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The Overlook II HOA
Scottsdale, AZ



Report #: 25455-3
Beginning: January 1, 2025
Expires: December 31, 2025

RESERVE STUDY
Update "With-Site-Visit"

April 11, 2024

Welcome to your Reserve Study!

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

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

In this Report, you will find three key results:

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

Questions?

Please contact your Project Manager directly.



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Table of Contents

Executive Summary	4
Executive Summary (Component List)	5
Introduction, Objectives, and Methodology	7
Which Physical Assets are Funded by Reserves?	8
How do we establish Useful Life and Remaining Useful Life estimates?	8
How do we establish Current Repair/Replacement Cost Estimates?	8
How much Reserves are enough?	9
How much should we contribute?	10
What is our Recommended Funding Goal?	10
Site Inspection Notes	11
Projected Expenses	12
Annual Reserve Expenses Graph	12
Reserve Fund Status & Recommended Funding Plan	13
Annual Reserve Funding Graph	13
30-Yr Cash Flow Graph	14
Percent Funded Graph	14
Table Descriptions	15
Budget Summary	16
Reserve Component List Detail	17
Fully Funded Balance	19
Component Significance	21
30-Year Reserve Plan Summary	23
30-Year Income/Expense Detail	24
Accuracy, Limitations, and Disclosures	36
Terms and Definitions	37
Component Details	38
GROUNDS	39
POOL AREA	50
RECREATION BUILDINGS	60
UNIT BUILDINGS	71



The Overlook II HOA

Scottsdale, AZ

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

Report #: 25455-3

of Units: 78

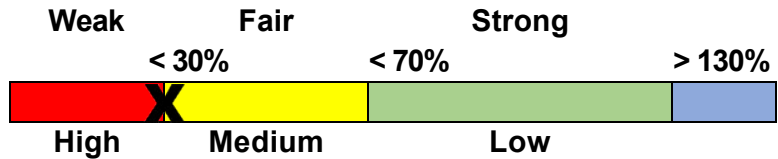
January 1, 2025 through December 31, 2025

Findings & Recommendations

as of January 1, 2025

Projected Starting Reserve Balance	\$476,415
Current Fully Funded Reserve Balance	\$1,589,840
Average Reserve Deficit (Surplus) Per Unit	\$14,275
Percent Funded	30.0 %
Current Monthly Reserve Contribution	\$9,641
Recommended 2025 Monthly Reserve Contribution	\$14,000

Reserve Fund Strength: 30.0%



Risk of Special Assessment:

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 based on a prior report prepared by Association Reserves for your 2021 Fiscal Year. We performed the site inspection on 2/20/2024.

The Reserve expense threshold for this analysis is \$3,000. That means any Reserve related expenses under the threshold are not funded in the Reserve Study and need to be paid from the Operating Budget.

Your Reserve Fund is 30.0 % Funded. This means the Reserve Fund status is Fair, and the HOA's risk of special assessments & deferred maintenance is currently High.

The objective of your multi-year Funding Plan is to Fully Fund Reserves, where associations enjoy a low risk of Reserve cash flow problems.

Based on this starting point and anticipated future expenses, we recommend budgeting Monthly Reserve contributions of \$14,000 for the 2025 Fiscal Year. Annual increases are scheduled to help offset inflation. Going forward, the contribution rate should be increased as illustrated on the 30-Year Summary Table.

This Reserve Study does not account for every potential expense the Association may face. Projects deemed unpredictable with regard to timing and cost are typically not included. It is beyond the scope of a Reserve Study to inspect or assess structural conditions of buildings, walls, electrical systems, utilities, plumbing systems, irrigation, drainage, etc. We recommend scheduling periodic inspections by qualified engineers or other industry professionals to assess any potential issues or concerns.

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
GROUNDS				
103	Concrete - Repair	5	3	\$3,000
201	Asphalt - Repave	30	12	\$135,000
202	Asphalt - Seal/Repair	4	1	\$9,500
205	Brick Pavers - Repair	15	13	\$5,000
318	Landscape Lights - Replace	12	10	\$3,500
322	Bollard Lights - Replace	20	5	\$150,000
403	Mailboxes - Replace	20	3	\$12,000
503	Metal Fence - Replace	30	12	\$47,500
510	Wood Pergola - Replace	20	5	\$5,000
701	Monument - Refurbish	20	5	\$7,500
703	Entry System - Replace	15	8	\$6,500
706	Gate Operators - Replace	18	1	\$27,000
708	Vehicle Gates - Replace	35	16	\$20,000
712	Gate Loops - Replace	15	10	\$3,500
1001	Irrigation System - Repair	15	8	\$80,000
1010	Backflow Valves - Repair/Replace	8	6	\$9,500
1107	Metal Fence/Gates - Repaint	5	1	\$8,000
1111	Bollard Lights - Repaint	5	1	\$6,500
POOL AREA				
503	Metal Fence - Replace	30	15	\$31,500
1107	Metal Fence - Repaint	5	1	\$3,000
1200	Pool Deck - Resurface	16	4	\$34,500
1201	Pool Deck - Seal/Repair	4	0	\$10,000
1202	Pool - Resurface	18	1	\$55,000
1203	Pool Lights - Replace (A)	18	13	\$3,000
1203	Pool Lights - Replace (B)	18	1	\$3,500
1206	Spa - Resurface	12	1	\$7,500
1210	Pool Furniture - Replace	15	5	\$20,000
1212	Pool Furniture - Refurbish	5	3	\$5,000
1220	Pool/Spa Filters - Replace (A)	15	2	\$3,000
1220	Pool/Spa Filters - Replace (B)	15	0	\$6,500
1223	Pool/Spa Heaters - Replace (A)	10	5	\$6,500
1223	Pool/Spa Heaters - Replace (B)	10	1	\$22,500
1223	Pool/Spa Heaters - Replace (C)	10	2	\$22,500
1224	Pool/Spa Pumps - Replace (A)	12	6	\$5,000
1224	Pool/Spa Pumps - Replace (B)	12	2	\$3,000
1224	Pool/Spa Pumps - Replace (C)	12	9	\$3,000

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
RECREATION BUILDINGS				
305	HVAC Units - Replace	18	3	\$18,000
405	Concrete Furniture - Replace	30	10	\$16,500
407	BBQ Grill - Replace	15	2	\$4,500
412	Fireplace - Repair	15	5	\$3,500
510	Wood Pergola - Replace	20	5	\$100,000
901	Rubber Floor - Replace	12	4	\$6,000
903	Tile Floor - Replace	25	9	\$12,500
908	Window Blinds - Replace	25	5	\$5,500
910	Interior Lights - Replace	25	5	\$5,000
912	Furniture - Partial Replace	8	4	\$4,500
920	Kitchen - Remodel	25	5	\$10,000
925	Restrooms - Remodel	25	5	\$15,000
930	Cardio Equipment - Replace	8	2	\$30,000
935	Strength Equipment - Replace	15	7	\$17,000
970	Doors + Windows - Replace	40	20	\$35,000
1100	Interior Surfaces - Repaint	10	2	\$5,000
UNIT BUILDINGS				
324	Wall Lights - Replace	25	5	\$70,000
515	Wood/Metal Surfaces - Repair	8	2	\$6,500
630	Concrete Steps - Repair	10	5	\$4,000
765	Plumbing - Repair	2	1	\$5,000
780	Fire Alarm Panels - Replace	15	4	\$6,000
785	Sprinkler System - Repair	18	16	\$12,000
1113	Metal Rails - Repaint	4	0	\$40,000
1115	Building Exteriors - Repaint	8	0	\$230,000
1150	Landing Decks - Resurface	30	12	\$50,000
1155	Landing Decks - Seal/Repair	10	2	\$19,500
1300	Foam Roofs - Replace	30	17	\$725,000
1301	Foam Roofs - Recoat	10	7	\$240,000
1304	Tile Roofs - Refurbish	30	11	\$130,000

65 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.

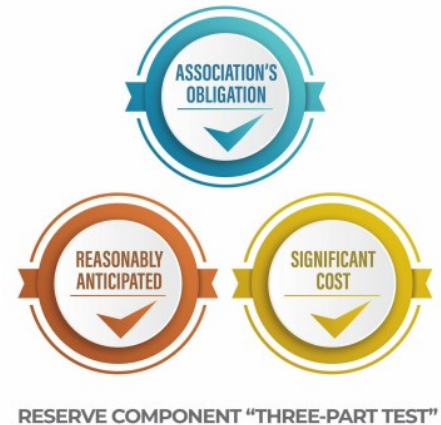
Methodology



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



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

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

How do we establish Current Repair/Replacement Cost Estimates?

In this order...

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

How much Reserves are enough?

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

Adequacy is measured in a two-step process:

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



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

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

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

How much should we 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 the site visit on 2/20/2024, During the inspection, we met with Board Member, Izzy Meyers, and Community Manager, Genevieve Munoz, from Vision Community Management. We spent time reviewing reserve related expenses and projects that have occurred in the recent past and are planned in the near future. Before the meeting, we visually inspected the common areas including the pool area, clubhouse, and building exteriors.

Please see the Component Details Appendix at the end of this report for a detailed look at each component.



Projected Expenses

While this Reserve Study looks forward 30 years, we have no expectation that all these expenses will take place as anticipated. This Reserve Study needs to be updated annually, because we expect the timing of expenses to shift and the size of the 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 chart below summarizes the projected future expenses at your association as defined by the Reserve Component List. A summary of these components is shown in the Component Details Table, while a summary of the expenses themselves is shown in the 30-yr Expense Summary Table.

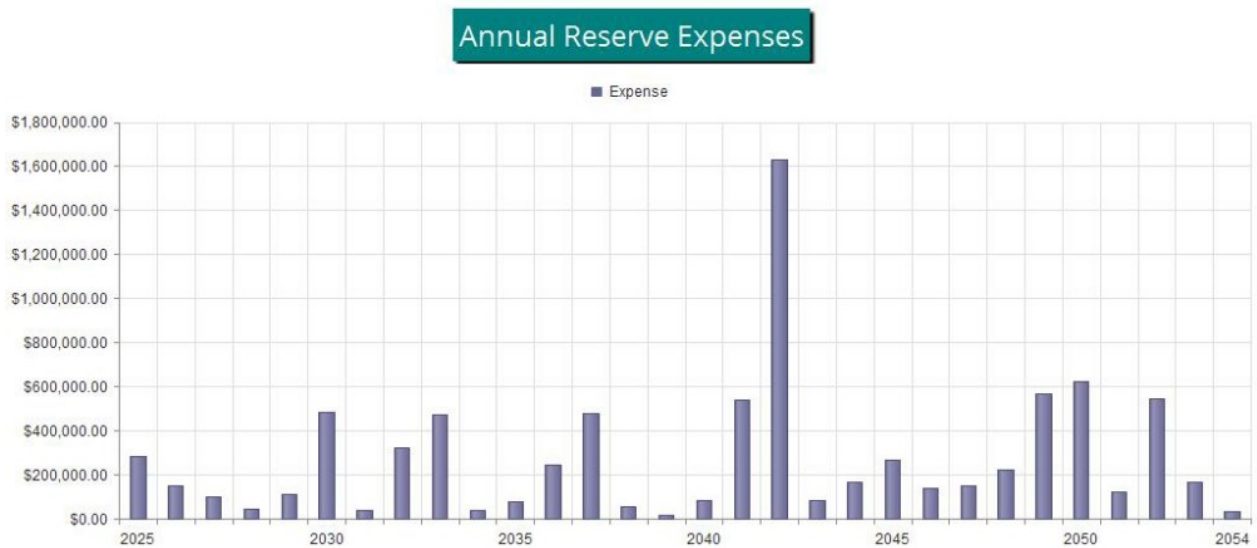


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$476,415 as-of the start of your fiscal year on 1/1/2025. This is based on your actual balance of \$370,369 on 1/31/2024 and anticipated Reserve contributions and expenses projected through the end of your Fiscal Year.

As of 1/1/2025, your Fully Funded Balance is computed to be \$1,589,840. This figure represents the deteriorated value of your common area components. Comparing your Reserve Balance to the Fully Funded Balance indicates Reserves are 30.0 % Funded.

Recommended Funding Plan

Based on your current Percent Funded and cash flow requirements, we recommend budgeting Monthly Reserve contributions of \$14,000 this Fiscal Year. The overall 30-year plan, in perspective, is shown below. This same information is shown numerically in both the 30-yr Summary and the Cash Flow Detail tables.

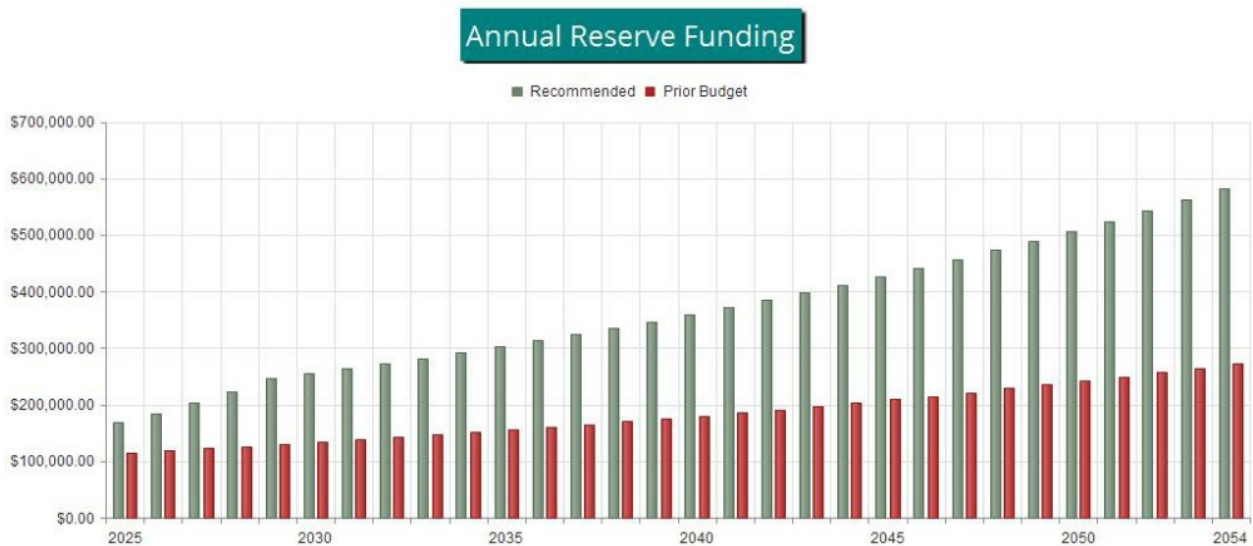


Figure 2

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

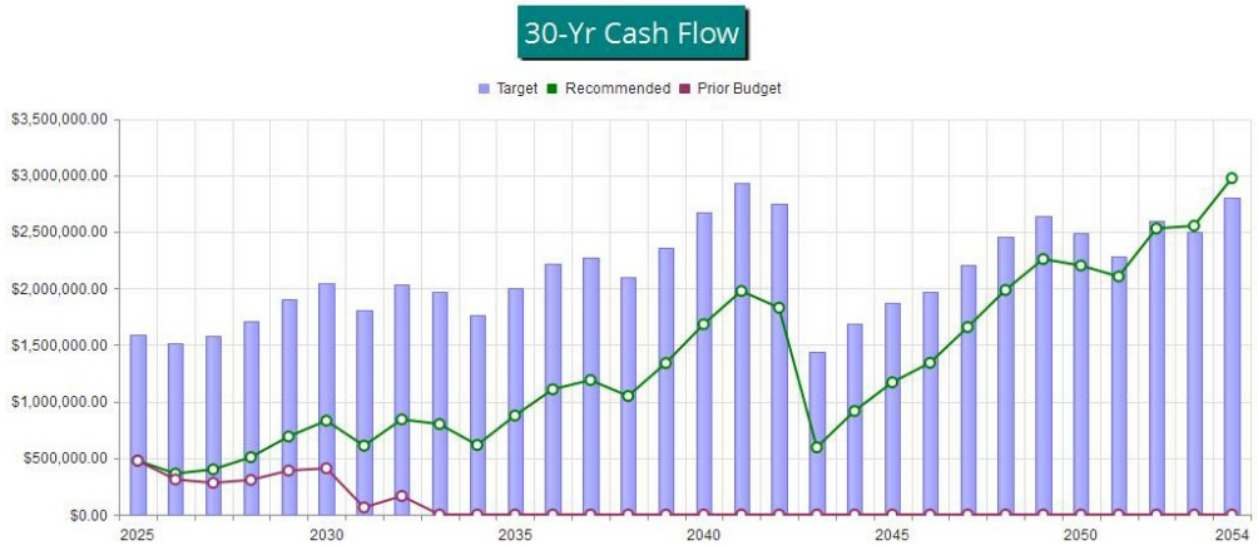


Figure 3

This chart 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-year Funding Plan.



Figure 4



Executive Summary is a summary of your Reserve Components

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

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

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

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

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

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

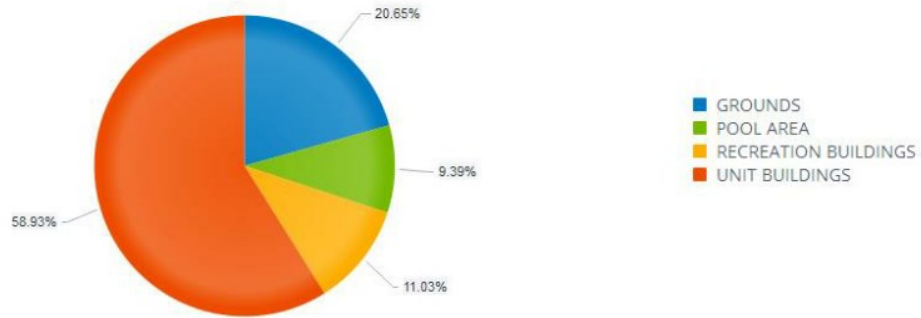


	Useful Life		2025 Rem. Useful Life		Estimated Replacement Cost in 2025	2025 Expenditures	01/01/2025 Current Fund Balance	01/01/2025 Fully Funded Balance	Remaining Bal. to be Funded	2025 Contributions
	Min	Max	Min	Max						
GROUNDS	4	35	1	16	\$539,000	\$0	\$44,225	\$343,015	\$494,775	\$30,437
POOL AREA	4	30	0	15	\$245,000	\$16,500	\$112,715	\$188,667	\$132,285	\$19,299
RECREATION BUILDINGS	8	40	2	20	\$288,000	\$0	\$26,500	\$202,950	\$261,500	\$16,255
UNIT BUILDINGS	2	30	0	17	\$1,538,000	\$270,000	\$292,975	\$855,208	\$1,245,025	\$102,010
					\$2,610,000	\$286,500	\$476,415	\$1,589,840	\$2,133,585	\$168,000

Percent Funded: 30.0%

Budget Summary

Percentage of Total Estimated Replacement Costs



#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
GROUNDS					
103	Concrete - Repair	Numerous Sq Ft	5	3	\$3,000
201	Asphalt - Repave	Approx 39,000 Sq Ft	30	12	\$135,000
202	Asphalt - Seal/Repair	Approx 39,000 Sq Ft	4	1	\$9,500
205	Brick Pavers - Repair	Approx 4,200 Sq Ft	15	13	\$5,000
318	Landscape Lights - Replace	Approx (10) Lights	12	10	\$3,500
322	Bollard Lights - Replace	Approx (82) Lights	20	5	\$150,000
403	Mailboxes - Replace	(4) Clusters	20	3	\$12,000
503	Metal Fence - Replace	Approx 675 LF	30	12	\$47,500
510	Wood Pergola - Replace	Approx 150 Sq Ft	20	5	\$5,000
701	Monument - Refurbish	(1) Monument	20	5	\$7,500
703	Entry System - Replace	(1) DoorKing	15	8	\$6,500
706	Gate Operators - Replace	(4) Elite	18	1	\$27,000
708	Vehicle Gates - Replace	(4) Gates	35	16	\$20,000
712	Gate Loops - Replace	(2) Safety Loops	15	10	\$3,500
1001	Irrigation System - Repair	Lines, Valves, Emitters	15	8	\$80,000
1010	Backflow Valves - Repair/Replace	Numerous Valves	8	6	\$9,500
1107	Metal Fence/Gates - Repaint	Approx 750 LF	5	1	\$8,000
1111	Bollard Lights - Repaint	Approx (82) Lights	5	1	\$6,500
POOL AREA					
503	Metal Fence - Replace	Approx 310 LF	30	15	\$31,500
1107	Metal Fence - Repaint	Approx 310 LF	5	1	\$3,000
1200	Pool Deck - Resurface	Approx 4,300 Sq Ft	16	4	\$34,500
1201	Pool Deck - Seal/Repair	Approx 4,300 Sq Ft	4	0	\$10,000
1202	Pool - Resurface	(1) Pool, ~250 LF	18	1	\$55,000
1203	Pool Lights - Replace (A)	(2) Lights	18	13	\$3,000
1203	Pool Lights - Replace (B)	(3) Lights	18	1	\$3,500
1206	Spa - Resurface	(1) Spa, ~35 LF	12	1	\$7,500
1210	Pool Furniture - Replace	(62) Assorted Pieces	15	5	\$20,000
1212	Pool Furniture - Refurbish	(62) Assorted Pieces	5	3	\$5,000
1220	Pool/Spa Filters - Replace (A)	(1) Triton II, TR-100	15	2	\$3,000
1220	Pool/Spa Filters - Replace (B)	(2) Triton II, TR-140C	15	0	\$6,500
1223	Pool/Spa Heaters - Replace (A)	(1) Raypak, 400,000 BTU	10	5	\$6,500
1223	Pool/Spa Heaters - Replace (B)	(1) Raypak R410	10	1	\$22,500
1223	Pool/Spa Heaters - Replace (C)	(1) Raypak R410	10	2	\$22,500
1224	Pool/Spa Pumps - Replace (A)	(2) Pentair WhisperFlo	12	6	\$5,000
1224	Pool/Spa Pumps - Replace (B)	(1) Hayward Tristar	12	2	\$3,000
1224	Pool/Spa Pumps - Replace (C)	(1) Hayward Tristar	12	9	\$3,000
RECREATION BUILDINGS					
305	HVAC Units - Replace	(2) Carrier	18	3	\$18,000
405	Concrete Furniture - Replace	(7) Assorted Pieces	30	10	\$16,500
407	BBQ Grill - Replace	(1) Sure Flame	15	2	\$4,500
412	Fireplace - Repair	(1) Gas Fireplace	15	5	\$3,500
510	Wood Pergola - Replace	Approx 3,000 Sq Ft	20	5	\$100,000
901	Rubber Floor - Replace	Approx 360 Sq Ft	12	4	\$6,000

# Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
903 Tile Floor - Replace	Approx 620 Sq Ft	25	9	\$12,500
908 Window Blinds - Replace	Approx (23) Sets	25	5	\$5,500
910 Interior Lights - Replace	Approx (33) Lights	25	5	\$5,000
912 Furniture - Partial Replace	(33) Assorted Pieces	8	4	\$4,500
920 Kitchen - Remodel	(1) Kitchen	25	5	\$10,000
925 Restrooms - Remodel	(2) Restrooms	25	5	\$15,000
930 Cardio Equipment - Replace	(5) Assorted Pieces	8	2	\$30,000
935 Strength Equipment - Replace	(4) Pieces + Weights	15	7	\$17,000
970 Doors + Windows - Replace	(8) Doors, (13) Windows	40	20	\$35,000
1100 Interior Surfaces - Repaint	Approx 3,500 Sq Ft	10	2	\$5,000
UNIT BUILDINGS				
324 Wall Lights - Replace	Approx (475) Lights	25	5	\$70,000
515 Wood/Metal Surfaces - Repair	Rails, Pergolas, Trim	8	2	\$6,500
630 Concrete Steps - Repair	Numerous Steps	10	5	\$4,000
765 Plumbing - Repair	Numerous LF	2	1	\$5,000
780 Fire Alarm Panels - Replace	(2) Panels	15	4	\$6,000
785 Sprinkler System - Repair	Numerous Pieces	18	16	\$12,000
1113 Metal Rails - Repaint	Approx 2,200 LF	4	0	\$40,000
1115 Building Exteriors - Repaint	Approx 273,000 Sq Ft	8	0	\$230,000
1150 Landing Decks - Resurface	Approx 4,300 Sq Ft	30	12	\$50,000
1155 Landing Decks - Seal/Repair	Approx 4,300 Sq Ft	10	2	\$19,500
1300 Foam Roofs - Replace	Approx 132,000 Sq Ft	30	17	\$725,000
1301 Foam Roofs - Recoat	Approx 132,000 Sq Ft	10	7	\$240,000
1304 Tile Roofs - Refurbish	Approx 13,000 Sq Ft	30	11	\$130,000
<hr/>				
65 Total Funded Components				

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
GROUNDS								
103	Concrete - Repair	\$3,000	X	2	/	5	=	\$1,200
201	Asphalt - Repave	\$135,000	X	18	/	30	=	\$81,000
202	Asphalt - Seal/Repair	\$9,500	X	3	/	4	=	\$7,125
205	Brick Pavers - Repair	\$5,000	X	2	/	15	=	\$667
318	Landscape Lights - Replace	\$3,500	X	2	/	12	=	\$583
322	Bollard Lights - Replace	\$150,000	X	15	/	20	=	\$112,500
403	Mailboxes - Replace	\$12,000	X	17	/	20	=	\$10,200
503	Metal Fence - Replace	\$47,500	X	18	/	30	=	\$28,500
510	Wood Pergola - Replace	\$5,000	X	15	/	20	=	\$3,750
701	Monument - Refurbish	\$7,500	X	15	/	20	=	\$5,625
703	Entry System - Replace	\$6,500	X	7	/	15	=	\$3,033
706	Gate Operators - Replace	\$27,000	X	17	/	18	=	\$25,500
708	Vehicle Gates - Replace	\$20,000	X	19	/	35	=	\$10,857
712	Gate Loops - Replace	\$3,500	X	5	/	15	=	\$1,167
1001	Irrigation System - Repair	\$80,000	X	7	/	15	=	\$37,333
1010	Backflow Valves - Repair/Replace	\$9,500	X	2	/	8	=	\$2,375
1107	Metal Fence/Gates - Repaint	\$8,000	X	4	/	5	=	\$6,400
1111	Bollard Lights - Repaint	\$6,500	X	4	/	5	=	\$5,200
POOL AREA								
503	Metal Fence - Replace	\$31,500	X	15	/	30	=	\$15,750
1107	Metal Fence - Repaint	\$3,000	X	4	/	5	=	\$2,400
1200	Pool Deck - Resurface	\$34,500	X	12	/	16	=	\$25,875
1201	Pool Deck - Seal/Repair	\$10,000	X	4	/	4	=	\$10,000
1202	Pool - Resurface	\$55,000	X	17	/	18	=	\$51,944
1203	Pool Lights - Replace (A)	\$3,000	X	5	/	18	=	\$833
1203	Pool Lights - Replace (B)	\$3,500	X	17	/	18	=	\$3,306
1206	Spa - Resurface	\$7,500	X	11	/	12	=	\$6,875
1210	Pool Furniture - Replace	\$20,000	X	10	/	15	=	\$13,333
1212	Pool Furniture - Refurbish	\$5,000	X	2	/	5	=	\$2,000
1220	Pool/Spa Filters - Replace (A)	\$3,000	X	13	/	15	=	\$2,600
1220	Pool/Spa Filters - Replace (B)	\$6,500	X	15	/	15	=	\$6,500
1223	Pool/Spa Heaters - Replace (A)	\$6,500	X	5	/	10	=	\$3,250
1223	Pool/Spa Heaters - Replace (B)	\$22,500	X	9	/	10	=	\$20,250
1223	Pool/Spa Heaters - Replace (C)	\$22,500	X	8	/	10	=	\$18,000
1224	Pool/Spa Pumps - Replace (A)	\$5,000	X	6	/	12	=	\$2,500
1224	Pool/Spa Pumps - Replace (B)	\$3,000	X	10	/	12	=	\$2,500
1224	Pool/Spa Pumps - Replace (C)	\$3,000	X	3	/	12	=	\$750
RECREATION BUILDINGS								
305	HVAC Units - Replace	\$18,000	X	15	/	18	=	\$15,000
405	Concrete Furniture - Replace	\$16,500	X	20	/	30	=	\$11,000
407	BBQ Grill - Replace	\$4,500	X	13	/	15	=	\$3,900
412	Fireplace - Repair	\$3,500	X	10	/	15	=	\$2,333
510	Wood Pergola - Replace	\$100,000	X	15	/	20	=	\$75,000
901	Rubber Floor - Replace	\$6,000	X	8	/	12	=	\$4,000

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
903	Tile Floor - Replace	\$12,500	X	16	/	25	=	\$8,000
908	Window Blinds - Replace	\$5,500	X	20	/	25	=	\$4,400
910	Interior Lights - Replace	\$5,000	X	20	/	25	=	\$4,000
912	Furniture - Partial Replace	\$4,500	X	4	/	8	=	\$2,250
920	Kitchen - Remodel	\$10,000	X	20	/	25	=	\$8,000
925	Restrooms - Remodel	\$15,000	X	20	/	25	=	\$12,000
930	Cardio Equipment - Replace	\$30,000	X	6	/	8	=	\$22,500
935	Strength Equipment - Replace	\$17,000	X	8	/	15	=	\$9,067
970	Doors + Windows - Replace	\$35,000	X	20	/	40	=	\$17,500
1100	Interior Surfaces - Repaint	\$5,000	X	8	/	10	=	\$4,000
UNIT BUILDINGS								
324	Wall Lights - Replace	\$70,000	X	20	/	25	=	\$56,000
515	Wood/Metal Surfaces - Repair	\$6,500	X	6	/	8	=	\$4,875
630	Concrete Steps - Repair	\$4,000	X	5	/	10	=	\$2,000
765	Plumbing - Repair	\$5,000	X	1	/	2	=	\$2,500
780	Fire Alarm Panels - Replace	\$6,000	X	11	/	15	=	\$4,400
785	Sprinkler System - Repair	\$12,000	X	2	/	18	=	\$1,333
1113	Metal Rails - Repaint	\$40,000	X	4	/	4	=	\$40,000
1115	Building Exteriors - Repaint	\$230,000	X	8	/	8	=	\$230,000
1150	Landing Decks - Resurface	\$50,000	X	18	/	30	=	\$30,000
1155	Landing Decks - Seal/Repair	\$19,500	X	8	/	10	=	\$15,600
1300	Foam Roofs - Replace	\$725,000	X	13	/	30	=	\$314,167
1301	Foam Roofs - Recoat	\$240,000	X	3	/	10	=	\$72,000
1304	Tile Roofs - Refurbish	\$130,000	X	19	/	30	=	\$82,333
								\$1,589,840

# Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
GROUNDS				
103 Concrete - Repair	5	\$3,000	\$600	0.36 %
201 Asphalt - Repave	30	\$135,000	\$4,500	2.67 %
202 Asphalt - Seal/Repair	4	\$9,500	\$2,375	1.41 %
205 Brick Pavers - Repair	15	\$5,000	\$333	0.20 %
318 Landscape Lights - Replace	12	\$3,500	\$292	0.17 %
322 Bollard Lights - Replace	20	\$150,000	\$7,500	4.45 %
403 Mailboxes - Replace	20	\$12,000	\$600	0.36 %
503 Metal Fence - Replace	30	\$47,500	\$1,583	0.94 %
510 Wood Pergola - Replace	20	\$5,000	\$250	0.15 %
701 Monument - Refurbish	20	\$7,500	\$375	0.22 %
703 Entry System - Replace	15	\$6,500	\$433	0.26 %
706 Gate Operators - Replace	18	\$27,000	\$1,500	0.89 %
708 Vehicle Gates - Replace	35	\$20,000	\$571	0.34 %
712 Gate Loops - Replace	15	\$3,500	\$233	0.14 %
1001 Irrigation System - Repair	15	\$80,000	\$5,333	3.16 %
1010 Backflow Valves - Repair/Replace	8	\$9,500	\$1,188	0.70 %
1107 Metal Fence/Gates - Repaint	5	\$8,000	\$1,600	0.95 %
1111 Bollard Lights - Repaint	5	\$6,500	\$1,300	0.77 %
POOL AREA				
503 Metal Fence - Replace	30	\$31,500	\$1,050	0.62 %
1107 Metal Fence - Repaint	5	\$3,000	\$600	0.36 %
1200 Pool Deck - Resurface	16	\$34,500	\$2,156	1.28 %
1201 Pool Deck - Seal/Repair	4	\$10,000	\$2,500	1.48 %
1202 Pool - Resurface	18	\$55,000	\$3,056	1.81 %
1203 Pool Lights - Replace (A)	18	\$3,000	\$167	0.10 %
1203 Pool Lights - Replace (B)	18	\$3,500	\$194	0.12 %
1206 Spa - Resurface	12	\$7,500	\$625	0.37 %
1210 Pool Furniture - Replace	15	\$20,000	\$1,333	0.79 %
1212 Pool Furniture - Refurbish	5	\$5,000	\$1,000	0.59 %
1220 Pool/Spa Filters - Replace (A)	15	\$3,000	\$200	0.12 %
1220 Pool/Spa Filters - Replace (B)	15	\$6,500	\$433	0.26 %
1223 Pool/Spa Heaters - Replace (A)	10	\$6,500	\$650	0.39 %
1223 Pool/Spa Heaters - Replace (B)	10	\$22,500	\$2,250	1.33 %
1223 Pool/Spa Heaters - Replace (C)	10	\$22,500	\$2,250	1.33 %
1224 Pool/Spa Pumps - Replace (A)	12	\$5,000	\$417	0.25 %
1224 Pool/Spa Pumps - Replace (B)	12	\$3,000	\$250	0.15 %
1224 Pool/Spa Pumps - Replace (C)	12	\$3,000	\$250	0.15 %
RECREATION BUILDINGS				
305 HVAC Units - Replace	18	\$18,000	\$1,000	0.59 %
405 Concrete Furniture - Replace	30	\$16,500	\$550	0.33 %
407 BBQ Grill - Replace	15	\$4,500	\$300	0.18 %
412 Fireplace - Repair	15	\$3,500	\$233	0.14 %
510 Wood Pergola - Replace	20	\$100,000	\$5,000	2.96 %
901 Rubber Floor - Replace	12	\$6,000	\$500	0.30 %

# Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
903 Tile Floor - Replace	25	\$12,500	\$500	0.30 %
908 Window Blinds - Replace	25	\$5,500	\$220	0.13 %
910 Interior Lights - Replace	25	\$5,000	\$200	0.12 %
912 Furniture - Partial Replace	8	\$4,500	\$563	0.33 %
920 Kitchen - Remodel	25	\$10,000	\$400	0.24 %
925 Restrooms - Remodel	25	\$15,000	\$600	0.36 %
930 Cardio Equipment - Replace	8	\$30,000	\$3,750	2.22 %
935 Strength Equipment - Replace	15	\$17,000	\$1,133	0.67 %
970 Doors + Windows - Replace	40	\$35,000	\$875	0.52 %
1100 Interior Surfaces - Repaint	10	\$5,000	\$500	0.30 %
UNIT BUILDINGS				
324 Wall Lights - Replace	25	\$70,000	\$2,800	1.66 %
515 Wood/Metal Surfaces - Repair	8	\$6,500	\$813	0.48 %
630 Concrete Steps - Repair	10	\$4,000	\$400	0.24 %
765 Plumbing - Repair	2	\$5,000	\$2,500	1.48 %
780 Fire Alarm Panels - Replace	15	\$6,000	\$400	0.24 %
785 Sprinkler System - Repair	18	\$12,000	\$667	0.40 %
1113 Metal Rails - Repaint	4	\$40,000	\$10,000	5.93 %
1115 Building Exteriors - Repaint	8	\$230,000	\$28,750	17.04 %
1150 Landing Decks - Resurface	30	\$50,000	\$1,667	0.99 %
1155 Landing Decks - Seal/Repair	10	\$19,500	\$1,950	1.16 %
1300 Foam Roofs - Replace	30	\$725,000	\$24,167	14.32 %
1301 Foam Roofs - Recoat	10	\$240,000	\$24,000	14.22 %
1304 Tile Roofs - Refurbish	30	\$130,000	\$4,333	2.57 %
65 Total Funded Components			\$168,719	100.00 %

30-Year Reserve Plan Summary

Report # 25455-3
With-Site-Visit

Fiscal Year Start: 2025

Interest:

1.00 %

Inflation:

3.00 %

Reserve Fund Strength: as-of Fiscal Year Start Date

Projected Reserve Balance Changes

Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	% Increase		Loan or Special Assmts	Interest Income	Reserve Expenses
					In Annual Reserve Funding	Reserve Funding			
2025	\$476,415	\$1,589,840	30.0 %	High	45.22 %	\$168,000	\$0	\$4,191	\$286,500
2026	\$362,105	\$1,516,221	23.9 %	High	10.00 %	\$184,800	\$0	\$3,803	\$151,925
2027	\$398,783	\$1,584,218	25.2 %	High	10.00 %	\$203,280	\$0	\$4,526	\$99,725
2028	\$506,865	\$1,713,392	29.6 %	High	10.00 %	\$223,608	\$0	\$5,979	\$46,987
2029	\$689,465	\$1,906,291	36.2 %	Medium	10.00 %	\$245,969	\$0	\$7,591	\$113,676
2030	\$829,348	\$2,041,984	40.6 %	Medium	3.50 %	\$254,578	\$0	\$7,185	\$482,838
2031	\$608,273	\$1,807,379	33.7 %	Medium	3.50 %	\$263,488	\$0	\$7,242	\$38,210
2032	\$840,794	\$2,029,747	41.4 %	Medium	3.50 %	\$272,710	\$0	\$8,198	\$322,227
2033	\$799,475	\$1,972,473	40.5 %	Medium	3.50 %	\$282,255	\$0	\$7,066	\$474,405
2034	\$614,390	\$1,763,149	34.8 %	Medium	3.50 %	\$292,134	\$0	\$7,443	\$39,143
2035	\$874,824	\$2,002,470	43.7 %	Medium	3.50 %	\$302,358	\$0	\$9,902	\$80,635
2036	\$1,106,450	\$2,213,036	50.0 %	Medium	3.50 %	\$312,941	\$0	\$11,470	\$242,241
2037	\$1,188,620	\$2,270,471	52.4 %	Medium	3.50 %	\$323,894	\$0	\$11,176	\$476,204
2038	\$1,047,486	\$2,095,864	50.0 %	Medium	3.50 %	\$335,230	\$0	\$11,927	\$55,804
2039	\$1,338,838	\$2,356,463	56.8 %	Medium	3.50 %	\$346,963	\$0	\$15,098	\$18,907
2040	\$1,681,992	\$2,670,540	63.0 %	Medium	3.50 %	\$359,107	\$0	\$18,282	\$83,351
2041	\$1,976,030	\$2,935,548	67.3 %	Medium	3.50 %	\$371,676	\$0	\$19,014	\$538,379
2042	\$1,828,340	\$2,747,950	66.5 %	Medium	3.50 %	\$384,684	\$0	\$12,105	\$1,631,361
2043	\$593,770	\$1,437,319	41.3 %	Medium	3.50 %	\$398,148	\$0	\$7,542	\$84,270
2044	\$915,189	\$1,689,489	54.2 %	Medium	3.50 %	\$412,084	\$0	\$10,414	\$169,213
2045	\$1,168,473	\$1,870,609	62.5 %	Medium	3.50 %	\$426,506	\$0	\$12,543	\$266,401
2046	\$1,341,121	\$1,966,200	68.2 %	Medium	3.50 %	\$441,434	\$0	\$14,985	\$140,452
2047	\$1,657,088	\$2,203,802	75.2 %	Low	3.50 %	\$456,884	\$0	\$18,201	\$147,540
2048	\$1,984,633	\$2,450,930	81.0 %	Low	3.50 %	\$472,875	\$0	\$21,207	\$220,055
2049	\$2,258,661	\$2,640,772	85.5 %	Low	3.50 %	\$489,426	\$0	\$22,290	\$569,182
2050	\$2,201,194	\$2,486,996	88.5 %	Low	3.50 %	\$506,556	\$0	\$21,518	\$624,993
2051	\$2,104,276	\$2,281,721	92.2 %	Low	3.50 %	\$524,285	\$0	\$23,155	\$122,926
2052	\$2,528,791	\$2,598,331	97.3 %	Low	3.50 %	\$542,635	\$0	\$25,396	\$544,216
2053	\$2,552,606	\$2,501,755	102.0 %	Low	3.50 %	\$561,628	\$0	\$27,620	\$168,163
2054	\$2,973,691	\$2,801,196	106.2 %	Low	3.50 %	\$581,285	\$0	\$32,622	\$34,170

Fiscal Year	2025	2026	2027	2028	2029
Starting Reserve Balance	\$476,415	\$362,105	\$398,783	\$506,865	\$689,465
Annual Reserve Funding	\$168,000	\$184,800	\$203,280	\$223,608	\$245,969
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$4,191	\$3,803	\$4,526	\$5,979	\$7,591
Total Income	\$648,605	\$550,708	\$606,590	\$736,452	\$943,025
# Component					
GROUNDS					
103 Concrete - Repair	\$0	\$0	\$0	\$3,278	\$0
201 Asphalt - Repave	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair	\$0	\$9,785	\$0	\$0	\$0
205 Brick Pavers - Repair	\$0	\$0	\$0	\$0	\$0
318 Landscape Lights - Replace	\$0	\$0	\$0	\$0	\$0
322 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0
403 Mailboxes - Replace	\$0	\$0	\$0	\$13,113	\$0
503 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
510 Wood Pergola - Replace	\$0	\$0	\$0	\$0	\$0
701 Monument - Refurbish	\$0	\$0	\$0	\$0	\$0
703 Entry System - Replace	\$0	\$0	\$0	\$0	\$0
706 Gate Operators - Replace	\$0	\$27,810	\$0	\$0	\$0
708 Vehicle Gates - Replace	\$0	\$0	\$0	\$0	\$0
712 Gate Loops - Replace	\$0	\$0	\$0	\$0	\$0
1001 Irrigation System - Repair	\$0	\$0	\$0	\$0	\$0
1010 Backflow Valves - Repair/Replace	\$0	\$0	\$0	\$0	\$0
1107 Metal Fence/Gates - Repaint	\$0	\$8,240	\$0	\$0	\$0
1111 Bollard Lights - Repaint	\$0	\$6,695	\$0	\$0	\$0
POOL AREA					
503 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
1107 Metal Fence - Repaint	\$0	\$3,090	\$0	\$0	\$0
1200 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$38,830
1201 Pool Deck - Seal/Repair	\$10,000	\$0	\$0	\$0	\$11,255
1202 Pool - Resurface	\$0	\$56,650	\$0	\$0	\$0
1203 Pool Lights - Replace (A)	\$0	\$0	\$0	\$0	\$0
1203 Pool Lights - Replace (B)	\$0	\$3,605	\$0	\$0	\$0
1206 Spa - Resurface	\$0	\$7,725	\$0	\$0	\$0
1210 Pool Furniture - Replace	\$0	\$0	\$0	\$0	\$0
1212 Pool Furniture - Refurbish	\$0	\$0	\$0	\$5,464	\$0
1220 Pool/Spa Filters - Replace (A)	\$0	\$0	\$3,183	\$0	\$0
1220 Pool/Spa Filters - Replace (B)	\$6,500	\$0	\$0	\$0	\$0
1223 Pool/Spa Heaters - Replace (A)	\$0	\$0	\$0	\$0	\$0
1223 Pool/Spa Heaters - Replace (B)	\$0	\$23,175	\$0	\$0	\$0
1223 Pool/Spa Heaters - Replace (C)	\$0	\$0	\$23,870	\$0	\$0
1224 Pool/Spa Pumps - Replace (A)	\$0	\$0	\$0	\$0	\$0
1224 Pool/Spa Pumps - Replace (B)	\$0	\$0	\$3,183	\$0	\$0
1224 Pool/Spa Pumps - Replace (C)	\$0	\$0	\$0	\$0	\$0
RECREATION BUILDINGS					
305 HVAC Units - Replace	\$0	\$0	\$0	\$19,669	\$0
405 Concrete Furniture - Replace	\$0	\$0	\$0	\$0	\$0
407 BBQ Grill - Replace	\$0	\$0	\$4,774	\$0	\$0
412 Fireplace - Repair	\$0	\$0	\$0	\$0	\$0
510 Wood Pergola - Replace	\$0	\$0	\$0	\$0	\$0
901 Rubber Floor - Replace	\$0	\$0	\$0	\$0	\$6,753
903 Tile Floor - Replace	\$0	\$0	\$0	\$0	\$0
908 Window Blinds - Replace	\$0	\$0	\$0	\$0	\$0
910 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
912 Furniture - Partial Replace	\$0	\$0	\$0	\$0	\$5,065
920 Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
925 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
930 Cardio Equipment - Replace	\$0	\$0	\$31,827	\$0	\$0
935 Strength Equipment - Replace	\$0	\$0	\$0	\$0	\$0
970 Doors + Windows - Replace	\$0	\$0	\$0	\$0	\$0
1100 Interior Surfaces - Repaint	\$0	\$0	\$5,305	\$0	\$0

Fiscal Year	2025	2026	2027	2028	2029
UNIT BUILDINGS					
324 Wall Lights - Replace	\$0	\$0	\$0	\$0	\$0
515 Wood/Metal Surfaces - Repair	\$0	\$0	\$6,896	\$0	\$0
630 Concrete Steps - Repair	\$0	\$0	\$0	\$0	\$0
765 Plumbing - Repair	\$0	\$5,150	\$0	\$5,464	\$0
780 Fire Alarm Panels - Replace	\$0	\$0	\$0	\$0	\$6,753
785 Sprinkler System - Repair	\$0	\$0	\$0	\$0	\$0
1113 Metal Rails - Repaint	\$40,000	\$0	\$0	\$0	\$45,020
1115 Building Exteriors - Repaint	\$230,000	\$0	\$0	\$0	\$0
1150 Landing Decks - Resurface	\$0	\$0	\$0	\$0	\$0
1155 Landing Decks - Seal/Repair	\$0	\$0	\$20,688	\$0	\$0
1300 Foam Roofs - Replace	\$0	\$0	\$0	\$0	\$0
1301 Foam Roofs - Recoat	\$0	\$0	\$0	\$0	\$0
1304 Tile Roofs - Refurbish	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$286,500	\$151,925	\$99,725	\$46,987	\$113,676
Ending Reserve Balance	\$362,105	\$398,783	\$506,865	\$689,465	\$829,348

Fiscal Year	2030	2031	2032	2033	2034
Starting Reserve Balance	\$829,348	\$608,273	\$840,794	\$799,475	\$614,390
Annual Reserve Funding	\$254,578	\$263,488	\$272,710	\$282,255	\$292,134
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$7,185	\$7,242	\$8,198	\$7,066	\$7,443
Total Income	\$1,091,111	\$879,003	\$1,121,702	\$1,088,796	\$913,967
# Component					
 GROUNDS					
103 Concrete - Repair	\$0	\$0	\$0	\$3,800	\$0
201 Asphalt - Repave	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair	\$11,013	\$0	\$0	\$0	\$12,395
205 Brick Pavers - Repair	\$0	\$0	\$0	\$0	\$0
318 Landscape Lights - Replace	\$0	\$0	\$0	\$0	\$0
322 Bollard Lights - Replace	\$173,891	\$0	\$0	\$0	\$0
403 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
503 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
510 Wood Pergola - Replace	\$5,796	\$0	\$0	\$0	\$0
701 Monument - Refurbish	\$8,695	\$0	\$0	\$0	\$0
703 Entry System - Replace	\$0	\$0	\$0	\$8,234	\$0
706 Gate Operators - Replace	\$0	\$0	\$0	\$0	\$0
708 Vehicle Gates - Replace	\$0	\$0	\$0	\$0	\$0
712 Gate Loops - Replace	\$0	\$0	\$0	\$0	\$0
1001 Irrigation System - Repair	\$0	\$0	\$0	\$101,342	\$0
1010 Backflow Valves - Repair/Replace	\$0	\$11,343	\$0	\$0	\$0
1107 Metal Fence/Gates - Repaint	\$0	\$9,552	\$0	\$0	\$0
1111 Bollard Lights - Repaint	\$0	\$7,761	\$0	\$0	\$0
 POOL AREA					
503 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
1107 Metal Fence - Repaint	\$0	\$3,582	\$0	\$0	\$0
1200 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
1201 Pool Deck - Seal/Repair	\$0	\$0	\$0	\$12,668	\$0
1202 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
1203 Pool Lights - Replace (A)	\$0	\$0	\$0	\$0	\$0
1203 Pool Lights - Replace (B)	\$0	\$0	\$0	\$0	\$0
1206 Spa - Resurface	\$0	\$0	\$0	\$0	\$0
1210 Pool Furniture - Replace	\$23,185	\$0	\$0	\$0	\$0
1212 Pool Furniture - Refurbish	\$0	\$0	\$0	\$6,334	\$0
1220 Pool/Spa Filters - Replace (A)	\$0	\$0	\$0	\$0	\$0
1220 Pool/Spa Filters - Replace (B)	\$0	\$0	\$0	\$0	\$0
1223 Pool/Spa Heaters - Replace (A)	\$7,535	\$0	\$0	\$0	\$0
1223 Pool/Spa Heaters - Replace (B)	\$0	\$0	\$0	\$0	\$0
1223 Pool/Spa Heaters - Replace (C)	\$0	\$0	\$0	\$0	\$0
1224 Pool/Spa Pumps - Replace (A)	\$0	\$5,970	\$0	\$0	\$0
1224 Pool/Spa Pumps - Replace (B)	\$0	\$0	\$0	\$0	\$0
1224 Pool/Spa Pumps - Replace (C)	\$0	\$0	\$0	\$0	\$3,914
 RECREATION BUILDINGS					
305 HVAC Units - Replace	\$0	\$0	\$0	\$0	\$0
405 Concrete Furniture - Replace	\$0	\$0	\$0	\$0	\$0
407 BBQ Grill - Replace	\$0	\$0	\$0	\$0	\$0
412 Fireplace - Repair	\$4,057	\$0	\$0	\$0	\$0
510 Wood Pergola - Replace	\$115,927	\$0	\$0	\$0	\$0
901 Rubber Floor - Replace	\$0	\$0	\$0	\$0	\$0
903 Tile Floor - Replace	\$0	\$0	\$0	\$0	\$16,310
908 Window Blinds - Replace	\$6,376	\$0	\$0	\$0	\$0
910 Interior Lights - Replace	\$5,796	\$0	\$0	\$0	\$0
912 Furniture - Partial Replace	\$0	\$0	\$0	\$0	\$0
920 Kitchen - Remodel	\$11,593	\$0	\$0	\$0	\$0
925 Restrooms - Remodel	\$17,389	\$0	\$0	\$0	\$0
930 Cardio Equipment - Replace	\$0	\$0	\$0	\$0	\$0
935 Strength Equipment - Replace	\$0	\$0	\$20,908	\$0	\$0
970 Doors + Windows - Replace	\$0	\$0	\$0	\$0	\$0
1100 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
 UNIT BUILDINGS					
324 Wall Lights - Replace	\$81,149	\$0	\$0	\$0	\$0
515 Wood/Metal Surfaces - Repair	\$0	\$0	\$0	\$0	\$0
630 Concrete Steps - Repair	\$4,637	\$0	\$0	\$0	\$0
765 Plumbing - Repair	\$5,796	\$0	\$6,149	\$0	\$6,524
780 Fire Alarm Panels - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2030	2031	2032	2033	2034
785 Sprinkler System - Repair	\$0	\$0	\$0	\$0	\$0
1113 Metal Rails - Repaint	\$0	\$0	\$0	\$50,671	\$0
1115 Building Exteriors - Repaint	\$0	\$0	\$0	\$291,357	\$0
1150 Landing Decks - Resurface	\$0	\$0	\$0	\$0	\$0
1155 Landing Decks - Seal/Repair	\$0	\$0	\$0	\$0	\$0
1300 Foam Roofs - Replace	\$0	\$0	\$0	\$0	\$0
1301 Foam Roofs - Recoat	\$0	\$0	\$295,170	\$0	\$0
1304 Tile Roofs - Refurbish	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$482,838	\$38,210	\$322,227	\$474,405	\$39,143
Ending Reserve Balance	\$608,273	\$840,794	\$799,475	\$614,390	\$874,824

Fiscal Year	2035	2036	2037	2038	2039
Starting Reserve Balance	\$874,824	\$1,106,450	\$1,188,620	\$1,047,486	\$1,338,838
Annual Reserve Funding	\$302,358	\$312,941	\$323,894	\$335,230	\$346,963
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$9,902	\$11,470	\$11,176	\$11,927	\$15,098
Total Income	\$1,187,085	\$1,430,861	\$1,523,690	\$1,394,642	\$1,700,899
# Component					
GROUNDS					
103 Concrete - Repair	\$0	\$0	\$0	\$4,406	\$0
201 Asphalt - Repave	\$0	\$0	\$192,478	\$0	\$0
202 Asphalt - Seal/Repair	\$0	\$0	\$0	\$13,951	\$0
205 Brick Pavers - Repair	\$0	\$0	\$0	\$7,343	\$0
318 Landscape Lights - Replace	\$4,704	\$0	\$0	\$0	\$0
322 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0
403 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
503 Metal Fence - Replace	\$0	\$0	\$67,724	\$0	\$0
510 Wood Pergola - Replace	\$0	\$0	\$0	\$0	\$0
701 Monument - Refurbish	\$0	\$0	\$0	\$0	\$0
703 Entry System - Replace	\$0	\$0	\$0	\$0	\$0
706 Gate Operators - Replace	\$0	\$0	\$0	\$0	\$0
708 Vehicle Gates - Replace	\$0	\$0	\$0	\$0	\$0
712 Gate Loops - Replace	\$4,704	\$0	\$0	\$0	\$0
1001 Irrigation System - Repair	\$0	\$0	\$0	\$0	\$0
1010 Backflow Valves - Repair/Replace	\$0	\$0	\$0	\$0	\$14,370
1107 Metal Fence/Gates - Repaint	\$0	\$11,074	\$0	\$0	\$0
1111 Bollard Lights - Repaint	\$0	\$8,998	\$0	\$0	\$0
POOL AREA					
503 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
1107 Metal Fence - Repaint	\$0	\$4,153	\$0	\$0	\$0
1200 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
1201 Pool Deck - Seal/Repair	\$0	\$0	\$14,258	\$0	\$0
1202 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
1203 Pool Lights - Replace (A)	\$0	\$0	\$0	\$4,406	\$0
1203 Pool Lights - Replace (B)	\$0	\$0	\$0	\$0	\$0
1206 Spa - Resurface	\$0	\$0	\$0	\$11,014	\$0
1210 Pool Furniture - Replace	\$0	\$0	\$0	\$0	\$0
1212 Pool Furniture - Refurbish	\$0	\$0	\$0	\$7,343	\$0
1220 Pool/Spa Filters - Replace (A)	\$0	\$0	\$0	\$0	\$0
1220 Pool/Spa Filters - Replace (B)	\$0	\$0	\$0	\$0	\$0
1223 Pool/Spa Heaters - Replace (A)	\$0	\$0	\$0	\$0	\$0
1223 Pool/Spa Heaters - Replace (B)	\$0	\$31,145	\$0	\$0	\$0
1223 Pool/Spa Heaters - Replace (C)	\$0	\$0	\$32,080	\$0	\$0
1224 Pool/Spa Pumps - Replace (A)	\$0	\$0	\$0	\$0	\$0
1224 Pool/Spa Pumps - Replace (B)	\$0	\$0	\$0	\$0	\$4,538
1224 Pool/Spa Pumps - Replace (C)	\$0	\$0	\$0	\$0	\$0
RECREATION BUILDINGS					
305 HVAC Units - Replace	\$0	\$0	\$0	\$0	\$0
405 Concrete Furniture - Replace	\$22,175	\$0	\$0	\$0	\$0
407 BBQ Grill - Replace	\$0	\$0	\$0	\$0	\$0
412 Fireplace - Repair	\$0	\$0	\$0	\$0	\$0
510 Wood Pergola - Replace	\$0	\$0	\$0	\$0	\$0
901 Rubber Floor - Replace	\$0	\$0	\$0	\$0	\$0
903 Tile Floor - Replace	\$0	\$0	\$0	\$0	\$0
908 Window Blinds - Replace	\$0	\$0	\$0	\$0	\$0
910 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
912 Furniture - Partial Replace	\$0	\$0	\$6,416	\$0	\$0
920 Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
925 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
930 Cardio Equipment - Replace	\$40,317	\$0	\$0	\$0	\$0
935 Strength Equipment - Replace	\$0	\$0	\$0	\$0	\$0
970 Doors + Windows - Replace	\$0	\$0	\$0	\$0	\$0
1100 Interior Surfaces - Repaint	\$0	\$0	\$7,129	\$0	\$0
UNIT BUILDINGS					
324 Wall Lights - Replace	\$0	\$0	\$0	\$0	\$0
515 Wood/Metal Surfaces - Repair	\$8,735	\$0	\$0	\$0	\$0
630 Concrete Steps - Repair	\$0	\$0	\$0	\$0	\$0
765 Plumbing - Repair	\$0	\$6,921	\$0	\$7,343	\$0
780 Fire Alarm Panels - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2035	2036	2037	2038	2039
785 Sprinkler System - Repair	\$0	\$0	\$0	\$0	\$0
1113 Metal Rails - Repaint	\$0	\$0	\$57,030	\$0	\$0
1115 Building Exteriors - Repaint	\$0	\$0	\$0	\$0	\$0
1150 Landing Decks - Resurface	\$0	\$0	\$71,288	\$0	\$0
1155 Landing Decks - Seal/Repair	\$0	\$0	\$27,802	\$0	\$0
1300 Foam Roofs - Replace	\$0	\$0	\$0	\$0	\$0
1301 Foam Roofs - Recoat	\$0	\$0	\$0	\$0	\$0
1304 Tile Roofs - Refurbish	\$0	\$179,950	\$0	\$0	\$0
Total Expenses	\$80,635	\$242,241	\$476,204	\$55,804	\$18,907
Ending Reserve Balance	\$1,106,450	\$1,188,620	\$1,047,486	\$1,338,838	\$1,681,992

Fiscal Year	2040	2041	2042	2043	2044
Starting Reserve Balance	\$1,681,992	\$1,976,030	\$1,828,340	\$593,770	\$915,189
Annual Reserve Funding	\$359,107	\$371,676	\$384,684	\$398,148	\$412,084
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$18,282	\$19,014	\$12,105	\$7,542	\$10,414
Total Income	\$2,059,381	\$2,366,719	\$2,225,130	\$999,460	\$1,337,687
# Component					
 GROUNDS					
103 Concrete - Repair	\$0	\$0	\$0	\$5,107	\$0
201 Asphalt - Repave	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair	\$0	\$0	\$15,702	\$0	\$0
205 Brick Pavers - Repair	\$0	\$0	\$0	\$0	\$0
318 Landscape Lights - Replace	\$0	\$0	\$0	\$0	\$0
322 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0
403 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
503 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
510 Wood Pergola - Replace	\$0	\$0	\$0	\$0	\$0
701 Monument - Refurbish	\$0	\$0	\$0	\$0	\$0
703 Entry System - Replace	\$0	\$0	\$0	\$0	\$0
706 Gate Operators - Replace	\$0	\$0	\$0	\$0	\$47,345
708 Vehicle Gates - Replace	\$0	\$32,094	\$0	\$0	\$0
712 Gate Loops - Replace	\$0	\$0	\$0	\$0	\$0
1001 Irrigation System - Repair	\$0	\$0	\$0	\$0	\$0
1010 Backflow Valves - Repair/Replace	\$0	\$0	\$0	\$0	\$0
1107 Metal Fence/Gates - Repaint	\$0	\$12,838	\$0	\$0	\$0
1111 Bollard Lights - Repaint	\$0	\$10,431	\$0	\$0	\$0
 POOL AREA					
503 Metal Fence - Replace	\$49,076	\$0	\$0	\$0	\$0
1107 Metal Fence - Repaint	\$0	\$4,814	\$0	\$0	\$0
1200 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
1201 Pool Deck - Seal/Repair	\$0	\$16,047	\$0	\$0	\$0
1202 Pool - Resurface	\$0	\$0	\$0	\$0	\$96,443
1203 Pool Lights - Replace (A)	\$0	\$0	\$0	\$0	\$0
1203 Pool Lights - Replace (B)	\$0	\$0	\$0	\$0	\$6,137
1206 Spa - Resurface	\$0	\$0	\$0	\$0	\$0
1210 Pool Furniture - Replace	\$0	\$0	\$0	\$0	\$0
1212 Pool Furniture - Refurbish	\$0	\$0	\$0	\$8,512	\$0
1220 Pool/Spa Filters - Replace (A)	\$0	\$0	\$4,959	\$0	\$0
1220 Pool/Spa Filters - Replace (B)	\$10,127	\$0	\$0	\$0	\$0
1223 Pool/Spa Heaters - Replace (A)	\$10,127	\$0	\$0	\$0	\$0
1223 Pool/Spa Heaters - Replace (B)	\$0	\$0	\$0	\$0	\$0
1223 Pool/Spa Heaters - Replace (C)	\$0	\$0	\$0	\$0	\$0
1224 Pool/Spa Pumps - Replace (A)	\$0	\$0	\$0	\$8,512	\$0
1224 Pool/Spa Pumps - Replace (B)	\$0	\$0	\$0	\$0	\$0
1224 Pool/Spa Pumps - Replace (C)	\$0	\$0	\$0	\$0	\$0
 RECREATION BUILDINGS					
305 HVAC Units - Replace	\$0	\$0	\$0	\$0	\$0
405 Concrete Furniture - Replace	\$0	\$0	\$0	\$0	\$0
407 BBQ Grill - Replace	\$0	\$0	\$7,438	\$0	\$0
412 Fireplace - Repair	\$0	\$0	\$0	\$0	\$0
510 Wood Pergola - Replace	\$0	\$0	\$0	\$0	\$0
901 Rubber Floor - Replace	\$0	\$9,628	\$0	\$0	\$0
903 Tile Floor - Replace	\$0	\$0	\$0	\$0	\$0
908 Window Blinds - Replace	\$0	\$0	\$0	\$0	\$0
910 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
912 Furniture - Partial Replace	\$0	\$0	\$0	\$0	\$0
920 Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
925 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
930 Cardio Equipment - Replace	\$0	\$0	\$0	\$51,073	\$0
935 Strength Equipment - Replace	\$0	\$0	\$0	\$0	\$0
970 Doors + Windows - Replace	\$0	\$0	\$0	\$0	\$0
1100 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
 UNIT BUILDINGS					
324 Wall Lights - Replace	\$0	\$0	\$0	\$0	\$0
515 Wood/Metal Surfaces - Repair	\$0	\$0	\$0	\$11,066	\$0
630 Concrete Steps - Repair	\$6,232	\$0	\$0	\$0	\$0
765 Plumbing - Repair	\$7,790	\$0	\$8,264	\$0	\$8,768
780 Fire Alarm Panels - Replace	\$0	\$0	\$0	\$0	\$10,521

Fiscal Year	2040	2041	2042	2043	2044
785 Sprinkler System - Repair	\$0	\$19,256	\$0	\$0	\$0
1113 Metal Rails - Repaint	\$0	\$64,188	\$0	\$0	\$0
1115 Building Exteriors - Repaint	\$0	\$369,082	\$0	\$0	\$0
1150 Landing Decks - Resurface	\$0	\$0	\$0	\$0	\$0
1155 Landing Decks - Seal/Repair	\$0	\$0	\$0	\$0	\$0
1300 Foam Roofs - Replace	\$0	\$0	\$1,198,315	\$0	\$0
1301 Foam Roofs - Recoat	\$0	\$0	\$396,683	\$0	\$0
1304 Tile Roofs - Refurbish	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$83,351	\$538,379	\$1,631,361	\$84,270	\$169,213
Ending Reserve Balance	\$1,976,030	\$1,828,340	\$593,770	\$915,189	\$1,168,473

Fiscal Year	2045	2046	2047	2048	2049
Starting Reserve Balance	\$1,168,473	\$1,341,121	\$1,657,088	\$1,984,633	\$2,258,661
Annual Reserve Funding	\$426,506	\$441,434	\$456,884	\$472,875	\$489,426
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$12,543	\$14,985	\$18,201	\$21,207	\$22,290
Total Income	\$1,607,522	\$1,797,540	\$2,132,173	\$2,478,716	\$2,770,377
# Component					
GROUNDS					
103 Concrete - Repair	\$0	\$0	\$0	\$5,921	\$0
201 Asphalt - Repave	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair	\$0	\$17,673	\$0	\$0	\$0
205 Brick Pavers - Repair	\$0	\$0	\$0	\$0	\$0
318 Landscape Lights - Replace	\$0	\$0	\$6,706	\$0	\$0
322 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0
403 Mailboxes - Replace	\$0	\$0	\$0	\$23,683	\$0
503 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
510 Wood Pergola - Replace	\$0	\$0	\$0	\$0	\$0
701 Monument - Refurbish	\$0	\$0	\$0	\$0	\$0
703 Entry System - Replace	\$0	\$0	\$0	\$12,828	\$0
706 Gate Operators - Replace	\$0	\$0	\$0	\$0	\$0
708 Vehicle Gates - Replace	\$0	\$0	\$0	\$0	\$0
712 Gate Loops - Replace	\$0	\$0	\$0	\$0	\$0
1001 Irrigation System - Repair	\$0	\$0	\$0	\$157,887	\$0
1010 Backflow Valves - Repair/Replace	\$0	\$0	\$18,203	\$0	\$0
1107 Metal Fence/Gates - Repaint	\$0	\$14,882	\$0	\$0	\$0
1111 Bollard Lights - Repaint	\$0	\$12,092	\$0	\$0	\$0
POOL AREA					
503 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
1107 Metal Fence - Repaint	\$0	\$5,581	\$0	\$0	\$0
1200 Pool Deck - Resurface	\$62,311	\$0	\$0	\$0	\$0
1201 Pool Deck - Seal/Repair	\$18,061	\$0	\$0	\$0	\$20,328
1202 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
1203 Pool Lights - Replace (A)	\$0	\$0	\$0	\$0	\$0
1203 Pool Lights - Replace (B)	\$0	\$0	\$0	\$0	\$0
1206 Spa - Resurface	\$0	\$0	\$0	\$0	\$0
1210 Pool Furniture - Replace	\$36,122	\$0	\$0	\$0	\$0
1212 Pool Furniture - Refurbish	\$0	\$0	\$0	\$9,868	\$0
1220 Pool/Spa Filters - Replace (A)	\$0	\$0	\$0	\$0	\$0
1220 Pool/Spa Filters - Replace (B)	\$0	\$0	\$0	\$0	\$0
1223 Pool/Spa Heaters - Replace (A)	\$0	\$0	\$0	\$0	\$0
1223 Pool/Spa Heaters - Replace (B)	\$0	\$41,857	\$0	\$0	\$0
1223 Pool/Spa Heaters - Replace (C)	\$0	\$0	\$43,112	\$0	\$0
1224 Pool/Spa Pumps - Replace (A)	\$0	\$0	\$0	\$0	\$0
1224 Pool/Spa Pumps - Replace (B)	\$0	\$0	\$0	\$0	\$0
1224 Pool/Spa Pumps - Replace (C)	\$0	\$5,581	\$0	\$0	\$0
RECREATION BUILDINGS					
305 HVAC Units - Replace	\$0	\$33,485	\$0	\$0	\$0
405 Concrete Furniture - Replace	\$0	\$0	\$0	\$0	\$0
407 BBQ Grill - Replace	\$0	\$0	\$0	\$0	\$0
412 Fireplace - Repair	\$6,321	\$0	\$0	\$0	\$0
510 Wood Pergola - Replace	\$0	\$0	\$0	\$0	\$0
901 Rubber Floor - Replace	\$0	\$0	\$0	\$0	\$0
903 Tile Floor - Replace	\$0	\$0	\$0	\$0	\$0
908 Window Blinds - Replace	\$0	\$0	\$0	\$0	\$0
910 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
912 Furniture - Partial Replace	\$8,128	\$0	\$0	\$0	\$0
920 Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
925 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
930 Cardio Equipment - Replace	\$0	\$0	\$0	\$0	\$0
935 Strength Equipment - Replace	\$0	\$0	\$32,574	\$0	\$0
970 Doors + Windows - Replace	\$63,214	\$0	\$0	\$0	\$0
1100 Interior Surfaces - Repaint	\$0	\$0	\$9,581	\$0	\$0
UNIT BUILDINGS					
324 Wall Lights - Replace	\$0	\$0	\$0	\$0	\$0
515 Wood/Metal Surfaces - Repair	\$0	\$0	\$0	\$0	\$0
630 Concrete Steps - Repair	\$0	\$0	\$0	\$0	\$0
765 Plumbing - Repair	\$0	\$9,301	\$0	\$9,868	\$0
780 Fire Alarm Panels - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2045	2046	2047	2048	2049
785 Sprinkler System - Repair	\$0	\$0	\$0	\$0	\$0
1113 Metal Rails - Repaint	\$72,244	\$0	\$0	\$0	\$81,312
1115 Building Exteriors - Repaint	\$0	\$0	\$0	\$0	\$467,543
1150 Landing Decks - Resurface	\$0	\$0	\$0	\$0	\$0
1155 Landing Decks - Seal/Repair	\$0	\$0	\$37,364	\$0	\$0
1300 Foam Roofs - Replace	\$0	\$0	\$0	\$0	\$0
1301 Foam Roofs - Recoat	\$0	\$0	\$0	\$0	\$0
1304 Tile Roofs - Refurbish	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$266,401	\$140,452	\$147,540	\$220,055	\$569,182
Ending Reserve Balance	\$1,341,121	\$1,657,088	\$1,984,633	\$2,258,661	\$2,201,194

Fiscal Year	2050	2051	2052	2053	2054
Starting Reserve Balance	\$2,201,194	\$2,104,276	\$2,528,791	\$2,552,606	\$2,973,691
Annual Reserve Funding	\$506,556	\$524,285	\$542,635	\$561,628	\$581,285
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$21,518	\$23,155	\$25,396	\$27,620	\$32,622
Total Income	\$2,729,268	\$2,651,716	\$3,096,822	\$3,141,854	\$3,587,597
# Component					
GROUNDS					
103 Concrete - Repair	\$0	\$0	\$0	\$6,864	\$0
201 Asphalt - Repave	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair	\$19,891	\$0	\$0	\$0	\$22,387
205 Brick Pavers - Repair	\$0	\$0	\$0	\$11,440	\$0
318 Landscape Lights - Replace	\$0	\$0	\$0	\$0	\$0
322 Bollard Lights - Replace	\$314,067	\$0	\$0	\$0	\$0
403 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
503 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
510 Wood Pergola - Replace	\$10,469	\$0	\$0	\$0	\$0
701 Monument - Refurbish	\$15,703	\$0	\$0	\$0	\$0
703 Entry System - Replace	\$0	\$0	\$0	\$0	\$0
706 Gate Operators - Replace	\$0	\$0	\$0	\$0	\$0
708 Vehicle Gates - Replace	\$0	\$0	\$0	\$0	\$0
712 Gate Loops - Replace	\$7,328	\$0	\$0	\$0	\$0
1001 Irrigation System - Repair	\$0	\$0	\$0	\$0	\$0
1010 Backflow Valves - Repair/Replace	\$0	\$0	\$0	\$0	\$0
1107 Metal Fence/Gates - Repaint	\$0	\$17,253	\$0	\$0	\$0
1111 Bollard Lights - Repaint	\$0	\$14,018	\$0	\$0	\$0
POOL AREA					
503 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
1107 Metal Fence - Repaint	\$0	\$6,470	\$0	\$0	\$0
1200 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
1201 Pool Deck - Seal/Repair	\$0	\$0	\$0	\$22,879	\$0
1202 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
1203 Pool Lights - Replace (A)	\$0	\$0	\$0	\$0	\$0
1203 Pool Lights - Replace (B)	\$0	\$0	\$0	\$0	\$0
1206 Spa - Resurface	\$15,703	\$0	\$0	\$0	\$0
1210 Pool Furniture - Replace	\$0	\$0	\$0	\$0	\$0
1212 Pool Furniture - Refurbish	\$0	\$0	\$0	\$11,440	\$0
1220 Pool/Spa Filters - Replace (A)	\$0	\$0	\$0	\$0	\$0
1220 Pool/Spa Filters - Replace (B)	\$0	\$0	\$0	\$0	\$0
1223 Pool/Spa Heaters - Replace (A)	\$13,610	\$0	\$0	\$0	\$0
1223 Pool/Spa Heaters - Replace (B)	\$0	\$0	\$0	\$0	\$0
1223 Pool/Spa Heaters - Replace (C)	\$0	\$0	\$0	\$0	\$0
1224 Pool/Spa Pumps - Replace (A)	\$0	\$0	\$0	\$0	\$0
1224 Pool/Spa Pumps - Replace (B)	\$0	\$6,470	\$0	\$0	\$0
1224 Pool/Spa Pumps - Replace (C)	\$0	\$0	\$0	\$0	\$0
RECREATION BUILDINGS					
305 HVAC Units - Replace	\$0	\$0	\$0	\$0	\$0
405 Concrete Furniture - Replace	\$0	\$0	\$0	\$0	\$0
407 BBQ Grill - Replace	\$0	\$0	\$0	\$0	\$0
412 Fireplace - Repair	\$0	\$0	\$0	\$0	\$0
510 Wood Pergola - Replace	\$209,378	\$0	\$0	\$0	\$0
901 Rubber Floor - Replace	\$0	\$0	\$0	\$13,728	\$0
903 Tile Floor - Replace	\$0	\$0	\$0	\$0	\$0
908 Window Blinds - Replace	\$0	\$0	\$0	\$0	\$0
910 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
912 Furniture - Partial Replace	\$0	\$0	\$0	\$10,296	\$0
920 Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
925 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
930 Cardio Equipment - Replace	\$0	\$64,698	\$0	\$0	\$0
935 Strength Equipment - Replace	\$0	\$0	\$0	\$0	\$0
970 Doors + Windows - Replace	\$0	\$0	\$0	\$0	\$0
1100 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
UNIT BUILDINGS					
324 Wall Lights - Replace	\$0	\$0	\$0	\$0	\$0
515 Wood/Metal Surfaces - Repair	\$0	\$14,018	\$0	\$0	\$0
630 Concrete Steps - Repair	\$8,375	\$0	\$0	\$0	\$0
765 Plumbing - Repair	\$10,469	\$0	\$11,106	\$0	\$11,783
780 Fire Alarm Panels - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2050	2051	2052	2053	2054
785 Sprinkler System - Repair	\$0	\$0	\$0	\$0	\$0
1113 Metal Rails - Repaint	\$0	\$0	\$0	\$91,517	\$0
1115 Building Exteriors - Repaint	\$0	\$0	\$0	\$0	\$0
1150 Landing Decks - Resurface	\$0	\$0	\$0	\$0	\$0
1155 Landing Decks - Seal/Repair	\$0	\$0	\$0	\$0	\$0
1300 Foam Roofs - Replace	\$0	\$0	\$0	\$0	\$0
1301 Foam Roofs - Recoat	\$0	\$0	\$533,109	\$0	\$0
1304 Tile Roofs - Refurbish	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$624,993	\$122,926	\$544,216	\$168,163	\$34,170
Ending Reserve Balance	\$2,104,276	\$2,528,791	\$2,552,606	\$2,973,691	\$3,553,427



Accuracy, Limitations, and Disclosures

Association Reserves – AZ, LLC and its employees have no ownership, management, or other business relationships with the client other than this Reserve Study engagement. DJ Vlaming, R.S., company president, is a credentialed Reserve Specialist (#61). All work done by Association Reserves – AZ, LLC is performed under his Responsible Charge and is performed in accordance with National Reserve Study Standards (NRSS). There are no material issues to our knowledge that have not been disclosed to the client that would cause a distortion of the client's situation.

Per NRSS, information provided by official representative(s) of the client, vendors, and suppliers regarding financial details, component physical details and/or quantities, or historical issues/conditions will be deemed reliable, and is not intended to be used for the purpose of any type of audit, quality/forensic analysis, or background checks of historical records. As such, information provided to us has not been audited or independently verified. Estimates for interest and inflation have been included, because including such estimates are more accurate than ignoring them completely.

When we are hired to prepare Update reports, the client is considered to have deemed those previously developed component quantities as accurate and reliable, whether established by our firm or other individuals/firms (unless specifically mentioned in our Site Inspection Notes). During inspections our company standard is to establish measurements within 5% accuracy, and our scope includes visual inspection of accessible areas and components and does not include any destructive or other testing.

Our work is done only for budget purposes. Uses or expectations outside our expertise and scope of work include, but are not limited to, project audit, quality inspection, and the identification of construction defects, hazardous materials, or dangerous conditions. Identifying hidden issues such as but not limited to plumbing or electrical problems are also outside our scope of work. Our estimates assume proper original installation & construction, adherence to recommended preventive maintenance, a stable economic environment, and do not consider frequency or severity of natural disasters. Our opinions of component Useful Life, Remaining Useful Life, and current or future cost estimates are not a warranty or guarantee of actual costs or timing.

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

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



Terms and Definitions

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



Component Details

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

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

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

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

GROUNDS

Comp #: 103 Concrete - Repair

Quantity: Numerous Sq Ft

Location: Curbs, gutters and walkways throughout community

Funded?: Yes.

History: Installed in 2005.

Comments: There is no expectancy to completely replace the concrete. This component provides an allowance for periodic repairs and/or partial replacements. Generally smooth and in good shape overall. There are no widespread issues.

Useful Life:
5 years

Remaining Life:
3 years



Best Case: \$ 3,000

Worst Case: \$ 3,000

Cost Source: AR Cost Allowance

Comp #: 201 Asphalt - Repave

Quantity: Approx 39,000 Sq Ft

Location: Driveways and parking areas

Funded?: Yes.

History: Installed in 2005.

Comments: Still generally smooth and in decent shape overall. Fair amount of cracks and some exposed aggregate noted, but no major alligatoring or signs of failure noted. This component funds to pulverize and repave the asphalt. Life span is based on periodically seal coating and maintaining the surface.

Useful Life:
30 years

Remaining Life:
12 years



Best Case: \$ 135,000

Worst Case: \$ 135,000

Cost Source: AR Cost Database

Comp #: 202 Asphalt - Seal/Repair

Quantity: Approx 39,000 Sq Ft

Location: Driveways and parking areas

Funded?: Yes.

History: Sealed in 2022 for ~\$8,000. Previously sealed around 2015 or 2016, based on satellite imagery and in 2010 for ~\$3,900.

Comments: Seal is intact and in fair condition, but it is showing signs of wear in high traffic areas. Seal coat asphalt surfaces periodically to prevent premature cracking and deterioration.

Useful Life:
4 years

Remaining Life:
1 years



Best Case: \$ 9,500

Worst Case: \$ 9,500

Cost Source: Client Cost History

Comp #: 205 Brick Pavers - Repair

Quantity: Approx 4,200 Sq Ft

Location: Community entrance

Funded?: Yes.

History: Repaired in 2023 for \$2,150.

Comments: Brick pavers typically last a long time. However, we feel it is necessary to plan for some repairs eventually. Still intact with no problems noted. Recommend scheduling with repaving the asphalt.

Useful Life:
15 years

Remaining Life:
13 years



Best Case: \$ 5,000

Worst Case: \$ 5,000

Cost Source: AR Cost Allowance

Comp #: 318 Landscape Lights - Replace

Quantity: Approx (10) Lights

Location: Community entrance

Funded?: Yes.

History: Age is unknown.

Comments: Funding is provided to eventually update the landscape lighting at the community entrance. Estimate also includes the replacement of the transformer. Recommend replacing individual lights as an Operating expense. Generally, appear to be newer and in good condition. No problems reported.

Useful Life:
12 years

Remaining Life:
10 years



Best Case: \$ 3,500

Worst Case: \$ 3,500

Cost Source: AR Cost Database

Comp #: 322 Bollard Lights - Replace

Quantity: Approx (82) Lights

Location: Throughout common areas

Funded?: Yes.

History: Original from 2005.

Comments: These are metal bollard lights. Observed during daylight hours, but still assumed to be functional. They are still attractive, but there is a significant amount of weathering. Complete replacement should be expected eventually.

Useful Life:
20 years

Remaining Life:
5 years



Best Case: \$ 150,000

Worst Case: \$ 150,000

Cost Source: AR Cost Database

Comp #: 403 Mailboxes - Replace

Quantity: (4) Clusters

Location: Adjacent to parking lot (southeast of pool/recreation area)

Funded?: Yes.

History: Installed in 2005.

Comments: Fading and weathering evident. Still intact and functional. Future replacement should be expected. Cost estimate includes an allowance for retrofitting the structure.

Useful Life:
20 years

Remaining Life:
3 years



Best Case: \$ 12,000

Worst Case: \$ 12,000

Cost Source: AR Cost Database

Comp #: 503 Metal Fence - Replace

Quantity: Approx 675 LF

Location: Adjacent to mailboxes & near various unit buildings

Funded?: Yes.

History: Installed in 2005.

Comments: Still stable and secure, but surfaces are faded and weathered. Long life expectancy under normal circumstances. It would still be prudent to plan for future replacement.

Useful Life:
30 years

Remaining Life:
12 years



Best Case: \$ 47,500

Worst Case: \$ 47,500

Cost Source: AR Cost Database

Comp #: 510 Wood Pergola - Replace

Quantity: Approx 150 Sq Ft

Location: Above mailboxes (southeast of pool/recreation area)

Funded?: Yes.

History: Repaired in 2023 for ~\$1,300. Previously Installed in 2005.

Comments: Fair conditions noted. Weathering and splintering noted. Funding is provided for future replacement.

Useful Life:
20 years

Remaining Life:
5 years



Best Case: \$ 5,000

Worst Case: \$ 5,000

Cost Source: AR Cost Database

Comp #: 701 Monument - Refurbish

Quantity: (1) Monument

Location: Community entrance

Funded?: Yes.

History: Original from 2005.

Comments: Still intact and in fair condition, however, it does need paint. Funding is provided to eventually replace the letters and numbers to update and modernize the appearance. There are also some metal faux plants the HOA may choose to replace as well.

Useful Life:
20 years

Remaining Life:
5 years



Best Case: \$ 7,500

Worst Case: \$ 7,500

Cost Source: ARI Cost Database

Comp #: 703 Entry System - Replace

Quantity: (1) DoorKing

Location: Community entrance

Funded?: Yes.

History: Installed around 2006. ~\$850 spent during 2020 to replace the receiver and keypad. Replaced main board in 2021 for \$4,300.

Comments: The system is older, but most of the pieces have been replaced. It is functional with no problems reported. Future replacement should be anticipated.

Useful Life:
15 years

Remaining Life:
8 years



Best Case: \$ 6,500

Worst Case: \$ 6,500

Cost Source: AR Cost Database

Comp #: 706 Gate Operators - Replace

Quantity: (4) Elite

Location: Community entry/exit

Funded?: Yes.

History: Installed in 2006.

Comments: Gate operators are old, but they are still functional. Based on age, replacement should be anticipated in the near future.

*Date Codes: 03/10/06 and 04/06/06.

Useful Life:
18 years

Remaining Life:
1 years



Best Case: \$ 27,000

Worst Case: \$ 27,000

Cost Source: AR Cost Database

Comp #: 708 Vehicle Gates - Replace

Quantity: (4) Gates

Location: Community entry/exit

Funded?: Yes.

History: Installed in 2006.

Comments: Vehicle gates have a long life expectancy under normal circumstances. The HOA should still be prepared for replacement eventually, to update the appearance and ensure proper function. Gates still appear to be intact and in nice shape.

Useful Life:
35 years

Remaining Life:
16 years



Best Case: \$ 20,000

Worst Case: \$ 20,000

Cost Source: AR Cost Database

Comp #: 708 Vehicle Gates - Replace

Quantity: (2) Gates

Location: Emergency entry/exit - west end of community

Funded?: No. The emergency gates are not in a high visibility area, and receive little or no use. There is no expectancy for replacement in the foreseeable future.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 712 Gate Loops - Replace

Quantity: (2) Safety Loops

Location: Community entry/exit

Funded?: Yes.

History: Original gate loops from 2005 were replaced in 2020 for ~\$2,400.

Comments: Gate loops are located under the asphalt and pavers. Recommend coordinating the next replacement with repaving the asphalt, if possible.

Useful Life:
15 years

Remaining Life:
10 years



Best Case: \$ 3,500

Worst Case: \$ 3,500

Cost Source: Client Cost History

Comp #: 1001 Irrigation System - Repair

Quantity: Lines, Valves, Emitters

Location: Common areas throughout community

Funded?: Yes.

History: ~\$52,000 was spent during 2018 for an irrigation retrofit project.

Comments: It is beyond the scope of this Reserve Study to quantify and assess conditions of the irrigation system components. Funding is provided for another large repair or refurbish project again in the future, based on the HOA's expense history.

Useful Life:
15 years

Remaining Life:
8 years



Best Case: \$ 80,000

Worst Case: \$ 80,000

Cost Source: Client Cost History

Comp #: 1003 Irrigation Controller - Replace

Quantity: (1) RainBird 36-station

Location: Mounted to Fitness building

Funded?: No. Cost is below the Reserve expense threshold. Treat replacement as an Operating expense when needed.

History: Replaced in 2023 for \$1,765. Previously replaced (2) original controllers from 2005 around 2016 with (1) single controller.

Comments: Appears functional and in nice shape. Replacement should be anticipated again in the future.

*Model: LXME2, Date Code: 16AU22-13, Serial: 2812DE06029.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1010 Backflow Valves - Repair/Replace

Quantity: Numerous Valves

Location: Common areas throughout community

Funded?: Yes.

History: Repaired/replaced in 2023 for ~\$9,000.

Comments: There is no expectancy for complete replacement or rebuilding of the backflow valves. This component provides an allowance to periodically replace or rebuild a portion of the backflow valves.

Useful Life:
8 years

Remaining Life:
6 years



Best Case: \$ 9,500

Worst Case: \$ 9,500

Cost Source: Client Cost History

Comp #: 1020 Landscape Granite - Replenish

Quantity: Numerous Sq Ft

Location: Common areas throughout community

Funded?: No. Landscape granite is expected to be replenished as-needed using Operating funds.

History:

Comments: The majority of the common areas have natural desert landscaping. There is some landscape granite installed at the entrance to the community.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1040 Trees - Trim/Replace

Quantity: Numerous Trees

Location: Common areas throughout community

Funded?: No. Trees should be trimmed and maintained as part of the annual landscape Operating budget.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1107 Metal Fence/Gates - Repaint

Quantity: Approx 750 LF

Location: Metal fencing near mailboxes & various unit buildings; (4) Main & (2) emergency vehicle gates

Funded?: Yes.

History: Repainted during 2017.

Comments: Surfaces are weathered and oxidized. Rust issues are developing. Repaint periodically to maintain the appearance and to inhibit rust.

Useful Life:
5 years

Remaining Life:
1 years



Best Case: \$ 8,000

Worst Case: \$ 8,000

Cost Source: AR Cost Database

Comp #: 1111 Bollard Lights - Repaint

Quantity: Approx (82) Lights

Location: Throughout common areas

Funded?: Yes.

History: Repainted in 2017.

Comments: Surfaces are faded, discolored, and oxidized. Repaint periodically to maintain the appearance and to inhibit rust.

Useful Life:
5 years

Remaining Life:
1 years



Best Case: \$ 6,500

Worst Case: \$ 6,500

Cost Source: AR Cost Database

POOL AREA

Comp #: 503 Metal Fence - Replace**Quantity: Approx 310 LF**

Location: Perimeter of pool area

Funded?: Yes.

History: Installed in 2005.

Comments: Fence is securely mounted. Some rust noted along the base. Future replacement should be anticipated.

Useful Life:
30 yearsRemaining Life:
15 years

Best Case: \$ 31,500

Worst Case: \$ 31,500

Cost Source: AR Cost Database

Comp #: 1107 Metal Fence - Repaint**Quantity: Approx 310 LF**

Location: Perimeter of pool area

Funded?: Yes.

History: Repainted in 2017.

Comments: Surfaces are faded, weathered, and rust is starting to rust. Repaint periodically to maintain the appearance and to inhibit rust.

Useful Life:
5 yearsRemaining Life:
1 years

Best Case: \$ 3,000

Worst Case: \$ 3,000

Cost Source: AR Cost Database

Comp #: 1200 Pool Deck - Resurface

Quantity: Approx 4,300 Sq Ft

Location: Pool area

Funded?: Yes.

History: Original from 2005.

Comments: Deck is older, but it is still in fair condition. There is excessive wear and chipping in the area between the spa and the pool. Expect to recoat, or resurface, the deck at some point in the future. The combined cost with the seal/repair component accounts for the total cost estimate.

Useful Life:
16 years

Remaining Life:
4 years



Best Case: \$ 34,500

Worst Case: \$ 34,500

Cost Source: AR Cost Database

Comp #: 1201 Pool Deck - Seal/Repair

Quantity: Approx 4,300 Sq Ft

Location: Pool area

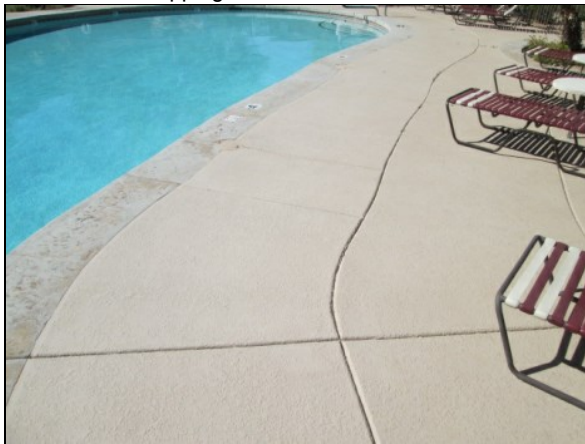
Funded?: Yes.

History: Age is unknown.

Comments: This component funds to periodically patch cracks and seal/paint the deck to cover stains and restore the appearance. Discoloration and some areas of chipping noted.

Useful Life:
4 years

Remaining Life:
0 years



Best Case: \$ 10,000

Worst Case: \$ 10,000

Cost Source: AR Cost Database

Comp #: 1202 Pool - Resurface

Quantity: (1) Pool, ~250 LF

Location: Pool area

Funded?: Yes.

History: Original from 2005.

Comments: Surfaces are pebble with waterline tiles. Some discoloration and granule loss noted. Based on age, resurfacing should be anticipated in the near future.

Useful Life:
18 years

Remaining Life:
1 years



Best Case: \$ 55,000

Worst Case: \$ 55,000

Cost Source: AR Cost Database

Comp #: 1203 Pool Lights - Replace (A)

Quantity: (2) Lights

Location: Pool

Funded?: Yes.

History: Replaced with (2) Pentair LED lights during 2019-2020 for ~\$1,450.

Comments: Funding is provided for future replacement.

Useful Life:
18 years

Remaining Life:
13 years



Best Case: \$ 3,000

Worst Case: \$ 3,000

Cost Source: Client Cost History

Comp #: 1203 Pool Lights - Replace (B)

Quantity: (3) Lights

Location: Pool

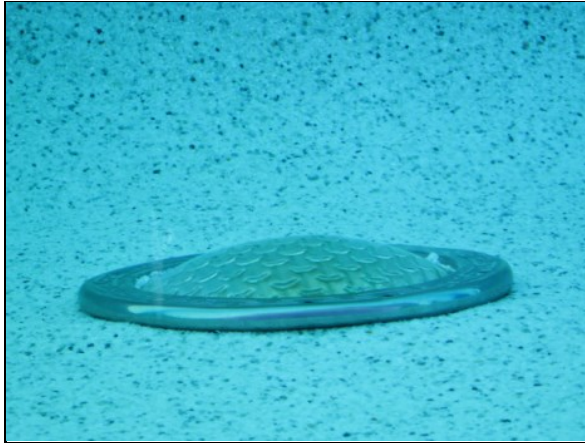
Funded?: Yes.

History: Assumed to be original from 2005.

Comments: Funding is provided for future replacement. Project is scheduled to coincide with resurfacing the pool.

Useful Life:
18 years

Remaining Life:
1 years



Best Case: \$ 3,500

Worst Case: \$ 3,500

Cost Source: Client Cost History

Comp #: 1206 Spa - Resurface

Quantity: (1) Spa, ~35 LF

Location: Pool area

Funded?: Yes.

History: Resurfaced during 2013 for ~\$2,900, plus additional fees for plumbing repairs, split drains, pressure test, etc.

Comments: Spa surface comes with a 10-year warranty. Surfaces are pebble with waterline tiles. Discoloration and some granule loss were noted. Spa surfaces typically do not last as long as pool surfaces due to higher heat and chemical levels.

Useful Life:
12 years

Remaining Life:
1 years



Best Case: \$ 7,500

Worst Case: \$ 7,500

Cost Source: AR Cost Database

Comp #: 1207 Spa Light - Replace

Quantity: (1) Light

Location: Spa

Funded?: No. Cost for this single light is too small for Reserve designation. Replace when needed as an Operating expense, or include with the pool lights.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1210 Pool Furniture - Replace

Quantity: (62) Assorted Pieces

Location: Pool area & adjacent to Recreation building

Funded?: Yes.

History:

Comments: Pieces include (20) lounges, (24) chairs, (5) dining tables, (8) tea tables, and (5) umbrellas. Pieces are being replaced or refurbished periodically, so the condition varies. This component funds for complete replacement. The combined cost with the refurbish component accounts for total cost estimate.

Useful Life:
15 years

Remaining Life:
5 years



Best Case: \$ 20,000

Worst Case: \$ 20,000

Cost Source: AR Cost Database

Comp #: 1212 Pool Furniture - Refurbish

Quantity: (62) Assorted Pieces

Location: Pool area & adjacent to Recreation building

Funded?: Yes.

History: Spent ~\$3,300 during 2019-2023 for refurbishment and partial replacements.

Comments: This component provides an allowance to periodically replace straps, repair frames, and replace individual pieces as needed. Several straps and frames are weathered.

Useful Life:
5 years

Remaining Life:
3 years



Best Case: \$ 5,000

Worst Case: \$ 5,000

Cost Source: Client Cost History & AR Cost Allowance

Comp #: 1220 Pool/Spa Filters - Replace (A)

Quantity: (1) Triton II, TR-100

Location: Pool/spa equipment area

Funded?: Yes.

History: Installed in 2012.

Comments: Appears functional and in fair shape. Future replacement should be anticipated.

*Date Code: 09/21/2012

Useful Life:
15 years

Remaining Life:
2 years



Best Case: \$ 3,000

Worst Case: \$ 3,000

Cost Source: AR Cost Database

Comp #: 1220 Pool/Spa Filters - Replace (B)

Quantity: (2) Triton II, TR-140C

Location: Pool/spa equipment area

Funded?: Yes.

History: Installed in 2009.

Comments: Appear functional with no issues reported. Exterior shells do exhibit heavy fading and weathering. Based on age, replacement should be anticipated in the near future.

*Date Code: 07/28/2009 and 08/07/2009

Useful Life:
15 years

Remaining Life:
0 years



Best Case: \$ 6,500

Worst Case: \$ 6,500

Cost Source: AR Cost Database

Comp #: 1223 Pool/Spa Heaters - Replace (A)

Quantity: (1) Raypak, 400,000 BTU

Location: Pool/spa equipment area

Funded?: Yes.

History: Replaced in 2020 for ~\$3,000. Previously installed in 2010.

Comments: This heater services the spa. It appears to be in good working condition.

*Model: R406A-EN-C, Serial #1902482838

Useful Life:
10 years

Remaining Life:
5 years



Best Case: \$ 6,500

Worst Case: \$ 6,500

Cost Source: AR Cost Database

Comp #: 1223 Pool/Spa Heaters - Replace (B)

Quantity: (1) Raypak R410

Location: Pool/spa equipment area

Funded?: Yes.

History: Installed in 2016.

Comments: Appears functional. This is a high efficiency heater with a stainless steel heat exchanger.

*Model: S-R410-EN, Serial #1602064125

Useful Life:
10 years

Remaining Life:
1 years



Best Case: \$ 22,500

Worst Case: \$ 22,500

Cost Source: Internet Research

Comp #: 1223 Pool/Spa Heaters - Replace (C)

Quantity: (1) Raypak R410

Location: Pool/spa equipment area

Funded?: Yes.

History: Installed in 2017 for ~\$9,600.

Comments: Appears functional. This is a high efficiency heater with a stainless steel heat exchanger.

*Model: S-R410-EN, Serial #1706068119

Useful Life:
10 years

Remaining Life:
2 years



Best Case: \$ 22,500

Worst Case: \$ 22,500

Cost Source: Internet Research

Comp #: 1224 Pool/Spa Pumps - Replace (A)

Quantity: (2) Pentair WhisperFlo

Location: Pool/spa equipment area

Funded?: Yes.

History: Replaced during 2019 for ~\$3,000.

Comments: These pumps service the pool. Periodic repair and motor replacement should be addressed as a maintenance issue. This component funds for replacement of the pump and motor assembly.

*Model: WFET-8, Serial #0326027190179H, mfg date 1/27/2019

Useful Life:
12 years

Remaining Life:
6 years



Best Case: \$ 5,000

Worst Case: \$ 5,000

Cost Source: Client Cost History

Comp #: 1224 Pool/Spa Pumps - Replace (B)

Quantity: (1) Hayward Tristar

Location: Pool/spa equipment area

Funded?: Yes.

History: Likely replaced around 2015.

Comments: Age is based on serial number. This pump services the spa. Periodic repair and motor replacement should be addressed as a maintenance issue. This component funds for replacement of the pump and motor assembly.

*Model: SP3220EE, Serial #21111410050099004

Useful Life:
12 years

Remaining Life:
2 years



Best Case: \$ 3,000

Worst Case: \$ 3,000

Cost Source: AR Cost Database

Comp #: 1224 Pool/Spa Pumps - Replace (C)

Quantity: (1) Hayward Tristar

Location: Pool/spa equipment area

Funded?: Yes.

History: Likely replaced around 2022.

Comments: Age is based on serial number. These pumps service the spa. Periodic repair and motor replacement should be addressed as a maintenance issue. This component funds for replacement of the pump and motor assembly.

*Model: SP32900VSP, Serial #2112220200859005

Useful Life:
12 years

Remaining Life:
9 years



Best Case: \$ 3,000

Worst Case: \$ 3,000

Cost Source: AR Cost Database

Comp #: 1228 Spa Blower - Replace

Quantity: (1) Blower

Location: Pool/spa equipment area

Funded?: No. Replacement cost is expected to be under the Reserve expense threshold. Replace as needed as an Operating expense.

History:

Comments: It is unknown if the blower is still in use.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

RECREATION BUILDINGS

Comp #: 305 HVAC Units - Replace**Quantity: (2) Carrier**

Location: Rooftop of the Fitness & Recreation buildings

Funded?: Yes.

History: Assumed to be original from 2005.

Comments: There was no access to inspect the HVAC units at the time of inspection. No problems reported. Future replacement should be anticipated. These units reportedly get very little use, so the lifespan was extended.

Useful Life:
18 yearsRemaining Life:
3 years

No Photo Available

Best Case: \$ 18,000

Worst Case: \$ 18,000

Cost Source: AR Cost Database

Comp #: 405 Concrete Furniture - Replace**Quantity: (7) Assorted Pieces**

Location: Pool area & adjacent to Recreation building

Funded?: Yes.

History: Assumed to be original from 2005.

Comments: Concrete furniture includes (3) picnic tables and (4) trash receptacles. Long life expectancy under normal circumstances. It would still be prudent to plan for replacement eventually. No cracking or damage noted.

Useful Life:
30 yearsRemaining Life:
10 years

Best Case: \$ 16,500

Worst Case: \$ 16,500

Cost Source: 2023 Phoenix Precast Catalog

Comp #: 407 BBQ Grill - Replace

Quantity: (1) Sure Flame

Location: Adjacent to Recreation building

Funded?: Yes.

History:

Comments: This is an elite 5-burner gas grill. Appears older but functional. Weathering and wear evident on the counter and grill. Additional funding is provided to repair or refurbish the counter when the grill is replaced.

Useful Life:
15 years

Remaining Life:
2 years



Best Case: \$ 4,500

Worst Case: \$ 4,500

Cost Source: Internet Research

Comp #: 412 Fireplace - Repair

Quantity: (1) Gas Fireplace

Location: Adjacent to Recreation building

Funded?: Yes.

History:

Comments: This component provides an allowance to eventually repair the fireplace. This may include replacing the fire ring, electronics, etc. No problems were reported.

Useful Life:
15 years

Remaining Life:
5 years



Best Case: \$ 3,500

Worst Case: \$ 3,500

Cost Source: AR Cost Allowance

Comp #: 420 Drinking Fountain - Replace

Quantity: (1) Elkay

Location: Outside Fitness & Recreation buildings

Funded?: No. Cost is below the Reserve expense threshold. Treat replacement as an Operating expense when needed.

History: Installed in 2005.

Comments: Drinking fountain is old and weathered. It is starting to rust. Replacement should be anticipated in the near future.

*Model: EZFS8_1B, Serial #051031802

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 510 Wood Pergola - Replace

Quantity: Approx 3,000 Sq Ft

Location: Perimeter of Fitness & Recreation buildings

Funded?: Yes.

History: Repaired in 2023 for \$2,050. Previously installed in 2005.

Comments: The pergola is still intact with no major issues. Warped wood, splintering, and cracking noted throughout.

Replacement should be anticipated eventually.

Useful Life:
20 years

Remaining Life:
5 years



Best Case: \$ 100,000

Worst Case: \$ 100,000

Cost Source: AR Cost Database

Comp #: 901 Rubber Floor - Replace

Quantity: Approx 360 Sq Ft

Location: Fitness building

Funded?: Yes.

History: Installed in 2017.

Comments: Good conditions noted. Funding is provided for future replacement.

Useful Life:
12 years

Remaining Life:
4 years



Best Case: \$ 6,000

Worst Case: \$ 6,000

Cost Source: AR Cost Database

Comp #: 903 Tile Floor - Replace

Quantity: Approx 620 Sq Ft

Location: Recreation building

Funded?: Yes.

History: Installed during 2005.

Comments: Still decorative and in good shape. There are no cracked tiles or cracks along grout lines. Long life component, however future replacement should still be anticipated.

Useful Life:
25 years

Remaining Life:
9 years



Best Case: \$ 12,500

Worst Case: \$ 12,500

Cost Source: AR Cost Database

Comp #: 908 Window Blinds - Replace

Quantity: Approx (23) Sets

Location: Fitness building, Recreation building, & restrooms

Funded?: Yes.

History: Installed in 2005.

Comments: Appear functional and not abused. Complete replacement should be expected eventually to maintain uniformity.

Useful Life:
25 years

Remaining Life:
5 years



Best Case: \$ 5,500

Worst Case: \$ 5,500

Cost Source: ARI Cost Database

Comp #: 910 Interior Lights - Replace

Quantity: Approx (33) Lights

Location: Fitness & Recreation buildings

Funded?: Yes.

History: Installed during 2005.

Comments: These are recessed can lights. Still functional and in good shape. Future replacement should still be expected.

Useful Life:
25 years

Remaining Life:
5 years



Best Case: \$ 5,000

Worst Case: \$ 5,000

Cost Source: AR Cost Database

Comp #: 911 Ceiling Fans - Replace

Quantity: (3) Ceiling Fans

Location: Fitness & Recreation buildings

Funded?: No. Replacement cost is relatively inexpensive. Replace as an Operating expense when needed.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 912 Furniture - Partial Replace

Quantity: (33) Assorted Pieces

Location: Recreation building

Funded?: Yes.

History: Age is unknown.

Comments: Furniture includes (3) tables, (4) stools, (22) chairs, (2) cabinets, (1) book shelf, and (1) area rug. Furniture likely receives minimal use and is still intact. It was reported that most of the furniture was donated. There is no expectation to replace all of the furniture at one time. This component funds an allowance to periodically replace ~33% of the furniture.

Useful Life:
8 years

Remaining Life:
4 years



Best Case: \$ 4,500

Worst Case: \$ 4,500

Cost Source: AR Cost Allowance

Comp #: 915 Televisions - Replace

Quantity: (2) TV's

Location: Fitness & Recreation buildings

Funded?: No. Replacement cost is relatively inexpensive. Recommend treating replacement as an Operating expense.

History:

Comments: These are smaller televisions and include (1) Westinghouse and (1) Vizio.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 920 Kitchen - Remodel

Quantity: (1) Kitchen

Location: Recreation building

Funded?: Yes.

History:

Comments: This component provides an allowance to remodel the kitchen by replacing the counters, cabinets, and sink. Still modern, clean, and not abused.

Useful Life:
25 years

Remaining Life:
5 years



Best Case: \$ 10,000

Worst Case: \$ 10,000

Cost Source: AR Cost Allowance

Comp #: 921 Kitchen Appliances - Replace

Quantity: (3) Appliances

Location: Recreation building

Funded?: No. Appliances receive minimal use and there is no expectation for complete replacement. Individual costs are below the Reserve expense threshold. Recommend replacing individually as an Operating expense when needed.

History:

Comments: Appliances include (1) Whirlpool dishwasher, (1) Emerson Microwave, and (1) Kitchenaid refrigerator.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 925 Restrooms - Remodel

Quantity: (2) Restrooms

Location: Men & Women's restrooms adjacent to Fitness & Recreation buildings

Funded?: Yes.

History:

Comments: Restrooms still appear clean and in good shape. This component funds an allowance to replace the tile floor and walls, fixtures, lighting, etc.

Useful Life:
25 years

Remaining Life:
5 years



Best Case: \$ 15,000

Worst Case: \$ 15,000

Cost Source: AR Cost Allowance

Comp #: 930 Cardio Equipment - Replace

Quantity: (5) Assorted Pieces

Location: Fitness building

Funded?: Yes.

History: Cardio and strength equipment was replaced in 2017, along with new rubber flooring, for a combined total of ~\$39,900.

Comments: Pieces include (2) True TC200 treadmills, (1) StarTrac bike, (1) True CS200 bike, and (1) True XCS200 elliptical. Observed to be functional and in good working condition.

Useful Life:
8 years

Remaining Life:
2 years



Best Case: \$ 30,000

Worst Case: \$ 30,000

Cost Source: Client Cost History

Comp #: 935 Strength Equipment - Replace

Quantity: (4) Pieces + Weights

Location: Fitness building

Funded?: Yes.

History: Installed during 2017.

Comments: Pieces include (2) strength machines, (1) bench, (1) Nautilus rack with dumbbells, and misc. weights. Funding is provided for future replacement. Pieces are intact with no significant wear or abuse.

Useful Life:
15 years

Remaining Life:
7 years



Best Case: \$ 17,000

Worst Case: \$ 17,000

Cost Source: Client Cost History

Comp #: 940 Fitness Mirrors - Replace

Quantity: (3) Panels

Location: Fitness building

Funded?: No. Recommend replacing as-needed an Operating expense.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 970 Doors + Windows - Replace

Quantity: (8) Doors, (13) Windows

Location: Fitness & Recreation buildings (includes restrooms)

Funded?: Yes.

History: Installed during 2005.

Comments: Long life component under normal circumstances. The HOA should still be prepared for replacement eventually. No problems observed or reported.

Useful Life:
40 years

Remaining Life:
20 years



Best Case: \$ 35,000

Worst Case: \$ 35,000

Cost Source: AR Cost Database

Comp #: 1100 Interior Surfaces - Repaint

Quantity: Approx 3,500 Sq Ft

Location: Interior surfaces of restrooms, Fitness building, & Recreation building

Funded?: Yes.

History: Partial or complete repainting has been completed since 2013.

Comments: Surfaces are generally clean and in good condition. Repaint periodically to maintain the appearance.

Useful Life:
10 years

Remaining Life:
2 years



Best Case: \$ 5,000

Worst Case: \$ 5,000

Cost Source: AR Cost Database

UNIT BUILDINGS

Comp #: 324 Wall Lights - Replace

Quantity: Approx (475) Lights

Location: Building exteriors - Units, Fitness, Recreation, restrooms, mailbox structure

Funded?: Yes.

History: Installed in 2005.

Comments: Still decorative and in good shape. Long life component under normal circumstances. Complete replacement should still be expected to update and modernize the appearance.

Useful Life:
25 years

Remaining Life:
5 years



Best Case: \$ 70,000

Worst Case: \$ 70,000

Cost Source: AR Cost Database

Comp #: 515 Wood/Metal Surfaces - Repair

Quantity: Rails, Pergolas, Trim

Location: Unit building exteriors

Funded?: Yes.

History: Repaired in 2023 for ~\$6,000.

Comments: This component provides an allowance to repair or replace wood pergolas, damaged metal rails, etc. This should be expected periodically. Recommend coordinating with painting projects.

Useful Life:
8 years

Remaining Life:
2 years



Best Case: \$ 6,500

Worst Case: \$ 6,500

Cost Source: AR Cost Allowance

Comp #: 630 Concrete Steps - Repair

Quantity: Numerous Steps

Location: Unit building stairs

Funded?: Yes.

History:

Comments: There is no expectancy for complete replacement of the concrete steps. The association should still be prepared for repairs and partial replacements. No cracked steps or issues noted.

Useful Life:
10 years

Remaining Life:
5 years



Best Case: \$ 4,000

Worst Case: \$ 4,000

Cost Source: AR Cost Allowance

Comp #: 680 Garage Doors - Replace

Quantity: Garage Doors

Location: Unit garages

Funded?: No. Replacement and repairs of the garage doors is each owner's responsibility. Exterior repainting is included with the building exteriors.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 760 Pressure Reducer Valves - Replace

Quantity: Approx (46) Valves

Location: (2) per unit building & (2) at the pool/recreation buildings

Funded?: No. It was reported that there the HOA will replace these valves as an Operating expense when needed, so no Reserve funding has been allocated.

History: Assumed to be original from 2005.

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 765 Plumbing - Repair

Quantity: Numerous LF

Location: Buildings throughout the community

Funded?: Yes.

History:

Comments: It was reported that there are a lot of piping issues that are the Association's responsibility to repair. This component funds to cover the insurance deductible from pumping failures. Cost estimate and timing were provided by the client.

Useful Life:
2 years

Remaining Life:
1 years



Best Case: \$ 5,000

Worst Case: \$ 5,000

Cost Source: Estimate Provided by Client

Comp #: 770 Fire Risers - Replace

Quantity: Approx (30) Risers

Location: (1) per unit building, (1) per garage building, & (2) at the pool/recreation buildings

Funded?: No. Expected to last indefinitely under normal circumstances. Repair or replace individually if needed as an Operating expense.

History: Assumed to be original from 2005.

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 780 Fire Alarm Panels - Replace

Quantity: (2) Panels

Location: Fire riser closets at unit buildings

Funded?: Yes.

History: ~\$1,800 was spent during 2009 to replace a panel, and another ~\$1,650 during 2011 to replace a panel.

Comments: We were not able to access the fire alarm panels, as they are located in the fire riser closets which were locked and not accessible. Client informed us during the 2014 study that there are only (2) fire alarm panels for the entire property. We are not authorized to test or inspect these systems. Professionally service and inspect on a regular basis. It was reported that the panels are in good condition, so the remaining life was extended per the client's request.

Useful Life:
15 years

Remaining Life:
4 years



Best Case: \$ 6,000

Worst Case: \$ 6,000

Cost Source: Client Cost History

Comp #: 785 Sprinkler System - Repair

Quantity: Numerous Pieces

Location: Buildings throughout the community

Funded?: Yes.

History: Repaired in 2023 for ~\$11,000.

Comments: The 2023 project included replacing numerous valves, pipes, and signs. There is no record of any widespread repairs in the past. This component funds similar projects going forward.

Useful Life:
18 years

Remaining Life:
16 years



Best Case: \$ 12,000

Worst Case: \$ 12,000

Cost Source: Client Cost History

Comp #: 1113 Metal Rails - Repaint

Quantity: Approx 2,200 LF

Location: Unit building exteriors - Balcony & stair rails

Funded?: Yes.

History: Repainted during 2017.

Comments: Surfaces are generally faded and weathered. Repaint periodically to maintain the appearance and to inhibit rust.

Useful Life:
4 years

Remaining Life:
0 years



Best Case: \$ 40,000

Worst Case: \$ 40,000

Cost Source: Research with Titan Painting (602-795-0696)

Comp #: 1115 Building Exteriors - Repaint

Quantity: Approx 273,000 Sq Ft

Location: Building exteriors - Units, Fitness, Recreation, restrooms, mailbox structure
Funded?: Yes.

History: The community was repainted during 2017 for ~\$163,000 (stucco has a 10-year warranty). Previously repainted during 2009-2010 for ~\$153,000.

Comments: 2017 Cost included the building exteriors (stucco, metal, wood, decks), vehicle gates, fencing, bollard lights, etc. This component funds to repaint the building exterior stucco and wood surfaces. Surfaces are faded, cracking and in poor condition. Periodic repainting should be expected to maintain the appearance and to keep the surfaces properly sealed. Although the paint has a 10-year warranty, the useful life was reduced based on the recommendation of Titan Painting.

Useful Life:
8 years

Remaining Life:
0 years



Best Case: \$ 230,000

Worst Case: \$ 230,000

Cost Source: Research with Titan Painting (602-795-0696)

Comp #: 1150 Landing Decks - Resurface

Quantity: Approx 4,300 Sq Ft

Location: Front landing decks at various unit buildings
Funded?: Yes.

History: Coating is original from 2005.

Comments: Landing decks have a coating applied, similar to a pool deck. Expect to recoat, or resurface, the decks at some point in the future. No peeling or chipping noted. The combined cost with the seal/repair component accounts for total cost estimate.

Useful Life:
30 years

Remaining Life:
12 years



Best Case: \$ 50,000

Worst Case: \$ 50,000

Cost Source: AR Cost Database

Comp #: 1155 Landing Decks - Seal/Repair

Quantity: Approx 4,300 Sq Ft

Location: Front landing decks at various unit buildings

Funded?: Yes.

History: Painted/sealed during the 2017 community painting project.

Comments: This component funds to periodically patch cracks and seal/paint the landing decks to cover stains and restore the appearance. No issues observed. Based on age, sealing should be needed in the near future to make sure surfaces are properly sealed.

Useful Life:
10 years

Remaining Life:
2 years



Best Case: \$ 19,500

Worst Case: \$ 19,500

Cost Source: Research with Titan Painting (602-795-0696)

Comp #: 1160 Balcony Decks - Resurface

Quantity: Balcony Decks

Location: Rear of unit buildings

Funded?: No. Each owner is responsible to maintain and repair their balcony deck, not the association.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1300 Foam Roofs - Replace

Quantity: Approx 132,000 Sq Ft

Location: Building rooftops - Units, Fitness, Recreation, restrooms

Funded?: Yes.

History: Installed in 2005.

Comments: Long life expectancy if recoated periodically as recommended. No problems observed or reported. Combined cost with the recoat component accounts for total cost estimate.

Useful Life:
30 years

Remaining Life:
17 years



Best Case: \$ 725,000

Worst Case: \$ 725,000

Cost Source: AR Cost Database

Comp #: 1301 Foam Roofs - Recoat

Quantity: Approx 132,000 Sq Ft

Location: Building rooftops - Units, Fitness, Recreation, restrooms

Funded?: Yes.

History: Recoated during 2020 - 2021 for ~\$170,000.

Comments: Periodic recoating of the roofs should be expected to prolong actual replacement. Failure to recoat the roofs will lead to premature replacement. Periodic cleanings and parapet repairs should be handled as an Operating expense. It was reported that the coating has a 10 year warranty. Life span was extended at the client's request.

Useful Life:
10 years

Remaining Life:
7 years



Best Case: \$ 240,000

Worst Case: \$ 240,000

Cost Source: Client Cost History

Comp #: 1304 Tile Roofs - Refurbish

Quantity: Approx 13,000 Sq Ft

Location: Unit building roofs

Funded?: Yes.

History: Original from 2005.

Comments: These are concrete tile roof systems. Underlayment is the true waterproofing component of these roofs. Although it is not visible to inspect, replacement will be needed eventually. Life span will vary depending on the quality of underlayment installed as well as regular roof maintenance. No problems observed or reported.

Useful Life:
30 years

Remaining Life:
11 years



Best Case: \$ 130,000

Worst Case: \$ 130,000

Cost Source: AR Cost Database

Comp #: 1310 Gutters/Downspouts - Repair

Quantity: Numerous LF

Location: Unit building exteriors

Funded?: No. Gutters and downspouts should be inspected periodically and repaired when needed as an Operating expense.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source: