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"Full" Reserve Study



Wavecrest Resort Inc. Kaunakakai, HI

Report #: 37708-0
For Period Beginning: January 1, 2021
Expires: December 31, 2021

Date Prepared: March 4, 2020



Hello, and welcome to your Reserve Study!

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

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

In this Report, you will find...

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

More Questions?

Visit our website at www.ReserveStudy.com or call us at:

808-463-3714



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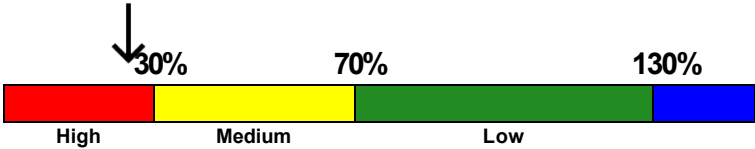
3- Minute Executive Summary

Association: Wavecrest Resort Inc. **Assoc. #: 37708-0**
Location: Kaunakakai, HI **# of Units: 127**
Report Period: January 1, 2021 through December 31, 2021

Findings/Recommendations as-of: January 1, 2021

Project Starting Reserve Balance	\$573,297
Currently Fully Funding Reserve Balance	\$2,257,084
Average Reserve Deficit (Surplus) Per Unit	\$13,258
Percent Funded	25.4 %
Recommended 2021 "Monthly Fully Funding Contributions"	\$16,700
Recommended 2021 Special Assessments for Reserves	\$444,500
Most Recent Reserve Contribution Rate	\$0

Reserves % Funded: 25.4%



Special Assessment Risk:

Economic Assumptions:

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

This is a Full Reserve Study (original, created "from scratch"), based on our site inspection on 1/30/2020.

This Reserve Study was prepared by a credentialed Reserve Specialist (RS #266).

Your Reserve Fund is currently at 25.4 % Funded. Being below 30% Funded, this represents a weak Reserve position. Associations in this range have a High risk of Reserve cash-flow problems (such as special assessments and/or deferred maintenance) in the near future.

Based on this starting point, your anticipated future expenses, and your historical Reserve contribution rate, our recommendation is to increase your Reserve contributions and to implement a one-time special assessment of \$444,500.

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

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
Inventory				
109	Wood Deck - Replace	20	0	\$6,000
201	Asphalt - Resurface	25	0	\$271,500
202	Asphalt - Seal/Repair	5	0	\$28,300
302	Generator - Replace	20	11	\$10,000
305	Security System - Replace	10	2	\$8,500
324	Wall Lights - Replace	15	2	\$59,500
326	Exit Lights - Replace	15	2	\$2,025
403	Mailboxes - Replace	20	2	\$9,450
404	Pool Furniture - Replace	6	2	\$11,900
405	BBQ Grills - Replace	10	2	\$4,000
406	Pool Showers - Replace	15	4	\$2,500
502	Pool Chain Link Fence - Replace	20	5	\$22,100
502	Tennis Chain Link Fence - Replace	20	5	\$55,000
505	Wood Rails - Replace	20	5	\$102,600
509	Pool Trellis - Replace	25	5	\$12,500
601	Outdoor Carpet - Replace	10	0	\$53,350
603	Tile Floor - Replace	20	2	\$2,800
702	Utility Doors - Partial Replace	5	2	\$14,500
707	Trash Gates - Replace	20	5	\$3,000
801	Bldg A Boiler - Replace (2005)	15	0	\$7,500
801	Bldg A Boiler - Replace (2012)	15	6	\$7,500
801	Bldg B Boiler - Replace (2004)	15	0	\$7,500
801	Bldg B Boiler - Replace (2016)	15	10	\$7,500
801	Bldg C Boiler - Replace (2004)	15	0	\$7,500
801	Bldg C Boiler - Replace (2017)	15	11	\$7,500
909	Bathrooms - Refurbish	20	0	\$35,000
910	Rec Building - Refurbish	15	3	\$12,500
912	Office - Refurbish	15	0	\$8,500
914	Manager Unit - Refurbish	15	0	\$12,500
1001	Backflow Devices - Replace	15	5	\$4,500
1003	Irrigation Controllers - Replace	15	6	\$10,500
1110	Interior Surfaces - Repaint	10	0	\$35,500
1116	Siding - Repaint	10	0	\$180,000
1120	Siding - Replace	40	10	\$1,052,000
1130	Maintenance Building - Refurbish	25	0	\$6,000
1140	Smoking Stations - Replace	15	8	\$2,500
1201	Pool Deck - Replace	18	5	\$45,000
1202	Pool - Retile	18	5	\$65,000
1207	Pool Filter - Replace	12	4	\$1,500
1301	Rec Flat Roof - Replace	20	5	\$14,700
1303	Comp Shingle Roof - Replace	25	8	\$41,350
1308	Metal Roofs - Replace	30	13	\$532,000
1310	Gutters/Downspouts - Replace	30	13	\$38,750
1402	Entry Signage - Replace	15	5	\$2,000
1604	Tennis Courts - Resurface	20	5	\$30,000
1803	Fire Alarm Panels - Replace	20	10	\$21,000

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
1818 Pickup Truck - Replace	15	1	\$40,000
1819 Utility Carts - Replace	10	1	\$20,000
1820 Lawn Mower - Replace	10	3	\$3,500
49 Total Funded Components			

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

Introduction



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

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



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

Methodology



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

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

Which Physical Assets are Funded by Reserves?

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



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

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

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

How do we establish Current Repair/Replacement Cost Estimates?

In this order...

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

How much Reserves are enough?

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

Adequacy is measured in a two-step process:

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



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

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

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

How much should we contribute?



RESERVE FUNDING PRINCIPLES

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

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

What is our Recommended Funding Goal?

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



FUNDING OBJECTIVES

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

Site Inspection Notes

During our site visit on 1/30/2020, we started the site inspection beginning with the boilers. We visually inspected all the buildings, and were able to see all areas.



Projected Expenses

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

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

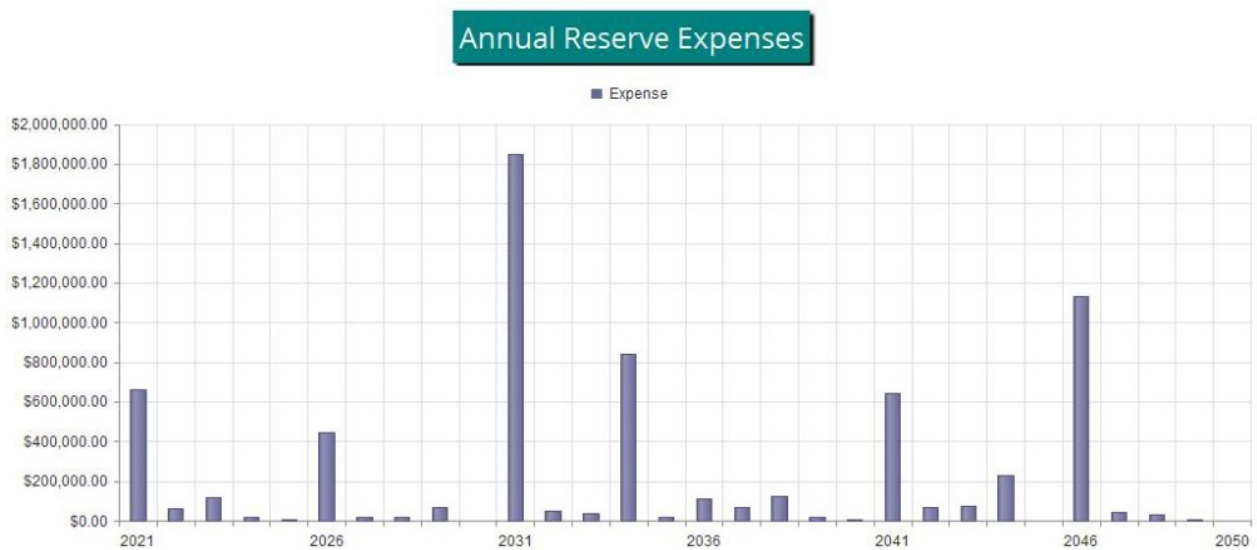


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$573,297 as-of the start of your Fiscal Year on 1/1/2021. This is based on your actual balance on 9/30/19 of \$573,297 and anticipated Reserve contributions (\$0.00) projected through the end of your Fiscal Year. As of your Fiscal Year Start, your Fully Funded Balance is computed to be \$2,257,084. This figure represents the deteriorated value of your common area components. Comparing your Reserve Balance to your Fully Funded Balance indicates your Reserves are 25.4 % Funded.

Recommended Funding Plan

Based on your current Percent Funded and your near-term and long-term Reserve needs, we are recommending budgeted contributions of \$16,700 per month this Fiscal Year along with a one-time special assessment of \$444,500. The overall 30-yr plan, in perspective, is shown below. This same information is shown numerically in both the 30-yr Summary and the Cash Flow Detail tables.

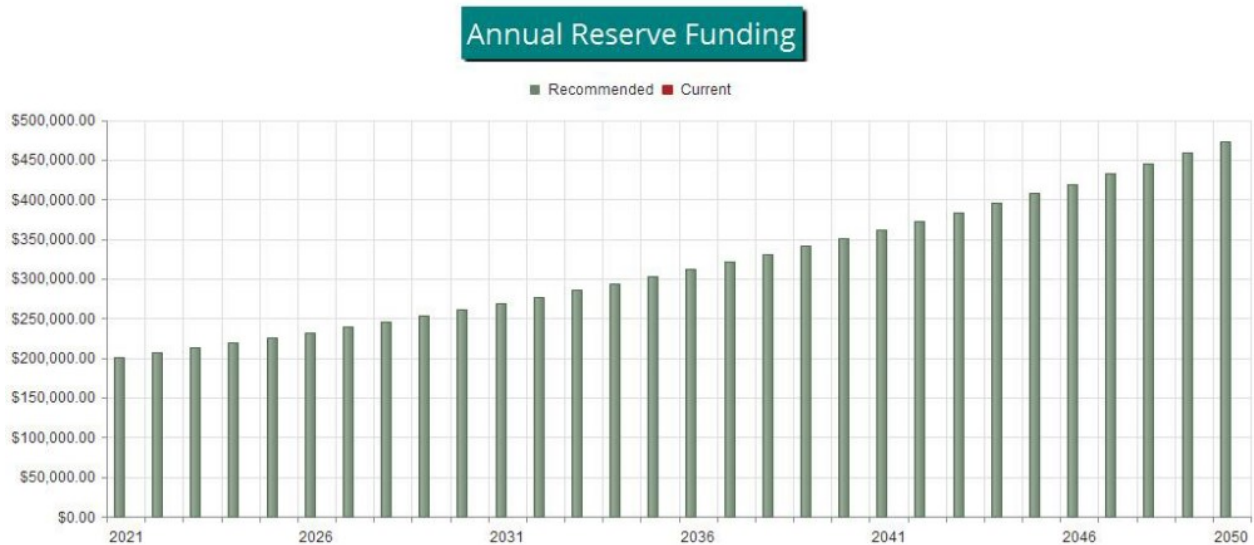


Figure 2

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

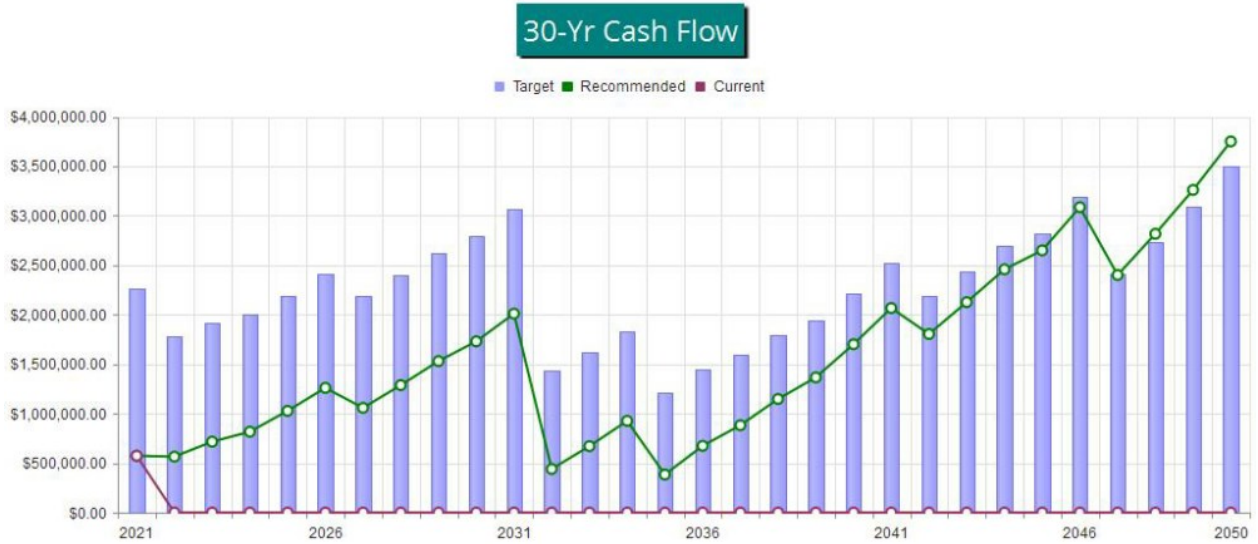


Figure 3

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



Figure 4

Table Descriptions

Executive Summary is a summary of your Reserve Components

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

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

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

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

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

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

Reserve Component List Detail

37708-0
Full

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
					Best Case	Worst Case
Inventory						
109	Wood Deck - Replace	Approx 160 GSF	20	0	\$5,000	\$7,000
201	Asphalt - Resurface	Approx 47,200 GSF	25	0	\$236,000	\$307,000
202	Asphalt - Seal/Repair	Approx 47,200 GSF	5	0	\$23,600	\$33,000
302	Generator - Replace	(1) Generac	20	11	\$8,000	\$12,000
305	Security System - Replace	(1) System	10	2	\$7,000	\$10,000
324	Wall Lights - Replace	Approx (340) Fixtures	15	2	\$51,000	\$68,000
326	Exit Lights - Replace	(9) Fixtures	15	2	\$1,800	\$2,250
403	Mailboxes - Replace	(126) Mailboxes	20	2	\$8,200	\$10,700
404	Pool Furniture - Replace	(34) Assorted Pieces	6	2	\$10,200	\$13,600
405	BBQ Grills - Replace	(2) Solaire Grills	10	2	\$3,000	\$5,000
406	Pool Showers - Replace	(2) Showers	15	4	\$2,000	\$3,000
502	Pool Chain Link Fence - Replace	Approx 170 LF	20	5	\$20,400	\$23,800
502	Tennis Chain Link Fence - Replace	Approx 415 LF	20	5	\$50,000	\$60,000
505	Wood Rails - Replace	Approx 2,280 LF	20	5	\$91,200	\$114,000
509	Pool Trellis - Replace	(1) 19x26	25	5	\$10,000	\$15,000
601	Outdoor Carpet - Replace	Approx 970 GSY	10	0	\$48,500	\$58,200
603	Tile Floor - Replace	Approx 160 GSF	20	2	\$2,400	\$3,200
702	Utility Doors - Partial Replace	20% of (146) Doors	5	2	\$11,600	\$17,400
707	Trash Gates - Replace	(1) Wood Set	20	5	\$2,500	\$3,500
801	Bldg A Boiler - Replace (2005)	(1) Bradford 80 Ga.	15	0	\$6,500	\$8,500
801	Bldg A Boiler - Replace (2012)	(1) A.O. Smith 100 Ga.	15	6	\$6,500	\$8,500
801	Bldg B Boiler - Replace (2004)	(1) Bradford 80 Ga.	15	0	\$6,500	\$8,500
801	Bldg B Boiler - Replace (2016)	(1) Bradford 98 Ga.	15	10	\$6,500	\$8,500
801	Bldg C Boiler - Replace (2004)	(1) Bradford White 80 Ga.	15	0	\$6,500	\$8,500
801	Bldg C Boiler - Replace (2017)	(1) A.O. Smith 100 Ga.	15	11	\$6,500	\$8,500
909	Bathrooms - Refurbish	(4) Bathrooms	20	0	\$30,000	\$40,000
910	Rec Building - Refurbish	(1) Rec Building	15	3	\$10,000	\$15,000
912	Office - Refurbish	(1) Office	15	0	\$7,000	\$10,000
914	Manager Unit - Refurbish	(1) 31x17 Unit	15	0	\$10,000	\$15,000
1001	Backflow Devices - Replace	(3) Devices	15	5	\$3,000	\$6,000
1003	Irrigation Controllers - Replace	(6) Hunter	15	6	\$9,000	\$12,000
1110	Interior Surfaces - Repaint	Approx 28,400 GSF	10	0	\$28,400	\$42,600
1116	Siding - Repaint	Approx 75,300 GSF	10	0	\$151,000	\$209,000
1120	Siding - Replace	Approx 75,300 GSF	40	10	\$904,000	\$1,200,000
1130	Maintenance Building - Refurbish	(1) 14x20 Building	25	0	\$5,000	\$7,000
1140	Smoking Stations - Replace	(2) Structures	15	8	\$2,000	\$3,000
1201	Pool Deck - Replace	Approx 1,300 GSF	18	5	\$40,000	\$50,000
1202	Pool - Retile	(1) 20x40 Pool	18	5	\$60,000	\$70,000
1207	Pool Filter - Replace	(1) Pentair	12	4	\$1,200	\$1,800
1301	Rec Flat Roof - Replace	Approx 1,470 GSF	20	5	\$11,800	\$17,600
1303	Comp Shingle Roof - Replace	Approx 5,170 GSF	25	8	\$36,200	\$46,500
1308	Metal Roofs - Replace	Approx 40,900 GSF	30	13	\$491,000	\$573,000
1310	Gutters/Downspouts - Replace	Approx 3,100 LF	30	13	\$34,100	\$43,400
1402	Entry Signage - Replace	(1) Sign	15	5	\$1,500	\$2,500

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
					Best Case	Worst Case
1604	Tennis Courts - Resurface	(2) Courts	20	5	\$24,000	\$36,000
1803	Fire Alarm Panels - Replace	(3) Fire-Lite MS-2 Panels	20	10	\$18,000	\$24,000
1818	Pickup Truck - Replace	(1) Toyota Tundra	15	1	\$35,000	\$45,000
1819	Utility Carts - Replace	(2) Carts	10	1	\$16,000	\$24,000
1820	Lawn Mower - Replace	(1) Club Cadet	10	3	\$3,000	\$4,000
49	Total Funded Components					

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
Inventory								
109	Wood Deck - Replace	\$6,000	X	20	/	20	=	\$6,000
201	Asphalt - Resurface	\$271,500	X	25	/	25	=	\$271,500
202	Asphalt - Seal/Repair	\$28,300	X	5	/	5	=	\$28,300
302	Generator - Replace	\$10,000	X	9	/	20	=	\$4,500
305	Security System - Replace	\$8,500	X	8	/	10	=	\$6,800
324	Wall Lights - Replace	\$59,500	X	13	/	15	=	\$51,567
326	Exit Lights - Replace	\$2,025	X	13	/	15	=	\$1,755
403	Mailboxes - Replace	\$9,450	X	18	/	20	=	\$8,505
404	Pool Furniture - Replace	\$11,900	X	4	/	6	=	\$7,933
405	BBQ Grills - Replace	\$4,000	X	8	/	10	=	\$3,200
406	Pool Showers - Replace	\$2,500	X	11	/	15	=	\$1,833
502	Pool Chain Link Fence - Replace	\$22,100	X	15	/	20	=	\$16,575
502	Tennis Chain Link Fence - Replace	\$55,000	X	15	/	20	=	\$41,250
505	Wood Rails - Replace	\$102,600	X	15	/	20	=	\$76,950
509	Pool Trellis - Replace	\$12,500	X	20	/	25	=	\$10,000
601	Outdoor Carpet - Replace	\$53,350	X	10	/	10	=	\$53,350
603	Tile Floor - Replace	\$2,800	X	18	/	20	=	\$2,520
702	Utility Doors - Partial Replace	\$14,500	X	3	/	5	=	\$8,700
707	Trash Gates - Replace	\$3,000	X	15	/	20	=	\$2,250
801	Bldg A Boiler - Replace (2005)	\$7,500	X	15	/	15	=	\$7,500
801	Bldg A Boiler - Replace (2012)	\$7,500	X	9	/	15	=	\$4,500
801	Bldg B Boiler - Replace (2004)	\$7,500	X	15	/	15	=	\$7,500
801	Bldg B Boiler - Replace (2016)	\$7,500	X	5	/	15	=	\$2,500
801	Bldg C Boiler - Replace (2004)	\$7,500	X	15	/	15	=	\$7,500
801	Bldg C Boiler - Replace (2017)	\$7,500	X	4	/	15	=	\$2,000
909	Bathrooms - Refurbish	\$35,000	X	20	/	20	=	\$35,000
910	Rec Building - Refurbish	\$12,500	X	12	/	15	=	\$10,000
912	Office - Refurbish	\$8,500	X	15	/	15	=	\$8,500
914	Manager Unit - Refurbish	\$12,500	X	15	/	15	=	\$12,500
1001	Backflow Devices - Replace	\$4,500	X	10	/	15	=	\$3,000
1003	Irrigation Controllers - Replace	\$10,500	X	9	/	15	=	\$6,300
1110	Interior Surfaces - Repaint	\$35,500	X	10	/	10	=	\$35,500
1116	Siding - Repaint	\$180,000	X	10	/	10	=	\$180,000
1120	Siding - Replace	\$1,052,000	X	30	/	40	=	\$789,000
1130	Maintenance Building - Refurbish	\$6,000	X	25	/	25	=	\$6,000
1140	Smoking Stations - Replace	\$2,500	X	7	/	15	=	\$1,167
1201	Pool Deck - Replace	\$45,000	X	13	/	18	=	\$32,500
1202	Pool - Retile	\$65,000	X	13	/	18	=	\$46,944
1207	Pool Filter - Replace	\$1,500	X	8	/	12	=	\$1,000
1301	Rec Flat Roof - Replace	\$14,700	X	15	/	20	=	\$11,025
1303	Comp Shingle Roof - Replace	\$41,350	X	17	/	25	=	\$28,118
1308	Metal Roofs - Replace	\$532,000	X	17	/	30	=	\$301,467
1310	Gutters/Downspouts - Replace	\$38,750	X	17	/	30	=	\$21,958
1402	Entry Signage - Replace	\$2,000	X	10	/	15	=	\$1,333
1604	Tennis Courts - Resurface	\$30,000	X	15	/	20	=	\$22,500

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
1803	Fire Alarm Panels - Replace	\$21,000	X	10	/	20	=	\$10,500
1818	Pickup Truck - Replace	\$40,000	X	14	/	15	=	\$37,333
1819	Utility Carts - Replace	\$20,000	X	9	/	10	=	\$18,000
1820	Lawn Mower - Replace	\$3,500	X	7	/	10	=	\$2,450
								\$2,257,084

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
Inventory					
109	Wood Deck - Replace	20	\$6,000	\$300	0.22 %
201	Asphalt - Resurface	25	\$271,500	\$10,860	8.05 %
202	Asphalt - Seal/Repair	5	\$28,300	\$5,660	4.20 %
302	Generator - Replace	20	\$10,000	\$500	0.37 %
305	Security System - Replace	10	\$8,500	\$850	0.63 %
324	Wall Lights - Replace	15	\$59,500	\$3,967	2.94 %
326	Exit Lights - Replace	15	\$2,025	\$135	0.10 %
403	Mailboxes - Replace	20	\$9,450	\$473	0.35 %
404	Pool Furniture - Replace	6	\$11,900	\$1,983	1.47 %
405	BBQ Grills - Replace	10	\$4,000	\$400	0.30 %
406	Pool Showers - Replace	15	\$2,500	\$167	0.12 %
502	Pool Chain Link Fence - Replace	20	\$22,100	\$1,105	0.82 %
502	Tennis Chain Link Fence - Replace	20	\$55,000	\$2,750	2.04 %
505	Wood Rails - Replace	20	\$102,600	\$5,130	3.80 %
509	Pool Trellis - Replace	25	\$12,500	\$500	0.37 %
601	Outdoor Carpet - Replace	10	\$53,350	\$5,335	3.95 %
603	Tile Floor - Replace	20	\$2,800	\$140	0.10 %
702	Utility Doors - Partial Replace	5	\$14,500	\$2,900	2.15 %
707	Trash Gates - Replace	20	\$3,000	\$150	0.11 %
801	Bldg A Boiler - Replace (2005)	15	\$7,500	\$500	0.37 %
801	Bldg A Boiler - Replace (2012)	15	\$7,500	\$500	0.37 %
801	Bldg B Boiler - Replace (2004)	15	\$7,500	\$500	0.37 %
801	Bldg B Boiler - Replace (2016)	15	\$7,500	\$500	0.37 %
801	Bldg C Boiler - Replace (2004)	15	\$7,500	\$500	0.37 %
801	Bldg C Boiler - Replace (2017)	15	\$7,500	\$500	0.37 %
909	Bathrooms - Refurbish	20	\$35,000	\$1,750	1.30 %
910	Rec Building - Refurbish	15	\$12,500	\$833	0.62 %
912	Office - Refurbish	15	\$8,500	\$567	0.42 %
914	Manager Unit - Refurbish	15	\$12,500	\$833	0.62 %
1001	Backflow Devices - Replace	15	\$4,500	\$300	0.22 %
1003	Irrigation Controllers - Replace	15	\$10,500	\$700	0.52 %
1110	Interior Surfaces - Repaint	10	\$35,500	\$3,550	2.63 %
1116	Siding - Repaint	10	\$180,000	\$18,000	13.34 %
1120	Siding - Replace	40	\$1,052,000	\$26,300	19.50 %
1130	Maintenance Building - Refurbish	25	\$6,000	\$240	0.18 %
1140	Smoking Stations - Replace	15	\$2,500	\$167	0.12 %
1201	Pool Deck - Replace	18	\$45,000	\$2,500	1.85 %
1202	Pool - Retile	18	\$65,000	\$3,611	2.68 %
1207	Pool Filter - Replace	12	\$1,500	\$125	0.09 %
1301	Rec Flat Roof - Replace	20	\$14,700	\$735	0.54 %
1303	Comp Shingle Roof - Replace	25	\$41,350	\$1,654	1.23 %
1308	Metal Roofs - Replace	30	\$532,000	\$17,733	13.15 %
1310	Gutters/Downspouts - Replace	30	\$38,750	\$1,292	0.96 %
1402	Entry Signage - Replace	15	\$2,000	\$133	0.10 %
1604	Tennis Courts - Resurface	20	\$30,000	\$1,500	1.11 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
1803	Fire Alarm Panels - Replace	20	\$21,000	\$1,050	0.78 %
1818	Pickup Truck - Replace	15	\$40,000	\$2,667	1.98 %
1819	Utility Carts - Replace	10	\$20,000	\$2,000	1.48 %
1820	Lawn Mower - Replace	10	\$3,500	\$350	0.26 %
49	Total Funded Components			\$134,894	100.00 %

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Current Fund Balance	Proportional Reserve Contribs
Inventory							
109	Wood Deck - Replace	20	0	\$6,000	\$6,000	\$6,000	\$37.14
201	Asphalt - Resurface	25	0	\$271,500	\$271,500	\$271,500	\$1,344.48
202	Asphalt - Seal/Repair	5	0	\$28,300	\$28,300	\$28,300	\$700.71
302	Generator - Replace	20	11	\$10,000	\$4,500	\$4,500	\$61.90
305	Security System - Replace	10	2	\$8,500	\$6,800	\$6,800	\$105.23
324	Wall Lights - Replace	15	2	\$59,500	\$51,567	\$51,567	\$491.08
326	Exit Lights - Replace	15	2	\$2,025	\$1,755	\$1,755	\$16.71
403	Mailboxes - Replace	20	2	\$9,450	\$8,505	\$8,505	\$58.50
404	Pool Furniture - Replace	6	2	\$11,900	\$7,933	\$7,933	\$245.54
405	BBQ Grills - Replace	10	2	\$4,000	\$3,200	\$3,200	\$49.52
406	Pool Showers - Replace	15	4	\$2,500	\$1,833	\$1,833	\$20.63
502	Pool Chain Link Fence - Replace	20	5	\$22,100	\$16,575	\$16,575	\$136.80
502	Tennis Chain Link Fence - Replace	20	5	\$55,000	\$41,250	\$41,250	\$340.45
505	Wood Rails - Replace	20	5	\$102,600	\$76,950	\$76,950	\$635.10
509	Pool Trellis - Replace	25	5	\$12,500	\$10,000	\$10,000	\$61.90
601	Outdoor Carpet - Replace	10	0	\$53,350	\$53,350	\$36,629	\$660.48
603	Tile Floor - Replace	20	2	\$2,800	\$2,520	\$0	\$17.33
702	Utility Doors - Partial Replace	5	2	\$14,500	\$8,700	\$0	\$359.02
707	Trash Gates - Replace	20	5	\$3,000	\$2,250	\$0	\$18.57
801	Bldg A Boiler - Replace (2005)	15	0	\$7,500	\$7,500	\$0	\$61.90
801	Bldg A Boiler - Replace (2012)	15	6	\$7,500	\$4,500	\$0	\$61.90
801	Bldg B Boiler - Replace (2004)	15	0	\$7,500	\$7,500	\$0	\$61.90
801	Bldg B Boiler - Replace (2016)	15	10	\$7,500	\$2,500	\$0	\$61.90
801	Bldg C Boiler - Replace (2004)	15	0	\$7,500	\$7,500	\$0	\$61.90
801	Bldg C Boiler - Replace (2017)	15	11	\$7,500	\$2,000	\$0	\$61.90
909	Bathrooms - Refurbish	20	0	\$35,000	\$35,000	\$0	\$216.65
910	Rec Building - Refurbish	15	3	\$12,500	\$10,000	\$0	\$103.17
912	Office - Refurbish	15	0	\$8,500	\$8,500	\$0	\$70.15
914	Manager Unit - Refurbish	15	0	\$12,500	\$12,500	\$0	\$103.17
1001	Backflow Devices - Replace	15	5	\$4,500	\$3,000	\$0	\$37.14
1003	Irrigation Controllers - Replace	15	6	\$10,500	\$6,300	\$0	\$86.66
1110	Interior Surfaces - Repaint	10	0	\$35,500	\$35,500	\$0	\$439.49
1116	Siding - Repaint	10	0	\$180,000	\$180,000	\$0	\$2,228.41
1120	Siding - Replace	40	10	\$1,052,000	\$789,000	\$0	\$3,255.96
1130	Maintenance Building - Refurbish	25	0	\$6,000	\$6,000	\$0	\$29.71
1140	Smoking Stations - Replace	15	8	\$2,500	\$1,167	\$0	\$20.63
1201	Pool Deck - Replace	18	5	\$45,000	\$32,500	\$0	\$309.50
1202	Pool - Retile	18	5	\$65,000	\$46,944	\$0	\$447.06
1207	Pool Filter - Replace	12	4	\$1,500	\$1,000	\$0	\$15.48
1301	Rec Flat Roof - Replace	20	5	\$14,700	\$11,025	\$0	\$90.99
1303	Comp Shingle Roof - Replace	25	8	\$41,350	\$28,118	\$0	\$204.77
1308	Metal Roofs - Replace	30	13	\$532,000	\$301,467	\$0	\$2,195.40
1310	Gutters/Downspouts - Replace	30	13	\$38,750	\$21,958	\$0	\$159.91
1402	Entry Signage - Replace	15	5	\$2,000	\$1,333	\$0	\$16.51
1604	Tennis Courts - Resurface	20	5	\$30,000	\$22,500	\$0	\$185.70

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Current Fund Balance	Proportional Reserve Contribs
1803	Fire Alarm Panels - Replace	20	10	\$21,000	\$10,500	\$0	\$129.99
1818	Pickup Truck - Replace	15	1	\$40,000	\$37,333	\$0	\$330.14
1819	Utility Carts - Replace	10	1	\$20,000	\$18,000	\$0	\$247.60
1820	Lawn Mower - Replace	10	3	\$3,500	\$2,450	\$0	\$43.33
49	Total Funded Components				\$2,257,084	\$573,297	\$16,700

30-Year Reserve Plan Summary

37708-0
Full

Fiscal Year Start: 2021	Interest: 1.00 %	Inflation: 3.00 %
Reserve Fund Strength Calculations: (All values of Fiscal Year Start Date)	Projected Reserve Balance Changes	

Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	% Increase		Loan or Special Assmts	Interest Income	Reserve Expenses
					In Annual Reserve Contribs.	Reserve Contribs.			
2021	\$573,297	\$2,257,084	25.4 %	High	0.00 %	\$200,400	\$444,500	\$5,688	\$659,150
2022	\$564,735	\$1,784,813	31.6 %	Medium	3.00 %	\$206,412	\$0	\$6,400	\$61,800
2023	\$715,746	\$1,917,813	37.3 %	Medium	3.00 %	\$212,604	\$0	\$7,658	\$119,537
2024	\$816,472	\$1,999,627	40.8 %	Medium	3.00 %	\$218,982	\$0	\$9,214	\$17,484
2025	\$1,027,185	\$2,193,432	46.8 %	Medium	3.00 %	\$225,552	\$0	\$11,429	\$4,502
2026	\$1,259,664	\$2,410,978	52.2 %	Medium	3.00 %	\$232,319	\$0	\$11,581	\$445,973
2027	\$1,057,591	\$2,185,026	48.4 %	Medium	3.00 %	\$239,288	\$0	\$11,719	\$21,493
2028	\$1,287,105	\$2,394,342	53.8 %	Medium	3.00 %	\$246,467	\$0	\$14,079	\$17,833
2029	\$1,529,817	\$2,618,684	58.4 %	Medium	3.00 %	\$253,861	\$0	\$16,289	\$70,622
2030	\$1,729,344	\$2,800,510	61.8 %	Medium	3.00 %	\$261,477	\$0	\$18,686	\$0
2031	\$2,009,507	\$3,065,812	65.5 %	Medium	3.00 %	\$269,321	\$0	\$12,240	\$1,851,446
2032	\$439,622	\$1,437,522	30.6 %	Medium	3.00 %	\$277,400	\$0	\$5,549	\$51,909
2033	\$670,663	\$1,619,508	41.4 %	Medium	3.00 %	\$285,722	\$0	\$7,979	\$38,496
2034	\$925,869	\$1,826,540	50.7 %	Medium	3.00 %	\$294,294	\$0	\$6,544	\$843,305
2035	\$383,401	\$1,216,771	31.5 %	Medium	3.00 %	\$303,123	\$0	\$5,284	\$18,000
2036	\$673,808	\$1,444,895	46.6 %	Medium	3.00 %	\$312,217	\$0	\$7,775	\$111,862
2037	\$881,938	\$1,589,490	55.5 %	Medium	3.00 %	\$321,583	\$0	\$10,141	\$66,595
2038	\$1,147,067	\$1,791,541	64.0 %	Medium	3.00 %	\$331,231	\$0	\$12,556	\$125,658
2039	\$1,365,196	\$1,945,508	70.2 %	Low	3.00 %	\$341,168	\$0	\$15,321	\$21,280
2040	\$1,700,405	\$2,218,493	76.6 %	Low	3.00 %	\$351,403	\$0	\$18,825	\$4,384
2041	\$2,066,249	\$2,524,166	81.9 %	Low	3.00 %	\$361,945	\$0	\$19,341	\$643,969
2042	\$1,803,565	\$2,187,546	82.4 %	Low	3.00 %	\$372,803	\$0	\$19,636	\$70,691
2043	\$2,125,313	\$2,438,832	87.1 %	Low	3.00 %	\$383,987	\$0	\$22,902	\$75,207
2044	\$2,456,995	\$2,700,759	91.0 %	Low	3.00 %	\$395,507	\$0	\$25,520	\$228,936
2045	\$2,649,085	\$2,820,190	93.9 %	Low	3.00 %	\$407,372	\$0	\$28,659	\$0
2046	\$3,085,116	\$3,187,235	96.8 %	Low	3.00 %	\$419,593	\$0	\$27,414	\$1,132,106
2047	\$2,400,017	\$2,407,695	99.7 %	Low	3.00 %	\$432,181	\$0	\$26,071	\$41,838
2048	\$2,816,432	\$2,736,472	102.9 %	Low	3.00 %	\$445,146	\$0	\$30,368	\$32,209
2049	\$3,259,737	\$3,094,019	105.4 %	Low	3.00 %	\$458,501	\$0	\$35,033	\$3,432
2050	\$3,749,839	\$3,501,192	107.1 %	Low	3.00 %	\$472,256	\$0	\$40,043	\$0

30-Year Income/Expense Detail

37708-0
Full

Fiscal Year	2021	2022	2023	2024	2025
Starting Reserve Balance	\$573,297	\$564,735	\$715,746	\$816,472	\$1,027,185
Annual Reserve Contribution	\$200,400	\$206,412	\$212,604	\$218,982	\$225,552
Recommended Special Assessments	\$444,500	\$0	\$0	\$0	\$0
Interest Earnings	\$5,688	\$6,400	\$7,658	\$9,214	\$11,429
Total Income	\$1,223,885	\$777,546	\$936,009	\$1,044,669	\$1,264,166
# Component					
Inventory					
109 Wood Deck - Replace	\$6,000	\$0	\$0	\$0	\$0
201 Asphalt - Resurface	\$271,500	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair	\$28,300	\$0	\$0	\$0	\$0
302 Generator - Replace	\$0	\$0	\$0	\$0	\$0
305 Security System - Replace	\$0	\$0	\$9,018	\$0	\$0
324 Wall Lights - Replace	\$0	\$0	\$63,124	\$0	\$0
326 Exit Lights - Replace	\$0	\$0	\$2,148	\$0	\$0
403 Mailboxes - Replace	\$0	\$0	\$10,026	\$0	\$0
404 Pool Furniture - Replace	\$0	\$0	\$12,625	\$0	\$0
405 BBQ Grills - Replace	\$0	\$0	\$4,244	\$0	\$0
406 Pool Showers - Replace	\$0	\$0	\$0	\$0	\$2,814
502 Pool Chain Link Fence - Replace	\$0	\$0	\$0	\$0	\$0
502 Tennis Chain Link Fence - Replace	\$0	\$0	\$0	\$0	\$0
505 Wood Rails - Replace	\$0	\$0	\$0	\$0	\$0
509 Pool Trellis - Replace	\$0	\$0	\$0	\$0	\$0
601 Outdoor Carpet - Replace	\$53,350	\$0	\$0	\$0	\$0
603 Tile Floor - Replace	\$0	\$0	\$2,971	\$0	\$0
702 Utility Doors - Partial Replace	\$0	\$0	\$15,383	\$0	\$0
707 Trash Gates - Replace	\$0	\$0	\$0	\$0	\$0
801 Bldg A Boiler - Replace (2005)	\$7,500	\$0	\$0	\$0	\$0
801 Bldg A Boiler - Replace (2012)	\$0	\$0	\$0	\$0	\$0
801 Bldg B Boiler - Replace (2004)	\$7,500	\$0	\$0	\$0	\$0
801 Bldg B Boiler - Replace (2016)	\$0	\$0	\$0	\$0	\$0
801 Bldg C Boiler - Replace (2004)	\$7,500	\$0	\$0	\$0	\$0
801 Bldg C Boiler - Replace (2017)	\$0	\$0	\$0	\$0	\$0
909 Bathrooms - Refurbish	\$35,000	\$0	\$0	\$0	\$0
910 Rec Building - Refurbish	\$0	\$0	\$0	\$13,659	\$0
912 Office - Refurbish	\$8,500	\$0	\$0	\$0	\$0
914 Manager Unit - Refurbish	\$12,500	\$0	\$0	\$0	\$0
1001 Backflow Devices - Replace	\$0	\$0	\$0	\$0	\$0
1003 Irrigation Controllers - Replace	\$0	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Repaint	\$35,500	\$0	\$0	\$0	\$0
1116 Siding - Repaint	\$180,000	\$0	\$0	\$0	\$0
1120 Siding - Replace	\$0	\$0	\$0	\$0	\$0
1130 Maintenance Building - Refurbish	\$6,000	\$0	\$0	\$0	\$0
1140 Smoking Stations - Replace	\$0	\$0	\$0	\$0	\$0
1201 Pool Deck - Replace	\$0	\$0	\$0	\$0	\$0
1202 Pool - Retile	\$0	\$0	\$0	\$0	\$0
1207 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$1,688
1301 Rec Flat Roof - Replace	\$0	\$0	\$0	\$0	\$0
1303 Comp Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
1308 Metal Roofs - Replace	\$0	\$0	\$0	\$0	\$0
1310 Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
1402 Entry Signage - Replace	\$0	\$0	\$0	\$0	\$0
1604 Tennis Courts - Resurface	\$0	\$0	\$0	\$0	\$0
1803 Fire Alarm Panels - Replace	\$0	\$0	\$0	\$0	\$0
1818 Pickup Truck - Replace	\$0	\$41,200	\$0	\$0	\$0
1819 Utility Carts - Replace	\$0	\$20,600	\$0	\$0	\$0
1820 Lawn Mower - Replace	\$0	\$0	\$0	\$3,825	\$0
Total Expenses	\$659,150	\$61,800	\$119,537	\$17,484	\$4,502
Ending Reserve Balance	\$564,735	\$715,746	\$816,472	\$1,027,185	\$1,259,664

Fiscal Year	2026	2027	2028	2029	2030
Starting Reserve Balance	\$1,259,664	\$1,057,591	\$1,287,105	\$1,529,817	\$1,729,344
Annual Reserve Contribution	\$232,319	\$239,288	\$246,467	\$253,861	\$261,477
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$11,581	\$11,719	\$14,079	\$16,289	\$18,686
Total Income	\$1,503,564	\$1,308,598	\$1,547,650	\$1,799,967	\$2,009,507
# Component					
Inventory					
109 Wood Deck - Replace	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair	\$32,807	\$0	\$0	\$0	\$0
302 Generator - Replace	\$0	\$0	\$0	\$0	\$0
305 Security System - Replace	\$0	\$0	\$0	\$0	\$0
324 Wall Lights - Replace	\$0	\$0	\$0	\$0	\$0
326 Exit Lights - Replace	\$0	\$0	\$0	\$0	\$0
403 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
404 Pool Furniture - Replace	\$0	\$0	\$0	\$15,075	\$0
405 BBQ Grills - Replace	\$0	\$0	\$0	\$0	\$0
406 Pool Showers - Replace	\$0	\$0	\$0	\$0	\$0
502 Pool Chain Link Fence - Replace	\$25,620	\$0	\$0	\$0	\$0
502 Tennis Chain Link Fence - Replace	\$63,760	\$0	\$0	\$0	\$0
505 Wood Rails - Replace	\$118,942	\$0	\$0	\$0	\$0
509 Pool Trellis - Replace	\$14,491	\$0	\$0	\$0	\$0
601 Outdoor Carpet - Replace	\$0	\$0	\$0	\$0	\$0
603 Tile Floor - Replace	\$0	\$0	\$0	\$0	\$0
702 Utility Doors - Partial Replace	\$0	\$0	\$17,833	\$0	\$0
707 Trash Gates - Replace	\$3,478	\$0	\$0	\$0	\$0
801 Bldg A Boiler - Replace (2005)	\$0	\$0	\$0	\$0	\$0
801 Bldg A Boiler - Replace (2012)	\$0	\$8,955	\$0	\$0	\$0
801 Bldg B Boiler - Replace (2004)	\$0	\$0	\$0	\$0	\$0
801 Bldg B Boiler - Replace (2016)	\$0	\$0	\$0	\$0	\$0
801 Bldg C Boiler - Replace (2004)	\$0	\$0	\$0	\$0	\$0
801 Bldg C Boiler - Replace (2017)	\$0	\$0	\$0	\$0	\$0
909 Bathrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
910 Rec Building - Refurbish	\$0	\$0	\$0	\$0	\$0
912 Office - Refurbish	\$0	\$0	\$0	\$0	\$0
914 Manager Unit - Refurbish	\$0	\$0	\$0	\$0	\$0
1001 Backflow Devices - Replace	\$5,217	\$0	\$0	\$0	\$0
1003 Irrigation Controllers - Replace	\$0	\$12,538	\$0	\$0	\$0
1110 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
1116 Siding - Repaint	\$0	\$0	\$0	\$0	\$0
1120 Siding - Replace	\$0	\$0	\$0	\$0	\$0
1130 Maintenance Building - Refurbish	\$0	\$0	\$0	\$0	\$0
1140 Smoking Stations - Replace	\$0	\$0	\$0	\$3,167	\$0
1201 Pool Deck - Replace	\$52,167	\$0	\$0	\$0	\$0
1202 Pool - Retile	\$75,353	\$0	\$0	\$0	\$0
1207 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
1301 Rec Flat Roof - Replace	\$17,041	\$0	\$0	\$0	\$0
1303 Comp Shingle Roof - Replace	\$0	\$0	\$0	\$52,381	\$0
1308 Metal Roofs - Replace	\$0	\$0	\$0	\$0	\$0
1310 Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
1402 Entry Signage - Replace	\$2,319	\$0	\$0	\$0	\$0
1604 Tennis Courts - Resurface	\$34,778	\$0	\$0	\$0	\$0
1803 Fire Alarm Panels - Replace	\$0	\$0	\$0	\$0	\$0
1818 Pickup Truck - Replace	\$0	\$0	\$0	\$0	\$0
1819 Utility Carts - Replace	\$0	\$0	\$0	\$0	\$0
1820 Lawn Mower - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$445,973	\$21,493	\$17,833	\$70,622	\$0
Ending Reserve Balance	\$1,057,591	\$1,287,105	\$1,529,817	\$1,729,344	\$2,009,507

Fiscal Year	2031	2032	2033	2034	2035
Starting Reserve Balance	\$2,009,507	\$439,622	\$670,663	\$925,869	\$383,401
Annual Reserve Contribution	\$269,321	\$277,400	\$285,722	\$294,294	\$303,123
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$12,240	\$5,549	\$7,979	\$6,544	\$5,284
Total Income	\$2,291,069	\$722,572	\$964,365	\$1,226,707	\$691,808
# Component					
Inventory					
109 Wood Deck - Replace	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair	\$38,033	\$0	\$0	\$0	\$0
302 Generator - Replace	\$0	\$13,842	\$0	\$0	\$0
305 Security System - Replace	\$0	\$0	\$12,119	\$0	\$0
324 Wall Lights - Replace	\$0	\$0	\$0	\$0	\$0
326 Exit Lights - Replace	\$0	\$0	\$0	\$0	\$0
403 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
404 Pool Furniture - Replace	\$0	\$0	\$0	\$0	\$18,000
405 BBQ Grills - Replace	\$0	\$0	\$5,703	\$0	\$0
406 Pool Showers - Replace	\$0	\$0	\$0	\$0	\$0
502 Pool Chain Link Fence - Replace	\$0	\$0	\$0	\$0	\$0
502 Tennis Chain Link Fence - Replace	\$0	\$0	\$0	\$0	\$0
505 Wood Rails - Replace	\$0	\$0	\$0	\$0	\$0
509 Pool Trellis - Replace	\$0	\$0	\$0	\$0	\$0
601 Outdoor Carpet - Replace	\$71,698	\$0	\$0	\$0	\$0
603 Tile Floor - Replace	\$0	\$0	\$0	\$0	\$0
702 Utility Doors - Partial Replace	\$0	\$0	\$20,674	\$0	\$0
707 Trash Gates - Replace	\$0	\$0	\$0	\$0	\$0
801 Bldg A Boiler - Replace (2005)	\$0	\$0	\$0	\$0	\$0
801 Bldg A Boiler - Replace (2012)	\$0	\$0	\$0	\$0	\$0
801 Bldg B Boiler - Replace (2004)	\$0	\$0	\$0	\$0	\$0
801 Bldg B Boiler - Replace (2016)	\$10,079	\$0	\$0	\$0	\$0
801 Bldg C Boiler - Replace (2004)	\$0	\$0	\$0	\$0	\$0
801 Bldg C Boiler - Replace (2017)	\$0	\$10,382	\$0	\$0	\$0
909 Bathrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
910 Rec Building - Refurbish	\$0	\$0	\$0	\$0	\$0
912 Office - Refurbish	\$0	\$0	\$0	\$0	\$0
914 Manager Unit - Refurbish	\$0	\$0	\$0	\$0	\$0
1001 Backflow Devices - Replace	\$0	\$0	\$0	\$0	\$0
1003 Irrigation Controllers - Replace	\$0	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Repaint	\$47,709	\$0	\$0	\$0	\$0
1116 Siding - Repaint	\$241,905	\$0	\$0	\$0	\$0
1120 Siding - Replace	\$1,413,800	\$0	\$0	\$0	\$0
1130 Maintenance Building - Refurbish	\$0	\$0	\$0	\$0	\$0
1140 Smoking Stations - Replace	\$0	\$0	\$0	\$0	\$0
1201 Pool Deck - Replace	\$0	\$0	\$0	\$0	\$0
1202 Pool - Retile	\$0	\$0	\$0	\$0	\$0
1207 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
1301 Rec Flat Roof - Replace	\$0	\$0	\$0	\$0	\$0
1303 Comp Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
1308 Metal Roofs - Replace	\$0	\$0	\$0	\$781,260	\$0
1310 Gutters/Downspouts - Replace	\$0	\$0	\$0	\$56,906	\$0
1402 Entry Signage - Replace	\$0	\$0	\$0	\$0	\$0
1604 Tennis Courts - Resurface	\$0	\$0	\$0	\$0	\$0
1803 Fire Alarm Panels - Replace	\$28,222	\$0	\$0	\$0	\$0
1818 Pickup Truck - Replace	\$0	\$0	\$0	\$0	\$0
1819 Utility Carts - Replace	\$0	\$27,685	\$0	\$0	\$0
1820 Lawn Mower - Replace	\$0	\$0	\$0	\$5,140	\$0
Total Expenses	\$1,851,446	\$51,909	\$38,496	\$843,305	\$18,000
Ending Reserve Balance	\$439,622	\$670,663	\$925,869	\$383,401	\$673,808

Fiscal Year	2036	2037	2038	2039	2040
Starting Reserve Balance	\$673,808	\$881,938	\$1,147,067	\$1,365,196	\$1,700,405
Annual Reserve Contribution	\$312,217	\$321,583	\$331,231	\$341,168	\$351,403
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$7,775	\$10,141	\$12,556	\$15,321	\$18,825
Total Income	\$993,800	\$1,213,662	\$1,490,854	\$1,721,685	\$2,070,632
# Component					
Inventory					
109 Wood Deck - Replace	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair	\$44,090	\$0	\$0	\$0	\$0
302 Generator - Replace	\$0	\$0	\$0	\$0	\$0
305 Security System - Replace	\$0	\$0	\$0	\$0	\$0
324 Wall Lights - Replace	\$0	\$0	\$98,344	\$0	\$0
326 Exit Lights - Replace	\$0	\$0	\$3,347	\$0	\$0
403 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
404 Pool Furniture - Replace	\$0	\$0	\$0	\$0	\$0
405 BBQ Grills - Replace	\$0	\$0	\$0	\$0	\$0
406 Pool Showers - Replace	\$0	\$0	\$0	\$0	\$4,384
502 Pool Chain Link Fence - Replace	\$0	\$0	\$0	\$0	\$0
502 Tennis Chain Link Fence - Replace	\$0	\$0	\$0	\$0	\$0
505 Wood Rails - Replace	\$0	\$0	\$0	\$0	\$0
509 Pool Trellis - Replace	\$0	\$0	\$0	\$0	\$0
601 Outdoor Carpet - Replace	\$0	\$0	\$0	\$0	\$0
603 Tile Floor - Replace	\$0	\$0	\$0	\$0	\$0
702 Utility Doors - Partial Replace	\$0	\$0	\$23,966	\$0	\$0
707 Trash Gates - Replace	\$0	\$0	\$0	\$0	\$0
801 Bldg A Boiler - Replace (2005)	\$11,685	\$0	\$0	\$0	\$0
801 Bldg A Boiler - Replace (2012)	\$0	\$0	\$0	\$0	\$0
801 Bldg B Boiler - Replace (2004)	\$11,685	\$0	\$0	\$0	\$0
801 Bldg B Boiler - Replace (2016)	\$0	\$0	\$0	\$0	\$0
801 Bldg C Boiler - Replace (2004)	\$11,685	\$0	\$0	\$0	\$0
801 Bldg C Boiler - Replace (2017)	\$0	\$0	\$0	\$0	\$0
909 Bathrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
910 Rec Building - Refurbish	\$0	\$0	\$0	\$21,280	\$0
912 Office - Refurbish	\$13,243	\$0	\$0	\$0	\$0
914 Manager Unit - Refurbish	\$19,475	\$0	\$0	\$0	\$0
1001 Backflow Devices - Replace	\$0	\$0	\$0	\$0	\$0
1003 Irrigation Controllers - Replace	\$0	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
1116 Siding - Repaint	\$0	\$0	\$0	\$0	\$0
1120 Siding - Replace	\$0	\$0	\$0	\$0	\$0
1130 Maintenance Building - Refurbish	\$0	\$0	\$0	\$0	\$0
1140 Smoking Stations - Replace	\$0	\$0	\$0	\$0	\$0
1201 Pool Deck - Replace	\$0	\$0	\$0	\$0	\$0
1202 Pool - Retile	\$0	\$0	\$0	\$0	\$0
1207 Pool Filter - Replace	\$0	\$2,407	\$0	\$0	\$0
1301 Rec Flat Roof - Replace	\$0	\$0	\$0	\$0	\$0
1303 Comp Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
1308 Metal Roofs - Replace	\$0	\$0	\$0	\$0	\$0
1310 Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
1402 Entry Signage - Replace	\$0	\$0	\$0	\$0	\$0
1604 Tennis Courts - Resurface	\$0	\$0	\$0	\$0	\$0
1803 Fire Alarm Panels - Replace	\$0	\$0	\$0	\$0	\$0
1818 Pickup Truck - Replace	\$0	\$64,188	\$0	\$0	\$0
1819 Utility Carts - Replace	\$0	\$0	\$0	\$0	\$0
1820 Lawn Mower - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$111,862	\$66,595	\$125,658	\$21,280	\$4,384
Ending Reserve Balance	\$881,938	\$1,147,067	\$1,365,196	\$1,700,405	\$2,066,249

Fiscal Year	2041	2042	2043	2044	2045
Starting Reserve Balance	\$2,066,249	\$1,803,565	\$2,125,313	\$2,456,995	\$2,649,085
Annual Reserve Contribution	\$361,945	\$372,803	\$383,987	\$395,507	\$407,372
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$19,341	\$19,636	\$22,902	\$25,520	\$28,659
Total Income	\$2,447,534	\$2,196,004	\$2,532,202	\$2,878,021	\$3,085,116
# Component					
Inventory					
109 Wood Deck - Replace	\$10,837	\$0	\$0	\$0	\$0
201 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair	\$51,113	\$0	\$0	\$0	\$0
302 Generator - Replace	\$0	\$0	\$0	\$0	\$0
305 Security System - Replace	\$0	\$0	\$16,287	\$0	\$0
324 Wall Lights - Replace	\$0	\$0	\$0	\$0	\$0
326 Exit Lights - Replace	\$0	\$0	\$0	\$0	\$0
403 Mailboxes - Replace	\$0	\$0	\$18,107	\$0	\$0
404 Pool Furniture - Replace	\$21,493	\$0	\$0	\$0	\$0
405 BBQ Grills - Replace	\$0	\$0	\$7,664	\$0	\$0
406 Pool Showers - Replace	\$0	\$0	\$0	\$0	\$0
502 Pool Chain Link Fence - Replace	\$0	\$0	\$0	\$0	\$0
502 Tennis Chain Link Fence - Replace	\$0	\$0	\$0	\$0	\$0
505 Wood Rails - Replace	\$0	\$0	\$0	\$0	\$0
509 Pool Trellis - Replace	\$0	\$0	\$0	\$0	\$0
601 Outdoor Carpet - Replace	\$96,356	\$0	\$0	\$0	\$0
603 Tile Floor - Replace	\$0	\$0	\$5,365	\$0	\$0
702 Utility Doors - Partial Replace	\$0	\$0	\$27,783	\$0	\$0
707 Trash Gates - Replace	\$0	\$0	\$0	\$0	\$0
801 Bldg A Boiler - Replace (2005)	\$0	\$0	\$0	\$0	\$0
801 Bldg A Boiler - Replace (2012)	\$0	\$13,952	\$0	\$0	\$0
801 Bldg B Boiler - Replace (2004)	\$0	\$0	\$0	\$0	\$0
801 Bldg B Boiler - Replace (2016)	\$0	\$0	\$0	\$0	\$0
801 Bldg C Boiler - Replace (2004)	\$0	\$0	\$0	\$0	\$0
801 Bldg C Boiler - Replace (2017)	\$0	\$0	\$0	\$0	\$0
909 Bathrooms - Refurbish	\$63,214	\$0	\$0	\$0	\$0
910 Rec Building - Refurbish	\$0	\$0	\$0	\$0	\$0
912 Office - Refurbish	\$0	\$0	\$0	\$0	\$0
914 Manager Unit - Refurbish	\$0	\$0	\$0	\$0	\$0
1001 Backflow Devices - Replace	\$8,128	\$0	\$0	\$0	\$0
1003 Irrigation Controllers - Replace	\$0	\$19,533	\$0	\$0	\$0
1110 Interior Surfaces - Repaint	\$64,117	\$0	\$0	\$0	\$0
1116 Siding - Repaint	\$325,100	\$0	\$0	\$0	\$0
1120 Siding - Replace	\$0	\$0	\$0	\$0	\$0
1130 Maintenance Building - Refurbish	\$0	\$0	\$0	\$0	\$0
1140 Smoking Stations - Replace	\$0	\$0	\$0	\$4,934	\$0
1201 Pool Deck - Replace	\$0	\$0	\$0	\$88,811	\$0
1202 Pool - Retile	\$0	\$0	\$0	\$128,283	\$0
1207 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
1301 Rec Flat Roof - Replace	\$0	\$0	\$0	\$0	\$0
1303 Comp Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
1308 Metal Roofs - Replace	\$0	\$0	\$0	\$0	\$0
1310 Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
1402 Entry Signage - Replace	\$3,612	\$0	\$0	\$0	\$0
1604 Tennis Courts - Resurface	\$0	\$0	\$0	\$0	\$0
1803 Fire Alarm Panels - Replace	\$0	\$0	\$0	\$0	\$0
1818 Pickup Truck - Replace	\$0	\$0	\$0	\$0	\$0
1819 Utility Carts - Replace	\$0	\$37,206	\$0	\$0	\$0
1820 Lawn Mower - Replace	\$0	\$0	\$0	\$6,908	\$0
Total Expenses	\$643,969	\$70,691	\$75,207	\$228,936	\$0
Ending Reserve Balance	\$1,803,565	\$2,125,313	\$2,456,995	\$2,649,085	\$3,085,116

Fiscal Year	2046	2047	2048	2049	2050
Starting Reserve Balance	\$3,085,116	\$2,400,017	\$2,816,432	\$3,259,737	\$3,749,839
Annual Reserve Contribution	\$419,593	\$432,181	\$445,146	\$458,501	\$472,256
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$27,414	\$26,071	\$30,368	\$35,033	\$40,043
Total Income	\$3,532,123	\$2,858,269	\$3,291,946	\$3,753,271	\$4,262,138
# Component					
Inventory					
109 Wood Deck - Replace	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Resurface	\$568,461	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair	\$59,254	\$0	\$0	\$0	\$0
302 Generator - Replace	\$0	\$0	\$0	\$0	\$0
305 Security System - Replace	\$0	\$0	\$0	\$0	\$0
324 Wall Lights - Replace	\$0	\$0	\$0	\$0	\$0
326 Exit Lights - Replace	\$0	\$0	\$0	\$0	\$0
403 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
404 Pool Furniture - Replace	\$0	\$25,663	\$0	\$0	\$0
405 BBQ Grills - Replace	\$0	\$0	\$0	\$0	\$0
406 Pool Showers - Replace	\$0	\$0	\$0	\$0	\$0
502 Pool Chain Link Fence - Replace	\$46,272	\$0	\$0	\$0	\$0
502 Tennis Chain Link Fence - Replace	\$115,158	\$0	\$0	\$0	\$0
505 Wood Rails - Replace	\$214,822	\$0	\$0	\$0	\$0
509 Pool Trellis - Replace	\$0	\$0	\$0	\$0	\$0
601 Outdoor Carpet - Replace	\$0	\$0	\$0	\$0	\$0
603 Tile Floor - Replace	\$0	\$0	\$0	\$0	\$0
702 Utility Doors - Partial Replace	\$0	\$0	\$32,209	\$0	\$0
707 Trash Gates - Replace	\$6,281	\$0	\$0	\$0	\$0
801 Bldg A Boiler - Replace (2005)	\$0	\$0	\$0	\$0	\$0
801 Bldg A Boiler - Replace (2012)	\$0	\$0	\$0	\$0	\$0
801 Bldg B Boiler - Replace (2004)	\$0	\$0	\$0	\$0	\$0
801 Bldg B Boiler - Replace (2016)	\$15,703	\$0	\$0	\$0	\$0
801 Bldg C Boiler - Replace (2004)	\$0	\$0	\$0	\$0	\$0
801 Bldg C Boiler - Replace (2017)	\$0	\$16,174	\$0	\$0	\$0
909 Bathrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
910 Rec Building - Refurbish	\$0	\$0	\$0	\$0	\$0
912 Office - Refurbish	\$0	\$0	\$0	\$0	\$0
914 Manager Unit - Refurbish	\$0	\$0	\$0	\$0	\$0
1001 Backflow Devices - Replace	\$0	\$0	\$0	\$0	\$0
1003 Irrigation Controllers - Replace	\$0	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
1116 Siding - Repaint	\$0	\$0	\$0	\$0	\$0
1120 Siding - Replace	\$0	\$0	\$0	\$0	\$0
1130 Maintenance Building - Refurbish	\$12,563	\$0	\$0	\$0	\$0
1140 Smoking Stations - Replace	\$0	\$0	\$0	\$0	\$0
1201 Pool Deck - Replace	\$0	\$0	\$0	\$0	\$0
1202 Pool - Retile	\$0	\$0	\$0	\$0	\$0
1207 Pool Filter - Replace	\$0	\$0	\$0	\$3,432	\$0
1301 Rec Flat Roof - Replace	\$30,779	\$0	\$0	\$0	\$0
1303 Comp Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
1308 Metal Roofs - Replace	\$0	\$0	\$0	\$0	\$0
1310 Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
1402 Entry Signage - Replace	\$0	\$0	\$0	\$0	\$0
1604 Tennis Courts - Resurface	\$62,813	\$0	\$0	\$0	\$0
1803 Fire Alarm Panels - Replace	\$0	\$0	\$0	\$0	\$0
1818 Pickup Truck - Replace	\$0	\$0	\$0	\$0	\$0
1819 Utility Carts - Replace	\$0	\$0	\$0	\$0	\$0
1820 Lawn Mower - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$1,132,106	\$41,838	\$32,209	\$3,432	\$0
Ending Reserve Balance	\$2,400,017	\$2,816,432	\$3,259,737	\$3,749,839	\$4,262,138

Accuracy, Limitations, and Disclosures

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

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

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

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

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

Terms and Definitions

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

Component Details

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

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

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

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

Inventory

Comp #: 104 Balconies - Maintain

Quantity: Extensive GSF

Location: Balconies

Funded?: No.

History:

Comments: The balcony decks are reported to be the responsibility of each owner and not the Association. No Reserve funding is required.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 109 Wood Deck - Replace

Quantity: Approx 160 GSF

Location: Manager unit

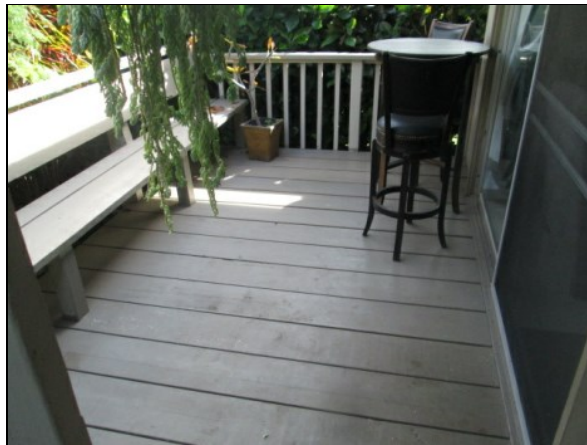
Funded?: Yes.

History:

Comments: The wood deck is old, worn and deteriorated at this time. Many loose boards witnessed during inspection. In poor overall condition.

Useful Life:
20 years

Remaining Life:
0 years



Best Case: \$ 5,000

Worst Case: \$ 7,000

Cost Source: ARI Cost Database

Comp #: 201 Asphalt - Resurface

Quantity: Approx 47,200 GSF

Location: Driveways

Funded?: Yes.

History: Last done in 1992.

Comments: Heavy deterioration and aging witnessed throughout. In poor condition. Plan to replace in the near future to restore this asset.

Useful Life:
25 years

Remaining Life:
0 years



Best Case: \$ 236,000

Worst Case: \$ 307,000

Cost Source: ARI Cost Database

Comp #: 202 Asphalt - Seal/Repair

Quantity: Approx 47,200 GSF

Location: Streets/Drive Areas

Funded?: Yes.

History:

Comments: Heavy cracking and deterioration witnessed throughout. In poor condition. Stick to reseal cycles to maintain this asset.

Useful Life:
5 years

Remaining Life:
0 years



Best Case: \$ 23,600

Worst Case: \$ 33,000

Cost Source: ARI Cost Database

Comp #: 302 Generator - Replace

Quantity: (1) Generac

Location: Utility shed

Funded?: Yes.

History: Installed in 2012.

Comments: The generator is reported to be functional, with no service related issues at this time. In fair condition. Funding has been provided for eventual replacement.

Useful Life:
20 years

Remaining Life:
11 years



Best Case: \$ 8,000

Worst Case: \$ 12,000

Cost Source: ARI Cost Database

Comp #: 305 Security System - Replace

Quantity: (1) System

Location: Common areas

Funded?: Yes.

History:

Comments: System not tested but reported to be functional. Funding has been provided for periodic replacement to ensure proper function.

Useful Life:
10 years

Remaining Life:
2 years



Best Case: \$ 7,000

Worst Case: \$ 10,000

Cost Source: ARI Cost Database

Comp #: 320 Tiki Torch Lights - Replace

Quantity: Assorted Fixtures

Location: Pool area

Funded?: No.

History:

Comments: There is no expectation to replace all at once. Best to replace as needed as an operating expense. No Reserve funding is required.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 321 Landscape Lights - Replace

Quantity: Assorted Fixtures

Location: Landscaped areas

Funded?: No.

History:

Comments: There is no expectation to replace all at once. Best to replace as needed as an operating expense. No Reserve funding is required.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 324 Wall Lights - Replace

Quantity: Approx (340) Fixtures

Location: Exterior walls

Funded?: Yes.

History:

Comments: Inspected during daylight hours, but assumed to be functional. Fixtures are intact and exhibit general wear/tear. In fair condition.

Useful Life:
15 years

Remaining Life:
2 years



Best Case: \$ 51,000

Worst Case: \$ 68,000

Cost Source: ARI Cost Database

Comp #: 326 Exit Lights - Replace

Quantity: (9) Fixtures

Location: Common areas

Funded?: Yes.

History:

Comments: Fixtures were not tested during inspection. All are intact, but appear yellowed and worn. In serviceable, but declining aesthetic condition.

Useful Life:
15 years

Remaining Life:
2 years



Best Case: \$ 1,800

Worst Case: \$ 2,250

Cost Source: ARI Cost Database

Comp #: 327 Emergency Lights - Replace

Quantity: Assorted Fixtures

Location: Stairwells

Funded?: No.

History:

Comments: Cost to replace falls below threshold for Reserve designation. Best to replace as needed as an operating expense.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 403 Mailboxes - Replace

Quantity: (126) Mailboxes

Location: Office area

Funded?: Yes.

History:

Comments: Mailboxes exhibit moderate to heavier wear/tear and aging. No major damage, but a worn aesthetic evident. In serviceable, but declining condition.

Useful Life:
20 years

Remaining Life:
2 years



Best Case: \$ 8,200

Worst Case: \$ 10,700

Cost Source: ARI Cost Database

Comp #: 404 Pool Furniture - Replace

Quantity: (34) Assorted Pieces

Location: Adjacent to pool

Funded?: Yes.

History:

Comments: The furniture appears to be aging normally at this time. In fair condition. Includes: (3) drink tables, (23) lounges, (6) chairs and (2) tables.

Useful Life:
6 years

Remaining Life:
2 years



Best Case: \$ 10,200

Worst Case: \$ 13,600

Cost Source: ARI Cost Database

Comp #: 405 BBQ Grills - Replace

Quantity: (2) Solaire Grills

Location: Adjacent to pool area

Funded?: Yes.

History:

Comments: The grills show moderate aging and usage, but no major abuse noted. In fair overall condition at this time.

Useful Life:
10 years

Remaining Life:
2 years



Best Case: \$ 3,000

Worst Case: \$ 5,000

Cost Source: ARI Cost Database

Comp #: 406 Pool Showers - Replace

Quantity: (2) Showers

Location: Pool area

Funded?: Yes.

History:

Comments: The showers exhibit general deterioration and wear at this time. No major rust or damage noted. In fair condition.

Useful Life:
15 years

Remaining Life:
4 years



Best Case: \$ 2,000

Worst Case: \$ 3,000

Cost Source: ARI Cost Database

Comp #: 407 Benches - Replace

Quantity: (7) Benches

Location: Common areas

Funded?: No.

History:

Comments: There is no expectation to replace all at once. Best to replace as needed as an operating expense. No Reserve funding is required.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 408 Awnings - Replace

Quantity: (9) Awnings

Location: B Building

Funded?: No.

History:

Comments: Best to make repairs as needed as an operating expense. Replacement is included with siding (refer to #1120). No separate Reserve funding is required.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 410 Shuffle Board - Refurbish

Quantity: (1) 63x8 Area

Location: Adjacent to pool area

Funded?: No.

History:

Comments: Cost to refurbish falls below threshold for Reserve designation. Best to handle as needed as an operating expense.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 415 Car Wash - Replace

Quantity: (1) Car Wash Station

Location: Parking lot

Funded?: No.

History:

Comments: Cost to replace falls below threshold for Reserve designation. Best to replace as needed as an operating expense.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 502 Pool Chain Link Fence - Replace

Quantity: Approx 170 LF

Location: Pool perimeter

Funded?: Yes.

History:

Comments: The fencing is upright, sturdy and intact. No abnormal deterioration observed during inspection. In fair overall condition.

Useful Life:
20 years

Remaining Life:
5 years



Best Case: \$ 20,400

Worst Case: \$ 23,800

Cost Source: ARI Cost Database

Comp #: 502 Tennis Chain Link Fence - Replace

Quantity: Approx 415 LF

Location: Tennis court enclosure

Funded?: Yes.

History: Installed in 2006.

Comments: The fencing is upright, sturdy and intact. No abnormal deterioration observed during inspection. In fair overall condition.

Useful Life:
20 years

Remaining Life:
5 years



Best Case: \$ 50,000

Worst Case: \$ 60,000

Cost Source: Client Cost History

Comp #: 503 Metal Fence/Rail - Replace

Quantity: Approx 26 LF

Location: Pool handrails

Funded?: No.

History:

Comments: Cost to replace falls below threshold for Reserve designation. Best to replace as needed as an operating expense.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 505 Wood Rails - Replace

Quantity: Approx 2,280 LF

Location: Throughout complex

Funded?: Yes.

History:

Comments: Rails are upright and stable at this time. General wear noted, but no major damage detected. In fair overall condition.

Useful Life:
20 years

Remaining Life:
5 years



Best Case: \$ 91,200

Worst Case: \$ 114,000

Cost Source: ARI Cost Database

Comp #: 509 Pool Trellis - Replace

Quantity: (1) 19x26

Location: Pool area

Funded?: Yes.

History:

Comments: The pool area trellis is upright and stable at this time. In fair condition. Funding has been provided for eventual replacement.

Useful Life:
25 years

Remaining Life:
5 years



Best Case: \$ 10,000

Worst Case: \$ 15,000

Cost Source: ARI Cost Database

Comp #: 601 Outdoor Carpet - Replace

Quantity: Approx 970 GSY

Location: Outdoor walkways

Funded?: Yes.

History: Installed in 2011.

Comments: The carpet is old, worn and deteriorated at this time. In poor condition. Plan to replace in the near future to restore appearance.

Useful Life:
10 years

Remaining Life:
0 years



Best Case: \$ 48,500

Worst Case: \$ 58,200

Cost Source: ARI Cost Database

Comp #: 603 Tile Floor - Replace

Quantity: Approx 160 GSF

Location: Office

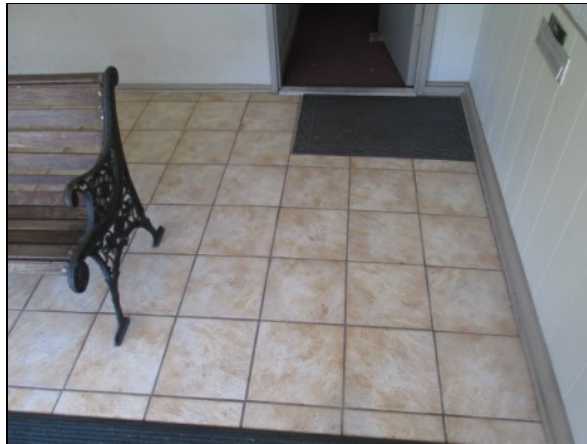
Funded?: Yes.

History:

Comments: The tile is intact, but appears older and worn. No major damage detected. In serviceable, but declining aesthetic condition.

Useful Life:
20 years

Remaining Life:
2 years



Best Case: \$ 2,400

Worst Case: \$ 3,200

Cost Source: ARI Cost Database

Comp #: 702 Utility Doors - Partial Replace

Quantity: 20% of (146) Doors

Location: Utility closet areas

Funded?: Yes.

History:

Comments: Doors are sturdy and all appear to open/close properly at this time. There is no expectation to replace all at once. Funding has been provided for periodic partial replacement.

Useful Life:
5 years

Remaining Life:
2 years



Best Case: \$ 11,600

Worst Case: \$ 17,400

Cost Source: ARI Cost Database

Comp #: 707 Trash Gates - Replace

Quantity: (1) Wood Set

Location: Trash area at front

Funded?: Yes.

History:

Comments: The trash gates are sturdy and appear to be aging normally at this time. No major abuse noted. In fair overall condition.

Useful Life:
20 years

Remaining Life:
5 years



Best Case: \$ 2,500

Worst Case: \$ 3,500

Cost Source: ARI Cost Database

Comp #: 801 Bldg A Boiler - Replace (2005)

Quantity: (1) Bradford 80 Ga.

Location: Utility room area

Funded?: Yes.

History: Replaced in 2005.

Comments: This tank is reported to be functional, but is older and worn. In declining condition. Plan to replace in the near future due to age.

Useful Life:
15 years

Remaining Life:
0 years



Best Case: \$ 6,500

Worst Case: \$ 8,500

Cost Source: ARI Cost Database

Comp #: 801 Bldg A Boiler - Replace (2012)

Quantity: (1) A.O. Smith 100 Ga.

Location: Utility room area

Funded?: Yes.

History: Replaced in 2012.

Comments: Tank exhibits general wear/tear and usage. No rust or leaks detected during inspection. In fair condition.

Useful Life:
15 years

Remaining Life:
6 years



Best Case: \$ 6,500

Worst Case: \$ 8,500

Cost Source: ARI Cost Database

Comp #: 801 Bldg B Boiler - Replace (2004)

Quantity: (1) Bradford 80 Ga.

Location: Utility room area

Funded?: Yes.

History: Replaced in 2004.

Comments: This tank is reported to be functional, but is older and worn with rust observed. In poor overall condition. Plan to replace in the near future.

Useful Life:
15 years

Remaining Life:
0 years



Best Case: \$ 6,500

Worst Case: \$ 8,500

Cost Source: ARI Cost Database

Comp #: 801 Bldg B Boiler - Replace (2016)

Quantity: (1) Bradford 98 Ga.

Location: Utility room area

Funded?: Yes.

History: Replaced in 2016.

Comments: Tank exhibits minor wear/tear and usage. No rust or leaks detected during inspection. In fair condition.

Useful Life:
15 years

Remaining Life:
10 years



Best Case: \$ 6,500

Worst Case: \$ 8,500

Cost Source: ARI Cost Database

Comp #: 801 Bldg C Boiler - Replace (2004)

Quantity: (1) Bradford White 80 Ga.

Location: Utility room area

Funded?: Yes.

History: Replaced in 2004.

Comments: This tank is reported to be functional, but is older and worn. In declining condition. Plan to replace in the near future due to age.

Useful Life:
15 years

Remaining Life:
0 years



Best Case: \$ 6,500

Worst Case: \$ 8,500

Cost Source: ARI Cost Database

Comp #: 801 Bldg C Boiler - Replace (2017)

Quantity: (1) A.O. Smith 100 Ga.

Location: Utility room area

Funded?: Yes.

History: Replaced in 2017.

Comments: Tank exhibits minor wear/tear and usage. No rust or leaks detected during inspection. In good condition.

Useful Life:
15 years

Remaining Life:
11 years



Best Case: \$ 6,500

Worst Case: \$ 8,500

Cost Source: ARI Cost Database

Comp #: 901 Laundry Appliances - Replace

Quantity: (9) Sets

Location: Laundry rooms

Funded?: No.

History:

Comments: The laundry machines are leased by the association. No Reserve funding is required.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 902 Laundry Rooms - Refurbish

Quantity: (9) 5x14 Rooms

Location: Laundry rooms

Funded?: No.

History:

Comments: Cost to refurbish falls below threshold for Reserve designation. Best to refurbish as needed as an operating expense.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 909 Bathrooms - Refurbish

Quantity: (4) Bathrooms

Location: Recreation building and office area

Funded?: Yes.

History:

Comments: The bathrooms are older and worn at this time. In declining condition. Plan to refurbish in the near future to restore appearance.

Useful Life:
20 years

Remaining Life:
0 years



Best Case: \$ 30,000

Worst Case: \$ 40,000

Cost Source: ARI Cost Database

Comp #: 910 Rec Building - Refurbish

Quantity: (1) Rec Building

Location: Recreation room

Funded?: Yes.

History:

Comments: The room shows general wear/tear and usage. In fair condition. Includes: 1,392 GSF carpet, (8) tables, (34) chairs, (2) drink tables, (2) fold-up tables, (1) bookcase, (3) ceiling fans, (12) ceiling lights.

Useful Life:
15 years

Remaining Life:
3 years



Best Case: \$ 10,000

Worst Case: \$ 15,000

Cost Source: ARI Cost Database

Comp #: 912 Office - Refurbish

Quantity: (1) Office

Location: Building office

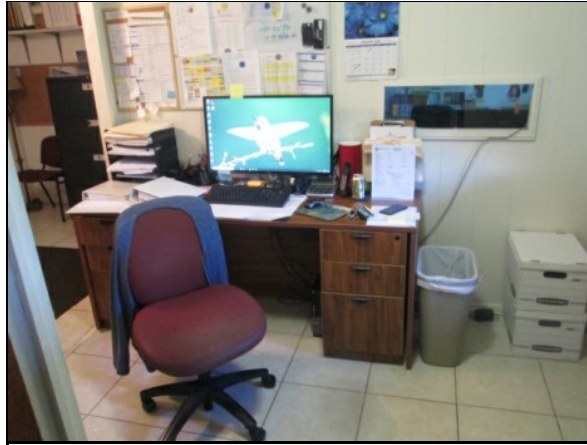
Funded?: Yes.

History:

Comments: The office interiors are older and worn at this time. In declining condition. Plan to refurbish in the near future.

Useful Life:
15 years

Remaining Life:
0 years



Best Case: \$ 7,000

Worst Case: \$ 10,000

Cost Source: ARI Cost Database

Comp #: 914 Manager Unit - Refurbish

Quantity: (1) 31x17 Unit

Location: On site unit

Funded?: Yes.

History:

Comments: The unit interiors are older and worn at this time. In declining condition. Plan to refurbish in the near future.

Useful Life:
15 years

Remaining Life:
0 years



Best Case: \$ 10,000

Worst Case: \$ 15,000

Cost Source: ARI Cost Database

Comp #: 1001 Backflow Devices - Replace

Quantity: (3) Devices

Location: Common areas

Funded?: Yes.

History:

Comments: Not tested during inspection. These devices help to prevent harmful contaminants from getting into your drinking water. Funding has been provided for eventual replacement.

Useful Life:
15 years

Remaining Life:
5 years



Best Case: \$ 3,000

Worst Case: \$ 6,000

Cost Source: ARI Cost Database

Comp #: 1003 Irrigation Controllers - Replace

Quantity: (6) Hunter

Location: Common areas

Funded?: Yes.

History:

Comments: The controllers were not tested during inspection. All are reported to be functional, with no issues at this time. In fair overall condition.

Useful Life:
15 years

Remaining Life:
6 years



Best Case: \$ 9,000

Worst Case: \$ 12,000

Cost Source: ARI Cost Database

Comp #: 1110 Interior Surfaces - Repaint

Quantity: Approx 28,400 GSF

Location: Hallways

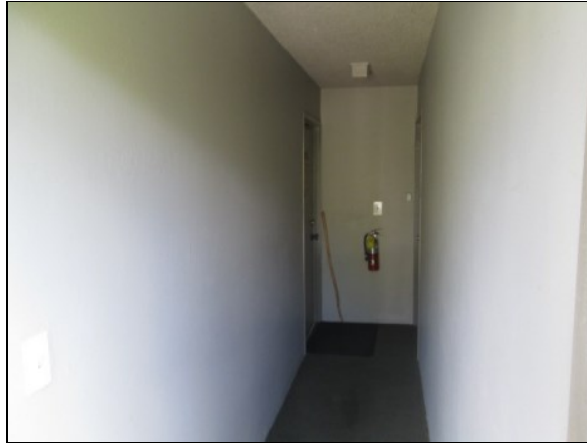
Funded?: Yes.

History:

Comments: Chipping, abrasions and grime build-up detected throughout. Paint coverage is in declining condition. Stick to repaint cycles to maintain appearance.

Useful Life:
10 years

Remaining Life:
0 years



Best Case: \$ 28,400

Worst Case: \$ 42,600

Cost Source: ARI Cost Database

Comp #: 1116 Siding - Repaint

Quantity: Approx 75,300 GSF

Location: Building exterior surfaces

Funded?: Yes.

History: Painted in 2010 for \$120,225.

Comments: Surfaces show general wear/tear and are starting to show signs of dryness. Paint coverage is in declining condition. Stick to repaint cycles to maintain this asset.

Useful Life:
10 years

Remaining Life:
0 years



Best Case: \$ 151,000

Worst Case: \$ 209,000

Cost Source: ARI Cost Database

Comp #: 1120 Siding - Replace

Quantity: Approx 75,300 GSF

Location: Building exterior surfaces

Funded?: Yes.

History:

Comments: Siding is intact and appears to be aging normally. No significant deterioration or abuse witnessed during inspection. In fair condition. Anticipate the need for eventual replacement.

Useful Life:
40 years

Remaining Life:
10 years



Best Case: \$ 904,000

Worst Case: \$ 1,200,000

Cost Source: ARI Cost Database

Comp #: 1130 Maintenance Building - Refurbish

Quantity: (1) 14x20 Building

Location: Parking lot

Funded?: Yes.

History:

Comments: This building is reported to be old, worn and having issues at this time. In declining condition. Includes: 315 GSF of wood shingle roof and storage inside. Painting/replacement is included with exterior siding (refer to #1116 / #1120).

Useful Life:
25 years

Remaining Life:
0 years



Best Case: \$ 5,000

Worst Case: \$ 7,000

Cost Source: ARI Cost Database

Comp #: 1140 Smoking Stations - Replace

Quantity: (2) Structures

Location: Parking lot

Funded?: Yes.

History:

Comments: The structures exhibit general signs of wear/tear and light usage. No major damage or abuse noted. In fair condition.

Useful Life:
15 years

Remaining Life:
8 years



Best Case: \$ 2,000

Worst Case: \$ 3,000

Cost Source: ARI Cost Database

Comp #: 1201 Pool Deck - Replace

Quantity: Approx 1,300 GSF

Location: Pool area

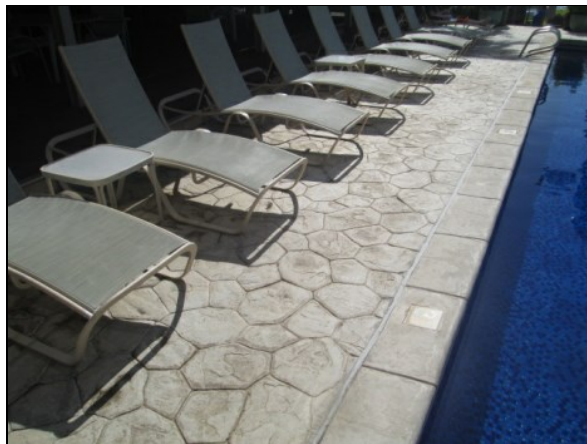
Funded?: Yes.

History: Installed in 2011 for \$38,200.

Comments: Decking is intact and shows general staining, abrasions and wear. No severe damage or abuse noted. In fair overall condition.

Useful Life:
18 years

Remaining Life:
5 years



Best Case: \$ 40,000

Worst Case: \$ 50,000

Cost Source: ARI Cost Database

Comp #: 1202 Pool - Retile

Quantity: (1) 20x40 Pool

Location: Recreation area

Funded?: Yes.

History: Done in 2008 for \$53,629.

Comments: Moderate grime build-up witnessed during inspection. No cracks or heavy staining noted. In fair overall condition.

Useful Life:
18 years

Remaining Life:
5 years



Best Case: \$ 60,000

Worst Case: \$ 70,000

Cost Source: ARI Cost Database

Comp #: 1207 Pool Filter - Replace

Quantity: (1) Pentair

Location: Pool equipment area, enclosed

Funded?: Yes.

History:

Comments: Filter shows general wear/tear and usage. No rust or active leakage detected at this time. In fair condition.

Useful Life:
12 years

Remaining Life:
4 years



Best Case: \$ 1,200

Worst Case: \$ 1,800

Cost Source: ARI Cost Database

Comp #: 1210 Pool Pump - Replace

Quantity: (1) Whisper Flo

Location: Pool equipment area, enclosed

Funded?: No.

History:

Comments: Cost to replace falls below threshold for Reserve designation. Best to replace as needed as an operating expense.

Date: 12/26/2013.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1301 Rec Flat Roof - Replace

Quantity: Approx 1,470 GSF

Location: Pool building

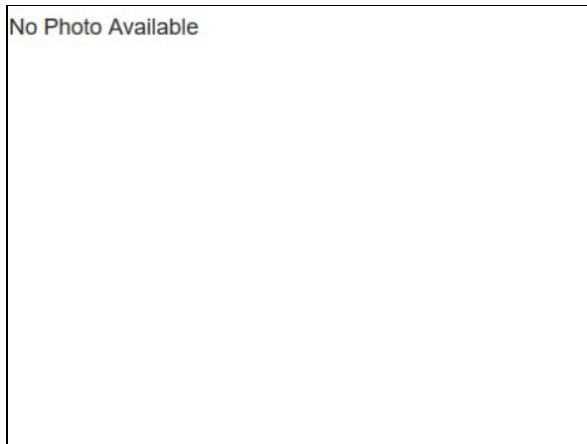
Funded?: Yes.

History:

Comments: No access to inspect. Reported to be aging normally, with no leaks at this time. Assumed to be in serviceable condition.

Useful Life:
20 years

Remaining Life:
5 years



Best Case: \$ 11,800

Worst Case: \$ 17,600

Cost Source: ARI Cost Database

Comp #: 1303 Comp Shingle Roof - Replace

Quantity: Approx 5,170 GSF

Location: Office and rec building

Funded?: Yes.

History:

Comments: The shingles are intact and properly aligned. No reports of leaks or other issues at this time. In fair overall condition.

Useful Life:
25 years

Remaining Life:
8 years



Best Case: \$ 36,200

Worst Case: \$ 46,500

Cost Source: ARI Cost Database

Comp #: 1308 Metal Roofs - Replace

Quantity: Approx 40,900 GSF

Location: Building rooftops

Funded?: Yes.

History: Installed in 2004 for \$354,582.

Comments: The metal roofs are intact and appear to be aging normally. No reports of leaks or other issues at this time. In fair overall condition.

Useful Life:
30 years

Remaining Life:
13 years



Best Case: \$ 491,000

Worst Case: \$ 573,000

Cost Source: ARI Cost Database

Comp #: 1310 Gutters/Downspouts - Replace

Quantity: Approx 3,100 LF

Location: Perimeter of roofs, exterior walls

Funded?: Yes.

History:

Comments: The gutters are intact and exhibit moderate signs of wear and aging. No severe damage or abuse witnessed. In fair condition. Plan on eventual replacement.

Useful Life:
30 years

Remaining Life:
13 years



Best Case: \$ 34,100

Worst Case: \$ 43,400

Cost Source: ARI Cost Database

Comp #: 1320 Solar Panels - Replace

Quantity: Assorted Panels

Location: Building roofs

Funded?: No.

History:

Comments: The solar panels are reportedly not owned or maintained by the Association. No Reserve funding is required.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1402 Entry Signage - Replace

Quantity: (1) Sign

Location: Main entrance to property

Funded?: Yes.

History:

Comments: Sign is intact, sturdy and aging normally at this time. No severe damage or abuse witnessed during inspection. In fair overall condition.

Useful Life:
15 years

Remaining Life:
5 years



Best Case: \$ 1,500

Worst Case: \$ 2,500

Cost Source: ARI Cost Database

Comp #: 1604 Tennis Courts - Resurface

Quantity: (2) Courts

Location: Recreation area

Funded?: Yes.

History: Replaced in 2006.

Comments: Courts exhibit general forms of wear/tear and aging at this time. No major damage or abuse detected. In fair and serviceable condition.

Useful Life:
20 years

Remaining Life:
5 years



Best Case: \$ 24,000

Worst Case: \$ 36,000

Cost Source: ARI Cost Database

Comp #: 1803 Fire Alarm Panels - Replace

Quantity: (3) Fire-Lite MS-2 Panels

Location: Utility room

Funded?: Yes.

History:

Comments: Not tested, but reported to be functional. There were no reports of service related issues at this time. In fair condition. Funding has been provided for periodic replacement of the panels to ensure proper function.

Useful Life:
20 years

Remaining Life:
10 years



Best Case: \$ 18,000

Worst Case: \$ 24,000

Cost Source: ARI Cost Database

Comp #: 1818 Pickup Truck - Replace

Quantity: (1) Toyota Tundra

Location: Common area

Funded?: Yes.

History:

Comments: The truck exhibits heavier signs of wear/tear at this time. Usage is minimal and it is reported to be functional. Funding has been provided for periodic replacement.

Useful Life:
15 years

Remaining Life:
1 years



Best Case: \$ 35,000

Worst Case: \$ 45,000

Cost Source: ARI Cost Database

Comp #: 1819 Utility Carts - Replace

Quantity: (2) Carts

Location: Common areas

Funded?: Yes.

History:

Comments: Carts are reported to be functional, with no major issues at this time. In serviceable condition. Funding has been provided for replacement.

Useful Life:
10 years

Remaining Life:
1 years



Best Case: \$ 16,000

Worst Case: \$ 24,000

Cost Source: ARI Cost Database

Comp #: 1820 Lawn Mower - Replace

Quantity: (1) Club Cadet

Location: Storage shed

Funded?: Yes.

History:

Comments: General signs of wear/tear and aging witnessed during inspection. In fair overall condition.

Useful Life:
10 years

Remaining Life:
3 years



Best Case: \$ 3,000

Worst Case: \$ 4,000

Cost Source: ARI Cost Database

Comp #: 1825 Water Treatment Facility - Repair

Quantity: (1) Facility

Location: Adjacent to office

Funded?: No.

History:

Comments: No expectation to replace within the scope of this report. This is best handled as needed as an operating expense. No Reserve funding is required.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1830 Storage Sheds - Replace

Quantity: (4) Sheds

Location: Common areas

Funded?: No.

History:

Comments: There is no expectation to replace all at once. Best to replace as needed as an operating expense. No Reserve funding is required.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source: