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Planning For The Inevitable™

West Fork Village O.A. Inc.

Greeley, CO

BRYAN FARLEY CAI-RS 00260 DESIGNATION RESERVE SPECIALIST

Report #: 28501-4
Beginning: January 1, 2026
Expires: December 31, 2026

RESERVE STUDY

Update "With-Site-Visit"

March 6, 2025

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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Reserve Study Executive Summary — With-Site-Visit

West Fork Village O.A. Inc.
Greeley, CO
Level of Service: **Update "With-Site-Visit"**

Report #: **28501-4**
# of Units: 180
January 1, 2026 through **December 31, 2026**

Findings & Recommendations — as of January 1, 2026

Starting Reserve Balance	**$367,641**
Fully Funded Reserve Balance	**$3,667,333**
Annual Rate (Cost) of Deterioration	**$322,110**
Percent Funded	**10.0 %**
Recommended 2026 Annual "Fully Funding" Reserve Transfers	**$477,000**
Alternate/Baseline Annual Minimum Transfers to Keep Reserves Above $0	**$385,000**
Recommended 2026 Special Assessments for Reserves	**$0**
Most Recent Annual Reserve Transfer Rate	**$67,105**

Reserve Fund Strength: 10.0%

Weak	Fair	Strong
< 30%	< 70%	> 130%
X		

Risk of Special Assessment: High | Medium | Low

Economic Assumptions:

Net Annual "After Tax" Interest Earnings Accruing to Reserves	**1.50 %**
Annual Inflation Rate	**3.00 %**

• This Update "With-Site-Visit", is based on a prior Reserve Study for your 2020 Fiscal Year. We performed the site inspection on 1/28/2025.

• The Reserve Study was reviewed by a credentialed Reserve Specialist (RS).

• Your Reserve Fund is currently 10.0 % Funded. This means the client's special assessment & deferred maintenance risk is currently High.

• Based on this starting point and your anticipated future expenses, our recommendation is to budget the Annual Reserve transfers at $477,000 with 3% annual increases in order to be within the 70% to 130% level as noted above. 100% "Full" transfer rates are designed to achieve these funding objectives by the end of our 30-year report scope.

• The goal of the Reserve Study is to help the client offset the inevitable annual deterioration of the common area components. The Reserve Study will guide the client to establish an appropriate Reserve transfer rate that offsets the annual deterioration of the components and 'keeps pace' with the rate of ongoing deterioration. No assets appropriate for Reserve designation were excluded. See the appendix for component details; the basis of our assumptions.

• We recommend that this Reserve Study be updated annually, with a With-Site-Visit Reserve Study every three years. Clients that update their Reserve Study annually with a No-Site-Visit Reserve Study reduce their risk of special assessment by ~ 35%.

• Please watch this 5-minute video to understand the key results of a Reserve Study - https://youtu.be/u83t4BRRIRE

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
	Walks & Drives			
21050	Driveway Concrete - Repair - 5%	5	0	$4,700
21090	Concrete Walkways - Repair - 5%	5	3	$12,150
21190	Asphalt - Seal/Repair (Phase 1 & 2)	4	2	$14,800
21192	Asphalt - Seal/Repair (Phase 3)	4	3	$12,250
21193	Asphalt - Seal/Repair (Phase 4)	4	0	$9,350
21200	Asphalt - Resurface (Phase 1 & 2)	25	23	$152,800
21202	Asphalt - Resurface (Phase 3)	25	24	$104,800
21203	Asphalt - Resurface (Phase 4)	25	0	$85,200
	Sites & Grounds			
21100	Site Drainage System - Clean/Repair	2	1	$5,000
21340	Site Fencing: Split Rail - Replace	25	2	$17,500
21420	Arbor/Trellis - Repair/Replace	30	7	$6,750
21470	Carport Roofs - Replace	25	13	$119,200
21480	Carport Gutters/Downspouts - Replace	25	14	$8,100
21600	Mailbox Kiosks - Replace	30	7	$14,400
21600	Parcel Boxes - Replace	30	27	$15,000
21610	Sign/Monument - Refurbish/Replace	30	7	$10,000
21611	Entry Address Signs - Replace	30	7	$7,450
21612	Small Signs/Monuments- Refurbish	30	7	$9,000
21670	Bollard Lights - Replace	20	0	$28,500
21710	Trees - Trim/Remove	1	0	$4,000
	Building Exteriors			
21430	Pergolas - Replace	30	7	$216,000
23020	Ext. Lights - Replace - 10%	5	3	$7,100
23150	Concrete Decks - Repair - 5%	5	3	$17,350
23160	Balcony Deck - Seal/Repair (2013)	25	12	$42,000
23161	Balcony Deck - Seal/Repair (2014)	25	13	$42,000
23162	Balcony Deck - Seal/Repair (2015)	25	14	$72,000
23163	Balcony Deck - Seal/Repair (2016)	25	15	$72,000
23164	Balcony Deck - Seal/Repair (2017A)	25	16	$18,000
23165	Balcony Deck - Seal/Repair (2017B)	25	18	$54,000
23166	Balcony Deck - Seal/Repair (2024)	25	23	$24,000
23167	Balcony Deck - Seal/Repair	25	0	$420,000
23230	Balcony/Patio Rails - Replace	30	7	$165,000
23380	Fiber Cement Siding - Repaint (Ph 1)	7	0	$107,500
23381	Fiber Cement Siding - Repaint (Ph 2)	7	1	$107,500
23382	Fiber Cement Siding - Repaint (Ph 3)	7	2	$107,500

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
23383	Fiber Cement Siding - Repaint (Ph 4)	7	3	$107,500
23390	Fiber Cement Siding - Replace	50	27	$2,408,000
23570	Roof: Composition Shingle - Replace	25	18	$1,950,000
23650	Gutters/Downspouts - Replace	25	2	$150,300
	Mechanicals			
22040	ATV - Replace	15	2	$7,000
24190	Sauna Heater - Replace	20	2	$7,500
25010	Entry Access System - Replace	12	5	$5,000
25170	Dehumidifier System - Replace	20	0	$8,500
25180	Furnaces - Replace (70K BTU)	20	0	$12,000
25181	Furnace - Replace (90K BTU)	20	0	$7,500
25190	Condenser - Replace (2 Ton)	20	0	$5,250
25191	Condenser - Replace (2.5 Ton)	20	0	$6,000
25192	Condenser - Replace (4 Ton)	20	0	$13,000
25330	Surveillance System-Upgrade/Replace	10	8	$1,400
25460	Tankless Water Heater- Replace (2017)	12	3	$7,000
25460	Water Heater/Tank - Replace (2023)	15	12	$2,500
	Clubhouse Exteriors			
23390	Clubhouse Siding - Replace	50	27	$100,800
23450	Clubhouse Sliding Doors - Replace	30	7	$67,500
23570	Clubhouse: Shingle Roof - Replace	25	13	$48,000
23600	Clubhouse: Metal Roof - Replace	30	7	$25,350
23650	Clubhouse Gutters/Downspouts - Replace	25	2	$5,150
27060	Clubhouse Windows - Replace	30	7	$45,000
	Clubhouse Interiors			
24010	Interior Surfaces - Repaint	10	5	$24,400
24070	Tile Flooring - Replace	40	17	$15,300
24080	Carpeting - Replace	10	0	$8,350
24080	Fitness Carpeting - Replace	10	5	$6,000
24150	Fitness Equipment - Replace	10	5	$22,500
24180	Sauna - Refurbish/Restore	30	29	$8,500
24220	Furnishings and Décor - Update	10	5	$13,000
24240	Kitchens - Remodel	15	5	$6,100
24250	Kitchen Appliances - Replace	10	0	$4,700
24280	Bathrooms - Remodel	20	5	$14,000
24400	Laundry Machines - Replace	10	5	$4,000
27390	Apartments A & B - Remodel	10	5	$13,000
27400	Suite 1602 - Remodel	10	5	$8,500
	Pool/Spa			
21490	Garage Door - Replace	30	7	$10,000
25060	Garage Door Operator - Replace	12	10	$4,500
28020	Pool Fence - Repair/Repaint	5	0	$1,900

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
28030	Pool Fence - Replace	30	7	$17,850
28040	Pool Deck Furniture - Replace	10	5	$15,000
28050	Deck - Repair - 5%	5	3	$1,150
28090	Coping Stones - Repair	24	0	$12,600
28110	Pool - Resurface	8	7	$17,100
28130	Acrylic Spas - Replace	15	13	$54,000
28140	Pool Cover - Replace	8	5	$4,100
	Pool Mechanical			
28170	Pool Heater - Replace	12	5	$18,000
28190	Pool Filter - Replace	20	0	$3,400
28220	Pool Pump - Repair/Replace	5	3	$8,000
83	**Total Funded Components**			

Introduction

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

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

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

Methodology

For this Update With-Site-Visit Reserve Study, we started with a review of your prior Reserve Study, then looked into recent Reserve expenditures, evaluated how expenditures are handled (ongoing maintenance vs Reserves), and researched any well-established association precedents. We performed an on-site inspection to evaluate your common areas, updating and adjusting your Reserve Component List as appropriate.

Which Physical Assets are Funded by Reserves?

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

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

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

How do we establish Current Repair/Replacement Cost Estimates?

In this order…

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

How much Reserves are enough?

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

Adequacy is measured in a two-step process:

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

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

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

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

How much should we transfer to Reserves?

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

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

What is our Recommended Funding Goal?

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

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

Site Inspection Notes

During our site visit on 1/28/2025 we visually inspected the common area assets and were able to see a majority of the common areas. Please see photo appendix for component details; the basis of our assumptions.

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 as defined by your Reserve Component List. A summary of these expenses are shown in the 30-Year Reserve Plan Summary Table, while details of the projects that make up these expenses are shown in the 30-Year Income/Expense Detail.

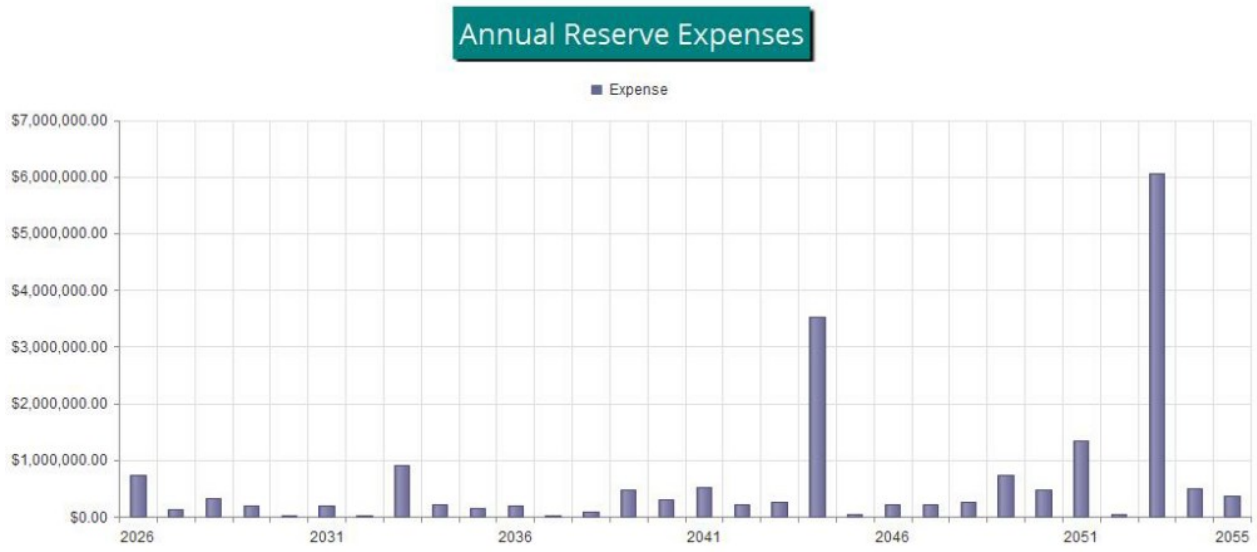


Figure 1

Reserve Fund Status

As of 1/1/2026 your Reserve Fund balance is projected to be $367,641 and your Fully Funded Balance is computed to be $3,667,333 (see the Fully Funded Balance Table). The Fully Funded Balance represents the deteriorated value of your common area components. Comparing your Reserve Balance to your Fully Funded Balance indicates your Reserves are 10.0 % Funded.

Recommended Funding Plan

Based on your current Percent Funded and your near-term and long-term Reserve needs, we are recommending Annual budgeted transfers of $477,000. The overall 30-Year Plan, in perspective, is shown below in the Annual Reserve Funding (Fig. 2). This same information is shown numerically in both the 30-Year Reserve Plan Summary Table and the 30-Year Income/Expense Detail.

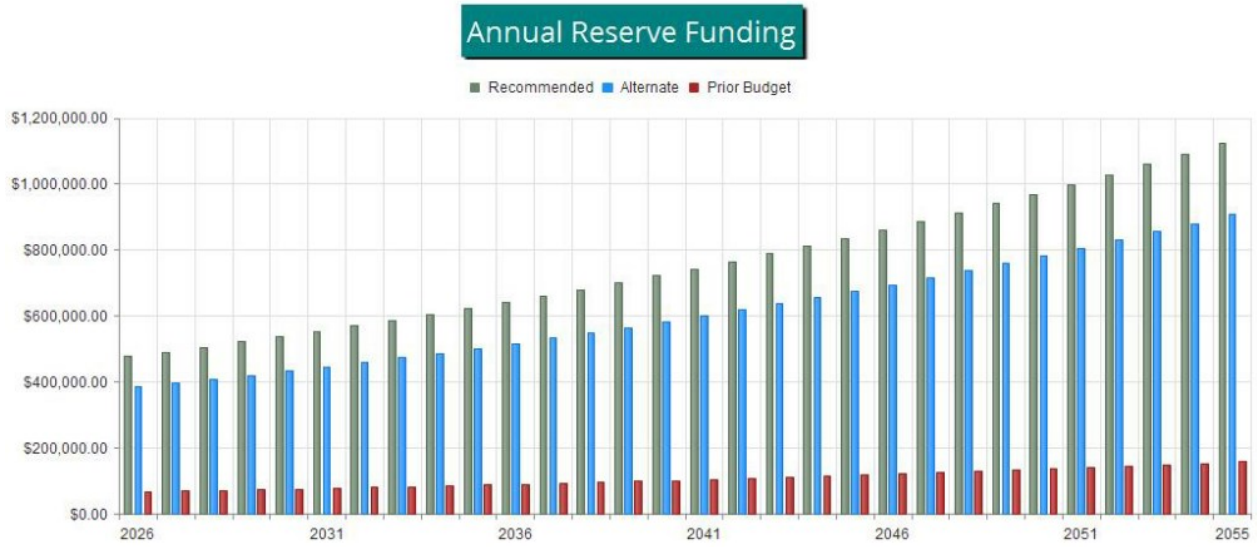


Figure 2

The reserve balance under our recommended Full Funding Plan, an alternate Baseline Funding Plan, and at your current budgeted transfer rate, compared to your always—changing Fully Funded Balance target is shown in the 30-Yr Cash Flow (Fig. 3).

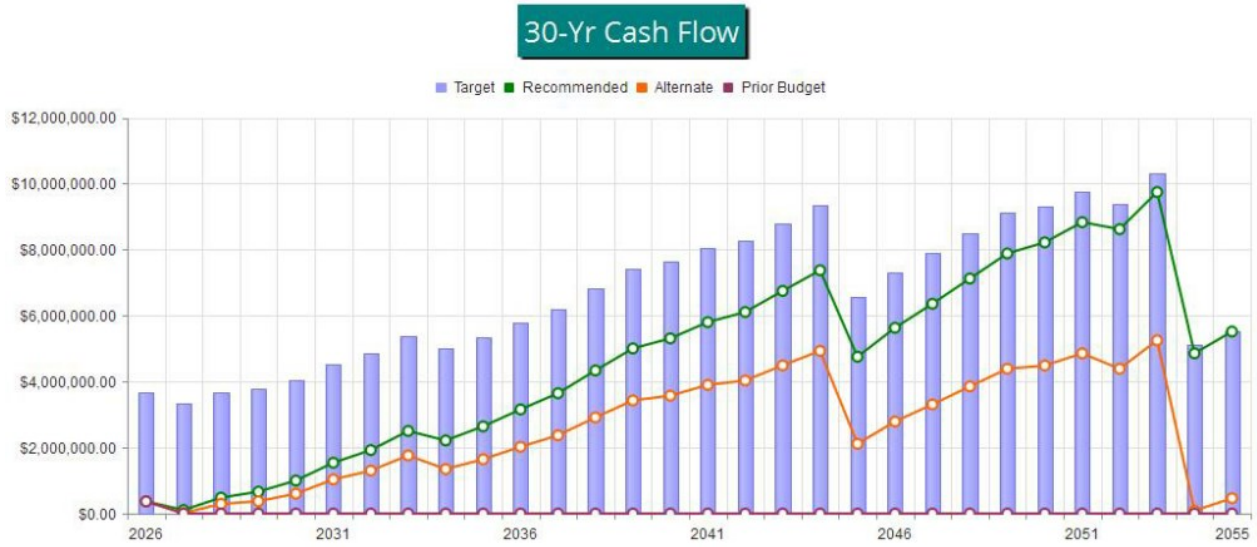


Figure 3

The information from Figure 3 is plotted on a Percent Funded scale in Figure 4. It is clear here to see how your Reserve Fund strength approaches the 100% Funded level under our recommended multi-yr Funding Plan. A client that has a percent funded level of <30% may experience an ~ 20%-60% chance risk of special assessment. A client that is between 30% and 70% may experience an ~ 20%-5% chance risk of special assessment. A client that has a percent funded of >70% may experience an ~ <1% chance risk of special assessment.

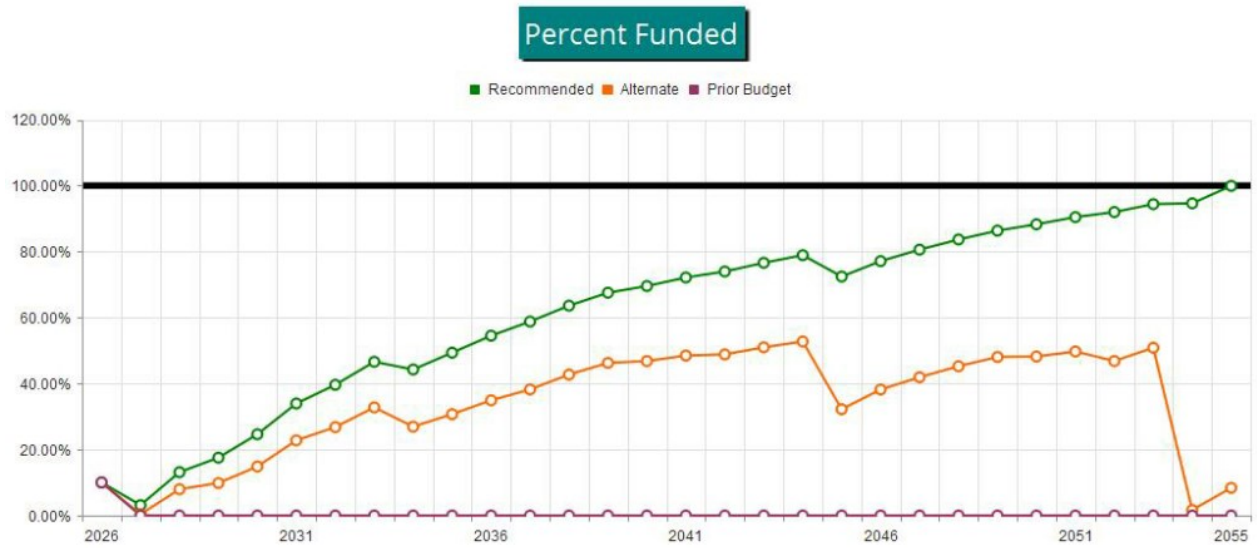


Figure 4

Table Descriptions

Executive Summary is a summary of your Reserve Components

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

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

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

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

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

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
					Best Case	Worst Case
	Walks & Drives					
21050	Driveway Concrete - Repair - 5%	5% of ~31400 GSF	5	0	$4,000	$5,400
21090	Concrete Walkways - Repair - 5%	5% of ~ 13900 GSF	5	3	$10,400	$13,900
21190	Asphalt - Seal/Repair (Phase 1 & 2)	~ 45400 GSF	4	2	$11,400	$18,200
21192	Asphalt - Seal/Repair (Phase 3)	~ 37700 GSF	4	3	$9,400	$15,100
21193	Asphalt - Seal/Repair (Phase 4)	~ 29700 GSF	4	0	$7,500	$11,200
21200	Asphalt - Resurface (Phase 1 & 2)	~ 45400 GSF	25	23	$122,000	$183,600
21202	Asphalt - Resurface (Phase 3)	~ 37700 GSF	25	24	$83,800	$125,800
21203	Asphalt - Resurface (Phase 4)	~ 29700 GSF	25	0	$68,200	$102,200
	Sites & Grounds					
21100	Site Drainage System - Clean/Repair	(1) System	2	1	$4,000	$6,000
21340	Site Fencing: Split Rail - Replace	~ 670 LF	25	2	$15,000	$20,000
21420	Arbor/Trellis - Repair/Replace	~ (5) Vinyl Arbors	30	7	$5,400	$8,100
21470	Carport Roofs - Replace	~ 14900 GSF	25	13	$104,300	$134,100
21480	Carport Gutters/Downspouts - Replace	~ 900 LF	25	14	$7,200	$9,000
21600	Mailbox Kiosks - Replace	~ (180) Boxes	30	7	$13,500	$15,300
21600	Parcel Boxes - Replace	~ (5) Units	30	27	$12,500	$17,500
21610	Sign/Monument - Refurbish/Replace	~ (1) Monument	30	7	$8,000	$12,000
21611	Entry Address Signs - Replace	~ (15) Metal Signs	30	7	$6,800	$8,100
21612	Small Signs/Monuments- Refurbish	~ (2) Monuments	30	7	$6,000	$12,000
21670	Bollard Lights - Replace	~ (26) Fixtures	20	0	$25,000	$32,000
21710	Trees - Trim/Remove	Numerous Trees	1	0	$3,000	$5,000
	Building Exteriors					
21430	Pergolas - Replace	~ 5400 GSF, (32) Awnings	30	7	$189,000	$243,000
23020	Ext. Lights - Replace - 10%	10% of ~ (408) Fixtures	5	3	$6,200	$8,000
23150	Concrete Decks - Repair - 5%	5% of ~19800 GSF	5	3	$14,900	$19,800
23160	Balcony Deck - Seal/Repair (2013)	~ 700 GSF, (7) Decks	25	12	$33,600	$50,400
23161	Balcony Deck - Seal/Repair (2014)	~ 700 GSF, (7) Decks	25	13	$33,600	$50,400
23162	Balcony Deck - Seal/Repair (2015)	~ 1200 GSF, (12) Decks	25	14	$57,600	$86,400
23163	Balcony Deck - Seal/Repair (2016)	~ 1200 GSF, (12) Decks	25	15	$57,600	$86,400
23164	Balcony Deck - Seal/Repair (2017A)	~ 300 GSF, (3) Decks	25	16	$14,400	$21,600
23165	Balcony Deck - Seal/Repair (2017B)	~ 900 GSF, (9) Decks	25	18	$43,200	$64,800
23166	Balcony Deck - Seal/Repair (2024)	~ 400 GSF, (4) Decks	25	23	$19,200	$28,800
23167	Balcony Deck - Seal/Repair	~ 7000 GSF, (70) Decks	25	0	$336,000	$504,000
23230	Balcony/Patio Rails - Replace	~ 3000 LF	30	7	$150,000	$180,000
23380	Fiber Cement Siding - Repaint (Ph 1)	25% of ~ 172000 GSF	7	0	$86,000	$129,000
23381	Fiber Cement Siding - Repaint (Ph 2)	25% of ~ 172000 GSF	7	1	$86,000	$129,000
23382	Fiber Cement Siding - Repaint (Ph 3)	25% of ~ 172000 GSF	7	2	$86,000	$129,000
23383	Fiber Cement Siding - Repaint (Ph 4)	25% of ~ 172000 GSF	7	3	$86,000	$129,000
23390	Fiber Cement Siding - Replace	~ 172000 GSF	50	27	$2,064,000	$2,752,000
23570	Roof: Composition Shingle - Replace	~ 163500 GSF	25	18	$1,800,000	$2,100,000
23650	Gutters/Downspouts - Replace	~ 16700 LF	25	2	$133,600	$167,000
	Mechanicals					
22040	ATV - Replace	~ (1) Unit	15	2	$6,000	$8,000

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
					Best Case	Worst Case
24190	Sauna Heater - Replace	~ (1) Heater	20	2	$6,000	$9,000
25010	Entry Access System - Replace	~ (1) Unit	12	5	$4,000	$6,000
25170	Dehumidifier System - Replace	~ (2) Units	20	0	$5,000	$12,000
25180	Furnaces - Replace (70K BTU)	~ (2) Units	20	0	$10,000	$14,000
25181	Furnace - Replace (90K BTU)	~ (1) Unit	20	0	$6,000	$9,000
25190	Condenser - Replace (2 Ton)	~ (1) Unit	20	0	$4,500	$6,000
25191	Condenser - Replace (2.5 Ton)	~ (1) Unit	20	0	$5,000	$7,000
25192	Condenser - Replace (4 Ton)	~ (1) Unit	20	0	$12,000	$14,000
25330	Surveillance System-Upgrade/Replace	~ (13) Cameras	10	8	$1,300	$1,500
25460	Tankless Water Heater- Replace (2017)	~ (1) Unit	12	3	$6,000	$8,000
25460	Water Heater/Tank - Replace (2023)	~ (1) Unit	15	12	$2,000	$3,000
	Clubhouse Exteriors					
23390	Clubhouse Siding - Replace	~ 7200 GSF	50	27	$86,400	$115,200
23450	Clubhouse Sliding Doors - Replace	~ (18) Doors	30	7	$45,000	$90,000
23570	Clubhouse: Shingle Roof - Replace	~ 6000 GSF	25	13	$42,000	$54,000
23600	Clubhouse: Metal Roof - Replace	~ 1300 GSF	30	7	$20,800	$29,900
23650	Clubhouse Gutters/Downspouts - Replace	~ 570 LF	25	2	$4,600	$5,700
27060	Clubhouse Windows - Replace	~ (30) Windows	30	7	$39,000	$51,000
	Clubhouse Interiors					
24010	Interior Surfaces - Repaint	~ 15000 GSF	10	5	$18,800	$30,000
24070	Tile Flooring - Replace	~ 680 GSF	40	17	$13,600	$17,000
24080	Carpeting - Replace	~ 90 GSY	10	0	$7,700	$9,000
24080	Fitness Carpeting - Replace	~ 65 GSY	10	5	$5,500	$6,500
24150	Fitness Equipment - Replace	~ (8) Pieces	10	5	$15,000	$30,000
24180	Sauna - Refurbish/Restore	~ (1) Room	30	29	$7,000	$10,000
24220	Furnishings and Décor - Update	~ (16) Pieces	10	5	$10,000	$16,000
24240	Kitchens - Remodel	~ (2) Kitchens	15	5	$5,400	$6,800
24250	Kitchen Appliances - Replace	~ (5) Appliances	10	0	$4,000	$5,400
24280	Bathrooms - Remodel	~ (2) Bathrooms	20	5	$12,000	$16,000
24400	Laundry Machines - Replace	~ (2) Units	10	5	$3,000	$5,000
27390	Apartments A & B - Remodel	~ (2) Rooms	10	5	$10,000	$16,000
27400	Suite 1602 - Remodel	~ (1) Room	10	5	$7,000	$10,000
	Pool/Spa					
21490	Garage Door - Replace	~ (1) 20x15 Glass Door	30	7	$9,000	$11,000
25060	Garage Door Operator - Replace	~ (1) Unit	12	10	$4,000	$5,000
28020	Pool Fence - Repair/Repaint	~ 210 LF	5	0	$1,700	$2,100
28030	Pool Fence - Replace	~ 210 LF	30	7	$16,800	$18,900
28040	Pool Deck Furniture - Replace	~ (30) Pieces	10	5	$12,000	$18,000
28050	Deck - Repair - 5%	5% of ~1200 GSF	5	3	$1,000	$1,300
28090	Coping Stones - Repair	~ 140 LF	24	0	$11,200	$14,000
28110	Pool - Resurface	~ (1) 20x50 Pool	8	7	$13,700	$20,500
28130	Acrylic Spas - Replace	~ (3) Spas	15	13	$43,200	$64,800
28140	Pool Cover - Replace	~ (1) Motorized Cover	8	5	$3,300	$4,900
	Pool Mechanical					
28170	Pool Heater - Replace	~ (1) 350K BTU Heater	12	5	$16,000	$20,000
28190	Pool Filter - Replace	~(1) Filter	20	0	$2,800	$4,000
28220	Pool Pump - Repair/Replace	~ (1) Pump	5	3	$6,000	$10,000

83 Total Funded Components

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
	Walks & Drives							
21050	Driveway Concrete - Repair - 5%	$4,700	X	5	/	5	=	$4,700
21090	Concrete Walkways - Repair - 5%	$12,150	X	2	/	5	=	$4,860
21190	Asphalt - Seal/Repair (Phase 1 & 2)	$14,800	X	2	/	4	=	$7,400
21192	Asphalt - Seal/Repair (Phase 3)	$12,250	X	1	/	4	=	$3,063
21193	Asphalt - Seal/Repair (Phase 4)	$9,350	X	4	/	4	=	$9,350
21200	Asphalt - Resurface (Phase 1 & 2)	$152,800	X	2	/	25	=	$12,224
21202	Asphalt - Resurface (Phase 3)	$104,800	X	1	/	25	=	$4,192
21203	Asphalt - Resurface (Phase 4)	$85,200	X	25	/	25	=	$85,200
	Sites & Grounds							
21100	Site Drainage System - Clean/Repair	$5,000	X	1	/	2	=	$2,500
21340	Site Fencing: Split Rail - Replace	$17,500	X	23	/	25	=	$16,100
21420	Arbor/Trellis - Repair/Replace	$6,750	X	23	/	30	=	$5,175
21470	Carport Roofs - Replace	$119,200	X	12	/	25	=	$57,216
21480	Carport Gutters/Downspouts - Replace	$8,100	X	11	/	25	=	$3,564
21600	Mailbox Kiosks - Replace	$14,400	X	23	/	30	=	$11,040
21600	Parcel Boxes - Replace	$15,000	X	3	/	30	=	$1,500
21610	Sign/Monument - Refurbish/Replace	$10,000	X	23	/	30	=	$7,667
21611	Entry Address Signs - Replace	$7,450	X	23	/	30	=	$5,712
21612	Small Signs/Monuments- Refurbish	$9,000	X	23	/	30	=	$6,900
21670	Bollard Lights - Replace	$28,500	X	20	/	20	=	$28,500
21710	Trees - Trim/Remove	$4,000	X	1	/	1	=	$4,000
	Building Exteriors							
21430	Pergolas - Replace	$216,000	X	23	/	30	=	$165,600
23020	Ext. Lights - Replace - 10%	$7,100	X	2	/	5	=	$2,840
23150	Concrete Decks - Repair - 5%	$17,350	X	2	/	5	=	$6,940
23160	Balcony Deck - Seal/Repair (2013)	$42,000	X	13	/	25	=	$21,840
23161	Balcony Deck - Seal/Repair (2014)	$42,000	X	12	/	25	=	$20,160
23162	Balcony Deck - Seal/Repair (2015)	$72,000	X	11	/	25	=	$31,680
23163	Balcony Deck - Seal/Repair (2016)	$72,000	X	10	/	25	=	$28,800
23164	Balcony Deck - Seal/Repair (2017A)	$18,000	X	9	/	25	=	$6,480
23165	Balcony Deck - Seal/Repair (2017B)	$54,000	X	7	/	25	=	$15,120
23166	Balcony Deck - Seal/Repair (2024)	$24,000	X	2	/	25	=	$1,920
23167	Balcony Deck - Seal/Repair	$420,000	X	25	/	25	=	$420,000
23230	Balcony/Patio Rails - Replace	$165,000	X	23	/	30	=	$126,500
23380	Fiber Cement Siding - Repaint (Ph 1)	$107,500	X	7	/	7	=	$107,500
23381	Fiber Cement Siding - Repaint (Ph 2)	$107,500	X	6	/	7	=	$92,143
23382	Fiber Cement Siding - Repaint (Ph 3)	$107,500	X	5	/	7	=	$76,786
23383	Fiber Cement Siding - Repaint (Ph 4)	$107,500	X	4	/	7	=	$61,429
23390	Fiber Cement Siding - Replace	$2,408,000	X	23	/	50	=	$1,107,680
23570	Roof: Composition Shingle - Replace	$1,950,000	X	7	/	25	=	$546,000
23650	Gutters/Downspouts - Replace	$150,300	X	23	/	25	=	$138,276
	Mechanicals							
22040	ATV - Replace	$7,000	X	13	/	15	=	$6,067
24190	Sauna Heater - Replace	$7,500	X	18	/	20	=	$6,750

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
25010	Entry Access System - Replace	$5,000	X	7	/	12	=	$2,917
25170	Dehumidifier System - Replace	$8,500	X	20	/	20	=	$8,500
25180	Furnaces - Replace (70K BTU)	$12,000	X	20	/	20	=	$12,000
25181	Furnace - Replace (90K BTU)	$7,500	X	20	/	20	=	$7,500
25190	Condenser - Replace (2 Ton)	$5,250	X	20	/	20	=	$5,250
25191	Condenser - Replace (2.5 Ton)	$6,000	X	20	/	20	=	$6,000
25192	Condenser - Replace (4 Ton)	$13,000	X	20	/	20	=	$13,000
25330	Surveillance System-Upgrade/Replace	$1,400	X	2	/	10	=	$280
25460	Tankless Water Heater- Replace (2017)	$7,000	X	9	/	12	=	$5,250
25460	Water Heater/Tank - Replace (2023)	$2,500	X	3	/	15	=	$500
	Clubhouse Exteriors							
23390	Clubhouse Siding - Replace	$100,800	X	23	/	50	=	$46,368
23450	Clubhouse Sliding Doors - Replace	$67,500	X	23	/	30	=	$51,750
23570	Clubhouse: Shingle Roof - Replace	$48,000	X	12	/	25	=	$23,040
23600	Clubhouse: Metal Roof - Replace	$25,350	X	23	/	30	=	$19,435
23650	Clubhouse Gutters/Downspouts - Replace	$5,150	X	23	/	25	=	$4,738
27060	Clubhouse Windows - Replace	$45,000	X	23	/	30	=	$34,500
	Clubhouse Interiors							
24010	Interior Surfaces - Repaint	$24,400	X	5	/	10	=	$12,200
24070	Tile Flooring - Replace	$15,300	X	23	/	40	=	$8,798
24080	Carpeting - Replace	$8,350	X	10	/	10	=	$8,350
24080	Fitness Carpeting - Replace	$6,000	X	5	/	10	=	$3,000
24150	Fitness Equipment - Replace	$22,500	X	5	/	10	=	$11,250
24180	Sauna - Refurbish/Restore	$8,500	X	1	/	30	=	$283
24220	Furnishings and Décor - Update	$13,000	X	5	/	10	=	$6,500
24240	Kitchens - Remodel	$6,100	X	10	/	15	=	$4,067
24250	Kitchen Appliances - Replace	$4,700	X	10	/	10	=	$4,700
24280	Bathrooms - Remodel	$14,000	X	15	/	20	=	$10,500
24400	Laundry Machines - Replace	$4,000	X	5	/	10	=	$2,000
27390	Apartments A & B - Remodel	$13,000	X	5	/	10	=	$6,500
27400	Suite 1602 - Remodel	$8,500	X	5	/	10	=	$4,250
	Pool/Spa							
21490	Garage Door - Replace	$10,000	X	23	/	30	=	$7,667
25060	Garage Door Operator - Replace	$4,500	X	2	/	12	=	$750
28020	Pool Fence - Repair/Repaint	$1,900	X	5	/	5	=	$1,900
28030	Pool Fence - Replace	$17,850	X	23	/	30	=	$13,685
28040	Pool Deck Furniture - Replace	$15,000	X	5	/	10	=	$7,500
28050	Deck - Repair - 5%	$1,150	X	2	/	5	=	$460
28090	Coping Stones - Repair	$12,600	X	24	/	24	=	$12,600
28110	Pool - Resurface	$17,100	X	1	/	8	=	$2,138
28130	Acrylic Spas - Replace	$54,000	X	2	/	15	=	$7,200
28140	Pool Cover - Replace	$4,100	X	3	/	8	=	$1,538
	Pool Mechanical							
28170	Pool Heater - Replace	$18,000	X	7	/	12	=	$10,500
28190	Pool Filter - Replace	$3,400	X	20	/	20	=	$3,400
28220	Pool Pump - Repair/Replace	$8,000	X	2	/	5	=	$3,200
								$3,667,333

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
	Walks & Drives				
21050	Driveway Concrete - Repair - 5%	5	$4,700	$940	0.29 %
21090	Concrete Walkways - Repair - 5%	5	$12,150	$2,430	0.75 %
21190	Asphalt - Seal/Repair (Phase 1 & 2)	4	$14,800	$3,700	1.15 %
21192	Asphalt - Seal/Repair (Phase 3)	4	$12,250	$3,063	0.95 %
21193	Asphalt - Seal/Repair (Phase 4)	4	$9,350	$2,338	0.73 %
21200	Asphalt - Resurface (Phase 1 & 2)	25	$152,800	$6,112	1.90 %
21202	Asphalt - Resurface (Phase 3)	25	$104,800	$4,192	1.30 %
21203	Asphalt - Resurface (Phase 4)	25	$85,200	$3,408	1.06 %
	Sites & Grounds				
21100	Site Drainage System - Clean/Repair	2	$5,000	$2,500	0.78 %
21340	Site Fencing: Split Rail - Replace	25	$17,500	$700	0.22 %
21420	Arbor/Trellis - Repair/Replace	30	$6,750	$225	0.07 %
21470	Carport Roofs - Replace	25	$119,200	$4,768	1.48 %
21480	Carport Gutters/Downspouts - Replace	25	$8,100	$324	0.10 %
21600	Mailbox Kiosks - Replace	30	$14,400	$480	0.15 %
21600	Parcel Boxes - Replace	30	$15,000	$500	0.16 %
21610	Sign/Monument - Refurbish/Replace	30	$10,000	$333	0.10 %
21611	Entry Address Signs - Replace	30	$7,450	$248	0.08 %
21612	Small Signs/Monuments- Refurbish	30	$9,000	$300	0.09 %
21670	Bollard Lights - Replace	20	$28,500	$1,425	0.44 %
21710	Trees - Trim/Remove	1	$4,000	$4,000	1.24 %
	Building Exteriors				
21430	Pergolas - Replace	30	$216,000	$7,200	2.24 %
23020	Ext. Lights - Replace - 10%	5	$7,100	$1,420	0.44 %
23150	Concrete Decks - Repair - 5%	5	$17,350	$3,470	1.08 %
23160	Balcony Deck - Seal/Repair (2013)	25	$42,000	$1,680	0.52 %
23161	Balcony Deck - Seal/Repair (2014)	25	$42,000	$1,680	0.52 %
23162	Balcony Deck - Seal/Repair (2015)	25	$72,000	$2,880	0.89 %
23163	Balcony Deck - Seal/Repair (2016)	25	$72,000	$2,880	0.89 %
23164	Balcony Deck - Seal/Repair (2017A)	25	$18,000	$720	0.22 %
23165	Balcony Deck - Seal/Repair (2017B)	25	$54,000	$2,160	0.67 %
23166	Balcony Deck - Seal/Repair (2024)	25	$24,000	$960	0.30 %
23167	Balcony Deck - Seal/Repair	25	$420,000	$16,800	5.22 %
23230	Balcony/Patio Rails - Replace	30	$165,000	$5,500	1.71 %
23380	Fiber Cement Siding - Repaint (Ph 1)	7	$107,500	$15,357	4.77 %
23381	Fiber Cement Siding - Repaint (Ph 2)	7	$107,500	$15,357	4.77 %
23382	Fiber Cement Siding - Repaint (Ph 3)	7	$107,500	$15,357	4.77 %
23383	Fiber Cement Siding - Repaint (Ph 4)	7	$107,500	$15,357	4.77 %
23390	Fiber Cement Siding - Replace	50	$2,408,000	$48,160	14.95 %
23570	Roof: Composition Shingle - Replace	25	$1,950,000	$78,000	24.22 %
23650	Gutters/Downspouts - Replace	25	$150,300	$6,012	1.87 %
	Mechanicals				
22040	ATV - Replace	15	$7,000	$467	0.14 %
24190	Sauna Heater - Replace	20	$7,500	$375	0.12 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
25010	Entry Access System - Replace	12	$5,000	$417	0.13 %
25170	Dehumidifier System - Replace	20	$8,500	$425	0.13 %
25180	Furnaces - Replace (70K BTU)	20	$12,000	$600	0.19 %
25181	Furnace - Replace (90K BTU)	20	$7,500	$375	0.12 %
25190	Condenser - Replace (2 Ton)	20	$5,250	$263	0.08 %
25191	Condenser - Replace (2.5 Ton)	20	$6,000	$300	0.09 %
25192	Condenser - Replace (4 Ton)	20	$13,000	$650	0.20 %
25330	Surveillance System-Upgrade/Replace	10	$1,400	$140	0.04 %
25460	Tankless Water Heater- Replace (2017)	12	$7,000	$583	0.18 %
25460	Water Heater/Tank - Replace (2023)	15	$2,500	$167	0.05 %
	Clubhouse Exteriors				
23390	Clubhouse Siding - Replace	50	$100,800	$2,016	0.63 %
23450	Clubhouse Sliding Doors - Replace	30	$67,500	$2,250	0.70 %
23570	Clubhouse: Shingle Roof - Replace	25	$48,000	$1,920	0.60 %
23600	Clubhouse: Metal Roof - Replace	30	$25,350	$845	0.26 %
23650	Clubhouse Gutters/Downspouts - Replace	25	$5,150	$206	0.06 %
27060	Clubhouse Windows - Replace	30	$45,000	$1,500	0.47 %
	Clubhouse Interiors				
24010	Interior Surfaces - Repaint	10	$24,400	$2,440	0.76 %
24070	Tile Flooring - Replace	40	$15,300	$383	0.12 %
24080	Carpeting - Replace	10	$8,350	$835	0.26 %
24080	Fitness Carpeting - Replace	10	$6,000	$600	0.19 %
24150	Fitness Equipment - Replace	10	$22,500	$2,250	0.70 %
24180	Sauna - Refurbish/Restore	30	$8,500	$283	0.09 %
24220	Furnishings and Décor - Update	10	$13,000	$1,300	0.40 %
24240	Kitchens - Remodel	15	$6,100	$407	0.13 %
24250	Kitchen Appliances - Replace	10	$4,700	$470	0.15 %
24280	Bathrooms - Remodel	20	$14,000	$700	0.22 %
24400	Laundry Machines - Replace	10	$4,000	$400	0.12 %
27390	Apartments A & B - Remodel	10	$13,000	$1,300	0.40 %
27400	Suite 1602 - Remodel	10	$8,500	$850	0.26 %
	Pool/Spa				
21490	Garage Door - Replace	30	$10,000	$333	0.10 %
25060	Garage Door Operator - Replace	12	$4,500	$375	0.12 %
28020	Pool Fence - Repair/Repaint	5	$1,900	$380	0.12 %
28030	Pool Fence - Replace	30	$17,850	$595	0.18 %
28040	Pool Deck Furniture - Replace	10	$15,000	$1,500	0.47 %
28050	Deck - Repair - 5%	5	$1,150	$230	0.07 %
28090	Coping Stones - Repair	24	$12,600	$525	0.16 %
28110	Pool - Resurface	8	$17,100	$2,138	0.66 %
28130	Acrylic Spas - Replace	15	$54,000	$3,600	1.12 %
28140	Pool Cover - Replace	8	$4,100	$513	0.16 %
	Pool Mechanical				
28170	Pool Heater - Replace	12	$18,000	$1,500	0.47 %
28190	Pool Filter - Replace	20	$3,400	$170	0.05 %
28220	Pool Pump - Repair/Replace	5	$8,000	$1,600	0.50 %
83	Total Funded Components			$322,110	100.00 %

30-Year Reserve Plan Summary

Report # 28501-4
With-Site-Visit

Fiscal Year Start: 2026 | Net After Tax Interest: 1.50 % | Avg 30-Yr 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 In Annual Reserve Funding	Reserve Funding	Loan or Special Assmts	Interest Income	Reserve Expenses
2026	$367,641	$3,667,333	10.0 %	High	610.83 %	$477,000	$0	$3,548	$742,450
2027	$105,739	$3,344,403	3.2 %	High	3.00 %	$491,310	$0	$4,401	$119,995
2028	$481,455	$3,662,867	13.1 %	High	3.00 %	$506,049	$0	$8,580	$332,857
2029	$663,227	$3,781,888	17.5 %	High	3.00 %	$521,231	$0	$12,456	$198,330
2030	$998,583	$4,053,602	24.6 %	High	3.00 %	$536,868	$0	$19,023	$15,026
2031	$1,539,448	$4,533,148	34.0 %	Medium	3.00 %	$552,974	$0	$25,946	$196,149
2032	$1,922,219	$4,851,725	39.6 %	Medium	3.00 %	$569,563	$0	$33,164	$22,448
2033	$2,502,497	$5,370,309	46.6 %	Medium	3.00 %	$586,650	$0	$35,353	$910,291
2034	$2,214,209	$5,001,858	44.3 %	Medium	3.00 %	$604,249	$0	$36,398	$212,817
2035	$2,642,039	$5,352,992	49.4 %	Medium	3.00 %	$622,377	$0	$43,456	$152,006
2036	$3,155,866	$5,789,904	54.5 %	Medium	3.00 %	$641,048	$0	$50,979	$202,192
2037	$3,645,701	$6,201,219	58.8 %	Medium	3.00 %	$660,280	$0	$59,827	$29,415
2038	$4,336,393	$6,816,210	63.6 %	Medium	3.00 %	$680,088	$0	$70,008	$82,480
2039	$5,004,008	$7,408,771	67.5 %	Medium	3.00 %	$700,491	$0	$77,297	$472,941
2040	$5,308,854	$7,631,124	69.6 %	Medium	3.00 %	$721,505	$0	$83,274	$312,199
2041	$5,801,435	$8,040,330	72.2 %	Low	3.00 %	$743,150	$0	$89,259	$526,359
2042	$6,107,485	$8,256,282	74.0 %	Low	3.00 %	$765,445	$0	$96,343	$222,813
2043	$6,746,459	$8,806,871	76.6 %	Low	3.00 %	$788,408	$0	$105,830	$267,431
2044	$7,373,267	$9,343,994	78.9 %	Low	3.00 %	$812,061	$0	$90,883	$3,523,951
2045	$4,752,259	$6,559,466	72.4 %	Low	3.00 %	$836,422	$0	$77,811	$37,262
2046	$5,629,230	$7,299,636	77.1 %	Low	3.00 %	$861,515	$0	$89,846	$222,603
2047	$6,357,989	$7,888,563	80.6 %	Low	3.00 %	$887,361	$0	$101,035	$224,352
2048	$7,122,033	$8,511,334	83.7 %	Low	3.00 %	$913,981	$0	$112,469	$264,997
2049	$7,883,486	$9,129,439	86.4 %	Low	3.00 %	$941,401	$0	$120,687	$727,069
2050	$8,218,505	$9,309,224	88.3 %	Low	3.00 %	$969,643	$0	$127,794	$484,313
2051	$8,831,628	$9,764,084	90.5 %	Low	3.00 %	$998,732	$0	$130,793	$1,342,530
2052	$8,618,622	$9,368,860	92.0 %	Low	3.00 %	$1,028,694	$0	$137,634	$40,544
2053	$9,744,407	$10,323,665	94.4 %	Low	3.00 %	$1,059,555	$0	$109,424	$6,058,566
2054	$4,854,820	$5,130,016	94.6 %	Low	3.00 %	$1,091,342	$0	$77,731	$507,920
2055	$5,515,972	$5,519,832	99.9 %	Low	3.00 %	$1,124,082	$0	$89,093	$358,434

	Fiscal Year	2026	2027	2028	2029	2030
	Starting Reserve Balance	$367,641	$105,739	$481,455	$663,227	$998,583
	Annual Reserve Funding	$477,000	$491,310	$506,049	$521,231	$536,868
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$3,548	$4,401	$8,580	$12,456	$19,023
	Total Income	$848,189	$601,450	$996,084	$1,196,913	$1,554,474
#	Component					
	Walks & Drives					
21050	Driveway Concrete - Repair - 5%	$4,700	$0	$0	$0	$0
21090	Concrete Walkways - Repair - 5%	$0	$0	$0	$13,277	$0
21190	Asphalt - Seal/Repair (Phase 1 & 2)	$0	$0	$15,701	$0	$0
21192	Asphalt - Seal/Repair (Phase 3)	$0	$0	$0	$13,386	$0
21193	Asphalt - Seal/Repair (Phase 4)	$9,350	$0	$0	$0	$10,524
21200	Asphalt - Resurface (Phase 1 & 2)	$0	$0	$0	$0	$0
21202	Asphalt - Resurface (Phase 3)	$0	$0	$0	$0	$0
21203	Asphalt - Resurface (Phase 4)	$85,200	$0	$0	$0	$0
	Sites & Grounds					
21100	Site Drainage System - Clean/Repair	$0	$5,150	$0	$5,464	$0
21340	Site Fencing: Split Rail - Replace	$0	$0	$18,566	$0	$0
21420	Arbor/Trellis - Repair/Replace	$0	$0	$0	$0	$0
21470	Carport Roofs - Replace	$0	$0	$0	$0	$0
21480	Carport Gutters/Downspouts - Replace	$0	$0	$0	$0	$0
21600	Mailbox Kiosks - Replace	$0	$0	$0	$0	$0
21600	Parcel Boxes - Replace	$0	$0	$0	$0	$0
21610	Sign/Monument - Refurbish/Replace	$0	$0	$0	$0	$0
21611	Entry Address Signs - Replace	$0	$0	$0	$0	$0
21612	Small Signs/Monuments- Refurbish	$0	$0	$0	$0	$0
21670	Bollard Lights - Replace	$28,500	$0	$0	$0	$0
21710	Trees - Trim/Remove	$4,000	$4,120	$4,244	$4,371	$4,502
	Building Exteriors					
21430	Pergolas - Replace	$0	$0	$0	$0	$0
23020	Ext. Lights - Replace - 10%	$0	$0	$0	$7,758	$0
23150	Concrete Decks - Repair - 5%	$0	$0	$0	$18,959	$0
23160	Balcony Deck - Seal/Repair (2013)	$0	$0	$0	$0	$0
23161	Balcony Deck - Seal/Repair (2014)	$0	$0	$0	$0	$0
23162	Balcony Deck - Seal/Repair (2015)	$0	$0	$0	$0	$0
23163	Balcony Deck - Seal/Repair (2016)	$0	$0	$0	$0	$0
23164	Balcony Deck - Seal/Repair (2017A)	$0	$0	$0	$0	$0
23165	Balcony Deck - Seal/Repair (2017B)	$0	$0	$0	$0	$0
23166	Balcony Deck - Seal/Repair (2024)	$0	$0	$0	$0	$0
23167	Balcony Deck - Seal/Repair	$420,000	$0	$0	$0	$0
23230	Balcony/Patio Rails - Replace	$0	$0	$0	$0	$0
23380	Fiber Cement Siding - Repaint (Ph 1)	$107,500	$0	$0	$0	$0
23381	Fiber Cement Siding - Repaint (Ph 2)	$0	$110,725	$0	$0	$0
23382	Fiber Cement Siding - Repaint (Ph 3)	$0	$0	$114,047	$0	$0
23383	Fiber Cement Siding - Repaint (Ph 4)	$0	$0	$0	$117,468	$0
23390	Fiber Cement Siding - Replace	$0	$0	$0	$0	$0
23570	Roof: Composition Shingle - Replace	$0	$0	$0	$0	$0
23650	Gutters/Downspouts - Replace	$0	$0	$159,453	$0	$0
	Mechanicals					
22040	ATV - Replace	$0	$0	$7,426	$0	$0
24190	Sauna Heater - Replace	$0	$0	$7,957	$0	$0
25010	Entry Access System - Replace	$0	$0	$0	$0	$0
25170	Dehumidifier System - Replace	$8,500	$0	$0	$0	$0
25180	Furnaces - Replace (70K BTU)	$12,000	$0	$0	$0	$0
25181	Furnace - Replace (90K BTU)	$7,500	$0	$0	$0	$0
25190	Condenser - Replace (2 Ton)	$5,250	$0	$0	$0	$0
25191	Condenser - Replace (2.5 Ton)	$6,000	$0	$0	$0	$0
25192	Condenser - Replace (4 Ton)	$13,000	$0	$0	$0	$0
25330	Surveillance System-Upgrade/Replace	$0	$0	$0	$0	$0
25460	Tankless Water Heater- Replace (2017)	$0	$0	$0	$7,649	$0
25460	Water Heater/Tank - Replace (2023)	$0	$0	$0	$0	$0

	Fiscal Year	2026	2027	2028	2029	2030
	Clubhouse Exteriors					
23390	Clubhouse Siding - Replace	$0	$0	$0	$0	$0
23450	Clubhouse Sliding Doors - Replace	$0	$0	$0	$0	$0
23570	Clubhouse: Shingle Roof - Replace	$0	$0	$0	$0	$0
23600	Clubhouse: Metal Roof - Replace	$0	$0	$0	$0	$0
23650	Clubhouse Gutters/Downspouts - Replace	$0	$0	$5,464	$0	$0
27060	Clubhouse Windows - Replace	$0	$0	$0	$0	$0
	Clubhouse Interiors					
24010	Interior Surfaces - Repaint	$0	$0	$0	$0	$0
24070	Tile Flooring - Replace	$0	$0	$0	$0	$0
24080	Carpeting - Replace	$8,350	$0	$0	$0	$0
24080	Fitness Carpeting - Replace	$0	$0	$0	$0	$0
24150	Fitness Equipment - Replace	$0	$0	$0	$0	$0
24180	Sauna - Refurbish/Restore	$0	$0	$0	$0	$0
24220	Furnishings and Décor - Update	$0	$0	$0	$0	$0
24240	Kitchens - Remodel	$0	$0	$0	$0	$0
24250	Kitchen Appliances - Replace	$4,700	$0	$0	$0	$0
24280	Bathrooms - Remodel	$0	$0	$0	$0	$0
24400	Laundry Machines - Replace	$0	$0	$0	$0	$0
27390	Apartments A & B - Remodel	$0	$0	$0	$0	$0
27400	Suite 1602 - Remodel	$0	$0	$0	$0	$0
	Pool/Spa					
21490	Garage Door - Replace	$0	$0	$0	$0	$0
25060	Garage Door Operator - Replace	$0	$0	$0	$0	$0
28020	Pool Fence - Repair/Repaint	$1,900	$0	$0	$0	$0
28030	Pool Fence - Replace	$0	$0	$0	$0	$0
28040	Pool Deck Furniture - Replace	$0	$0	$0	$0	$0
28050	Deck - Repair - 5%	$0	$0	$0	$1,257	$0
28090	Coping Stones - Repair	$12,600	$0	$0	$0	$0
28110	Pool - Resurface	$0	$0	$0	$0	$0
28130	Acrylic Spas - Replace	$0	$0	$0	$0	$0
28140	Pool Cover - Replace	$0	$0	$0	$0	$0
	Pool Mechanical					
28170	Pool Heater - Replace	$0	$0	$0	$0	$0
28190	Pool Filter - Replace	$3,400	$0	$0	$0	$0
28220	Pool Pump - Repair/Replace	$0	$0	$0	$8,742	$0
	Total Expenses	$742,450	$119,995	$332,857	$198,330	$15,026
	Ending Reserve Balance	$105,739	$481,455	$663,227	$998,583	$1,539,448

	Fiscal Year	2031	2032	2033	2034	2035
	Starting Reserve Balance	$1,539,448	$1,922,219	$2,502,497	$2,214,209	$2,642,039
	Annual Reserve Funding	$552,974	$569,563	$586,650	$604,249	$622,377
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$25,946	$33,164	$35,353	$36,398	$43,456
	Total Income	$2,118,368	$2,524,946	$3,124,500	$2,854,856	$3,307,872
#	Component					
	Walks & Drives					
21050	Driveway Concrete - Repair - 5%	$5,449	$0	$0	$0	$0
21090	Concrete Walkways - Repair - 5%	$0	$0	$0	$15,391	$0
21190	Asphalt - Seal/Repair (Phase 1 & 2)	$0	$17,672	$0	$0	$0
21192	Asphalt - Seal/Repair (Phase 3)	$0	$0	$15,066	$0	$0
21193	Asphalt - Seal/Repair (Phase 4)	$0	$0	$0	$11,844	$0
21200	Asphalt - Resurface (Phase 1 & 2)	$0	$0	$0	$0	$0
21202	Asphalt - Resurface (Phase 3)	$0	$0	$0	$0	$0
21203	Asphalt - Resurface (Phase 4)	$0	$0	$0	$0	$0
	Sites & Grounds					
21100	Site Drainage System - Clean/Repair	$5,796	$0	$6,149	$0	$6,524
21340	Site Fencing: Split Rail - Replace	$0	$0	$0	$0	$0
21420	Arbor/Trellis - Repair/Replace	$0	$0	$8,302	$0	$0
21470	Carport Roofs - Replace	$0	$0	$0	$0	$0
21480	Carport Gutters/Downspouts - Replace	$0	$0	$0	$0	$0
21600	Mailbox Kiosks - Replace	$0	$0	$17,710	$0	$0
21600	Parcel Boxes - Replace	$0	$0	$0	$0	$0
21610	Sign/Monument - Refurbish/Replace	$0	$0	$12,299	$0	$0
21611	Entry Address Signs - Replace	$0	$0	$9,163	$0	$0
21612	Small Signs/Monuments- Refurbish	$0	$0	$11,069	$0	$0
21670	Bollard Lights - Replace	$0	$0	$0	$0	$0
21710	Trees - Trim/Remove	$4,637	$4,776	$4,919	$5,067	$5,219
	Building Exteriors					
21430	Pergolas - Replace	$0	$0	$265,653	$0	$0
23020	Ext. Lights - Replace - 10%	$0	$0	$0	$8,994	$0
23150	Concrete Decks - Repair - 5%	$0	$0	$0	$21,978	$0
23160	Balcony Deck - Seal/Repair (2013)	$0	$0	$0	$0	$0
23161	Balcony Deck - Seal/Repair (2014)	$0	$0	$0	$0	$0
23162	Balcony Deck - Seal/Repair (2015)	$0	$0	$0	$0	$0
23163	Balcony Deck - Seal/Repair (2016)	$0	$0	$0	$0	$0
23164	Balcony Deck - Seal/Repair (2017A)	$0	$0	$0	$0	$0
23165	Balcony Deck - Seal/Repair (2017B)	$0	$0	$0	$0	$0
23166	Balcony Deck - Seal/Repair (2024)	$0	$0	$0	$0	$0
23167	Balcony Deck - Seal/Repair	$0	$0	$0	$0	$0
23230	Balcony/Patio Rails - Replace	$0	$0	$202,929	$0	$0
23380	Fiber Cement Siding - Repaint (Ph 1)	$0	$0	$132,211	$0	$0
23381	Fiber Cement Siding - Repaint (Ph 2)	$0	$0	$0	$136,178	$0
23382	Fiber Cement Siding - Repaint (Ph 3)	$0	$0	$0	$0	$140,263
23383	Fiber Cement Siding - Repaint (Ph 4)	$0	$0	$0	$0	$0
23390	Fiber Cement Siding - Replace	$0	$0	$0	$0	$0
23570	Roof: Composition Shingle - Replace	$0	$0	$0	$0	$0
23650	Gutters/Downspouts - Replace	$0	$0	$0	$0	$0
	Mechanicals					
22040	ATV - Replace	$0	$0	$0	$0	$0
24190	Sauna Heater - Replace	$0	$0	$0	$0	$0
25010	Entry Access System - Replace	$5,796	$0	$0	$0	$0
25170	Dehumidifier System - Replace	$0	$0	$0	$0	$0
25180	Furnaces - Replace (70K BTU)	$0	$0	$0	$0	$0
25181	Furnace - Replace (90K BTU)	$0	$0	$0	$0	$0
25190	Condenser - Replace (2 Ton)	$0	$0	$0	$0	$0
25191	Condenser - Replace (2.5 Ton)	$0	$0	$0	$0	$0
25192	Condenser - Replace (4 Ton)	$0	$0	$0	$0	$0
25330	Surveillance System-Upgrade/Replace	$0	$0	$0	$1,773	$0
25460	Tankless Water Heater- Replace (2017)	$0	$0	$0	$0	$0
25460	Water Heater/Tank - Replace (2023)	$0	$0	$0	$0	$0
	Clubhouse Exteriors					
23390	Clubhouse Siding - Replace	$0	$0	$0	$0	$0
23450	Clubhouse Sliding Doors - Replace	$0	$0	$83,016	$0	$0
23570	Clubhouse: Shingle Roof - Replace	$0	$0	$0	$0	$0
23600	Clubhouse: Metal Roof - Replace	$0	$0	$31,177	$0	$0
23650	Clubhouse Gutters/Downspouts - Replace	$0	$0	$0	$0	$0

	Fiscal Year	2031	2032	2033	2034	2035
27060	Clubhouse Windows - Replace	$0	$0	$55,344	$0	$0
	Clubhouse Interiors					
24010	Interior Surfaces - Repaint	$28,286	$0	$0	$0	$0
24070	Tile Flooring - Replace	$0	$0	$0	$0	$0
24080	Carpeting - Replace	$0	$0	$0	$0	$0
24080	Fitness Carpeting - Replace	$6,956	$0	$0	$0	$0
24150	Fitness Equipment - Replace	$26,084	$0	$0	$0	$0
24180	Sauna - Refurbish/Restore	$0	$0	$0	$0	$0
24220	Furnishings and Décor - Update	$15,071	$0	$0	$0	$0
24240	Kitchens - Remodel	$7,072	$0	$0	$0	$0
24250	Kitchen Appliances - Replace	$0	$0	$0	$0	$0
24280	Bathrooms - Remodel	$16,230	$0	$0	$0	$0
24400	Laundry Machines - Replace	$4,637	$0	$0	$0	$0
27390	Apartments A & B - Remodel	$15,071	$0	$0	$0	$0
27400	Suite 1602 - Remodel	$9,854	$0	$0	$0	$0
	Pool/Spa					
21490	Garage Door - Replace	$0	$0	$12,299	$0	$0
25060	Garage Door Operator - Replace	$0	$0	$0	$0	$0
28020	Pool Fence - Repair/Repaint	$2,203	$0	$0	$0	$0
28030	Pool Fence - Replace	$0	$0	$21,953	$0	$0
28040	Pool Deck Furniture - Replace	$17,389	$0	$0	$0	$0
28050	Deck - Repair - 5%	$0	$0	$0	$1,457	$0
28090	Coping Stones - Repair	$0	$0	$0	$0	$0
28110	Pool - Resurface	$0	$0	$21,031	$0	$0
28130	Acrylic Spas - Replace	$0	$0	$0	$0	$0
28140	Pool Cover - Replace	$4,753	$0	$0	$0	$0
	Pool Mechanical					
28170	Pool Heater - Replace	$20,867	$0	$0	$0	$0
28190	Pool Filter - Replace	$0	$0	$0	$0	$0
28220	Pool Pump - Repair/Replace	$0	$0	$0	$10,134	$0
	Total Expenses	$196,149	$22,448	$910,291	$212,817	$152,006
	Ending Reserve Balance	$1,922,219	$2,502,497	$2,214,209	$2,642,039	$3,155,866

	Fiscal Year	2036	2037	2038	2039	2040
	Starting Reserve Balance	$3,155,866	$3,645,701	$4,336,393	$5,004,008	$5,308,854
	Annual Reserve Funding	$641,048	$660,280	$680,088	$700,491	$721,505
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$50,979	$59,827	$70,008	$77,297	$83,274
	Total Income	$3,847,893	$4,365,808	$5,086,489	$5,781,796	$6,113,633
#	Component					
	Walks & Drives					
21050	Driveway Concrete - Repair - 5%	$6,316	$0	$0	$0	$0
21090	Concrete Walkways - Repair - 5%	$0	$0	$0	$17,843	$0
21190	Asphalt - Seal/Repair (Phase 1 & 2)	$19,890	$0	$0	$0	$22,386
21192	Asphalt - Seal/Repair (Phase 3)	$0	$16,957	$0	$0	$0
21193	Asphalt - Seal/Repair (Phase 4)	$0	$0	$13,331	$0	$0
21200	Asphalt - Resurface (Phase 1 & 2)	$0	$0	$0	$0	$0
21202	Asphalt - Resurface (Phase 3)	$0	$0	$0	$0	$0
21203	Asphalt - Resurface (Phase 4)	$0	$0	$0	$0	$0
	Sites & Grounds					
21100	Site Drainage System - Clean/Repair	$0	$6,921	$0	$7,343	$0
21340	Site Fencing: Split Rail - Replace	$0	$0	$0	$0	$0
21420	Arbor/Trellis - Repair/Replace	$0	$0	$0	$0	$0
21470	Carport Roofs - Replace	$0	$0	$0	$175,049	$0
21480	Carport Gutters/Downspouts - Replace	$0	$0	$0	$0	$12,252
21600	Mailbox Kiosks - Replace	$0	$0	$0	$0	$0
21600	Parcel Boxes - Replace	$0	$0	$0	$0	$0
21610	Sign/Monument - Refurbish/Replace	$0	$0	$0	$0	$0
21611	Entry Address Signs - Replace	$0	$0	$0	$0	$0
21612	Small Signs/Monuments- Refurbish	$0	$0	$0	$0	$0
21670	Bollard Lights - Replace	$0	$0	$0	$0	$0
21710	Trees - Trim/Remove	$5,376	$5,537	$5,703	$5,874	$6,050
	Building Exteriors					
21430	Pergolas - Replace	$0	$0	$0	$0	$0
23020	Ext. Lights - Replace - 10%	$0	$0	$0	$10,427	$0
23150	Concrete Decks - Repair - 5%	$0	$0	$0	$25,479	$0
23160	Balcony Deck - Seal/Repair (2013)	$0	$0	$59,882	$0	$0
23161	Balcony Deck - Seal/Repair (2014)	$0	$0	$0	$61,678	$0
23162	Balcony Deck - Seal/Repair (2015)	$0	$0	$0	$0	$108,906
23163	Balcony Deck - Seal/Repair (2016)	$0	$0	$0	$0	$0
23164	Balcony Deck - Seal/Repair (2017A)	$0	$0	$0	$0	$0
23165	Balcony Deck - Seal/Repair (2017B)	$0	$0	$0	$0	$0
23166	Balcony Deck - Seal/Repair (2024)	$0	$0	$0	$0	$0
23167	Balcony Deck - Seal/Repair	$0	$0	$0	$0	$0
23230	Balcony/Patio Rails - Replace	$0	$0	$0	$0	$0
23380	Fiber Cement Siding - Repaint (Ph 1)	$0	$0	$0	$0	$162,603
23381	Fiber Cement Siding - Repaint (Ph 2)	$0	$0	$0	$0	$0
23382	Fiber Cement Siding - Repaint (Ph 3)	$0	$0	$0	$0	$0
23383	Fiber Cement Siding - Repaint (Ph 4)	$144,471	$0	$0	$0	$0
23390	Fiber Cement Siding - Replace	$0	$0	$0	$0	$0
23570	Roof: Composition Shingle - Replace	$0	$0	$0	$0	$0
23650	Gutters/Downspouts - Replace	$0	$0	$0	$0	$0
	Mechanicals					
22040	ATV - Replace	$0	$0	$0	$0	$0
24190	Sauna Heater - Replace	$0	$0	$0	$0	$0
25010	Entry Access System - Replace	$0	$0	$0	$0	$0
25170	Dehumidifier System - Replace	$0	$0	$0	$0	$0
25180	Furnaces - Replace (70K BTU)	$0	$0	$0	$0	$0
25181	Furnace - Replace (90K BTU)	$0	$0	$0	$0	$0
25190	Condenser - Replace (2 Ton)	$0	$0	$0	$0	$0
25191	Condenser - Replace (2.5 Ton)	$0	$0	$0	$0	$0
25192	Condenser - Replace (4 Ton)	$0	$0	$0	$0	$0
25330	Surveillance System-Upgrade/Replace	$0	$0	$0	$0	$0
25460	Tankless Water Heater- Replace (2017)	$0	$0	$0	$0	$0
25460	Water Heater/Tank - Replace (2023)	$0	$0	$3,564	$0	$0
	Clubhouse Exteriors					
23390	Clubhouse Siding - Replace	$0	$0	$0	$0	$0
23450	Clubhouse Sliding Doors - Replace	$0	$0	$0	$0	$0
23570	Clubhouse: Shingle Roof - Replace	$0	$0	$0	$70,490	$0
23600	Clubhouse: Metal Roof - Replace	$0	$0	$0	$0	$0
23650	Clubhouse Gutters/Downspouts - Replace	$0	$0	$0	$0	$0

	Fiscal Year	2036	2037	2038	2039	2040
27060	Clubhouse Windows - Replace	$0	$0	$0	$0	$0
	Clubhouse Interiors					
24010	Interior Surfaces - Repaint	$0	$0	$0	$0	$0
24070	Tile Flooring - Replace	$0	$0	$0	$0	$0
24080	Carpeting - Replace	$11,222	$0	$0	$0	$0
24080	Fitness Carpeting - Replace	$0	$0	$0	$0	$0
24150	Fitness Equipment - Replace	$0	$0	$0	$0	$0
24180	Sauna - Refurbish/Restore	$0	$0	$0	$0	$0
24220	Furnishings and Décor - Update	$0	$0	$0	$0	$0
24240	Kitchens - Remodel	$0	$0	$0	$0	$0
24250	Kitchen Appliances - Replace	$6,316	$0	$0	$0	$0
24280	Bathrooms - Remodel	$0	$0	$0	$0	$0
24400	Laundry Machines - Replace	$0	$0	$0	$0	$0
27390	Apartments A & B - Remodel	$0	$0	$0	$0	$0
27400	Suite 1602 - Remodel	$0	$0	$0	$0	$0
	Pool/Spa					
21490	Garage Door - Replace	$0	$0	$0	$0	$0
25060	Garage Door Operator - Replace	$6,048	$0	$0	$0	$0
28020	Pool Fence - Repair/Repaint	$2,553	$0	$0	$0	$0
28030	Pool Fence - Replace	$0	$0	$0	$0	$0
28040	Pool Deck Furniture - Replace	$0	$0	$0	$0	$0
28050	Deck - Repair - 5%	$0	$0	$0	$1,689	$0
28090	Coping Stones - Repair	$0	$0	$0	$0	$0
28110	Pool - Resurface	$0	$0	$0	$0	$0
28130	Acrylic Spas - Replace	$0	$0	$0	$79,301	$0
28140	Pool Cover - Replace	$0	$0	$0	$6,021	$0
	Pool Mechanical					
28170	Pool Heater - Replace	$0	$0	$0	$0	$0
28190	Pool Filter - Replace	$0	$0	$0	$0	$0
28220	Pool Pump - Repair/Replace	$0	$0	$0	$11,748	$0
	Total Expenses	$202,192	$29,415	$82,480	$472,941	$312,199
	Ending Reserve Balance	$3,645,701	$4,336,393	$5,004,008	$5,308,854	$5,801,435

	Fiscal Year	2041	2042	2043	2044	2045
	Starting Reserve Balance	$5,801,435	$6,107,485	$6,746,459	$7,373,267	$4,752,259
	Annual Reserve Funding	$743,150	$765,445	$788,408	$812,061	$836,422
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$89,259	$96,343	$105,830	$90,883	$77,811
	Total Income	$6,633,845	$6,969,273	$7,640,698	$8,276,210	$5,666,492
#	Component					
	Walks & Drives					
21050	Driveway Concrete - Repair - 5%	$7,322	$0	$0	$0	$0
21090	Concrete Walkways - Repair - 5%	$0	$0	$0	$20,685	$0
21190	Asphalt - Seal/Repair (Phase 1 & 2)	$0	$0	$0	$25,196	$0
21192	Asphalt - Seal/Repair (Phase 3)	$19,085	$0	$0	$0	$21,480
21193	Asphalt - Seal/Repair (Phase 4)	$0	$15,004	$0	$0	$0
21200	Asphalt - Resurface (Phase 1 & 2)	$0	$0	$0	$0	$0
21202	Asphalt - Resurface (Phase 3)	$0	$0	$0	$0	$0
21203	Asphalt - Resurface (Phase 4)	$0	$0	$0	$0	$0
	Sites & Grounds					
21100	Site Drainage System - Clean/Repair	$7,790	$0	$8,264	$0	$8,768
21340	Site Fencing: Split Rail - Replace	$0	$0	$0	$0	$0
21420	Arbor/Trellis - Repair/Replace	$0	$0	$0	$0	$0
21470	Carport Roofs - Replace	$0	$0	$0	$0	$0
21480	Carport Gutters/Downspouts - Replace	$0	$0	$0	$0	$0
21600	Mailbox Kiosks - Replace	$0	$0	$0	$0	$0
21600	Parcel Boxes - Replace	$0	$0	$0	$0	$0
21610	Sign/Monument - Refurbish/Replace	$0	$0	$0	$0	$0
21611	Entry Address Signs - Replace	$0	$0	$0	$0	$0
21612	Small Signs/Monuments- Refurbish	$0	$0	$0	$0	$0
21670	Bollard Lights - Replace	$0	$0	$0	$0	$0
21710	Trees - Trim/Remove	$6,232	$6,419	$6,611	$6,810	$7,014
	Building Exteriors					
21430	Pergolas - Replace	$0	$0	$0	$0	$0
23020	Ext. Lights - Replace - 10%	$0	$0	$0	$12,087	$0
23150	Concrete Decks - Repair - 5%	$0	$0	$0	$29,537	$0
23160	Balcony Deck - Seal/Repair (2013)	$0	$0	$0	$0	$0
23161	Balcony Deck - Seal/Repair (2014)	$0	$0	$0	$0	$0
23162	Balcony Deck - Seal/Repair (2015)	$0	$0	$0	$0	$0
23163	Balcony Deck - Seal/Repair (2016)	$112,174	$0	$0	$0	$0
23164	Balcony Deck - Seal/Repair (2017A)	$0	$28,885	$0	$0	$0
23165	Balcony Deck - Seal/Repair (2017B)	$0	$0	$0	$91,931	$0
23166	Balcony Deck - Seal/Repair (2024)	$0	$0	$0	$0	$0
23167	Balcony Deck - Seal/Repair	$0	$0	$0	$0	$0
23230	Balcony/Patio Rails - Replace	$0	$0	$0	$0	$0
23380	Fiber Cement Siding - Repaint (Ph 1)	$0	$0	$0	$0	$0
23381	Fiber Cement Siding - Repaint (Ph 2)	$167,481	$0	$0	$0	$0
23382	Fiber Cement Siding - Repaint (Ph 3)	$0	$172,506	$0	$0	$0
23383	Fiber Cement Siding - Repaint (Ph 4)	$0	$0	$177,681	$0	$0
23390	Fiber Cement Siding - Replace	$0	$0	$0	$0	$0
23570	Roof: Composition Shingle - Replace	$0	$0	$0	$3,319,744	$0
23650	Gutters/Downspouts - Replace	$0	$0	$0	$0	$0
	Mechanicals					
22040	ATV - Replace	$0	$0	$11,570	$0	$0
24190	Sauna Heater - Replace	$0	$0	$0	$0	$0
25010	Entry Access System - Replace	$0	$0	$8,264	$0	$0
25170	Dehumidifier System - Replace	$0	$0	$0	$0	$0
25180	Furnaces - Replace (70K BTU)	$0	$0	$0	$0	$0
25181	Furnace - Replace (90K BTU)	$0	$0	$0	$0	$0
25190	Condenser - Replace (2 Ton)	$0	$0	$0	$0	$0
25191	Condenser - Replace (2.5 Ton)	$0	$0	$0	$0	$0
25192	Condenser - Replace (4 Ton)	$0	$0	$0	$0	$0
25330	Surveillance System-Upgrade/Replace	$0	$0	$0	$2,383	$0
25460	Tankless Water Heater- Replace (2017)	$10,906	$0	$0	$0	$0
25460	Water Heater/Tank - Replace (2023)	$0	$0	$0	$0	$0
	Clubhouse Exteriors					
23390	Clubhouse Siding - Replace	$0	$0	$0	$0	$0
23450	Clubhouse Sliding Doors - Replace	$0	$0	$0	$0	$0
23570	Clubhouse: Shingle Roof - Replace	$0	$0	$0	$0	$0
23600	Clubhouse: Metal Roof - Replace	$0	$0	$0	$0	$0
23650	Clubhouse Gutters/Downspouts - Replace	$0	$0	$0	$0	$0

	Fiscal Year	2041	2042	2043	2044	2045
27060	Clubhouse Windows - Replace	$0	$0	$0	$0	$0
	Clubhouse Interiors					
24010	Interior Surfaces - Repaint	$38,014	$0	$0	$0	$0
24070	Tile Flooring - Replace	$0	$0	$25,289	$0	$0
24080	Carpeting - Replace	$0	$0	$0	$0	$0
24080	Fitness Carpeting - Replace	$9,348	$0	$0	$0	$0
24150	Fitness Equipment - Replace	$35,054	$0	$0	$0	$0
24180	Sauna - Refurbish/Restore	$0	$0	$0	$0	$0
24220	Furnishings and Décor - Update	$20,254	$0	$0	$0	$0
24240	Kitchens - Remodel	$0	$0	$0	$0	$0
24250	Kitchen Appliances - Replace	$0	$0	$0	$0	$0
24280	Bathrooms - Remodel	$0	$0	$0	$0	$0
24400	Laundry Machines - Replace	$6,232	$0	$0	$0	$0
27390	Apartments A & B - Remodel	$20,254	$0	$0	$0	$0
27400	Suite 1602 - Remodel	$13,243	$0	$0	$0	$0
	Pool/Spa					
21490	Garage Door - Replace	$0	$0	$0	$0	$0
25060	Garage Door Operator - Replace	$0	$0	$0	$0	$0
28020	Pool Fence - Repair/Repaint	$2,960	$0	$0	$0	$0
28030	Pool Fence - Replace	$0	$0	$0	$0	$0
28040	Pool Deck Furniture - Replace	$23,370	$0	$0	$0	$0
28050	Deck - Repair - 5%	$0	$0	$0	$1,958	$0
28090	Coping Stones - Repair	$0	$0	$0	$0	$0
28110	Pool - Resurface	$26,641	$0	$0	$0	$0
28130	Acrylic Spas - Replace	$0	$0	$0	$0	$0
28140	Pool Cover - Replace	$0	$0	$0	$0	$0
	Pool Mechanical					
28170	Pool Heater - Replace	$0	$0	$29,751	$0	$0
28190	Pool Filter - Replace	$0	$0	$0	$0	$0
28220	Pool Pump - Repair/Replace	$0	$0	$0	$13,619	$0
	Total Expenses	$526,359	$222,813	$267,431	$3,523,951	$37,262
	Ending Reserve Balance	$6,107,485	$6,746,459	$7,373,267	$4,752,259	$5,629,230

	Fiscal Year	2046	2047	2048	2049	2050
	Starting Reserve Balance	$5,629,230	$6,357,989	$7,122,033	$7,883,486	$8,218,505
	Annual Reserve Funding	$861,515	$887,361	$913,981	$941,401	$969,643
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$89,846	$101,035	$112,469	$120,687	$127,794
	Total Income	$6,580,592	$7,346,384	$8,148,483	$8,945,574	$9,315,941
#	Component					
	Walks & Drives					
21050	Driveway Concrete - Repair - 5%	$8,489	$0	$0	$0	$0
21090	Concrete Walkways - Repair - 5%	$0	$0	$0	$23,979	$0
21190	Asphalt - Seal/Repair (Phase 1 & 2)	$0	$0	$28,358	$0	$0
21192	Asphalt - Seal/Repair (Phase 3)	$0	$0	$0	$24,176	$0
21193	Asphalt - Seal/Repair (Phase 4)	$16,887	$0	$0	$0	$19,007
21200	Asphalt - Resurface (Phase 1 & 2)	$0	$0	$0	$301,564	$0
21202	Asphalt - Resurface (Phase 3)	$0	$0	$0	$0	$213,037
21203	Asphalt - Resurface (Phase 4)	$0	$0	$0	$0	$0
	Sites & Grounds					
21100	Site Drainage System - Clean/Repair	$0	$9,301	$0	$9,868	$0
21340	Site Fencing: Split Rail - Replace	$0	$0	$0	$0	$0
21420	Arbor/Trellis - Repair/Replace	$0	$0	$0	$0	$0
21470	Carport Roofs - Replace	$0	$0	$0	$0	$0
21480	Carport Gutters/Downspouts - Replace	$0	$0	$0	$0	$0
21600	Mailbox Kiosks - Replace	$0	$0	$0	$0	$0
21600	Parcel Boxes - Replace	$0	$0	$0	$0	$0
21610	Sign/Monument - Refurbish/Replace	$0	$0	$0	$0	$0
21611	Entry Address Signs - Replace	$0	$0	$0	$0	$0
21612	Small Signs/Monuments- Refurbish	$0	$0	$0	$0	$0
21670	Bollard Lights - Replace	$51,474	$0	$0	$0	$0
21710	Trees - Trim/Remove	$7,224	$7,441	$7,664	$7,894	$8,131
	Building Exteriors					
21430	Pergolas - Replace	$0	$0	$0	$0	$0
23020	Ext. Lights - Replace - 10%	$0	$0	$0	$14,012	$0
23150	Concrete Decks - Repair - 5%	$0	$0	$0	$34,242	$0
23160	Balcony Deck - Seal/Repair (2013)	$0	$0	$0	$0	$0
23161	Balcony Deck - Seal/Repair (2014)	$0	$0	$0	$0	$0
23162	Balcony Deck - Seal/Repair (2015)	$0	$0	$0	$0	$0
23163	Balcony Deck - Seal/Repair (2016)	$0	$0	$0	$0	$0
23164	Balcony Deck - Seal/Repair (2017A)	$0	$0	$0	$0	$0
23165	Balcony Deck - Seal/Repair (2017B)	$0	$0	$0	$0	$0
23166	Balcony Deck - Seal/Repair (2024)	$0	$0	$0	$47,366	$0
23167	Balcony Deck - Seal/Repair	$0	$0	$0	$0	$0
23230	Balcony/Patio Rails - Replace	$0	$0	$0	$0	$0
23380	Fiber Cement Siding - Repaint (Ph 1)	$0	$199,982	$0	$0	$0
23381	Fiber Cement Siding - Repaint (Ph 2)	$0	$0	$205,981	$0	$0
23382	Fiber Cement Siding - Repaint (Ph 3)	$0	$0	$0	$212,161	$0
23383	Fiber Cement Siding - Repaint (Ph 4)	$0	$0	$0	$0	$218,525
23390	Fiber Cement Siding - Replace	$0	$0	$0	$0	$0
23570	Roof: Composition Shingle - Replace	$0	$0	$0	$0	$0
23650	Gutters/Downspouts - Replace	$0	$0	$0	$0	$0
	Mechanicals					
22040	ATV - Replace	$0	$0	$0	$0	$0
24190	Sauna Heater - Replace	$0	$0	$14,371	$0	$0
25010	Entry Access System - Replace	$0	$0	$0	$0	$0
25170	Dehumidifier System - Replace	$15,352	$0	$0	$0	$0
25180	Furnaces - Replace (70K BTU)	$21,673	$0	$0	$0	$0
25181	Furnace - Replace (90K BTU)	$13,546	$0	$0	$0	$0
25190	Condenser - Replace (2 Ton)	$9,482	$0	$0	$0	$0
25191	Condenser - Replace (2.5 Ton)	$10,837	$0	$0	$0	$0
25192	Condenser - Replace (4 Ton)	$23,479	$0	$0	$0	$0
25330	Surveillance System-Upgrade/Replace	$0	$0	$0	$0	$0
25460	Tankless Water Heater- Replace (2017)	$0	$0	$0	$0	$0
25460	Water Heater/Tank - Replace (2023)	$0	$0	$0	$0	$0
	Clubhouse Exteriors					
23390	Clubhouse Siding - Replace	$0	$0	$0	$0	$0
23450	Clubhouse Sliding Doors - Replace	$0	$0	$0	$0	$0
23570	Clubhouse: Shingle Roof - Replace	$0	$0	$0	$0	$0
23600	Clubhouse: Metal Roof - Replace	$0	$0	$0	$0	$0
23650	Clubhouse Gutters/Downspouts - Replace	$0	$0	$0	$0	$0

	Fiscal Year	2046	2047	2048	2049	2050
27060	Clubhouse Windows - Replace	$0	$0	$0	$0	$0
	Clubhouse Interiors					
24010	Interior Surfaces - Repaint	$0	$0	$0	$0	$0
24070	Tile Flooring - Replace	$0	$0	$0	$0	$0
24080	Carpeting - Replace	$15,081	$0	$0	$0	$0
24080	Fitness Carpeting - Replace	$0	$0	$0	$0	$0
24150	Fitness Equipment - Replace	$0	$0	$0	$0	$0
24180	Sauna - Refurbish/Restore	$0	$0	$0	$0	$0
24220	Furnishings and Décor - Update	$0	$0	$0	$0	$0
24240	Kitchens - Remodel	$11,017	$0	$0	$0	$0
24250	Kitchen Appliances - Replace	$8,489	$0	$0	$0	$0
24280	Bathrooms - Remodel	$0	$0	$0	$0	$0
24400	Laundry Machines - Replace	$0	$0	$0	$0	$0
27390	Apartments A & B - Remodel	$0	$0	$0	$0	$0
27400	Suite 1602 - Remodel	$0	$0	$0	$0	$0
	Pool/Spa					
21490	Garage Door - Replace	$0	$0	$0	$0	$0
25060	Garage Door Operator - Replace	$0	$0	$8,622	$0	$0
28020	Pool Fence - Repair/Repaint	$3,432	$0	$0	$0	$0
28030	Pool Fence - Replace	$0	$0	$0	$0	$0
28040	Pool Deck Furniture - Replace	$0	$0	$0	$0	$0
28050	Deck - Repair - 5%	$0	$0	$0	$2,270	$0
28090	Coping Stones - Repair	$0	$0	$0	$0	$25,613
28110	Pool - Resurface	$0	$0	$0	$33,748	$0
28130	Acrylic Spas - Replace	$0	$0	$0	$0	$0
28140	Pool Cover - Replace	$0	$7,627	$0	$0	$0
	Pool Mechanical					
28170	Pool Heater - Replace	$0	$0	$0	$0	$0
28190	Pool Filter - Replace	$6,141	$0	$0	$0	$0
28220	Pool Pump - Repair/Replace	$0	$0	$0	$15,789	$0
	Total Expenses	$222,603	$224,352	$264,997	$727,069	$484,313
	Ending Reserve Balance	$6,357,989	$7,122,033	$7,883,486	$8,218,505	$8,831,628

	Fiscal Year	2051	2052	2053	2054	2055
	Starting Reserve Balance	$8,831,628	$8,618,622	$9,744,407	$4,854,820	$5,515,972
	Annual Reserve Funding	$998,732	$1,028,694	$1,059,555	$1,091,342	$1,124,082
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$130,793	$137,634	$109,424	$77,731	$89,093
	Total Income	$9,961,153	$9,784,951	$10,913,385	$6,023,892	$6,729,147
#	Component					
	Walks & Drives					
21050	Driveway Concrete - Repair - 5%	$9,841	$0	$0	$0	$0
21090	Concrete Walkways - Repair - 5%	$0	$0	$0	$27,798	$0
21190	Asphalt - Seal/Repair (Phase 1 & 2)	$0	$31,918	$0	$0	$0
21192	Asphalt - Seal/Repair (Phase 3)	$0	$0	$27,211	$0	$0
21193	Asphalt - Seal/Repair (Phase 4)	$0	$0	$0	$21,392	$0
21200	Asphalt - Resurface (Phase 1 & 2)	$0	$0	$0	$0	$0
21202	Asphalt - Resurface (Phase 3)	$0	$0	$0	$0	$0
21203	Asphalt - Resurface (Phase 4)	$178,390	$0	$0	$0	$0
	Sites & Grounds					
21100	Site Drainage System - Clean/Repair	$10,469	$0	$11,106	$0	$11,783
21340	Site Fencing: Split Rail - Replace	$0	$0	$38,873	$0	$0
21420	Arbor/Trellis - Repair/Replace	$0	$0	$0	$0	$0
21470	Carport Roofs - Replace	$0	$0	$0	$0	$0
21480	Carport Gutters/Downspouts - Replace	$0	$0	$0	$0	$0
21600	Mailbox Kiosks - Replace	$0	$0	$0	$0	$0
21600	Parcel Boxes - Replace	$0	$0	$33,319	$0	$0
21610	Sign/Monument - Refurbish/Replace	$0	$0	$0	$0	$0
21611	Entry Address Signs - Replace	$0	$0	$0	$0	$0
21612	Small Signs/Monuments- Refurbish	$0	$0	$0	$0	$0
21670	Bollard Lights - Replace	$0	$0	$0	$0	$0
21710	Trees - Trim/Remove	$8,375	$8,626	$8,885	$9,152	$9,426
	Building Exteriors					
21430	Pergolas - Replace	$0	$0	$0	$0	$0
23020	Ext. Lights - Replace - 10%	$0	$0	$0	$16,244	$0
23150	Concrete Decks - Repair - 5%	$0	$0	$0	$39,696	$0
23160	Balcony Deck - Seal/Repair (2013)	$0	$0	$0	$0	$0
23161	Balcony Deck - Seal/Repair (2014)	$0	$0	$0	$0	$0
23162	Balcony Deck - Seal/Repair (2015)	$0	$0	$0	$0	$0
23163	Balcony Deck - Seal/Repair (2016)	$0	$0	$0	$0	$0
23164	Balcony Deck - Seal/Repair (2017A)	$0	$0	$0	$0	$0
23165	Balcony Deck - Seal/Repair (2017B)	$0	$0	$0	$0	$0
23166	Balcony Deck - Seal/Repair (2024)	$0	$0	$0	$0	$0
23167	Balcony Deck - Seal/Repair	$879,387	$0	$0	$0	$0
23230	Balcony/Patio Rails - Replace	$0	$0	$0	$0	$0
23380	Fiber Cement Siding - Repaint (Ph 1)	$0	$0	$0	$245,952	$0
23381	Fiber Cement Siding - Repaint (Ph 2)	$0	$0	$0	$0	$253,331
23382	Fiber Cement Siding - Repaint (Ph 3)	$0	$0	$0	$0	$0
23383	Fiber Cement Siding - Repaint (Ph 4)	$0	$0	$0	$0	$0
23390	Fiber Cement Siding - Replace	$0	$0	$5,348,864	$0	$0
23570	Roof: Composition Shingle - Replace	$0	$0	$0	$0	$0
23650	Gutters/Downspouts - Replace	$0	$0	$333,860	$0	$0
	Mechanicals					
22040	ATV - Replace	$0	$0	$0	$0	$0
24190	Sauna Heater - Replace	$0	$0	$0	$0	$0
25010	Entry Access System - Replace	$0	$0	$0	$0	$11,783
25170	Dehumidifier System - Replace	$0	$0	$0	$0	$0
25180	Furnaces - Replace (70K BTU)	$0	$0	$0	$0	$0
25181	Furnace - Replace (90K BTU)	$0	$0	$0	$0	$0
25190	Condenser - Replace (2 Ton)	$0	$0	$0	$0	$0
25191	Condenser - Replace (2.5 Ton)	$0	$0	$0	$0	$0
25192	Condenser - Replace (4 Ton)	$0	$0	$0	$0	$0
25330	Surveillance System-Upgrade/Replace	$0	$0	$0	$3,203	$0
25460	Tankless Water Heater- Replace (2017)	$0	$0	$15,549	$0	$0
25460	Water Heater/Tank - Replace (2023)	$0	$0	$5,553	$0	$0
	Clubhouse Exteriors					
23390	Clubhouse Siding - Replace	$0	$0	$223,906	$0	$0
23450	Clubhouse Sliding Doors - Replace	$0	$0	$0	$0	$0
23570	Clubhouse: Shingle Roof - Replace	$0	$0	$0	$0	$0
23600	Clubhouse: Metal Roof - Replace	$0	$0	$0	$0	$0
23650	Clubhouse Gutters/Downspouts - Replace	$0	$0	$11,440	$0	$0

	Fiscal Year	2051	2052	2053	2054	2055
27060	Clubhouse Windows - Replace	$0	$0	$0	$0	$0
	Clubhouse Interiors					
24010	Interior Surfaces - Repaint	$51,088	$0	$0	$0	$0
24070	Tile Flooring - Replace	$0	$0	$0	$0	$0
24080	Carpeting - Replace	$0	$0	$0	$0	$0
24080	Fitness Carpeting - Replace	$12,563	$0	$0	$0	$0
24150	Fitness Equipment - Replace	$47,110	$0	$0	$0	$0
24180	Sauna - Refurbish/Restore	$0	$0	$0	$0	$20,031
24220	Furnishings and Décor - Update	$27,219	$0	$0	$0	$0
24240	Kitchens - Remodel	$0	$0	$0	$0	$0
24250	Kitchen Appliances - Replace	$0	$0	$0	$0	$0
24280	Bathrooms - Remodel	$29,313	$0	$0	$0	$0
24400	Laundry Machines - Replace	$8,375	$0	$0	$0	$0
27390	Apartments A & B - Remodel	$27,219	$0	$0	$0	$0
27400	Suite 1602 - Remodel	$17,797	$0	$0	$0	$0
	Pool/Spa					
21490	Garage Door - Replace	$0	$0	$0	$0	$0
25060	Garage Door Operator - Replace	$0	$0	$0	$0	$0
28020	Pool Fence - Repair/Repaint	$3,978	$0	$0	$0	$0
28030	Pool Fence - Replace	$0	$0	$0	$0	$0
28040	Pool Deck Furniture - Replace	$31,407	$0	$0	$0	$0
28050	Deck - Repair - 5%	$0	$0	$0	$2,631	$0
28090	Coping Stones - Repair	$0	$0	$0	$0	$0
28110	Pool - Resurface	$0	$0	$0	$0	$0
28130	Acrylic Spas - Replace	$0	$0	$0	$123,548	$0
28140	Pool Cover - Replace	$0	$0	$0	$0	$9,662
	Pool Mechanical					
28170	Pool Heater - Replace	$0	$0	$0	$0	$42,418
28190	Pool Filter - Replace	$0	$0	$0	$0	$0
28220	Pool Pump - Repair/Replace	$0	$0	$0	$18,303	$0
	Total Expenses	$1,342,530	$40,544	$6,058,566	$507,920	$358,434
	Ending Reserve Balance	$8,618,622	$9,744,407	$4,854,820	$5,515,972	$6,370,713

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. Bryan Farley, R.S., president of the Colorado LLC, is a credentialed Reserve Specialist (#260). 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.

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

- Client's obligation to maintain/replace existing elements.

- Schedule/need for projects can be reasonably anticipated. A component must have a “reasonably anticipated” limited useful life (this includes a component with an estimated life of greater than 30 years). The useful life limit does not have to be due to physical deterioration but may reach the end of its useful life due to esthetics (out of style), economic obsolescence (no longer energy efficient), or other reasons.

- The total cost for the project is material to the association, can be reasonably estimated, and includes direct/related costs. The next occurrence of the expense must be above a minimum threshold, reasonably estimated, and include all related costs. Material to the association because typically an expense less than ~1%-.5% of the total annual budget is best categorized by expensing the cost to the operating account. Reasonable estimated because unsupported “guesses” are inappropriate (it is random or unknowable), estimating what the expense will be can be valid if the estimate is provided by a qualified outside expert, based on the association’s history (i.e., historical frequency or patterns of repairs), manufacture recommendations, etc.

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

Walks & Drives

Comp #: 21050 Driveway Concrete - Repair - 5% **Quantity: 5% of ~31400 GSF**
Location: Common Areas
Funded?: Yes.
History:
Comments: Minor cracking seen on the driveway surfaces. Concrete maintenance should be minimal and typically consists of pressure washing, crack repairs, and replacement of small sections as needed. Exposure to sunlight, weather, and frequent vehicle traffic can lead to larger, more frequent repairs, especially for older properties. Inspect all areas periodically to identify trip hazards or other safety issues. Repairs are frequently considered an Operating budget line item, but if a pattern of larger repairs develops, Reserve funding may be required.

Useful Life:
5 years

Remaining Life:
0 years

Best Case: $ 4,000 Worst Case: $ 5,400

Cost Source: Allowance

Comp #: 21080 Concrete Swales/Pans - Repair - 5% **Quantity: 5% of ~ 460 GSF**
Location: Common areas
Funded?: No. Handle as an Operational Expense.
History:
Comments: Swales are repaired as needed on a case by case basis. No Reserve funding needed.

Useful Life:

Remaining Life:

Best Case: Worst Case:

Cost Source:

Comp #: 21090 Concrete Walkways - Repair - 5% **Quantity: 5% of ~ 13900 GSF**

Location: Common areas

Funded?: Yes.

History:

Comments: Concrete sidewalks determined to be in fair condition typically exhibit minor changes in slope and a moderate percentage of cracking and surface wear. Trip hazards may be increasing in frequency and severity and should be closely monitored to prevent further risks. The Rocky Mountain Region is home to expansive soils. One of the causes of concrete damage in this type of climate is soil moisture. Expansive soils tend to swell in size when wet and contract as they dry out. As the soil expands and contracts it can create enough force to cause major damage to sidewalks. Repair any trip and fall hazards immediately to ensure safety. As routine maintenance, inspect regularly, pressure wash for appearance and repair promptly as needed to prevent water penetrating into the base and causing further damage. In our experience, larger repair/replacement expenses emerge as the community ages. Although difficult to predict timing, cost and scope, we suggest a rotating funding allowance to supplement the operating/maintenance budget for periodic larger repairs. Adjust as conditions, actual expense patterns dictate within future reserve study updates.

Useful Life:
5 years

Remaining Life:
3 years

Best Case: $ 10,400 Worst Case: $ 13,900

Cost Source: Allowance

Comp #: 21190 Asphalt - Seal/Repair (Phase 1 & 2) **Quantity: ~ 45400 GSF**

Location: Common Areas

Funded?: Yes.

History: Resurfaced in 2024, per the client

Comments: Asphalt seal was observed to be in good condition with no major issues noted at the time of the inspection. Regular cycles of seal coating (along with any needed repair) has proven to be the best program in our opinion for the long term care of lower traffic asphalt areas such as these. The primary reason to seal coat asphalt pavement is to protect the pavement from the deteriorating effects of sun and water. When asphalt pavement is exposed, the asphalt oxidizes, or hardens which causes the pavement to become more brittle. As a result, the pavement will be more likely to crack because it is unable to bend and flex when subjected to traffic and temperature changes. A seal coat combats this situation by providing a waterproof membrane, which not only slows down the oxidation process but also helps the pavement to shed water, preventing it from entering the base material. Seal coat also provides uniform appearance, concealing the inevitable patching and repairs which accumulate over time. Seal coat ultimately extends useful life of asphalt, postponing the asphalt resurfacing, which can be one of the larger cost items in this study (see component #21200 for asphalt resurfacing costs). Repair asphalt before seal coating. Surface preparation and dry weather, during and following application, is key to lasting performance. The ideal conditions are a warm, sunny day with low humidity. Rain can cause major problems when seal coating and should never be done when showers are threatening. Incorporate any striping and curb repair into this project. Fill cracks and clean oil stains promptly in between cycles as routine maintenance. Prior to a seal coat application, the areas will be cleaned with push blowers and wire brooms.Be aware that sealcoat will not adhere to heavily saturated oil spots. Vendors typically recommend infrared patching on areas with saturated oil spots to ensure adherence of sealcoat.

Useful Life:
4 years

Remaining Life:
2 years

Best Case: $ 11,400 Worst Case: $ 18,200

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 21192 Asphalt - Seal/Repair (Phase 3) **Quantity: ~ 37700 GSF**

Location: Common Areas

Funded?: Yes.

History: Per the client, the asphalt will be resurfaced in ~2025.

Comments: Asphalt seal was observed to be in poor condition at the time of the inspection. The seal appeared to be weathered and faded. Exposed aggregate and a gravely texture was noted. Plan to seal the asphalt soon. Regular cycles of seal coating (along with any needed repair) has proven to be the best program in our opinion for the long term care of lower traffic asphalt areas such as these. The primary reason to seal coat asphalt pavement is to protect the pavement from the deteriorating effects of sun and water. When asphalt pavement is exposed, the asphalt oxidizes, or hardens which causes the pavement to become more brittle. As a result, the pavement will be more likely to crack because it is unable to bend and flex when subjected to traffic and temperature changes. A seal coat combats this situation by providing a waterproof membrane, which not only slows down the oxidation process but also helps the pavement to shed water, preventing it from entering the base material. Seal coat also provides uniform appearance, concealing the inevitable patching and repairs which accumulate over time. Seal coat ultimately extends useful life of asphalt, postponing the asphalt resurfacing, which can be one of the larger cost items in this study (see component #21200 for asphalt resurfacing costs). Repair asphalt before seal coating. Surface preparation and dry weather, during and following application, is key to lasting performance. The ideal conditions are a warm, sunny day with low humidity. Rain can cause major problems when seal coating and should never be done when showers are threatening. Incorporate any striping and curb repair into this project. Fill cracks and clean oil stains promptly in between cycles as routine maintenance. Prior to a seal coat application, the areas will be cleaned with push blowers and wire brooms.Be aware that sealcoat will not adhere to heavily saturated oil spots. Vendors typically recommend infrared patching on areas with saturated oil spots to ensure adherence of sealcoat.

Useful Life:
4 years

Remaining Life:
3 years

Best Case: $ 9,400 Worst Case: $ 15,100

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 21193 Asphalt - Seal/Repair (Phase 4) **Quantity: ~ 29700 GSF**

Location: Common Areas

Funded?: Yes.

History: Per the client, this project will be completed in ~2026.

Comments: Asphalt seal was observed to be in poor condition at the time of the inspection. The seal appeared to be weathered and faded. Exposed aggregate and a gravely texture was noted. Plan to seal the asphalt soon. Regular cycles of seal coating (along with any needed repair) has proven to be the best program in our opinion for the long term care of lower traffic asphalt areas such as these. The primary reason to seal coat asphalt pavement is to protect the pavement from the deteriorating effects of sun and water. When asphalt pavement is exposed, the asphalt oxidizes, or hardens which causes the pavement to become more brittle. As a result, the pavement will be more likely to crack because it is unable to bend and flex when subjected to traffic and temperature changes. A seal coat combats this situation by providing a waterproof membrane, which not only slows down the oxidation process but also helps the pavement to shed water, preventing it from entering the base material. Seal coat also provides uniform appearance, concealing the inevitable patching and repairs which accumulate over time. Seal coat ultimately extends useful life of asphalt, postponing the asphalt resurfacing, which can be one of the larger cost items in this study (see component #21200 for asphalt resurfacing costs). Repair asphalt before seal coating. Surface preparation and dry weather, during and following application, is key to lasting performance. The ideal conditions are a warm, sunny day with low humidity. Rain can cause major problems when seal coating and should never be done when showers are threatening. Incorporate any striping and curb repair into this project. Fill cracks and clean oil stains promptly in between cycles as routine maintenance. Prior to a seal coat application, the areas will be cleaned with push blowers and wire brooms.Be aware that sealcoat will not adhere to heavily saturated oil spots. Vendors typically recommend infrared patching on areas with saturated oil spots to ensure adherence of sealcoat.

Useful Life:
4 years

Remaining Life:
0 years

Best Case: $ 7,500 Worst Case: $ 11,200

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 21200 Asphalt - Resurface (Phase 1 & 2) **Quantity: ~ 45400 GSF**

Location: Common Areas

Funded?: Yes.

History: Resurfaced in 2024, per the client

Comments: Asphalt pavement determined to be in good condition typically exhibits a consistent appearance with uniform coloring and relatively smooth texture with only light to moderate signs of wear or age. If present, cracking and raveling or other signs of wear are sporadic in nature, and asphalt is still up to aesthetic standards for the development. No unusual signs of wear considering the age of the asphalt surface. Useful life below assumes regular seal coating and repairs. The lack of seal coating and repairs can greatly decrease the asphalt's useful life. Resurfacing is typically one of the larger expense items in a Reserve Study. When need to resurface is apparent within a couple of years, consult with geotechnical engineer for recommendations, specifications / scope of work and project oversight. As routine maintenance, keep surfaces clean and free of debris, ensure that drains are free flowing, repair cracks, and clean oil stains promptly. Assuming proactive maintenance, plan to resurface at roughly the time frame below. If regular maintenance and sealing is deferred, client may need more extensive repair and replacement projects. Funding below assumes that asphalt has adequate subgrade as well as asphalt fill depth. If fill depth is less than 2", client may need to consider a remove and replacement project which can increase costs by 50%, or more. Further resources: Pavement Surface Condition Field Rating Manual for Asphalt Pavement. http://co-asphalt.com/resources/maintenance-and-preservation/

Useful Life:
25 years

Remaining Life:
23 years

Best Case: $ 122,000 Worst Case: $ 183,600

Cost Source: Estimate Provided by Client

Comp #: 21202 Asphalt - Resurface (Phase 3) **Quantity: ~ 37700 GSF**

Location: Common Areas

Funded?: Yes.

History: Per the client, this project will be completed in ~2025.

Comments: Asphalt seal was observed to be in poor condition at the time of the inspection. The seal appeared to be weathered and faded. Exposed aggregate and a gravely texture was noted. Plan to seal the asphalt soon. Regular cycles of seal coating (along with any needed repair) has proven to be the best program in our opinion for the long term care of lower traffic asphalt areas such as these. The primary reason to seal coat asphalt pavement is to protect the pavement from the deteriorating effects of sun and water. When asphalt pavement is exposed, the asphalt oxidizes, or hardens which causes the pavement to become more brittle. As a result, the pavement will be more likely to crack because it is unable to bend and flex when subjected to traffic and temperature changes. A seal coat combats this situation by providing a waterproof membrane, which not only slows down the oxidation process but also helps the pavement to shed water, preventing it from entering the base material. Seal coat also provides uniform appearance, concealing the inevitable patching and repairs which accumulate over time. Seal coat ultimately extends useful life of asphalt, postponing the asphalt resurfacing, which can be one of the larger cost items in this study (see component #21200 for asphalt resurfacing costs). Repair asphalt before seal coating. Surface preparation and dry weather, during and following application, is key to lasting performance. The ideal conditions are a warm, sunny day with low humidity. Rain can cause major problems when seal coating and should never be done when showers are threatening. Incorporate any striping and curb repair into this project. Fill cracks and clean oil stains promptly in between cycles as routine maintenance. Prior to a seal coat application, the areas will be cleaned with push blowers and wire brooms.Be aware that sealcoat will not adhere to heavily saturated oil spots. Vendors typically recommend infrared patching on areas with saturated oil spots to ensure adherence of sealcoat.

Useful Life:
25 years

Remaining Life:
24 years

Best Case: $ 83,800 Worst Case: $ 125,800

Cost Source: Estimate Provided by Client

Comp #: 21203 Asphalt - Resurface (Phase 4) **Quantity: ~ 29700 GSF**

Location: Common Areas

Funded?: Yes.

History: Per the client, this project will be completed in ~2026.

Comments: Asphalt seal was observed to be in poor condition at the time of the inspection. The seal appeared to be weathered and faded. Exposed aggregate and a gravely texture was noted. Plan to seal the asphalt soon. Regular cycles of seal coating (along with any needed repair) has proven to be the best program in our opinion for the long term care of lower traffic asphalt areas such as these. The primary reason to seal coat asphalt pavement is to protect the pavement from the deteriorating effects of sun and water. When asphalt pavement is exposed, the asphalt oxidizes, or hardens which causes the pavement to become more brittle. As a result, the pavement will be more likely to crack because it is unable to bend and flex when subjected to traffic and temperature changes. A seal coat combats this situation by providing a waterproof membrane, which not only slows down the oxidation process but also helps the pavement to shed water, preventing it from entering the base material. Seal coat also provides uniform appearance, concealing the inevitable patching and repairs which accumulate over time. Seal coat ultimately extends useful life of asphalt, postponing the asphalt resurfacing, which can be one of the larger cost items in this study (see component #21200 for asphalt resurfacing costs). Repair asphalt before seal coating. Surface preparation and dry weather, during and following application, is key to lasting performance. The ideal conditions are a warm, sunny day with low humidity. Rain can cause major problems when seal coating and should never be done when showers are threatening. Incorporate any striping and curb repair into this project. Fill cracks and clean oil stains promptly in between cycles as routine maintenance. Prior to a seal coat application, the areas will be cleaned with push blowers and wire brooms.Be aware that sealcoat will not adhere to heavily saturated oil spots. Vendors typically recommend infrared patching on areas with saturated oil spots to ensure adherence of sealcoat.

Useful Life:
25 years

Remaining Life:
0 years

Best Case: $ 68,200 Worst Case: $ 102,200

Cost Source: Estimate Provided by Client

Comp #: 21210 Asphalt - Crack Fill/Repair **Quantity: Crack Filling**

Location: Common Areas

Funded?: No. Handle as an Operational Expense.

History:

Comments: Evidence of crack filling observed. This line item allows the association to budget for predictable crack fill and sealing on periodic basis.

Useful Life:

Remaining Life:

Best Case: Worst Case:

Cost Source:

Sites & Grounds

Comp #: 21100 Site Drainage System - Clean/Repair **Quantity: (1) System**
Location: Common Areas
Funded?: Yes. Included at the request of the client. Costs and schedule provided by the client.
History: Included at the request of the client. Costs and schedule provided by the client.
Comments: Included at the request of the client. Costs and schedule provided by the client.

Useful Life:
2 years

Remaining Life:
1 years

Best Case: $ 4,000 Worst Case: $ 6,000

Cost Source: Estimate Provided by Client

Comp #: 21340 Site Fencing: Split Rail - Replace **Quantity: ~ 670 LF**
Location: Common Areas
Funded?: Yes.
History:
Comments: Wood fencing determined to be in fair condition typically exhibits some minor to moderate amounts of surface wear and other signs of age, which may include a small percentage of warped, split and/or rotted sections. In general, appearance is consistent but declining. As routine maintenance, inspect regularly for any damage, repair as needed and avoid contact with ground and surrounding vegetation wherever possible. Regular cycles of uniform, professional sealing/painting will help to maintain appearance and maximize life. In our experience, wood fencing will typically eventually break down due to a combination of sun and weather exposure, which is sometimes exacerbated by other factors such as irrigation overspray, abuse and lack of preventive maintenance. Recommendation and costs shown here are based on replacement with similar style and material. However, the client might want to consider replacing with more sturdy, lower-maintenance products like composite, vinyl, etc. Although installation costs are higher, total life cycle cost is lower due to less maintenance and longer design life expectancy.

Useful Life:
25 years

Remaining Life:
2 years

Best Case: $ 15,000 Worst Case: $ 20,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 21400 Retaining Walls - Inspect **Quantity: Retaining Walls**

Location: Common Areas

Funded?: No. Too indeterminate for Reserve designation

History:

Comments: Our limited Analysis of a retaining wall is beyond the scope of a reserve study. If problems, including shifting, leaning, or cracking are observed or suspected, consult with an engineer (structural, civil, and/or geo-technical) for an evaluation and repair recommendations. There were no reported problems at this time. No information was provided to us concerning how the retaining wall was designed or constructed. Observation of drainage was not possible. Proper drainage on the uphill side prevents a backlog of water (water, if present, can add substantial weight and pressure to the wall). A backlog of water, if left unchecked, could damage or break the wall. The interior of drainage lines (or pipes) can be viewed by video using a remote miniature camera. Clean out the drain lines as often as needed to prevent decreased drainage. Utilize a mobile evacuator service if needed. Inspect regularly and repair, as needed, using operating funds. Comprehensive inspection is not included within the scope of this engagement. We recommend periodic professional inspections by specialized engineering firms to identify any unusual problems. Due to potentially unlimited useful life and unpredictable remaining useful life, this project is considered inappropriate for Reserve funding at this time. If a pattern of repair expenses emerges over time, the Reserve Study should be updated to reflect appropriate funding recommendations as needed.

Useful Life:

Remaining Life:

Best Case: Worst Case:

Cost Source:

Comp #: 21420 Arbor/Trellis - Repair/Replace **Quantity: ~ (5) Vinyl Arbors**
Location: Common Areas
Funded?: Yes.
History:
Comments: Vinyl arbors in fair condition typically show some signs of wear but still maintain a solid structure and aesthetic appeal. The vinyl material is generally durable, resisting fading and weathering, but might exhibit minor scratches, scuffs, or slight discoloration from sun exposure or age. The joints and framework remain intact, though some areas may need touch-ups or cleaning to restore their former luster. While the overall appearance is functional and pleasant, fair condition vinyl arbors might require occasional maintenance, such as cleaning or re-sealing, to keep them looking presentable and ensure their continued use.

Useful Life:
30 years

Remaining Life:
7 years

Best Case: $ 5,400 Worst Case: $ 8,100

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 21460 Trash Enclosures - Replace **Quantity: ~ (8) Structures**
Location: Common Areas
Funded?: No. Funding included in components #23380, #23381, #23382, #23383, #23390, and #23570.
History: Funding included in components #23380, #23381, #23382, #23383, #23390, and #23570.
Comments: Funding included in components #23380, #23381, #23382, #23383, #23390, and #23570.

Each enclosure included, (2) metal gates, comp shingle roof, and fiber cement siding. Plan to paint and replace siding and roof at the same time as the residential building exteriors. Trash enclosures should be cleaned and inspected regularly, and repaired as needed to ensure safety and good function. Enclosures left to deteriorate can become an eyesore and will have a negative effect on the aesthetic value in the common areas. Due to exposed location and occasional damage from garbage trucks, trash enclosures generally require replacement at the interval shown here.

Useful Life:

Remaining Life:

Best Case: Worst Case:

Cost Source:

Comp #: 21470 Carport Roofs - Replace **Quantity: ~ 14900 GSF**

Location: Garage

Funded?: Yes.

History: Replaced in ~2013, per the client

Comments: Closed valleys were observed. Ventilation (the lack of which can greatly reduce the roof's useful life) was observed at the eave and ridge. Eave venting consisted of soffit holes between the rafters. Ridge venting appeared to be provided by roof jacks. Visible portions of roof flashing were observed at the rake, headwall, and sidewall. Diverter (kick-out) flashing was not observed. Gutters blocked the view of eaves, so eave flashing was not confirmed. Debris was not observed on the roof surface. Asphalt shingle roofs determined to be in fair condition and typically exhibit normal signs of wear and deterioration, including some loss of granule cover, and light to moderate curling/lifting, especially in most exposed areas. Overall believed to be aging normally. A reserve study conducts only a limited visual review, and many of the critical waterproofing and ventilation items of the roof are not readily viewable. For a full evaluation have a professional roof consultant/contractor perform a thorough up-close survey of your entire roof system, including attic inspection (if any). Costs below factors replacement with an architectural grade laminated shingle. As routine maintenance, many manufacturers recommend inspections at least twice annually (once in the fall before the snow season and again in the spring) and after large storm events. Promptly replace any damaged/missing sections or any other repair needed to ensure waterproof integrity of roof. Keep roof surface, gutters, and downspouts clear and free of debris. At the time of re-roofing, we recommend that you hire a professional consultant to evaluate the existing roof and specify the new roof materials/design, provide installation oversight. We recommend that all clients hire qualified consultants whenever they are considering having work performed on any building envelope (waterproofing) components including: roof, walls, windows, decks, exterior painting, and caulking/sealant. There is a wealth of information available through Roofing Organizations such as: National Roofing Contractors client (NRCA) http://www.nrca.net. Asphalt Roofing Manufacturers client (ARMA) http://www.asphaltroofing.org/ Roof Consultant Institute (RCI) http://www.rci-online.org

Useful Life:
25 years

Remaining Life:
13 years

Best Case: $ 104,300 Worst Case: $ 134,100

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 21480 Carport Gutters/Downspouts - Replace **Quantity: ~ 900 LF**
Location: Carports
Funded?: Yes.
History: Replaced in ~2014, per the client.
Comments: Gutters and downspouts determined to be in fair condition typically exhibit some normal wear and tear, but drainage away from the roof and building appears to be adequate. Generally believed to be aging normally. Gutters and downspouts are assumed to be functioning properly unless otherwise noted. As routine maintenance, inspect regularly, keep gutters and downspouts free of debris. If buildings are located near trees, keep trees trimmed back to avoid accumulation of leaves on the roof surface which will accumulate in the gutters and increase maintenance requirements while reducing life expectancy. Repair or replace individual sections as needed as an Operating expense. We generally recommend that the gutters and downspouts be replaced when the roof is being resurfaced/replaced. National Roofing Contractor client (NRCA) roofing standard includes installing eave flashings at the gutters. We suggest to plan for total replacement of gutter and downspouts at the same intervals as roof replacement for cost efficiency. Unless otherwise noted, costs shown here assume replacement with similar type as are currently in place.

Useful Life:
25 years

Remaining Life:
14 years

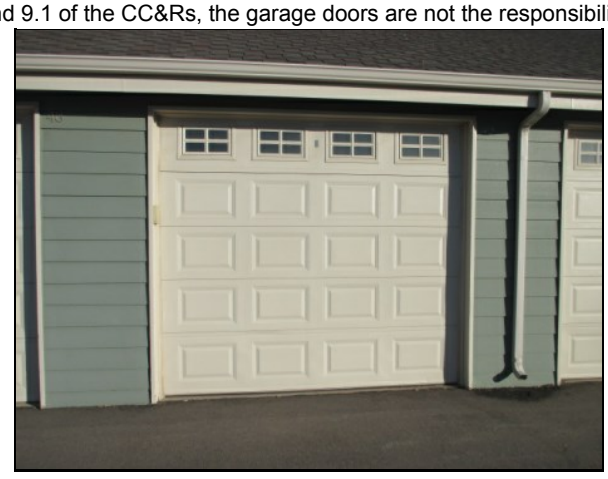
Best Case: $ 7,200 Worst Case: $ 9,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 21490 Carport Garage Doors - Replace **Quantity: ~ (55) Doors**
Location: Carports
Funded?: No.
History:
Comments: Per sections 8.1 and 9.1 of the CC&Rs, the garage doors are not the responsibility of the HOA.

Useful Life:

Remaining Life:



Best Case: Worst Case:

Cost Source:

Comp #: 21500 Carport Siding - Repaint **Quantity: ~ 10400 GSF**

Location: Common Areas
Funded?: No. Funding included with components #23380, #23381, #23382, and #23383.
History: Funding included with components #23380, #23381, #23382, and #23383.
Comments: Funding included with components #23380, #23381, #23382, and #23383.

Fiber cement siding/trim sections determined to be in poor condition typically exhibit a poor appearance with advanced deterioration of any surface coatings. At this stage, painting/sealing is required in the near future in order to prevent further deterioration of the material, which can lead to more costly repairs. Association Reserves does not specifically endorse any products, manufacturers or vendors, but James Hardie Building Products, Inc. is the leading manufacturer of fiber cement siding, and their website (www.jameshardie.com) is an informative resource for proper care and maintenance of fiber cement siding. Their Best Practices guidelines recommend the use of primers and topcoats that are designed and recommended for cement-based building materials such as fiber cement,masonry, brick or stucco. Two finish coats of high-quality exterior-grade acrylic paint are recommended. Their guidelines also recommend the use of elastomeric joint sealants complying with ASTM C920 Grade NS, Class 25 or higher, or latex joint sealants complying with ASTM C834. We recommend that the client consult with qualified exterior painting/waterproofing consultants and/or contractors to ensure that proper materials are used in painting and sealing the building siding. Plan for such projects at the interval shown here.

Useful Life:

Remaining Life:

Best Case: Worst Case:

Cost Source:

Comp #: 21510 Carport Siding - Replace **Quantity: ~ 10400 GSF**
Location: Common Areas
Funded?: No. Funding included with component #23390.
History: Funding included with component #23390.
Comments: Funding included with component #23390.

Siding was horizontal clapboard. Surface was painted. Siding is believed to be fiber cement. The largest manufacturer of fiber cement siding is James Hardie Building Products, Inc., and www.jameshardie.com is a good source of information for best practices related to installation, care and maintenance of the product. At this time, there is no well-defined limit to the useful life of fiber cement siding. The association should review any available warranty documents to ensure proper steps are taken to maintain applicable warranties. As the product ages, the association should conduct more detailed inspections beyond the scope of the visual inspection conducted during this engagement. Currently Hardie offers the choice of a 30-year non-prorated or 50-year pro-rated warranty. Local vendors suggest a 50 year life for budgetary purposes. The underlying waterproofing will degrade over time and may require replacement. No view of underlying waterproofing was part of our limited visual review. Plan for eventual replacement at roughly the time frame below. Inspect and repair as needed using operating and maintenance funds.

Useful Life:

Remaining Life:

Best Case: Worst Case:

Cost Source:

Comp #: 21600 Mailbox Kiosks - Replace **Quantity: ~ (180) Boxes**
Location: Common Areas
Funded?: Yes.
History:
Comments: Mailbox kiosks determined to be in fair condition typically exhibit minor to moderate surface wear at this stage. All components and hardware appear to function properly, but appearance is diminishing. Inspect regularly, and clean by wiping down exterior surfaces. If necessary, change lock cylinders, lubricate hinges and repair as an Operating expense. Best to plan for total replacement at roughly the time frame below due to constant exposure, usage and wear over time. Note USPS has a limited budget for replacement and should not be relied upon for purposes of long term planning.

Useful Life:
30 years

Remaining Life:
7 years

Best Case: $ 13,500 Worst Case: $ 15,300

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 21600 Parcel Boxes - Replace **Quantity: ~ (5) Units**
Location: Common Areas
Funded?: Yes.
History: Installed in ~2023, per the date code on the unit.
Comments: Mailbox kiosks determined to be in fair condition typically exhibit minor to moderate surface wear at this stage. All components and hardware appear to function properly, but appearance is diminishing. Inspect regularly, and clean by wiping down exterior surfaces. If necessary, change lock cylinders, lubricate hinges and repair as an Operating expense. Best to plan for total replacement at roughly the time frame below due to constant exposure, usage and wear over time. Note USPS has a limited budget for replacement and should not be relied upon for purposes of long term planning.

Useful Life:
30 years

Remaining Life:
27 years

Best Case: $ 12,500 Worst Case: $ 17,500

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 21610 Sign/Monument - Refurbish/Replace **Quantity: ~ (1) Monument**

Location: Common Areas

Funded?: Yes.

History:

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

Useful Life:
30 years

Remaining Life:
7 years

Best Case: $ 8,000 Worst Case: $ 12,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 21611 Entry Address Signs - Replace **Quantity: ~ (15) Metal Signs**
Location: Common Areas
Funded?: Yes.
History:
Comments: Based on physical inspection, the remaining useful life has been slightly extended.

Decorative street signs and posts are generally replaced at long intervals due to constant weathering and deterioration. As a routine Operating expense, signs should be inspected to make sure visibility is adequate, including at night. Repair any damaged or leaning posts as needed. In our experience, associations should replace signage at the rough interval shown below in order to maintain good aesthetic standards in keeping with the local area.

Useful Life:
30 years

Remaining Life:
7 years

Best Case: $ 6,800 Worst Case: $ 8,100

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 21612 Small Signs/Monuments- Refurbish **Quantity: ~ (2) Monuments**

Location: Common Areas

Funded?: Yes.

History:

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

Useful Life:
30 years

Remaining Life:
7 years

Best Case: $ 6,000 Worst Case: $ 12,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 21670 Bollard Lights - Replace **Quantity: ~ (26) Fixtures**
Location: Common Areas
Funded?: Yes.
History:
Comments: At the time of inspection, numerous bollard lights displayed local rusting and damage.

Bollard lights determined to be in poor condition typically exhibit moderate to advanced wear or other signs of age. Timeline for replacement can often be determined by outdated style. At this stage, replacement for aesthetic reasons may still be warranted even if lights are functional. Inspected during daylight hours assumed to be in functional operating condition. As routine maintenance, inspect, repair/change bulbs as needed. Best to plan for large scale replacement at roughly the time frame below for cost efficiency and consistent quality/appearance throughout client. Replacement costs can vary greatly estimates shown here are based on replacement with a comparable size and design, unless otherwise noted.

Useful Life:
20 years

Remaining Life:
0 years

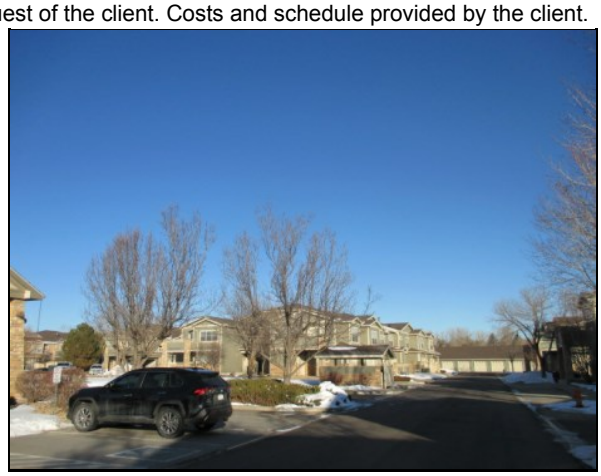
Best Case: $ 25,000 Worst Case: $ 32,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 21710 Trees - Trim/Remove **Quantity: Numerous Trees**
Location: Common Areas
Funded?: Yes. Included at the request of the client. Costs and schedule provided by the client.
History: Included at the request of the client. Costs and schedule provided by the client.
Comments: Included at the request of the client. Costs and schedule provided by the client.

Useful Life:
1 years

Remaining Life:
0 years



Best Case: $ 3,000 Worst Case: $ 5,000

Cost Source: Estimate Provided by Client

Comp #: 21430 Pergolas - Replace **Quantity: ~ 5400 GSF, (32) Awnings**
Location: Buildings 7-15
Funded?: Yes.
History:
Comments: Pergola structures determined to be in fair condition typically exhibit more wear and tear, possibly including some warped, split and/or deteriorated components. Framework/structure should still be sturdy but may have sections showing minor leaning or damage. As routine maintenance, inspect regularly and repair individual pieces or sections as needed from general Operating funds. Clean and paint/stain along with other larger projects or as general maintenance to preserve the appearance of the pergola and extend its useful life. If present, vegetation should be well-maintained and not allowed to become overgrown, which can eventually compromise the structure. Assuming ordinary care and maintenance, plan for major repairs or possibly complete replacement (if warranted) at roughly the interval indicated below.

Useful Life:
30 years

Remaining Life:
7 years

Best Case: $ 189,000 Worst Case: $ 243,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 21490 Garage Doors - Owner **Quantity: ~ (180) Doors**
Location: Garage
Funded?: No.
History:
Comments: Per sections 8.1 and 9.1 of the CC&Rs, the garage doors are not the responsibility of the HOA.

Useful Life:

Remaining Life:

Best Case: Worst Case:

Cost Source:

Comp #: 23020 Ext. Lights - Replace - 10% **Quantity: 10% of ~ (408) Fixtures**

Location: Common Areas

Funded?: Yes.

History:

Comments: No major issues were noted. No broken fixtures seen. Observed during daylight hours, but assumed to be in functional operating condition. As routine maintenance, clean by wiping down with an appropriate cleaner, change bulbs and repair as needed. Best practice is to plan for large-scale replacement at roughly the time frame below for cost efficiency and consistent quality/appearance throughout association. Should be coordinated with exterior painting projects whenever possible. Be sure to inspect for tight seal with building envelope. Note: expect the need to replace individual fixtures occasionally due to failure or damage. Individual replacements should be considered an Operating expense. If available, an extra supply of replacement fixtures should be kept on-site to allow for prompt replacement.

Useful Life:
5 years

Remaining Life:
3 years

Best Case: $ 6,200 Worst Case: $ 8,000

Cost Source: Allowance

Comp #: 23150 Concrete Decks - Repair - 5% **Quantity: 5% of ~19800 GSF**

Location: Exteriors

Funded?: Yes.

History:

Comments: Concrete decks determined to be in fair condition typically exhibit minor changes in slope and a moderate percentage of cracking and surface wear. Trip hazards may be increasing in frequency and severity and should be closely monitored to prevent further risks. The Rocky Mountain Region is home to expansive soils. One of the causes of concrete damage in this type of climate is soil moisture. Expansive soils tend to swell in size when wet and contract as they dry out. As the soil expands and contracts it can create enough force to cause major damage to sidewalks. Repair any trip and fall hazards immediately to ensure safety. As routine maintenance, inspect regularly, pressure wash for appearance and repair promptly as needed to prevent water penetrating into the base and causing further damage. In our experience, larger repair/replacement expenses emerge as the community ages. Although difficult to predict timing, cost and scope, we suggest a rotating funding allowance to supplement the operating/maintenance budget for periodic larger repairs. Adjust as conditions, actual expense patterns dictate within future reserve study updates.

Useful Life:
5 years

Remaining Life:
3 years

Best Case: $ 14,900 Worst Case: $ 19,800

Cost Source: Allowance

Comp #: 23160 Balcony Deck - Seal/Repair (2013) **Quantity: ~ 700 GSF, (7) Decks**

Location: Exteriors

Funded?: Yes.

History:

Comments: The association has started to replace the deck surfaces with truck bed liner material. Even with regular preventive maintenance (cleaning/repairing/sealing), decking system will eventually wear down to the point of failure. If not resurfaced or replaced with a new system, water penetration can damage the building structure. Typical warning signs that the surface may be failing include large cracks visible on surface or from beneath the deck, staining patterns, spalling/chipping (for concrete decks) and exposed framing, among others. Sub-surface evaluation including moisture testing is outside the scope of this Reserve Study engagement. The association should consult with a decking or waterproofing contractor when evaluating scope of work in order to properly define any necessary structural repairs/restoration. Funding recommendations shown here should be updated based on any new analysis/information provided by more comprehensive evaluations.

Useful Life:
25 years

Remaining Life:
12 years

Best Case: $ 33,600 Worst Case: $ 50,400

Cost Source: Client Cost History

Comp #: 23161 Balcony Deck - Seal/Repair (2014) **Quantity: ~ 700 GSF, (7) Decks**

Location: Exteriors

Funded?: Yes.

History:

Comments: The association has started to replace the deck surfaces with truck bed liner material. Even with regular preventive maintenance (cleaning/repairing/sealing), decking system will eventually wear down to the point of failure. If not resurfaced or replaced with a new system, water penetration can damage the building structure. Typical warning signs that the surface may be failing include large cracks visible on surface or from beneath the deck, staining patterns, spalling/chipping (for concrete decks) and exposed framing, among others. Sub-surface evaluation including moisture testing is outside the scope of this Reserve Study engagement. The association should consult with a decking or waterproofing contractor when evaluating scope of work in order to properly define any necessary structural repairs/restoration. Funding recommendations shown here should be updated based on any new analysis/information provided by more comprehensive evaluations.

Useful Life:
25 years

Remaining Life:
13 years

Best Case: $ 33,600 Worst Case: $ 50,400

Cost Source: Client Cost History

Comp #: 23162 Balcony Deck - Seal/Repair (2015) **Quantity: ~ 1200 GSF, (12) Decks**

Location: Exteriors

Funded?: Yes.

History:

Comments: The association has started to replace the deck surfaces with truck bed liner material. Even with regular preventive maintenance (cleaning/repairing/sealing), decking system will eventually wear down to the point of failure. If not resurfaced or replaced with a new system, water penetration can damage the building structure. Typical warning signs that the surface may be failing include large cracks visible on surface or from beneath the deck, staining patterns, spalling/chipping (for concrete decks) and exposed framing, among others. Sub-surface evaluation including moisture testing is outside the scope of this Reserve Study engagement. The association should consult with a decking or waterproofing contractor when evaluating scope of work in order to properly define any necessary structural repairs/restoration. Funding recommendations shown here should be updated based on any new analysis/information provided by more comprehensive evaluations.

Useful Life:
25 years

Remaining Life:
14 years

Best Case: $ 57,600 Worst Case: $ 86,400

Cost Source: Client Cost History

Comp #: 23163 Balcony Deck - Seal/Repair (2016) **Quantity: ~ 1200 GSF, (12) Decks**

Location: Exteriors

Funded?: Yes.

History:

Comments: The association has started to replace the deck surfaces with truck bed liner material. Even with regular preventive maintenance (cleaning/repairing/sealing), decking system will eventually wear down to the point of failure. If not resurfaced or replaced with a new system, water penetration can damage the building structure. Typical warning signs that the surface may be failing include large cracks visible on surface or from beneath the deck, staining patterns, spalling/chipping (for concrete decks) and exposed framing, among others. Sub-surface evaluation including moisture testing is outside the scope of this Reserve Study engagement. The association should consult with a decking or waterproofing contractor when evaluating scope of work in order to properly define any necessary structural repairs/restoration. Funding recommendations shown here should be updated based on any new analysis/information provided by more comprehensive evaluations.

Useful Life:
25 years

Remaining Life:
15 years

Best Case: $ 57,600 Worst Case: $ 86,400

Cost Source: Client Cost History

Comp #: 23164 Balcony Deck - Seal/Repair (2017A) **Quantity: ~ 300 GSF, (3) Decks**

Location: Exteriors

Funded?: Yes.

History: Sealed in 2017

Comments: The association has started to replace the deck surfaces with truck bed liner material. Even with regular preventive maintenance (cleaning/repairing/sealing), decking system will eventually wear down to the point of failure. If not resurfaced or replaced with a new system, water penetration can damage the building structure. Typical warning signs that the surface may be failing include large cracks visible on surface or from beneath the deck, staining patterns, spalling/chipping (for concrete decks) and exposed framing, among others. Sub-surface evaluation including moisture testing is outside the scope of this Reserve Study engagement. The association should consult with a decking or waterproofing contractor when evaluating scope of work in order to properly define any necessary structural repairs/restoration. Funding recommendations shown here should be updated based on any new analysis/information provided by more comprehensive evaluations.

Useful Life:
25 years

Remaining Life:
16 years

Best Case: $ 14,400 Worst Case: $ 21,600

Cost Source: Client Cost History

Comp #: 23165 Balcony Deck - Seal/Repair (2017B) **Quantity: ~ 900 GSF, (9) Decks**

Location: Exteriors

Funded?: Yes.

History: Repaired in 2019

Comments: The association has started to replace the deck surfaces with truck bed liner material. Even with regular preventive maintenance (cleaning/repairing/sealing), decking system will eventually wear down to the point of failure. If not resurfaced or replaced with a new system, water penetration can damage the building structure. Typical warning signs that the surface may be failing include large cracks visible on surface or from beneath the deck, staining patterns, spalling/chipping (for concrete decks) and exposed framing, among others. Sub-surface evaluation including moisture testing is outside the scope of this Reserve Study engagement. The association should consult with a decking or waterproofing contractor when evaluating scope of work in order to properly define any necessary structural repairs/restoration. Funding recommendations shown here should be updated based on any new analysis/information provided by more comprehensive evaluations.

Useful Life:
25 years

Remaining Life:
18 years

Best Case: $ 43,200 Worst Case: $ 64,800

Cost Source: Client Cost History

Comp #: 23166 Balcony Deck - Seal/Repair (2024) **Quantity: ~ 400 GSF, (4) Decks**

Location: Exteriors

Funded?: Yes.

History: Replaced in ~2024, per the client.

Comments: The association has started to replace the deck surfaces with truck bed liner material. Even with regular preventive maintenance (cleaning/repairing/sealing), decking system will eventually wear down to the point of failure. If not resurfaced or replaced with a new system, water penetration can damage the building structure. Typical warning signs that the surface may be failing include large cracks visible on surface or from beneath the deck, staining patterns, spalling/chipping (for concrete decks) and exposed framing, among others. Sub-surface evaluation including moisture testing is outside the scope of this Reserve Study engagement. The association should consult with a decking or waterproofing contractor when evaluating scope of work in order to properly define any necessary structural repairs/restoration. Funding recommendations shown here should be updated based on any new analysis/information provided by more comprehensive evaluations.

Useful Life:
25 years

Remaining Life:
23 years

Best Case: $ 19,200 Worst Case: $ 28,800

Cost Source: Estimate Provided by Client

Comp #: 23167 Balcony Deck - Seal/Repair **Quantity: ~ 7000 GSF, (70) Decks**
Location: Exteriors
Funded?: Yes.
History:
Comments: The association has started to replace the deck surfaces with truck bed liner material. Even with regular preventive maintenance (cleaning/repairing/sealing), decking system will eventually wear down to the point of failure. If not resurfaced or replaced with a new system, water penetration can damage the building structure. Typical warning signs that the surface may be failing include large cracks visible on surface or from beneath the deck, staining patterns, spalling/chipping (for concrete decks) and exposed framing, among others. Sub-surface evaluation including moisture testing is outside the scope of this Reserve Study engagement. The association should consult with a decking or waterproofing contractor when evaluating scope of work in order to properly define any necessary structural repairs/restoration. Funding recommendations shown here should be updated based on any new analysis/information provided by more comprehensive evaluations.

Useful Life:
25 years

Remaining Life:
0 years

Best Case: $ 336,000 Worst Case: $ 504,000

Cost Source: Client Cost History

Comp #: 23220 Balcony/Patio Rails - Paint **Quantity: ~ 3000 LF**
Location: Common Areas
Funded?: No. Funding included with components #23380, #23381, #23382, and #23383.
History: Funding included with components #23380, #23381, #23382, and #23383.
Comments: Funding included with components #23380, #23381, #23382, and #23383.

Wood railings. Balcony railings should be painted/re-coated at the approximate interval shown below in order to restore good appearance and protect the railings from excessive surface wear. If railing is exposed to the elements without adequate coating for an extended period of time, useful life may be severely reduced. Best practice is to coordinate with other exterior projects when possible, such as balcony sealing or exterior painting.

Useful Life:

Remaining Life:

Best Case: Worst Case:

Cost Source:

Comp #: 23230 Balcony/Patio Rails - Replace **Quantity: ~ 3000 LF**

Location: Common Areas

Funded?: Yes.

History:

Comments: Deck railings determined to be in fair condition typically exhibit some wear and age, but are not showing any advanced structural concerns, loose attachments, rust, etc. Appearance may be declining or outdated at this stage, but railings are still performing their intended function. Post attachments and hardware should be inspected periodically for corrosion/rust and any waterproofing issues. As routine maintenance, inspect regularly to ensure safety and stability repair promptly as needed using general operating/maintenance funds. We suggest Reserve funding for regular intervals of total replacement as indicated below. Unless otherwise noted, costs shown are based on replacement with a similar style of railing. However, if the client chooses to upgrade or replace with a different style, costs may be substantially different. Any new information about changes in style should be incorporated into future Reserve Study updates.

Useful Life:
30 years

Remaining Life:
7 years

Best Case: $ 150,000 Worst Case: $ 180,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 23370 Stone Veneer - Maintain/Repair **Quantity: ~ 8100 GSF**

Location: Exteriors

Funded?: No. Handle as an Operational Expense.

History:

Comments: Brick or other masonry siding is typically a low maintenance surface that requires minimal, infrequent repair. However, in some cases (usually after several decades or more), the original mortar between bricks may require repointing to restore appearance and adequately protect against water intrusion. Repointing involves raking out a portion of the existing mortar and installing new mortar and continuing on until all affected sections have been replaced. In our experience, there is not a well-defined predictable timeline for repointing work, usually making this project inappropriate for Reserve funding. If re-pointing is a concern, we strongly recommend further inspection by a qualified engineer and/or masonry specialist to diagnose existing conditions and recommend a scope of work. If warranted, the Reserve Study can be adjusted to include funding recommendations going forward.

Useful Life:

Remaining Life:

Best Case: Worst Case:

Cost Source:

Comp #: 23380 Fiber Cement Siding - Repaint (Ph 1) **Quantity: 25% of ~ 172000 GSF**

Location: Exteriors

Funded?: Yes.

History: Per the client, this phase will be completed in ~2026

Comments: Fiber cement siding/trim sections determined to be in poor condition typically exhibit a poor appearance with advanced deterioration of any surface coatings. At this stage, painting/sealing is required in the near future in order to prevent further deterioration of the material, which can lead to more costly repairs. Association Reserves does not specifically endorse any products, manufacturers or vendors, but James Hardie Building Products, Inc. is the leading manufacturer of fiber cement siding, and their website (www.jameshardie.com) is an informative resource for proper care and maintenance of fiber cement siding. Their Best Practices guidelines recommend the use of primers and topcoats that are designed and recommended for cement-based building materials such as fiber cement,masonry, brick or stucco. Two finish coats of high-quality exterior-grade acrylic paint are recommended. Their guidelines also recommend the use of elastomeric joint sealants complying with ASTM C920 Grade NS, Class 25 or higher, or latex joint sealants complying with ASTM C834. We recommend that the client consult with qualified exterior painting/waterproofing consultants and/or contractors to ensure that proper materials are used in painting and sealing the building siding. Plan for such projects at the interval shown here.

Useful Life:
7 years

Remaining Life:
0 years

Best Case: $ 86,000 Worst Case: $ 129,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 23381 Fiber Cement Siding - Repaint (Ph 2) **Quantity: 25% of ~ 172000 GSF**

Location: Exteriors

Funded?: Yes.

History: Per the client, this phase will be completed in ~2027

Comments: Fiber cement siding/trim sections determined to be in fair to poor condition typically exhibit some color fading and inconsistency, with minor, isolated locations showing more advanced surface wear, cracking, splintering, etc. Association Reserves does not specifically endorse any products, manufacturers or vendors, but James Hardie Building Products, Inc. is the leading manufacturer of fiber cement siding, and their website (www.jameshardie.com) is an informative resource for proper care and maintenance of fiber cement siding. Their Best Practices guidelines recommend the use of primers and topcoats that are designed and recommended for cement-based building materials such as fiber cement,masonry, brick or stucco. Two finish coats of high-quality exterior-grade acrylic paint are recommended. Their guidelines also recommend the use of elastomeric joint sealants complying with ASTM C920 Grade NS, Class 25 or higher, or latex joint sealants complying with ASTM C834. We recommend that the client consult with qualified exterior painting/waterproofing consultants and/or contractors to ensure that proper materials are used in painting and sealing the building siding. Plan for such projects at the interval shown here.

Useful Life:
7 years

Remaining Life:
1 years

Best Case: $ 86,000 Worst Case: $ 129,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 23382 Fiber Cement Siding - Repaint (Ph 3) **Quantity: 25% of ~ 172000 GSF**

Location: Exteriors

Funded?: Yes.

History: Per the client, this phase will be completed in ~2028

Comments: Fiber cement siding/trim sections determined to be in fair to poor condition typically exhibit some color fading and inconsistency, with minor, isolated locations showing more advanced surface wear, cracking, splintering, etc. Association Reserves does not specifically endorse any products, manufacturers or vendors, but James Hardie Building Products, Inc. is the leading manufacturer of fiber cement siding, and their website (www.jameshardie.com) is an informative resource for proper care and maintenance of fiber cement siding. Their Best Practices guidelines recommend the use of primers and topcoats that are designed and recommended for cement-based building materials such as fiber cement,masonry, brick or stucco. Two finish coats of high-quality exterior-grade acrylic paint are recommended. Their guidelines also recommend the use of elastomeric joint sealants complying with ASTM C920 Grade NS, Class 25 or higher, or latex joint sealants complying with ASTM C834. We recommend that the client consult with qualified exterior painting/waterproofing consultants and/or contractors to ensure that proper materials are used in painting and sealing the building siding. Plan for such projects at the interval shown here.

Useful Life:
7 years

Remaining Life:
2 years

Best Case: $ 86,000 Worst Case: $ 129,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 23383 Fiber Cement Siding - Repaint (Ph 4) **Quantity: 25% of ~ 172000 GSF**

Location: Exteriors

Funded?: Yes.

History: Per the client, this phase will be completed in ~2029

Comments: Fiber cement siding/trim sections determined to be in fair to poor condition typically exhibit some color fading and inconsistency, with minor, isolated locations showing more advanced surface wear, cracking, splintering, etc. Association Reserves does not specifically endorse any products, manufacturers or vendors, but James Hardie Building Products, Inc. is the leading manufacturer of fiber cement siding, and their website (www.jameshardie.com) is an informative resource for proper care and maintenance of fiber cement siding. Their Best Practices guidelines recommend the use of primers and topcoats that are designed and recommended for cement-based building materials such as fiber cement,masonry, brick or stucco. Two finish coats of high-quality exterior-grade acrylic paint are recommended. Their guidelines also recommend the use of elastomeric joint sealants complying with ASTM C920 Grade NS, Class 25 or higher, or latex joint sealants complying with ASTM C834. We recommend that the client consult with qualified exterior painting/waterproofing consultants and/or contractors to ensure that proper materials are used in painting and sealing the building siding. Plan for such projects at the interval shown here.

Useful Life:
7 years

Remaining Life:
3 years

Best Case: $ 86,000 Worst Case: $ 129,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 23390 Fiber Cement Siding - Replace **Quantity: ~ 172000 GSF**

Location: Exteriors

Funded?: Yes.

History:

Comments: Siding was horizontal clapboard. Surface was painted. Siding is believed to be fiber cement. The largest manufacturer of fiber cement siding is James Hardie Building Products, Inc., and www.jameshardie.com is a good source of information for best practices related to installation, care and maintenance of the product. At this time, there is no well-defined limit to the useful life of fiber cement siding. The association should review any available warranty documents to ensure proper steps are taken to maintain applicable warranties. As the product ages, the association should conduct more detailed inspections beyond the scope of the visual inspection conducted during this engagement. Currently Hardie offers the choice of a 30-year non-prorated or 50-year pro-rated warranty. Local vendors suggest a 50 year life for budgetary purposes. The underlying waterproofing will degrade over time and may require replacement. No view of underlying waterproofing was part of our limited visual review. Plan for eventual replacement at roughly the time frame below. Inspect and repair as needed using operating and maintenance funds.

Useful Life:
50 years

Remaining Life:
27 years

Best Case: $ 2,064,000 Worst Case: $ 2,752,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 23570 Roof: Composition Shingle - Replace **Quantity: ~ 163500 GSF**

Location: Exteriors

Funded?: Yes.

History: Replaced in 2019

Comments: Closed valleys were observed. Ventilation (the lack of which can greatly reduce the roof's useful life) was observed at the eave and ridge. Eave venting consisted of soffit holes between the rafters. Ridge venting appeared to be provided by roof jacks. Visible portions of roof flashing were observed at the rake, headwall, and sidewall. Diverter (kick-out) flashing was not observed. Gutters blocked the view of eaves, so eave flashing was not confirmed. Debris was not observed on the roof surface. Asphalt shingle roofs determined to be in fair condition and typically exhibit normal signs of wear and deterioration, including some loss of granule cover, and light to moderate curling/lifting, especially in most exposed areas. Overall believed to be aging normally. A reserve study conducts only a limited visual review, and many of the critical waterproofing and ventilation items of the roof are not readily viewable. For a full evaluation have a professional roof consultant/contractor perform a thorough up-close survey of your entire roof system, including attic inspection (if any). Costs below factors replacement with an architectural grade laminated shingle. As routine maintenance, many manufacturers recommend inspections at least twice annually (once in the fall before the snow season and again in the spring) and after large storm events. Promptly replace any damaged/missing sections or any other repair needed to ensure waterproof integrity of roof. Keep roof surface, gutters, and downspouts clear and free of debris. At the time of re-roofing, we recommend that you hire a professional consultant to evaluate the existing roof and specify the new roof materials/design, provide installation oversight. We recommend that all clients hire qualified consultants whenever they are considering having work performed on any building envelope (waterproofing) components including: roof, walls, windows, decks, exterior painting, and caulking/sealant. There is a wealth of information available through Roofing Organizations such as: National Roofing Contractors client (NRCA) http://www.nrca.net. Asphalt Roofing Manufacturers client (ARMA) http://www.asphaltroofing.org/ Roof Consultant Institute (RCI) http://www.rci-online.org

Useful Life:
25 years

Remaining Life:
18 years

Best Case: $ 1,800,000 Worst Case: $ 2,100,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 23650 Gutters/Downspouts - Replace **Quantity: ~ 16700 LF**

Location: Exteriors

Funded?: Yes.

History:

Comments: Units were not replaced at the time of the roof replacement. Generally the metal gutters and downspouts appeared in good condition. We suggest to plan for total replacement of gutter and downspouts at the same intervals as roof replacement for cost efficiency. National Roofing Contractor Association (NRCA) roofing standard includes installing eave flashings at the gutters. As routine maintenance, inspect regularly, keep gutters and downspouts free of debris.

Useful Life:
25 years

Remaining Life:
2 years

Best Case: $ 133,600 Worst Case: $ 167,000

Cost Source: ARI Cost Database: Similar Project Cost History

Mechanicals

Comp #: 22040 ATV - Replace **Quantity: ~ (1) Unit**
Location: Equipment Storage
Funded?: Yes.
History: Per the client, the unit is a 2013 model.
Comments: Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance. Routine maintenance should be performed to maximize useful life of the vehicle. Useful life will depend on application and level of daily use, but plan to replace at the approximate interval shown below. Unless otherwise noted, cost estimates reflect replacement with a comparable model, either new or lightly used.

Useful Life:
15 years

Remaining Life:
2 years

Best Case: $ 6,000 Worst Case: $ 8,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 24190 Sauna Heater - Replace **Quantity: ~ (1) Heater**
Location: Sauna
Funded?: Yes.
History:
Comments: Sauna heater was not tested during site inspection. Should be inspected and repaired as needed as an Operating expense. Assumed to be functional and in good working condition. Life expectancy can be very long and will depend on level of use. Funding recommendation shown here is based on our experience with similar properties.

Useful Life:
20 years

Remaining Life:
2 years

Best Case: $ 6,000 Worst Case: $ 9,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 25010 Entry Access System - Replace **Quantity: ~ (1) Unit**

Location: Common Areas

Funded?: Yes.

History: Replaced in 2019, per the client

Comments: Access/intercom system was not inspected internally during site inspection. Should be checked and repaired as needed by servicing vendor as routine maintenance. Individual components can often be replaced for relatively low cost as an Operating expense. Plan for complete replacement at the approximate interval shown here for functional and aesthetic considerations.

Useful Life:
12 years

Remaining Life:
5 years

Best Case: $ 4,000 Worst Case: $ 6,000

Cost Source: Client Cost History + Inflation

Comp #: 25170 Dehumidifier System - Replace **Quantity: ~ (2) Units**
Location: Pool area - second story and adjacent to pool
Funded?: Yes.
History: Installed in ~2003.
Comments: Includes (1) Indoor Unit, Desert Aire M/N: IH0300RR2MDNTDN, S/N: 1003D13282 and (1) Outdoor Unit, Desert Aire M/N: FCB3DA, S/N: D03B05405.

We recommend that routine repairs and maintenance such as filter replacements, system flushing, etc. be budgeted as an Operating expense. Useful life can often be extended with proactive service and maintenance. Unless otherwise noted, funding for system with same size/capacity as the current system. If additional costs are expected during replacement, such as for system reconfiguration or expansion, ductwork repairs, electrical work, etc. costs should be re-evaluated and adjusted as needed during future Reserve Study updates. Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance.

Useful Life:
20 years

Remaining Life:
0 years

Best Case: $ 5,000 Worst Case: $ 12,000

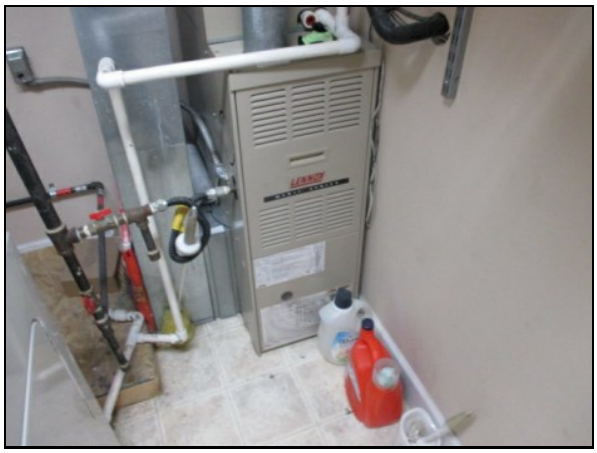
Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 25180 Furnaces - Replace (70K BTU) **Quantity: ~ (2) Units**
Location: Mechanical Room
Funded?: Yes.
History: Installed in ~2002, per the date codes on the units
Comments: Includes (1) Lennox Furnace M/N: G40UH-S6A-070-03, S/N: 5802J 30562 and (1) Lennox Furnace M/N: G40UH-36A-070-03, S/N: 5802F 34764

Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance. We recommend that routine repairs and maintenance such as filter replacements, system flushing, etc. be budgeted as an Operating expense. Useful life can often be extended with proactive service and maintenance. Unless otherwise noted, funding for system with same size/capacity as the current system. For split systems, we recommend budgeting to replace the entire system (condensing unit and air handler) together in order to obtain better unit pricing and ensure maximum efficiency, refrigerant compatibility, etc. If additional costs are expected during replacement, such as for system reconfiguration or expansion, ductwork repairs, electrical work, etc. costs should be re-evaluated and adjusted as needed during future Reserve Study updates.

Useful Life:
20 years

Remaining Life:
0 years



Best Case: $ 10,000 Worst Case: $ 14,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 25181 Furnace - Replace (90K BTU) **Quantity: ~ (1) Unit**
Location: Mechanical Room
Funded?: Yes.
History: Installed in ~2003, per the date code on the unit.
Comments: Includes (1) Lennox Furnace M/N: G40UH-48B-090-03, S/N: 5803D 41415.

Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance. We recommend that routine repairs and maintenance such as filter replacements, system flushing, etc. be budgeted as an Operating expense. Useful life can often be extended with proactive service and maintenance. Unless otherwise noted, funding for system with same size/capacity as the current system. For split systems, we recommend budgeting to replace the entire system (condensing unit and air handler) together in order to obtain better unit pricing and ensure maximum efficiency, refrigerant compatibility, etc. If additional costs are expected during replacement, such as for system reconfiguration or expansion, ductwork repairs, electrical work, etc. costs should be re-evaluated and adjusted as needed during future Reserve Study updates.

Useful Life:
20 years

Remaining Life:
0 years

Best Case: $ 6,000 Worst Case: $ 9,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 25190 Condenser - Replace (2 Ton) **Quantity: ~ (1) Unit**
Location: Mechanical Room
Funded?: Yes.
History:
Comments: Includes (1) Lennox M/N: 10ACC-024-230-01, S/N: 5803E 47320.

Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance. We recommend that routine repairs and maintenance such as filter replacements, system flushing, etc. be budgeted as an Operating expense. Useful life can often be extended with proactive service and maintenance. Unless otherwise noted, funding for system with same size/capacity as the current system. For split systems, we recommend budgeting to replace the entire system (condensing unit and air handler) together in order to obtain better unit pricing and ensure maximum efficiency, refrigerant compatibility, etc. If additional costs are expected during replacement, such as for system reconfiguration or expansion, ductwork repairs, electrical work, etc. costs should be re-evaluated and adjusted as needed during future Reserve Study updates.

Useful Life:
20 years

Remaining Life:
0 years

Best Case: $ 4,500 Worst Case: $ 6,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 25191 Condenser - Replace (2.5 Ton) **Quantity: ~ (1) Unit**
Location: Mechanical Room
Funded?: Yes.
History:
Comments: Includes (1) Lennox M/N: 10ACC-030-230-01, S/N: 5803B 31699.

Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance. We recommend that routine repairs and maintenance such as filter replacements, system flushing, etc. be budgeted as an Operating expense. Useful life can often be extended with proactive service and maintenance. Unless otherwise noted, funding for system with same size/capacity as the current system. For split systems, we recommend budgeting to replace the entire system (condensing unit and air handler) together in order to obtain better unit pricing and ensure maximum efficiency, refrigerant compatibility, etc. If additional costs are expected during replacement, such as for system reconfiguration or expansion, ductwork repairs, electrical work, etc. costs should be re-evaluated and adjusted as needed during future Reserve Study updates.

Useful Life:
20 years

Remaining Life:
0 years

Best Case: $ 5,000 Worst Case: $ 7,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 25192 Condenser - Replace (4 Ton) **Quantity: ~ (1) Unit**
Location: Mechanical Room
Funded?: Yes.
History:
Comments: Includes (1) Lennox M/N: 10ACC-048-230-02, S/N: 5803F 50613.

Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance. We recommend that routine repairs and maintenance such as filter replacements, system flushing, etc. be budgeted as an Operating expense. Useful life can often be extended with proactive service and maintenance. Unless otherwise noted, funding for system with same size/capacity as the current system. For split systems, we recommend budgeting to replace the entire system (condensing unit and air handler) together in order to obtain better unit pricing and ensure maximum efficiency, refrigerant compatibility, etc. If additional costs are expected during replacement, such as for system reconfiguration or expansion, ductwork repairs, electrical work, etc. costs should be re-evaluated and adjusted as needed during future Reserve Study updates.

Useful Life:
20 years

Remaining Life:
0 years

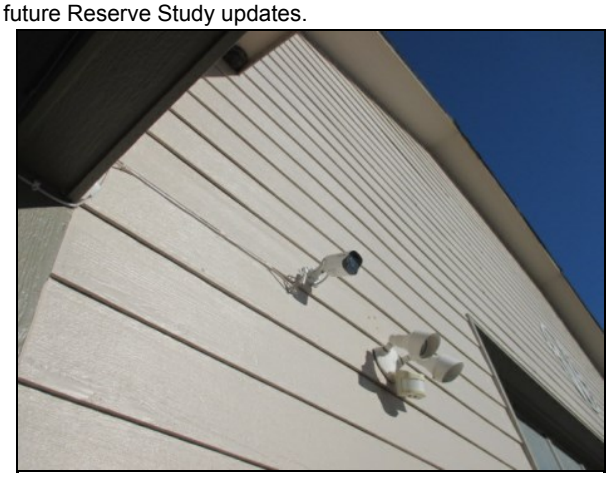
Best Case: $ 12,000 Worst Case: $ 14,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 25330 Surveillance System-Upgrade/Replace **Quantity: ~ (13) Cameras**
Location: Common Areas
Funded?: Yes.
History: Replaced in ~2024, per the client.
Comments: No issues were noted or reported by the contact. Security/surveillance systems should be monitored closely to ensure proper function. Whenever possible, camera locations should be protected and isolated to prevent tampering and/or theft. Plan to replace/upgrade the system at the approximate interval shown below. Typical modernization projects may include addition and/or replacement of camera fixtures, recording equipment, monitors, software, etc. In many cases, replacement or modernization is warranted due to advancement in technology, not functional failure of the existing system. Keep track of any partial replacements and include cost history during future Reserve Study updates.

Useful Life:
10 years

Remaining Life:
8 years



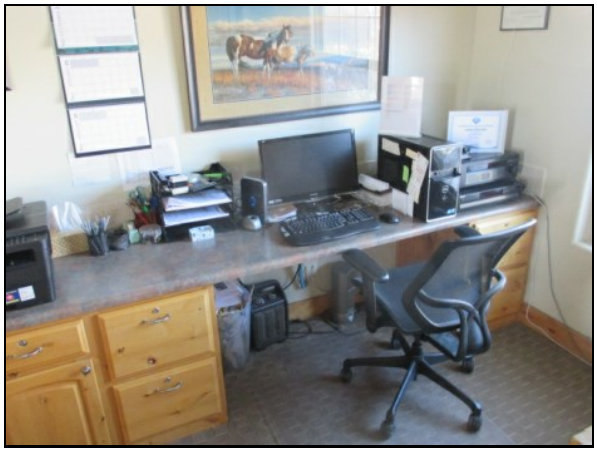
Best Case: $ 1,300 Worst Case: $ 1,500

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 25340 Computer Equipment - Update/Replace **Quantity: Equipment**
Location: Clubhouse
Funded?: No. Handle as an Operational Expense.
History:
Comments: Computers and other IT equipment have a relatively short useful life (depending on the application and level of use) due to advancements in technology. Plan to replace/upgrade the existing equipment at the approximate interval shown here to ensure proper function and uninterrupted service. Keep track of any partial replacements and include cost history during future Reserve Study updates.

Useful Life:

Remaining Life:



Best Case: Worst Case:

Cost Source:

Comp #: 25460 Tankless Water Heater- Replace (2017) **Quantity: ~ (1) Unit**
Location: Mechanical Room
Funded?: Yes.
History: Replaced in 2017
Comments: No issues were noted with the units at the time of the inspection, however, based on the age of the units, expect to replace the units soon. Water heater life expectancies can vary greatly depending on level of use, location within a building, etc. Should be inspected and repaired as needed by servicing vendor or maintenance staff. Unless otherwise noted, expected to be functional. Plan to replace at the approximate interval shown below.

Useful Life:
12 years

Remaining Life:
3 years

Best Case: $ 6,000 Worst Case: $ 8,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 25460 Water Heater/Tank - Replace (2023) **Quantity: ~ (1) Unit**
Location: Mechanical Room
Funded?: Yes.
History: Replaced in ~2023, per the date code on the unit
Comments: Includes (1) 40 Gallon, 40K BTU Bradford White M/N: RG240T6N, S/N: ZA50832365.

Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance. Water heater life expectancies can vary greatly depending on level of use, type of technology, amount of preventive maintenance and other factors. Should be inspected and repaired as needed by servicing vendor or maintenance staff. Unless otherwise noted, expected to be functional. Plan to replace at the approximate interval shown below. When evaluating replacements, we recommend choosing high-efficiency or tankless models if possible in order to minimize energy usage.

Useful Life:
15 years

Remaining Life:
12 years

Best Case: $ 2,000 Worst Case: $ 3,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 25570 Irrigation Clocks - Replace **Quantity: ~ (2) Controllers**

Location: Common Areas

Funded?: No. Handle as an Operational Expense.

History:

Comments: No problems observed or reported of irrigation clocks throughout community. Inspect regularly and repair/replace as needed. Although eventual replacement will be needed due to parts obsolescence, technological upgrades, etc. best suited to be handled as needed within the operating budget and not anticipated as large scale reserve project.

Useful Life:

Remaining Life:

Best Case: Worst Case:

Cost Source:

Amenities

Comp #: 26070 Grill - Replace **Quantity: ~ (1) Unit**
Location: Common Areas
Funded?: No. Handle as an Operational Expense.
History:
Comments: Grill was not tested during site inspection, and are assumed to be functional. Should be cleaned after each use and covered when not in use in order to prolong life expectancy. Unless otherwise noted, funding recommendation assumes that barbecues would be replaced with comparable types. Schedule for replacement is subject to the association's preferences and standards in the local area. Expect to replace the unit from the operating budget.

Useful Life:

Remaining Life:

Best Case: Worst Case:

Cost Source:

Comp #: 26220 Sand Volleyball Court - Maintain **Quantity: ~ (1) Court**
Location: Common Areas
Funded?: No. Handle as an Operational Expense.
History:
Comments: Sand volleyball court should not require any maintenance or repair projects large enough to meet threshold for Reserve funding. Replace nets, and maintain/replenish sand as needed as an Operating expense.

Useful Life:

Remaining Life:

Best Case: Worst Case:

Cost Source:

Clubhouse Exteriors

Comp #: 23380 Clubhouse Exterior - Repaint **Quantity: ~ 7200 GSF**
Location: Clubhouse Exteriors
Funded?: No. Funding included with components #23380, #23381, #23382, and #23383.
History: Funding included with components #23380, #23381, #23382, and #23383.
Comments: Funding included with components #23380, #23381, #23382, and #23383.

Fiber cement siding/trim sections determined to be in fair condition typically exhibit some color fading and inconsistency, with minor, isolated locations showing more advanced surface wear, cracking, splintering, etc. Association Reserves does not specifically endorse any products, manufacturers or vendors, but James Hardie Building Products, Inc. is the leading manufacturer of fiber cement siding, and their website (www.jameshardie.com) is an informative resource for proper care and maintenance of fiber cement siding. Their Best Practices guidelines recommend the use of primers and topcoats that are designed and recommended for cement-based building materials such as fiber cement,masonry, brick or stucco. Two finish coats of high-quality exterior-grade acrylic paint are recommended. Their guidelines also recommend the use of elastomeric joint sealants complying with ASTM C920 Grade NS, Class 25 or higher, or latex joint sealants complying with ASTM C834. We recommend that the client consult with qualified exterior painting/waterproofing consultants and/or contractors to ensure that proper materials are used in painting and sealing the building siding. Plan for such projects at the interval shown here.

Useful Life:

Remaining Life:

Best Case: Worst Case:

Cost Source:

Comp #: 23390 Clubhouse Siding - Replace **Quantity: ~ 7200 GSF**

Location: Clubhouse Exteriors

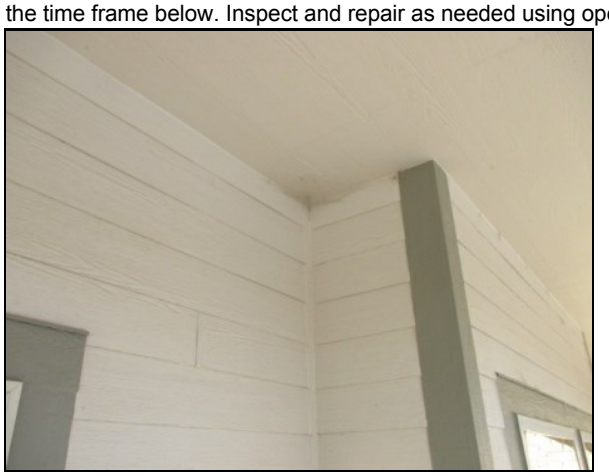
Funded?: Yes.

History:

Comments: Siding was horizontal clapboard. Surface was painted. Siding is believed to be fiber cement. The largest manufacturer of fiber cement siding is James Hardie Building Products, Inc., and www.jameshardie.com is a good source of information for best practices related to installation, care and maintenance of the product. At this time, there is no well-defined limit to the useful life of fiber cement siding. The association should review any available warranty documents to ensure proper steps are taken to maintain applicable warranties. As the product ages, the association should conduct more detailed inspections beyond the scope of the visual inspection conducted during this engagement. Currently Hardie offers the choice of a 30-year non-prorated or 50-year pro-rated warranty. Local vendors suggest a 50 year life for budgetary purposes. The underlying waterproofing will degrade over time and may require replacement. No view of underlying waterproofing was part of our limited visual review. Plan for eventual replacement at roughly the time frame below. Inspect and repair as needed using operating and maintenance funds.

Useful Life:
50 years

Remaining Life:
27 years



Best Case: $ 86,400 Worst Case: $ 115,200

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 23450 Clubhouse Sliding Doors - Replace **Quantity: ~ (18) Doors**

Location: Clubhouse Exteriors

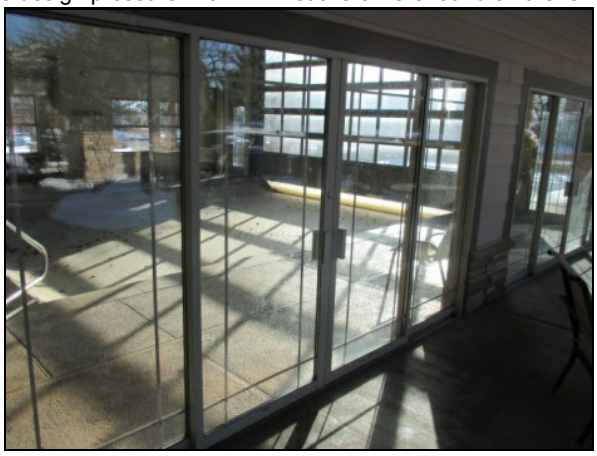
Funded?: Yes.

History:

Comments: Doors were metal framed. Head flashing was observed. Jambs and sills had sealant joint between window frame and cladding. No condensation was observed between window panes, which is typically indicative of failed glazing seals. Factors effecting useful life include: quality of windows and installation, waterproofing flashing details, exposure to wind driven rain, building movement over time, structural details, etc... We recommend financially planning for a 30-year useful life range timed with other large scale building exterior projects for efficiency. Schedule can be modified as the remaining useful life approaches zero years and the aging of the windows and sliding doors is more apparent. Note: there are many types of glazing and windows types, material and quality, available in today's market; and costs can vary greatly. Inspect regularly, including sealant, if any, and repair as needed. Keep weep holes free and clear to allow proper drainage of water that gets into window frame. Do not block (caulk or seal) gap at top of head flashing, as this allows water that gets behind the siding, to drain out. Proper sealant/caulking is critical to keeping water out of the walls, and preventing water damage. Two common types of sealants/caulking are urethane and silicone. If properly installed, urethane has a life of approximately 6-8 years and silicone's life can be 16-20 years. Incorrect installation of sealant is common, and can greatly decrease its useful life. Inspect sealant, more frequently as it ages, to determine if it is failing. Typical sealant failures include; lack of adherence to adjacent materials, tearing/splitting of the sealant itself, and lose of elastic ability. Lose of elastic ability can be caused by exposure to ultra-violet light and general aging. Remove and replace all sealants as signs of failure begin to appear. Proper cleaning, prep work, and proper installation are critical for a long lasting sealant/caulking. One of the most important factors in selection window is the design pressure rating. The design pressure rating (DP) is the ability of the window to withstand wind blown rain, and a few other criteria. Manufacturers can choose to have a sample of their windows tested. Independent third parties perform testing following American Architectural Manufacturers Association (AAMA) standards and procedures. AAMA stickers are placed on windows with the specific DP rating (psf) and largest size of the window that meets the design pressure. No AAMA stickers were found on the few windows sampled for this report.

Useful Life:
30 years

Remaining Life:
7 years



Best Case: $ 45,000 Worst Case: $ 90,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 23570 Clubhouse: Shingle Roof - Replace **Quantity: ~ 6000 GSF**

Location: Clubhouse Exteriors

Funded?: Yes.

History:

Comments: Closed valleys were observed. Ventilation (the lack of which can greatly reduce the roof's useful life) was observed at the eave and ridge. Eave venting consisted of soffit holes between the rafters. Ridge venting appeared to be provided by roof jacks. Visible portions of roof flashing were observed at the rake, headwall, and sidewall. Diverter (kick-out) flashing was not observed. Gutters blocked the view of eaves, so eave flashing was not confirmed. Debris was not observed on the roof surface. Asphalt shingle roofs determined to be in fair condition and typically exhibit normal signs of wear and deterioration, including some loss of granule cover, and light to moderate curling/lifting, especially in most exposed areas. Overall believed to be aging normally. A reserve study conducts only a limited visual review, and many of the critical waterproofing and ventilation items of the roof are not readily viewable. For a full evaluation have a professional roof consultant/contractor perform a thorough up-close survey of your entire roof system, including attic inspection (if any). Costs below factors replacement with an architectural grade laminated shingle. As routine maintenance, many manufacturers recommend inspections at least twice annually (once in the fall before the snow season and again in the spring) and after large storm events. Promptly replace any damaged/missing sections or any other repair needed to ensure waterproof integrity of roof. Keep roof surface, gutters, and downspouts clear and free of debris. At the time of re-roofing, we recommend that you hire a professional consultant to evaluate the existing roof and specify the new roof materials/design, provide installation oversight. We recommend that all clients hire qualified consultants whenever they are considering having work performed on any building envelope (waterproofing) components including: roof, walls, windows, decks, exterior painting, and caulking/sealant. There is a wealth of information available through Roofing Organizations such as: National Roofing Contractors client (NRCA) http://www.nrca.net. Asphalt Roofing Manufacturers client (ARMA) http://www.asphaltroofing.org/ Roof Consultant Institute (RCI) http://www.rci-online.org

Useful Life:
25 years

Remaining Life:
13 years

Best Case: $ 42,000 Worst Case: $ 54,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 23600 Clubhouse: Metal Roof - Replace **Quantity: ~ 1300 GSF**

Location: Clubhouse Exteriors

Funded?: Yes.

History:

Comments: Roofing consists of Standing Seam metal roof. Typically metal roofs are either Pro-Panel seamed roofs or Standing Seam roofs. Pro Panel roofs are installed with exposed metal screws and fasteners, while Standing Seam will snap lock panels over the mechanical seam, with no penetrations to the underlayment. Advantages of metal roofs include long life expectancies with relatively low need to repair. Metal roofing is typically a long-lived component assuming it was properly installed and is properly maintained. As routine maintenance, many manufacturers recommend inspections at least twice annually (once in the fall, before the rainy season, and again in the spring) and after large storm events. Promptly replace any damaged/missing sections or conduct any other repair needed to ensure waterproof integrity of roof. We recommend having roof inspected in greater detail (including conditions of sub-surface materials) by an independent roofing consultant prior to replacement. There is a wealth of information available through organizations such as the Roof Consultant Institute http://www.rci-online.org and the National Roofing Contractors client (NRCA) http://www.nrca.net/. If the roof has a warranty, be sure to review terms and conduct proper inspections/repairs as needed to keep warranty in force.

Useful Life:
30 years

Remaining Life:
7 years

Best Case: $ 20,800 Worst Case: $ 29,900

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 23650 Clubhouse Gutters/Downspouts - Replace **Quantity: ~ 570 LF**
Location: Clubhouse Exteriors
Funded?: Yes.
History:
Comments: Generally the metal gutters and downspouts appeared in good condition. We recommend that the adjacent gutter be replaced when the roof (or decks) is being resurfaced. National Roofing Contractor Association (NRCA) roofing standard includes installing eave flashings at the gutters. We suggest to plan for total replacement of gutter and downspouts at the same intervals as roof replacement for cost efficiency. Evaluate at time of roofing to determine if replacement or re-use is the better value. As routine maintenance, inspect regularly, keep gutters and downspouts free of debris.

Useful Life:
25 years

Remaining Life:
2 years

Best Case: $ 4,600 Worst Case: $ 5,700

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 27060 Clubhouse Windows - Replace **Quantity: ~ (30) Windows**

Location: Clubhouse Exteriors

Funded?: Yes.

History:

Comments: Windows were Milgard vinyl framed. Head flashing was observed. Jambs and sills had sealant joint between window frame and cladding. No condensation was observed between window panes, which is typically indicative of failed glazing seals. Factors effecting useful life include: quality of windows and installation, waterproofing flashing details, exposure to wind driven rain, building movement over time, structural details, etc... We recommend financially planning for a 30-year useful life range timed with other large scale building exterior projects for efficiency. Schedule can be modified as the remaining useful life approaches zero years and the aging of the windows and sliding doors is more apparent. Note: there are many types of glazing and windows types, material and quality, available in today's market; and costs can vary greatly. Inspect regularly, including sealant, if any, and repair as needed. Keep weep holes free and clear to allow proper drainage of water that gets into window frame. Do not block (caulk or seal) gap at top of head flashing, as this allows water that gets behind the siding, to drain out. Proper sealant/caulking is critical to keeping water out of the walls, and preventing water damage. Two common types of sealants/caulking are urethane and silicone. If properly installed, urethane has a life of approximately 6-8 years and silicone's life can be 16-20 years. Incorrect installation of sealant is common, and can greatly decrease its useful life. Inspect sealant, more frequently as it ages, to determine if it is failing. Typical sealant failures include; lack of adherence to adjacent materials, tearing/splitting of the sealant itself, and lose of elastic ability. Lose of elastic ability can be caused by exposure to ultra-violet light and general aging. Remove and replace all sealants as signs of failure begin to appear. Proper cleaning, prep work, and proper installation are critical for a long lasting sealant/caulking. One of the most important factors in selection window is the design pressure rating. The design pressure rating (DP) is the ability of the window to withstand wind blown rain, and a few other criteria. Manufacturers can choose to have a sample of their windows tested. Independent third parties perform testing following American Architectural Manufacturers Association (AAMA) standards and procedures. AAMA stickers are placed on windows with the specific DP rating (psf) and largest size of the window that meets the design pressure. No AAMA stickers were found on the few windows sampled for this report.

Useful Life:
30 years

Remaining Life:
7 years

Best Case: $ 39,000 Worst Case: $ 51,000

Cost Source: ARI Cost Database: Similar Project Cost History

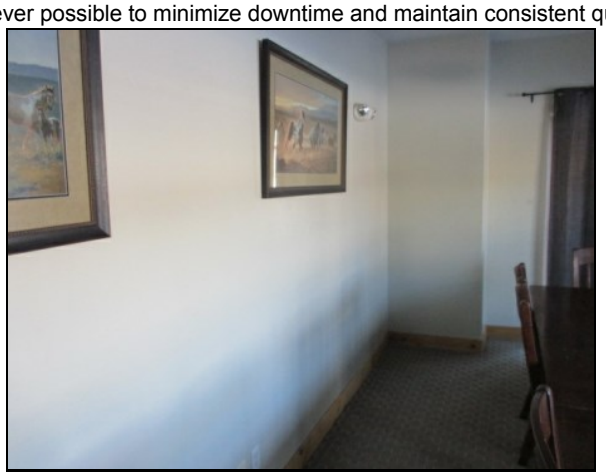
Clubhouse Interiors

Comp #: 24010 Interior Surfaces - Repaint **Quantity: ~ 15000 GSF**
Location: Clubhouse Interiors
Funded?: Yes.
History: Painted in 2015, per the client.
Comments: Based on physical inspection, the remaining useful life has been slightly extended.

Interior areas determined to be in fair condition typically exhibit some minor, routine marks and scuffs, small sections of peeling paint, etc. Overall appearance is satisfactory. Regular cycles of professional painting are recommended to maintain appearance. Small touch-up projects can be conducted as needed as a maintenance expense, but comprehensive painting of interior areas will restore a consistent look and quality to all areas. Best practice is to coordinate at same time as other interior projects (flooring, furnishings, lighting, etc.) whenever possible to minimize downtime and maintain consistent quality standard.

Useful Life:
10 years

Remaining Life:
5 years



Best Case: $ 18,800 Worst Case: $ 30,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 24070 Tile Flooring - Replace **Quantity: ~ 680 GSF**

Location: Clubhouse Interiors

Funded?: Yes.

History:

Comments: Tiled surfaces were determined to be in fair condition. Floors did not exhibit any extensive un-even or broken sections. No evidence of heavy deterioration or broken tiles. As part of ongoing maintenance program, inspect regularly, repairing or replacing damaged sections as needed. If available, best practice is to keep a collection of replacement tiles on hand for partial replacements. With ordinary care and maintenance, tile in interior locations can last for an extended period of time, but replacement is often warranted eventually to enhance and restore aesthetic appeal in the common areas. Replacement costs can vary greatly depending on size and type of tiles selected. Our recommendation is to replace at the approximate schedule shown here, but this schedule can be adjusted at the client's discretion.

Useful Life:
40 years

Remaining Life:
17 years

Best Case: $ 13,600 Worst Case: $ 17,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 24080 Carpeting - Replace **Quantity: ~ 90 GSY**

Location: Clubhouse Interiors

Funded?: Yes.

History:

Comments: Carpeting was noted to fairly stained and in generally poor condition. Plan to replace at the time frame below, best timed after repainting (see separate component). Wide variety of type and quality available; a mid-range funding allowance is factored below for planning purposes. As part of ongoing maintenance program, vacuum regularly and professionally clean as needed.

Useful Life:
10 years

Remaining Life:
0 years

Best Case: $ 7,700 Worst Case: $ 9,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 24080 Fitness Carpeting - Replace **Quantity: ~ 65 GSY**
Location: Clubhouse Interiors
Funded?: Yes.
History:
Comments: Carpeted surfaces were determined to be in fair condition. Minor evidence of staining, matting, or loose seams observed. As part of ongoing maintenance program, vacuum regularly and professionally clean as needed. Best practice is to coordinate at same time as other interior projects whenever possible to minimize downtime and maintain consistent quality standard. Timing and interval is somewhat subjective, but not as flexible as other flooring finishes (tile, wood, etc.). Estimates shown here are based on our experience with similar properties and general aesthetic qualities. Schedule can be updated/adjusted at the discretion of the client for planning purposes.

Useful Life:
10 years

Remaining Life:
5 years

Best Case: $ 5,500 Worst Case: $ 6,500

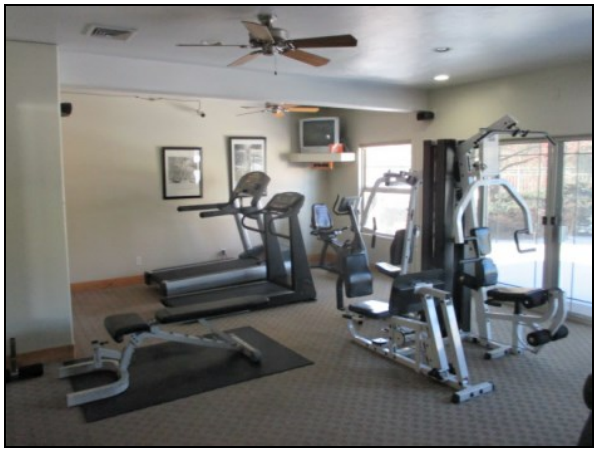
Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 24150 Fitness Equipment - Replace **Quantity: ~ (8) Pieces**
Location: Clubhouse Interiors
Funded?: Yes.
History: Replaced: (1) piece in 2018, (1) Treadmill in 2013. (1) Eliptical and (1) Treadmill replaced in 2024
Comments: Includes (2) Treadmills, (2) Bikes, (1) Cable Machine, (1) Leg Press, (1) Elliptical, and (1) Weight Rack.

Inspect regularly, clean for appearance, maintain and repair promptly as needed from Operating budget to ensure safety. Commercial-grade equipment should have a relatively long functional life assuming proper maintenance. Replacement may be warranted from an aesthetic/quality standpoint before equipment fails to take advantage of new technology and maintain an attractive, desirable amenity.

Useful Life:
10 years

Remaining Life:
5 years



Best Case: $ 15,000 Worst Case: $ 30,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 24180 Sauna - Refurbish/Restore **Quantity: ~ (1) Room**
Location: Clubhouse Interiors
Funded?: Yes.
History: Per the client, the sauna will be refurbished in ~2025.
Comments: Sauna rooms determined to be in fair condition typically exhibit routine signs of use and some light deterioration to wood surfaces, but no major wear or splintering. Appearance is still consistent overall.

Useful Life:
30 years

Remaining Life:
29 years

Best Case: $ 7,000 Worst Case: $ 10,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 24220 Furnishings and Décor - Update **Quantity: ~ (16) Pieces**
Location: Clubhouse Interiors
Funded?: Yes.
History:
Comments: Based on physical inspection, the remaining useful life has been slightly extended. Includes (2) Couches, (2) Lounges, (2) Wood Tables, and (10) Wood Chairs.

The furniture and decor appeared in fair condition. No damage, fading, or outdated appearances of the furniture was observed. This component recommends funding for periodic replacement/refurbishment of interior furnishings and decor such as furniture, artwork, window treatments, misc. decorative items, etc., in order to maintain a desirable aesthetic in the common areas. Cost estimates can vary greatly depending on the amount of items to be replaced at each project, and the style and quality of replacement options. Best practice is to coordinate this type of project with other interior projects such as flooring replacement, painting, etc. Schedule and cost estimates should be re-evaluated during future Reserve Study updates and adjusted as needed based on the client's good judgment.

Useful Life:
10 years

Remaining Life:
5 years

Best Case: $ 10,000 Worst Case: $ 16,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 24240 Kitchens - Remodel **Quantity: ~ (2) Kitchens**

Location: Clubhouse Interiors

Funded?: Yes.

History:

Comments: Based on physical inspection, the remaining useful life has been slightly extended. Upper kitchen included a 12' of Counter with a 6' of Backsplash, and 12' of Cabinets. Lower kitchen included 10' of Counter with 10' Cabinets.

Kitchen materials typically have an extended useful life. However, many associations choose to refurbish the kitchen periodically for aesthetic updating. This may include refurbishment/refinishing of kitchen cabinets, and countertops, replacement of sinks, installation/replacement of under-cabinet lighting, etc. Should ideally be coordinated with replacement of the kitchen appliances. Best practice is to coordinate this project with other amenity areas, such as bathrooms or other amenity rooms. Schedule and cost estimates should be re-evaluated during future Reserve Study updates and adjusted as needed based on the association's good judgment

Useful Life:
15 years

Remaining Life:
5 years

Best Case: $ 5,400 Worst Case: $ 6,800

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 24250 Kitchen Appliances - Replace **Quantity: ~ (5) Appliances**
Location: Clubhouse Interiors
Funded?: Yes.
History:
Comments: Pieces included: Upper kitchen - (1) fridge, (1) oven, (1) sink, (1) dishwasher, and (1) microwave. Lower kitchen included - (1) fridge, (1) oven, (1) microwave.

Individual appliances were not tested during inspection, and are assumed to be in functional operating condition unless otherwise noted. Replacement should ideally be coordinated with kitchen remodeling. Funding recommendation shown here is for replacing with comparable quality appliances. Individual pieces may be replaced as needed using Operating funds.

Useful Life:
10 years

Remaining Life:
0 years

Best Case: $ 4,000 Worst Case: $ 5,400

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 24280 Bathrooms - Remodel **Quantity: ~ (2) Bathrooms**
Location: Clubhouse Interiors
Funded?: Yes.
History:
Comments: Based on physical inspection, the remaining useful life has been slightly extended. Each bathroom consisted of: ~144 GSF of tile flooring, (2) toilets, (1) shower, and (1) sink.

Good condition noted with no significant damage/deterioration noted. Prudent planning suggests setting aside funds for periodic large scale refurbishing which may include items such as: plumbing fixtures, vanity area, lighting, flooring, ventilation, accessories, décor, etc. As routine maintenance, inspect regularly, perform any needed local repairs promptly utilizing general operating funds.

Useful Life:
20 years

Remaining Life:
5 years

Best Case: $ 12,000 Worst Case: $ 16,000

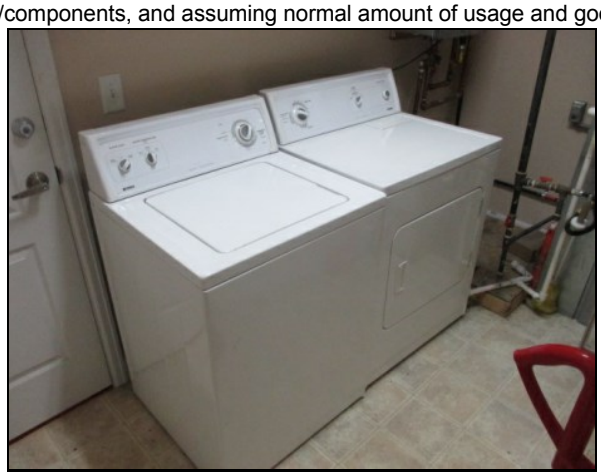
Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 24400 Laundry Machines - Replace **Quantity: ~ (2) Units**
Location: Clubhouse Interiors
Funded?: Yes.
History:
Comments: Includes (1) Washer and (1) Dryer.

Reported to be the Client's responsibility to replace. Residential-size washers and dryers are assumed to be functioning and in operating order unless otherwise noted. Inspect regularly and make minor repairs from operating/maintenance fund. Best to plan for replacement of all appliances together at the time frame indicated below. Minimal or no subjective/aesthetic value for this laundry machines. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance.

Useful Life:
10 years

Remaining Life:
5 years



Best Case: $ 3,000 Worst Case: $ 5,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 27390 Apartments A & B - Remodel **Quantity: ~ (2) Rooms**
Location: Clubhouse Interiors
Funded?: Yes.
History: Minor remodel in 2018 for $2,500
Comments: Fair condition noted of various interior finishes. Rooms consisted of: ~75 GSY of carpet, (2) full bathrooms, (2) beds, (2) benches, (2) lounges, (2) tvs, and (2) window HVAC units. The room looked to be outdated. The This component suggests setting aside funding for periodic remodeling and aesthetic updating. Many communities replace such items as wall coverings, window treatments, artwork, décor, etc... at regular intervals to maintain this community asset.

Useful Life:
10 years

Remaining Life:
5 years

Best Case: $ 10,000 Worst Case: $ 16,000

Cost Source: Allowance

Comp #: 27400 Suite 1602 - Remodel **Quantity: ~ (1) Room**

Location: Clubhouse Interiors

Funded?: Yes.

History: Carpet and furniture replaced in 2018

Comments: Fair condition noted of various interior finishes. Room consisted of: ~180 GSF of wood flooring, ~45 GSY of carpet, (1) full kitchen, and (1) full bathroom. The room looked to be outdated. The This component suggests setting aside funding for periodic remodeling and aesthetic updating. Many communities replace such items as wall coverings, window treatments, artwork, décor, etc... at regular intervals to maintain this community asset.

Useful Life:
10 years

Remaining Life:
5 years

Best Case: $ 7,000 Worst Case: $ 10,000

Cost Source: Allowance

Pool/Spa

Comp #: 21490 Garage Door - Replace **Quantity: ~ (1) 20x15 Glass Door**
Location: Garage
Funded?: Yes.
History:
Comments: Garage doors determined to be in fair condition typically exhibit more moderate signs of physical wear and tear. Appearance is still generally consistent but declining at this stage. Garage doors should have a long life expectancy under normal circumstances. Should be inspected and repaired as-needed as an Operating expense to ensure good function. Be sure to inspect internal components (springs, tracks, etc.) for damage and deterioration. For private garages, individual owners are presumed to be responsible for replacement of the garage door opener. Doors should ideally be replaced in all areas at the same time to maintain consistent appearance and obtain better pricing through economies of scale. There are a wide variety of styles available, and costs can vary greatly. Unless otherwise noted, estimates shown here are based on replacement with type comparable to existing doors.

Useful Life:
30 years

Remaining Life:
7 years

Best Case: $ 9,000 Worst Case: $ 11,000

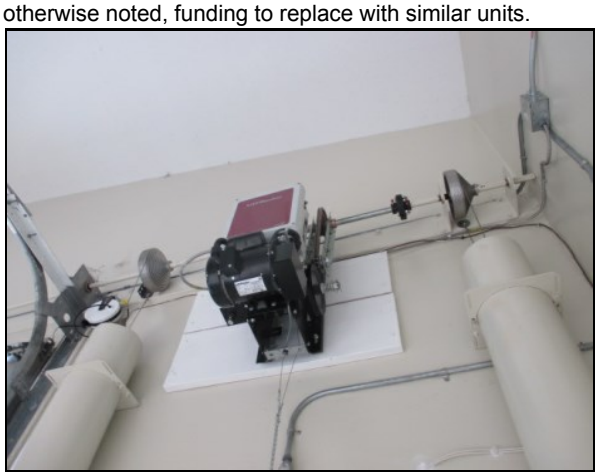
Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 25060 Garage Door Operator - Replace **Quantity: ~ (1) Unit**
Location: Common Areas
Funded?: Yes.
History: Replaced in ~2024, per the date code on the unit
Comments: Includes (1) 3/4 HP LiftMaster M/N: C56AB53F21, S/N: 248226M

Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance. We recommend regular inspections (including service and repair as needed) be paid through the Operating budget. Even with ongoing maintenance, plan for replacement at typical life expectancy indicated below. Useful life can vary greatly depending on level of use, exposure to the elements, etc. Monitor actual expenses closely for future Reserve Study updates. Unless otherwise noted, funding to replace with similar units.

Useful Life:
12 years

Remaining Life:
10 years



Best Case: $ 4,000 Worst Case: $ 5,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 28020 Pool Fence - Repair/Repaint **Quantity: ~ 210 LF**
Location: Pool/Spa Area
Funded?: Yes.
History:
Comments: Metal fencing determined to be in poor condition typically exhibits more advanced deterioration of coating or surface finish, with notable wear, possibly including corrosion and rust. In advanced cases, coating may be flaking or peeling away to expose metal structure. Poor curb appeal. Metal fencing should be painted at the interval shown here in order to inhibit or delay onset of rust/corrosion and prevent or minimize costly repairs. Painting not only protects the metal surface from excessive wear, but promotes a good, attractive appearance in the common areas. Costs can vary greatly depending on existing conditions of fencing, which will dictate amount of repair/prep work required.

Useful Life:
5 years

Remaining Life:
0 years

Best Case: $ 1,700 Worst Case: $ 2,100

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 28030 Pool Fence - Replace **Quantity: ~ 210 LF**
Location: Pool/Spa Area
Funded?: Yes.
History: Painted in 2019
Comments: The metal fence paint was noted to be in poor condition. Rust and corrosion was noted. Metal fencing should be painted at the interval shown here in order to inhibit corrosion and prevent/limit costly repairs and replacement. Painting not only protects the metal surface from excessive wear, but promotes a good, attractive appearance in the common areas.

Useful Life:
30 years

Remaining Life:
7 years

Best Case: $ 16,800 Worst Case: $ 18,900

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 28040 Pool Deck Furniture - Replace **Quantity: ~ (30) Pieces**
Location: Pool/Spa Area
Funded?: Yes.
History:
Comments: Based on physical inspection, the remaining useful life has been slightly extended. Includes (11) Chaise Lounges, (3) Tables, (2) Drink Tables, and (14) Chairs.

Inspect regularly and repair or replace any damaged pieces promptly to ensure safety. Protected storage of furniture when not in use can help to extend useful life. Best practice is to replace all pieces together in order to maintain consistent style and quality in the pool/recreation area. Costs can vary greatly based on type of pieces selected for replacement. Funding recommendation shown here is based on replacement with comparable quality pieces.

Useful Life:
10 years

Remaining Life:
5 years

Best Case: $ 12,000 Worst Case: $ 18,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 28050 Deck - Repair - 5% **Quantity: 5% of ~1200 GSF**
Location: Pool/Spa Area
Funded?: Yes.
History:
Comments: Decking was observed to be in fair condition. Deck was not exhibiting major signs of wear and/or age. Pool decks may be exposed to harsh chemicals that can leave stains if not addressed properly. Periodic pressure-washing and repairing will restore the appearance and prolong the need for major restoration or replacement of the deck surface. Take note of any places where water is ponding, which may result in slip-and-fall hazards if not corrected.

Useful Life:
5 years

Remaining Life:
3 years

Best Case: $ 1,000 Worst Case: $ 1,300

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 28090 Coping Stones - Repair **Quantity: ~ 140 LF**

Location: Pool/Spa Area

Funded?: Yes.

History:

Comments: Coping stones were observed to be in fair to poor condition. The concrete surfaces exhibited hairline cracking, shrinkage, and settlement cracking. These issues can result in water entry to the base, which can ultimately lead to trip hazards. Exposure to sunlight, weather, and pool chemicals can lead to larger, more frequent repairs, especially for older properties. Inspect all areas periodically to identify trip hazards or other safety issues. Timeline and cost ranges shown here should be re-evaluated during future Reserve Study updates.

Useful Life:
24 years

Remaining Life:
0 years

Best Case: $ 11,200 Worst Case: $ 14,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 28110 Pool - Resurface **Quantity: ~ (1) 20x50 Pool**

Location: Pool/Spa Area

Funded?: Yes.

History: Per the client, the pool will be resurfaced in ~2025.

Comments: Pool surfaces exhibited considerable pitting, chipping, un-even, and broken surfaces. Cracks were observed to be substantial. Approximately (1000) GSF footprint area with ~ (140) LF waterline/perimeter length. Pool resurfacing will restore the aesthetic quality of the pool while protecting the actual concrete shell of the pool from deterioration. While drained for resurfacing, any other repairs to lighting, handrails, stairs, ladders, etc. should be conducted as needed. This type of project is best suited for slow/offseason to minimize downtime during periods when pool is used heavily. Should be expected at the approximate interval shown below in some cases, schedule may need to be accelerated due to improper chemical balances or aesthetic preferences of the client.

Useful Life:
8 years

Remaining Life:
7 years

Best Case: $ 13,700 Worst Case: $ 20,500

Cost Source: Estimate Provided by Client

Comp #: 28130 Acrylic Spas - Replace **Quantity: ~ (3) Spas**
Location: Pool/Spa Area
Funded?: Yes.
History: Replaced in 2024, per the client
Comments: The most common material for an above-ground hot tub is acrylic backed by fiberglass. An above-ground hot tub must be installed on a strong, level surface like a pad of reinforced concrete. Most need access to a standard 110-volt electrical outlet, though some require a 220-volt circuit, which may require the services of a qualified electrician. Over time, the spa surfaces will deteriorate and need replacement.

Useful Life:
15 years

Remaining Life:
13 years

Best Case: $ 43,200 Worst Case: $ 64,800

Cost Source: Estimate Provided by Client

Comp #: 28140 Pool Cover - Replace **Quantity: ~ (1) Motorized Cover**
Location: Pool/Spa Area
Funded?: Yes.
History: Replaced in ~2023, per the client
Comments: Inspect regularly and properly store when not in use. Cover can provide cost savings for temperature differentials, reduce cleaning costs and provide safety. We suggest planning to replace at regular intervals to maintain proper functionality.

Useful Life:
8 years

Remaining Life:
5 years

Best Case: $ 3,300 Worst Case: $ 4,900

Cost Source: Estimate Provided by Client

Comp #: 28151 Spa Covers - Replace **Quantity: ~ (3) Covers**
Location: Pool/Spa Area
Funded?: No. Funding included with component #28130.
History: Funding included with component #28130.
Comments: Funding included with component #28130.

Please refer to the prior component in this series for more general information. Useful life, remaining useful life and cost ranges for this specific component are provided below.

Useful Life:

Remaining Life:

Best Case: Worst Case:

Cost Source:

Pool Mechanical

Comp #: 28170 Pool Heater - Replace **Quantity: ~ (1) 350K BTU Heater**
Location: Pool/Spa Area
Funded?: Yes.
History: Costs and schedule provided by the vendor
Comments: Includes (1) Pentair ETi 400 Heater.

Pool vendor should inspect heater regularly to ensure proper function, identify any required repairs, etc. Internal components were not analyzed during our site inspection, but typical signs of age and failure include rusting and corrosion around the burners, worn electrical components, etc. Many associations choose not to heat their pools year-round, which can prolong the life of the heater while reducing energy costs. When replacement models are being evaluated, we recommend considering high efficiency models which may have a higher initial cost but will ultimately be less expensive due to reduced energy usage.

Useful Life:
12 years

Remaining Life:
5 years

Best Case: $ 16,000 Worst Case: $ 20,000

Cost Source: Research with Local Vendor/Contractor

Comp #: 28190 Pool Filter - Replace **Quantity: ~(1) Filter**
Location: Pool/Spa Area
Funded?: Yes.
History:
Comments: Vendor should inspect regularly for optimal performance and address any repairs or preventive maintenance as needed. Life can vary depending on location, as well as level of use and preventive maintenance. Plan to replace at the approximate interval shown below.

Useful Life:
20 years

Remaining Life:
0 years

Best Case: $ 2,800 Worst Case: $ 4,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 28220 Pool Pump - Repair/Replace **Quantity: ~ (1) Pump**

Location: Pool/Spa Area

Funded?: Yes.

History: Costs and schedule provided by the vendor

Comments: In most cases, pool and spa pumps are repaired or rebuilt as needed as an Operating cost, as expenses involved do not typically meet threshold for Reserve funding. Plan to repair and replace as needed as an Operating expense, but keep track of any larger projects. This component may need to be re-evaluated during future Reserve Study updates if costs become significant.

Useful Life:
5 years

Remaining Life:
3 years

Best Case: $ 6,000 Worst Case: $ 10,000

Cost Source: Research with Local Vendor/Contractor