$0	\$0
6010 Swing Set - Replace	\$0	\$0	\$0	\$0	\$0
6280 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
6500 Tennis Court - Refurbish	\$25,125	\$0	\$0	\$0	\$0
6520 Basketball Court - Refurbish	\$0	\$0	\$0	\$0	\$0
6805 Monument Sign - Replace/Refurbish	\$0	\$0	\$0	\$0	\$0
6900 Constant Pressure Controller	\$0	\$0	\$0	\$0	\$0
6900 Irrigation Controllers - Replace	\$0	\$0	\$0	\$0	\$0
7100 Well with 2 Pumps - Rehab	\$0	\$0	\$0	\$0	\$0
Water Heaters					
4570 AO Smith Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
4570 GE Smart Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
4570 GE Smart Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
4570 GE Smart Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
4570 GE Smart Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
4570 GE Smart Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
4570 Rheem Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
4570 Rheem Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
4570 Rheem Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
4570 Rheem Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
4570 Rheem Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
4570 State Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
4570 State Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$175,459	\$0	\$2,536,241	\$248,583	\$3,280,810
Ending Reserve Balance	\$9,520,571	\$10,512,205	\$8,962,018	\$9,691,287	\$7,372,446



Accuracy, Limitations, and Disclosures

Association Reserves and its employees have no ownership, management, or other business relationships with the client other than this Reserve Study engagement. Robert M. Nordlund, P.E., R.S., company Founder/CEO, is a California licensed Professional Engineer (Mechanical, #22322), and credentialed Reserve Specialist (#5). All work done by Association Reserves is performed under his Responsible Charge and is performed in accordance with National Reserve Study Standards (NRSS). There are no material issues to our knowledge that have not been disclosed to the client that would cause a distortion of the client's situation.

Per NRSS, information provided by official representative(s) of the client, vendors, and suppliers regarding financial details, component physical details and/or quantities, or historical issues/conditions will be deemed reliable, and is not intended to be used for the purpose of any type of audit, quality/forensic analysis, or background checks of historical records. As such, information provided to us has not been audited or independently verified.

Estimates for interest and inflation have been included, because including such estimates are more accurate than ignoring them completely. When we are hired to prepare Update reports, the client is considered to have deemed those previously developed component quantities as accurate and reliable, whether established by our firm or other individuals/firms (unless specifically mentioned in our Site Inspection Notes). During inspections our company standard is to establish measurements within 5% accuracy, and our scope includes visual inspection of accessible areas and components and does not include any destructive or other testing. Our work is done only for budget purposes. Uses or expectations outside our expertise and scope of work include, but are not limited to, project audit, quality inspection, and the identification of construction defects, hazardous materials, or dangerous conditions. Identifying hidden issues such as but not limited to plumbing or electrical problems are also outside our scope of work. Our estimates assume proper original installation & construction, adherence to recommended preventive maintenance, a stable economic environment, and do not consider frequency or severity of natural disasters. Our opinions of component Useful Life, Remaining Useful Life, and current or future cost estimates are not a warranty or guarantee of actual costs or timing.

Because the physical and financial status of the property, legislation, the economy, weather, owner expectations, and usage are all in a continual state of change over which we have no control, we do not expect that the events projected in this document will all occur exactly as planned. This Reserve Study is by nature a "one-year" document in need of being updated annually so that more accurate estimates can be incorporated. It is only because a long-term perspective improves the accuracy of near-term planning that this Report projects expenses into the future. We fully expect a number of adjustments will be necessary through the interim years to the cost and timing of expense projections and the funding necessary to prepare for those estimated expenses.

In this engagement our compensation is not contingent upon our conclusions, and our liability in any matter involving this Reserve Study is limited to our fee for services rendered.



Terms and Definitions

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



Component Details

The primary purpose of the Component Details appendix is to provide the reader with the basis of our funding assumptions resulting from our physical analysis and subsequent research. The information presented here represents a wide range of components that were observed and measured against National Reserve Study Standards to determine if they meet the following four-part criteria for reserve funding.

- 1) Common area repair & replacement responsibility
- 2) Component must have a limited useful life
- 3) Life limit must be predictable
- 4) Above a minimum threshold cost (board's discretion – typically ½ to 1% of Annual operating expenses).

Not all your components may have been found appropriate for reserve funding. In our judgment, the components meeting the above four criteria are shown with the Useful Life (how often the project is expected to occur), Remaining Useful Life (when the next instance of the expense will be) and representative market cost range termed “Best Cost” and “Worst Cost”. There are many factors that can result in a wide variety of potential costs, and we have attempted to present the cost range in which your actual expense will occur.

Where no Useful Life, Remaining Useful Life, or pricing exists, the component was deemed inappropriate for Reserve Funding.

Asphalt

Comp #: 2220 Asphalt - Resurface

Quantity: ~202,733 SQFT

Location:

Funded?: Yes.

History:

Comments: It is recommended the association consult with a qualified asphalt resurfacing contractor to evaluate the overall conditions and make recommendations for sectional repair or resurfacing projects. Some properties opt to hire a consultant to draft a scope of work and oversee the process of obtaining estimates, and overseeing the project for compliance to the specifications of the contract. This is a petroleum based product subject to significant cost fluctuations. The haul away is included in cost estimates. Keep surface on routine seal cycle to protect base and potentially extend the average life.

Useful Life:
28 years

Remaining Life:
1 years



Best Case: \$ 710,000

Worst Case: \$ 1,216,000

Cost Source: ARI Cost Database

Comp #: 2230 Asphalt - Repair/Seal

Quantity: ~202,733 SQFT

Location:

Funded?: Yes.

History:

Comments: It is recommended the association consult with a qualified asphalt resurfacing contractor to evaluate the overall conditions and make recommendations for sectional repair or resurfacing projects. Keep surface well sealed on a 4 year routine cycle to protect base from premature deterioration. Perform remedial repair projects recommended by a licensed asphalt contractor with each seal cycle. This is a petroleum based product subject to significant cost fluctuations. This cost includes re-striping cost.

Useful Life:
4 years

Remaining Life:
0 years



Best Case: \$ 30,400

Worst Case: \$ 50,700

Cost Source: ARI Cost Database

Roof & Exterior

Comp #: 2125 Tuck Pointing - Repair

Quantity: ~42,645 SQFT

Location:

Funded?: Yes.

History:

Comments: Tuck pointing maintenance is a crucial process used to maintain the integrity and appearance of masonry structures, such as brick or stone walls. This process involves removing damaged or deteriorated mortar joints from between the bricks or stones and replacing them with new mortar. Tuck pointing can help prevent moisture from penetrating the walls and causing further damage, such as cracks or spalling. Additionally, it can improve the appearance of the structure by making the mortar joints uniform and more visually appealing. Tuck pointing maintenance is an important investment in the long-term health and beauty of masonry structures.

Useful Life:

10 years

Remaining Life:

9 years



Best Case: \$ 213,000

Worst Case: \$ 325,000

Cost Source: ARI Cost Database

Comp #: 2410 Building Mansard Roof -Rpr/Replace

Quantity: 36,384 SQFT

Location:

Funded?: Yes.

History:

Comments: Consult with a qualified roofing contractor to provide accurate evaluation of all buildings roof systems and their repair or replacement needs. The roofs were not accessed at the time of inspection, the roofs are inspected from ground level. It is recommended an annual roof maintenance be put in place to make sure the roof system is performing as expected. Follow all recommendations of the roof maintenance vendor. It is beyond the scope of this study to evaluate the performance or anticipated remaining life from a visual inspection. The client should provide all roof evaluations to the reserve analyst to keep the recommended cycle and funding up to date.

National Roofing Contractors Association (NRCA) <http://www.nrca.net/>.

Asphalt Roofing Manufacturers Association (ARMA) <http://www.asphaltroofing.org/>

Roof Consultant Institute (RCI) <http://www.rci-online.org/>

Useful Life:
30 years

Remaining Life:
12 years



Best Case: \$ 291,072

Worst Case: \$ 364,000

Cost Source: ARI Cost Database

Comp #: 2410 Garage Mansard Roof - Rpr/Replace

Quantity: 12,930 SQFT

Location:

Funded?: Yes.

History:

Comments: Consult with a qualified roofing contractor to provide accurate evaluation of all buildings roof systems and their repair or replacement needs. The roofs were not accessed at the time of inspection, the roofs are inspected from ground level. It is recommended an annual roof maintenance be put in place to make sure the roof system is performing as expected. Follow all recommendations of the roof maintenance vendor. It is beyond the scope of this study to evaluate the performance or anticipated remaining life from a visual inspection. The client should provide all roof evaluations to the reserve analyst to keep the recommended cycle and funding up to date.

National Roofing Contractors Association (NRCA) <http://www.nrca.net/>.

Asphalt Roofing Manufacturers Association (ARMA) <http://www.asphaltroofing.org/>

Roof Consultant Institute (RCI) <http://www.rci-online.org/>

Useful Life:

30 years

Remaining Life:

12 years



Best Case: \$ 105,000

Worst Case: \$ 129,000

Cost Source: ARI Cost Database

Comp #: 2420 Building Rubber Roof - Replace

Quantity: 93,648 SQFT

Location:

Funded?: Yes.

History: Received new Carlisle Rubber roofs and asphalt mansards 2009-2011

Comments: Consult with a qualified roofing contractor to provide accurate evaluation of all buildings roof systems and their repair or replacement needs. This is a petroleum based product, subject to significant cost fluctuations. It is recommended an annual roof maintenance be put in place to make sure the roof system is performing as expected. Follow all recommendations of the roof maintenance vendor. It is beyond the scope of this study to evaluate the performance or anticipated remaining life from a visual inspection. The client should provide all roof evaluations to the reserve analyst to keep the recommended cycle and funding up to date.

National Roofing Contractors Association (NRCA) <http://www.nrca.net/>.

Asphalt Roofing Manufacturers Association (ARMA) <http://www.asphaltroofing.org/>

Roof Consultant Institute (RCI) <http://www.rci-online.org/>

Useful Life:
20 years

Remaining Life:
7 years



Best Case: \$ 850,000

Worst Case: \$ 1,030,000

Cost Source: ARI Cost Database

Comp #: 2425 Garage Rubber Roof - Replace

Quantity: ~67,424 SQFT

Location:

Funded?: Yes.

History: The garage roofs were done over a longer period, 2014 to 2023

Comments: Consult with a qualified roofing contractor to provide accurate evaluation of all buildings roof systems and their repair or replacement needs. This is a petroleum based product, subject to significant cost fluctuations. It is recommended an annual roof maintenance be put in place to make sure the roof system is performing as expected. Follow all recommendations of the roof maintenance vendor. It is beyond the scope of this study to evaluate the performance or anticipated remaining life from a visual inspection. The client should provide all roof evaluations to the reserve analyst to keep the recommended cycle and funding up to date.

National Roofing Contractors Association (NRCA) <http://www.nrca.net/>.

Asphalt Roofing Manufacturers Association (ARMA) <http://www.asphaltroofing.org/>

Roof Consultant Institute (RCI) <http://www.rci-online.org/>

Western States Roofing Contractors Association (WSRCA) <http://www.wsrca.com/>

Useful Life:
20 years

Remaining Life:
10 years



Best Case: \$ 607,000

Worst Case: \$ 742,000

Cost Source: ARI Cost Database

Comp #: 2450 Office Shingle Roof - Replace

Quantity: ~1,642 SQFT

Location: Office/Clubhouse

Funded?: Yes.

History: The office roof was a shingle over in 2016.

Comments: Consult with a qualified roofing contractor to provide accurate evaluation of all buildings roof systems and their repair or replacement needs. This is a petroleum based product subject to significant cost fluctuations. It is recommended an annual roof maintenance be put in place to make sure the roof system is performing as expected. Follow all recommendations of the roof maintenance vendor. It is beyond the scope of this study to evaluate the performance or anticipated remaining life from a visual inspection. The client should provide all roof evaluations to the reserve analyst to keep the recommended cycle and funding up to date.

National Roofing Contractors Association (NRCA) <http://www.nrca.net/>.

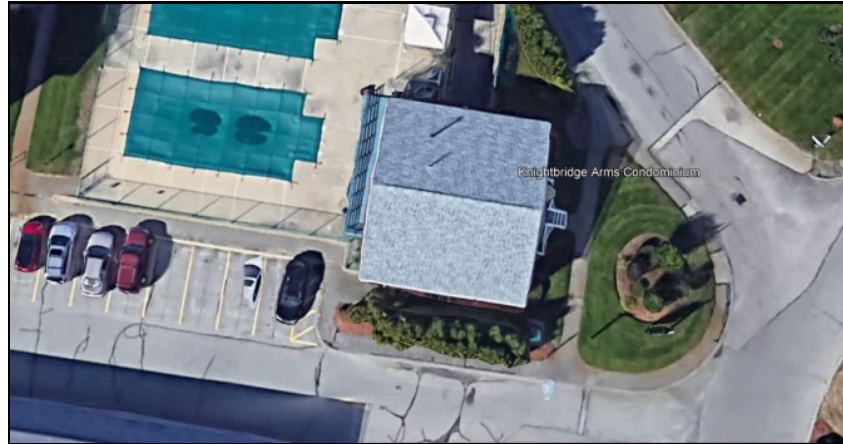
Asphalt Roofing Manufacturers Association (ARMA) <http://www.asphaltroofing.org/>

Roof Consultant Institute (RCI) <http://www.rci-online.org/>

Western States Roofing Contractors Association (WSRCA) <http://www.wsrca.com/>

Useful Life:
25 years

Remaining Life:
17 years



Best Case: \$ 11,500

Worst Case: \$ 13,000

Cost Source: ARI Cost Database

Comp #: 2490 Chimney Caps - Replace

Quantity: 96 each

Location:

Funded?: Yes.

History: No cost history available.

Comments: A chimney cap is an object that sits on top of the chimney crown, which is located on the very top of the chimney. Usually made of steel or copper mesh, a chimney cap forms a barrier between the elements and the inside of your chimney. Under the cap is the flue, which is the duct that allows smoke to leave the home. An uncapped chimney, though, can let rain, snow, critters, and debris enter the home.

Useful Life:
25 years

Remaining Life:
5 years



Best Case: \$ 48,000

Worst Case: \$ 96,000

Cost Source: ARI Cost Database

Comp #: 2525 Wood Siding - Repair

Quantity: ~14,072 SQFT

Location:

Funded?: Yes.

History:

Comments: Expect to perform major wood repair prior to wood surface painting projects for cost savings. Keep wood well painted to protect against premature repair requirements.

Useful Life:
5 years

Remaining Life:
2 years



Best Case: \$ 112,576

Worst Case: \$ 183,000

Cost Source: ARI Cost Database

Comp #: 2530 Vinyl Siding A - Replace

Quantity: 18,596 SQFT

Location:
Funded?: Yes.
History: Replaced in 2009
Comments:

Useful Life:
30 years

Remaining Life:
15 years



Best Case: \$ 168,000

Worst Case: \$ 205,000

Cost Source: ARI Cost Database

Comp #: 2530 Vinyl Siding B - Replace

Quantity: 18,596 SQFT

Location:
Funded?: Yes.
History: Replaced in 2010
Comments:

Useful Life:
30 years

Remaining Life:
16 years



Best Case: \$ 168,000

Worst Case: \$ 205,000

Cost Source: ARI Cost Database

Comp #: 2530 Vinyl Siding C - Replace

Quantity: 18,596 SQFT

Location:

Funded?: Yes.

History: Replaced in 2010

Comments:

Useful Life:
30 years

Remaining Life:
17 years



Best Case: \$ 168,000

Worst Case: \$ 205,000

Cost Source: ARI Cost Database

Fence & Railings

Comp #: 2570 Railing Exterior - Replace

Quantity: 1,728 LNFT

Location:

Funded?: Yes.

History:

Comments: All metal railing will eventually break down due to a combination of sun and weather exposure. Sometimes this is exacerbated by use, abuse and lack of preventive maintenance. For some types of railing, complete replacement is advisable over minor repairs. Remaining useful life of the railing may be prolonged by regular painting to protect the metal from rust and corrosion. Cost estimate range below assumes full replacement with similar material, style and quantity as existing. Remaining life can often be extended with partial repair and/or replacement and quality painting application.

Useful Life:
30 years

Remaining Life:
14 years



Best Case: \$ 69,100

Worst Case: \$ 105,000

Cost Source: ARI Cost Database

Comp #: 2570 Railing Interior - Replace

Quantity: 1,416 LNFT

Location:

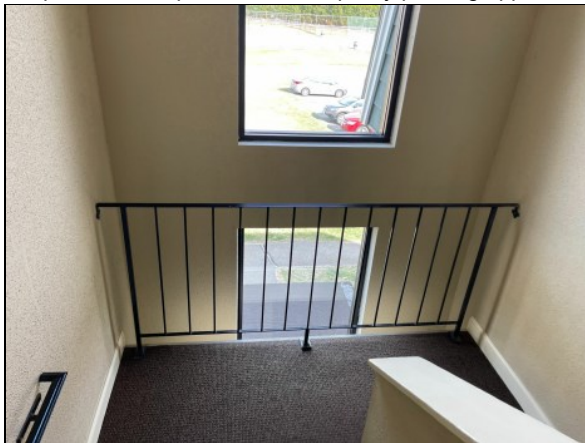
Funded?: Yes.

History:

Comments: All metal railing will eventually break down due to a combination of sun and weather exposure. Sometimes this is exacerbated by use, abuse and lack of preventive maintenance. For some types of railing, complete replacement is advisable over minor repairs. Remaining useful life of the railing may be prolonged by regular painting to protect the metal from rust and corrosion. Cost estimate range below assumes full replacement with similar material, style and quantity as existing. Remaining life can often be extended with partial repair and/or replacement and quality painting application.

Useful Life:
30 years

Remaining Life:
20 years



Best Case: \$ 53,800

Worst Case: \$ 77,900

Cost Source: ARI Cost Database

Comp #: 5552 Split Rail Fencing - Replace

Quantity: ~1,004 LNFT

Location:

Funded?: Yes.

History:

Comments: Keep well painted or sealed to reach or extend average life.

Useful Life:
15 years

Remaining Life:
1 years



Best Case: \$ 3,300

Worst Case: \$ 8,000

Cost Source: ARI Cost Database

Comp #: 5570 Basketball Court Fence - Replace

Quantity: ~372 LNFT

Location:

Funded?: Yes.

History:

Comments: Chain link fencing generally has lower aesthetic value than other materials, so remaining useful life is mostly based on functional/structural conditions evident, although aesthetic appearance and priority is also considered. Inspect, clean, and repair regularly as-needed through general maintenance/Operating funds. This component should be re-evaluated during future Reserve Study updates based on the most current conditions and information available at that time.

Useful Life:
30 years

Remaining Life:
1 years



Best Case: \$ 1,900

Worst Case: \$ 5,600

Cost Source: ARI Cost Database

Comp #: 5570 Chain Link Fence - Replace

Quantity: ~1,098 LNFT

Location:

Funded?: Yes.

History:

Comments: Chain link fencing generally has lower aesthetic value than other materials, so remaining useful life is mostly based on functional/structural conditions evident, although aesthetic appearance and priority is also considered. Inspect, clean, and repair regularly as-needed through general maintenance/Operating funds. This component should be re-evaluated during future Reserve Study updates based on the most current conditions and information available at that time.

Useful Life:
30 years

Remaining Life:
1 years



Best Case: \$ 10,500

Worst Case: \$ 16,500

Cost Source: ARI Cost Database

Comp #: 5570 Playground Fence - Replace

Quantity: ~147 LNFT

Location:

Funded?: Yes.

History:

Comments: Chain link fencing generally has lower aesthetic value than other materials, so remaining useful life is mostly based on functional/structural conditions evident, although aesthetic appearance and priority is also considered. Inspect, clean, and repair regularly as-needed through general maintenance/Operating funds. This component should be re-evaluated during future Reserve Study updates based on the most current conditions and information available at that time.

Useful Life:
30 years

Remaining Life:
3 years



Best Case: \$ 2,000

Worst Case: \$ 2,200

Cost Source: ARI Cost Database

Comp #: 5570 Pool Fence - Replace

Quantity: ~287 LNFT

Location:

Funded?: Yes.

History:

Comments: Chain link fencing generally has lower aesthetic value than other materials, so remaining useful life is mostly based on functional/structural conditions evident, although aesthetic appearance and priority is also considered. Inspect, clean, and repair regularly as-needed through general maintenance/Operating funds. This component should be re-evaluated during future Reserve Study updates based on the most current conditions and information available at that time.

Useful Life:
30 years

Remaining Life:
9 years



Best Case: \$ 8,000

Worst Case: \$ 10,000

Cost Source: ARI Cost Database

Comp #: 5570 Tennis Court Fence - Replace

Quantity: ~366 LNFT

Location:

Funded?: Yes.

History:

Comments: Chain link fencing generally has lower aesthetic value than other materials, so remaining useful life is mostly based on functional/structural conditions evident, although aesthetic appearance and priority is also considered. Inspect, clean, and repair regularly as-needed through general maintenance/Operating funds. This component should be re-evaluated during future Reserve Study updates based on the most current conditions and information available at that time.

Useful Life:
30 years

Remaining Life:
1 years



Best Case: \$ 10,000

Worst Case: \$ 12,000

Cost Source: ARI Cost Database

Pool & Equipment

Comp #: 3050 Main Pool Vinyl Liners - Replace

Quantity: 1 Each

Location:

Funded?: Yes.

History: 5 years old in 2023

Comments: As part of ongoing maintenance program, professionally clean as needed.

Useful Life:
7 years

Remaining Life:
0 years



Best Case: \$ 4,000

Worst Case: \$ 4,800

Cost Source: ARI Cost Database

Comp #: 3050 Wading Pool Vinyl Liners - Replace

Quantity:

Location:

Funded?: Yes.

History: 5 years old in 2023

Comments: As part of ongoing maintenance program, professionally clean as needed.

Useful Life:
7 years

Remaining Life:
0 years



Best Case: \$ 4,000

Worst Case: \$ 4,800

Cost Source: ARI Cost Database

Comp #: 5812 Pool Filter - Replace

Quantity: 2 each

Location:

Funded?: Yes.

History:

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

Useful Life:
10 years

Remaining Life:
5 years



Best Case: \$ 2,400

Worst Case: \$ 2,400

Cost Source: ARI Cost Database

Comp #: 5817 Pool Pump - Replace

Quantity: 2 each

Location: Pool equipment room

Funded?: Yes.

History:

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

Useful Life:
10 years

Remaining Life:
1 years



Best Case: \$ 1,500

Worst Case: \$ 2,500

Cost Source: ARI Cost Database

Comp #: 5850 Salt Water Generator

Quantity: 2 each

Location:

Funded?: Yes.

History:

Comments:

Useful Life:
10 years

Remaining Life:
1 years



Best Case: \$ 2,700

Worst Case: \$ 3,800

Cost Source: ARI Cost Database

Comp #: 5930 Main Pool Cover - Replace

Quantity:

Location:

Funded?: Yes.

History:

Comments:

Useful Life:
10 years

Remaining Life:
1 years



Best Case: \$ 3,000

Worst Case: \$ 5,000

Cost Source: ARI Cost Database

Comp #: 5930 Wading Pool Cover - Replace

Quantity:

Location:

Funded?: Yes.

History:

Comments:

Useful Life:
10 years

Remaining Life:
1 years



Best Case: \$ 3,000

Worst Case: \$ 5,000

Cost Source: ARI Cost Database

Doors & Windows

Comp #: 2317 Garage Doors - Repaint

Quantity: 290 each

Location:

Funded?: Yes.

History: The garage doors were done 2009/10.

Comments: These aluminum doors are a long life component if properly maintained. Initially the doors have a powder coated paint finish. This will eventually fade over time. The doors should be painted periodically thereafter to maintain appearance. The garage door opener are the responsibility of the individual owners. Replacement of the doors is eventual, however, quality maintenance and repairs when necessary can extend the average life.

Useful Life:
25 years

Remaining Life:
14 years



Best Case: \$ 145,000

Worst Case: \$ 200,000

Cost Source: ARI Cost Database

Comp #: 2600 Laundry Doors - Replace

Quantity: 36 each

Location:

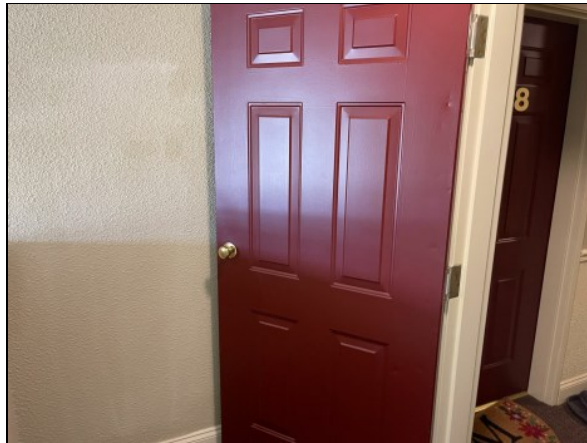
Funded?: Yes.

History:

Comments: There is no expectation to replace all of the doors at one time. This is an allowance to replace the individual doors when necessary to properly maintain appearance and functionality. Routine maintenance of closures, hinges, latches and hardware and other minor repairs should be handled using Operating funds. Keep all surfaces (other than glass) well painted and protected from moisture causing premature deterioration. As the history for replacement becomes evident, this should be adjusted to accurately meet the needs of the client.

Useful Life:
25 years

Remaining Life:
17 years



Best Case: \$ 8,100

Worst Case: \$ 12,000

Cost Source: ARI Cost Database

Comp #: 2600 Side Doors - Replace

Quantity: 12 each

Location:

Funded?: Yes.

History:

Comments: There is no expectation to replace all of the doors at one time. This is an allowance to replace the individual doors when necessary to properly maintain appearance and functionality. Routine maintenance of closures, hinges, latches and hardware and other minor repairs should be handled using Operating funds. Keep all surfaces (other than glass) well painted and protected from moisture causing premature deterioration. As the history for replacement becomes evident, this should be adjusted to accurately meet the needs of the client.

Useful Life:
25 years

Remaining Life:
8 years



Best Case: \$ 12,000

Worst Case: \$ 17,400

Cost Source: ARI Cost Database

Comp #: 2600 Water Heater Doors - Replace

Quantity: 288 each

Location:

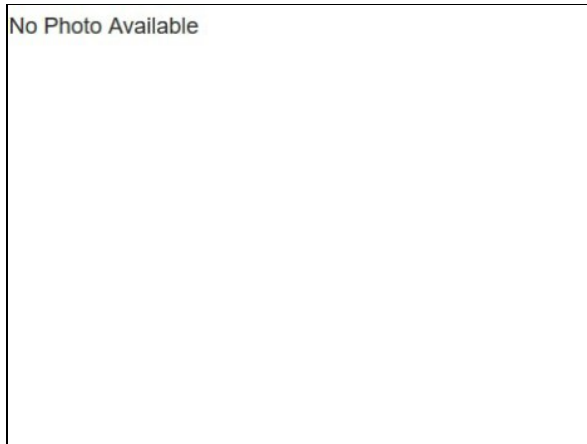
Funded?: Yes.

History:

Comments: There is no expectation to replace all of the doors at one time. This is an allowance to replace the individual doors when necessary to properly maintain appearance and functionality. Routine maintenance of closures, hinges, latches and hardware and other minor repairs should be handled using Operating funds. Keep all surfaces (other than glass) well painted and protected from moisture causing premature deterioration. As the history for replacement becomes evident, this should be adjusted to accurately meet the needs of the client.

Useful Life:
25 years

Remaining Life:
10 years



Best Case: \$ 14,000

Worst Case: \$ 17,300

Cost Source: ARI Cost Database

Comp #: 2605 Entry Doors - Replace

Quantity: 24 each

Location:

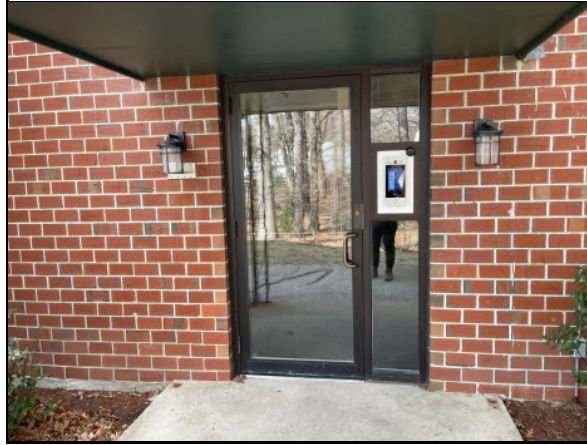
Funded?: Yes.

History: Replaced in 2010

Comments: These doors are at the entrance and appeared to be in serviceable condition. Regular maintenance and cleaning as necessary.

Useful Life:
25 years

Remaining Life:
11 years



Best Case: \$ 30,000

Worst Case: \$ 34,800

Cost Source: ARI Cost Database

Comp #: 2740 Windows - Repair/Replace

Quantity: 24 Each

Location:

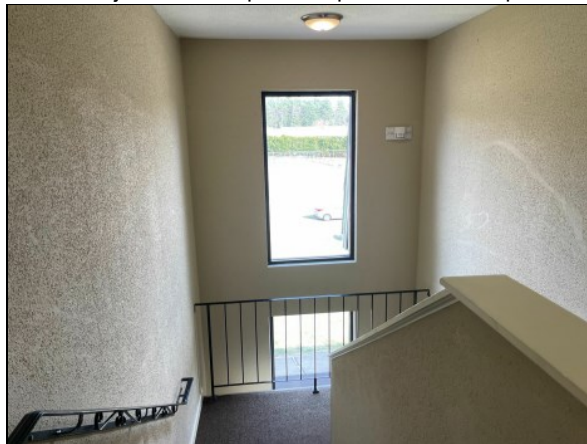
Funded?: Yes.

History: 50% have been replaced as of 2023

Comments: These are typically long life components with no anticipation of total replacement. Due to aging and shifting of buildings the windows should be checked for proper seal and any remedial repairs should be addressed immediately. This funding is established by the association should major window repair or replacement be required.

Useful Life:
35 years

Remaining Life:
4 years



Best Case: \$ 25,000

Worst Case: \$ 30,000

Cost Source:

Comp #: 2740 Windows - Repair/Replace

Quantity: 24 each

Location:

Funded?: Yes.

History: About 50% have been replaced

Comments: These are typically long life components with no anticipation of total replacement. Due to aging and shifting of buildings the windows should be checked for proper seal and any remedial repairs should be addressed immediately. This funding is established by the association should major window repair or replacement be required.

Useful Life:
35 years

Remaining Life:
34 years



Best Case: \$ 25,000

Worst Case: \$ 30,000

Cost Source:

Comp #: 3125 Fire Doors - Replace

Quantity: 108 each

Location:

Funded?: Yes.

History:

Comments: These should be routinely inspected by a qualified service provider. Follow the recommendations for maintenance or replacement.

Useful Life:
30 years

Remaining Life:
10 years



Best Case: \$ 75,000

Worst Case: \$ 125,000

Cost Source: ARI Cost Database

Lighting Fixtures

Comp #: 5015 Lamp Posts - Replace

Quantity: 23 each

Location:

Funded?: Yes.

History:

Comments: Periodic cleaning and paint touch up will maintain appearance and may extend average life.

Useful Life:
20 years

Remaining Life:
5 years



Best Case: \$ 46,000

Worst Case: \$ 69,000

Cost Source: ARI Cost Database

Comp #: 5030 Emergency Lights - Replace

Quantity:

Location:

Funded?: No.

History: installed circa 2018

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. 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 individual replacements. Best practice is to plan for total replacement to periodically restore an attractive aesthetic standard within the property's common areas. Based on evident conditions and repair/replacement history provided by the Client during this engagement, we recommend financially preparing for comprehensive replacement at the approximate time frame below. Unless otherwise noted, costs shown here are based on replacement with comparable quantity and style of lights as existing and installed by a qualified professional electrician. We recommend consideration of LED fixtures or other energy-saving options whenever possible.

Useful Life:
20 years

Remaining Life:
14 years



Best Case:

Worst Case:

Cost Source: ARI Cost Database

Comp #: 5032 Entry Light Sconces - Replace

Quantity: 60 each

Location:

Funded?: Yes.

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. 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 individual replacements. Best practice is to plan for total replacement to periodically restore an attractive aesthetic standard within the property's common areas. Based on evident conditions and repair/replacement history provided by the Client during this engagement, we recommend financially preparing for comprehensive replacement at the approximate time frame below. Unless otherwise noted, costs shown here are based on replacement with comparable quantity and style of lights as existing and installed by a qualified professional electrician. We recommend consideration of LED fixtures or other energy-saving options whenever possible.

Useful Life:
20 years

Remaining Life:
17 years



Best Case: \$ 9,000

Worst Case: \$ 13,500

Cost Source: ARI Cost Database

Comp #: 5040 Wall Pack Lights - Replace

Quantity: 156 each

Location:

Funded?: Yes.

History:

Comments: These lights have a lower aesthetic priority but is important for safety. Should be inspected regularly to ensure that all areas are adequately lit. Fixtures are typically high-output and sometimes have shorter life expectancies due to constant usage. 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 individual replacements. Based on evident conditions and/or past repair/replacement history provided during this engagement, we recommend that the Client plan for comprehensive replacement at the approximate interval shown below. Replacement should be coordinated with exterior painting projects whenever possible. We recommend consideration of LED fixtures or other energy-saving options whenever possible.

Useful Life:
20 years

Remaining Life:
18 years



Best Case: \$ 23,400

Worst Case: \$ 35,100

Cost Source: ARI Cost Database

Comp #: 5050 Ceiling Lights - Replace

Quantity: 144 each

Location:

Funded?: Yes.

History: Included in hallway renovation last 2014-2016

Comments: Not all lights were tested during inspection. It is assumed all to be in functional, operating condition. As routine maintenance, clean by wiping down with an appropriate cleaner, change bulbs and repair as needed. Individual replacements should be considered an Operating expense. If décor coordination is desired, an extra supply of replacement fixtures should be kept on-site to allow for prompt individual replacements. Unless otherwise noted, costs shown here are based on replacement with comparable quantity and style of lights as existing and installed by a qualified professional electrician. We recommend consideration of LED fixtures or other energy-saving options whenever possible. The lighting is aging normally.

Useful Life:
20 years

Remaining Life:
12 years



Best Case: \$ 21,600

Worst Case: \$ 32,400

Cost Source: ARI Cost Database

Comp #: 5050 Garage Lights - Replace

Quantity: 90 each

Location: Garage Building

Funded?: Yes.

History:

Comments: Not all lights were tested during inspection. It is assumed all to be in functional, operating condition. As routine maintenance, clean by wiping down with an appropriate cleaner, change bulbs and repair as needed. Individual replacements should be considered an Operating expense. If décor coordination is desired, an extra supply of replacement fixtures should be kept on-site to allow for prompt individual replacements. Unless otherwise noted, costs shown here are based on replacement with comparable quantity and style of lights as existing and installed by a qualified professional electrician. We recommend consideration of LED fixtures or other energy-saving options whenever possible. The lighting is aging normally.

Useful Life:
20 years

Remaining Life:
8 years



Best Case: \$ 13,500

Worst Case: \$ 20,300

Cost Source: ARI Cost Database

Comp #: 5054 Balcony Lights - Replace

Quantity: 288 each

Location:

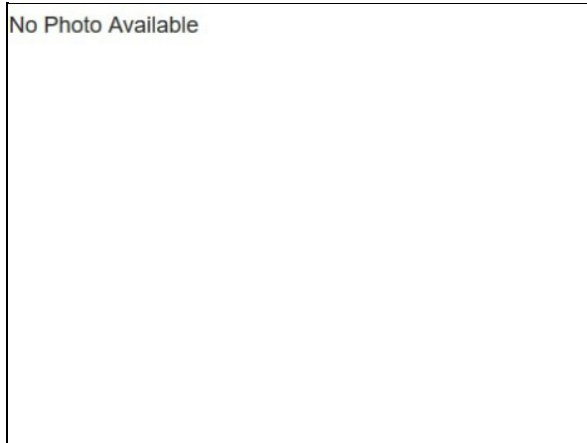
Funded?: Yes.

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. 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 individual replacements. Based on evident conditions and repair/replacement history provided by the Client during this engagement, we recommend financially preparing for comprehensive replacement at the approximate time frame below. Unless otherwise noted, costs shown here are based on replacement with comparable quantity and style of lights as existing and installed by a qualified professional electrician. We recommend consideration of LED fixtures or other energy-saving options whenever possible.

Useful Life:
20 years

Remaining Life:
7 years



Best Case: \$ 43,200

Worst Case: \$ 64,800

Cost Source: ARI Cost Database

Comp #: 5060 Exit Lights - Replace

Quantity: 108 each

Location:

Funded?: Yes.

History:

Comments: These were not tested during daylight hours.

Useful Life:
20 years

Remaining Life:
13 years



Best Case: \$ 16,200

Worst Case: \$ 24,300

Cost Source: ARI Cost Database

Clubhouse/Office

Comp #: 2740 Clubhouse Windows - Repair/Replace

Quantity: 10 Each

Location:

Funded?: Yes.

History:

Comments: These are typically long life components with no anticipation of total replacement. Due to aging and shifting of buildings the windows should be checked for proper seal and any remedial repairs should be addressed immediately. This funding is established by the association should major window repair or replacement be required.

Useful Life:
35 years

Remaining Life:
13 years



Best Case: \$ 3,000

Worst Case: \$ 7,000

Cost Source:

Comp #: 3300 Kitchen - Remodel

Quantity:

Location:

Funded?: No.

History:

Comments: A typical remodel would include the replacement of cabinets, counters, lighting, appliances, and other dated or damaged elements of the facility. There is no expectation to replace all of the components with like for like, however, the funding needs to be established to replace with similar quantity and quality of the existing kitchen. The funding can be adjusted by the client when accurate plans for the remodel are established. Some of the components may remain based on conditions and overall project cost.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 3325 Refrigerator/Freezer - Replace

Quantity:

Location:

Funded?: No.

History:

Comments: The replacement cycle will depend greatly on use and abuse. Provide routine cleaning and maintenance to reach or extend average life. There is no expectation the appliances will be replaced with like-for-like units. This is an allowance to provide appliances that meet the needs of the community.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 3700 Office Interior - Refurbish/Remodel

Quantity:

Location:

Funded?: No.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 4570 Office Heating System - Replace

Quantity:

Location:

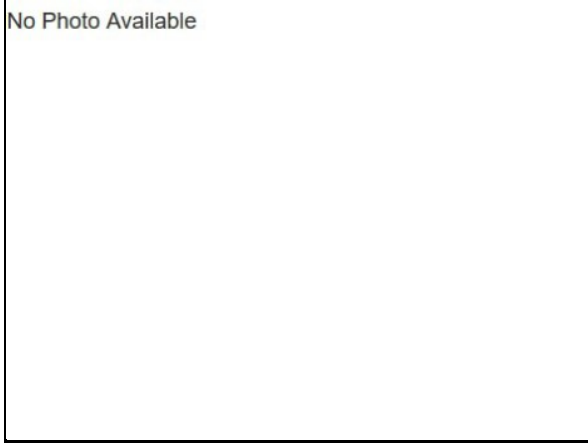
Funded?: No.

History: Installed in 2013

Comments: Regular inspections and maintenance is recommended. Flush tanks and inspect pressure relief valve each year. Funding includes removal and disposal of the old tank and replacement with a similar size and quality by a qualified plumbing contractor. Plan for replacement when the unit no longer functions reliably.

Useful Life:
20 years

Remaining Life:
9 years



Best Case:

Worst Case:

Cost Source: ARI Cost Database

Comp #: 4600 Clubhouse HVAC Systems - Replace

Quantity: 1 System

Location:

Funded?: Yes.

History: The office A/C was installed in 2015

Comments: As routine maintenance, regular professional inspections and maintenance will help to extend useful life cycles and achieve lowest annualized costs. Follow the maintenance recommendations of the manufacturer and installation contractor to maintain the warranty and receive optimum performance.

Useful Life:
20 years

Remaining Life:
11 years



Best Case: \$ 3,100

Worst Case: \$ 3,900

Cost Source: ARI Cost Database

Comp #: 5555 Clubhouse Deck Railings - Replace

Quantity: 30 LNFT

Location:

Funded?: Yes.

History:

Comments: Unprotected wood will deteriorate over time. Routine paint or seal of some type is necessary to avoid premature repair or replacement. Typically the railings will not require full replacement all at one time. Sectional repair with each paint project should be anticipated over full scale replacement. Railings are meant to be a long life component if properly maintained and water penetration avoided. Inspect for termite damage and wood rot prior to painting to avoid major repair or sectional replacement cost. Keep wood surfaces well painted.

Useful Life:
20 years

Remaining Life:
1 years



Best Case: \$ 1,200

Worst Case: \$ 1,500

Cost Source: ARI Cost Database

Comp #: 5700 Restrooms - Major Refurbish

Quantity:

Location:

Funded?: Yes.

History:

Comments: Refurbish would include replacement of () toilets; () urinal; () sinks; (LF) partitions; (LF) counters; (gsf) floor & wall tile; lighting, doors, and all other fixtures. Frequency of refurbishing will depend a great deal on active use and abuse. This should be adjusted when conditions warrant.

Useful Life:
20 years

Remaining Life:
1 years



Best Case: \$ 10,000

Worst Case: \$ 15,000

Cost Source: ARI Cost Database

Comp #: 6340 Clubhouse Deck (Rear) - Replace

Quantity: 192 SQFT (wood)

Location: Rear of Building

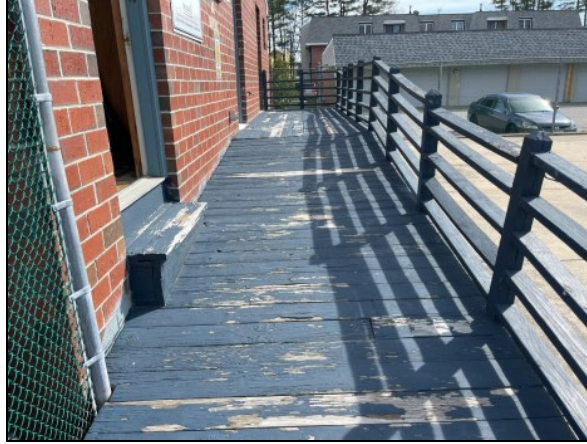
Funded?: Yes.

History:

Comments: It is recommended a qualified contractor or engineer inspect and determine the structural integrity of the the decks. Follow maintenance recommendations of the contractor for paint or seal to reach or extend average life. Consult with a qualified contractor if deterioration is evident or there are reported problems with the structure(s). It is beyond the scope of this study to determine the structural integrity of the decks. Funding is an allowance to perform repairs with each Elevated Structure evaluation. Cost should be adjusted as more information of repair history is available.

Useful Life:
9 years

Remaining Life:
1 years



Best Case: \$ 3,000

Worst Case: \$ 5,000

Cost Source: ARI Cost Database

Comp #: 6350 Clubhouse Deck (Front) - Replace

Quantity: 90 SQFT (trex)

Location: Front of Building

Funded?: Yes.

History:

Comments: This is an extended life product if properly maintained and not abused. Follow maintenance recommendations of the manufacturer to reach or extend average life. It is beyond the scope of this study to determine the structural integrity of the decks. Consult with a qualified contractor if deterioration is evident or there are reported problems with the structure(s). Follow the recommendations of the manufacturer for proper maintenance and repair.

Useful Life:
30 years

Remaining Life:
16 years



Best Case: \$ 3,000

Worst Case: \$ 5,000

Cost Source: ARI Cost Database

Interior

Comp #: 2330 Painting - Repaint

Quantity: 69,600 SQFT

Location:

Funded?: Yes.

History: Included in hallway renovation last 2014-2016

Comments: The cost is for good quality preparation and paint products. Painting the interior is typically performed with the exterior stucco painting project. Monitor for scuffing, paint surface deterioration, discoloration and fading. Maintain a routine paint cycle to provide a quality appearance. Touch up may be required between paint cycles over full surface painting. Plan for painting at the time frame below. Follow the recommendations of a qualified contractor for types of paint products and maintenance of the surfaces after painting is performed.

Useful Life:
10 years

Remaining Life:
2 years



Best Case: \$ 104,000

Worst Case: \$ 244,000

Cost Source: ARI Cost Database

Comp #: 3000 Hallway - Renovation

Quantity:

Location:

Funded?: No.

History: Renovated in 2014-2016

Comments:

Useful Life:
10 years

Remaining Life:
2 years



Best Case:

Worst Case:

Cost Source: ARI Cost Database

Comp #: 3020 Carpet - Replace

Quantity: 28,080 SQFT

Location:

Funded?: Yes.

History: Included in hallway renovation last 2014-2016

Comments: As part of ongoing maintenance program, vacuum regularly and professionally clean as needed. Over time, replacement will be warranted due to excessive wear (stains, fading, discoloration, etc.). Best practice is to coordinate at same time as other interior projects whenever possible to minimize downtime and maintain consistent quality standard. Based on evident conditions, original installation, and project history provided by the Client, we recommend planning for replacement at the approximate interval shown below. Replacement costs can vary greatly depending on quantity, material, and design selected. Unless otherwise noted, cost estimates below assume replacement with similar quantity and quality as existing.

Useful Life:
10 years

Remaining Life:
4 years



Best Case: \$ 175,000

Worst Case: \$ 225,000

Cost Source: ARI Cost Database

Comp #: 3170 Drop Ceiling - Repair

Quantity: 5,256 SQFT

Location:

Funded?: Yes.

History:

Comments:

Useful Life:
20 years

Remaining Life:
15 years



Best Case: \$ 120,000

Worst Case: \$ 147,000

Cost Source: ARI Cost Database

Comp #: 3710 Laundry Room Flooring - Replace

Quantity: 1,728 SQFT

Location:

Funded?: Yes.

History: Included in hallway renovation last 2014-2016

Comments:

Useful Life:
15 years

Remaining Life:
10 years



Best Case: \$ 10,000

Worst Case: \$ 13,800

Cost Source: ARI Cost Database

Common Area & Miscellaneous

Comp #: 2720 Address Signs - Replace

Quantity: 12 each

Location:

Funded?: Yes.

History:

Comments: These street signs are located throughout the property and are in good condition.

Useful Life:
20 years

Remaining Life:
15 years



Best Case: \$ 4,000

Worst Case: \$ 6,000

Cost Source: ARI Cost Database

Comp #: 3349 Whirley Bird Vents - Replace

Quantity: 96 each

Location:

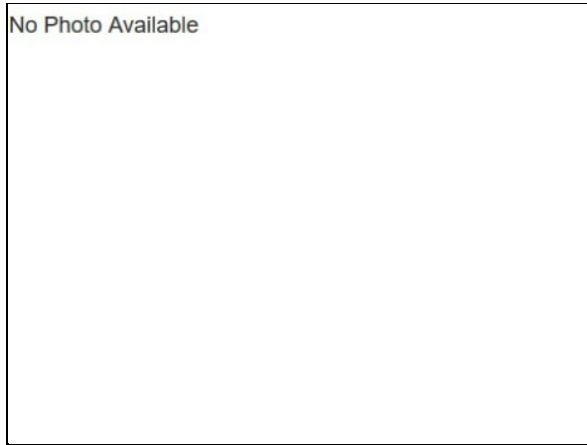
Funded?: Yes.

History:

Comments: The replacement cycle will depend greatly on use and abuse. Provide routine cleaning and maintenance to reach or extend average life.

Useful Life:
20 years

Remaining Life:
8 years



Best Case: \$ 28,800

Worst Case: \$ 48,000

Cost Source: ARI Cost Database

Comp #: 4695 Sub-Meters - Replace

Quantity: 288 each

Location:

Funded?: Yes.

History:

Comments: This is not a typical reserve component. These have an extensive and unpredictable life expectancy. It is recommended these be inspected and evaluated for replacement needs if they begin to fail. Some of these may be maintained by the service provider, check with your provider to determine maintenance and replacement responsibility.

Useful Life:
15 years

Remaining Life:
14 years



Best Case: \$ 86,400

Worst Case: \$ 173,000

Cost Source:

Comp #: 4800 Fire Control Panel - Replace

Quantity: 12 each

Location:

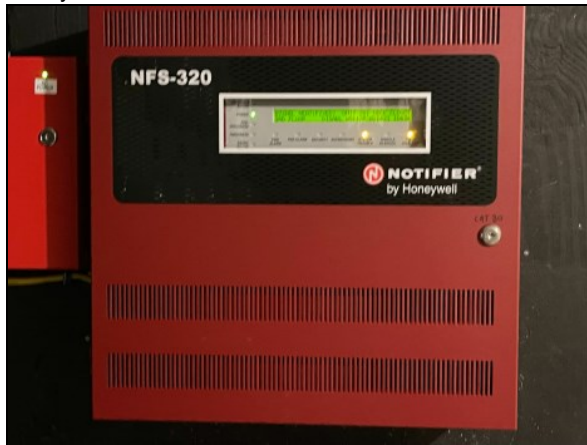
Funded?: Yes.

History:

Comments: Not tested during site visit, these should be inspected and tested on a regular schedule by a qualified, licensed contractor. Follow all repair or replacement recommendations of the vendor. The actual replacement cost is based on numerous variables. This funding is for panel only.

Useful Life:
20 years

Remaining Life:
19 years



Best Case: \$ 50,000

Worst Case: \$ 60,000

Cost Source: ARI Cost Database

Comp #: 4820 Fire Extinguisher Cabinet - Replace

Quantity: 60 each

Location:

Funded?: Yes.

History:

Comments: We are not licensed to inspect or test the fire extinguishers. We did not verify that their locations are in line with current safety codes. These duties should be conducted by a licensed fire-safety professional. Annual inspections and testing by licensed fire-safety professionals is required by law (refer to yellow tags). These inspections and any required replacement and/or maintenance should be handled as part of the Operating budget. This is for the replacement of the boxes only, the equipment replacement should be handled using Operating Funds. Keep metal painted to prevent premature rust and corrosion.

Useful Life:
20 years

Remaining Life:
12 years



Best Case: \$ 23,000

Worst Case: \$ 30,000

Cost Source: ARI Cost Database

Comp #: 5370 Entry Intercom System - Replace

Quantity: 12 each

Location:

Funded?: Yes.

History:

Comments: Camera and recording equipment should be monitored closely to ensure proper function. We recommend an inspection by a licensed professional to better determine the remaining useful life of the equipment and all related components. This funding anticipates replacement of the full system. Periodic full replacement can be anticipated as technology changes as well as the needs of the client.

Useful Life:
15 years

Remaining Life:
14 years



Best Case: \$ 25,000

Worst Case: \$ 36,000

Cost Source: ARI Cost Database

Comp #: 6000 Play Structure - Replace

Quantity: 1 set

Location:

Funded?: Yes.

History:

Comments: Follow all maintenance recommendations and requirements of the manufacturer. Manufacturers require a documented maintenance program be in place. If the inspections and maintenance procedures are not followed the manufacturers warranty may be voided as well as their liability. In addition unapproved products or procedures used for maintenance may also void the warranty. It is recommended a qualified professional knowledgeable about the play equipment be used for all maintenance. The use and abuse will largely dictate the life of this component. Proper maintenance can extend the average life of the equipment. When replacement is due, it is not anticipated the structures will be replaced with like-for-like, the funding is an allowance to replace with a similar size and type of structure. Cost also includes removal and disposal of old equipment.

Public Playground Safety Handbook: <https://www.cpsc.gov/s3fs-public/325.pdf>

Public Playground Safety Checklist: <https://www.cpsc.gov/safety-education/safety-guides/playgrounds/public-playground-safety-checklist>

Outdoor Home Playground Safety Checklist: <https://www.cpsc.gov/s3fs-public/324.pdf>

Useful Life:
20 years

Remaining Life:
3 years



Best Case: \$ 25,000

Worst Case: \$ 35,000

Cost Source: ARI Cost Database

Comp #: 6010 Swing Set - Replace

Quantity: 1 set

Location:

Funded?: Yes.

History:

Comments: As a routine maintenance expense, inspect for stability, damage and excessive wear and utilize maintenance funds for any repairs needed between replacement cycles. It is not anticipated the structures will be replaced with like-for-like, the funding is an allowance to replace with similar size. Cost also includes removal and disposal of old equipment.

Public Playground Safety Handbook: <https://www.cpsc.gov/s3fs-public/325.pdf>

Public Playground Safety Checklist: <https://www.cpsc.gov/safety-education/safety-guides/playgrounds/public-playground-safety-checklist>

Outdoor Home Playground Safety Checklist: <https://www.cpsc.gov/s3fs-public/324.pdf>

Useful Life:
20 years

Remaining Life:
1 years



Best Case: \$ 5,000

Worst Case: \$ 6,500

Cost Source: ARI Cost Database

Comp #: 6280 Mailboxes - Replace

Quantity: 22 each

Location:

Funded?: Yes.

History:

Comments: Inspect regularly, and clean by wiping down exterior surfaces. If necessary, change lock cylinders, lubricate hinges and repair as an Operating expense. The mailboxes will wear over time and eventually become an eyesore to residents. Best practice is to plan for total replacement to periodically restore an attractive aesthetic standard within the property's common areas. Based on evident conditions and repair/replacement history provided by the Client during this engagement, we recommend financially preparing for replacement at the approximate time frame below. Unless otherwise noted, costs shown here are based on replacement with comparable quantity and style of boxes.

Useful Life:
20 years

Remaining Life:
19 years



Best Case: \$ 37,500

Worst Case: \$ 48,400

Cost Source: ARI Cost Database

Comp #: 6500 Tennis Court - Refurbish

Quantity: 2

Location:

Funded?: Yes.

History:

Comments: Inspect courts regularly and locally repair as needed within the annual Operating budget. Maintenance projects such as pressure-washing should also be considered as Operating expense. Cracks and trip hazards should be addressed promptly to ensure safety. Re-coating is a recommended practice for restoring appearance of the court, bridging small surface cracks, and prolonging the life of the court surface itself. Based on evident conditions and/or past project history provided during this engagement, we recommend that the Client plan to repair and re-coat/resurface the courts at the approximate interval shown below.

Useful Life:
6 years

Remaining Life:
1 years



Best Case: \$ 8,000

Worst Case: \$ 16,000

Cost Source: ARI Cost Database

Comp #: 6520 Basketball Court - Refurbish

Quantity: 2

Location:

Funded?: Yes.

History:

Comments: Consult with a qualified resurfacing contractor to evaluate and advise resurface or repair needs. Monitor for peeling, lifting, cracking and ponding. Resurface when recommended to maintain playable surface.

Useful Life:
10 years

Remaining Life:
1 years



Best Case: \$ 30,000

Worst Case: \$ 50,000

Cost Source: ARI Cost Database

Comp #: 6805 Monument Sign - Replace/Refurbish

Quantity: 1 each

Location:

Funded?: Yes.

History:

Comments:

Useful Life:
20 years

Remaining Life:
16 years



Best Case: \$ 4,500

Worst Case: \$ 8,000

Cost Source: ARI Cost Database

Comp #: 6900 Constant Pressure Controller

Quantity: (Subdrive 300)

Location:

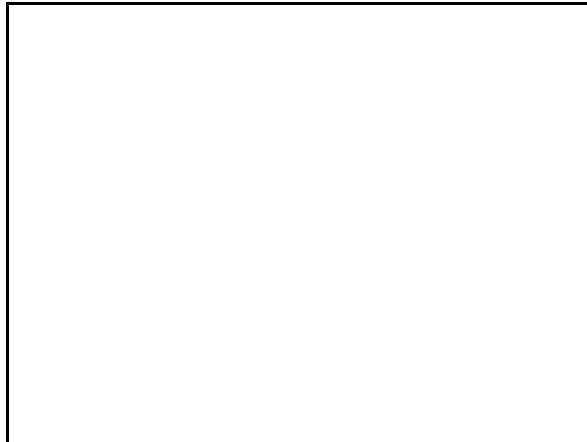
Funded?: Yes.

History:

Comments: Follow the recommendations of the contracted landscape maintenance vendor for repair or replacement needs.

Useful Life:
12 years

Remaining Life:
7 years



Best Case: \$ 8,300

Worst Case: \$ 10,900

Cost Source: ARI Cost Database

Comp #: 6900 Irrigation Controllers - Replace

Quantity: 3 each

Location:

Funded?: Yes.

History:

Comments: Follow the recommendations of the contracted landscape maintenance vendor for repair or replacement needs.

Useful Life:
12 years

Remaining Life:
6 years



Best Case: \$ 6,000

Worst Case: \$ 8,000

Cost Source: ARI Cost Database

Comp #: 7100 Well with 2 Pumps - Rehab

Quantity: 1 each

Location:

Funded?: Yes.

History:

Comments: This is an allowance for the well pumps located in the wells.

Useful Life:
30 years

Remaining Life:
15 years



Best Case: \$ 4,500

Worst Case: \$ 5,500

Cost Source: Estimate Provided by Client

Water Heaters

Comp #: 4570 AO Smith Water Heater - Replace

Quantity: 1 each

Location: 5 Roedean

Funded?: Yes.

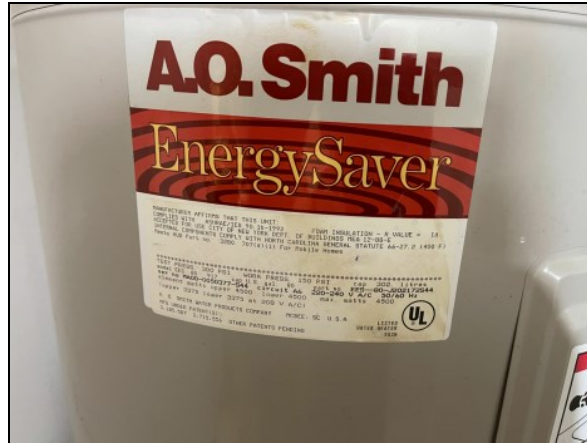
History:

Comments: Regular inspections and maintenance is recommended. Flush tanks and inspect pressure relief valve each year.

Funding includes removal and disposal of the old tank and replacement with a similar size and quality by a qualified plumbing contractor. Plan for replacement when the unit no longer functions reliably.

Useful Life:
20 years

Remaining Life:
0 years



Best Case: \$ 1,500

Worst Case: \$ 2,000

Cost Source: ARI Cost Database

Comp #: 4570 GE Smart Water Heater - Replace

Quantity: 1 each

Location: 3 New Haven

Funded?: Yes.

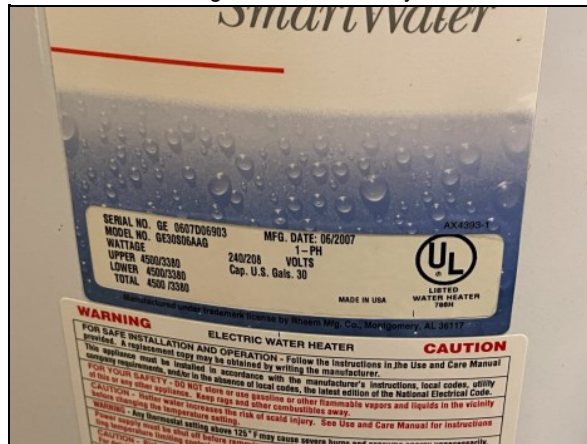
History:

Comments: Regular inspections and maintenance is recommended. Flush tanks and inspect pressure relief valve each year.

Funding includes removal and disposal of the old tank and replacement with a similar size and quality by a qualified plumbing contractor. Plan for replacement when the unit no longer functions reliably.

Useful Life:
20 years

Remaining Life:
3 years



Best Case: \$ 1,500

Worst Case: \$ 2,000

Cost Source: ARI Cost Database

Comp #: 4570 GE Smart Water Heater - Replace

Quantity: 1 each

Location: 5 New Haven

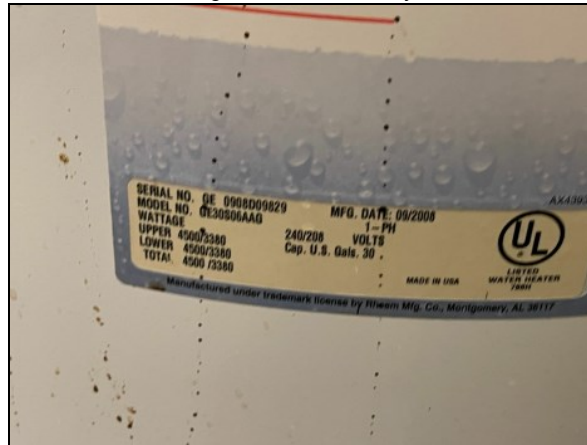
Funded?: Yes.

History:

Comments: Regular inspections and maintenance is recommended. Flush tanks and inspect pressure relief valve each year. Funding includes removal and disposal of the old tank and replacement with a similar size and quality by a qualified plumbing contractor. Plan for replacement when the unit no longer functions reliably.

Useful Life:
20 years

Remaining Life:
4 years



Best Case: \$ 1,500

Worst Case: \$ 2,000

Cost Source: ARI Cost Database

Comp #: 4570 GE Smart Water Heater - Replace

Quantity: 1 each

Location: 5 Knightsbridge

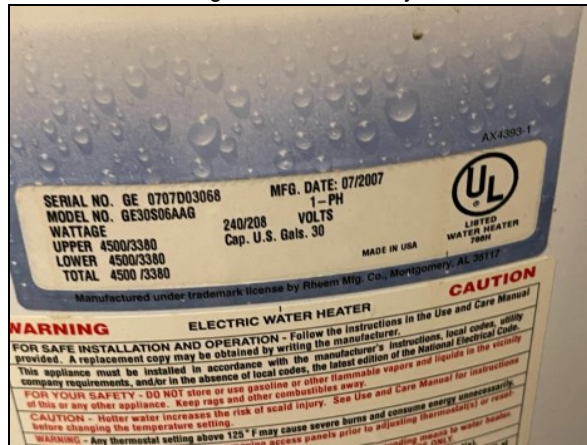
Funded?: Yes.

History:

Comments: Regular inspections and maintenance is recommended. Flush tanks and inspect pressure relief valve each year. Funding includes removal and disposal of the old tank and replacement with a similar size and quality by a qualified plumbing contractor. Plan for replacement when the unit no longer functions reliably.

Useful Life:
20 years

Remaining Life:
3 years



Best Case: \$ 1,500

Worst Case: \$ 2,000

Cost Source: ARI Cost Database

Comp #: 4570 GE Smart Water Heater - Replace

Quantity: 1 each

Location: 3 Knightsbridge

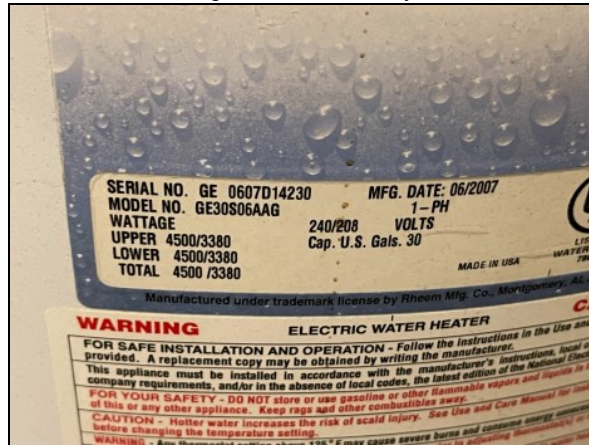
Funded?: Yes.

History:

Comments: Regular inspections and maintenance is recommended. Flush tanks and inspect pressure relief valve each year. Funding includes removal and disposal of the old tank and replacement with a similar size and quality by a qualified plumbing contractor. Plan for replacement when the unit no longer functions reliably.

Useful Life:
20 years

Remaining Life:
3 years



Best Case: \$ 1,500

Worst Case: \$ 2,000

Cost Source: ARI Cost Database

Comp #: 4570 GE Smart Water Heater - Replace

Quantity: 1 Each

Location: 4 Roedean

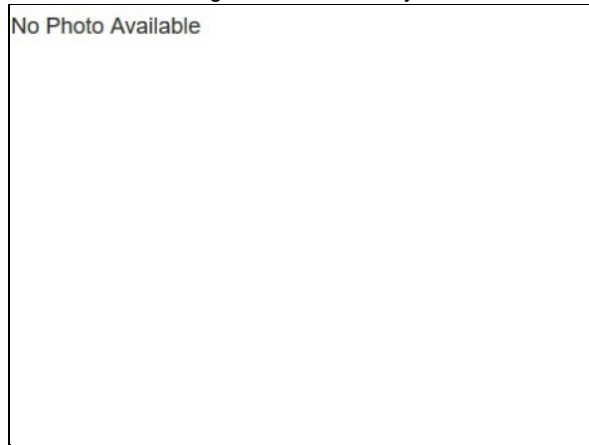
Funded?: Yes.

History:

Comments: Regular inspections and maintenance is recommended. Flush tanks and inspect pressure relief valve each year. Funding includes removal and disposal of the old tank and replacement with a similar size and quality by a qualified plumbing contractor. Plan for replacement when the unit no longer functions reliably.

Useful Life:
20 years

Remaining Life:
3 years



Best Case: \$ 1,500

Worst Case: \$ 2,000

Cost Source: ARI Cost Database

Comp #: 4570 Rheem Water Heater - Replace

Quantity: 1 each

Location: 4 New Haven

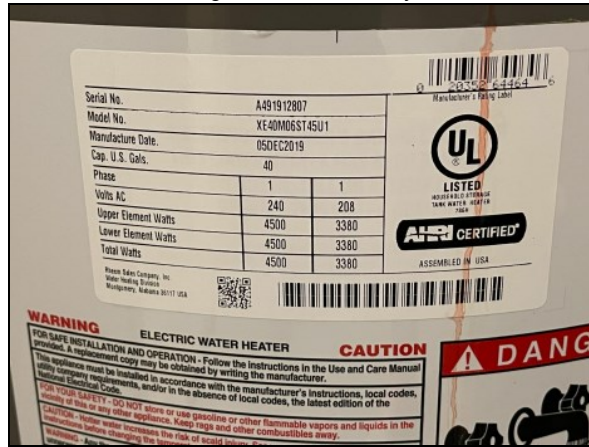
Funded?: Yes.

History:

Comments: Regular inspections and maintenance is recommended. Flush tanks and inspect pressure relief valve each year. Funding includes removal and disposal of the old tank and replacement with a similar size and quality by a qualified plumbing contractor. Plan for replacement when the unit no longer functions reliably.

Useful Life:
20 years

Remaining Life:
15 years



Best Case: \$ 1,500

Worst Case: \$ 2,000

Cost Source: ARI Cost Database

Comp #: 4570 Rheem Water Heater - Replace

Quantity: 1 each

Location: 4 Knightsbridge

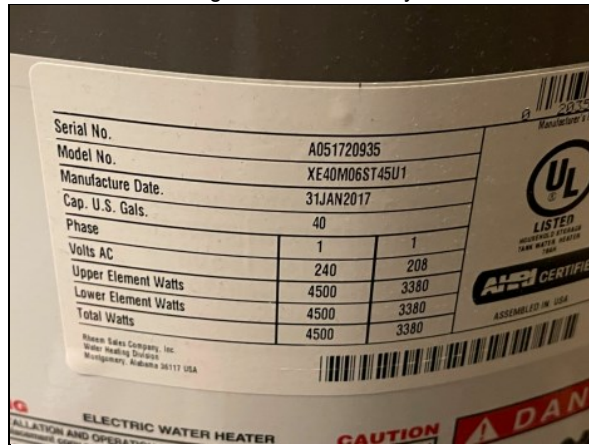
Funded?: Yes.

History:

Comments: Regular inspections and maintenance is recommended. Flush tanks and inspect pressure relief valve each year. Funding includes removal and disposal of the old tank and replacement with a similar size and quality by a qualified plumbing contractor. Plan for replacement when the unit no longer functions reliably.

Useful Life:
20 years

Remaining Life:
13 years



Best Case: \$ 1,500

Worst Case: \$ 2,000

Cost Source: ARI Cost Database

Comp #: 4570 Rheem Water Heater - Replace

Quantity: 1 each

Location: 6 Knightsbridge

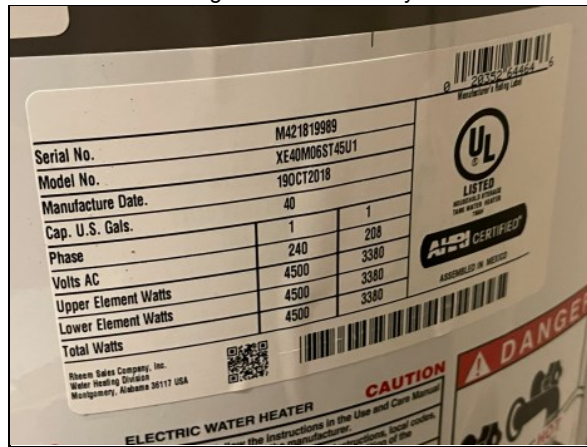
Funded?: Yes.

History:

Comments: Regular inspections and maintenance is recommended. Flush tanks and inspect pressure relief valve each year. Funding includes removal and disposal of the old tank and replacement with a similar size and quality by a qualified plumbing contractor. Plan for replacement when the unit no longer functions reliably.

Useful Life:
20 years

Remaining Life:
14 years



Best Case: \$ 1,500

Worst Case: \$ 2,000

Cost Source: ARI Cost Database

Comp #: 4570 Rheem Water Heater - Replace

Quantity: 1 each

Location: 3 Roedean

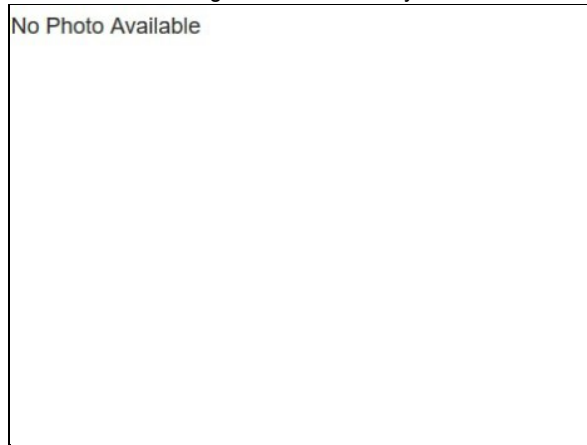
Funded?: Yes.

History:

Comments: Regular inspections and maintenance is recommended. Flush tanks and inspect pressure relief valve each year. Funding includes removal and disposal of the old tank and replacement with a similar size and quality by a qualified plumbing contractor. Plan for replacement when the unit no longer functions reliably.

Useful Life:
20 years

Remaining Life:
14 years



Best Case: \$ 1,500

Worst Case: \$ 2,000

Cost Source: ARI Cost Database

Comp #: 4570 State Water Heater - Replace

Quantity: 1 each

Location: 2 New Haven

Funded?: Yes.

History:

Comments: Regular inspections and maintenance is recommended. Flush tanks and inspect pressure relief valve each year. Funding includes removal and disposal of the old tank and replacement with a similar size and quality by a qualified plumbing contractor. Plan for replacement when the unit no longer functions reliably.

Useful Life:
20 years

Remaining Life:
18 years



Best Case: \$ 1,500

Worst Case: \$ 2,000

Cost Source: ARI Cost Database

Comp #: 4570 State Water Heater - Replace

Quantity: 1 each

Location: 2 Roedean

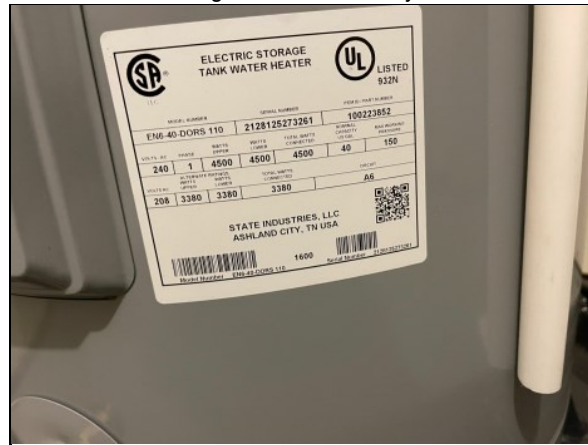
Funded?: Yes.

History:

Comments: Regular inspections and maintenance is recommended. Flush tanks and inspect pressure relief valve each year. Funding includes removal and disposal of the old tank and replacement with a similar size and quality by a qualified plumbing contractor. Plan for replacement when the unit no longer functions reliably.

Useful Life:
20 years

Remaining Life:
17 years



Best Case: \$ 1,500

Worst Case: \$ 2,000

Cost Source: ARI Cost Database