

San Francisco Office  
1278 Indiana Street #400  
San Francisco, CA 94107



Tel: (415) 694-8931  
Fax: (415) 762-3662  
www.ReserveStudy.com

## Update "With-Site-Visit" Reserve Study



### Camino Del Prado HOA Sunnyvale, CA

Report #: 13452-3  
For Period Beginning: July 1, 2018  
Expires: June 30, 2019

Date Prepared: March 7, 2018



---

**Hello, and welcome to your Reserve Study!**

**T**his Report is a valuable budget planning tool, for with it you control the future of your association. It contains all the fundamental information needed to understand your current and future Reserve obligations, the most significant expenditures your association will face.

**W**ith respect to Reserves, this Report will tell you "where you are," and "where to go from here."

In this Report, you will find...

- 1) A List of What you're Reserving For**
- 2) An Evaluation of your Reserve Fund Size and Strength**
- 3) A Recommended Multi-Year Reserve Funding Plan**

**More Questions?**

Visit our website at [www.ReserveStudy.com](http://www.ReserveStudy.com) or call us at:

415-694-8931

**ASSOCIATION  
RESERVES**  
Est. 1986

---

## Table of Contents

<b>3-Minute Executive Summary</b>	<b>1</b>
Reserve Study Summary	1
Executive Summary (Component List)	2
<b>Introduction, Objectives, and Methodology</b>	<b>4</b>
Which Physical Assets are Funded by Reserves?	5
How do we establish Useful Life and Remaining Useful Life estimates?	5
How do we establish Current Repair/Replacement Cost Estimates?	5
How much Reserves are enough?	6
How much should we contribute?	7
What is our Recommended Funding Goal?	7
<b>Projected Expenses</b>	<b>9</b>
Annual Reserve Expenses Graph	9
<b>Reserve Fund Status &amp; Recommended Funding Plan</b>	<b>10</b>
Annual Reserve Funding Graph	10
30-Yr Cash Flow Graph	11
Percent Funded Graph	11
<b>Table Descriptions</b>	<b>12</b>
Reserve Component List Detail	13
Fully Funded Balance	15
Component Significance	17
Accounting-Tax Summary	19
30-Year Reserve Plan Summary	21
30-Year Income/Expense Detail	22
<b>Accuracy, Limitations, and Disclosures</b>	<b>34</b>
<b>Terms and Definitions</b>	<b>35</b>
<b>Component Details</b>	<b>36</b>

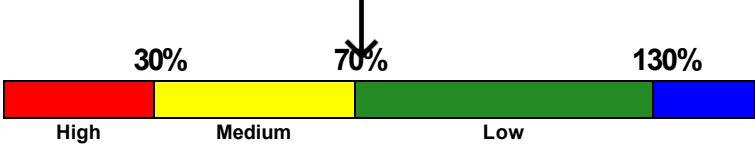
## 3- Minute Executive Summary

**Association:** Camino Del Prado HOA **Assoc. #: 13452-3**  
**Location:** Sunnyvale, CA **# of Units:87**  
**Report Period:** July 1, 2018 through June 30, 2019

**Findings/Recommendations as-of: July 1, 2018**

Project Starting Reserve Balance .....	\$1,113,828
Currently Fully Funding Reserve Balance .....	\$1,544,472
Average Reserve Deficit (Surplus) Per Unit .....	\$4,950
Percent Funded .....	72.1 %
Recommended 2018 "Monthly Fully Funding Contributions" .....	\$17,660
Recommended 2018 Special Assessments for Reserves .....	\$0
2017 Contribution Rate .....	\$16,744

**Reserves % Funded: 72.1%**



**Special Assessment Risk:**

**Economic Assumptions:**

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

- This is an Update "With-Site-Visit" Reserve Study.
- The information in this Reserve Study is based on our site inspection on 10/24/2017.
- This Reserve Study was prepared by, or under the supervision of, a credentialed Reserve Specialist (RS).
- Because your Reserve Fund is at 72.1 % Funded, this means the association's special assessment & deferred maintenance risk is currently Low.
- Your multi-year Funding Plan is designed to gradually bring you to the 100% level, or "Fully Funded".
- Based on this starting point, your anticipated future expenses, and your historical Reserve contribution rate, our recommendation is for you to set your Reserve contributions at \$17,660/Monthly.
- No assets appropriate for Reserve designation were excluded.

## Executive Summary

13452-3

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
<b>Building Exteriors</b>			
324 Wall Lights - Replace	30	25	\$35,550
701 Front Doors - Replace (Partial)	5	2	\$12,000
702 Garage Doors - Replace (Partial)	1	0	\$7,225
703 Ped Garage Doors - Replace (Par.)	1	0	\$3,175
1115 Stucco - Repaint	10	4	\$306,900
1116 Wood Siding/Trim - Repaint	5	4	\$25,000
1121 Wood Siding/Trim - Repair	5	4	\$88,700
1305 Wood Shingle Roof - Replace (Ph 1)	30	5	\$286,500
1305 Wood Shingle Roof - Replace (Ph 2)	30	6	\$286,500
1305 Wood Shingle Roof - Replace (Ph 3)	30	7	\$286,500
1310 Gutters/Downspouts - Replace (5%)	3	1	\$6,000
1820 Termites - Treatment	1	0	\$16,400
<b>General Common Areas</b>			
103 Concrete Walkways - Repair/Replace	5	4	\$13,000
201 Asphalt - Resurface	35	7	\$221,500
202 Asphalt - Seal/Repair	5	2	\$19,750
322 Bollard Lights - Replace	25	21	\$91,050
405 Play Equipment - Replace	20	14	\$19,250
412 Tot Lot Surface - Replenishment	5	1	\$4,350
502 Chain Link Fence - Repair	15	0	\$7,100
503 Metal Fence/Rail - Replace	25	7	\$13,200
505 Wood Fence - Repair	1	0	\$2,200
506 Wood Fence - Replace (Ph 1)	30	6	\$65,000
506 Wood Fence - Replace (Ph 2)	30	7	\$65,000
506 Wood Fence - Replace (Ph 3)	30	8	\$65,000
506 Wood Fence - Replace (Ph 4)	30	9	\$65,000
1001 Backflow Devices - Replace	20	0	\$9,025
1006 Irrig. System - Repairs	25	28	\$20,000
1006 Irrig. System - Repairs (Ph 4)	0	0	\$10,925
1006 Irrig. System - Repairs (Ph 5)	0	1	\$10,925
1006 Irrig. System - Repairs (Ph 6)	0	2	\$10,925
1006 Irrig. System - Repairs (Ph 7)	0	3	\$10,925
1008 Trees - Trim/Remove/Replace	3	0	\$13,650
1107 Metal Fence/Rail - Repaint	5	4	\$2,150
1402 Signage - Replace	15	2	\$2,475
1811 Plumbing - Repairs (Ph 4)	0	0	\$21,300
1811 Plumbing - Repairs (Ph 5)	0	1	\$21,300
1811 Plumbing - Repairs (Ph 6)	0	2	\$21,300
1811 Plumbing - Repairs (Ph 7)	0	3	\$21,300
1811 Plumbing - Repairs (Ph 8)	0	4	\$21,300
1811 Plumbing - Repairs (Ph 9)	0	5	\$21,300
1811 Plumbing - Repairs (Ph.10)	0	6	\$21,300
<b>Pool &amp; Clubhouse</b>			
404 Pool Furniture - Replace (Partial)	8	4	\$4,975
509 Wood Trellis - Repair/Replace	5	4	\$20,800

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
601	Clubhouse Floor - Replace	25	24	\$13,900
604	Laminate Wood Floor - Replace	25	21	\$7,025
704	Clubhouse Doors - Replace	30	13	\$6,550
903	Furniture - Replace (Partial)	5	4	\$5,000
909	Bathrooms - Refurbish	20	5	\$7,100
913	Game Tables - Replace	20	2	\$5,775
916	Exercise Equipment - Replace	15	7	\$4,000
1110	Interior Surfaces - Repaint	15	14	\$5,275
1137	Clubhouse Windows - Replace	30	29	\$10,825
1202	Pool - Resurface	12	4	\$17,050
1203	Spa - Resurface	6	0	\$6,550
1222	Solar Panels - Replace	20	2	\$10,700
<b>Mechanical</b>				
803	Water Heater - Replace	10	0	\$2,150
805	Furnace - Replace	12	0	\$4,900
1207	Pool Filter - Replace	18	6	\$1,625
1207	Spa Filter - Replace	18	14	\$1,625
1208	Pool Heater - Replace	18	6	\$4,925
1208	Spa Heater - Replace	18	0	\$4,925
1209	Pool/Spa Chlorinators - Replace	10	2	\$1,775
1210	Pool/Spa Pump - Replace (Partial)	3	0	\$1,475

**63 Total Funded Components**

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

## Introduction



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

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



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

## Methodology



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



RESERVE COMPONENT "FOUR-PART TEST"

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

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

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

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

In this order...

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



## How much Reserves are enough?

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

Adequacy is measured in a two-step process:

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



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

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

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

## How much should we contribute?



RESERVE FUNDING PRINCIPLES

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

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

## What is our Recommended Funding Goal?

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



FUNDING OBJECTIVES

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

**Site Inspection Notes**

During our site visit on 10/24/2017, we began our site inspection at the pool and spa area. We visually inspected the association, and were able to see most areas.

Please see the Photographic Inventory Appendix at the end of this report for detailed look at each component.



## Projected Expenses

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

The figure below summarizes the projected future expenses at your property 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.

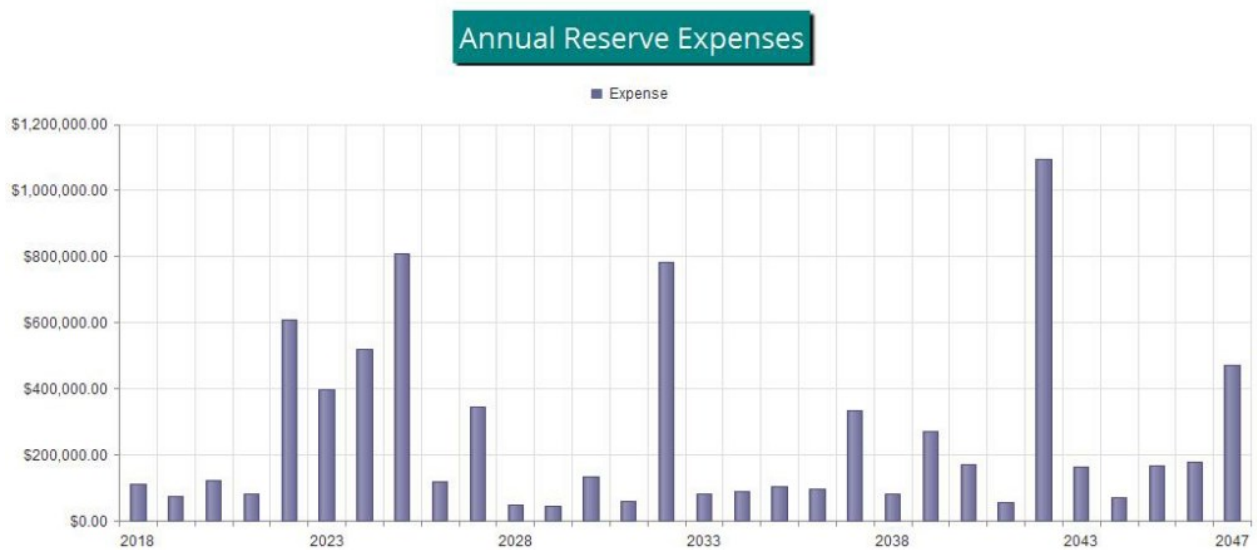


Figure 1

## Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$1,113,828 as-of the start of your fiscal year. This is based on your actual balance on 10/31/2017 of \$1,080,341 and anticipated Reserve contributions and expenses projected through the end of your Fiscal Year. As of 7/1/2018, your Fully Funded Balance is computed to be \$1,544,472. (see Acct/Tax Summary table). This figure represents the deteriorated value of your common area components. Comparing your Reserve Balance to your Fully Funded Balance indicates your 72.1 % Funded.

## Recommended Funding Plan

Based on your current Percent Funded and your near-term and long-term Reserve needs, we are recommending budgeted contributions of \$17,660/Monthly this Fiscal Year. The overall 30-yr plan, in perspective, is shown below. This same information is shown numerically in both the 30-yr Summary and the Cash Flow Detail tables.

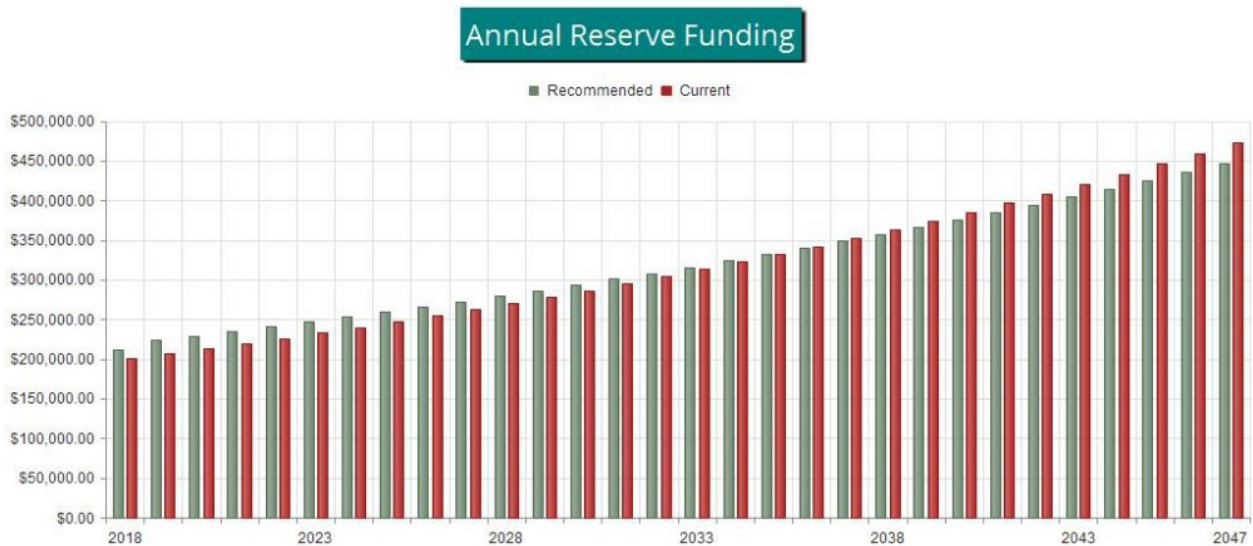


Figure 2

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

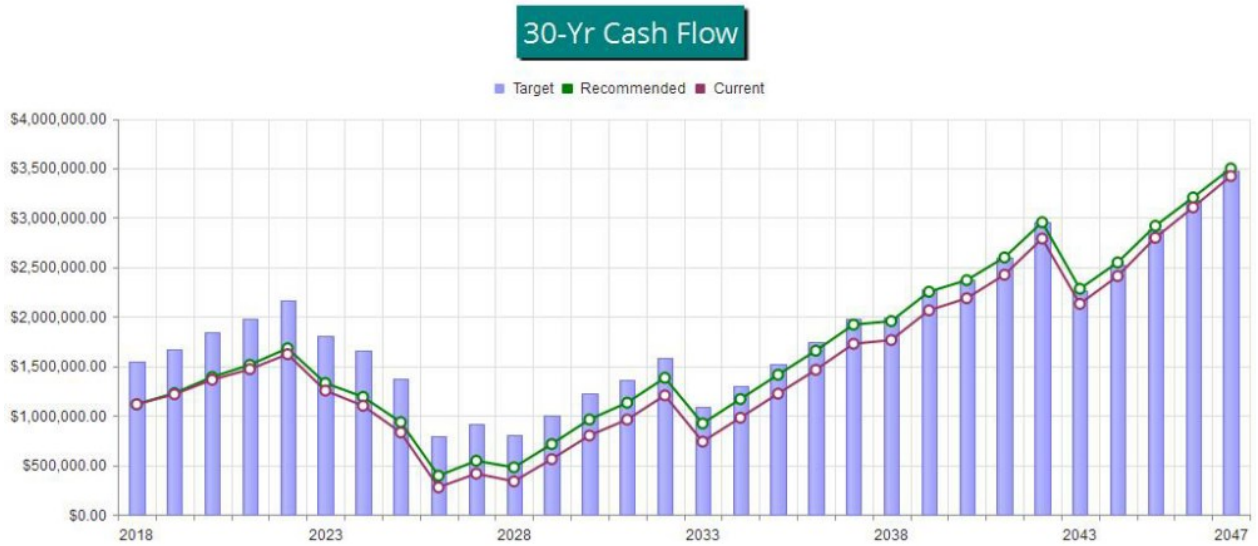


Figure 3

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



Figure 4



## Table Descriptions

The tabular information in this Report is broken down into nine tables, not all which may have been chosen by your Project Manager to appear in your report. Tables are listed in the order in which they appear in your Report.

Executive Summary is a summary of your Reserve Components

Budget Summary is a management and accounting tool, summarizing groupings of your Reserve Components.

Analysis Summary provides a summary of the starting financial information and your Project Manager's Financial Analysis decision points.

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

Fully Funded Balance shows the calculation of the Fully Funded Balance for each of your components, and their contributions to the association 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 association, helping you see which components have more (or less) influence than others on your total Reserve contribution rate. The deterioration cost/yr of each component is calculated by dividing the estimated Current Replacement Cost by its Useful Life, then that component's percentage of the total is displayed.

Accounting-Tax Summary provides information on each Component's proportionate portion of key totals, valuable to accounting professionals primarily during tax preparation time of year.

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

13452-3  
WSV

# Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate		
				Best Case	Worst Case	
<b>Building Exteriors</b>						
324	Wall Lights - Replace	(215) Lights	30	25	\$32,300	\$38,800
701	Front Doors - Replace (Partial)	(10) of (87) Front Doors	5	2	\$10,900	\$13,100
702	Garage Doors - Replace (Partial)	(4) of (87) Double Doors	1	0	\$6,550	\$7,900
703	Ped Garage Doors - Replace (Par.)	(4) of (87) Ped Doors	1	0	\$2,850	\$3,500
1115	Stucco - Repaint	Approx 232,010 GSF	10	4	\$279,400	\$334,400
1116	Wood Siding/Trim - Repaint	Approx 20,660 GSF	5	4	\$23,000	\$27,000
1121	Wood Siding/Trim - Repair	Approx 20,660 GSF x 20%	5	4	\$80,000	\$97,400
1305	Wood Shingle Roof - Replace (Ph 1)	Approx 52,400 GSF x 1/3	30	5	\$258,000	\$315,000
1305	Wood Shingle Roof - Replace (Ph 2)	Approx 52,400 GSF x 1/3	30	6	\$258,000	\$315,000
1305	Wood Shingle Roof - Replace (Ph 3)	Approx 52,400 GSF x 1/3	30	7	\$258,000	\$315,000
1310	Gutters/Downspouts - Replace (5%)	Approx 12,100 LF x 5%	3	1	\$5,450	\$6,550
1820	Termites - Treatment	(87) Units	1	0	\$14,200	\$18,600
<b>General Common Areas</b>						
103	Concrete Walkways - Repair/Replace	Extensive GSF	5	4	\$11,700	\$14,300
201	Asphalt - Resurface	Approx 55,800 GSF	35	7	\$199,000	\$244,000
202	Asphalt - Seal/Repair	Approx 55,800 GSF	5	2	\$18,200	\$21,300
322	Bollard Lights - Replace	(48) Bollards	25	21	\$82,100	\$100,000
405	Play Equipment - Replace	(4) Pieces	20	14	\$16,800	\$21,700
412	Tot Lot Surface - Replenishment	Approx 1,820 GSF	5	1	\$3,800	\$4,900
502	Chain Link Fence - Repair	Approx 1,620 LF	15	0	\$6,200	\$8,000
503	Metal Fence/Rail - Replace	Approx 220 LF	25	7	\$12,000	\$14,400
505	Wood Fence - Repair	Approx 3,940 LF x 1%	1	0	\$2,000	\$2,400
506	Wood Fence - Replace (Ph 1)	Approx 3,940 LF x 25%	30	6	\$59,000	\$71,000
506	Wood Fence - Replace (Ph 2)	Approx 3,940 LF x 25%	30	7	\$59,000	\$71,000
506	Wood Fence - Replace (Ph 3)	Approx 3,940 LF x 25%	30	8	\$59,000	\$71,000
506	Wood Fence - Replace (Ph 4)	Approx 3,940 LF x 25%	30	9	\$59,000	\$71,000
1001	Backflow Devices - Replace	(5) Backflow Devices	20	0	\$8,200	\$9,850
1006	Irrig. System - Repairs	Common Area Irrigation	25	28	\$18,000	\$22,000
1006	Irrig. System - Repairs (Ph 4)	Common Area Irrigation	0	0	\$9,850	\$12,000
1006	Irrig. System - Repairs (Ph 5)	Common Area Irrigation	0	1	\$9,850	\$12,000
1006	Irrig. System - Repairs (Ph 6)	Common Area Irrigation	0	2	\$9,850	\$12,000
1006	Irrig. System - Repairs (Ph 7)	Common Area Irrigation	0	3	\$9,850	\$12,000
1008	Trees - Trim/Remove/Replace	(149) Common Area Trees	3	0	\$10,900	\$16,400
1107	Metal Fence/Rail - Repaint	Approx 220 LF	5	4	\$1,900	\$2,400
1402	Signage - Replace	(1) Wood Sign	15	2	\$2,200	\$2,750
1811	Plumbing - Repairs (Ph 4)	Common Area Plumbing	0	0	\$19,100	\$23,500
1811	Plumbing - Repairs (Ph 5)	Common Area Plumbing	0	1	\$19,100	\$23,500
1811	Plumbing - Repairs (Ph 6)	Common Area Plumbing	0	2	\$19,100	\$23,500
1811	Plumbing - Repairs (Ph 7)	Common Area Plumbing	0	3	\$19,100	\$23,500
1811	Plumbing - Repairs (Ph 8)	Common Area Plumbing	0	4	\$19,100	\$23,500
1811	Plumbing - Repairs (Ph 9)	Common Area Plumbing	0	5	\$19,100	\$23,500
1811	Plumbing - Repairs (Ph.10)	Common Area Plumbing	0	6	\$19,100	\$23,500
<b>Pool &amp; Clubhouse</b>						
404	Pool Furniture - Replace (Partial)	(32) Pieces	8	4	\$4,250	\$5,700

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
					Best Case	Worst Case
509	Wood Trellis - Repair/Replace	Approx 2,075 GSF x 1/3	5	4	\$18,900	\$22,700
601	Clubhouse Floor - Replace	Approx 1,580 GSF	25	24	\$12,500	\$15,300
604	Laminate Wood Floor - Replace	Approx 285 GSF	25	21	\$6,250	\$7,800
704	Clubhouse Doors - Replace	(6) Clubhouse Doors	30	13	\$5,900	\$7,200
903	Furniture - Replace (Partial)	(41) Various Pieces	5	4	\$4,500	\$5,500
909	Bathrooms - Refurbish	(2) Bathrooms	20	5	\$6,550	\$7,650
913	Game Tables - Replace	(3) Tables	20	2	\$5,150	\$6,400
916	Exercise Equipment - Replace	(4) Equipment	15	7	\$3,600	\$4,400
1110	Interior Surfaces - Repaint	Approx 4,370 GSF	15	14	\$4,800	\$5,750
1137	Clubhouse Windows - Replace	(9) Windows	30	29	\$9,850	\$11,800
1202	Pool - Resurface	(1) Pool	12	4	\$15,500	\$18,600
1203	Spa - Resurface	(1) Spa	6	0	\$5,450	\$7,650
1222	Solar Panels - Replace	(14) Panels	20	2	\$9,200	\$12,200
<b>Mechanical</b>						
803	Water Heater - Replace	(1) American Water Heater	10	0	\$1,900	\$2,400
805	Furnace - Replace	(1) Rheem Furnace	12	0	\$4,350	\$5,450
1207	Pool Filter - Replace	(1) Hayward Filter	18	6	\$1,400	\$1,850
1207	Spa Filter - Replace	(1) Filter	18	14	\$1,400	\$1,850
1208	Pool Heater - Replace	(1) Raypak Heater	18	6	\$4,400	\$5,450
1208	Spa Heater - Replace	(1) Spa Heater	18	0	\$4,400	\$5,450
1209	Pool/Spa Chlorinators - Replace	(2) Chlorinators	10	2	\$1,550	\$2,000
1210	Pool/Spa Pump - Replace (Partial)	(1) of (4) Pumps	3	0	\$1,300	\$1,650
63 Total Funded Components						

# Fully Funded Balance

13452-3  
WSV

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
<b>Building Exteriors</b>								
324	Wall Lights - Replace	\$35,550	X	5	/	30	=	\$5,925
701	Front Doors - Replace (Partial)	\$12,000	X	3	/	5	=	\$7,200
702	Garage Doors - Replace (Partial)	\$7,225	X	1	/	1	=	\$7,225
703	Ped Garage Doors - Replace (Par.)	\$3,175	X	1	/	1	=	\$3,175
1115	Stucco - Repaint	\$306,900	X	6	/	10	=	\$184,140
1116	Wood Siding/Trim - Repaint	\$25,000	X	1	/	5	=	\$5,000
1121	Wood Siding/Trim - Repair	\$88,700	X	1	/	5	=	\$17,740
1305	Wood Shingle Roof - Replace (Ph 1)	\$286,500	X	25	/	30	=	\$238,750
1305	Wood Shingle Roof - Replace (Ph 2)	\$286,500	X	24	/	30	=	\$229,200
1305	Wood Shingle Roof - Replace (Ph 3)	\$286,500	X	23	/	30	=	\$219,650
1310	Gutters/Downspouts - Replace (5%)	\$6,000	X	2	/	3	=	\$4,000
1820	Termites - Treatment	\$16,400	X	1	/	1	=	\$16,400
<b>General Common Areas</b>								
103	Concrete Walkways - Repair/Replace	\$13,000	X	1	/	5	=	\$2,600
201	Asphalt - Resurface	\$221,500	X	28	/	35	=	\$177,200
202	Asphalt - Seal/Repair	\$19,750	X	3	/	5	=	\$11,850
322	Bollard Lights - Replace	\$91,050	X	4	/	25	=	\$14,568
405	Play Equipment - Replace	\$19,250	X	6	/	20	=	\$5,775
412	Tot Lot Surface - Replenishment	\$4,350	X	4	/	5	=	\$3,480
502	Chain Link Fence - Repair	\$7,100	X	15	/	15	=	\$7,100
503	Metal Fence/Rail - Replace	\$13,200	X	18	/	25	=	\$9,504
505	Wood Fence - Repair	\$2,200	X	1	/	1	=	\$2,200
506	Wood Fence - Replace (Ph 1)	\$65,000	X	24	/	30	=	\$52,000
506	Wood Fence - Replace (Ph 2)	\$65,000	X	23	/	30	=	\$49,833
506	Wood Fence - Replace (Ph 3)	\$65,000	X	22	/	30	=	\$47,667
506	Wood Fence - Replace (Ph 4)	\$65,000	X	21	/	30	=	\$45,500
1001	Backflow Devices - Replace	\$9,025	X	20	/	20	=	\$9,025
1006	Irrig. System - Repairs	\$20,000	X	0	/	25	=	\$0
1006	Irrig. System - Repairs (Ph 4)	\$10,925	X	0	/	0	=	\$10,925
1006	Irrig. System - Repairs (Ph 5)	\$10,925	X	0	/	0	=	\$5,463
1006	Irrig. System - Repairs (Ph 6)	\$10,925	X	0	/	0	=	\$3,642
1006	Irrig. System - Repairs (Ph 7)	\$10,925	X	0	/	0	=	\$2,731
1008	Trees - Trim/Remove/Replace	\$13,650	X	3	/	3	=	\$13,650
1107	Metal Fence/Rail - Repaint	\$2,150	X	1	/	5	=	\$430
1402	Signage - Replace	\$2,475	X	13	/	15	=	\$2,145
1811	Plumbing - Repairs (Ph 4)	\$21,300	X	0	/	0	=	\$21,300
1811	Plumbing - Repairs (Ph 5)	\$21,300	X	0	/	0	=	\$10,650
1811	Plumbing - Repairs (Ph 6)	\$21,300	X	0	/	0	=	\$7,100
1811	Plumbing - Repairs (Ph 7)	\$21,300	X	0	/	0	=	\$5,325
1811	Plumbing - Repairs (Ph 8)	\$21,300	X	0	/	0	=	\$4,260
1811	Plumbing - Repairs (Ph 9)	\$21,300	X	0	/	0	=	\$3,550
1811	Plumbing - Repairs (Ph.10)	\$21,300	X	0	/	0	=	\$3,043
<b>Pool &amp; Clubhouse</b>								
404	Pool Furniture - Replace (Partial)	\$4,975	X	4	/	8	=	\$2,488

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
509	Wood Trellis - Repair/Replace	\$20,800	X	1	/	5	=	\$4,160
601	Clubhouse Floor - Replace	\$13,900	X	1	/	25	=	\$556
604	Laminate Wood Floor - Replace	\$7,025	X	4	/	25	=	\$1,124
704	Clubhouse Doors - Replace	\$6,550	X	17	/	30	=	\$3,712
903	Furniture - Replace (Partial)	\$5,000	X	1	/	5	=	\$1,000
909	Bathrooms - Refurbish	\$7,100	X	15	/	20	=	\$5,325
913	Game Tables - Replace	\$5,775	X	18	/	20	=	\$5,198
916	Exercise Equipment - Replace	\$4,000	X	8	/	15	=	\$2,133
1110	Interior Surfaces - Repaint	\$5,275	X	1	/	15	=	\$352
1137	Clubhouse Windows - Replace	\$10,825	X	1	/	30	=	\$361
1202	Pool - Resurface	\$17,050	X	8	/	12	=	\$11,367
1203	Spa - Resurface	\$6,550	X	6	/	6	=	\$6,550
1222	Solar Panels - Replace	\$10,700	X	18	/	20	=	\$9,630
<b>Mechanical</b>								
803	Water Heater - Replace	\$2,150	X	10	/	10	=	\$2,150
805	Furnace - Replace	\$4,900	X	12	/	12	=	\$4,900
1207	Pool Filter - Replace	\$1,625	X	12	/	18	=	\$1,083
1207	Spa Filter - Replace	\$1,625	X	4	/	18	=	\$361
1208	Pool Heater - Replace	\$4,925	X	12	/	18	=	\$3,283
1208	Spa Heater - Replace	\$4,925	X	18	/	18	=	\$4,925
1209	Pool/Spa Chlorinators - Replace	\$1,775	X	8	/	10	=	\$1,420
1210	Pool/Spa Pump - Replace (Partial)	\$1,475	X	3	/	3	=	\$1,475
								\$1,544,472

# Component Significance

13452-3  
WSV

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
<b>Building Exteriors</b>					
324	Wall Lights - Replace	30	\$35,550	\$1,185	0.72 %
701	Front Doors - Replace (Partial)	5	\$12,000	\$2,400	1.46 %
702	Garage Doors - Replace (Partial)	1	\$7,225	\$7,225	4.39 %
703	Ped Garage Doors - Replace (Par.)	1	\$3,175	\$3,175	1.93 %
1115	Stucco - Repaint	10	\$306,900	\$30,690	18.64 %
1116	Wood Siding/Trim - Repaint	5	\$25,000	\$5,000	3.04 %
1121	Wood Siding/Trim - Repair	5	\$88,700	\$17,740	10.78 %
1305	Wood Shingle Roof - Replace (Ph 1)	30	\$286,500	\$9,550	5.80 %
1305	Wood Shingle Roof - Replace (Ph 2)	30	\$286,500	\$9,550	5.80 %
1305	Wood Shingle Roof - Replace (Ph 3)	30	\$286,500	\$9,550	5.80 %
1310	Gutters/Downspouts - Replace (5%)	3	\$6,000	\$2,000	1.21 %
1820	Termites - Treatment	1	\$16,400	\$16,400	9.96 %
<b>General Common Areas</b>					
103	Concrete Walkways - Repair/Replace	5	\$13,000	\$2,600	1.58 %
201	Asphalt - Resurface	35	\$221,500	\$6,329	3.84 %
202	Asphalt - Seal/Repair	5	\$19,750	\$3,950	2.40 %
322	Bollard Lights - Replace	25	\$91,050	\$3,642	2.21 %
405	Play Equipment - Replace	20	\$19,250	\$963	0.58 %
412	Tot Lot Surface - Replenishment	5	\$4,350	\$870	0.53 %
502	Chain Link Fence - Repair	15	\$7,100	\$473	0.29 %
503	Metal Fence/Rail - Replace	25	\$13,200	\$528	0.32 %
505	Wood Fence - Repair	1	\$2,200	\$2,200	1.34 %
506	Wood Fence - Replace (Ph 1)	30	\$65,000	\$2,167	1.32 %
506	Wood Fence - Replace (Ph 2)	30	\$65,000	\$2,167	1.32 %
506	Wood Fence - Replace (Ph 3)	30	\$65,000	\$2,167	1.32 %
506	Wood Fence - Replace (Ph 4)	30	\$65,000	\$2,167	1.32 %
1001	Backflow Devices - Replace	20	\$9,025	\$451	0.27 %
1006	Irrig. System - Repairs	25	\$20,000	\$800	0.49 %
1006	Irrig. System - Repairs (Ph 4)	0	\$10,925	\$0	0.00 %
1006	Irrig. System - Repairs (Ph 5)	0	\$10,925	\$0	0.00 %
1006	Irrig. System - Repairs (Ph 6)	0	\$10,925	\$0	0.00 %
1006	Irrig. System - Repairs (Ph 7)	0	\$10,925	\$0	0.00 %
1008	Trees - Trim/Remove/Replace	3	\$13,650	\$4,550	2.76 %
1107	Metal Fence/Rail - Repaint	5	\$2,150	\$430	0.26 %
1402	Signage - Replace	15	\$2,475	\$165	0.10 %
1811	Plumbing - Repairs (Ph 4)	0	\$21,300	\$0	0.00 %
1811	Plumbing - Repairs (Ph 5)	0	\$21,300	\$0	0.00 %
1811	Plumbing - Repairs (Ph 6)	0	\$21,300	\$0	0.00 %
1811	Plumbing - Repairs (Ph 7)	0	\$21,300	\$0	0.00 %
1811	Plumbing - Repairs (Ph 8)	0	\$21,300	\$0	0.00 %
1811	Plumbing - Repairs (Ph 9)	0	\$21,300	\$0	0.00 %
1811	Plumbing - Repairs (Ph.10)	0	\$21,300	\$0	0.00 %
<b>Pool &amp; Clubhouse</b>					
404	Pool Furniture - Replace (Partial)	8	\$4,975	\$622	0.38 %
509	Wood Trellis - Repair/Replace	5	\$20,800	\$4,160	2.53 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
601	Clubhouse Floor - Replace	25	\$13,900	\$556	0.34 %
604	Laminate Wood Floor - Replace	25	\$7,025	\$281	0.17 %
704	Clubhouse Doors - Replace	30	\$6,550	\$218	0.13 %
903	Furniture - Replace (Partial)	5	\$5,000	\$1,000	0.61 %
909	Bathrooms - Refurbish	20	\$7,100	\$355	0.22 %
913	Game Tables - Replace	20	\$5,775	\$289	0.18 %
916	Exercise Equipment - Replace	15	\$4,000	\$267	0.16 %
1110	Interior Surfaces - Repaint	15	\$5,275	\$352	0.21 %
1137	Clubhouse Windows - Replace	30	\$10,825	\$361	0.22 %
1202	Pool - Resurface	12	\$17,050	\$1,421	0.86 %
1203	Spa - Resurface	6	\$6,550	\$1,092	0.66 %
1222	Solar Panels - Replace	20	\$10,700	\$535	0.33 %
<b>Mechanical</b>					
803	Water Heater - Replace	10	\$2,150	\$215	0.13 %
805	Furnace - Replace	12	\$4,900	\$408	0.25 %
1207	Pool Filter - Replace	18	\$1,625	\$90	0.05 %
1207	Spa Filter - Replace	18	\$1,625	\$90	0.05 %
1208	Pool Heater - Replace	18	\$4,925	\$274	0.17 %
1208	Spa Heater - Replace	18	\$4,925	\$274	0.17 %
1209	Pool/Spa Chlorinators - Replace	10	\$1,775	\$178	0.11 %
1210	Pool/Spa Pump - Replace (Partial)	3	\$1,475	\$492	0.30 %
63	Total Funded Components			\$164,610	100.00 %

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Current Fund Balance	Proportional Reserve Contribs
<b>Building Exteriors</b>							
324	Wall Lights - Replace	30	25	\$35,550	\$5,925	\$0	\$127
701	Front Doors - Replace (Partial)	5	2	\$12,000	\$7,200	\$7,200	\$257
702	Garage Doors - Replace (Partial)	1	0	\$7,225	\$7,225	\$7,225	\$775
703	Ped Garage Doors - Replace (Par.)	1	0	\$3,175	\$3,175	\$3,175	\$341
1115	Stucco - Repaint	10	4	\$306,900	\$184,140	\$184,140	\$3,293
1116	Wood Siding/Trim - Repaint	5	4	\$25,000	\$5,000	\$5,000	\$536
1121	Wood Siding/Trim - Repair	5	4	\$88,700	\$17,740	\$17,740	\$1,903
1305	Wood Shingle Roof - Replace (Ph 1)	30	5	\$286,500	\$238,750	\$238,750	\$1,025
1305	Wood Shingle Roof - Replace (Ph 2)	30	6	\$286,500	\$229,200	\$229,200	\$1,025
1305	Wood Shingle Roof - Replace (Ph 3)	30	7	\$286,500	\$219,650	\$92,106	\$1,025
1310	Gutters/Downspouts - Replace (5%)	3	1	\$6,000	\$4,000	\$4,000	\$215
1820	Termites - Treatment	1	0	\$16,400	\$16,400	\$16,400	\$1,759
<b>General Common Areas</b>							
103	Concrete Walkways - Repair/Replace	5	4	\$13,000	\$2,600	\$2,600	\$279
201	Asphalt - Resurface	35	7	\$221,500	\$177,200	\$0	\$679
202	Asphalt - Seal/Repair	5	2	\$19,750	\$11,850	\$11,850	\$424
322	Bollard Lights - Replace	25	21	\$91,050	\$14,568	\$0	\$391
405	Play Equipment - Replace	20	14	\$19,250	\$5,775	\$0	\$103
412	Tot Lot Surface - Replenishment	5	1	\$4,350	\$3,480	\$3,480	\$93
502	Chain Link Fence - Repair	15	0	\$7,100	\$7,100	\$7,100	\$51
503	Metal Fence/Rail - Replace	25	7	\$13,200	\$9,504	\$9,504	\$57
505	Wood Fence - Repair	1	0	\$2,200	\$2,200	\$2,200	\$236
506	Wood Fence - Replace (Ph 1)	30	6	\$65,000	\$52,000	\$52,000	\$232
506	Wood Fence - Replace (Ph 2)	30	7	\$65,000	\$49,833	\$49,833	\$232
506	Wood Fence - Replace (Ph 3)	30	8	\$65,000	\$47,667	\$0	\$232
506	Wood Fence - Replace (Ph 4)	30	9	\$65,000	\$45,500	\$0	\$232
1001	Backflow Devices - Replace	20	0	\$9,025	\$9,025	\$9,025	\$48
1006	Irrig. System - Repairs	25	28	\$20,000	\$0	\$0	\$86
1006	Irrig. System - Repairs (Ph 4)	0	0	\$10,925	\$10,925	\$10,925	\$0
1006	Irrig. System - Repairs (Ph 5)	0	1	\$10,925	\$5,463	\$5,463	\$0
1006	Irrig. System - Repairs (Ph 6)	0	2	\$10,925	\$3,642	\$3,642	\$0
1006	Irrig. System - Repairs (Ph 7)	0	3	\$10,925	\$2,731	\$2,731	\$0
1008	Trees - Trim/Remove/Replace	3	0	\$13,650	\$13,650	\$13,650	\$488
1107	Metal Fence/Rail - Repaint	5	4	\$2,150	\$430	\$430	\$46
1402	Signage - Replace	15	2	\$2,475	\$2,145	\$2,145	\$18
1811	Plumbing - Repairs (Ph 4)	0	0	\$21,300	\$21,300	\$21,300	\$0
1811	Plumbing - Repairs (Ph 5)	0	1	\$21,300	\$10,650	\$10,650	\$0
1811	Plumbing - Repairs (Ph 6)	0	2	\$21,300	\$7,100	\$7,100	\$0
1811	Plumbing - Repairs (Ph 7)	0	3	\$21,300	\$5,325	\$5,325	\$0
1811	Plumbing - Repairs (Ph 8)	0	4	\$21,300	\$4,260	\$4,260	\$0
1811	Plumbing - Repairs (Ph 9)	0	5	\$21,300	\$3,550	\$3,550	\$0
1811	Plumbing - Repairs (Ph.10)	0	6	\$21,300	\$3,043	\$3,043	\$0
<b>Pool &amp; Clubhouse</b>							
404	Pool Furniture - Replace (Partial)	8	4	\$4,975	\$2,488	\$2,488	\$67



#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Current Fund Balance	Proportional Reserve Contribs
509	Wood Trellis - Repair/Replace	5	4	\$20,800	\$4,160	\$4,160	\$446
601	Clubhouse Floor - Replace	25	24	\$13,900	\$556	\$0	\$60
604	Laminate Wood Floor - Replace	25	21	\$7,025	\$1,124	\$0	\$30
704	Clubhouse Doors - Replace	30	13	\$6,550	\$3,712	\$0	\$23
903	Furniture - Replace (Partial)	5	4	\$5,000	\$1,000	\$1,000	\$107
909	Bathrooms - Refurbish	20	5	\$7,100	\$5,325	\$5,325	\$38
913	Game Tables - Replace	20	2	\$5,775	\$5,198	\$5,198	\$31
916	Exercise Equipment - Replace	15	7	\$4,000	\$2,133	\$2,133	\$29
1110	Interior Surfaces - Repaint	15	14	\$5,275	\$352	\$0	\$38
1137	Clubhouse Windows - Replace	30	29	\$10,825	\$361	\$0	\$39
1202	Pool - Resurface	12	4	\$17,050	\$11,367	\$11,367	\$152
1203	Spa - Resurface	6	0	\$6,550	\$6,550	\$6,550	\$117
1222	Solar Panels - Replace	20	2	\$10,700	\$9,630	\$9,630	\$57
<b>Mechanical</b>							
803	Water Heater - Replace	10	0	\$2,150	\$2,150	\$2,150	\$23
805	Furnace - Replace	12	0	\$4,900	\$4,900	\$4,900	\$44
1207	Pool Filter - Replace	18	6	\$1,625	\$1,083	\$1,083	\$10
1207	Spa Filter - Replace	18	14	\$1,625	\$361	\$0	\$10
1208	Pool Heater - Replace	18	6	\$4,925	\$3,283	\$3,283	\$29
1208	Spa Heater - Replace	18	0	\$4,925	\$4,925	\$4,925	\$29
1209	Pool/Spa Chlorinators - Replace	10	2	\$1,775	\$1,420	\$1,420	\$19
1210	Pool/Spa Pump - Replace (Partial)	3	0	\$1,475	\$1,475	\$1,475	\$53
63 Total Funded Components					\$1,544,472	\$1,113,828	\$17,660

# 30-Year Reserve Plan Summary

13452-3  
WSV

Fiscal Year Start: 2018

Interest:

1.00 %

Inflation:

3.00 %

Reserve Fund Strength Calculations: (All values of Fiscal Year Start Date)

Projected Reserve Balance Changes

Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	% Increase		Loan or Special Assmts	Interest Income	Reserve Expenses
					In Annual Reserve Contribs.	Reserve Contribs.			
2018	\$1,113,828	\$1,544,472	72.1 %	Low	5.47 %	\$211,920	\$0	\$11,696	\$111,000
2019	\$1,226,445	\$1,672,445	73.3 %	Low	5.50 %	\$223,576	\$0	\$13,074	\$73,722
2020	\$1,389,371	\$1,847,029	75.2 %	Low	2.50 %	\$229,165	\$0	\$14,503	\$120,624
2021	\$1,512,415	\$1,981,786	76.3 %	Low	2.50 %	\$234,894	\$0	\$15,954	\$83,430
2022	\$1,679,834	\$2,158,557	77.8 %	Low	2.50 %	\$240,766	\$0	\$15,033	\$607,634
2023	\$1,327,999	\$1,804,741	73.6 %	Low	2.50 %	\$246,786	\$0	\$12,578	\$398,674
2024	\$1,188,688	\$1,657,518	71.7 %	Low	2.50 %	\$252,955	\$0	\$10,607	\$518,666
2025	\$933,584	\$1,375,467	67.9 %	Medium	2.50 %	\$259,279	\$0	\$6,623	\$807,966
2026	\$391,520	\$793,050	49.4 %	Medium	2.50 %	\$265,761	\$0	\$4,670	\$119,076
2027	\$542,875	\$908,971	59.7 %	Medium	2.50 %	\$272,405	\$0	\$5,093	\$344,167
2028	\$476,207	\$802,971	59.3 %	Medium	2.50 %	\$279,215	\$0	\$5,936	\$49,926
2029	\$711,431	\$1,003,495	70.9 %	Low	2.50 %	\$286,196	\$0	\$8,353	\$46,164
2030	\$959,815	\$1,220,746	78.6 %	Low	2.50 %	\$293,351	\$0	\$10,442	\$134,128
2031	\$1,129,480	\$1,360,952	83.0 %	Low	2.50 %	\$300,684	\$0	\$12,551	\$61,018
2032	\$1,381,697	\$1,587,920	87.0 %	Low	2.50 %	\$308,201	\$0	\$11,503	\$781,555
2033	\$919,846	\$1,087,013	84.6 %	Low	2.50 %	\$315,906	\$0	\$10,427	\$79,807
2034	\$1,166,372	\$1,301,573	89.6 %	Low	2.50 %	\$323,804	\$0	\$12,889	\$90,505
2035	\$1,412,560	\$1,519,476	93.0 %	Low	2.50 %	\$331,899	\$0	\$15,333	\$104,501
2036	\$1,655,291	\$1,737,661	95.3 %	Low	2.50 %	\$340,197	\$0	\$17,862	\$94,655
2037	\$1,918,695	\$1,980,941	96.9 %	Low	2.50 %	\$348,702	\$0	\$19,356	\$332,552
2038	\$1,954,200	\$1,995,145	97.9 %	Low	2.50 %	\$357,419	\$0	\$21,018	\$81,546
2039	\$2,251,091	\$2,277,231	98.9 %	Low	2.50 %	\$366,355	\$0	\$23,085	\$272,626
2040	\$2,367,904	\$2,380,153	99.5 %	Low	2.50 %	\$375,514	\$0	\$24,817	\$170,533
2041	\$2,597,702	\$2,600,781	99.9 %	Low	2.50 %	\$384,901	\$0	\$27,742	\$57,234
2042	\$2,953,112	\$2,954,472	100.0 %	Low	2.50 %	\$394,524	\$0	\$26,160	\$1,092,779
2043	\$2,281,016	\$2,262,200	100.8 %	Low	2.50 %	\$404,387	\$0	\$24,130	\$162,582
2044	\$2,546,951	\$2,517,604	101.2 %	Low	2.50 %	\$414,497	\$0	\$27,307	\$71,922
2045	\$2,916,832	\$2,884,699	101.1 %	Low	2.50 %	\$424,859	\$0	\$30,590	\$168,540
2046	\$3,203,741	\$3,174,260	100.9 %	Low	2.50 %	\$435,481	\$0	\$33,487	\$176,228
2047	\$3,496,481	\$3,475,888	100.6 %	Low	2.50 %	\$446,368	\$0	\$35,003	\$470,724

# 30-Year Income/Expense Detail (yrs 0 through 4)

13452-3  
WSV

Fiscal Year	2018	2019	2020	2021	2022
Starting Reserve Balance	\$1,113,828	\$1,226,445	\$1,389,371	\$1,512,415	\$1,679,834
Annual Reserve Contribution	\$211,920	\$223,576	\$229,165	\$234,894	\$240,766
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$11,696	\$13,074	\$14,503	\$15,954	\$15,033
<b>Total Income</b>	<b>\$1,337,445</b>	<b>\$1,463,094</b>	<b>\$1,633,039</b>	<b>\$1,763,263</b>	<b>\$1,935,633</b>
<b># Component</b>					
<b>Building Exteriors</b>					
324 Wall Lights - Replace	\$0	\$0	\$0	\$0	\$0
701 Front Doors - Replace (Partial)	\$0	\$0	\$12,731	\$0	\$0
702 Garage Doors - Replace (Partial)	\$7,225	\$7,442	\$7,665	\$7,895	\$8,132
703 Ped Garage Doors - Replace (Par.)	\$3,175	\$3,270	\$3,368	\$3,469	\$3,573
1115 Stucco - Repaint	\$0	\$0	\$0	\$0	\$345,419
1116 Wood Siding/Trim - Repaint	\$0	\$0	\$0	\$0	\$28,138
1121 Wood Siding/Trim - Repair	\$0	\$0	\$0	\$0	\$99,833
1305 Wood Shingle Roof - Replace (Ph 1)	\$0	\$0	\$0	\$0	\$0
1305 Wood Shingle Roof - Replace (Ph 2)	\$0	\$0	\$0	\$0	\$0
1305 Wood Shingle Roof - Replace (Ph 3)	\$0	\$0	\$0	\$0	\$0
1310 Gutters/Downspouts - Replace (5%)	\$0	\$6,180	\$0	\$0	\$6,753
1820 Termites - Treatment	\$16,400	\$16,892	\$17,399	\$17,921	\$18,458
<b>General Common Areas</b>					
103 Concrete Walkways - Repair/Replace	\$0	\$0	\$0	\$0	\$14,632
201 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair	\$0	\$0	\$20,953	\$0	\$0
322 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0
405 Play Equipment - Replace	\$0	\$0	\$0	\$0	\$0
412 Tot Lot Surface - Replenishment	\$0	\$4,481	\$0	\$0	\$0
502 Chain Link Fence - Repair	\$7,100	\$0	\$0	\$0	\$0
503 Metal Fence/Rail - Replace	\$0	\$0	\$0	\$0	\$0
505 Wood Fence - Repair	\$2,200	\$2,266	\$2,334	\$2,404	\$2,476
506 Wood Fence - Replace (Ph 1)	\$0	\$0	\$0	\$0	\$0
506 Wood Fence - Replace (Ph 2)	\$0	\$0	\$0	\$0	\$0
506 Wood Fence - Replace (Ph 3)	\$0	\$0	\$0	\$0	\$0
506 Wood Fence - Replace (Ph 4)	\$0	\$0	\$0	\$0	\$0
1001 Backflow Devices - Replace	\$9,025	\$0	\$0	\$0	\$0
1006 Irrig. System - Repairs	\$0	\$0	\$0	\$0	\$0
1006 Irrig. System - Repairs (Ph 4)	\$10,925	\$0	\$0	\$0	\$0
1006 Irrig. System - Repairs (Ph 5)	\$0	\$11,253	\$0	\$0	\$0
1006 Irrig. System - Repairs (Ph 6)	\$0	\$0	\$11,590	\$0	\$0
1006 Irrig. System - Repairs (Ph 7)	\$0	\$0	\$0	\$11,938	\$0
1008 Trees - Trim/Remove/Replace	\$13,650	\$0	\$0	\$14,916	\$0
1107 Metal Fence/Rail - Repaint	\$0	\$0	\$0	\$0	\$2,420
1402 Signage - Replace	\$0	\$0	\$2,626	\$0	\$0
1811 Plumbing - Repairs (Ph 4)	\$21,300	\$0	\$0	\$0	\$0
1811 Plumbing - Repairs (Ph 5)	\$0	\$21,939	\$0	\$0	\$0
1811 Plumbing - Repairs (Ph 6)	\$0	\$0	\$22,597	\$0	\$0
1811 Plumbing - Repairs (Ph 7)	\$0	\$0	\$0	\$23,275	\$0
1811 Plumbing - Repairs (Ph 8)	\$0	\$0	\$0	\$0	\$23,973
1811 Plumbing - Repairs (Ph 9)	\$0	\$0	\$0	\$0	\$0
1811 Plumbing - Repairs (Ph.10)	\$0	\$0	\$0	\$0	\$0
<b>Pool &amp; Clubhouse</b>					
404 Pool Furniture - Replace (Partial)	\$0	\$0	\$0	\$0	\$5,599
509 Wood Trellis - Repair/Replace	\$0	\$0	\$0	\$0	\$23,411
601 Clubhouse Floor - Replace	\$0	\$0	\$0	\$0	\$0
604 Laminate Wood Floor - Replace	\$0	\$0	\$0	\$0	\$0
704 Clubhouse Doors - Replace	\$0	\$0	\$0	\$0	\$0
903 Furniture - Replace (Partial)	\$0	\$0	\$0	\$0	\$5,628
909 Bathrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
913 Game Tables - Replace	\$0	\$0	\$6,127	\$0	\$0
916 Exercise Equipment - Replace	\$0	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
1137 Clubhouse Windows - Replace	\$0	\$0	\$0	\$0	\$0
1202 Pool - Resurface	\$0	\$0	\$0	\$0	\$19,190
1203 Spa - Resurface	\$6,550	\$0	\$0	\$0	\$0

<b>Fiscal Year</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>
1222 Solar Panels - Replace	\$0	\$0	\$11,352	\$0	\$0
<b>Mechanical</b>					
803 Water Heater - Replace	\$2,150	\$0	\$0	\$0	\$0
805 Furnace - Replace	\$4,900	\$0	\$0	\$0	\$0
1207 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
1207 Spa Filter - Replace	\$0	\$0	\$0	\$0	\$0
1208 Pool Heater - Replace	\$0	\$0	\$0	\$0	\$0
1208 Spa Heater - Replace	\$4,925	\$0	\$0	\$0	\$0
1209 Pool/Spa Chlorinators - Replace	\$0	\$0	\$1,883	\$0	\$0
1210 Pool/Spa Pump - Replace (Partial)	\$1,475	\$0	\$0	\$1,612	\$0
Total Expenses	\$111,000	\$73,722	\$120,624	\$83,430	\$607,634
Ending Reserve Balance	\$1,226,445	\$1,389,371	\$1,512,415	\$1,679,834	\$1,327,999

<b>Fiscal Year</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>
Starting Reserve Balance	\$1,327,999	\$1,188,688	\$933,584	\$391,520	\$542,875
Annual Reserve Contribution	\$246,786	\$252,955	\$259,279	\$265,761	\$272,405
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$12,578	\$10,607	\$6,623	\$4,670	\$5,093
<b>Total Income</b>	<b>\$1,587,363</b>	<b>\$1,452,250</b>	<b>\$1,199,486</b>	<b>\$661,951</b>	<b>\$820,373</b>
<b># Component</b>					
<b>Building Exteriors</b>					
324 Wall Lights - Replace	\$0	\$0	\$0	\$0	\$0
701 Front Doors - Replace (Partial)	\$0	\$0	\$14,758	\$0	\$0
702 Garage Doors - Replace (Partial)	\$8,376	\$8,627	\$8,886	\$9,152	\$9,427
703 Ped Garage Doors - Replace (Par.)	\$3,681	\$3,791	\$3,905	\$4,022	\$4,143
1115 Stucco - Repaint	\$0	\$0	\$0	\$0	\$0
1116 Wood Siding/Trim - Repaint	\$0	\$0	\$0	\$0	\$32,619
1121 Wood Siding/Trim - Repair	\$0	\$0	\$0	\$0	\$115,733
1305 Wood Shingle Roof - Replace (Ph 1)	\$332,132	\$0	\$0	\$0	\$0
1305 Wood Shingle Roof - Replace (Ph 2)	\$0	\$342,096	\$0	\$0	\$0
1305 Wood Shingle Roof - Replace (Ph 3)	\$0	\$0	\$352,359	\$0	\$0
1310 Gutters/Downspouts - Replace (5%)	\$0	\$0	\$7,379	\$0	\$0
1820 Termites - Treatment	\$19,012	\$19,582	\$20,170	\$20,775	\$21,398
<b>General Common Areas</b>					
103 Concrete Walkways - Repair/Replace	\$0	\$0	\$0	\$0	\$16,962
201 Asphalt - Resurface	\$0	\$0	\$272,417	\$0	\$0
202 Asphalt - Seal/Repair	\$0	\$0	\$24,290	\$0	\$0
322 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0
405 Play Equipment - Replace	\$0	\$0	\$0	\$0	\$0
412 Tot Lot Surface - Replenishment	\$0	\$5,194	\$0	\$0	\$0
502 Chain Link Fence - Repair	\$0	\$0	\$0	\$0	\$0
503 Metal Fence/Rail - Replace	\$0	\$0	\$16,234	\$0	\$0
505 Wood Fence - Repair	\$2,550	\$2,627	\$2,706	\$2,787	\$2,871
506 Wood Fence - Replace (Ph 1)	\$0	\$77,613	\$0	\$0	\$0
506 Wood Fence - Replace (Ph 2)	\$0	\$0	\$79,942	\$0	\$0
506 Wood Fence - Replace (Ph 3)	\$0	\$0	\$0	\$82,340	\$0
506 Wood Fence - Replace (Ph 4)	\$0	\$0	\$0	\$0	\$84,810
1001 Backflow Devices - Replace	\$0	\$0	\$0	\$0	\$0
1006 Irrig. System - Repairs	\$0	\$0	\$0	\$0	\$0
1006 Irrig. System - Repairs (Ph 4)	\$0	\$0	\$0	\$0	\$0
1006 Irrig. System - Repairs (Ph 5)	\$0	\$0	\$0	\$0	\$0
1006 Irrig. System - Repairs (Ph 6)	\$0	\$0	\$0	\$0	\$0
1006 Irrig. System - Repairs (Ph 7)	\$0	\$0	\$0	\$0	\$0
1008 Trees - Trim/Remove/Replace	\$0	\$16,299	\$0	\$0	\$17,810
1107 Metal Fence/Rail - Repaint	\$0	\$0	\$0	\$0	\$2,805
1402 Signage - Replace	\$0	\$0	\$0	\$0	\$0
1811 Plumbing - Repairs (Ph 4)	\$0	\$0	\$0	\$0	\$0
1811 Plumbing - Repairs (Ph 5)	\$0	\$0	\$0	\$0	\$0
1811 Plumbing - Repairs (Ph 6)	\$0	\$0	\$0	\$0	\$0
1811 Plumbing - Repairs (Ph 7)	\$0	\$0	\$0	\$0	\$0
1811 Plumbing - Repairs (Ph 8)	\$0	\$0	\$0	\$0	\$0
1811 Plumbing - Repairs (Ph 9)	\$24,693	\$0	\$0	\$0	\$0
1811 Plumbing - Repairs (Ph.10)	\$0	\$25,433	\$0	\$0	\$0
<b>Pool &amp; Clubhouse</b>					
404 Pool Furniture - Replace (Partial)	\$0	\$0	\$0	\$0	\$0
509 Wood Trellis - Repair/Replace	\$0	\$0	\$0	\$0	\$27,139
601 Clubhouse Floor - Replace	\$0	\$0	\$0	\$0	\$0
604 Laminate Wood Floor - Replace	\$0	\$0	\$0	\$0	\$0
704 Clubhouse Doors - Replace	\$0	\$0	\$0	\$0	\$0
903 Furniture - Replace (Partial)	\$0	\$0	\$0	\$0	\$6,524
909 Bathrooms - Refurbish	\$8,231	\$0	\$0	\$0	\$0
913 Game Tables - Replace	\$0	\$0	\$0	\$0	\$0
916 Exercise Equipment - Replace	\$0	\$0	\$4,919	\$0	\$0
1110 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
1137 Clubhouse Windows - Replace	\$0	\$0	\$0	\$0	\$0
1202 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
1203 Spa - Resurface	\$0	\$7,821	\$0	\$0	\$0
1222 Solar Panels - Replace	\$0	\$0	\$0	\$0	\$0
<b>Mechanical</b>					
803 Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
805 Furnace - Replace	\$0	\$0	\$0	\$0	\$0

<b>Fiscal Year</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>
1207 Pool Filter - Replace	\$0	\$1,940	\$0	\$0	\$0
1207 Spa Filter - Replace	\$0	\$0	\$0	\$0	\$0
1208 Pool Heater - Replace	\$0	\$5,881	\$0	\$0	\$0
1208 Spa Heater - Replace	\$0	\$0	\$0	\$0	\$0
1209 Pool/Spa Chlorinators - Replace	\$0	\$0	\$0	\$0	\$0
1210 Pool/Spa Pump - Replace (Partial)	\$0	\$1,761	\$0	\$0	\$1,925
Total Expenses	\$398,674	\$518,666	\$807,966	\$119,076	\$344,167
Ending Reserve Balance	\$1,188,688	\$933,584	\$391,520	\$542,875	\$476,207

<b>Fiscal Year</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>2032</b>
Starting Reserve Balance	\$476,207	\$711,431	\$959,815	\$1,129,480	\$1,381,697
Annual Reserve Contribution	\$279,215	\$286,196	\$293,351	\$300,684	\$308,201
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$5,936	\$8,353	\$10,442	\$12,551	\$11,503
<b>Total Income</b>	<b>\$761,358</b>	<b>\$1,005,980</b>	<b>\$1,263,608</b>	<b>\$1,442,714</b>	<b>\$1,701,401</b>
<b># Component</b>					
<b>Building Exteriors</b>					
324 Wall Lights - Replace	\$0	\$0	\$0	\$0	\$0
701 Front Doors - Replace (Partial)	\$0	\$0	\$17,109	\$0	\$0
702 Garage Doors - Replace (Partial)	\$9,710	\$10,001	\$10,301	\$10,610	\$10,928
703 Ped Garage Doors - Replace (Par.)	\$4,267	\$4,395	\$4,527	\$4,663	\$4,802
1115 Stucco - Repaint	\$0	\$0	\$0	\$0	\$464,214
1116 Wood Siding/Trim - Repaint	\$0	\$0	\$0	\$0	\$37,815
1121 Wood Siding/Trim - Repair	\$0	\$0	\$0	\$0	\$134,167
1305 Wood Shingle Roof - Replace (Ph 1)	\$0	\$0	\$0	\$0	\$0
1305 Wood Shingle Roof - Replace (Ph 2)	\$0	\$0	\$0	\$0	\$0
1305 Wood Shingle Roof - Replace (Ph 3)	\$0	\$0	\$0	\$0	\$0
1310 Gutters/Downspouts - Replace (5%)	\$8,063	\$0	\$0	\$8,811	\$0
1820 Termites - Treatment	\$22,040	\$22,701	\$23,382	\$24,084	\$24,806
<b>General Common Areas</b>					
103 Concrete Walkways - Repair/Replace	\$0	\$0	\$0	\$0	\$19,664
201 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair	\$0	\$0	\$28,159	\$0	\$0
322 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0
405 Play Equipment - Replace	\$0	\$0	\$0	\$0	\$29,117
412 Tot Lot Surface - Replenishment	\$0	\$6,021	\$0	\$0	\$0
502 Chain Link Fence - Repair	\$0	\$0	\$0	\$0	\$0
503 Metal Fence/Rail - Replace	\$0	\$0	\$0	\$0	\$0
505 Wood Fence - Repair	\$2,957	\$3,045	\$3,137	\$3,231	\$3,328
506 Wood Fence - Replace (Ph 1)	\$0	\$0	\$0	\$0	\$0
506 Wood Fence - Replace (Ph 2)	\$0	\$0	\$0	\$0	\$0
506 Wood Fence - Replace (Ph 3)	\$0	\$0	\$0	\$0	\$0
506 Wood Fence - Replace (Ph 4)	\$0	\$0	\$0	\$0	\$0
1001 Backflow Devices - Replace	\$0	\$0	\$0	\$0	\$0
1006 Irrig. System - Repairs	\$0	\$0	\$0	\$0	\$0
1006 Irrig. System - Repairs (Ph 4)	\$0	\$0	\$0	\$0	\$0
1006 Irrig. System - Repairs (Ph 5)	\$0	\$0	\$0	\$0	\$0
1006 Irrig. System - Repairs (Ph 6)	\$0	\$0	\$0	\$0	\$0
1006 Irrig. System - Repairs (Ph 7)	\$0	\$0	\$0	\$0	\$0
1008 Trees - Trim/Remove/Replace	\$0	\$0	\$19,462	\$0	\$0
1107 Metal Fence/Rail - Repaint	\$0	\$0	\$0	\$0	\$3,252
1402 Signage - Replace	\$0	\$0	\$0	\$0	\$0
1811 Plumbing - Repairs (Ph 4)	\$0	\$0	\$0	\$0	\$0
1811 Plumbing - Repairs (Ph 5)	\$0	\$0	\$0	\$0	\$0
1811 Plumbing - Repairs (Ph 6)	\$0	\$0	\$0	\$0	\$0
1811 Plumbing - Repairs (Ph 7)	\$0	\$0	\$0	\$0	\$0
1811 Plumbing - Repairs (Ph 8)	\$0	\$0	\$0	\$0	\$0
1811 Plumbing - Repairs (Ph 9)	\$0	\$0	\$0	\$0	\$0
1811 Plumbing - Repairs (Ph.10)	\$0	\$0	\$0	\$0	\$0
<b>Pool &amp; Clubhouse</b>					
404 Pool Furniture - Replace (Partial)	\$0	\$0	\$7,093	\$0	\$0
509 Wood Trellis - Repair/Replace	\$0	\$0	\$0	\$0	\$31,462
601 Clubhouse Floor - Replace	\$0	\$0	\$0	\$0	\$0
604 Laminate Wood Floor - Replace	\$0	\$0	\$0	\$0	\$0
704 Clubhouse Doors - Replace	\$0	\$0	\$0	\$9,619	\$0
903 Furniture - Replace (Partial)	\$0	\$0	\$0	\$0	\$7,563
909 Bathrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
913 Game Tables - Replace	\$0	\$0	\$0	\$0	\$0
916 Exercise Equipment - Replace	\$0	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$7,979
1137 Clubhouse Windows - Replace	\$0	\$0	\$0	\$0	\$0
1202 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
1203 Spa - Resurface	\$0	\$0	\$9,339	\$0	\$0
1222 Solar Panels - Replace	\$0	\$0	\$0	\$0	\$0
<b>Mechanical</b>					
803 Water Heater - Replace	\$2,889	\$0	\$0	\$0	\$0
805 Furnace - Replace	\$0	\$0	\$6,986	\$0	\$0



<b>Fiscal Year</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>2032</b>
1207 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
1207 Spa Filter - Replace	\$0	\$0	\$0	\$0	\$2,458
1208 Pool Heater - Replace	\$0	\$0	\$0	\$0	\$0
1208 Spa Heater - Replace	\$0	\$0	\$0	\$0	\$0
1209 Pool/Spa Chlorinators - Replace	\$0	\$0	\$2,531	\$0	\$0
1210 Pool/Spa Pump - Replace (Partial)	\$0	\$0	\$2,103	\$0	\$0
<b>Total Expenses</b>	<b>\$49,926</b>	<b>\$46,164</b>	<b>\$134,128</b>	<b>\$61,018</b>	<b>\$781,555</b>
<b>Ending Reserve Balance</b>	<b>\$711,431</b>	<b>\$959,815</b>	<b>\$1,129,480</b>	<b>\$1,381,697</b>	<b>\$919,846</b>

<b>Fiscal Year</b>	<b>2033</b>	<b>2034</b>	<b>2035</b>	<b>2036</b>	<b>2037</b>
Starting Reserve Balance	\$919,846	\$1,166,372	\$1,412,560	\$1,655,291	\$1,918,695
Annual Reserve Contribution	\$315,906	\$323,804	\$331,899	\$340,197	\$348,702
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$10,427	\$12,889	\$15,333	\$17,862	\$19,356
<b>Total Income</b>	<b>\$1,246,179</b>	<b>\$1,503,066</b>	<b>\$1,759,792</b>	<b>\$2,013,350</b>	<b>\$2,286,752</b>
# Component					
<b>Building Exteriors</b>					
324 Wall Lights - Replace	\$0	\$0	\$0	\$0	\$0
701 Front Doors - Replace (Partial)	\$0	\$0	\$19,834	\$0	\$0
702 Garage Doors - Replace (Partial)	\$11,256	\$11,594	\$11,942	\$12,300	\$12,669
703 Ped Garage Doors - Replace (Par.)	\$4,947	\$5,095	\$5,248	\$5,405	\$5,567
1115 Stucco - Repaint	\$0	\$0	\$0	\$0	\$0
1116 Wood Siding/Trim - Repaint	\$0	\$0	\$0	\$0	\$43,838
1121 Wood Siding/Trim - Repair	\$0	\$0	\$0	\$0	\$155,536
1305 Wood Shingle Roof - Replace (Ph 1)	\$0	\$0	\$0	\$0	\$0
1305 Wood Shingle Roof - Replace (Ph 2)	\$0	\$0	\$0	\$0	\$0
1305 Wood Shingle Roof - Replace (Ph 3)	\$0	\$0	\$0	\$0	\$0
1310 Gutters/Downspouts - Replace (5%)	\$0	\$9,628	\$0	\$0	\$10,521
1820 Termites - Treatment	\$25,551	\$26,317	\$27,107	\$27,920	\$28,757
<b>General Common Areas</b>					
103 Concrete Walkways - Repair/Replace	\$0	\$0	\$0	\$0	\$22,796
201 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair	\$0	\$0	\$32,644	\$0	\$0
322 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0
405 Play Equipment - Replace	\$0	\$0	\$0	\$0	\$0
412 Tot Lot Surface - Replenishment	\$0	\$6,980	\$0	\$0	\$0
502 Chain Link Fence - Repair	\$11,062	\$0	\$0	\$0	\$0
503 Metal Fence/Rail - Replace	\$0	\$0	\$0	\$0	\$0
505 Wood Fence - Repair	\$3,428	\$3,530	\$3,636	\$3,745	\$3,858
506 Wood Fence - Replace (Ph 1)	\$0	\$0	\$0	\$0	\$0
506 Wood Fence - Replace (Ph 2)	\$0	\$0	\$0	\$0	\$0
506 Wood Fence - Replace (Ph 3)	\$0	\$0	\$0	\$0	\$0
506 Wood Fence - Replace (Ph 4)	\$0	\$0	\$0	\$0	\$0
1001 Backflow Devices - Replace	\$0	\$0	\$0	\$0	\$0
1006 Irrig. System - Repairs	\$0	\$0	\$0	\$0	\$0
1006 Irrig. System - Repairs (Ph 4)	\$0	\$0	\$0	\$0	\$0
1006 Irrig. System - Repairs (Ph 5)	\$0	\$0	\$0	\$0	\$0
1006 Irrig. System - Repairs (Ph 6)	\$0	\$0	\$0	\$0	\$0
1006 Irrig. System - Repairs (Ph 7)	\$0	\$0	\$0	\$0	\$0
1008 Trees - Trim/Remove/Replace	\$21,266	\$0	\$0	\$23,238	\$0
1107 Metal Fence/Rail - Repaint	\$0	\$0	\$0	\$0	\$3,770
1402 Signage - Replace	\$0	\$0	\$4,091	\$0	\$0
1811 Plumbing - Repairs (Ph 4)	\$0	\$0	\$0	\$0	\$0
1811 Plumbing - Repairs (Ph 5)	\$0	\$0	\$0	\$0	\$0
1811 Plumbing - Repairs (Ph 6)	\$0	\$0	\$0	\$0	\$0
1811 Plumbing - Repairs (Ph 7)	\$0	\$0	\$0	\$0	\$0
1811 Plumbing - Repairs (Ph 8)	\$0	\$0	\$0	\$0	\$0
1811 Plumbing - Repairs (Ph 9)	\$0	\$0	\$0	\$0	\$0
1811 Plumbing - Repairs (Ph.10)	\$0	\$0	\$0	\$0	\$0
<b>Pool &amp; Clubhouse</b>					
404 Pool Furniture - Replace (Partial)	\$0	\$0	\$0	\$0	\$0
509 Wood Trellis - Repair/Replace	\$0	\$0	\$0	\$0	\$36,473
601 Clubhouse Floor - Replace	\$0	\$0	\$0	\$0	\$0
604 Laminate Wood Floor - Replace	\$0	\$0	\$0	\$0	\$0
704 Clubhouse Doors - Replace	\$0	\$0	\$0	\$0	\$0
903 Furniture - Replace (Partial)	\$0	\$0	\$0	\$0	\$8,768
909 Bathrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
913 Game Tables - Replace	\$0	\$0	\$0	\$0	\$0
916 Exercise Equipment - Replace	\$0	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
1137 Clubhouse Windows - Replace	\$0	\$0	\$0	\$0	\$0
1202 Pool - Resurface	\$0	\$27,360	\$0	\$0	\$0
1203 Spa - Resurface	\$0	\$0	\$0	\$11,151	\$0
1222 Solar Panels - Replace	\$0	\$0	\$0	\$0	\$0
<b>Mechanical</b>					
803 Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
805 Furnace - Replace	\$0	\$0	\$0	\$0	\$0

<b>Fiscal Year</b>	<b>2033</b>	<b>2034</b>	<b>2035</b>	<b>2036</b>	<b>2037</b>
1207 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
1207 Spa Filter - Replace	\$0	\$0	\$0	\$0	\$0
1208 Pool Heater - Replace	\$0	\$0	\$0	\$0	\$0
1208 Spa Heater - Replace	\$0	\$0	\$0	\$8,384	\$0
1209 Pool/Spa Chlorinators - Replace	\$0	\$0	\$0	\$0	\$0
1210 Pool/Spa Pump - Replace (Partial)	\$2,298	\$0	\$0	\$2,511	\$0
<b>Total Expenses</b>	<b>\$79,807</b>	<b>\$90,505</b>	<b>\$104,501</b>	<b>\$94,655</b>	<b>\$332,552</b>
<b>Ending Reserve Balance</b>	<b>\$1,166,372</b>	<b>\$1,412,560</b>	<b>\$1,655,291</b>	<b>\$1,918,695</b>	<b>\$1,954,200</b>

<b>Fiscal Year</b>	<b>2038</b>	<b>2039</b>	<b>2040</b>	<b>2041</b>	<b>2042</b>
Starting Reserve Balance	\$1,954,200	\$2,251,091	\$2,367,904	\$2,597,702	\$2,953,112
Annual Reserve Contribution	\$357,419	\$366,355	\$375,514	\$384,901	\$394,524
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$21,018	\$23,085	\$24,817	\$27,742	\$26,160
<b>Total Income</b>	<b>\$2,332,637</b>	<b>\$2,640,531</b>	<b>\$2,768,235</b>	<b>\$3,010,346</b>	<b>\$3,373,795</b>
<b># Component</b>					
<b>Building Exteriors</b>					
324 Wall Lights - Replace	\$0	\$0	\$0	\$0	\$0
701 Front Doors - Replace (Partial)	\$0	\$0	\$22,993	\$0	\$0
702 Garage Doors - Replace (Partial)	\$13,049	\$13,441	\$13,844	\$14,259	\$14,687
703 Ped Garage Doors - Replace (Par.)	\$5,734	\$5,906	\$6,084	\$6,266	\$6,454
1115 Stucco - Repaint	\$0	\$0	\$0	\$0	\$623,865
1116 Wood Siding/Trim - Repaint	\$0	\$0	\$0	\$0	\$50,820
1121 Wood Siding/Trim - Repair	\$0	\$0	\$0	\$0	\$180,309
1305 Wood Shingle Roof - Replace (Ph 1)	\$0	\$0	\$0	\$0	\$0
1305 Wood Shingle Roof - Replace (Ph 2)	\$0	\$0	\$0	\$0	\$0
1305 Wood Shingle Roof - Replace (Ph 3)	\$0	\$0	\$0	\$0	\$0
1310 Gutters/Downspouts - Replace (5%)	\$0	\$0	\$11,497	\$0	\$0
1820 Termites - Treatment	\$29,620	\$30,509	\$31,424	\$32,367	\$33,338
<b>General Common Areas</b>					
103 Concrete Walkways - Repair/Replace	\$0	\$0	\$0	\$0	\$26,426
201 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair	\$0	\$0	\$37,843	\$0	\$0
322 Bollard Lights - Replace	\$0	\$169,380	\$0	\$0	\$0
405 Play Equipment - Replace	\$0	\$0	\$0	\$0	\$0
412 Tot Lot Surface - Replenishment	\$0	\$8,092	\$0	\$0	\$0
502 Chain Link Fence - Repair	\$0	\$0	\$0	\$0	\$0
503 Metal Fence/Rail - Replace	\$0	\$0	\$0	\$0	\$0
505 Wood Fence - Repair	\$3,973	\$4,093	\$4,215	\$4,342	\$4,472
506 Wood Fence - Replace (Ph 1)	\$0	\$0	\$0	\$0	\$0
506 Wood Fence - Replace (Ph 2)	\$0	\$0	\$0	\$0	\$0
506 Wood Fence - Replace (Ph 3)	\$0	\$0	\$0	\$0	\$0
506 Wood Fence - Replace (Ph 4)	\$0	\$0	\$0	\$0	\$0
1001 Backflow Devices - Replace	\$16,300	\$0	\$0	\$0	\$0
1006 Irrig. System - Repairs	\$0	\$0	\$0	\$0	\$0
1006 Irrig. System - Repairs (Ph 4)	\$0	\$0	\$0	\$0	\$0
1006 Irrig. System - Repairs (Ph 5)	\$0	\$0	\$0	\$0	\$0
1006 Irrig. System - Repairs (Ph 6)	\$0	\$0	\$0	\$0	\$0
1006 Irrig. System - Repairs (Ph 7)	\$0	\$0	\$0	\$0	\$0
1008 Trees - Trim/Remove/Replace	\$0	\$25,393	\$0	\$0	\$27,748
1107 Metal Fence/Rail - Repaint	\$0	\$0	\$0	\$0	\$4,371
1402 Signage - Replace	\$0	\$0	\$0	\$0	\$0
1811 Plumbing - Repairs (Ph 4)	\$0	\$0	\$0	\$0	\$0
1811 Plumbing - Repairs (Ph 5)	\$0	\$0	\$0	\$0	\$0
1811 Plumbing - Repairs (Ph 6)	\$0	\$0	\$0	\$0	\$0
1811 Plumbing - Repairs (Ph 7)	\$0	\$0	\$0	\$0	\$0
1811 Plumbing - Repairs (Ph 8)	\$0	\$0	\$0	\$0	\$0
1811 Plumbing - Repairs (Ph 9)	\$0	\$0	\$0	\$0	\$0
1811 Plumbing - Repairs (Ph.10)	\$0	\$0	\$0	\$0	\$0
<b>Pool &amp; Clubhouse</b>					
404 Pool Furniture - Replace (Partial)	\$8,985	\$0	\$0	\$0	\$0
509 Wood Trellis - Repair/Replace	\$0	\$0	\$0	\$0	\$42,282
601 Clubhouse Floor - Replace	\$0	\$0	\$0	\$0	\$28,256
604 Laminate Wood Floor - Replace	\$0	\$13,069	\$0	\$0	\$0
704 Clubhouse Doors - Replace	\$0	\$0	\$0	\$0	\$0
903 Furniture - Replace (Partial)	\$0	\$0	\$0	\$0	\$10,164
909 Bathrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
913 Game Tables - Replace	\$0	\$0	\$11,065	\$0	\$0
916 Exercise Equipment - Replace	\$0	\$0	\$7,664	\$0	\$0
1110 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
1137 Clubhouse Windows - Replace	\$0	\$0	\$0	\$0	\$0
1202 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
1203 Spa - Resurface	\$0	\$0	\$0	\$0	\$13,315
1222 Solar Panels - Replace	\$0	\$0	\$20,502	\$0	\$0
<b>Mechanical</b>					
803 Water Heater - Replace	\$3,883	\$0	\$0	\$0	\$0
805 Furnace - Replace	\$0	\$0	\$0	\$0	\$9,961

<b>Fiscal Year</b>	<b>2038</b>	<b>2039</b>	<b>2040</b>	<b>2041</b>	<b>2042</b>
1207 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$3,303
1207 Spa Filter - Replace	\$0	\$0	\$0	\$0	\$0
1208 Pool Heater - Replace	\$0	\$0	\$0	\$0	\$10,012
1208 Spa Heater - Replace	\$0	\$0	\$0	\$0	\$0
1209 Pool/Spa Chlorinators - Replace	\$0	\$0	\$3,401	\$0	\$0
1210 Pool/Spa Pump - Replace (Partial)	\$0	\$2,744	\$0	\$0	\$2,998
Total Expenses	\$81,546	\$272,626	\$170,533	\$57,234	\$1,092,779
Ending Reserve Balance	\$2,251,091	\$2,367,904	\$2,597,702	\$2,953,112	\$2,281,016

<b>Fiscal Year</b>	<b>2043</b>	<b>2044</b>	<b>2045</b>	<b>2046</b>	<b>2047</b>
Starting Reserve Balance	\$2,281,016	\$2,546,951	\$2,916,832	\$3,203,741	\$3,496,481
Annual Reserve Contribution	\$404,387	\$414,497	\$424,859	\$435,481	\$446,368
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$24,130	\$27,307	\$30,590	\$33,487	\$35,003
<b>Total Income</b>	<b>\$2,709,533</b>	<b>\$2,988,755</b>	<b>\$3,372,281</b>	<b>\$3,672,708</b>	<b>\$3,977,852</b>
<b># Component</b>					
<b>Building Exteriors</b>					
324 Wall Lights - Replace	\$74,434	\$0	\$0	\$0	\$0
701 Front Doors - Replace (Partial)	\$0	\$0	\$26,655	\$0	\$0
702 Garage Doors - Replace (Partial)	\$15,128	\$15,581	\$16,049	\$16,530	\$17,026
703 Ped Garage Doors - Replace (Par.)	\$6,648	\$6,847	\$7,053	\$7,264	\$7,482
1115 Stucco - Repaint	\$0	\$0	\$0	\$0	\$0
1116 Wood Siding/Trim - Repaint	\$0	\$0	\$0	\$0	\$58,914
1121 Wood Siding/Trim - Repair	\$0	\$0	\$0	\$0	\$209,027
1305 Wood Shingle Roof - Replace (Ph 1)	\$0	\$0	\$0	\$0	\$0
1305 Wood Shingle Roof - Replace (Ph 2)	\$0	\$0	\$0	\$0	\$0
1305 Wood Shingle Roof - Replace (Ph 3)	\$0	\$0	\$0	\$0	\$0
1310 Gutters/Downspouts - Replace (5%)	\$12,563	\$0	\$0	\$13,728	\$0
1820 Termites - Treatment	\$34,338	\$35,368	\$36,429	\$37,522	\$38,648
<b>General Common Areas</b>					
103 Concrete Walkways - Repair/Replace	\$0	\$0	\$0	\$0	\$30,635
201 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair	\$0	\$0	\$43,870	\$0	\$0
322 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0
405 Play Equipment - Replace	\$0	\$0	\$0	\$0	\$0
412 Tot Lot Surface - Replenishment	\$0	\$9,381	\$0	\$0	\$0
502 Chain Link Fence - Repair	\$0	\$0	\$0	\$0	\$0
503 Metal Fence/Rail - Replace	\$0	\$0	\$0	\$0	\$0
505 Wood Fence - Repair	\$4,606	\$4,745	\$4,887	\$5,033	\$5,184
506 Wood Fence - Replace (Ph 1)	\$0	\$0	\$0	\$0	\$0
506 Wood Fence - Replace (Ph 2)	\$0	\$0	\$0	\$0	\$0
506 Wood Fence - Replace (Ph 3)	\$0	\$0	\$0	\$0	\$0
506 Wood Fence - Replace (Ph 4)	\$0	\$0	\$0	\$0	\$0
1001 Backflow Devices - Replace	\$0	\$0	\$0	\$0	\$0
1006 Irrig. System - Repairs	\$0	\$0	\$0	\$45,759	\$0
1006 Irrig. System - Repairs (Ph 4)	\$0	\$0	\$0	\$0	\$0
1006 Irrig. System - Repairs (Ph 5)	\$0	\$0	\$0	\$0	\$0
1006 Irrig. System - Repairs (Ph 6)	\$0	\$0	\$0	\$0	\$0
1006 Irrig. System - Repairs (Ph 7)	\$0	\$0	\$0	\$0	\$0
1008 Trees - Trim/Remove/Replace	\$0	\$0	\$30,321	\$0	\$0
1107 Metal Fence/Rail - Repaint	\$0	\$0	\$0	\$0	\$5,067
1402 Signage - Replace	\$0	\$0	\$0	\$0	\$0
1811 Plumbing - Repairs (Ph 4)	\$0	\$0	\$0	\$0	\$0
1811 Plumbing - Repairs (Ph 5)	\$0	\$0	\$0	\$0	\$0
1811 Plumbing - Repairs (Ph 6)	\$0	\$0	\$0	\$0	\$0
1811 Plumbing - Repairs (Ph 7)	\$0	\$0	\$0	\$0	\$0
1811 Plumbing - Repairs (Ph 8)	\$0	\$0	\$0	\$0	\$0
1811 Plumbing - Repairs (Ph 9)	\$0	\$0	\$0	\$0	\$0
1811 Plumbing - Repairs (Ph.10)	\$0	\$0	\$0	\$0	\$0
<b>Pool &amp; Clubhouse</b>					
404 Pool Furniture - Replace (Partial)	\$0	\$0	\$0	\$11,382	\$0
509 Wood Trellis - Repair/Replace	\$0	\$0	\$0	\$0	\$49,017
601 Clubhouse Floor - Replace	\$0	\$0	\$0	\$0	\$0
604 Laminate Wood Floor - Replace	\$0	\$0	\$0	\$0	\$0
704 Clubhouse Doors - Replace	\$0	\$0	\$0	\$0	\$0
903 Furniture - Replace (Partial)	\$0	\$0	\$0	\$0	\$11,783
909 Bathrooms - Refurbish	\$14,866	\$0	\$0	\$0	\$0
913 Game Tables - Replace	\$0	\$0	\$0	\$0	\$0
916 Exercise Equipment - Replace	\$0	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$12,431
1137 Clubhouse Windows - Replace	\$0	\$0	\$0	\$0	\$25,510
1202 Pool - Resurface	\$0	\$0	\$0	\$39,009	\$0
1203 Spa - Resurface	\$0	\$0	\$0	\$0	\$0
1222 Solar Panels - Replace	\$0	\$0	\$0	\$0	\$0
<b>Mechanical</b>					
803 Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
805 Furnace - Replace	\$0	\$0	\$0	\$0	\$0

<b>Fiscal Year</b>	<b>2043</b>	<b>2044</b>	<b>2045</b>	<b>2046</b>	<b>2047</b>
1207 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
1207 Spa Filter - Replace	\$0	\$0	\$0	\$0	\$0
1208 Pool Heater - Replace	\$0	\$0	\$0	\$0	\$0
1208 Spa Heater - Replace	\$0	\$0	\$0	\$0	\$0
1209 Pool/Spa Chlorinators - Replace	\$0	\$0	\$0	\$0	\$0
1210 Pool/Spa Pump - Replace (Partial)	\$0	\$0	\$3,276	\$0	\$0
Total Expenses	\$162,582	\$71,922	\$168,540	\$176,228	\$470,724
Ending Reserve Balance	\$2,546,951	\$2,916,832	\$3,203,741	\$3,496,481	\$3,507,128

## 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. Derek Eckert, R.S., company president, is a credentialed Reserve Specialist (#114). All work done by Association Reserves is performed under his Responsible Charge and is performed in accordance with National Reserve Study Standards (NRSS). There are no material issues to our knowledge that have not been disclosed to the client that would cause a distortion of the client's situation.

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

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

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

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

Where any uncertainties exist, we urge the association to obtain a legal review and written opinion of the legitimacy of the funding policies, as stipulated or permitted under your Declaration and local statutes. As these are legal questions, we highly recommend use of an experienced real property attorney specializing in association law.

Re-use of reserve study, figures or calculations in any other format absolves ARSF of all responsibility.



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

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

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

## Building Exteriors

### Comp #: 324 Wall Lights - Replace

Quantity: (215) Lights

Location: Building Exteriors

Funded?: Yes.

History: Last replaced in 2013.

Evaluation: Lantern style fixtures uniform in style throughout the association. Fair condition overall with no signs of major discoloration. Intact and securely attached to exterior wall surfaces. Lights were observed during the day and assumed functional. There are no signs of premature wear or abuse.

Useful Life:  
30 years

Remaining Life:  
25 years



Best Case: \$ 32,300

Worst Case: \$ 38,800

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

---

### Comp #: 701 Front Doors - Replace (Partial)

Quantity: (10) of (87) Front Doors

Location: Unit Entrances/Exits

Funded?: Yes.

History:

Evaluation: Doors are located in an exterior location with exposure to the elements. Typical exterior surface wear such as minor scratches and scuffs noted. No significant damage or signs of abnormal deterioration. Assumed to all be functioning properly. Overall, doors are in fair condition. Funding for replacement of (10) front doors every 5 years.

Useful Life:  
5 years

Remaining Life:  
2 years



Best Case: \$ 10,900

Worst Case: \$ 13,100

Lower allowance to replace (10) of (87) front doors

Higher allowance to replace (10) of (87) front doors

Cost Source: ARSF Cost Database

**Comp #: 702 Garage Doors - Replace (Partial)**

**Quantity: (4) of (87) Double Doors**

Location: Garages

Funded?: Yes.

History:

Evaluation: Typical exterior surface wear such as minor scratches, scuffs, and dents noted. No significant misalignment or damage noted during the site visit. No abuse observed. Garage doors are in fair condition overall. This component funds for replacement of (4) doors every year. Adjust funding as future conditions dictate.

Useful Life:  
1 years

Remaining Life:  
0 years



Best Case: \$ 6,550

Worst Case: \$ 7,900

Lower allowance to replace (4) of (87) double doors

Higher allowance to replace (4) of (87) double doors

Cost Source: ARSF Cost Database

**Comp #: 703 Ped Garage Doors - Replace (Par.)**

**Quantity: (4) of (87) Ped Doors**

Location: Garages

Funded?: Yes.

History: Last replaced in 2014.

Evaluation: Unable to access during the site visit. Based on prior information, these are standard pedestrian doors used to enter the garages. This component funds for replacement of (4) pedestrian garage doors every year. Adjust funding as future conditions dictate.

Useful Life:  
1 years

Remaining Life:  
0 years



Best Case: \$ 2,850

Worst Case: \$ 3,500

Lower allowance to replace (4) of (87) ped doors

Higher allowance to replace (4) of (87) ped doors

Cost Source: ARSF Cost Database

**Comp #: 1115 Stucco - Repaint**

**Quantity: Approx 232,010 GSF**

Location: Building Exteriors

Funded?: Yes.

History: Last repainted in 2011.

Evaluation: Stucco surfaces appeared to be in fair condition. No significant cracking or dryness of surfaces. No abnormal deterioration observed. No discoloration, fading, or stains noted. We recommend painting every 10-12 years to help protect the stucco surfaces and maintain overall appearance.

Useful Life:  
10 years

Remaining Life:  
4 years



Best Case: \$ 279,400

Worst Case: \$ 334,400

Lower allowance to repaint

Higher allowance to repaint

Cost Source: ARSF Cost Database

**Comp #: 1116 Wood Siding/Trim - Repaint**

**Quantity: Approx 20,660 GSF**

Location: Building Exterior Surfaces, Including Doors

Funded?: Yes.

History: Painted in 2017

Evaluation: Wood surfaces appear to be in good condition. No signs of significant paint peeling, chipping, or cracking. Wood surfaces will need to be painted in this environment every 5-6 years to protect against wood rot and natural deterioration.

Useful Life:  
5 years

Remaining Life:  
4 years



Best Case: \$ 23,000

Worst Case: \$ 27,000

Lower allowance to repaint

Higher allowance to repaint

Cost Source: Client Cost History

**Comp #: 1121 Wood Siding/Trim - Repair**

**Quantity: Approx 20,660 GSF x 20%**

Location: Building Exterior Surfaces

Funded?: Yes.

History: Repaired in 2017

Evaluation: No significant damage noted. Fair and intact overall. Funding is recommended for partial replacement of wood in the future due to potential for termite damage, wood rot, and natural deterioration. Coordinate with future painting for cost efficiency.

Useful Life:  
5 years

Remaining Life:  
4 years



Best Case: \$ 80,000

Worst Case: \$ 97,400

Lower allowance to repair 20%

Higher allowance to repair 20%

Cost Source: Client Cost History

**Comp #: 1305 Wood Shingle Roof - Replace (Ph 1)**

**Quantity: Approx 52,400 GSF x 1/3**

Location: Rooftop of Buildings

Funded?: Yes.

History: Last replaced in approximately 1998; roof maintenance addressed in 2013.

Evaluation: This is phase 1 of the roofing project for (29) units, and the complete project is spread out over 3 phases in separate years. Shingles appear to be aging and dry. Areas of lifting and warping noted at isolated locations. Possible mold and mildew noted at some roofs. No significant problems or issues reported. We recommend regular inspection by a licensed roofing professional to ensure the roofs are aging properly and to help establish a future replacement plan. Informed by the client that current plans are to replace the wood shingles with composition shingles in the future. Adjust funding as future conditions dictate.

Useful Life:  
30 years

Remaining Life:  
5 years



Best Case: \$ 258,000

Worst Case: \$ 315,000

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database



**Comp #: 1305 Wood Shingle Roof - Replace (Ph 2)**

**Quantity: Approx 52,400 GSF x 1/3**

Location: Rooftop of Buildings

Funded?: Yes.

History: Last replaced in approximately 1998; roof maintenance addressed in 2013.

Evaluation: This is phase 2 of the roofing project for (29) units, and the complete project is spread out over 3 phases in separate years. Shingles appear to be aging and dry. Areas of lifting and warping noted at isolated locations. Possible mold and mildew noted at some roofs. No significant problems or issues reported. We recommend regular inspection by a licensed roofing professional to ensure the roofs are aging properly and to help establish a future replacement plan. Informed by the client that current plans are to replace the wood shingles with composition shingles in the future. Adjust funding as future conditions dictate.

Useful Life:  
30 years

Remaining Life:  
6 years



Best Case: \$ 258,000

Worst Case: \$ 315,000

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

**Comp #: 1305 Wood Shingle Roof - Replace (Ph 3)**

**Quantity: Approx 52,400 GSF x 1/3**

Location: Rooftop of Buildings

Funded?: Yes.

History: Last replaced in approximately 1998; roof maintenance addressed in 2013.

Evaluation: This is phase 3 of the roofing project for (29) units, and the complete project is spread out over 3 phases in separate years. Shingles appear to be aging and dry. Areas of lifting and warping noted at isolated locations. Possible mold and mildew noted at some roofs. No significant problems or issues reported. We recommend regular inspection by a licensed roofing professional to ensure the roofs are aging properly and to help establish a future replacement plan. Informed by the client that current plans are to replace the wood shingles with composition shingles in the future. Adjust funding as future conditions dictate.

Useful Life:  
30 years

Remaining Life:  
7 years



Best Case: \$ 258,000

Worst Case: \$ 315,000

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

**Comp #: 1310 Gutters/Downspouts - Replace (5%)**

**Quantity: Approx 12,100 LF x 5%**

Location: Perimeter of Roofs

Funded?: Yes.

History: Last partial replacement in 2013.

Evaluation: Minor dents observed at isolated areas. Gutters and downspouts appear intact and in fair condition overall. Inspect regularly, keep gutters and downspouts free of debris to ensure water is evacuating from rooftops as designed. Funding for partial replacement at the interval below.

Useful Life:  
3 years

Remaining Life:  
1 years



Best Case: \$ 5,450

Worst Case: \$ 6,550

Lower allowance to replace (5%)

Higher allowance to replace (5%)

Cost Source: ARSF Cost Database

**Comp #: 1820 Termites - Treatment**

**Quantity: (87) Units**

Location: Unit Buildings

Funded?: Yes.

History:

Evaluation: The Association has historically addressed regular termite treatments annually. We recommend regular inspection by a licensed pest control professional to help determine the level of infestation and establish a proactive pest control plan. Funding an allowance for annual termite treatment. Adjust funding as future conditions dictate.

Useful Life:  
1 years

Remaining Life:  
0 years



Best Case: \$ 14,200

Worst Case: \$ 18,600

Lower allowance for treatment

Higher allowance for treatment

Cost Source: ARSF Cost Database



## General Common Areas

**Comp #: 103 Concrete Walkways - Repair/Replace**

**Quantity: Extensive GSF**

Location: Common Area Walkways

Funded?: Yes.

History: Repairs in 2017

Evaluation: Concrete walkway is currently under repairs at time of site inspection. Expect concrete walkways to be in good condition once project is complete. Inspect the concrete walkways regularly to ensure there are no areas of significant lifting and address any areas of potential trip hazards immediately. Avoid adjacent over-watering of landscape and monitor any tree roots nearby. We suggest setting aside a repair/replacement allowance at the interval below. Adjust funding as future conditions dictate.

Useful Life:  
5 years

Remaining Life:  
4 years



Best Case: \$ 11,700

Worst Case: \$ 14,300

Lower allowance to repair/replace

Higher allowance to repair/replace

Cost Source: Client Cost History

**Comp #: 201 Asphalt - Resurface**

**Quantity: Approx 55,800 GSF**

Location: Common Area Streets and Parking

Funded?: Yes.

History:

Evaluation: Asphalt surface is in fair condition with minor cracking noted. No significant surface wear or damage noted during the site visit. We recommend regular seal cycles (comp. #202) to help protect the asphalt surfaces from premature deterioration and prolong the need for costly resurfacing.

Useful Life:  
35 years

Remaining Life:  
7 years



Best Case: \$ 199,000

Worst Case: \$ 244,000

Lower allowance to resurface

Higher allowance to resurface

Cost Source: ARSF Cost Database

**Comp #: 202 Asphalt - Seal/Repair**

**Quantity: Approx 55,800 GSF**

Location: Common Area Streets and Parking

Funded?: Yes.

History: Last seal addressed in 2013.

Evaluation: Asphalt surface is in fair condition with minor cracking noted. No significant loss of seal or premature wear noted. We recommend regular seal cycles every 4-5 years to help protect the asphalt surfaces from premature deterioration.

Useful Life:  
5 years

Remaining Life:  
2 years



Best Case: \$ 18,200

Worst Case: \$ 21,300

Lower allowance to seal/repair

Higher allowance to seal/repair

Cost Source: ARSF Cost Database

**Comp #: 322 Bollard Lights - Replace**

**Quantity: (48) Bollards**

Location: Adjacent to Common Area Walkways

Funded?: Yes.

History: Installed in 2014

Evaluation: Bollards provide an attractive overall appearance. Overall, bollard lights are upright and are in fair condition. Fixtures are attached to concrete base providing sturdy support. No abuse noted. We recommend replacing all fixtures at once to maintain uniform appearance.

Useful Life:  
25 years

Remaining Life:  
21 years



Best Case: \$ 82,100

Worst Case: \$ 100,000

Lower allowance to replace

Higher allowance to replace

Cost Source: Cost History, plus Inflation

**Comp #: 405 Play Equipment - Replace**

**Quantity: (4) Pieces**

Location: Play Area

Funded?: Yes.

History: Last replaced in 2012.

Evaluation: (1) Playworld Systems play structure, (1) swing set with (6) swings, and (2) small rocking toy pieces. Overall, play equipment is in fair condition. No signs of abuse or abnormal deterioration. Inspect the play equipment regularly to ensure they are functional and secure providing a safe play environment.

Useful Life:  
20 years

Remaining Life:  
14 years



Best Case: \$ 16,800

Worst Case: \$ 21,700

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

**Comp #: 412 Tot Lot Surface - Replenishment**

**Quantity: Approx 1,820 GSF**

Location: Play Area

Funded?: Yes.

History: Last replenished in 2014.

Evaluation: Fair coverage overall. Most surfaces appear to be decently covered with no significant loss of bark surface. Beneath the swing set shows some depleted area due to swing use. We suggest periodically replenishing this area to ensure surfaces are well covered. Funding for periodic replenishment at the interval below.

Useful Life:  
5 years

Remaining Life:  
1 years



Best Case: \$ 3,800

Worst Case: \$ 4,900

Lower allowance for replenishment

Higher allowance for replenishment

Cost Source: ARSF Cost Database



**Comp #: 502 Chain Link Fence - Repair**

**Quantity: Approx 1,620 LF**

Location: Perimeter of Property

Funded?: Yes.

History:

Evaluation: Condition of chain link fence varies from location to location. There were areas where fence is heavily damaged and will be in need of repairs. Isolated areas also noted to have significant vegetation growth which should be monitored periodically for stability issues. This component funds an allowance for periodic repairs.

Useful Life:  
15 years

Remaining Life:  
0 years



Best Case: \$ 6,200

Worst Case: \$ 8,000

Lower allowance to repair

Higher allowance to repair

Cost Source: ARSF Cost Database

**Comp #: 503 Metal Fence/Rail - Replace**

**Quantity: Approx 220 LF**

Location: Pool Perimeter, Adjacent to Henderson Ave, and Adjacent to Bryant Way

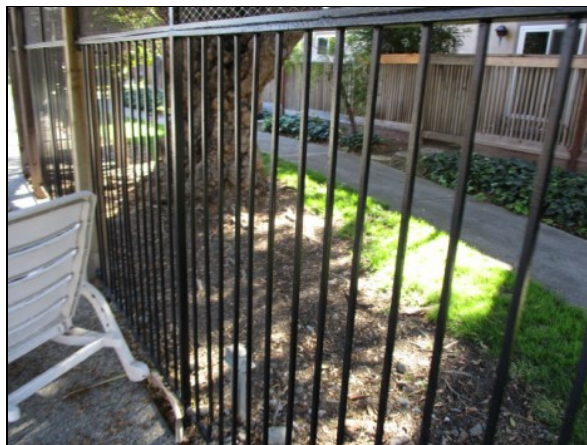
Funded?: Yes.

History: Repaired in 2017

Evaluation: Metal fence appears to be upright and in fair condition. No significant rusting or corrosion noted. We recommend regular paint cycles to help protect the metal surfaces from the elements and from premature deterioration. Inspect regularly to ensure stability of fence.

Useful Life:  
25 years

Remaining Life:  
7 years



Best Case: \$ 12,000

Worst Case: \$ 14,400

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

**Comp #: 505 Wood Fence - Repair**

**Quantity: Approx 3,940 LF x 1%**

Location: Common Areas

Funded?: Yes.

History:

Evaluation: This component provides an allowance for minor repairs of the fencing before replacement is complete.

Useful Life:  
1 years

Remaining Life:  
0 years



Best Case: \$ 2,000

Worst Case: \$ 2,400

Lower allowance to partially repair/replace

Higher allowance to partially repair/replace

Cost Source: ARSF Cost Database

**Comp #: 506 Wood Fence - Replace (Ph 1)**

**Quantity: Approx 3,940 LF x 25%**

Location: Common Areas

Funded?: Yes.

History:

Evaluation: Various conditions throughout the association; historically the association has repaired and replaced sections as needed. However, based on the current condition of a majority of the fencing we feel that funding should be adjusted from an annual repair allowance of 10% to a phased replacement plan in the future. We recommend contacting a licensed professional to better determine the cost and timing of future replacement.

Useful Life:  
30 years

Remaining Life:  
6 years



Best Case: \$ 59,000

Worst Case: \$ 71,000

Lower allowance to replace 25% of fencing

Higher allowance to replace 25% of fencing

Cost Source: ARSF Cost Database

**Comp #: 506 Wood Fence - Replace (Ph 2)**

**Quantity: Approx 3,940 LF x 25%**

Location: Common Areas

Funded?: Yes.

History:

Evaluation: Various conditions throughout the association; historically the association has repaired and replaced sections as needed. However, based on the current condition of a majority of the fencing we feel that funding should be adjusted from an annual repair allowance of 10% to a phased replacement plan in the future. We recommend contacting a licensed professional to better determine the cost and timing of future replacement.

Useful Life:  
30 years

Remaining Life:  
7 years



Best Case: \$ 59,000

Worst Case: \$ 71,000

Lower allowance to replace 25% of fencing

Higher allowance to replace 25% of fencing

Cost Source: ARSF Cost Database

**Comp #: 506 Wood Fence - Replace (Ph 3)**

**Quantity: Approx 3,940 LF x 25%**

Location: Common Areas

Funded?: Yes.

History:

Evaluation: Various conditions throughout the association; historically the association has repaired and replaced sections as needed. However, based on the current condition of a majority of the fencing we feel that funding should be adjusted from an annual repair allowance of 10% to a phased replacement plan in the future. We recommend contacting a licensed professional to better determine the cost and timing of future replacement.

Useful Life:  
30 years

Remaining Life:  
8 years



Best Case: \$ 59,000

Worst Case: \$ 71,000

Lower allowance to replace 25% of fencing

Higher allowance to replace 25% of fencing

Cost Source: ARSF Cost Database

**Comp #: 506 Wood Fence - Replace (Ph 4)**

**Quantity: Approx 3,940 LF x 25%**

Location: Common Areas

Funded?: Yes.

History:

Evaluation: Various conditions throughout the association; historically the association has repaired and replaced sections as needed. However, based on the current condition of a majority of the fencing we feel that funding should be adjusted from an annual repair allowance of 10% to a phased replacement plan in the future. We recommend contacting a licensed professional to better determine the cost and timing of future replacement.

Useful Life:  
30 years

Remaining Life:  
9 years



Best Case: \$ 59,000

Worst Case: \$ 71,000

Lower allowance to replace 25% of fencing

Higher allowance to replace 25% of fencing

Cost Source: ARSF Cost Database

**Comp #: 1001 Backflow Devices - Replace**

**Quantity: (5) Backflow Devices**

Location: Adjacent to Bryant Way and Near Clubhouse

Funded?: Yes.

History:

Evaluation: Backflow devices appear to be in overall fair condition with no signs of leaking or major rusting. No problems reported. We recommend having the backflow devices tested annually by a licensed backflow professional to ensure they continue to function properly.

Useful Life:  
20 years

Remaining Life:  
0 years



Best Case: \$ 8,200

Worst Case: \$ 9,850

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database



**Comp #: 1006 Irrig. System - Repairs**

**Quantity: Common Area Irrigation**

Location: Throughout Landscaped Areas

Funded?: Yes.

History:

Evaluation: This component is scheduled to cycle after the irrigation phased repairs are complete.

Useful Life:  
25 years

Remaining Life:  
28 years

No Photo Available

Best Case: \$ 18,000

Worst Case: \$ 22,000

Lower allowance for repairs

Higher allowance for repairs

Cost Source: Estimate Provided by Client

---

**Comp #: 1006 Irrig. System - Repairs (Ph 4)**

**Quantity: Common Area Irrigation**

Location: Throughout Landscaped Areas

Funded?: Yes.

History: Scheduled to be addressed in 2018.

Evaluation: This component funds a one-time expense for phase 4 of 7 of the irrigation project. Adjust funding as future conditions dictate.

Useful Life:  
0 years

Remaining Life:  
0 years

No Photo Available

Best Case: \$ 9,850

Worst Case: \$ 12,000

Lower allowance for repairs

Higher allowance for repairs

Cost Source: Estimate Provided by Client

---



**Comp #: 1006 Irrig. System - Repairs (Ph 5)**

**Quantity: Common Area Irrigation**

Location: Throughout Landscaped Areas

Funded?: Yes.

History: Scheduled to be addressed in 2019.

Evaluation: This component funds a one-time expense for phase 5 of 7 of the irrigation project. Adjust funding as future conditions dictate.

Useful Life:  
0 years

Remaining Life:  
1 years



Best Case: \$ 9,850

Worst Case: \$ 12,000

Lower allowance for repairs

Higher allowance for repairs

Cost Source: Estimate Provided by Client

**Comp #: 1006 Irrig. System - Repairs (Ph 6)**

**Quantity: Common Area Irrigation**

Location: Throughout Landscaped Areas

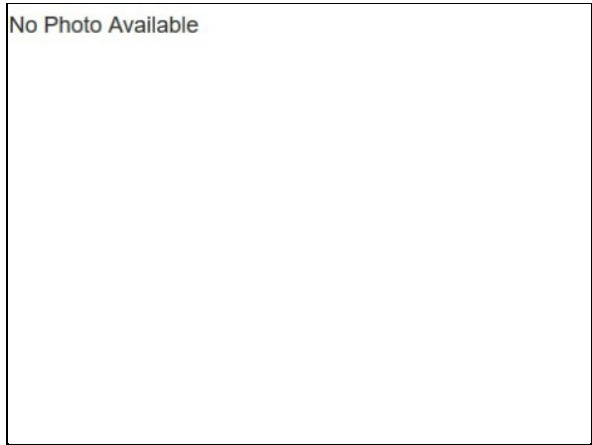
Funded?: Yes.

History: Scheduled to be addressed in 2020.

Evaluation: This component funds a one-time expense for phase 6 of 7 of the irrigation project. Adjust funding as future conditions dictate.

Useful Life:  
0 years

Remaining Life:  
2 years



Best Case: \$ 9,850

Worst Case: \$ 12,000

Lower allowance for repairs

Higher allowance for repairs

Cost Source: Estimate Provided by Client

**Comp #: 1006 Irrig. System - Repairs (Ph 7)**

**Quantity: Common Area Irrigation**

Location: Throughout Landscaped Areas

Funded?: Yes.

History: Scheduled to be addressed in 2021.

Evaluation: This component funds a one-time expense for phase 7 of 7 of the irrigation project. Adjust funding as future conditions dictate.

Useful Life:  
0 years

Remaining Life:  
3 years

No Photo Available

Best Case: \$ 9,850

Worst Case: \$ 12,000

Lower allowance for repairs

Higher allowance for repairs

Cost Source: Estimate Provided by Client

**Comp #: 1008 Trees - Trim/Remove/Replace**

**Quantity: (149) Common Area Trees**

Location: Common Area

Funded?: Yes.

History:

Evaluation: Various size and species of trees throughout the Association common areas. We recommend having a professional arborist inspect the trees and help establish a proactive plan to address tree trim/removal/replace. This component funds an allowance for periodic tree trimming, removal, and replacement at the interval below. Adjust as future conditions dictate.

Useful Life:  
3 years

Remaining Life:  
0 years



Best Case: \$ 10,900

Worst Case: \$ 16,400

Lower allowance for tree  
trimming/removal/replacement

Higher allowance for tree  
trimming/removal/replacement

Cost Source: ARSF Cost Database

**Comp #: 1107 Metal Fence/Rail - Repaint**

**Quantity: Approx 220 LF**

Location: Pool Perimeter, Adjacent to Henderson Ave, and Adjacent to Bryant Way  
Funded?: Yes.

History: Repainted in the 2017/2018 fiscal year

Evaluation: Paint is in fair to poor condition. We recommend regular paint cycles every 5-6 years to help protect the metal surfaces from costly repairs and/or replacement.

Useful Life:  
5 years

Remaining Life:  
4 years



Best Case: \$ 1,900

Worst Case: \$ 2,400

Lower allowance to repaint

Higher allowance to repaint

Cost Source: ARSF Cost Database

**Comp #: 1402 Signage - Replace**

**Quantity: (1) Wood Sign**

Location: Entrance to Pool/Clubhouse Parking Area  
Funded?: Yes.

History: Last refurbished in 2010.

Evaluation: Association signage is approximately 9.5 LF wooden sign. Readable and sturdy with no signs of abnormal or premature deterioration. Posts show some dryness and discoloration due to irrigation exposure. This component funds for complete replacement at the interval below.

Useful Life:  
15 years

Remaining Life:  
2 years



Best Case: \$ 2,200

Worst Case: \$ 2,750

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

**Comp #: 1811 Plumbing - Repairs (Ph 4)**

**Quantity: Common Area Plumbing**

Location: Throughout Common Area Plumbing

Funded?: Yes.

History: Scheduled to be addressed in 2018.

Evaluation: Per previous report and information provided to us, this component funds a one-time expense to address repiping of phase 4 of 10 of the galvanized water lines. Adjust funding as future conditions dictate.

Useful Life:  
0 years

Remaining Life:  
0 years



Best Case: \$ 19,100

Worst Case: \$ 23,500

Lower allowance to repair

Higher allowance to repair

Cost Source: Estimate Provided by Client

**Comp #: 1811 Plumbing - Repairs (Ph 5)**

**Quantity: Common Area Plumbing**

Location: Throughout Common Area Plumbing

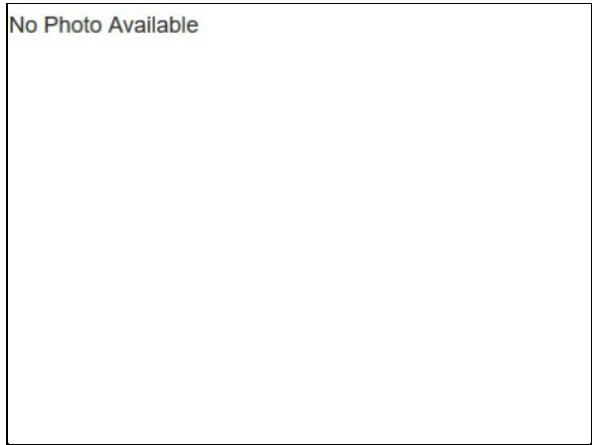
Funded?: Yes.

History: Scheduled to be addressed in 2019.

Evaluation: Per previous report and information provided to us, this component funds a one-time expense to address repiping of phase 5 of 10 of the galvanized water lines. Adjust funding as future conditions dictate.

Useful Life:  
0 years

Remaining Life:  
1 years



Best Case: \$ 19,100

Worst Case: \$ 23,500

Lower allowance to repair

Higher allowance to repair

Cost Source: Estimate Provided by Client

**Comp #: 1811 Plumbing - Repairs (Ph 6)**

**Quantity: Common Area Plumbing**

Location: Throughout Common Area Plumbing

Funded?: Yes.

History: Scheduled to be addressed in 2020.

Evaluation: Per previous report and information provided to us, this component funds a one-time expense to address repiping of phase 6 of 10 of the galvanized water lines. Adjust funding as future conditions dictate.

Useful Life:  
0 years

Remaining Life:  
2 years



Best Case: \$ 19,100

Worst Case: \$ 23,500

Lower allowance to repair

Higher allowance to repair

Cost Source: Estimate Provided by Client

**Comp #: 1811 Plumbing - Repairs (Ph 7)**

**Quantity: Common Area Plumbing**

Location: Throughout Common Area Plumbing

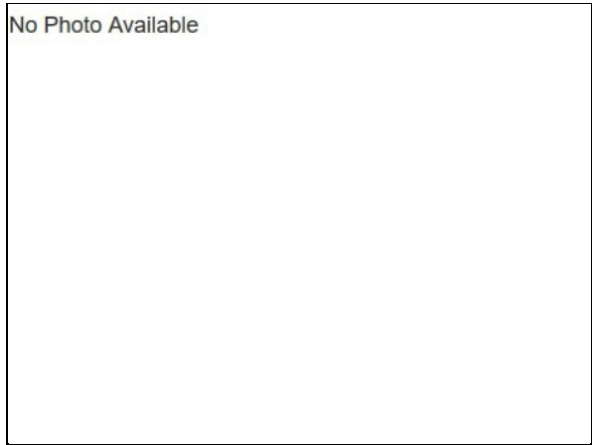
Funded?: Yes.

History: Scheduled to be addressed in 2021.

Evaluation: Per previous report and information provided to us, this component funds a one-time expense to address repiping of phase 7 of 10 of the galvanized water lines. Adjust funding as future conditions dictate.

Useful Life:  
0 years

Remaining Life:  
3 years



Best Case: \$ 19,100

Worst Case: \$ 23,500

Lower allowance to repair

Higher allowance to repair

Cost Source: Estimate Provided by Client

**Comp #: 1811 Plumbing - Repairs (Ph 8)**

**Quantity: Common Area Plumbing**

Location: Throughout Common Area Plumbing

Funded?: Yes.

History: Scheduled to be addressed in 2022.

Evaluation: Per previous report and information provided to us, this component funds a one-time expense to address repiping of phase 8 of 10 of the galvanized water lines. Adjust funding as future conditions dictate.

Useful Life:  
0 years

Remaining Life:  
4 years



Best Case: \$ 19,100

Worst Case: \$ 23,500

Lower allowance to repair

Higher allowance to repair

Cost Source: Estimate Provided by Client

**Comp #: 1811 Plumbing - Repairs (Ph 9)**

**Quantity: Common Area Plumbing**

Location: Throughout Common Area Plumbing

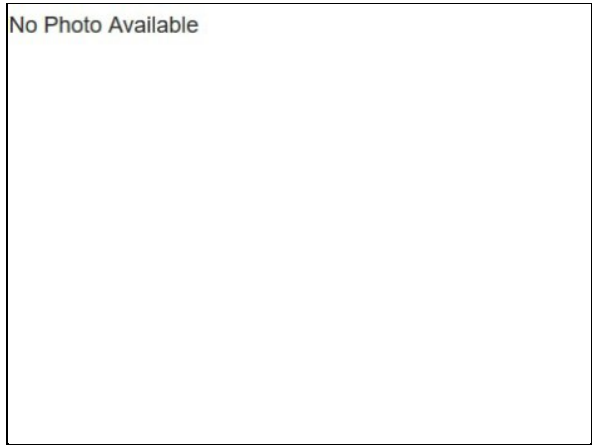
Funded?: Yes.

History: Scheduled to be addressed in 2023.

Evaluation: Per previous report and information provided to us, this component funds a one-time expense to address repiping of phase 9 of 10 of the galvanized water lines. Adjust funding as future conditions dictate.

Useful Life:  
0 years

Remaining Life:  
5 years



Best Case: \$ 19,100

Worst Case: \$ 23,500

Lower allowance to repair

Higher allowance to repair

Cost Source: Estimate Provided by Client

**Comp #: 1811 Plumbing - Repairs (Ph.10)**

**Quantity: Common Area Plumbing**

Location: Throughout Common Area Plumbing

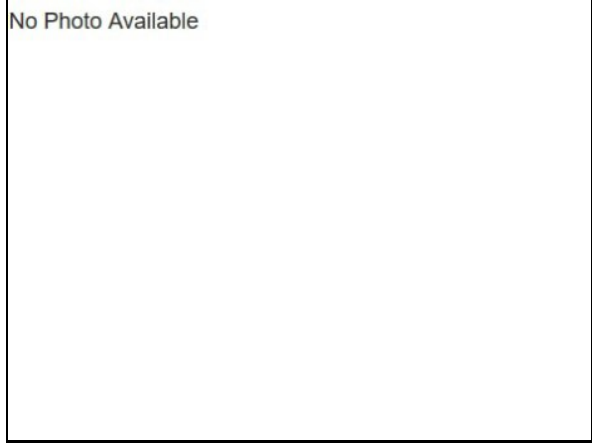
Funded?: Yes.

History: Scheduled to be addressed in 2024.

Evaluation: Per previous report and information provided to us, this component funds a one-time expense to address repiping of phase 10 of 10 of the galvanized water lines. Adjust funding as future conditions dictate.

Useful Life:  
0 years

Remaining Life:  
6 years



Best Case: \$ 19,100

Worst Case: \$ 23,500

Lower allowance to repair

Higher allowance to repair

Cost Source: Estimate Provided by Client

---

## Pool & Clubhouse

### Comp #: 325 Interior Lights - Replace

Quantity: (27) Interior Lights

Location: Clubhouse Interior

Funded?: No. Individual replacement of this item does not meet the minimum threshold to be deemed a Reserve component. No Reserve funding allocated.

History:

Evaluation: (4) Wall sconces, (2) hanging lights, (8) recessed lights, (8) ceiling lights, (1) set of track lights, and (4) fluorescent fixtures. No significant damage observed. Fair and functional condition. There is no expectation to replace all fixtures at the same time; we suggest handling replacement as needed out of the Operating budget. No Reserve funding allocated.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

---

### Comp #: 404 Pool Furniture - Replace (Partial)

Quantity: (32) Pieces

Location: Pool/Spa Area

Funded?: Yes.

History: Last partial replacement in 2014.

Evaluation: (13) lounge chairs, (16) chairs, and (3) tables. Various conditions but functional. Mostly fair condition with no significant damage. Funding an allowance for periodic replacement of the pool furniture.

Useful Life:  
8 years

Remaining Life:  
4 years



Best Case: \$ 4,250

Worst Case: \$ 5,700

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database



**Comp #: 509 Wood Trellis - Repair/Replace**

**Quantity: Approx 2,075 GSF x 1/3**

Location: Unit Entrances and Pool Area

Funded?: Yes.

History: Repairs in 2017/2018 fiscal year

Evaluation: Various conditions depending on the location, exposure to the elements, and date of last repair for that area. Unit entrance trellises appear to be in fair condition. The pool area wood trellis appears to be the most aged and damaged. If possible, cycle repairs and partial replacement with wood painting (comp. #1116) for cost efficiency purposes.

Useful Life:  
5 years

Remaining Life:  
4 years



Best Case: \$ 18,900

Worst Case: \$ 22,700

Lower allowance to repair 1/3

Higher allowance to repair 1/3

Cost Source: ARSF Cost Database

**Comp #: 601 Clubhouse Floor - Replace**

**Quantity: Approx 1,580 GSF**

Location: Clubhouse

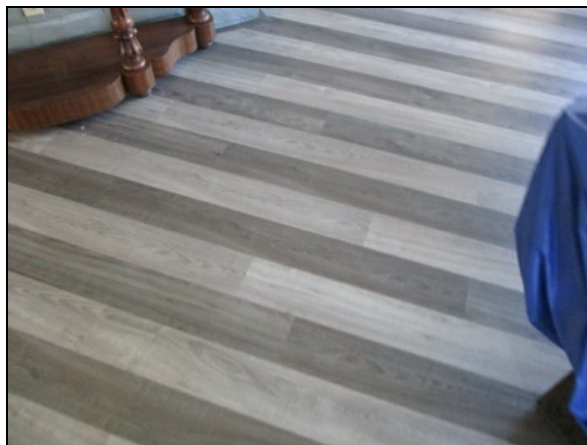
Funded?: Yes.

History: Replaced in 2017

Evaluation: The association replaced carpet for new vinyl flooring. As of site inspection, flooring is in good condition with no signs of damage. As routine maintenance, we suggest cleaning regularly to maintain appearance. This component funds for replacement at the interval below.

Useful Life:  
25 years

Remaining Life:  
24 years



Best Case: \$ 12,500

Worst Case: \$ 15,300

Lower allowance to replace

Higher allowance to replace

Cost Source: Client Cost History

**Comp #: 604 Laminate Wood Floor - Replace**

**Quantity: Approx 285 GSF**

Location: Clubhouse Game Room

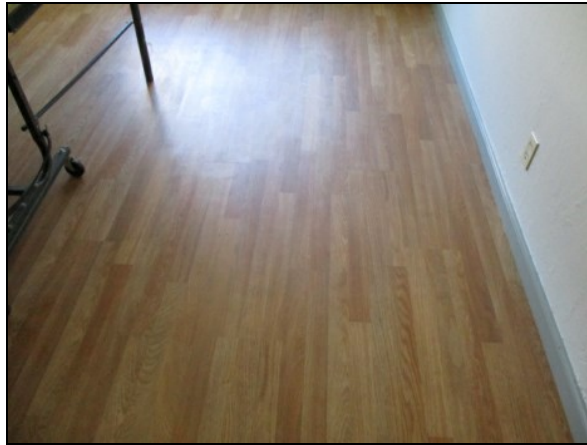
Funded?: Yes.

History: Last replaced in 2014.

Evaluation: The laminate wood flooring appears to be in good to fair condition overall. Flooring is intact with no abnormal conditions. No significant scuffs or scratches. As routine maintenance, we suggest cleaning regularly with an appropriately cleaning solution and periodic resurfacing of the flooring. This component funds for replacement at the interval below.

Useful Life:  
25 years

Remaining Life:  
21 years



Best Case: \$ 6,250

Worst Case: \$ 7,800

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

**Comp #: 704 Clubhouse Doors - Replace**

**Quantity: (6) Clubhouse Doors**

Location: Clubhouse

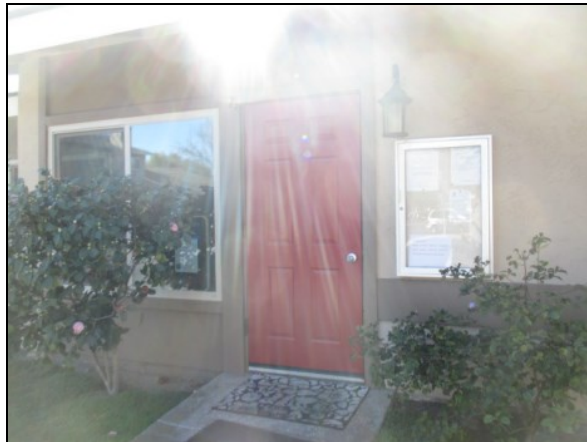
Funded?: Yes.

History:

Evaluation: The clubhouse has (6) exterior doors and (7) interior doors. There is no expectation to replace the interior doors under normal circumstances with ordinary care and maintenance. This component is for the exterior clubhouse doors. Doors are functional and intact. No signs of abuse or significant surface wear. Periodic paint cycles and minor repairs as needed will help extend the useful life of the doors. Funding for repaint is included with the building exteriors repaint (comp. #1116). Funding for replacement of the exterior clubhouse doors at the interval below.

Useful Life:  
30 years

Remaining Life:  
13 years



Best Case: \$ 5,900

Worst Case: \$ 7,200

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

**Comp #: 903 Furniture - Replace (Partial)**

**Quantity: (41) Various Pieces**

Location: Clubhouse

Funded?: Yes.

History: Partially replaced in 2017

Evaluation: (3) Leather couches, (4) stools, (2) mirrors, (9) folding chairs, (20) chairs, and (3) tables. Furniture is attractive and appears to be in good and functioning condition overall. Plan on replacement of various pieces at the interval below to maintain a uniform and attractive appearance.

Useful Life:  
5 years

Remaining Life:  
4 years



Best Case: \$ 4,500

Worst Case: \$ 5,500

Lower allowance for partial replacement

Higher allowance for partial replacement

Cost Source: Estimate Provided by Client

**Comp #: 909 Bathrooms - Refurbish**

**Quantity: (2) Bathrooms**

Location: Clubhouse

Funded?: Yes.

History:

Evaluation: We did not have access to the men's bathroom at the time of the site inspection. Assumed that men's bathroom is in similar state to the women's bathroom. Women's bathroom has (3) lights, (2) sinks, (2) toilets, and (1) shower, along with tile flooring and painted walls. Overall, the condition of the bathroom is in fair condition. Funding is for the eventual need to refurbish bathrooms.

Useful Life:  
20 years

Remaining Life:  
5 years



Best Case: \$ 6,550

Worst Case: \$ 7,650

Lower allowance to refurbish

Higher allowance to refurbish

Cost Source: Estimate Provided by Client, plus inflation

**Comp #: 913 Game Tables - Replace**

**Quantity: (3) Tables**

Location: Clubhouse

Funded?: Yes.

History:

Evaluation: (2) Pool tables and (1) ping pong table. Pool tables are kept covered when not in use. Ping pong table is intact with no signs of abuse. Game tables are assumed to receive minimal overall use. Fair condition.

Useful Life:  
20 years

Remaining Life:  
2 years



Best Case: \$ 5,150

Worst Case: \$ 6,400

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

**Comp #: 916 Exercise Equipment - Replace**

**Quantity: (4) Equipment**

Location: Clubhouse

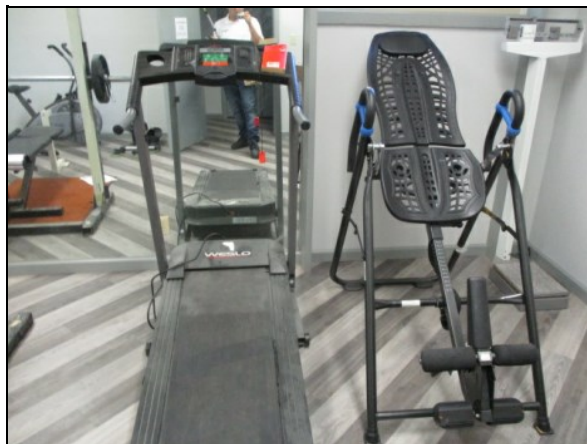
Funded?: Yes.

History:

Evaluation: (1) Weslo treadmill, (1) supporting squat rack, (1) Cycle Stamina bike machine, and (1) extension machine counted at site inspection. Exercise equipment assumed to be in functioning condition. Inspect regularly, clean for appearance, maintain and repair promptly as needed from Operating budget to ensure safety. Best practice is to coordinate replacement of all equipment together to obtain better pricing and achieve consistent style and quality. Commercial-grade equipment should have a relatively long functional life assuming proper maintenance.

Useful Life:  
15 years

Remaining Life:  
7 years



Best Case: \$ 3,600

Worst Case: \$ 4,400

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

**Comp #: 1110 Interior Surfaces - Repaint**

**Quantity: Approx 4,370 GSF**

Location: Clubhouse Interior

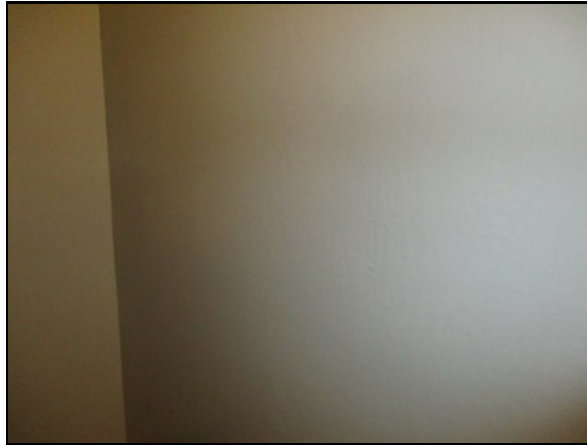
Funded?: Yes.

History: Repainted in 2017/2018 fiscal year

Evaluation: Paint appears to be in fair condition with no significant scuffs, scratches, or dryness noted. No paint peeling or chipping observed. We recommend painting at the interval below to maintain a consistent and attractive aesthetic appearance.

Useful Life:  
15 years

Remaining Life:  
14 years



Best Case: \$ 4,800

Worst Case: \$ 5,750

Lower allowance to repaint

Higher allowance to repaint

Cost Source: ARSF Cost Database

**Comp #: 1137 Clubhouse Windows - Replace**

**Quantity: (9) Windows**

Location: Clubhouse exteriors

Funded?: Yes.

History: Replaced in 2017/2018 fiscal year

Evaluation: Per the client's request, the Association plans to replace the clubhouse windows in the future. Current timing is scheduled to be addressed after the next paint cycle for exteriors (comp. #1115 and #1116). Adjust funding as future conditions dictate.

Useful Life:  
30 years

Remaining Life:  
29 years



Best Case: \$ 9,850

Worst Case: \$ 11,800

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database



**Comp #: 1202 Pool - Resurface**

**Quantity: (1) Pool**

Location: Pool/Spa Area

Funded?: Yes.

History: Last replastered in 2010.

Evaluation: Approx (775 GSF) pool. Pool surfaces appear to be in fair condition. No problems or issues reported. No significant stains or discoloration noted. No abnormal wear. We recommend regular inspections by a licensed professional contractor to help ensure the pool surfaces are aging properly and to help establish a resurfacing plan.

Useful Life:  
12 years

Remaining Life:  
4 years



Best Case: \$ 15,500

Worst Case: \$ 18,600

Lower allowance to resurface

Higher allowance to resurface

Cost Source: ARSF Cost Database

**Comp #: 1203 Spa - Resurface**

**Quantity: (1) Spa**

Location: Pool/Spa Area

Funded?: Yes.

History: Last resurfaced in 2010.

Evaluation: Approx (40 GSF) spa. Spa is poor condition. Resurfacing should be expected in the near future. Upon resurfacing keep proper chemical balance to achieve full useful life. We recommend inspection by a licensed professional contractor to help establish a resurfacing plan.

Useful Life:  
6 years

Remaining Life:  
0 years



Best Case: \$ 5,450

Worst Case: \$ 7,650

Lower allowance to resurface

Higher allowance to resurface

Cost Source: ARSF Cost Database

**Comp #: 1222 Solar Panels - Replace**

**Quantity: (14) Panels**

Location: Rooftop of Clubhouse Building

Funded?: Yes.

History:

Evaluation: Assumed to be older panels but functional. We recommend regular service and maintenance by a licensed professional vendor to help ensure the solar panels continue to function properly.

Useful Life:  
20 years

Remaining Life:  
2 years



Best Case: \$ 9,200

Worst Case: \$ 12,200

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

---

## Mechanical

### Comp #: 803 Water Heater - Replace

Quantity: (1) American Water Heater

Location: Pool Equipment Area, Enclosed

Funded?: Yes.

History:

Evaluation: (1) American Ameri-Glass 86 gallon water heater with model #40-5831. Assumed to be functional but well past its expected useful life. Anticipate the need for replacement at any time. We recommend regular service and maintenance by a licensed professional to help ensure the water heating system continues to function properly until replacement is made.

Useful Life:

10 years

Remaining Life:

0 years



Best Case: \$ 1,900

Worst Case: \$ 2,400

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

---

### Comp #: 805 Furnace - Replace

Quantity: (1) Rheem Furnace

Location: Pool Equipment Area, Enclosed

Funded?: Yes.

History:

Evaluation: (1) Rheem Heating Center furnace. Assumed to be functional but well past its expected useful life. Anticipate the need for replacement at any time. We recommend regular service and maintenance by a licensed professional to help ensure the water heating system continues to function properly until replacement is made.

Useful Life:

12 years

Remaining Life:

0 years



Best Case: \$ 4,350

Worst Case: \$ 5,450

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database



**Comp #: 1207 Pool Filter - Replace**

**Quantity: (1) Hayward Filter**

Location: Pool Equipment Area, Enclosed

Funded?: Yes.

History:

Evaluation: (1) Hayward Pro-Grind D.E filter with ID #21110605051985001. Appears to be in functioning condition with no signs of leaking. We recommend regular service and maintenance by a licensed professional vendor to help ensure the pool equipment continues to function and age properly.

Useful Life:  
18 years

Remaining Life:  
6 years



Best Case: \$ 1,400

Worst Case: \$ 1,850

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

**Comp #: 1207 Spa Filter - Replace**

**Quantity: (1) Filter**

Location: Pool Equipment Area, Enclosed

Funded?: Yes.

History: Replaced in 2014.

Evaluation: Spa does not appear to be in use at time of inspection due to ongoing repairs. Assume that filter will be in functioning condition once spa is running once more. We recommend regular service and maintenance by a licensed professional vendor to help ensure the pool equipment continues to function and age properly.

Useful Life:  
18 years

Remaining Life:  
14 years



Best Case: \$ 1,400

Worst Case: \$ 1,850

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

**Comp #: 1208 Pool Heater - Replace**

**Quantity: (1) Raypak Heater**

Location: Pool Equipment Area, Enclosed

Funded?: Yes.

History:

Evaluation: (1) Rheem Raypak heater. No problems or issues reported. We recommend regular service and maintenance by a licensed professional vendor to help ensure the pool equipment continues to function and age properly.

Useful Life:  
18 years

Remaining Life:  
6 years



Best Case: \$ 4,400

Worst Case: \$ 5,450

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

**Comp #: 1208 Spa Heater - Replace**

**Quantity: (1) Spa Heater**

Location: Pool Equipment Area, Enclosed

Funded?: Yes.

History:

Evaluation: (1) Sta-rite Max E-Therm 200 HD spa heater. Spa does not appear to be in use at time of inspection due to ongoing repairs. Assume that heater will be in functioning condition once spa is running once more. We recommend regular service and maintenance by a licensed professional vendor to help ensure the pool equipment continues to function and age properly.

Useful Life:  
18 years

Remaining Life:  
0 years



Best Case: \$ 4,400

Worst Case: \$ 5,450

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

**Comp #: 1209 Pool/Spa Chlorinators - Replace**

**Quantity: (2) Chlorinators**

Location: Pool Equipment Area, Enclosed

Funded?: Yes.

History:

Evaluation: (2) RoloChem chlorinators. Assumed to be functional. We recommend regular service and maintenance by a licensed professional vendor to help ensure the pool equipment continues to function and age properly.

Useful Life:  
10 years

Remaining Life:  
2 years



Best Case: \$ 1,550

Worst Case: \$ 2,000

Lower allowance to replace

Higher allowance to replace

Cost Source: ARSF Cost Database

**Comp #: 1210 Pool/Spa Pump - Replace (Partial)**

**Quantity: (1) of (4) Pumps**

Location: Pool Equipment Area, Enclosed

Funded?: Yes.

History: Last replaced (1) pool pump in 2014.

Evaluation: Historically, the Association has replaced the pumps as needed. We recommend regular service and maintenance by a licensed professional vendor to help ensure the pool equipment continues to function and age properly. Funding for replacement of (1) pump every 3 years.

Useful Life:  
3 years

Remaining Life:  
0 years



Best Case: \$ 1,300

Worst Case: \$ 1,650

Lower allowance to replace (1) of (4) pumps

Higher allowance to replace (1) of (4) pumps

Cost Source: ARSF Cost Database