

**Serving the Mid-Atlantic**  
150 Riverside Parkway, Suite #115  
Fredericksburg, VA 22406

Tel: (540) 693-0197  
[www.reservestudy.com](http://www.reservestudy.com)



**ASSOCIATION  
RESERVES®**  
*Planning For The Inevitable*

**Regional Offices**

|              |                |
|--------------|----------------|
| Arizona      | Nevada         |
| California   | New Jersey     |
| Colorado     | New Mexico     |
| Florida      | North Carolina |
| Hawaii       | Ohio           |
| Mid-Atlantic | Texas          |
| Midwest      | Washington     |



## Campus View COA *Harrisonburg, VA*



Report #: 35509-1  
Beginning: January 1, 2025  
Expires: December 31, 2025

# RESERVE STUDY Update "With-Site-Visit"

October 4, 2024

# Welcome to your Reserve Study!

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

**R**egardless 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.



**[www.reservestudy.com](http://www.reservestudy.com)**

The logo used within this report is the registered trademark of Association Reserves, Inc., All rights reserved.

## Table of Contents

|  |           |
|--|-----------|
| <b>Executive Summary</b>   | <b>4</b>  |
| Executive Summary (Component List)                                   | 5         |
| <b>Introduction, Objectives, and Methodology</b>                     | <b>7</b>  |
| Which Physical Assets are Funded by Reserves?                        | 8         |
| How do we establish Useful Life and Remaining Useful Life estimates? | 8         |
| How do we establish Current Repair/Replacement Cost Estimates?       | 8         |
| How much Reserves are enough?  | 9         |
| How much should we transfer to Reserves?                             | 10        |
| What is our Recommended Funding Goal?                                | 10        |
| <b>Site Inspection Notes</b>   | <b>11</b> |
| <b>Projected Expenses</b>  | <b>12</b> |
| Annual Reserve Expenses Graph  | 12        |
| <b>Reserve Fund Status &amp; Recommended Funding Plan</b>            | <b>13</b> |
| Annual Reserve Funding Graph   | 13        |
| 30-Yr Cash Flow Graph  | 14        |
| Percent Funded Graph   | 14        |
| <b>Table Descriptions</b>  | <b>15</b> |
| Reserve Component List Detail  | 16        |
| Fully Funded Balance   | 18        |
| Component Significance   | 20        |
| 30-Year Reserve Plan Summary   | 22        |
| 30-Year Income/Expense Detail  | 23        |
| <b>Accuracy, Limitations, and Disclosures</b>                        | <b>29</b> |
| <b>Terms and Definitions</b>   | <b>30</b> |
| <b>Component Details</b>   | <b>31</b> |
| Site and Grounds   | 32        |
| Building Exteriors   | 44        |
| Clubhouse Interior (35% Cost Responsibility)                         | 59        |
| Pool Area (35% Cost Responsibility)                                  | 69        |
| Sport Courts (35% Cost Responsibility)                               | 78        |



**Campus View COA**

Harrisonburg, VA

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

Report #: **35509-1**

# of Units: 59

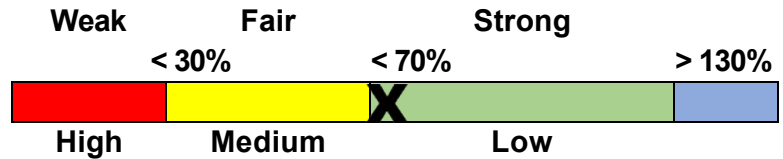
**January 1, 2025 through December 31, 2025**

**Findings & Recommendations**

**as of January 1, 2025**

|  |             |
|--|-------------|
| Projected Starting Reserve Balance .....               | \$750,000   |
| Fully Funded Reserve Balance .....                     | \$1,025,428 |
| Percent Funded .....                                   | 73.1 %      |
| Recommended 2025 Annual Reserve Funding .....          | \$99,300    |
| Recommended 2025 Special Assessment for Reserves ..... | \$0         |
| Budgeted 2024 Annual Reserve Funding .....             | \$104,736   |

**Reserve Fund Strength: 73.1%**



**Risk of Special Assessment:**

**Economic Assumptions:**

Net Annual "After Tax" Interest Earnings Accruing to Reserves ..... **1.00 %**

Annual Inflation Rate ..... **3.00 %**

This is a With-Site Visit update based on a prior Reserve Study prepared by Association Reserves for your 2020 Fiscal Year. We performed the site inspection on 8/6/2024 and your Study was prepared by a certified Reserve Study Specialist (RS).

Your Reserve Fund is currently at 73.1 % Funded. Being above 70% Funded represents a strong Reserve position. Associations in this range have a Low 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 moderately increase your Reserve funding to maintain pace with inflation of construction and maintenance costs.

Your multi-year Funding Plan is designed to provide for timely execution of Reserve projects and gradually bring your association closer to the "Fully Funded" (100%) level.



## Executive Summary Table

Report # 35509-1  
With-Site-Visit

| #   | Component                                | Useful Life<br>(yrs) | Rem.<br>Useful Life<br>(yrs) | Current<br>Average<br>Cost |
|---|--|----------------------|------------------------------|----------------------------|
| <b>Site and Grounds</b>                             |  |                      |                              |                            |
| 2107  | Concrete Sidewalks - 5% Repair Allowance | 5                    | 0                            | \$10,500                   |
| 2123  | Asphalt - Seal/Repair                    | 4                    | 0                            | \$11,350                   |
| 2125  | Asphalt - Resurface                      | 20                   | 7                            | \$116,100                  |
| 2151  | Trash Enclosures - Vinyl - Replace       | 20                   | 19                           | \$8,400                    |
| 2169  | Entry Sign - Refurbish Allowance         | 20                   | 19                           | \$7,500                    |
| 2175  | Pole Lights - Short - Replace            | 25                   | 10                           | \$10,000                   |
| 2301  | Mailboxes - Replace                      | 20                   | 8                            | \$15,000                   |
| 2326  | Railings - Sidewalks - Replace           | 20                   | 5                            | \$30,500                   |
| <b>Building Exteriors</b>                           |  |                      |                              |                            |
| 2147  | Pergola - Refurbish/Replace              | 20                   | 8                            | \$14,500                   |
| 2303  | Exterior Lights - Replace                | 25                   | 8                            | \$10,000                   |
| 2322  | Wood Decking - Rebuild/Repair            | 20                   | 8                            | \$80,000                   |
| 2326  | Metal Railings - Balcony - Replace       | 30                   | 13                           | \$14,400                   |
| 2326  | Vinyl Railings - Balcony - Replace       | 25                   | 8                            | \$21,600                   |
| 2326  | Vinyl Railings - Staircase - Replace     | 25                   | 8                            | \$9,000                    |
| 2337  | Staircases (Wood) - Replace              | 25                   | 8                            | \$157,000                  |
| 2344  | Wood Siding - Repair/Paint               | 7                    | 0                            | \$17,500                   |
| 2344  | Wood Siding - Replace                    | 30                   | 13                           | \$80,000                   |
| 2356  | Vinyl Siding - Replace                   | 30                   | 13                           | \$581,500                  |
| 2358  | Masonry Siding - Re-point 10%            | 5                    | 0                            | \$11,000                   |
| 2381  | Asphalt Shingle Roofing - Replace        | 25                   | 8                            | \$249,000                  |
| 2389  | Gutters/Downspouts - Replace             | 30                   | 13                           | \$49,500                   |
| 2557  | Fire Alarm System - Modernize            | 20                   | 8                            | \$59,350                   |
| 2558  | Exit/Emergency Fixtures - Replace        | 20                   | 8                            | \$7,600                    |
| <b>Clubhouse Interior (35% Cost Responsibility)</b> |  |                      |                              |                            |
| 2367  | Windows & Doors - Replace                | 40                   | 18                           | \$15,500                   |
| 2522  | HVAC (Clubhouse) - Replace               | 15                   | 3                            | \$3,550                    |
| 2543  | Security Cameras - Upgrade/Replace       | 10                   | 9                            | \$3,500                    |
| 2701  | Interior Surfaces - Repaint              | 12                   | 10                           | \$1,600                    |
| 2709  | Tile Flooring - Replace                  | 20                   | 3                            | \$1,250                    |
| 2711  | Carpeting - Replace                      | 10                   | 8                            | \$2,100                    |
| 2727  | Fitness Equipment - Replace Allowance    | 8                    | 0                            | \$7,000                    |
| 2743  | Furniture/Fixtures/Eqpmt - Replace       | 10                   | 8                            | \$4,200                    |
| 2749  | Bathrooms - Remodel                      | 20                   | 3                            | \$2,000                    |
| <b>Pool Area (35% Cost Responsibility)</b>          |  |                      |                              |                            |
| 2763  | Pool Deck Furniture - Partial Replace    | 5                    | 2                            | \$1,600                    |
| 2764  | Pool Cover - Replace                     | 15                   | 0                            | \$1,600                    |

| #   | Component                    | Useful Life<br>(yrs) | Rem.<br>Useful Life<br>(yrs) | Current<br>Average<br>Cost |
|---|------------------------------|----------------------|------------------------------|----------------------------|
| 2767  | Pool Deck - Repair Allowance | 5                    | 0                            | \$4,000                    |
| 2771  | Pool Fence & Gate - Replace  | 25                   | 17                           | \$8,000                    |
| 2772  | Pool Deck Lights - Replace   | 25                   | 8                            | \$5,000                    |
| 2773  | Swimming Pool - Resurface    | 10                   | 0                            | \$5,000                    |
| 2779  | Pool Filter - Replace        | 15                   | 0                            | \$1,400                    |
| 2783  | Pool Pumps - Replace         | 10                   | 0                            | \$4,000                    |
| <b>Sport Courts (35% Cost Responsibility)</b> |                              |                      |                              |                            |
| 2821  | Sport Courts - Resurface     | 25                   | 8                            | \$3,800                    |
| 2824  | Basketball Hoops - Replace   | 15                   | 8                            | \$1,750                    |

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

## Methodology



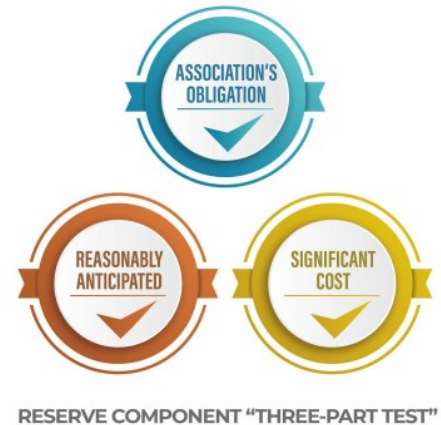
For this [Update With-Site-Visit Reserve Study](#), we started with a review of your prior Reserve Study, then looked into recent Reserve expenditures, evaluated how expenditures are handled (ongoing maintenance vs Reserves), and researched any well-established association

precedents. We performed an on-site inspection to evaluate your common areas, updating and adjusting your Reserve Component List as appropriate.



### *Which Physical Assets are Funded by Reserves?*

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



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

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

### *How do we establish Current Repair/Replacement Cost Estimates?*

In this order...

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



## How much Reserves are enough?

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

Adequacy is measured in a two-step process:

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



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

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

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

## How much should we transfer to Reserves?



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

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

### What is our Recommended Funding Goal?

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



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

## Site Inspection Notes

During our site visit on 8/6/2024, we started with a brief meeting with Bernard, and then started the site inspection. We visually inspected all the buildings, and were able to see all common areas. 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.

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.

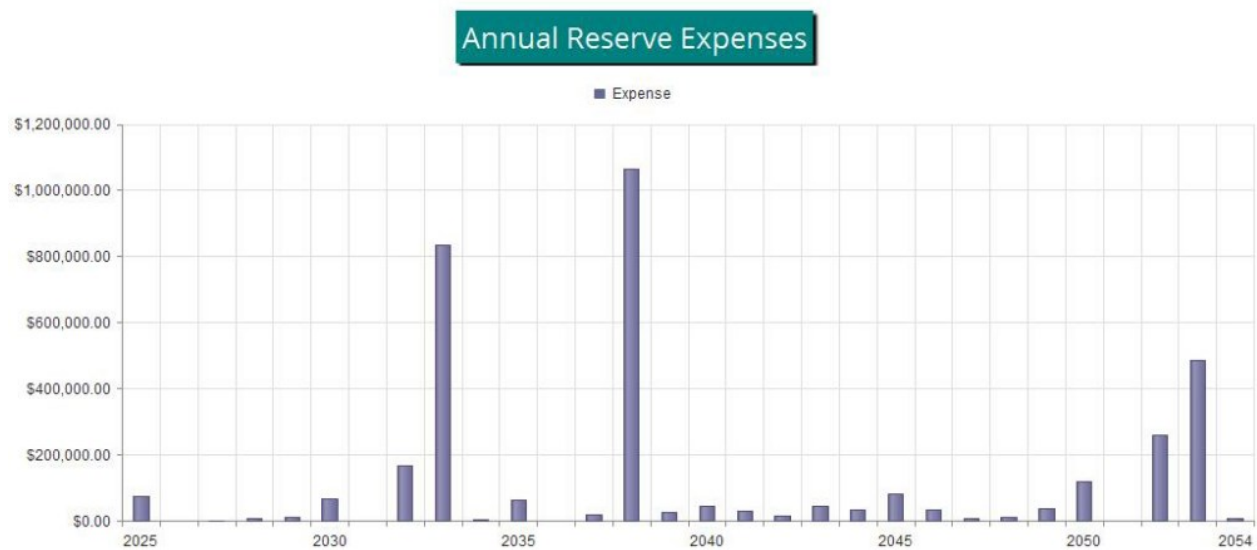


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$750,000 as-of the start of your Fiscal Year on 1/1/2025.

This is based on your actual balance on 12/31/2024 of \$750,000 and anticipated Reserve funding and expenses projected through the end of your Fiscal Year.

As of your Fiscal Year Start, your Fully Funded Balance is computed to be \$1,025,428. This figure represents the deteriorated value of your common area components. Comparing your Reserve Balance to your Fully Funded Balance indicates your Reserves are 73.1 % Funded. Across the country approximately 1% of associations in this range experience special assessments or deferred maintenance.

Recommended Funding Plan

Based on your current Percent Funded and your near-term and long-term Reserve needs, this Fiscal Year we are recommending Annual budgeted Reserve transfers of \$99,300 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.

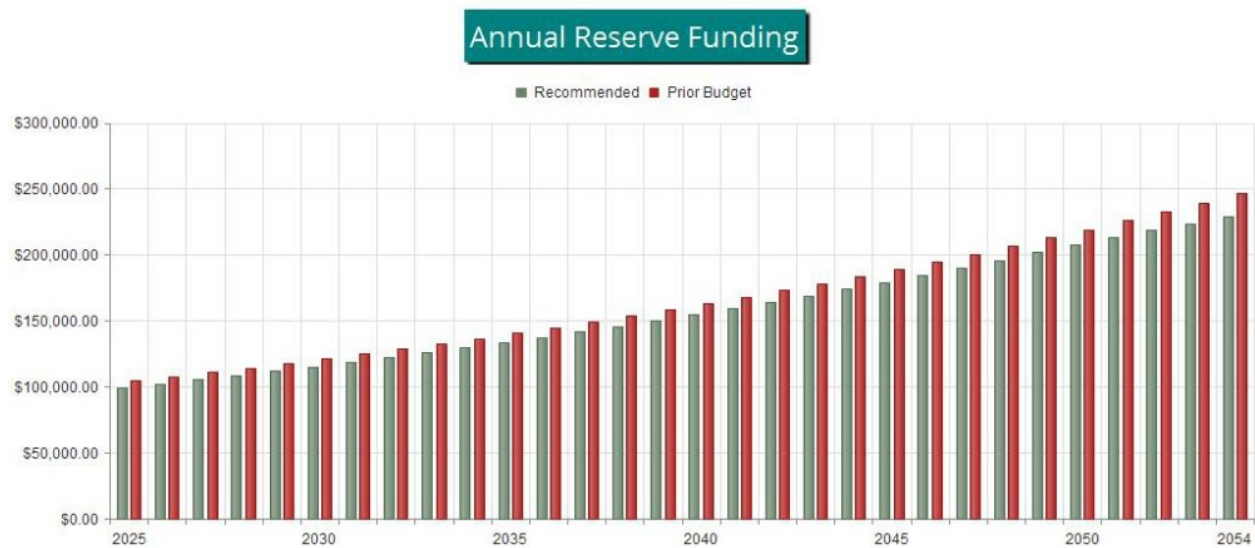


Figure 2

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

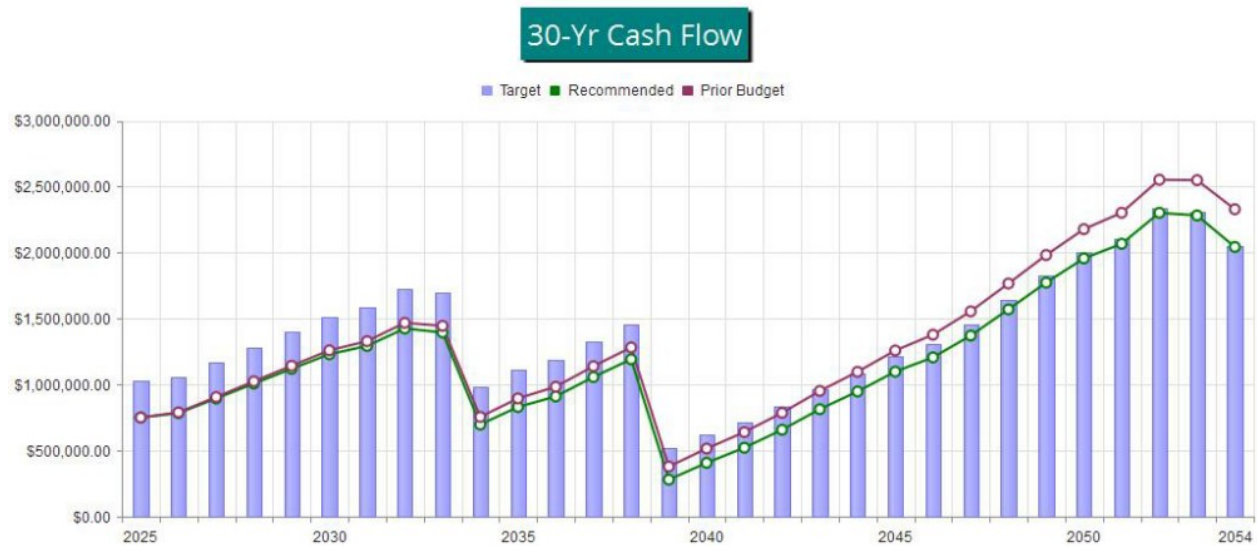


Figure 3

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

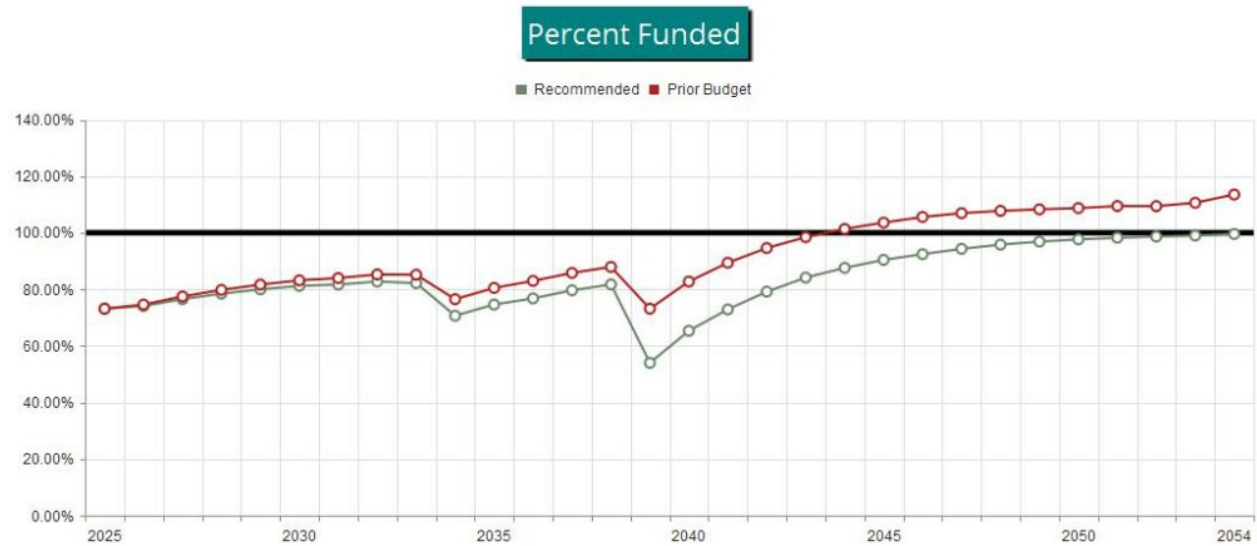


Figure 4





## Table Descriptions

Executive Summary is a summary of your Reserve Components

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

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

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

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

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





## Reserve Component List Detail

Report # 35509-1  
With-Site-Visit

| #  | Component                                | Quantity                  | Useful Life | Rem.<br>Useful Life | Current Cost Estimate |               |
|--|--|---------------------------|-------------|---------------------|-----------------------|---------------|
|  |  |                           |             |                     | Best<br>Case          | Worst<br>Case |
| Site and Grounds                             |  |                           |             |                     |                       |               |
| 2107   | Concrete Sidewalks - 5% Repair Allowance | 8,400 GSF                 | 5           | 0                   | \$9,000               | \$12,000      |
| 2123   | Asphalt - Seal/Repair                    | Approx 51,600 GSF         | 4           | 0                   | \$10,200              | \$12,500      |
| 2125   | Asphalt - Resurface                      | Approx 51,600 GSF         | 20          | 7                   | \$101,100             | \$131,100     |
| 2151   | Trash Enclosures - Vinyl - Replace       | (3) Enclosures            | 20          | 19                  | \$7,400               | \$9,400       |
| 2169   | Entry Sign - Refurbish Allowance         | (1) Sign                  | 20          | 19                  | \$6,500               | \$8,500       |
| 2175   | Pole Lights - Short - Replace            | (10) Lights               | 25          | 10                  | \$8,000               | \$12,000      |
| 2301   | Mailboxes - Replace                      | (5) Mailboxes             | 20          | 8                   | \$13,000              | \$17,000      |
| 2326   | Railings - Sidewalks - Replace           | Approx 1,020 LF           | 20          | 5                   | \$27,500              | \$33,500      |
| Building Exteriors                           |  |                           |             |                     |                       |               |
| 2147   | Pergola - Refurbish/Replace              | (5) Pergolas              | 20          | 8                   | \$13,000              | \$16,000      |
| 2303   | Exterior Lights - Replace                | (100) Lights              | 25          | 8                   | \$9,000               | \$11,000      |
| 2322   | Wood Decking - Rebuild/Repair            | Approx 2,000 GSF          | 20          | 8                   | \$72,000              | \$88,000      |
| 2326   | Metal Railings - Balcony - Replace       | Approx 145 LF             | 30          | 13                  | \$12,400              | \$16,400      |
| 2326   | Vinyl Railings - Balcony - Replace       | Approx 480 LF             | 25          | 8                   | \$18,600              | \$24,600      |
| 2326   | Vinyl Railings - Staircase - Replace     | (10) Staircases           | 25          | 8                   | \$8,000               | \$10,000      |
| 2337   | Staircases (Wood) - Replace              | Approx 7,480 GSF          | 25          | 8                   | \$133,000             | \$181,000     |
| 2344   | Wood Siding - Repair/Paint               | Approx 10,000 SF          | 7           | 0                   | \$16,000              | \$19,000      |
| 2344   | Wood Siding - Replace                    | Approx 10,000 SF          | 30          | 13                  | \$70,000              | \$90,000      |
| 2356   | Vinyl Siding - Replace                   | Approx 77,520 GSF         | 30          | 13                  | \$523,000             | \$640,000     |
| 2358   | Masonry Siding - Re-point 10%            | Approx 10% of 7,500 SF    | 5           | 0                   | \$10,000              | \$12,000      |
| 2381   | Asphalt Shingle Roofing - Replace        | Approx 39,800 GSF         | 25          | 8                   | \$224,000             | \$274,000     |
| 2389   | Gutters/Downspouts - Replace             | Approx 3,750 LF           | 30          | 13                  | \$44,000              | \$55,000      |
| 2557   | Fire Alarm System - Modernize            | (5) Systems               | 20          | 8                   | \$52,300              | \$66,400      |
| 2558   | Exit/Emergency Fixtures - Replace        | (30) Lights               | 20          | 8                   | \$6,900               | \$8,300       |
| Clubhouse Interior (35% Cost Responsibility) |  |                           |             |                     |                       |               |
| 2367   | Windows & Doors - Replace                | (7) Windows: (5) Doors    | 40          | 18                  | \$14,000              | \$17,000      |
| 2522   | HVAC (Clubhouse) - Replace               | (1) System                | 15          | 3                   | \$3,100               | \$4,000       |
| 2543   | Security Cameras - Upgrade/Replace       | (8) Cameras               | 10          | 9                   | \$3,000               | \$4,000       |
| 2701   | Interior Surfaces - Repaint              | Approx 3,200 GSF          | 12          | 10                  | \$1,300               | \$1,900       |
| 2709   | Tile Flooring - Replace                  | Approx 250 GSF            | 20          | 3                   | \$1,000               | \$1,500       |
| 2711   | Carpeting - Replace                      | Approx 100 GSY            | 10          | 8                   | \$1,900               | \$2,300       |
| 2727   | Fitness Equipment - Replace Allowance    | (7) Pieces                | 8           | 0                   | \$6,500               | \$7,500       |
| 2743   | Furniture/Fixtures/Eqpmt - Replace       | Ongoing Allowance         | 10          | 8                   | \$3,600               | \$4,800       |
| 2749   | Bathrooms - Remodel                      | (2) Bathrooms             | 20          | 3                   | \$1,600               | \$2,400       |
| Pool Area (35% Cost Responsibility)          |  |                           |             |                     |                       |               |
| 2763   | Pool Deck Furniture - Partial Replace    | Ongoing Partial Allowance | 5           | 2                   | \$1,400               | \$1,800       |
| 2764   | Pool Cover - Replace                     | (1) Pool Cover            | 15          | 0                   | \$1,400               | \$1,800       |
| 2767   | Pool Deck - Repair Allowance             | Approx 2,500 GSF          | 5           | 0                   | \$3,000               | \$5,000       |
| 2771   | Pool Fence & Gate - Replace              | Approx 235 LF             | 25          | 17                  | \$7,000               | \$9,000       |
| 2772   | Pool Deck Lights - Replace               | (8) Pole Lights           | 25          | 8                   | \$4,000               | \$6,000       |
| 2773   | Swimming Pool - Resurface                | (1) Pool                  | 10          | 0                   | \$4,000               | \$6,000       |
| 2779   | Pool Filter - Replace                    | (1) Filter                | 15          | 0                   | \$1,200               | \$1,600       |
| 2783   | Pool Pumps - Replace                     | Ongoing Allowance         | 10          | 0                   | \$3,000               | \$5,000       |

| #                                      | Component                  | Quantity         | Useful Life | Rem.<br>Useful Life | Current Cost Estimate |               |
|--|----------------------------|------------------|-------------|---------------------|-----------------------|---------------|
|  |                            |                  |             |                     | Best<br>Case          | Worst<br>Case |
| Sport Courts (35% Cost Responsibility) |                            |                  |             |                     |                       |               |
| 2821                                   | Sport Courts - Resurface   | Approx 2,440 GSF | 25          | 8                   | \$3,300               | \$4,300       |
| 2824                                   | Basketball Hoops - Replace | (2) Structures   | 15          | 8                   | \$1,400               | \$2,100       |
| 42                                     | Total Funded Components    |                  |             |                     |                       |               |



| #   | Component                                | Current Cost Estimate | X | Effective Age | / | Useful Life | = | Fully Funded Balance |
|---|--|-----------------------|---|---------------|---|-------------|---|----------------------|
| <b>Site and Grounds</b>                             |  |                       |   |               |   |             |   |                      |
| 2107  | Concrete Sidewalks - 5% Repair Allowance | \$10,500              | X | 5             | / | 5           | = | \$10,500             |
| 2123  | Asphalt - Seal/Repair                    | \$11,350              | X | 4             | / | 4           | = | \$11,350             |
| 2125  | Asphalt - Resurface                      | \$116,100             | X | 13            | / | 20          | = | \$75,465             |
| 2151  | Trash Enclosures - Vinyl - Replace       | \$8,400               | X | 1             | / | 20          | = | \$420                |
| 2169  | Entry Sign - Refurbish Allowance         | \$7,500               | X | 1             | / | 20          | = | \$375                |
| 2175  | Pole Lights - Short - Replace            | \$10,000              | X | 15            | / | 25          | = | \$6,000              |
| 2301  | Mailboxes - Replace                      | \$15,000              | X | 12            | / | 20          | = | \$9,000              |
| 2326  | Railings - Sidewalks - Replace           | \$30,500              | X | 15            | / | 20          | = | \$22,875             |
| <b>Building Exteriors</b>                           |  |                       |   |               |   |             |   |                      |
| 2147  | Pergola - Refurbish/Replace              | \$14,500              | X | 12            | / | 20          | = | \$8,700              |
| 2303  | Exterior Lights - Replace                | \$10,000              | X | 17            | / | 25          | = | \$6,800              |
| 2322  | Wood Decking - Rebuild/Repair            | \$80,000              | X | 12            | / | 20          | = | \$48,000             |
| 2326  | Metal Railings - Balcony - Replace       | \$14,400              | X | 17            | / | 30          | = | \$8,160              |
| 2326  | Vinyl Railings - Balcony - Replace       | \$21,600              | X | 17            | / | 25          | = | \$14,688             |
| 2326  | Vinyl Railings - Staircase - Replace     | \$9,000               | X | 17            | / | 25          | = | \$6,120              |
| 2337  | Staircases (Wood) - Replace              | \$157,000             | X | 17            | / | 25          | = | \$106,760            |
| 2344  | Wood Siding - Repair/Paint               | \$17,500              | X | 7             | / | 7           | = | \$17,500             |
| 2344  | Wood Siding - Replace                    | \$80,000              | X | 17            | / | 30          | = | \$45,333             |
| 2356  | Vinyl Siding - Replace                   | \$581,500             | X | 17            | / | 30          | = | \$329,517            |
| 2358  | Masonry Siding - Re-point 10%            | \$11,000              | X | 5             | / | 5           | = | \$11,000             |
| 2381  | Asphalt Shingle Roofing - Replace        | \$249,000             | X | 17            | / | 25          | = | \$169,320            |
| 2389  | Gutters/Downspouts - Replace             | \$49,500              | X | 17            | / | 30          | = | \$28,050             |
| 2557  | Fire Alarm System - Modernize            | \$59,350              | X | 12            | / | 20          | = | \$35,610             |
| 2558  | Exit/Emergency Fixtures - Replace        | \$7,600               | X | 12            | / | 20          | = | \$4,560              |
| <b>Clubhouse Interior (35% Cost Responsibility)</b> |  |                       |   |               |   |             |   |                      |
| 2367  | Windows & Doors - Replace                | \$15,500              | X | 22            | / | 40          | = | \$8,525              |
| 2522  | HVAC (Clubhouse) - Replace               | \$3,550               | X | 12            | / | 15          | = | \$2,840              |
| 2543  | Security Cameras - Upgrade/Replace       | \$3,500               | X | 1             | / | 10          | = | \$350                |
| 2701  | Interior Surfaces - Repaint              | \$1,600               | X | 2             | / | 12          | = | \$267                |
| 2709  | Tile Flooring - Replace                  | \$1,250               | X | 17            | / | 20          | = | \$1,063              |
| 2711  | Carpeting - Replace                      | \$2,100               | X | 2             | / | 10          | = | \$420                |
| 2727  | Fitness Equipment - Replace Allowance    | \$7,000               | X | 8             | / | 8           | = | \$7,000              |
| 2743  | Furniture/Fixtures/Equipmt - Replace     | \$4,200               | X | 2             | / | 10          | = | \$840                |
| 2749  | Bathrooms - Remodel                      | \$2,000               | X | 17            | / | 20          | = | \$1,700              |
| <b>Pool Area (35% Cost Responsibility)</b>          |  |                       |   |               |   |             |   |                      |
| 2763  | Pool Deck Furniture - Partial Replace    | \$1,600               | X | 3             | / | 5           | = | \$960                |
| 2764  | Pool Cover - Replace                     | \$1,600               | X | 15            | / | 15          | = | \$1,600              |
| 2767  | Pool Deck - Repair Allowance             | \$4,000               | X | 5             | / | 5           | = | \$4,000              |
| 2771  | Pool Fence & Gate - Replace              | \$8,000               | X | 8             | / | 25          | = | \$2,560              |
| 2772  | Pool Deck Lights - Replace               | \$5,000               | X | 17            | / | 25          | = | \$3,400              |
| 2773  | Swimming Pool - Resurface                | \$5,000               | X | 10            | / | 10          | = | \$5,000              |
| 2779  | Pool Filter - Replace                    | \$1,400               | X | 15            | / | 15          | = | \$1,400              |
| 2783  | Pool Pumps - Replace                     | \$4,000               | X | 10            | / | 10          | = | \$4,000              |
| <b>Sport Courts (35% Cost Responsibility)</b>       |  |                       |   |               |   |             |   |                      |

| #    | Component                  | Current Cost<br>Estimate | X | Effective<br>Age | / | Useful<br>Life | = | Fully Funded<br>Balance |
|------|----------------------------|--------------------------|---|------------------|---|----------------|---|-------------------------|
| 2821 | Sport Courts - Resurface   | \$3,800                  | X | 17               | / | 25             | = | \$2,584                 |
| 2824 | Basketball Hoops - Replace | \$1,750                  | X | 7                | / | 15             | = | \$817                   |
|      |                            |                          |   |                  |   |                |   | \$1,025,428             |



| #  | Component                                | Useful Life (yrs) | Current Cost Estimate | Deterioration Cost/Yr | Deterioration Significance |
|--|--|-------------------|-----------------------|-----------------------|----------------------------|
| Site and Grounds                             |  |                   |                       |                       |                            |
| 2107   | Concrete Sidewalks - 5% Repair Allowance | 5                 | \$10,500              | \$2,100               | 2.81 %                     |
| 2123   | Asphalt - Seal/Repair                    | 4                 | \$11,350              | \$2,838               | 3.79 %                     |
| 2125   | Asphalt - Resurface                      | 20                | \$116,100             | \$5,805               | 7.76 %                     |
| 2151   | Trash Enclosures - Vinyl - Replace       | 20                | \$8,400               | \$420                 | 0.56 %                     |
| 2169   | Entry Sign - Refurbish Allowance         | 20                | \$7,500               | \$375                 | 0.50 %                     |
| 2175   | Pole Lights - Short - Replace            | 25                | \$10,000              | \$400                 | 0.53 %                     |
| 2301   | Mailboxes - Replace                      | 20                | \$15,000              | \$750                 | 1.00 %                     |
| 2326   | Railings - Sidewalks - Replace           | 20                | \$30,500              | \$1,525               | 2.04 %                     |
| Building Exteriors                           |  |                   |                       |                       |                            |
| 2147   | Pergola - Refurbish/Replace              | 20                | \$14,500              | \$725                 | 0.97 %                     |
| 2303   | Exterior Lights - Replace                | 25                | \$10,000              | \$400                 | 0.53 %                     |
| 2322   | Wood Decking - Rebuild/Repair            | 20                | \$80,000              | \$4,000               | 5.35 %                     |
| 2326   | Metal Railings - Balcony - Replace       | 30                | \$14,400              | \$480                 | 0.64 %                     |
| 2326   | Vinyl Railings - Balcony - Replace       | 25                | \$21,600              | \$864                 | 1.15 %                     |
| 2326   | Vinyl Railings - Staircase - Replace     | 25                | \$9,000               | \$360                 | 0.48 %                     |
| 2337   | Staircases (Wood) - Replace              | 25                | \$157,000             | \$6,280               | 8.39 %                     |
| 2344   | Wood Siding - Repair/Paint               | 7                 | \$17,500              | \$2,500               | 3.34 %                     |
| 2344   | Wood Siding - Replace                    | 30                | \$80,000              | \$2,667               | 3.56 %                     |
| 2356   | Vinyl Siding - Replace                   | 30                | \$581,500             | \$19,383              | 25.91 %                    |
| 2358   | Masonry Siding - Re-point 10%            | 5                 | \$11,000              | \$2,200               | 2.94 %                     |
| 2381   | Asphalt Shingle Roofing - Replace        | 25                | \$249,000             | \$9,960               | 13.31 %                    |
| 2389   | Gutters/Downspouts - Replace             | 30                | \$49,500              | \$1,650               | 2.21 %                     |
| 2557   | Fire Alarm System - Modernize            | 20                | \$59,350              | \$2,968               | 3.97 %                     |
| 2558   | Exit/Emergency Fixtures - Replace        | 20                | \$7,600               | \$380                 | 0.51 %                     |
| Clubhouse Interior (35% Cost Responsibility) |  |                   |                       |                       |                            |
| 2367   | Windows & Doors - Replace                | 40                | \$15,500              | \$388                 | 0.52 %                     |
| 2522   | HVAC (Clubhouse) - Replace               | 15                | \$3,550               | \$237                 | 0.32 %                     |
| 2543   | Security Cameras - Upgrade/Replace       | 10                | \$3,500               | \$350                 | 0.47 %                     |
| 2701   | Interior Surfaces - Repaint              | 12                | \$1,600               | \$133                 | 0.18 %                     |
| 2709   | Tile Flooring - Replace                  | 20                | \$1,250               | \$63                  | 0.08 %                     |
| 2711   | Carpeting - Replace                      | 10                | \$2,100               | \$210                 | 0.28 %                     |
| 2727   | Fitness Equipment - Replace Allowance    | 8                 | \$7,000               | \$875                 | 1.17 %                     |
| 2743   | Furniture/Fixtures/Eqpmt - Replace       | 10                | \$4,200               | \$420                 | 0.56 %                     |
| 2749   | Bathrooms - Remodel                      | 20                | \$2,000               | \$100                 | 0.13 %                     |
| Pool Area (35% Cost Responsibility)          |  |                   |                       |                       |                            |
| 2763   | Pool Deck Furniture - Partial Replace    | 5                 | \$1,600               | \$320                 | 0.43 %                     |
| 2764   | Pool Cover - Replace                     | 15                | \$1,600               | \$107                 | 0.14 %                     |
| 2767   | Pool Deck - Repair Allowance             | 5                 | \$4,000               | \$800                 | 1.07 %                     |
| 2771   | Pool Fence & Gate - Replace              | 25                | \$8,000               | \$320                 | 0.43 %                     |
| 2772   | Pool Deck Lights - Replace               | 25                | \$5,000               | \$200                 | 0.27 %                     |
| 2773   | Swimming Pool - Resurface                | 10                | \$5,000               | \$500                 | 0.67 %                     |
| 2779   | Pool Filter - Replace                    | 15                | \$1,400               | \$93                  | 0.12 %                     |
| 2783   | Pool Pumps - Replace                     | 10                | \$4,000               | \$400                 | 0.53 %                     |
| Sport Courts (35% Cost Responsibility)       |  |                   |                       |                       |                            |

| #    | Component                  | Useful Life (yrs) | Current Cost Estimate | Deterioration Cost/Yr | Deterioration Significance |
|------|----------------------------|-------------------|-----------------------|-----------------------|----------------------------|
| 2821 | Sport Courts - Resurface   | 25                | \$3,800               | \$152                 | 0.20 %                     |
| 2824 | Basketball Hoops - Replace | 15                | \$1,750               | \$117                 | 0.16 %                     |
| 42   | Total Funded Components    |                   |                       | \$74,813              | 100.00 %                   |



## 30-Year Reserve Plan Summary

Report # 35509-1  
With-Site-Visit

Fiscal Year Start: 2025

Interest: 1.00 %

Inflation: 3.00 %

| Reserve Fund Strength: as-of Fiscal Year Start Date |                          |                      |                |                    | Projected Reserve Balance Changes |                        |                 |                  |
|---|--------------------------|----------------------|----------------|--------------------|-----------------------------------|------------------------|-----------------|------------------|
| Year  | Starting Reserve Balance | Fully Funded Balance | Percent Funded | Special Assmt Risk | Reserve Funding                   | Loan or Special Assmts | Interest Income | Reserve Expenses |
| 2025  | \$750,000                | \$1,025,428          | 73.1 %         | Low                | \$99,300                          | \$0                    | \$7,665         | \$73,350         |
| 2026  | \$783,615                | \$1,057,697          | 74.1 %         | Low                | \$102,279                         | \$0                    | \$8,386         | \$0              |
| 2027  | \$894,280                | \$1,168,797          | 76.5 %         | Low                | \$105,347                         | \$0                    | \$9,505         | \$1,697          |
| 2028  | \$1,007,434              | \$1,283,862          | 78.5 %         | Low                | \$108,508                         | \$0                    | \$10,628        | \$7,431          |
| 2029  | \$1,119,140              | \$1,398,927          | 80.0 %         | Low                | \$111,763                         | \$0                    | \$11,740        | \$12,775         |
| 2030  | \$1,229,868              | \$1,514,465          | 81.2 %         | Low                | \$115,116                         | \$0                    | \$12,607        | \$64,919         |
| 2031  | \$1,292,672              | \$1,582,363          | 81.7 %         | Low                | \$118,569                         | \$0                    | \$13,582        | \$0              |
| 2032  | \$1,424,823              | \$1,721,844          | 82.7 %         | Low                | \$122,126                         | \$0                    | \$14,092        | \$166,279        |
| 2033  | \$1,394,763              | \$1,697,002          | 82.2 %         | Low                | \$125,790                         | \$0                    | \$10,455        | \$833,851        |
| 2034  | \$697,157                | \$986,659            | 70.7 %         | Low                | \$129,564                         | \$0                    | \$7,631         | \$4,567          |
| 2035  | \$829,786                | \$1,112,097          | 74.6 %         | Low                | \$133,451                         | \$0                    | \$8,695         | \$61,955         |
| 2036  | \$909,977                | \$1,185,205          | 76.8 %         | Low                | \$137,454                         | \$0                    | \$9,832         | \$0              |
| 2037  | \$1,057,263              | \$1,327,426          | 79.6 %         | Low                | \$141,578                         | \$0                    | \$11,240        | \$18,464         |
| 2038  | \$1,191,618              | \$1,458,096          | 81.7 %         | Low                | \$145,825                         | \$0                    | \$7,353         | \$1,065,274      |
| 2039  | \$279,521                | \$517,767            | 54.0 %         | Medium             | \$150,200                         | \$0                    | \$3,430         | \$26,470         |
| 2040  | \$406,681                | \$622,592            | 65.3 %         | Medium             | \$154,706                         | \$0                    | \$4,640         | \$44,402         |
| 2041  | \$521,624                | \$715,588            | 72.9 %         | Low                | \$159,347                         | \$0                    | \$5,893         | \$29,446         |
| 2042  | \$657,418                | \$830,379            | 79.2 %         | Low                | \$164,128                         | \$0                    | \$7,349         | \$15,867         |
| 2043  | \$813,027                | \$966,311            | 84.1 %         | Low                | \$169,052                         | \$0                    | \$8,800         | \$43,157         |
| 2044  | \$947,722                | \$1,082,033          | 87.6 %         | Low                | \$174,123                         | \$0                    | \$10,225        | \$34,018         |
| 2045  | \$1,098,052              | \$1,214,576          | 90.4 %         | Low                | \$179,347                         | \$0                    | \$11,516        | \$82,810         |
| 2046  | \$1,206,105              | \$1,304,892          | 92.4 %         | Low                | \$184,727                         | \$0                    | \$12,881        | \$32,555         |
| 2047  | \$1,371,158              | \$1,453,856          | 94.3 %         | Low                | \$190,269                         | \$0                    | \$14,700        | \$6,132          |
| 2048  | \$1,569,995              | \$1,638,805          | 95.8 %         | Low                | \$195,977                         | \$0                    | \$16,707        | \$9,868          |
| 2049  | \$1,772,811              | \$1,829,884          | 96.9 %         | Low                | \$201,856                         | \$0                    | \$18,636        | \$37,302         |
| 2050  | \$1,956,002              | \$2,003,001          | 97.7 %         | Low                | \$207,912                         | \$0                    | \$20,105        | \$117,252        |
| 2051  | \$2,066,767              | \$2,103,662          | 98.2 %         | Low                | \$213,110                         | \$0                    | \$21,833        | \$0              |
| 2052  | \$2,301,710              | \$2,332,953          | 98.7 %         | Low                | \$218,438                         | \$0                    | \$22,907        | \$261,446        |
| 2053  | \$2,281,609              | \$2,304,818          | 99.0 %         | Low                | \$223,899                         | \$0                    | \$21,614        | \$484,125        |
| 2054  | \$2,042,996              | \$2,051,615          | 99.6 %         | Low                | \$229,496                         | \$0                    | \$21,635        | \$8,248          |



# 30-Year Income/Expense Detail

Report # 35509-1  
With-Site-Visit

| Fiscal Year   | 2025      | 2026      | 2027        | 2028        | 2029        |
|---|-----------|-----------|-------------|-------------|-------------|
| Starting Reserve Balance                            | \$750,000 | \$783,615 | \$894,280   | \$1,007,434 | \$1,119,140 |
| Annual Reserve Funding                              | \$99,300  | \$102,279 | \$105,347   | \$108,508   | \$111,763   |
| Recommended Special Assessments                     | \$0       | \$0       | \$0         | \$0         | \$0         |
| Interest Earnings                                   | \$7,665   | \$8,386   | \$9,505     | \$10,628    | \$11,740    |
| Total Income  | \$856,965 | \$894,280 | \$1,009,132 | \$1,126,570 | \$1,242,643 |
| # Component   |           |           |             |             |             |
| <b>Site and Grounds</b>                             |           |           |             |             |             |
| 2107 Concrete Sidewalks - 5% Repair Allowance       | \$10,500  | \$0       | \$0         | \$0         | \$0         |
| 2123 Asphalt - Seal/Repair                          | \$11,350  | \$0       | \$0         | \$0         | \$12,775    |
| 2125 Asphalt - Resurface                            | \$0       | \$0       | \$0         | \$0         | \$0         |
| 2151 Trash Enclosures - Vinyl - Replace             | \$0       | \$0       | \$0         | \$0         | \$0         |
| 2169 Entry Sign - Refurbish Allowance               | \$0       | \$0       | \$0         | \$0         | \$0         |
| 2175 Pole Lights - Short - Replace                  | \$0       | \$0       | \$0         | \$0         | \$0         |
| 2301 Mailboxes - Replace                            | \$0       | \$0       | \$0         | \$0         | \$0         |
| 2326 Railings - Sidewalks - Replace                 | \$0       | \$0       | \$0         | \$0         | \$0         |
| <b>Building Exteriors</b>                           |           |           |             |             |             |
| 2147 Pergola - Refurbish/Replace                    | \$0       | \$0       | \$0         | \$0         | \$0         |
| 2303 Exterior Lights - Replace                      | \$0       | \$0       | \$0         | \$0         | \$0         |
| 2322 Wood Decking - Rebuild/Repair                  | \$0       | \$0       | \$0         | \$0         | \$0         |
| 2326 Metal Railings - Balcony - Replace             | \$0       | \$0       | \$0         | \$0         | \$0         |
| 2326 Vinyl Railings - Balcony - Replace             | \$0       | \$0       | \$0         | \$0         | \$0         |
| 2326 Vinyl Railings - Staircase - Replace           | \$0       | \$0       | \$0         | \$0         | \$0         |
| 2337 Staircases (Wood) - Replace                    | \$0       | \$0       | \$0         | \$0         | \$0         |
| 2344 Wood Siding - Repair/Paint                     | \$17,500  | \$0       | \$0         | \$0         | \$0         |
| 2344 Wood Siding - Replace                          | \$0       | \$0       | \$0         | \$0         | \$0         |
| 2356 Vinyl Siding - Replace                         | \$0       | \$0       | \$0         | \$0         | \$0         |
| 2358 Masonry Siding - Re-point 10%                  | \$11,000  | \$0       | \$0         | \$0         | \$0         |
| 2381 Asphalt Shingle Roofing - Replace              | \$0       | \$0       | \$0         | \$0         | \$0         |
| 2389 Gutters/Downspouts - Replace                   | \$0       | \$0       | \$0         | \$0         | \$0         |
| 2557 Fire Alarm System - Modernize                  | \$0       | \$0       | \$0         | \$0         | \$0         |
| 2558 Exit/Emergency Fixtures - Replace              | \$0       | \$0       | \$0         | \$0         | \$0         |
| <b>Clubhouse Interior (35% Cost Responsibility)</b> |           |           |             |             |             |
| 2367 Windows & Doors - Replace                      | \$0       | \$0       | \$0         | \$0         | \$0         |
| 2522 HVAC (Clubhouse) - Replace                     | \$0       | \$0       | \$0         | \$3,879     | \$0         |
| 2543 Security Cameras - Upgrade/Replace             | \$0       | \$0       | \$0         | \$0         | \$0         |
| 2701 Interior Surfaces - Repaint                    | \$0       | \$0       | \$0         | \$0         | \$0         |
| 2709 Tile Flooring - Replace                        | \$0       | \$0       | \$0         | \$1,366     | \$0         |
| 2711 Carpeting - Replace                            | \$0       | \$0       | \$0         | \$0         | \$0         |
| 2727 Fitness Equipment - Replace Allowance          | \$7,000   | \$0       | \$0         | \$0         | \$0         |
| 2743 Furniture/Fixtures/Equipmt - Replace           | \$0       | \$0       | \$0         | \$0         | \$0         |
| 2749 Bathrooms - Remodel                            | \$0       | \$0       | \$0         | \$2,185     | \$0         |
| <b>Pool Area (35% Cost Responsibility)</b>          |           |           |             |             |             |
| 2763 Pool Deck Furniture - Partial Replace          | \$0       | \$0       | \$1,697     | \$0         | \$0         |
| 2764 Pool Cover - Replace                           | \$1,600   | \$0       | \$0         | \$0         | \$0         |
| 2767 Pool Deck - Repair Allowance                   | \$4,000   | \$0       | \$0         | \$0         | \$0         |
| 2771 Pool Fence & Gate - Replace                    | \$0       | \$0       | \$0         | \$0         | \$0         |
| 2772 Pool Deck Lights - Replace                     | \$0       | \$0       | \$0         | \$0         | \$0         |
| 2773 Swimming Pool - Resurface                      | \$5,000   | \$0       | \$0         | \$0         | \$0         |
| 2779 Pool Filter - Replace                          | \$1,400   | \$0       | \$0         | \$0         | \$0         |
| 2783 Pool Pumps - Replace                           | \$4,000   | \$0       | \$0         | \$0         | \$0         |
| <b>Sport Courts (35% Cost Responsibility)</b>       |           |           |             |             |             |
| 2821 Sport Courts - Resurface                       | \$0       | \$0       | \$0         | \$0         | \$0         |
| 2824 Basketball Hoops - Replace                     | \$0       | \$0       | \$0         | \$0         | \$0         |
| Total Expenses                                      | \$73,350  | \$0       | \$1,697     | \$7,431     | \$12,775    |
| Ending Reserve Balance                              | \$783,615 | \$894,280 | \$1,007,434 | \$1,119,140 | \$1,229,868 |

| Fiscal Year   | 2030        | 2031        | 2032        | 2033        | 2034      |
|---|-------------|-------------|-------------|-------------|-----------|
| Starting Reserve Balance                            | \$1,229,868 | \$1,292,672 | \$1,424,823 | \$1,394,763 | \$697,157 |
| Annual Reserve Funding                              | \$115,116   | \$118,569   | \$122,126   | \$125,790   | \$129,564 |
| Recommended Special Assessments                     | \$0         | \$0         | \$0         | \$0         | \$0       |
| Interest Earnings                                   | \$12,607    | \$13,582    | \$14,092    | \$10,455    | \$7,631   |
| Total Income  | \$1,357,592 | \$1,424,823 | \$1,561,042 | \$1,531,008 | \$834,352 |
| # Component   |             |             |             |             |           |
| <b>Site and Grounds</b>                             |             |             |             |             |           |
| 2107 Concrete Sidewalks - 5% Repair Allowance       | \$12,172    | \$0         | \$0         | \$0         | \$0       |
| 2123 Asphalt - Seal/Repair                          | \$0         | \$0         | \$0         | \$14,378    | \$0       |
| 2125 Asphalt - Resurface                            | \$0         | \$0         | \$142,788   | \$0         | \$0       |
| 2151 Trash Enclosures - Vinyl - Replace             | \$0         | \$0         | \$0         | \$0         | \$0       |
| 2169 Entry Sign - Refurbish Allowance               | \$0         | \$0         | \$0         | \$0         | \$0       |
| 2175 Pole Lights - Short - Replace                  | \$0         | \$0         | \$0         | \$0         | \$0       |
| 2301 Mailboxes - Replace                            | \$0         | \$0         | \$0         | \$19,002    | \$0       |
| 2326 Railings - Sidewalks - Replace                 | \$35,358    | \$0         | \$0         | \$0         | \$0       |
| <b>Building Exteriors</b>                           |             |             |             |             |           |
| 2147 Pergola - Refurbish/Replace                    | \$0         | \$0         | \$0         | \$18,368    | \$0       |
| 2303 Exterior Lights - Replace                      | \$0         | \$0         | \$0         | \$12,668    | \$0       |
| 2322 Wood Decking - Rebuild/Repair                  | \$0         | \$0         | \$0         | \$101,342   | \$0       |
| 2326 Metal Railings - Balcony - Replace             | \$0         | \$0         | \$0         | \$0         | \$0       |
| 2326 Vinyl Railings - Balcony - Replace             | \$0         | \$0         | \$0         | \$27,362    | \$0       |
| 2326 Vinyl Railings - Staircase - Replace           | \$0         | \$0         | \$0         | \$11,401    | \$0       |
| 2337 Staircases (Wood) - Replace                    | \$0         | \$0         | \$0         | \$198,883   | \$0       |
| 2344 Wood Siding - Repair/Paint                     | \$0         | \$0         | \$21,523    | \$0         | \$0       |
| 2344 Wood Siding - Replace                          | \$0         | \$0         | \$0         | \$0         | \$0       |
| 2356 Vinyl Siding - Replace                         | \$0         | \$0         | \$0         | \$0         | \$0       |
| 2358 Masonry Siding - Re-point 10%                  | \$12,752    | \$0         | \$0         | \$0         | \$0       |
| 2381 Asphalt Shingle Roofing - Replace              | \$0         | \$0         | \$0         | \$315,426   | \$0       |
| 2389 Gutters/Downspouts - Replace                   | \$0         | \$0         | \$0         | \$0         | \$0       |
| 2557 Fire Alarm System - Modernize                  | \$0         | \$0         | \$0         | \$75,183    | \$0       |
| 2558 Exit/Emergency Fixtures - Replace              | \$0         | \$0         | \$0         | \$9,627     | \$0       |
| <b>Clubhouse Interior (35% Cost Responsibility)</b> |             |             |             |             |           |
| 2367 Windows & Doors - Replace                      | \$0         | \$0         | \$0         | \$0         | \$0       |
| 2522 HVAC (Clubhouse) - Replace                     | \$0         | \$0         | \$0         | \$0         | \$0       |
| 2543 Security Cameras - Upgrade/Replace             | \$0         | \$0         | \$0         | \$0         | \$4,567   |
| 2701 Interior Surfaces - Repaint                    | \$0         | \$0         | \$0         | \$0         | \$0       |
| 2709 Tile Flooring - Replace                        | \$0         | \$0         | \$0         | \$0         | \$0       |
| 2711 Carpeting - Replace                            | \$0         | \$0         | \$0         | \$2,660     | \$0       |
| 2727 Fitness Equipment - Replace Allowance          | \$0         | \$0         | \$0         | \$8,867     | \$0       |
| 2743 Furniture/Fixtures/Eqpmt - Replace             | \$0         | \$0         | \$0         | \$5,320     | \$0       |
| 2749 Bathrooms - Remodel                            | \$0         | \$0         | \$0         | \$0         | \$0       |
| <b>Pool Area (35% Cost Responsibility)</b>          |             |             |             |             |           |
| 2763 Pool Deck Furniture - Partial Replace          | \$0         | \$0         | \$1,968     | \$0         | \$0       |
| 2764 Pool Cover - Replace                           | \$0         | \$0         | \$0         | \$0         | \$0       |
| 2767 Pool Deck - Repair Allowance                   | \$4,637     | \$0         | \$0         | \$0         | \$0       |
| 2771 Pool Fence & Gate - Replace                    | \$0         | \$0         | \$0         | \$0         | \$0       |
| 2772 Pool Deck Lights - Replace                     | \$0         | \$0         | \$0         | \$6,334     | \$0       |
| 2773 Swimming Pool - Resurface                      | \$0         | \$0         | \$0         | \$0         | \$0       |
| 2779 Pool Filter - Replace                          | \$0         | \$0         | \$0         | \$0         | \$0       |
| 2783 Pool Pumps - Replace                           | \$0         | \$0         | \$0         | \$0         | \$0       |
| <b>Sport Courts (35% Cost Responsibility)</b>       |             |             |             |             |           |
| 2821 Sport Courts - Resurface                       | \$0         | \$0         | \$0         | \$4,814     | \$0       |
| 2824 Basketball Hoops - Replace                     | \$0         | \$0         | \$0         | \$2,217     | \$0       |
| Total Expenses                                      | \$64,919    | \$0         | \$166,279   | \$833,851   | \$4,567   |
| Ending Reserve Balance                              | \$1,292,672 | \$1,424,823 | \$1,394,763 | \$697,157   | \$829,786 |

| Fiscal Year   | 2035      | 2036        | 2037        | 2038        | 2039      |
|---|-----------|-------------|-------------|-------------|-----------|
| Starting Reserve Balance                            | \$829,786 | \$909,977   | \$1,057,263 | \$1,191,618 | \$279,521 |
| Annual Reserve Funding                              | \$133,451 | \$137,454   | \$141,578   | \$145,825   | \$150,200 |
| Recommended Special Assessments                     | \$0       | \$0         | \$0         | \$0         | \$0       |
| Interest Earnings                                   | \$8,695   | \$9,832     | \$11,240    | \$7,353     | \$3,430   |
| Total Income  | \$971,932 | \$1,057,263 | \$1,210,081 | \$1,344,796 | \$433,151 |
| # Component   |           |             |             |             |           |
| <b>Site and Grounds</b>                             |           |             |             |             |           |
| 2107 Concrete Sidewalks - 5% Repair Allowance       | \$14,111  | \$0         | \$0         | \$0         | \$0       |
| 2123 Asphalt - Seal/Repair                          | \$0       | \$0         | \$16,182    | \$0         | \$0       |
| 2125 Asphalt - Resurface                            | \$0       | \$0         | \$0         | \$0         | \$0       |
| 2151 Trash Enclosures - Vinyl - Replace             | \$0       | \$0         | \$0         | \$0         | \$0       |
| 2169 Entry Sign - Refurbish Allowance               | \$0       | \$0         | \$0         | \$0         | \$0       |
| 2175 Pole Lights - Short - Replace                  | \$13,439  | \$0         | \$0         | \$0         | \$0       |
| 2301 Mailboxes - Replace                            | \$0       | \$0         | \$0         | \$0         | \$0       |
| 2326 Railings - Sidewalks - Replace                 | \$0       | \$0         | \$0         | \$0         | \$0       |
| <b>Building Exteriors</b>                           |           |             |             |             |           |
| 2147 Pergola - Refurbish/Replace                    | \$0       | \$0         | \$0         | \$0         | \$0       |
| 2303 Exterior Lights - Replace                      | \$0       | \$0         | \$0         | \$0         | \$0       |
| 2322 Wood Decking - Rebuild/Repair                  | \$0       | \$0         | \$0         | \$0         | \$0       |
| 2326 Metal Railings - Balcony - Replace             | \$0       | \$0         | \$0         | \$21,147    | \$0       |
| 2326 Vinyl Railings - Balcony - Replace             | \$0       | \$0         | \$0         | \$0         | \$0       |
| 2326 Vinyl Railings - Staircase - Replace           | \$0       | \$0         | \$0         | \$0         | \$0       |
| 2337 Staircases (Wood) - Replace                    | \$0       | \$0         | \$0         | \$0         | \$0       |
| 2344 Wood Siding - Repair/Paint                     | \$0       | \$0         | \$0         | \$0         | \$26,470  |
| 2344 Wood Siding - Replace                          | \$0       | \$0         | \$0         | \$117,483   | \$0       |
| 2356 Vinyl Siding - Replace                         | \$0       | \$0         | \$0         | \$853,952   | \$0       |
| 2358 Masonry Siding - Re-point 10%                  | \$14,783  | \$0         | \$0         | \$0         | \$0       |
| 2381 Asphalt Shingle Roofing - Replace              | \$0       | \$0         | \$0         | \$0         | \$0       |
| 2389 Gutters/Downspouts - Replace                   | \$0       | \$0         | \$0         | \$72,692    | \$0       |
| 2557 Fire Alarm System - Modernize                  | \$0       | \$0         | \$0         | \$0         | \$0       |
| 2558 Exit/Emergency Fixtures - Replace              | \$0       | \$0         | \$0         | \$0         | \$0       |
| <b>Clubhouse Interior (35% Cost Responsibility)</b> |           |             |             |             |           |
| 2367 Windows & Doors - Replace                      | \$0       | \$0         | \$0         | \$0         | \$0       |
| 2522 HVAC (Clubhouse) - Replace                     | \$0       | \$0         | \$0         | \$0         | \$0       |
| 2543 Security Cameras - Upgrade/Replace             | \$0       | \$0         | \$0         | \$0         | \$0       |
| 2701 Interior Surfaces - Repaint                    | \$2,150   | \$0         | \$0         | \$0         | \$0       |
| 2709 Tile Flooring - Replace                        | \$0       | \$0         | \$0         | \$0         | \$0       |
| 2711 Carpeting - Replace                            | \$0       | \$0         | \$0         | \$0         | \$0       |
| 2727 Fitness Equipment - Replace Allowance          | \$0       | \$0         | \$0         | \$0         | \$0       |
| 2743 Furniture/Fixtures/Equipmt - Replace           | \$0       | \$0         | \$0         | \$0         | \$0       |
| 2749 Bathrooms - Remodel                            | \$0       | \$0         | \$0         | \$0         | \$0       |
| <b>Pool Area (35% Cost Responsibility)</b>          |           |             |             |             |           |
| 2763 Pool Deck Furniture - Partial Replace          | \$0       | \$0         | \$2,281     | \$0         | \$0       |
| 2764 Pool Cover - Replace                           | \$0       | \$0         | \$0         | \$0         | \$0       |
| 2767 Pool Deck - Repair Allowance                   | \$5,376   | \$0         | \$0         | \$0         | \$0       |
| 2771 Pool Fence & Gate - Replace                    | \$0       | \$0         | \$0         | \$0         | \$0       |
| 2772 Pool Deck Lights - Replace                     | \$0       | \$0         | \$0         | \$0         | \$0       |
| 2773 Swimming Pool - Resurface                      | \$6,720   | \$0         | \$0         | \$0         | \$0       |
| 2779 Pool Filter - Replace                          | \$0       | \$0         | \$0         | \$0         | \$0       |
| 2783 Pool Pumps - Replace                           | \$5,376   | \$0         | \$0         | \$0         | \$0       |
| <b>Sport Courts (35% Cost Responsibility)</b>       |           |             |             |             |           |
| 2821 Sport Courts - Resurface                       | \$0       | \$0         | \$0         | \$0         | \$0       |
| 2824 Basketball Hoops - Replace                     | \$0       | \$0         | \$0         | \$0         | \$0       |
| Total Expenses                                      | \$61,955  | \$0         | \$18,464    | \$1,065,274 | \$26,470  |
| Ending Reserve Balance                              | \$909,977 | \$1,057,263 | \$1,191,618 | \$279,521   | \$406,681 |

| Fiscal Year   | 2040      | 2041      | 2042      | 2043      | 2044        |
|---|-----------|-----------|-----------|-----------|-------------|
| Starting Reserve Balance                            | \$406,681 | \$521,624 | \$657,418 | \$813,027 | \$947,722   |
| Annual Reserve Funding                              | \$154,706 | \$159,347 | \$164,128 | \$169,052 | \$174,123   |
| Recommended Special Assessments                     | \$0       | \$0       | \$0       | \$0       | \$0         |
| Interest Earnings                                   | \$4,640   | \$5,893   | \$7,349   | \$8,800   | \$10,225    |
| Total Income  | \$566,026 | \$686,864 | \$828,895 | \$990,879 | \$1,132,070 |
| # Component   |           |           |           |           |             |
| <b>Site and Grounds</b>                             |           |           |           |           |             |
| 2107 Concrete Sidewalks - 5% Repair Allowance       | \$16,359  | \$0       | \$0       | \$0       | \$0         |
| 2123 Asphalt - Seal/Repair                          | \$0       | \$18,213  | \$0       | \$0       | \$0         |
| 2125 Asphalt - Resurface                            | \$0       | \$0       | \$0       | \$0       | \$0         |
| 2151 Trash Enclosures - Vinyl - Replace             | \$0       | \$0       | \$0       | \$0       | \$14,729    |
| 2169 Entry Sign - Refurbish Allowance               | \$0       | \$0       | \$0       | \$0       | \$13,151    |
| 2175 Pole Lights - Short - Replace                  | \$0       | \$0       | \$0       | \$0       | \$0         |
| 2301 Mailboxes - Replace                            | \$0       | \$0       | \$0       | \$0       | \$0         |
| 2326 Railings - Sidewalks - Replace                 | \$0       | \$0       | \$0       | \$0       | \$0         |
| <b>Building Exteriors</b>                           |           |           |           |           |             |
| 2147 Pergola - Refurbish/Replace                    | \$0       | \$0       | \$0       | \$0       | \$0         |
| 2303 Exterior Lights - Replace                      | \$0       | \$0       | \$0       | \$0       | \$0         |
| 2322 Wood Decking - Rebuild/Repair                  | \$0       | \$0       | \$0       | \$0       | \$0         |
| 2326 Metal Railings - Balcony - Replace             | \$0       | \$0       | \$0       | \$0       | \$0         |
| 2326 Vinyl Railings - Balcony - Replace             | \$0       | \$0       | \$0       | \$0       | \$0         |
| 2326 Vinyl Railings - Staircase - Replace           | \$0       | \$0       | \$0       | \$0       | \$0         |
| 2337 Staircases (Wood) - Replace                    | \$0       | \$0       | \$0       | \$0       | \$0         |
| 2344 Wood Siding - Repair/Paint                     | \$0       | \$0       | \$0       | \$0       | \$0         |
| 2344 Wood Siding - Replace                          | \$0       | \$0       | \$0       | \$0       | \$0         |
| 2356 Vinyl Siding - Replace                         | \$0       | \$0       | \$0       | \$0       | \$0         |
| 2358 Masonry Siding - Re-point 10%                  | \$17,138  | \$0       | \$0       | \$0       | \$0         |
| 2381 Asphalt Shingle Roofing - Replace              | \$0       | \$0       | \$0       | \$0       | \$0         |
| 2389 Gutters/Downspouts - Replace                   | \$0       | \$0       | \$0       | \$0       | \$0         |
| 2557 Fire Alarm System - Modernize                  | \$0       | \$0       | \$0       | \$0       | \$0         |
| 2558 Exit/Emergency Fixtures - Replace              | \$0       | \$0       | \$0       | \$0       | \$0         |
| <b>Clubhouse Interior (35% Cost Responsibility)</b> |           |           |           |           |             |
| 2367 Windows & Doors - Replace                      | \$0       | \$0       | \$0       | \$26,388  | \$0         |
| 2522 HVAC (Clubhouse) - Replace                     | \$0       | \$0       | \$0       | \$6,044   | \$0         |
| 2543 Security Cameras - Upgrade/Replace             | \$0       | \$0       | \$0       | \$0       | \$6,137     |
| 2701 Interior Surfaces - Repaint                    | \$0       | \$0       | \$0       | \$0       | \$0         |
| 2709 Tile Flooring - Replace                        | \$0       | \$0       | \$0       | \$0       | \$0         |
| 2711 Carpeting - Replace                            | \$0       | \$0       | \$0       | \$3,575   | \$0         |
| 2727 Fitness Equipment - Replace Allowance          | \$0       | \$11,233  | \$0       | \$0       | \$0         |
| 2743 Furniture/Fixtures/Equipmt - Replace           | \$0       | \$0       | \$0       | \$7,150   | \$0         |
| 2749 Bathrooms - Remodel                            | \$0       | \$0       | \$0       | \$0       | \$0         |
| <b>Pool Area (35% Cost Responsibility)</b>          |           |           |           |           |             |
| 2763 Pool Deck Furniture - Partial Replace          | \$0       | \$0       | \$2,645   | \$0       | \$0         |
| 2764 Pool Cover - Replace                           | \$2,493   | \$0       | \$0       | \$0       | \$0         |
| 2767 Pool Deck - Repair Allowance                   | \$6,232   | \$0       | \$0       | \$0       | \$0         |
| 2771 Pool Fence & Gate - Replace                    | \$0       | \$0       | \$13,223  | \$0       | \$0         |
| 2772 Pool Deck Lights - Replace                     | \$0       | \$0       | \$0       | \$0       | \$0         |
| 2773 Swimming Pool - Resurface                      | \$0       | \$0       | \$0       | \$0       | \$0         |
| 2779 Pool Filter - Replace                          | \$2,181   | \$0       | \$0       | \$0       | \$0         |
| 2783 Pool Pumps - Replace                           | \$0       | \$0       | \$0       | \$0       | \$0         |
| <b>Sport Courts (35% Cost Responsibility)</b>       |           |           |           |           |             |
| 2821 Sport Courts - Resurface                       | \$0       | \$0       | \$0       | \$0       | \$0         |
| 2824 Basketball Hoops - Replace                     | \$0       | \$0       | \$0       | \$0       | \$0         |
| Total Expenses                                      | \$44,402  | \$29,446  | \$15,867  | \$43,157  | \$34,018    |
| Ending Reserve Balance                              | \$521,624 | \$657,418 | \$813,027 | \$947,722 | \$1,098,052 |

| Fiscal Year   | 2045        | 2046        | 2047        | 2048        | 2049        |
|---|-------------|-------------|-------------|-------------|-------------|
| Starting Reserve Balance                            | \$1,098,052 | \$1,206,105 | \$1,371,158 | \$1,569,995 | \$1,772,811 |
| Annual Reserve Funding                              | \$179,347   | \$184,727   | \$190,269   | \$195,977   | \$201,856   |
| Recommended Special Assessments                     | \$0         | \$0         | \$0         | \$0         | \$0         |
| Interest Earnings                                   | \$11,516    | \$12,881    | \$14,700    | \$16,707    | \$18,636    |
| Total Income  | \$1,288,915 | \$1,403,713 | \$1,576,126 | \$1,782,679 | \$1,993,303 |
| # Component   |             |             |             |             |             |
| <b>Site and Grounds</b>                             |             |             |             |             |             |
| 2107 Concrete Sidewalks - 5% Repair Allowance       | \$18,964    | \$0         | \$0         | \$0         | \$0         |
| 2123 Asphalt - Seal/Repair                          | \$20,499    | \$0         | \$0         | \$0         | \$23,072    |
| 2125 Asphalt - Resurface                            | \$0         | \$0         | \$0         | \$0         | \$0         |
| 2151 Trash Enclosures - Vinyl - Replace             | \$0         | \$0         | \$0         | \$0         | \$0         |
| 2169 Entry Sign - Refurbish Allowance               | \$0         | \$0         | \$0         | \$0         | \$0         |
| 2175 Pole Lights - Short - Replace                  | \$0         | \$0         | \$0         | \$0         | \$0         |
| 2301 Mailboxes - Replace                            | \$0         | \$0         | \$0         | \$0         | \$0         |
| 2326 Railings - Sidewalks - Replace                 | \$0         | \$0         | \$0         | \$0         | \$0         |
| <b>Building Exteriors</b>                           |             |             |             |             |             |
| 2147 Pergola - Refurbish/Replace                    | \$0         | \$0         | \$0         | \$0         | \$0         |
| 2303 Exterior Lights - Replace                      | \$0         | \$0         | \$0         | \$0         | \$0         |
| 2322 Wood Decking - Rebuild/Repair                  | \$0         | \$0         | \$0         | \$0         | \$0         |
| 2326 Metal Railings - Balcony - Replace             | \$0         | \$0         | \$0         | \$0         | \$0         |
| 2326 Vinyl Railings - Balcony - Replace             | \$0         | \$0         | \$0         | \$0         | \$0         |
| 2326 Vinyl Railings - Staircase - Replace           | \$0         | \$0         | \$0         | \$0         | \$0         |
| 2337 Staircases (Wood) - Replace                    | \$0         | \$0         | \$0         | \$0         | \$0         |
| 2344 Wood Siding - Repair/Paint                     | \$0         | \$32,555    | \$0         | \$0         | \$0         |
| 2344 Wood Siding - Replace                          | \$0         | \$0         | \$0         | \$0         | \$0         |
| 2356 Vinyl Siding - Replace                         | \$0         | \$0         | \$0         | \$0         | \$0         |
| 2358 Masonry Siding - Re-point 10%                  | \$19,867    | \$0         | \$0         | \$0         | \$0         |
| 2381 Asphalt Shingle Roofing - Replace              | \$0         | \$0         | \$0         | \$0         | \$0         |
| 2389 Gutters/Downspouts - Replace                   | \$0         | \$0         | \$0         | \$0         | \$0         |
| 2557 Fire Alarm System - Modernize                  | \$0         | \$0         | \$0         | \$0         | \$0         |
| 2558 Exit/Emergency Fixtures - Replace              | \$0         | \$0         | \$0         | \$0         | \$0         |
| <b>Clubhouse Interior (35% Cost Responsibility)</b> |             |             |             |             |             |
| 2367 Windows & Doors - Replace                      | \$0         | \$0         | \$0         | \$0         | \$0         |
| 2522 HVAC (Clubhouse) - Replace                     | \$0         | \$0         | \$0         | \$0         | \$0         |
| 2543 Security Cameras - Upgrade/Replace             | \$0         | \$0         | \$0         | \$0         | \$0         |
| 2701 Interior Surfaces - Repaint                    | \$0         | \$0         | \$3,066     | \$0         | \$0         |
| 2709 Tile Flooring - Replace                        | \$0         | \$0         | \$0         | \$2,467     | \$0         |
| 2711 Carpeting - Replace                            | \$0         | \$0         | \$0         | \$0         | \$0         |
| 2727 Fitness Equipment - Replace Allowance          | \$0         | \$0         | \$0         | \$0         | \$14,230    |
| 2743 Furniture/Fixtures/Eqpmt - Replace             | \$0         | \$0         | \$0         | \$0         | \$0         |
| 2749 Bathrooms - Remodel                            | \$0         | \$0         | \$0         | \$3,947     | \$0         |
| <b>Pool Area (35% Cost Responsibility)</b>          |             |             |             |             |             |
| 2763 Pool Deck Furniture - Partial Replace          | \$0         | \$0         | \$3,066     | \$0         | \$0         |
| 2764 Pool Cover - Replace                           | \$0         | \$0         | \$0         | \$0         | \$0         |
| 2767 Pool Deck - Repair Allowance                   | \$7,224     | \$0         | \$0         | \$0         | \$0         |
| 2771 Pool Fence & Gate - Replace                    | \$0         | \$0         | \$0         | \$0         | \$0         |
| 2772 Pool Deck Lights - Replace                     | \$0         | \$0         | \$0         | \$0         | \$0         |
| 2773 Swimming Pool - Resurface                      | \$9,031     | \$0         | \$0         | \$0         | \$0         |
| 2779 Pool Filter - Replace                          | \$0         | \$0         | \$0         | \$0         | \$0         |
| 2783 Pool Pumps - Replace                           | \$7,224     | \$0         | \$0         | \$0         | \$0         |
| <b>Sport Courts (35% Cost Responsibility)</b>       |             |             |             |             |             |
| 2821 Sport Courts - Resurface                       | \$0         | \$0         | \$0         | \$0         | \$0         |
| 2824 Basketball Hoops - Replace                     | \$0         | \$0         | \$0         | \$3,454     | \$0         |
| Total Expenses                                      | \$82,810    | \$32,555    | \$6,132     | \$9,868     | \$37,302    |
| Ending Reserve Balance                              | \$1,206,105 | \$1,371,158 | \$1,569,995 | \$1,772,811 | \$1,956,002 |

| Fiscal Year   | 2050        | 2051        | 2052        | 2053        | 2054        |
|---|-------------|-------------|-------------|-------------|-------------|
| Starting Reserve Balance                            | \$1,956,002 | \$2,066,767 | \$2,301,710 | \$2,281,609 | \$2,042,996 |
| Annual Reserve Funding                              | \$207,912   | \$213,110   | \$218,438   | \$223,899   | \$229,496   |
| Recommended Special Assessments                     | \$0         | \$0         | \$0         | \$0         | \$0         |
| Interest Earnings                                   | \$20,105    | \$21,833    | \$22,907    | \$21,614    | \$21,635    |
| Total Income  | \$2,184,019 | \$2,301,710 | \$2,543,055 | \$2,527,122 | \$2,294,128 |
| # Component   |             |             |             |             |             |
| <b>Site and Grounds</b>                             |             |             |             |             |             |
| 2107 Concrete Sidewalks - 5% Repair Allowance       | \$21,985    | \$0         | \$0         | \$0         | \$0         |
| 2123 Asphalt - Seal/Repair                          | \$0         | \$0         | \$0         | \$25,968    | \$0         |
| 2125 Asphalt - Resurface                            | \$0         | \$0         | \$257,892   | \$0         | \$0         |
| 2151 Trash Enclosures - Vinyl - Replace             | \$0         | \$0         | \$0         | \$0         | \$0         |
| 2169 Entry Sign - Refurbish Allowance               | \$0         | \$0         | \$0         | \$0         | \$0         |
| 2175 Pole Lights - Short - Replace                  | \$0         | \$0         | \$0         | \$0         | \$0         |
| 2301 Mailboxes - Replace                            | \$0         | \$0         | \$0         | \$34,319    | \$0         |
| 2326 Railings - Sidewalks - Replace                 | \$63,860    | \$0         | \$0         | \$0         | \$0         |
| <b>Building Exteriors</b>                           |             |             |             |             |             |
| 2147 Pergola - Refurbish/Replace                    | \$0         | \$0         | \$0         | \$33,175    | \$0         |
| 2303 Exterior Lights - Replace                      | \$0         | \$0         | \$0         | \$0         | \$0         |
| 2322 Wood Decking - Rebuild/Repair                  | \$0         | \$0         | \$0         | \$183,034   | \$0         |
| 2326 Metal Railings - Balcony - Replace             | \$0         | \$0         | \$0         | \$0         | \$0         |
| 2326 Vinyl Railings - Balcony - Replace             | \$0         | \$0         | \$0         | \$0         | \$0         |
| 2326 Vinyl Railings - Staircase - Replace           | \$0         | \$0         | \$0         | \$0         | \$0         |
| 2337 Staircases (Wood) - Replace                    | \$0         | \$0         | \$0         | \$0         | \$0         |
| 2344 Wood Siding - Repair/Paint                     | \$0         | \$0         | \$0         | \$40,039    | \$0         |
| 2344 Wood Siding - Replace                          | \$0         | \$0         | \$0         | \$0         | \$0         |
| 2356 Vinyl Siding - Replace                         | \$0         | \$0         | \$0         | \$0         | \$0         |
| 2358 Masonry Siding - Re-point 10%                  | \$23,032    | \$0         | \$0         | \$0         | \$0         |
| 2381 Asphalt Shingle Roofing - Replace              | \$0         | \$0         | \$0         | \$0         | \$0         |
| 2389 Gutters/Downspouts - Replace                   | \$0         | \$0         | \$0         | \$0         | \$0         |
| 2557 Fire Alarm System - Modernize                  | \$0         | \$0         | \$0         | \$135,789   | \$0         |
| 2558 Exit/Emergency Fixtures - Replace              | \$0         | \$0         | \$0         | \$17,388    | \$0         |
| <b>Clubhouse Interior (35% Cost Responsibility)</b> |             |             |             |             |             |
| 2367 Windows & Doors - Replace                      | \$0         | \$0         | \$0         | \$0         | \$0         |
| 2522 HVAC (Clubhouse) - Replace                     | \$0         | \$0         | \$0         | \$0         | \$0         |
| 2543 Security Cameras - Upgrade/Replace             | \$0         | \$0         | \$0         | \$0         | \$8,248     |
| 2701 Interior Surfaces - Repaint                    | \$0         | \$0         | \$0         | \$0         | \$0         |
| 2709 Tile Flooring - Replace                        | \$0         | \$0         | \$0         | \$0         | \$0         |
| 2711 Carpeting - Replace                            | \$0         | \$0         | \$0         | \$4,805     | \$0         |
| 2727 Fitness Equipment - Replace Allowance          | \$0         | \$0         | \$0         | \$0         | \$0         |
| 2743 Furniture/Fixtures/Eqpmt - Replace             | \$0         | \$0         | \$0         | \$9,609     | \$0         |
| 2749 Bathrooms - Remodel                            | \$0         | \$0         | \$0         | \$0         | \$0         |
| <b>Pool Area (35% Cost Responsibility)</b>          |             |             |             |             |             |
| 2763 Pool Deck Furniture - Partial Replace          | \$0         | \$0         | \$3,554     | \$0         | \$0         |
| 2764 Pool Cover - Replace                           | \$0         | \$0         | \$0         | \$0         | \$0         |
| 2767 Pool Deck - Repair Allowance                   | \$8,375     | \$0         | \$0         | \$0         | \$0         |
| 2771 Pool Fence & Gate - Replace                    | \$0         | \$0         | \$0         | \$0         | \$0         |
| 2772 Pool Deck Lights - Replace                     | \$0         | \$0         | \$0         | \$0         | \$0         |
| 2773 Swimming Pool - Resurface                      | \$0         | \$0         | \$0         | \$0         | \$0         |
| 2779 Pool Filter - Replace                          | \$0         | \$0         | \$0         | \$0         | \$0         |
| 2783 Pool Pumps - Replace                           | \$0         | \$0         | \$0         | \$0         | \$0         |
| <b>Sport Courts (35% Cost Responsibility)</b>       |             |             |             |             |             |
| 2821 Sport Courts - Resurface                       | \$0         | \$0         | \$0         | \$0         | \$0         |
| 2824 Basketball Hoops - Replace                     | \$0         | \$0         | \$0         | \$0         | \$0         |
| Total Expenses                                      | \$117,252   | \$0         | \$261,446   | \$484,125   | \$8,248     |
| Ending Reserve Balance                              | \$2,066,767 | \$2,301,710 | \$2,281,609 | \$2,042,996 | \$2,285,880 |



## Accuracy, Limitations, and Disclosures

Association Reserves and its employees have no ownership, management, or other business relationships with the client other than this Reserve Study engagement. 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 (RSS). 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

|                                    |  |
|------------------------------------|--|
| <b>BTU</b>                         | British Thermal Unit (a standard unit of energy)   |
| <b>DIA</b>                         | Diameter   |
| <b>GSF</b>                         | Gross Square Feet (area). Equivalent to Square Feet  |
| <b>GSY</b>                         | Gross Square Yards (area). Equivalent to Square Yards  |
| <b>HP</b>                          | Horsepower   |
| <b>LF</b>                          | Linear Feet (length)   |
| <b>Effective Age</b>               | The difference between Useful Life and Remaining Useful Life. Note that this is not necessarily equivalent to the chronological age of the component.  |
| <b>Fully Funded Balance (FFB)</b>  | 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.   |
| <b>Inflation</b>                   | 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.   |
| <b>Interest</b>                    | 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. |
| <b>Percent Funded</b>              | 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.  |
| <b>Remaining Useful Life (RUL)</b> | The estimated time, in years, that a common area component can be expected to continue to serve its intended function.   |
| <b>Useful Life (UL)</b>            | The estimated time, in years, that a common area component can be expected to serve its intended function.   |



## Component Details

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

- 1) Common area repair & replacement responsibility
- 2) Need and schedule for the project can be reasonably anticipated, and
- 3) The total cost for the project is material to the association, can be reasonably estimated, and includes all direct and related costs.

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

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

## Site and Grounds

**Comp #: 2107 Concrete Sidewalks - 5% Repair Allowance****Quantity: 8,400 GSF**

Location: Throughout development

Funded?: Yes. Meets the CAI Reserve Study Standards three-part test.

History:

Comments: We noted that the concrete sidewalks were in fair condition, showing minor changes in slope and a moderate percentage of cracking and surface wear. Trip hazards were increasing in frequency and severity and should be closely monitored to prevent further risks. In general the level of wear warrants a partial repair in 2025.

Sidewalks should be regularly inspected by the Client. As routine maintenance, sidewalks should be pressure washed for appearance. Any evident trip and fall hazards should be repaired immediately to minimize potential risk/liability and promote safety. In our experience, larger repair/replacement expenses emerge as the community ages, especially as trees adjacent to sidewalks continue to grow. Although difficult to predict timing, cost and scope, we suggest a rotating "supplemental" allowance to fund periodic larger repairs that may be required over time. Repair costs can fluctuate based on how much the client wants to accomplish in each project. All maintenance, repair, and/or other related expenditures should be tracked and reported by the Client during future Reserve Study updates. This component should then be re-evaluated based on most recent information and data available at that time.

Useful Life:  
5 years

Remaining Life:  
0 years



Best Case: \$ 9,000

Worst Case: \$ 12,000

Lower allowance

Higher allowance

Cost Source: AR Cost Database

**Comp #: 2109 Curbs & Gutters - Repair****Quantity: Numerous Areas**

Location: Throughout property

Funded?: No. Too indeterminate for Reserve designation.

History:

Comments: Under normal circumstances, concrete curbing should have a very long useful life (often assumed to be 50 years or more). Life expectancy and/or potential cost estimates related to this component are deemed to be too indeterminate for Reserve funding at this time. However, any significant expenditures related to this component (other than routine maintenance) should be tracked/reported by the Client. This component should then be re-evaluated during future Reserve Study updates based on most recent information and data available at that time. If deemed appropriate for Reserve funding, component can be included in the funding plan at that time.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

---

**Comp #: 2113 Site Drainage System - Repair****Quantity: Numerous Areas**

Location: Throughout property

Funded?: No. Meets the CAI Reserve Study Standards three-part test. Too indeterminate for Reserve designation.

History:

Comments: As this was a visual inspection only, there was no access nor capability to inspect in-ground drainage infrastructure comprehensively. Annual preventive maintenance work is typically performed as part of a Clients general maintenance/operating fund. Under normal circumstances, site drainage components are constructed of very durable materials which should have a very long useful life (often assumed to be 50 years or more). Repairs may occasionally be required, but timing and scope of potential work has been deemed to be too unpredictable for Reserve funding at this time (in accordance with National Reserve Study Standards). If there are specific, known concerns with drainage system, we recommend further investigation using cameras or other means to document and identify conditions. Some Clients consult with civil and/or geotechnical engineers in order to develop scopes of work for repair/replacement. If more comprehensive analysis becomes available, findings should be incorporated into Reserve Study updates as appropriate.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

**Comp #: 2123 Asphalt - Seal/Repair**

**Quantity: Approx 51,600 GSF**

Location: Parking lot

Funded?: Yes. Meets the CAI Reserve Study Standards three-part test.

History: Repairs reported in 2013. Painting reported in 2023

Comments: The asphalt seal-coat is in poor condition, appearing not uniform and very light in color, especially in higher-traffic areas. The traffic markings do not contrast well with the pavement and are faded and worn.

Regular cycles of seal coating (along with any needed repair) has proven to be the best program in our opinion for the long term care of asphalt pavement. The primary reason to seal coat asphalt pavement is to protect the pavement from the deteriorating effects of sun and water. When asphalt pavement is exposed, the asphalt oxidizes, or hardens which causes the pavement to become more brittle. As a result, the pavement will be more likely to crack because it is unable to bend and flex when subjected to traffic and temperature changes. A seal coat combats this situation by providing a water-resistant membrane, which not only slows down the oxidation process but also helps the pavement to shed water, preventing it from entering the base material. Seal coating also provides uniform appearance, concealing the inevitable patching and repairs which accumulate over time. Seal coating ultimately can extend the useful life of asphalt, postponing the need for asphalt resurfacing. If asphalt is already cracked, raveled and otherwise deteriorated, seal-coating will not provide much physical benefit, but still may have aesthetic benefits for curb appeal.

Useful Life:  
4 years

Remaining Life:  
0 years



Best Case: \$ 10,200

Worst Case: \$ 12,500

Lower estimate

Higher estimate

Cost Source: AR Cost Database

**Comp #: 2125 Asphalt - Resurface**

**Quantity: Approx 51,600 GSF**

Location: Parking lot

Funded?: Yes. Meets the CAI Reserve Study Standards three-part test.

History: Installed 2008-2010 (per satellite imagery)

Comments: We noted that the asphalt pavement is in fair condition, showing a mostly uniform surface with minor to moderate raveling and surface wear. Cracking patterns, if present, are normal for the age of the asphalt and not extreme. There are no signs of advanced deterioration, such as large block cracking patterns, "alligatoring," or potholes. Overall, the pavement appears to be aging normally and still meets an appropriate aesthetic standard.

As routine maintenance, keep roadway clean, free of debris and well drained; fill/seal cracks to prevent water from penetrating into the sub-base and accelerating damage. Even with ordinary care and maintenance, plan for eventual large scale resurface (milling and overlay of all asphalt surfaces is recommended here, unless otherwise noted) at roughly the time frame below. Take note of any areas of ponding water or other drainage concerns, and incorporate repairs into scope of work for resurfacing. Our inspection is visual only and does not incorporate any core sampling or other testing, which may be advisable when asphalt is nearing end of useful life. Some communities choose to work with independent paving consultants or engineering firms in order to identify any hidden concerns and develop scope of work prior to bidding. If more comprehensive analysis becomes available, incorporate findings into future Reserve Study updates as appropriate.

Useful Life:  
20 years

Remaining Life:  
7 years



Best Case: \$ 101,100

Worst Case: \$ 131,100

Lower estimate

Higher estimate

Cost Source: AR Cost Database

**Comp #: 2151 Trash Enclosures - Vinyl - Replace**

**Quantity: (3) Enclosures**

Location: Throughout property (parking lot)  
Funded?: Yes. Meets the CAI Reserve Study Standards three-part test.  
History: Scheduled for replacement in 2024 after inspection.  
Comments: \*NOTE: Per information provided, the client intends to replace the existing wood enclosures with white vinyl enclosures in 2024 at an approximate cost of \$8,328.62. As such, the remaining useful life of this component has been restored accordingly.

Approximate Measurements: 40 LF Per Enclosure  
Construction Material: Wood

Poor Condition: The trash enclosures are in poor condition, exhibiting advanced signs of wear and deterioration, and have possibly been damaged by garbage trucks during service. In extreme cases, the trash enclosures have deteriorated to the point of becoming a possible safety hazard.

Trash enclosures should be cleaned and inspected regularly, and repaired as needed to ensure safety and good function. Enclosures left to deteriorate can become an eyesore and will have a negative effect on the aesthetic value in the common areas. Due to exposed location and occasional damage from garbage trucks, trash enclosures generally require either replacement or substantial refurbishment (such as gate replacement) at longer intervals. Estimates shown below assume replacement with similar materials at the approximate interval shown below. If replaced with different materials, this component should be adjusted during future Reserve Study updates based on the most current information available at that time.

Useful Life:  
20 years

Remaining Life:  
19 years



Best Case: \$ 7,400

Worst Case: \$ 9,400

Lower estimate to replace

Higher estimate

Cost Source: Estimate Provided by Client



**Comp #: 2158 Retaining Walls - Repair**

**Quantity: Various Linear Feet**

Location: Common areas adjacent to buildings  
Funded?: No. Too indeterminate for Reserve designation.  
History:

Comments: We observed that the retaining walls are in good condition, exhibiting straight alignment with no leaning or bulging sections. There are no reports of unusual concerns or repair issues. Any exposed sections are properly painted or otherwise protected from the elements, and the drainage appears to be sufficient.

Assumed to have been properly designed and installed with adequate base and surrounding drainage. Sections above ground should be inspected regularly and repaired and painted (if applicable) as needed from Operating budget. If shifting, cracking, etc. are observed, consult with civil or geotechnical engineer for repair scope. At this time, there is no expectation of large scale repairs or replacement on a predictable timeline. As such, no Reserve funding is recommended at this time. An allowance for partial repairs/replacements may be added during future Reserve Study updates if warranted by Client cost history or professional inspection.

Useful Life:

Remaining Life:

No Photo Available

Best Case:

Worst Case:

Cost Source:

---

**Comp #: 2169 Entry Sign - Refurbish Allowance**

**Quantity: (1) Sign**

Location: Main entry to community

Funded?: Yes. Meets the CAI Reserve Study Standards three-part test.

History: Updated in 2024

Comments: We observed that the monument signage is in good condition, exhibiting a good appearance and aesthetics consistent with the local area. The finishes are generally uniform and attractive. The lettering is clean, complete, and legible, and any surrounding landscaping and lighting are attractive and functioning properly.

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

Useful Life:  
20 years

Remaining Life:  
19 years



Best Case: \$ 6,500

Worst Case: \$ 8,500

Lower estimate to refurbish/replace

Higher estimate

Cost Source: AR Cost Database

**Comp #: 2175 Pole Lights - Short - Replace****Quantity: (10) Lights**

Location: Throughout property/development

Funded?: Yes. Meets the CAI Reserve Study Standards three-part test.

History: Presumed installed in 2010 (per satellite imagery)

Comments: We noted that the street lights are in fair condition, showing a somewhat faded or worn appearance, but the overall assembly is sturdy and aging normally. They are in serviceable physical condition and still appropriate for aesthetic standards.

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

Useful Life:  
25 years

Remaining Life:  
10 years



Best Case: \$ 8,000

Worst Case: \$ 12,000

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

---

**Comp #: 2175 Pole Lights - Tall - Replace****Quantity: Numerous Lights**

Location: Throughout property/development

Funded?: No. Per information provided - Client/Association not responsible.

History:

Comments: Per information provided, the Client is reportedly not responsible for the maintenance, repair, or replacement of the site pole lights on-site. As such, there is no basis for Reserve funding at this time. However, the findings within this report are not intended to be a legal opinion and we reserve the right to revise this component if the Client is found to be otherwise responsible.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

**Comp #: 2181 Hammocks - Replace****Quantity: (3) Hammocks**

Location: Common areas throughout property/development

Funded?: No. Too small for Reserve designation.

History:

Comments: Cost estimates related to this component are not expected to meet the minimum threshold for Reserve funding. As such, costs related to this component are expected to be included in the Client's Operating budget. However, any repair and maintenance or other related expenditures should be tracked, and this component should be re-evaluated during future Reserve Study updates based on most recent information and data available. If deemed appropriate for Reserve funding, component can be included in the funding plan at that time.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

---

**Comp #: 2183 Trees - Trim/Remove****Quantity: Numerous Trees**

Location: Throughout development

Funded?: No. Too small for Reserve designation.

History:

Comments: Routine tree trimming is expected to be included within the Clients landscaping contract or otherwise reflected in the annual Operating budget. We recommend consulting with a qualified arborist or other landscaping professional to create a long term plan for the care and management of the trees within the community, balancing aesthetics with protection of Client assets (such as roadways, drains, sidewalks, etc.). Based on correspondence with the Client and/or other information provided during this engagement, all potential tree trimming/removal projects are expected to be handled through the Client's Operating budget. If substantial removal or replacement projects become necessary and exceed Operating budget's capacity, this component should be re-evaluated during future Reserve Study updates and funding incorporated based on the most current information available at that time.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

**Comp #: 2185 Landscaping - Refurbish**

**Quantity: Numerous Areas**

Location: Landscaped common areas  
Funded?: No. Too small for Reserve designation.  
History:  
Comments: \*Moved to OPERATING per client request.

Routine landscaping is expected to be included within the Clients landscaping contract or otherwise reflected in the annual Operating budget. We recommend consulting with a qualified landscaping professional to create a long term plan for the care and management of the landscaping within the community. Based on correspondence with the Client and/or other information provided during this engagement, all potential landscaping refurbishment projects are expected to be handled through the Client's Operating budget. However, this component should be re-evaluated during future Reserve Study updates and funding incorporated (if necessary) based on the most current information available at that time.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

**Comp #: 2301 Mailboxes - Replace**

**Quantity: (5) Mailboxes**

Location: Building exterior  
Funded?: Yes. Meets the CAI Reserve Study Standards three-part test.  
History:

Comments: We noted that the mailboxes are in fair condition, showing some surface wear and rusting, but they remain serviceable and in generally decent aesthetic condition.

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:  
8 years



Best Case: \$ 13,000

Worst Case: \$ 17,000

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

**Comp #: 2326 Railings - Sidewalks - Replace**

**Quantity:   Approx 1,020 LF**

Location: Building exterior  
Funded?: Yes. Meets the CAI Reserve Study Standards three-part test.  
History:

Comments: Some sections of the railings are in poor condition and show moderate to advanced physical wear and have become loose or unstable in areas. Further inspection may be necessary to assess their safety and functionality. Overuse, or, possibly sub standard installation/materials have reduced the useful life of the component.

Post attachments and hardware should be inspected periodically for corrosion/rust and any waterproofing issues. As routine maintenance, inspect regularly to ensure safety/stability and repair promptly as needed using general operating/maintenance funds. The useful life of railings will vary based on construction material, continued maintenance/repairs, and exposure to the elements. Life expectancy is typically lower in harsher climates (such as coastal locations). For older properties, replacement may also be warranted if pickets are spaced greater than 4" apart, as these are no longer compliant with current building codes for safety reasons. Remaining useful life shown below is based on consideration of Client location, installation/replacement dates, evident conditions, and/or other information provided during this engagement. Unless otherwise noted, costs shown are based on replacement with a similar material and style of existing railings. However, if the Client chooses to upgrade or replace with a different style, costs may be substantially different. Any new information about changes in style should be incorporated into future Reserve Study updates as applicable.

Useful Life:  
20 years

Remaining Life:  
5 years



Best Case:   \$ 27,500

Worst Case:   \$ 33,500

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database



## Building Exteriors

### Comp #: 2147 Pergola - Refurbish/Replace

Quantity: (5) Pergolas

Location: Common areas

Funded?: Yes. Meets the CAI Reserve Study Standards three-part test.

History: Installed approx. 2012 - 2013 (per satellite imagery.)

Comments: We noted that the pergola structures are in fair condition, showing more wear and tear, possibly including some warped, split, and/or deteriorated components. The framework and structure are still sturdy but may have sections showing minor leaning or damage.

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

Useful Life:  
20 years

Remaining Life:  
8 years



Best Case: \$ 13,000

Worst Case: \$ 16,000

Lower estimate

Higher estimate

Cost Source: AR Cost Database

**Comp #: 2303 Exterior Lights - Replace**

**Quantity: (100) Lights**

Location: Building exteriors

Funded?: Yes. Meets the CAI Reserve Study Standards three-part test.

History:

Comments: We noted that the exterior lights are in fair condition, showing more moderate signs of wear and age. They are generally aging normally with no unusual conditions noted.

Observed during daylight hours but assumed to be in functional, operating condition. As routine maintenance, clean by wiping down with an appropriate cleaner, change bulbs and repair as needed. 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. We recommend consideration of LED fixtures or other energy-saving options whenever possible.

Useful Life:  
25 years

Remaining Life:  
8 years



Best Case: \$ 9,000

Worst Case: \$ 11,000

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

**Comp #: 2322 Wood Decking - Rebuild/Repair**

**Quantity: Approx 2,000 GSF**

Location: Unit balconies

Funded?: Yes. Meets the CAI Reserve Study Standards three-part test.

History:

Comments: This component refers to the eventual need to completely replace the decking systems, in cases of dry rotting wood or other signs advanced deterioration. Timeline for complete resurfacing may sometimes be prolonged through continuous re-coating, but at longer intervals, most decking systems should be completely removed to expose structure, which should then be repaired or re-placed as needed. Once structure is deemed to be in good condition, new wood decking can be applied by trained professionals in accordance with manufacturer's specifications. If not resurfaced or replaced with a new system, water penetration can damage the building structure and cause advanced deterioration. We generally recommend consulting with a structural engineer or waterproofing specialist to help define a comprehensive scope of work before obtaining bids. Unless otherwise noted, cost estimates shown below assume resurfacing with a comparable deck type as existing.

Useful Life:  
20 years

Remaining Life:  
8 years



Best Case: \$ 72,000

Worst Case: \$ 88,000

Lower estimate to rebuild/replace

Higher estimate

Cost Source: AR Cost Database

---

**Comp #: 2326 Metal Railings - Balcony - Replace**

**Quantity: Approx 145 LF**

Location: Unit balconies

Funded?: Yes. Meets the CAI Reserve Study Standards three-part test.

History:

Comments: Deck railings are in fair condition and exhibit some wear and age but do not show advanced surface wear, loose attachments, or rust. Although their appearance may be declining or outdated, they still perform their intended function effectively.

Post attachments and hardware should be inspected periodically for corrosion/rust and any waterproofing issues. As routine maintenance, inspect regularly to ensure safety/stability and repair promptly as needed using general operating/maintenance funds. The useful life of railings will vary based on construction material, continued maintenance/repairs, and exposure to the elements. Life expectancy is typically lower in harsher climates (such as coastal locations). For older properties, replacement may also be warranted if pickets are spaced greater than 4" apart, as these are no longer compliant with current building codes for safety reasons. Remaining useful life shown below is based on consideration of Client location, installation/replacement dates, evident conditions, and/or other information provided during this engagement. Unless otherwise noted, costs shown are based on replacement with a similar material and style of existing railings. However, if the Client chooses to upgrade or replace with a different style, costs may be substantially different. Any new information about changes in style should be incorporated into future Reserve Study updates as applicable.

Useful Life:  
30 years

Remaining Life:  
13 years



Best Case: \$ 12,400

Worst Case: \$ 16,400

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

**Comp #: 2326 Vinyl Railings - Balcony - Replace**

**Quantity:   Approx 480 LF**

Location: Building exterior Exterior common walkways  
Funded?: Yes. Meets the CAI Reserve Study Standards three-part test.  
History:

Comments: Deck railings are in fair condition and exhibit some wear and age but do not show advanced surface wear, loose attachments, or rust. Although their appearance may be declining or outdated, they still perform their intended function effectively.

Post attachments and hardware should be inspected periodically for corrosion/rust and any waterproofing issues. As routine maintenance, inspect regularly to ensure safety/stability and repair promptly as needed using general operating/maintenance funds. The useful life of railings will vary based on construction material, continued maintenance/repairs, and exposure to the elements. Life expectancy is typically lower in harsher climates (such as coastal locations). For older properties, replacement may also be warranted if pickets are spaced greater than 4" apart, as these are no longer compliant with current building codes for safety reasons. Remaining useful life shown below is based on consideration of Client location, installation/replacement dates, evident conditions, and/or other information provided during this engagement. Unless otherwise noted, costs shown are based on replacement with a similar material and style of existing railings. However, if the Client chooses to upgrade or replace with a different style, costs may be substantially different. Any new information about changes in style should be incorporated into future Reserve Study updates as applicable.

Useful Life:  
25 years

Remaining Life:  
8 years



Best Case:   \$ 18,600

Worst Case:   \$ 24,600

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

**Comp #: 2326 Vinyl Railings - Staircase - Replace**

**Quantity: (10) Staircases**

Location: Building exterior Exterior common walkways

Funded?: Yes. Meets the CAI Reserve Study Standards three-part test.

History:

Comments: Staircase railings are in good condition and show no unusual or significant signs of physical wear or age. They appear strong and stable upon inspection and maintain curb appeal for the property.

Post attachments and hardware should be inspected periodically for corrosion/rust and any waterproofing issues. As routine maintenance, inspect regularly to ensure safety/stability and repair promptly as needed using general operating/maintenance funds. The useful life of railings will vary based on construction material, continued maintenance/repairs, and exposure to the elements. Life expectancy is typically lower in harsher climates (such as coastal locations). For older properties, replacement may also be warranted if pickets are spaced greater than 4" apart, as these are no longer compliant with current building codes for safety reasons. Remaining useful life shown below is based on consideration of Client location, installation/replacement dates, evident conditions, and/or other information provided during this engagement. Unless otherwise noted, costs shown are based on replacement with a similar material and style of existing railings. However, if the Client chooses to upgrade or replace with a different style, costs may be substantially different. Any new information about changes in style should be incorporated into future Reserve Study updates as applicable.

Useful Life:  
25 years

Remaining Life:  
8 years



Best Case: \$ 8,000

Worst Case: \$ 10,000

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

**Comp #: 2337 Staircases (Wood) - Replace**

**Quantity:   Approx 7,480 GSF**

Location: Building exterior  
Funded?: Yes. Meets the CAI Reserve Study Standards three-part test.  
History:

Comments: The wood staircases are determined to be in fair condition, exhibiting routine signs of physical wear and tear but no advanced deterioration. Although their appearance is typically declining at this stage, the staircases are physically aging normally.

Staircases should be inspected regularly to ensure safety and stability; repair promptly as needed using general Operating funds. Make sure that all steps and landings drain properly to avoid standing water which can lead to slip and fall hazards. Inspect railings regularly for weakness or loose connections. Routine maintenance including repainting and/or staining is essential to prolonging the useful life of the wood staircases. In most cases, regular preventive maintenance can greatly extend the useful life of these types of staircases but replacement needs will likely emerge as the community continues to age. Based on evident conditions, repair/replacement history, and/or our experience with comparable properties, we recommend comprehensive replacement at the approximate interval shown here. Unless otherwise noted, cost estimates below assume replacement with a similar structure (material and design) as existing.

Useful Life:  
25 years

Remaining Life:  
8 years



Best Case:   \$ 133,000

Worst Case:   \$ 181,000

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database



**Comp #: 2344 Wood Siding - Repair/Paint**

**Quantity: Approx 10,000 SF**

Location: Building exterior

Funded?: Yes. Meets the CAI Reserve Study Standards three-part test.

History:

Comments: The wood siding is in fair condition, showing some color fading and inconsistency. There are minor, isolated areas with more advanced surface wear, such as cracking or splintering.

There are two important reasons for painting and waterproofing a building: to protect the structure from damage caused by exposure to the elements, and to restore or maintain good aesthetic standards for curb appeal. As routine maintenance, we recommend that regular inspections, spot repairs and touch-up painting be included in the operating budget. The most important factor in preserving the wood and prolonging its useful life is adequate protection by a good sealer or paint coating, especially in areas with more sun/weather exposure. In most cases, Clients can repair or replace small sections as needed with no expectation for complete replacement at one time. If a pattern of large repair expenses develops over time, an increased allowance for replacements may be included in future Reserve Study updates. For older Clients or those with more advanced deterioration, comprehensive replacement of all areas may be advisable. For best results, the Client may want to consult with a paint company representative, building envelope specialist or structural engineer to specify the types of materials to be used and define complete scope of work before bidding. In our experience, cost estimates for painting and waterproofing can vary widely, even when based on the same prescribed scope of work. Estimates shown here should be updated and revised as needed based on actual bids obtained or project cost history during future Reserve Study updates.

Useful Life:  
7 years

Remaining Life:  
0 years



Best Case: \$ 16,000

Worst Case: \$ 19,000

Lower estimate to repair/paint

Higher estimate

Cost Source: AR Cost Database

**Comp #: 2344 Wood Siding - Replace**

**Quantity: Approx 10,000 SF**

Location: Building exterior

Funded?: Yes. Meets the CAI Reserve Study Standards three-part test.

History:

Comments: The wood siding is in fair condition, showing some color fading and inconsistency. There are minor, isolated areas with more advanced surface wear, such as cracking or splintering.

There are two important reasons for painting and waterproofing a building: to protect the structure from damage caused by exposure to the elements, and to restore or maintain good aesthetic standards for curb appeal. As routine maintenance, we recommend that regular inspections, spot repairs and touch-up painting be included in the operating budget. The most important factor in preserving the wood and prolonging its useful life is adequate protection by a good sealer or paint coating, especially in areas with more sun/weather exposure. In most cases, Clients can repair or replace small sections as needed with no expectation for complete replacement at one time. If a pattern of large repair expenses develops over time, an increased allowance for replacements may be included in future Reserve Study updates. For older Clients or those with more advanced deterioration, comprehensive replacement of all areas may be advisable. For best results, the Client may want to consult with a paint company representative, building envelope specialist or structural engineer to specify the types of materials to be used and define complete scope of work before bidding. In our experience, cost estimates for painting and waterproofing can vary widely, even when based on the same prescribed scope of work. Estimates shown here should be updated and revised as needed based on actual bids obtained or project cost history during future Reserve Study updates.

Useful Life:  
30 years

Remaining Life:  
13 years



Best Case: \$ 70,000

Worst Case: \$ 90,000

Lower estimate to repair/paint

Higher estimate

Cost Source: AR Cost Database

**Comp #: 2356 Vinyl Siding - Replace**

**Quantity:   Approx 77,520 GSF**

Location: Building exterior  
Funded?: Yes. Meets the CAI Reserve Study Standards three-part test.  
History:

Comments: The vinyl siding is in poor condition, exhibiting a higher amount of cracked, brittle sections, and patterns of slippage or sagging. At this stage, curb appeal is compromised, and replacement should be considered in the near future. Remaining useful life has been notably reduced due to observed conditions, likely resulting from poor installation/materials.

No view of the underlying waterproofing was undertaken as part of this limited visual review. In our experience, vinyl siding will fade over the years and when replacing pieces, it may be difficult to match the faded color. The useful life expectancy shown below is for financial planning purposes only. We recommend that the Client consult with a qualified contractor/engineer to evaluate the siding, and the critical underlying waterproofing (building paper or house wrap) as the remaining useful life approaches zero. In some cases, remaining useful life extension may be warranted based on the evaluation of performance of the underlying waterproofing. Cost estimates shown here assume that siding will be replaced with a similar vinyl material again. If other siding types are considered for replacement, the Reserve Study should be updated accordingly during future update engagements to incorporate the most current estimates and information available at that time.

Useful Life:  
30 years

Remaining Life:  
13 years



Best Case:   \$ 523,000

Worst Case:   \$ 640,000

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

**Comp #: 2358 Masonry Siding - Re-point 10%****Quantity: Approx 10% of 7,500 SF**

Location: Building exteriors

Funded?: Yes. Too indeterminate for Reserve designation.

History:

Comments: An allowance for repairs has been added due to observed conditions. While this is typically a long life component, poor installation/materials may be contributing to the deterioration. Brick or other masonry siding is typically a low maintenance surface that requires minimal, infrequent repair. However, in some cases, the original mortar between bricks may require repointing to restore appearance and adequately protect against water intrusion. Repointing involves raking out a portion of the existing mortar and installing new mortar and continuing on until all affected sections have been replaced. Timeline and cost estimates shown here are recommended for budgeting purposes. We strongly recommend further inspection by a qualified engineer and/or masonry specialist to diagnose existing conditions and recommend a formal scope of work. If new information is obtained by the Client, the Reserve Study should be adjusted as-needed going forward.

Useful Life:  
5 yearsRemaining Life:  
0 years

Best Case: \$ 10,000

Worst Case: \$ 12,000

Lower allowance to repair

Higher allowance

Cost Source: Reserve Allowance

---

**Comp #: 2363 Unit Windows & Doors - Replace****Quantity: (59) Units**

Location: Building exteriors

Funded?: No. Per information provided - Client/Association not responsible.

History:

Comments: Based on information provided (such as governing documents) and/or other input from the Client, individual owners are believed to be responsible for window and door replacement at their respective units. As such, there is no basis for Reserve funding at this time. However, our review is not intended to be a professional legal opinion and we reserve the right to revise this component if the Client is otherwise found to be responsible for replacement.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

**Comp #: 2381 Asphalt Shingle Roofing - Replace**

**Quantity: Approx 39,800 GSF**

Location: Building rooftop

Funded?: Yes. Meets the CAI Reserve Study Standards three-part test.

History:

Comments: The asphalt shingle roofs are in poor condition, exhibiting noticeable curling or lifting at the edges and moderate loss of granule cover. The presence of organic growth may also be a factor for aesthetic reasons. At this stage, the frequency and severity of leaks tend to increase, which can cause damage to the underlying structure if not addressed.

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

Useful Life:  
25 years

Remaining Life:  
8 years



Best Case: \$ 224,000

Worst Case: \$ 274,000

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

**Comp #: 2389 Gutters/Downspouts - Replace**

**Quantity: Approx 3,750 LF**

Location: Building rooftop/perimeters

Funded?: Yes. Meets the CAI Reserve Study Standards three-part test.

History:

Comments: The gutters and downspouts are in fair condition, showing some normal wear and tear, but drainage away from the roof and building appears to be adequate. They are generally aging normally.

Gutters and downspouts are assumed to be functioning properly unless otherwise noted. As routine maintenance, inspect regularly, keep gutters and downspouts free of debris. If buildings are located near trees, keep trees trimmed back to avoid accumulation of leaves on the roof surface which will accumulate in the gutters and increase maintenance requirements while reducing life expectancy. Repair or replace individual sections as needed as an Operating expense. We generally recommend that the gutters and downspouts be replaced when the roof is being resurfaced/replaced. National Roofing Contractor Assn. (NRCA) roofing standard includes installing eave flashings at the gutters. We suggest planning for total replacement of gutter and downspouts at the same intervals as roof replacement for cost efficiency. Unless otherwise noted, costs shown here assume replacement with similar quantity and type as existing.

Useful Life:  
30 years

Remaining Life:  
13 years



Best Case: \$ 44,000

Worst Case: \$ 55,000

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database



**Comp #: 2557 Fire Alarm System - Modernize**

**Quantity: (5) Systems**

Location: Throughout buildings  
Funded?: Yes. Meets the CAI Reserve Study Standards three-part test.  
History:

Comments: Our inspection is for planning and budgeting purposes only; fire alarm equipment is assumed to have been designed and installed properly and is assumed to comply with all relevant building codes. Regular testing and inspections should be conducted as an Operating expense. In many cases, manufacturers discontinue support of equipment after a certain number of years, which may limit availability of replacement parts as the system ages. Cost estimates are based on quantity and type of existing equipment, but may include assumptions for additional expansion due to code requirement changes (such as low frequency sounders in bedrooms) based on current device count. Estimates also assume that existing wiring can be re-used for existing system devices, as it has either an indefinite or indeterminate useful life in our experience. However, if wiring requires replacement, estimates should be increased accordingly. In unison with our financial recommendation, we recommend that the Client review system components with a qualified fire alarm vendor on a regular basis. A proper scope of work and requisite cost estimate should be created based on the most recent and applicable code requirements at that time. This component should then be re-evaluated/revised based on the most recent information and/or vendor recommendations available at that time.

Useful Life:  
20 years

Remaining Life:  
8 years



Best Case: \$ 52,300

Worst Case: \$ 66,400

Lower allowance to modernize/replace

Higher allowance

Cost Source: AR Cost Database



**Comp #: 2558 Exit/Emergency Fixtures - Replace**

**Quantity: (30) Lights**

Location: Throughout buildings

Funded?: Yes. Meets the CAI Reserve Study Standards three-part test.

History:

Comments: The exit signs and emergency fixtures are in fair condition, showing moderate signs of wear and age, such as fading, minor scratches, or slight discoloration. While they remain functional and provide adequate illumination, some fixtures may require routine maintenance or minor repairs. The overall appearance is acceptable but beginning to show signs of aging.

Exit signs and/or emergency lights were not tested for functionality during site inspection. Replacement of individual signs can be included within the general maintenance and repair category of the Operating budget. Large-scale replacement of most (or all) fixtures may be warranted at some point and should ideally be coordinated with other life-safety components (i.e. fire alarm components) or with aesthetic projects (such as painting or light replacement). 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. Funding shown below assumes replacement with fixtures comparable to those currently in place. However, there is a wide variety of fixture styles available, with a wide range of associated costs. As such, the Client should track and report replacement costs as well as any future upgrade anticipations. This component should then be re-evaluated during future Reserve Study updates based on the most current information available at that time.

Useful Life:  
20 years

Remaining Life:  
8 years



Best Case: \$ 6,900

Worst Case: \$ 8,300

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

## Clubhouse Interior (35% Cost Responsibility)

### Comp #: 2367 Windows & Doors - Replace

Quantity: (7) Windows: (5) Doors

Location: Windows and doors at common areas

Funded?: Yes. Meets the CAI Reserve Study Standards three-part test.

History:

Comments: \*NOTE: Per information provided, the client is responsible for 35% of the maintenance, repair, and/or replacement costs related to this component. As such, the cost estimates shown below have been adjusted accordingly.

The windows and doors are in fair condition, showing normal signs of wear for their age, including more surface wear on the framework and hardware, but no advanced corrosion or other concerns. They remain functional and are aging normally, though more advanced technology may be available.

Unless otherwise noted, this component refers only to common exterior windows and doors. All are assumed to have been compliant with applicable building codes at time of installation. Inspect regularly for leaks and cracks around frame and repair as needed. Clean tracks and ensure hardware is functional to prevent accidental damage during opening/closing. With ordinary care and maintenance, useful life is typically long but often difficult to predict. Many factors affect useful life including quality of window currently installed, waterproofing details, exposure to wind and rain, etc. Individual windows and doors should be replaced as an Operating expense if damaged or broken. We recommend replacement at the approximate interval shown below based on consideration of installation/replacement dates, evident conditions, and/or our experience with similar Clients. Unless otherwise noted, cost estimates are based on replacement with current impact-resistant models.

Useful Life:  
40 years

Remaining Life:  
18 years



Best Case: \$ 14,000

Worst Case: \$ 17,000

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

**Comp #: 2522 HVAC (Clubhouse) - Replace**

**Quantity: (1) System**

Location: Condensing unit at exterior, air handler at interior  
Funded?: Yes. Meets the CAI Reserve Study Standards three-part test.  
History: Dated 2008

Comments: \*NOTE: Per information provided, the client is responsible for 35% of the maintenance, repair, and/or replacement costs related to this component. As such, the cost estimates shown below have been adjusted accordingly.

When exact replacement date is unknown or unreported, age of the system is derived by manufacturer's serial number or date shown on equipment unless otherwise noted. Life expectancy of HVAC systems can vary greatly depending on many factors including location of the property, level of preventive maintenance, manufacturer, etc. We recommend that routine repairs and maintenance such as filter replacement, system flushing, etc. be budgeted as an Operating expense. Useful life can often be extended with proactive service and maintenance. Unless otherwise noted, funding for system with same size/capacity as the current system. For split systems, we recommend budgeting to replace the entire system (condensing unit and air handler) together in order to obtain better unit pricing and ensure maximum efficiency, refrigerant compatibility, etc. If additional costs are expected during replacement, such as for system reconfiguration or expansion, ductwork repairs, electrical work, etc. costs should be re-evaluated and adjusted as needed during future Reserve Study updates.

Useful Life:  
15 years

Remaining Life:  
3 years



Best Case: \$ 3,100

Worst Case: \$ 4,000

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

**Comp #: 2543 Security Cameras - Upgrade/Replace**

**Quantity: (8) Cameras**

Location: Throughout common area interiors

Funded?: Yes. Meets the CAI Reserve Study Standards three-part test.

History: System upgraded in 2023 - 2024

Comments: \*NOTE: Per information provided, the client is responsible for 35% of the maintenance, repair, and/or replacement costs related to this component. As such, the cost estimates shown below have been adjusted accordingly.

Security/surveillance systems should be monitored closely to ensure proper function. Whenever possible, camera locations should be protected and isolated to prevent tampering and/or theft. Typical modernization projects may include addition and/or replacement of cameras, recording equipment, monitors, software, etc. Unless otherwise noted, costs assume that existing wiring can be re-used and only the actual cameras and other equipment will be replaced. In many cases, replacement or modernization is warranted due to advancement in technology, not necessarily due to functional failure of the existing system. Keep track of any partial replacements and include cost history during future Reserve Study updates.

Useful Life:  
10 years

Remaining Life:  
9 years



Best Case: \$ 3,000

Worst Case: \$ 4,000

Lower allowance to upgrade/replace

Higher allowance

Cost Source: AR Cost Database

**Comp #: 2701 Interior Surfaces - Repaint**

**Quantity: Approx 3,200 GSF**

Location: Interior common areas  
Funded?: Yes. Meets the CAI Reserve Study Standards three-part test.  
History: Reported to be completed in 2023  
Comments: \*NOTE: Per information provided, the client is responsible for 35% of the maintenance, repair, and/or replacement costs related to this component. As such, the cost estimates shown below have been adjusted accordingly.

The interior areas are in good condition, exhibiting few significant marks, scuffs, or other aesthetic concerns. The color is consistent and compatible with other finishes and furnishings, maintaining high standards in the common areas.

Regular cycles of professional painting are recommended to maintain appearance. Small touch-up projects can be conducted as needed as a maintenance expense, but comprehensive painting of interior areas will restore a consistent look and quality to all areas. Best practice is to coordinate at same time as other interior projects (flooring, furnishings, lighting, etc.) whenever possible to minimize downtime and maintain consistent quality standard. Based on evident conditions and/or project history provided during this engagement, we recommend repainting at the approximate interval shown below. Unless otherwise noted, cost estimates below are intended for painting only and not inclusive of any extensive wall repairs/renovations (such as trim work, etc.).

Useful Life:  
12 years

Remaining Life:  
10 years



Best Case: \$ 1,300

Worst Case: \$ 1,900

Lower estimate to repaint

Higher estimate

Cost Source: AR Cost Database

**Comp #: 2709 Tile Flooring - Replace**

**Quantity: Approx 250 GSF**

Location: Interior common areas

Funded?: Yes. Meets the CAI Reserve Study Standards three-part test.

History:

Comments: \*NOTE: Per information provided, the client is responsible for 35% of the maintenance, repair, and/or replacement costs related to this component. As such, the cost estimates shown below have been adjusted accordingly.

The interior tile flooring is in fair condition, showing some routine signs of wear and age, possibly including sporadic cracks and damaged grout. The style remains appropriate, but the tile is showing more noticeable signs of deterioration.

As part of ongoing maintenance program, tile should be inspected regularly and damaged sections repaired/replaced as needed. Best practice is to keep a collection of replacement tiles on hand for partial replacements. With ordinary care and maintenance, tile in interior locations can last for an extended period of time, but replacement is often warranted eventually to enhance and restore aesthetic appeal throughout the common areas. 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 size, material, and design of tiles selected. Unless otherwise noted, cost estimates below assume replacement with similar quantity and quality as existing.

Useful Life:  
20 years

Remaining Life:  
3 years



Best Case: \$ 1,000

Worst Case: \$ 1,500

Cost Source: AR Cost Database

**Comp #: 2711 Carpeting - Replace**

**Quantity: Approx 100 GSY**

Location: Interior common areas

Funded?: Yes. Meets the CAI Reserve Study Standards three-part test.

History: Reported to be replaced in 2023

Comments: \*NOTE #1: Per information provided, the client is responsible for 35% of the maintenance, repair, and/or replacement costs related to this component. As such, the cost estimates shown below have been adjusted accordingly.

The carpeting is in good condition, exhibiting few or no physical signs of deterioration. The color and pattern are appropriate for the standards of the property.

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:  
8 years



Best Case: \$ 1,900

Worst Case: \$ 2,300

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database



**Comp #: 2727 Fitness Equipment - Replace Allowance**

**Quantity: (7) Pieces**

Location: Fitness room

Funded?: Yes. Meets the CAI Reserve Study Standards three-part test.

History:

Comments: \*NOTE #1: Per information provided, the client is responsible for 35% of the maintenance, repair, and/or replacement costs related to this component. As such, the cost estimates shown below have been adjusted accordingly.

\*NOTE: Use appears to be more common when compared to most HOAs as the university students tend to wear out equipment sooner. The useful life of this component has been adjusted accordingly.

**Equipment Count -**

- (2) Treadmills
- (2) Ellipticals
- (2) Exercise Bikes
- (1) Octane Fitness Machine
- (1) Multi-Exercise Station
- (1) Dumbbell Set/Rack

Inspect regularly, clean for appearance, maintain and repair promptly as needed from Operating budget to ensure safety. Equipment was not tested at time of inspection and our observations do not make any judgement about safety of the equipment. In our experience, cardio equipment tends to have a shorter useful life overall than strength equipment due to reliance on more electronic components, more moving parts, and obsolescence due to advancements in technology. Best practice is to coordinate replacement of all equipment together to obtain better pricing and achieve consistent style and quality. Unless otherwise noted, costs are based on replacement with similar quality standard and quantity/types of equipment as existing.

Useful Life:  
8 years

Remaining Life:  
0 years



Best Case: \$ 6,500

Worst Case: \$ 7,500

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

**Comp #: 2743 Furniture/Fixtures/Eqpmt - Replace**

**Quantity: Ongoing Allowance**

Location: Clubhouse interior

Funded?: Yes. Meets the CAI Reserve Study Standards three-part test.

History: Partial replacement in 2023

Comments: \*NOTE #1: Per information provided, the client is responsible for 35% of the maintenance, repair, and/or replacement costs related to this component. As such, the cost estimates shown below have been adjusted accordingly.

The fixtures, furnishings, and equipment (FF&E) are in fair condition, showing light to moderate wear and tear but still generally serviceable. The style is consistent but may be becoming outdated at this stage.

Individual FF&E pieces should be repaired/replaced as needed by the Client. Based on evident conditions and/or information provided during this engagement, this component represents a “supplemental” allowance for replacement/refurbishment of interior FF&E in order to maintain a desirable aesthetic. Remaining useful life shown below is based on consideration of asset conditions as well as Client replacement history. Costs of replacement can vary greatly depending the style and quality of replacement options. Best practice is to coordinate this type of project with other interior projects such as flooring replacement, painting, etc. Moving forward, the Client should track and report all replacement expenditures related to this component. This component should then be re-evaluated during future Reserve Study Updates based on the most current information available at that time.

Useful Life:  
10 years

Remaining Life:  
8 years



Best Case: \$ 3,600

Worst Case: \$ 4,800

Lower allowance for new furnishings/décor

Higher allowance

Cost Source: AR Cost Database

**Comp #: 2749 Bathrooms - Remodel**

**Quantity: (2) Bathrooms**

Location: Common area bathrooms

Funded?: Yes. Meets the CAI Reserve Study Standards three-part test.

History:

Comments: \*NOTE #1: Per information provided, the client is responsible for 35% of the maintenance, repair, and/or replacement costs related to this component. As such, the cost estimates shown below have been adjusted accordingly.

Approximate Measurements/Count (Per Bathroom) -

38 GSF of Tile Flooring

Numerous GSF of Painted Surfaces

(1) Sink

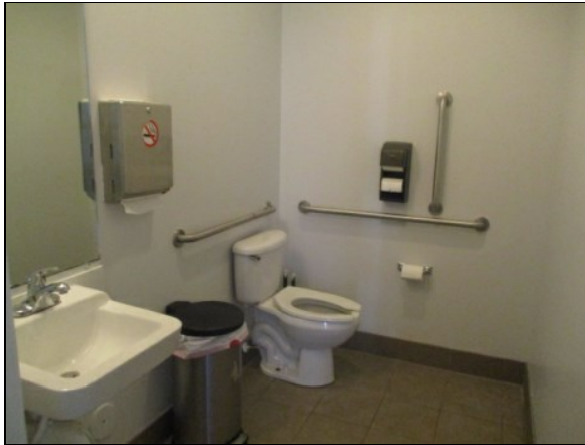
(1) Toilet

The bathrooms are in poor condition, exhibiting advanced wear and tear. Even if the bathrooms are clean and serviceable, remodeling may be warranted if the finishes and fixtures have become outdated or are not up to the aesthetic standards of the community.

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

Useful Life:  
20 years

Remaining Life:  
3 years



Best Case: \$ 1,600

Worst Case: \$ 2,400

Lower allowance to renovate/remodel

Higher allowance

Cost Source: AR Cost Database

**Comp #: 2755 Pool Table - Replace**

**Quantity: (1) Table**

Location: Clubhouse interior

Funded?: No. Meets the CAI Reserve Study Standards three-part test.

History:

Comments: \*NOTE #1: Per information provided, the client is responsible for 35% of the maintenance, repair, and/or replacement costs related to this component. As such, the cost estimates shown below have been adjusted accordingly.

Life expectancy and/or cost estimates related to this component are deemed to be too indeterminate for Reserve funding at this time. However, we recommend further inspection by qualified professional to determine anticipated scopes of work and requisite costs. In addition, any significant expenditures related to this component (other than routine maintenance) should be tracked/reported by the Client. This component should then be re-evaluated during future Reserve Study updates based on most recent information and data available at that time. If deemed appropriate for Reserve funding, component can be incorporated as applicable.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

---

Pool Area (35% Cost Responsibility)

Comp #: 2567 Water Heater - Replace

Quantity: (1) Water Heater

Location: Mechanical room  
Funded?: No. Too small for Reserve designation.  
History:

Comments: \*NOTE #1: Per information provided, the client is responsible for 35% of the maintenance, repair, and/or replacement costs related to this component. As such, the cost estimates shown below have been adjusted accordingly.

Size/Capacity: 50-Gallon  
Manufacture Date: 2010

The total cost estimate related to this component is not expected to meet the minimum threshold for Reserve funding (\$3,000). As such, costs related to this component are expected to be included in the Client's Operating budget. However, any repair and maintenance or other related expenditures should be tracked, and this component should be re-evaluated during future Reserve Study updates based on most recent information and data available. If deemed appropriate for Reserve funding, component can be included in the funding plan at that time.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

**Comp #: 2763 Pool Deck Furniture - Partial Replace**

**Quantity: Ongoing Partial Allowance**

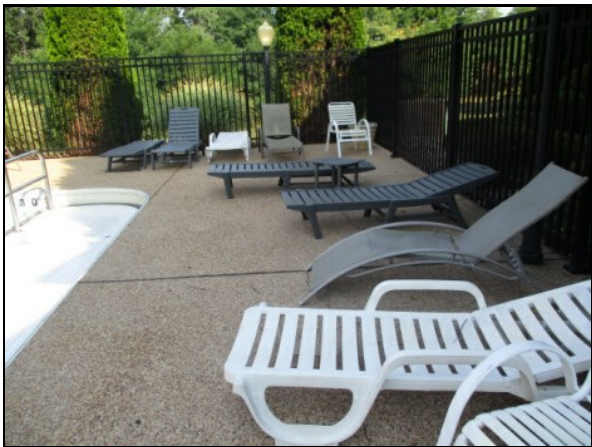
Location: Pool deck  
Funded?: Yes. Meets the CAI Reserve Study Standards three-part test.  
History: Partial Replacement/Update in 2024 for \$3,898.75  
Comments: \*NOTE: Per information provided, the client is responsible for 35% of the maintenance, repair, and/or replacement costs related to this component. As such, the cost estimates shown below have been adjusted accordingly.

- Furniture Count -  
(21) Chaise Lounge Chairs  
(2) Dining Tables  
(9) Chairs  
(2) Drink Tables  
(4) Rocking Chairs

Varied styles and conditions evident at the time of inspection (shown in picture below).

We recommend regular inspections and repair or replacement of any damaged pieces promptly to ensure safety. Protected storage of furniture when not in use can help to extend useful life. Best practice is to replace all pieces together in order to maintain consistent style and quality in the pool/recreation area. However, per client precedence, this component represents an allowance for ongoing partial replacements as needed by the client. Costs can vary greatly based on quantity and type of pieces selected for replacement. Funding recommendation shown here is based on replacement with comparable number and quality of pieces as existing.

Useful Life:  
5 years  
  
Remaining Life:  
2 years



|                               |                      |
|-------------------------------|----------------------|
| Best Case: \$ 1,400           | Worst Case: \$ 1,800 |
| Lower allowance               | Higher allowance     |
| Cost Source: AR Cost Database |                      |

**Comp #: 2764 Pool Cover - Replace**

**Quantity: (1) Pool Cover**

Location: Pool deck (or storage room)

Funded?: Yes. Meets the CAI Reserve Study Standards three-part test.

History:

Comments: \*NOTE: Per information provided, the client is responsible for 35% of the maintenance, repair, and/or replacement costs related to this component. As such, the cost estimates shown below have been adjusted accordingly.

Approximate Pool Footprint: 820 GSF

The pool cover was in storage and inaccessible at the time of inspection. Thus, no picture is available.

Pool cover maintenance and replacement schedules, as well as associated costs, can vary widely depending on the type of pool cover, usage, environmental factors, and the material quality. Remove debris and water from the cover, especially after storms or high winds. When not in use, store the cover in a cool, dry place away from rodents and pests. Check for Damage: Regularly inspect for tears, holes, or worn spots. Patch kits are available for minor repairs. Avoid dragging the cover across rough surfaces to prevent abrasions. Investing in a higher-quality cover can often extend its lifespan and improve its efficacy, potentially saving money in the long run. Proper maintenance not only extends the life of your pool cover but also ensures it continues to perform its intended function effectively, be it safety, cleanliness, or heat retention.

Useful Life:  
15 years

Remaining Life:  
0 years

No Photo Available

Best Case: \$ 1,400

Worst Case: \$ 1,800

Lower estimate (35% of total)

Higher estimate (35% of total)

Cost Source: AR Cost Database



**Comp #: 2767 Pool Deck - Repair Allowance**

**Quantity: Approx 2,500 GSF**

Location: Pool deck

Funded?: Yes. Meets the CAI Reserve Study Standards three-part test.

History:

Comments: \*NOTE #1: Per information provided, the client is responsible for 35% of the maintenance, repair, and/or replacement costs related to this component. As such, the cost estimates shown below have been adjusted accordingly.

\*NOTE #2: Due to the current condition of the pool deck surface (moderate cracking, difference in spa area appearance), the client might want to entertain a different surface type such as pavers being installed on top of the existing deck. Crack repairs and partial replacements are currently funded within this component, but this component approach may be adjusted if the association decides to conduct a more comprehensive replacement at a future date.

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

Useful Life:  
5 years

Remaining Life:  
0 years



Best Case: \$ 3,000

Worst Case: \$ 5,000

Lower allowance (35% of total)

Higher allowance (35% of total)

Cost Source: AR Cost Database

**Comp #: 2771 Pool Fence & Gate - Replace**

**Quantity: Approx 235 LF**

Location: Pool deck

Funded?: Yes. Meets the CAI Reserve Study Standards three-part test.

History: (Listed below)

Comments: \*NOTE: Per information provided, the client is responsible for 35% of the maintenance, repair, and/or replacement costs related to this component. As such, the cost estimates shown below have been adjusted accordingly.

Project History (As Reported/Available) -

2008-2010: Original construction of the pool/amenity area (per information provided)

2017: Pool fencing and gate replacement completed at an approximate cost of \$17,390.23 (per information provided)

Construction Material: Aluminum

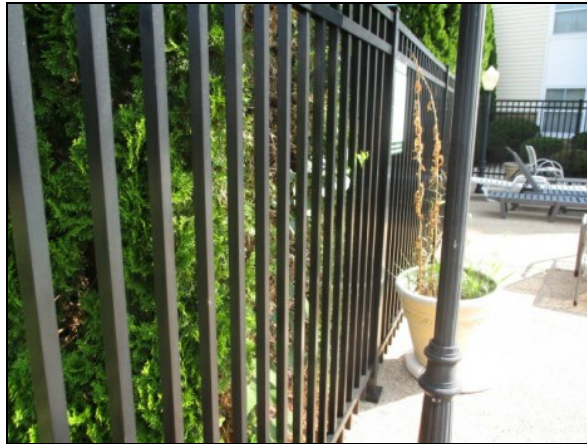
Minimal surface wear but overall fence was in good condition. Pool fencing determined to be in good physical/structural condition is stable and upright, with no signs or reports of damage or required repairs. All components and hardware appear to be in serviceable condition with no unusual or advanced signs of wear or age. Fencing is in good aesthetic condition. As a routine maintenance item, fence should be inspected regularly and repaired as-needed to ensure safety. Periodically clean with an appropriate cleaner and touch up paint as needed in between regular paint cycles. When evaluating replacements, be sure to comply with any applicable building codes. Gates and locks should be inspected to make sure they close and lock properly. Faulty perimeter around a pool area can expose an Association to significant liability risk. When possible, replacement should be coordinated with other projects, such as pool deck projects, other fencing/railing work, etc.

Useful Life:

25 years

Remaining Life:

17 years



Best Case: \$ 7,000

Worst Case: \$ 9,000

Lower estimate (35% of total)

Higher estimate (35% of total)

Cost Source: AR Cost Database/Client Cost History, plus Inflation

**Comp #: 2772 Pool Deck Lights - Replace**

**Quantity: (8) Pole Lights**

Location: Pool deck

Funded?: Yes. Meets the CAI Reserve Study Standards three-part test.

History: Presumed to be original to the construction of the pool/amenity area (2008-2010, per information provided)

Comments: \*NOTE: Per information provided, the client is responsible for 35% of the maintenance, repair, and/or replacement costs related to this component. As such, the cost estimates shown below have been adjusted accordingly.

Fair Condition: The pool deck lights are in fair condition, showing a somewhat faded/worn appearance, but the overall assembly is sturdy and aging normally. The physical condition is serviceable and still appropriate for aesthetic standards.

Lighting around the pool deck should be inspected regularly to ensure adequate brightness at night for safety precaution. Minor repairs and individual replacements are expected to be handled through the Operating budget. Comprehensive replacement is often coordinated with either exterior/site lighting or with other pool-related components such as decking/fencing. Cost estimates shown below are based on replacement with comparable size and design standards as existing lighting.

Useful Life:  
25 years

Remaining Life:  
8 years



Best Case: \$ 4,000

Worst Case: \$ 6,000

Lower estimate (35% of total)

Higher estimate (35% of total)

Cost Source: AR Cost Database

**Comp #: 2773 Swimming Pool - Resurface**

**Quantity: (1) Pool**

Location: Pool deck

Funded?: Yes. Meets the CAI Reserve Study Standards three-part test.

History: (Listed below)

Comments: \*NOTE: Per information provided, the client is responsible for 35% of the maintenance, repair, and/or replacement costs related to this component. As such, the cost estimates shown below have been adjusted accordingly.

\*NOTE #2: Per information provided, the client plans to resurface the swimming pool in 2024-2025 at an approximate cost of \$14,450. Based on this information, the remaining useful life and cost estimate of this component has been reduced accordingly. In addition, historical evidence shown by the client has resulted in a lower life expectancy than the prior Reserve Study report. The project documentation provided by the client showed that the immediate scope only includes re-plastering, so future resurfacing costs will likely be more extensive due to replacement of other pieces like tile, ladders, and/or railings. As such, this component should be re-evaluated during future Reserve Study updates.

Project History (As Reported/Available) -

2008: Original construction of the pool/amenity area (per information provided)

2017: Pool resurfaced at an approximate cost of \$9,995 (per information provided)

Approximate Footprint: 820 GSF

Waterline Perimeter: 120 LF

Depth Range: 3' to 5'

Additional Features: 120 GSF of Tile at Entry Landing, (1) Railing Set, (1) Ladder

The swimming pool showed some color fade or discoloration, and roughening of the surface. Leaks were reported by the client.

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

Useful Life:  
10 years

Remaining Life:  
0 years



Best Case: \$ 4,000

Worst Case: \$ 6,000

Lower estimate (35% of total)

Higher estimate (35% of total)

Cost Source: Estimate Provided by Client

**Comp #: 2779 Pool Filter - Replace**

**Quantity: (1) Filter**

Location: Pool equipment room

Funded?: Yes. Meets the CAI Reserve Study Standards three-part test.

History:

Comments: \*NOTE: Per information provided, the client is responsible for 35% of the maintenance, repair, and/or replacement costs related to this component. As such, the cost estimates shown below have been adjusted accordingly.

Filter Type: Sand

Manufacturer: Hayward

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:  
15 years

Remaining Life:  
0 years



Best Case: \$ 1,200

Worst Case: \$ 1,600

Lower estimate (35% of total)

Higher estimate (35% of total)

Cost Source: AR Cost Database

**Comp #: 2783 Pool Pumps - Replace**

**Quantity: Ongoing Allowance**

Location: Pool equipment room

Funded?: Yes. Meets the CAI Reserve Study Standards three-part test.

History:

Comments: \*NOTE: Per information provided, the client is responsible for 35% of the maintenance, repair, and/or replacement costs related to this component. As such, the cost estimates shown below have been adjusted accordingly.

Size/Capacity: 2-HP

Pumps should be inspected regularly for leaks and other mechanical problems. Minimal or no subjective/aesthetic value for pool and spa equipment. Due to varying ages and/or information provided during this inspection, comprehensive replacement of all pumps at once is not anticipated. Thus, this component represents a “supplemental” allowance to repair, rebuild, and/or replace pumps and motors as needed. Remaining useful life has been adjusted based on available visual condition, manufacture dates (if available), and/or Client cost history provided. The Client should continually track relevant repair/replacement expenses and report them during future Reserve Study updates. This component should then be re-evaluated based on the most current information available at that time.

Useful Life:  
10 years

Remaining Life:  
0 years



Best Case: \$ 3,000

Worst Case: \$ 5,000

Lower estimate (35% of total)

Higher estimate (35% of total)

Cost Source: AR Cost Database



## Sport Courts (35% Cost Responsibility)

### Comp #: 2821 Sport Courts - Resurface

Quantity: Approx 2,440 GSF

Location: Basketball court (adjacent to parking lot/Chesnut Ridge Drive)

Funded?: Yes. Meets the CAI Reserve Study Standards three-part test.

History: Constructed in approximately 2008 (per information provided/satellite imagery) Reported painting in 2023

Comments: \*NOTE: Per information provided, the client is responsible for 35% of the maintenance, repair, and/or replacement costs related to this component. As such, the cost estimates shown below have been adjusted accordingly.

Per visual conditions evident at the time of inspection, the basketball court was recently striped. However, costs for striping alone are not anticipated to meet the minimum threshold for Reserve funding. The remainder of the court appeared in fair condition.

Assuming proper maintenance and proper re-coating schedules, the court surface should have a relatively long life expectancy. Over time, exposure to UV light, wind rain and foot traffic will deteriorate the surface to the point of failure. This component refers to the eventual need to completely rebuild/reconstruct court playing surface, which includes a removal of the top layer of the courts and application of a new surface (i.e. asphalt). Prior to a rebuild project, we recommend that the Client consult with vendors to identify any structural problems, such as poor grade, lack of drainage, high spots, etc. Plan to rebuild/reconstruct at the approximate interval shown below in order to preserve the appearance and usefulness of the court surface. Best practice is to coordinate with other projects, such as fencing and/or lighting replacement.

Useful Life:  
25 years

Remaining Life:  
8 years



Best Case: \$ 3,300

Worst Case: \$ 4,300

Lower estimate to resurface/rebuild (35% of total)

Higher estimate (35% of total)

Cost Source: AR Cost Database



**Comp #: 2824 Basketball Hoops - Replace**

**Quantity: (2) Structures**

Location: Basketball court (adjacent to parking lot/Chesnut Ridge Drive)

Funded?: Yes. Meets the CAI Reserve Study Standards three-part test.

History:

Comments: \*NOTE: Per information provided, the client is responsible for 35% of the maintenance, repair, and/or replacement costs related to this component. As such, the cost estimates shown below have been adjusted accordingly.

Fair condition: Sports equipment/assets in fair condition typically exhibit some routine signs of wear and tear, but no unusual concerns or impediments to play.

Inspect regularly and repair/replace individual pieces as needed within the annual Operating budget. We recommend planning for eventual replacement at the timeframe below. Best practice is often to coordinate replacements with other amenity projects in order to maintain consistent standards. Unless otherwise noted, cost estimates below assume replacement with similar quantity and quantity as existing pieces.

Useful Life:  
15 years

Remaining Life:  
8 years



Best Case: \$ 1,400

Worst Case: \$ 2,100

Lower estimate to replace (35% of total)

Higher estimate (35% of total)

Cost Source: AR Cost Database

**Comp #: 2827 Volleyball Court - Maintain/Refurbish**

**Quantity: (1) Court**

Location: Adjacent to parking lot  
Funded?: No. Too small for Reserve designation.  
History: Constructed in approximately 2008 (per information provided/satellite imagery)  
Comments: \*NOTE: Per information provided, the client is responsible for 35% of the maintenance, repair, and/or replacement costs related to this component.

Approximate Surface Area: 1,840 GSF  
Court Surface Material: Sand

Cost estimates related to this component are not expected to meet the minimum threshold for Reserve funding. As such, costs related to this component are expected to be included in the Client’s Operating budget. However, any repair and maintenance or other related expenditures should be tracked, and this component should be re-evaluated during future Reserve Study updates based on most recent information and data available. If deemed appropriate for Reserve funding, component can be included in the funding plan at that time.

Useful Life:  
  
Remaining Life:



Best Case: Worst Case:  
Cost Source:

---