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**Tallyn's Reach Authority  
Aurora, CO**



Report #: 47446-0  
Beginning: January 1, 2024  
Expires: December 31, 2024

**RESERVE STUDY  
"Full"**

October 23, 2023

# Welcome to your Reserve Study!

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

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

In this Report, you will find three key results:

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

## Questions?

Please contact your Project Manager directly.



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Tallyn's Reach Authority  
Aurora, CO  
Level of Service: "Full"

Report #: 47446-0  
# of Units: 1,700

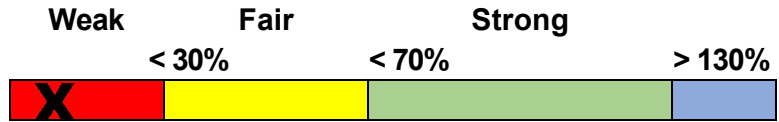
January 1, 2024 through December 31, 2024

Findings & Recommendations

as of January 1, 2024

|  |             |
|--|-------------|
| Starting Reserve Balance   | \$649,713   |
| Fully Funded Reserve Balance   | \$8,960,669 |
| Annual Rate (Cost) of Deterioration  | \$849,230   |
| Percent Funded   | 7.3 %       |
| Recommended 2024 Annual "Fully Funding" Contributions                      | \$1,080,000 |
| Alternate/Baseline Annual Minimum Contributions to Keep Reserves Above \$0 | \$1,033,200 |
| Recommended 2024 Special Assessments for Reserves                          | \$1,900,000 |
| Most Recent Annual Reserve Contribution Rate                               | \$310,000   |

Reserve Fund Strength: 7.3%



Risk of Special Assessment:

High                      Medium                      Low

Economic Assumptions:

|   |        |
|---|--------|
| Net Annual "After Tax" Interest Earnings Accruing to Reserves | 4.00 % |
| Annual Inflation Rate   | 3.00 % |

- This "Full", (original, created "from scratch"), is based on our site inspection on 6/13/2023.
- The Reserve Study was reviewed by a credentialed Reserve Specialist (RS).
- Your Reserve Fund is currently 7.3 % 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 contributions at \$1,080,000 with 3% annual increases, along with a one-time special assessment of \$1,900,000 in order to be within the 70% to 130% level as noted above. 100% "Full" contribution 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 inevitable annual deterioration of the common area components. The Reserve Study will guide the client to establish an appropriate Reserve Contribution rate that offsets the annual deterioration of the components and 'keep pace' with the rate of ongoing deterioration. No assets appropriate for Reserve designation were excluded. See 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>

**•The Authority also owns 74 mineral acres which have been leased with a bonus payment of \$127,480 received in 2023. No value of future payments under the lease, nor a residual value, can be estimated at this time.**

| # Component                               | Useful Life (yrs) | Rem. Useful Life (yrs) | Current Average Cost |
|---|-------------------|------------------------|----------------------|
| <b>Sites &amp; Grounds</b>                |                   |                        |                      |
| 21050 Driveway Concrete - Repair - 5%     | 5                 | 2                      | \$47,000             |
| 21090 Concrete Walkways - Repair - 1%     | 1                 | 0                      | \$63,500             |
| 21130 Pavers (Roadways) - Replace - 5%    | 5                 | 2                      | \$10,500             |
| 21190 Asphalt - Seal/Repair               | 4                 | 0                      | \$23,500             |
| 21200 Streets - Resurface (Ph 1)          | 25                | 0                      | \$122,500            |
| 21200 Streets - Resurface (Ph 2)          | 25                | 1                      | \$95,000             |
| 21200 Streets - Resurface (Ph 3)          | 25                | 2                      | \$100,000            |
| 21300 Site Rail: Metal - Repair/Paint     | 5                 | 0                      | \$1,850              |
| 21310 Site Rail: Metal - Replace          | 30                | 7                      | \$13,000             |
| 21340 Site Fencing: Wood Rail - Replace   | 30                | 7                      | \$35,000             |
| 21460 Trash Enclosures - Replace          | 20                | 0                      | \$3,000              |
| 21600 Mailbox Kiosks - Replace (2005)     | 30                | 11                     | \$91,500             |
| 21600 Mailbox Kiosks - Replace (2006)     | 30                | 12                     | \$47,500             |
| 21600 Mailbox Kiosks - Replace (2010-14)  | 30                | 16                     | \$15,500             |
| 21600 Mailbox Kiosks - Replace (2016-18)  | 30                | 22                     | \$17,000             |
| 21610 Sign/Monuments - Refurbish/Replace  | 30                | 7                      | \$470,000            |
| 21630 Flag Pole - Replace                 | 30                | 7                      | \$3,250              |
| 21650 Street Lights - Replace             | 30                | 7                      | \$406,000            |
| 21651 Street Signs - Replace (Ph 1)       | 20                | 15                     | \$75,000             |
| 21651 Street Signs - Replace (Ph 2)       | 20                | 2                      | \$75,000             |
| 21700 Benches - Replace                   | 30                | 7                      | \$9,800              |
| 21710 Trees - Trim/Remove                 | 1                 | 0                      | \$343,500            |
| <b>Mechanical</b>                         |                   |                        |                      |
| 25330 Surveillance System—Upgrade/Replace | 10                | 0                      | \$9,750              |
| 25410 Fire Control Panel - Update/Replace | 20                | 0                      | \$4,000              |
| 25570 Irrigation Clocks - Replace         | 15                | 11                     | \$390,000            |
| 25580 Irrigation System - Repair          | 40                | 17                     | \$11,000,000         |
| 25600 Backflow Devices - Replace          | 30                | 9                      | \$183,000            |
| <b>Building Exteriors</b>                 |                   |                        |                      |
| 23310 Wood Siding - Repair/Repaint        | 7                 | 0                      | \$11,500             |
| 23320 Wood Siding - Replace               | 60                | 37                     | \$68,500             |
| 23600 Roof: Metal - Replace               | 30                | 7                      | \$88,000             |
| 23650 Gutters/Downspouts - Replace        | 30                | 7                      | \$2,600              |
| <b>Clubhouse</b>                          |                   |                        |                      |
| 27060 Clubhouse Windows - Replace         | 30                | 7                      | \$18,000             |
| 27110 Clubhouse Interior Walls - Repaint  | 10                | 0                      | \$5,000              |
| 27160 Clubhouse Wood Flooring - Replace   | 40                | 17                     | \$52,500             |

| # Component                             | Useful Life (yrs) | Rem. Useful Life (yrs) | Current Average Cost |
|---|-------------------|------------------------|----------------------|
| 27180 Clubhouse Bathroom - Refurbish    | 20                | 0                      | \$27,000             |
| 27250 Clubhouse Furniture - Replace     | 10                | 0                      | \$8,500              |
| 27280 Clubhouse HVAC - Replace          | 20                | 0                      | \$16,000             |
| 27310 Kitchen - Remodel                 | 30                | 7                      | \$9,000              |
| 27320 Kitchen Appliances - Replace      | 10                | 0                      | \$4,000              |
| 27330 Drinking Fountains - Replace      | 20                | 0                      | \$2,600              |
| <b>Amenities</b>                        |                   |                        |                      |
| 26030 Playground Cover - Refill/Replace | 10                | 4                      | \$4,800              |
| 26050 Playground Equipment - Replace    | 20                | 14                     | \$95,000             |
| 26060 Picnic Tables/Benches - Replace   | 25                | 2                      | \$2,100              |
| 26150 Tennis Court Fencing - Replace    | 30                | 7                      | \$17,500             |
| 26160 Tennis Court Windscreen - Replace | 10                | 0                      | \$1,900              |
| 26190 Sport Court - Replace             | 15                | 7                      | \$71,000             |
| <b>Pool</b>                             |                   |                        |                      |
| 21410 Sun Shades - Replace              | 12                | 10                     | \$10,500             |
| 28010 Bathrooms - Refurbish             | 20                | 5                      | \$27,000             |
| 28020 Pool Fence - Repair/Paint         | 5                 | 0                      | \$4,500              |
| 28030 Pool Fence - Replace              | 30                | 7                      | \$31,500             |
| 28040 Pool Deck Furniture - Replace     | 10                | 0                      | \$126,500            |
| 28060 Deck - Resurface                  | 5                 | 2                      | \$9,000              |
| 28090 Coping Stones - Repair            | 24                | 1                      | \$23,500             |
| 28100 Pool - Re-Tile                    | 24                | 1                      | \$13,000             |
| 28110 Pool - Resurface                  | 12                | 0                      | \$90,000             |
| 28120 Wader Pool - Resurface            | 12                | 0                      | \$8,000              |
| 28170 Pool Heater - Replace             | 12                | 4                      | \$45,000             |
| 28180 Wader Heater - Replace            | 12                | 8                      | \$10,000             |
| 28190 Pool Filters - Replace            | 30                | 7                      | \$50,000             |
| 28200 Spa Filter - Replace              | 20                | 0                      | \$1,300              |
| 28220 Pool/Spa Pumps – Repair/Replace   | 15                | 0                      | \$7,450              |
| 28250 Diving Blocks - Replace           | 20                | 13                     | \$15,000             |
| 28270 Lifeguard Stands - Replace        | 15                | 0                      | \$2,500              |

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

## Methodology



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

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

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

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



RESERVE COMPONENT "FOUR-PART TEST"

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

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

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

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

In this order...

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



## How much Reserves are enough?

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

Adequacy is measured in a two-step process:

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



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

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

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

## How much should we contribute?



RESERVE FUNDING PRINCIPLES

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

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

## What is our Recommended Funding Goal?

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



FUNDING OBJECTIVES

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

**Site Inspection Notes**

During our site visit on 6/13/2023 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.

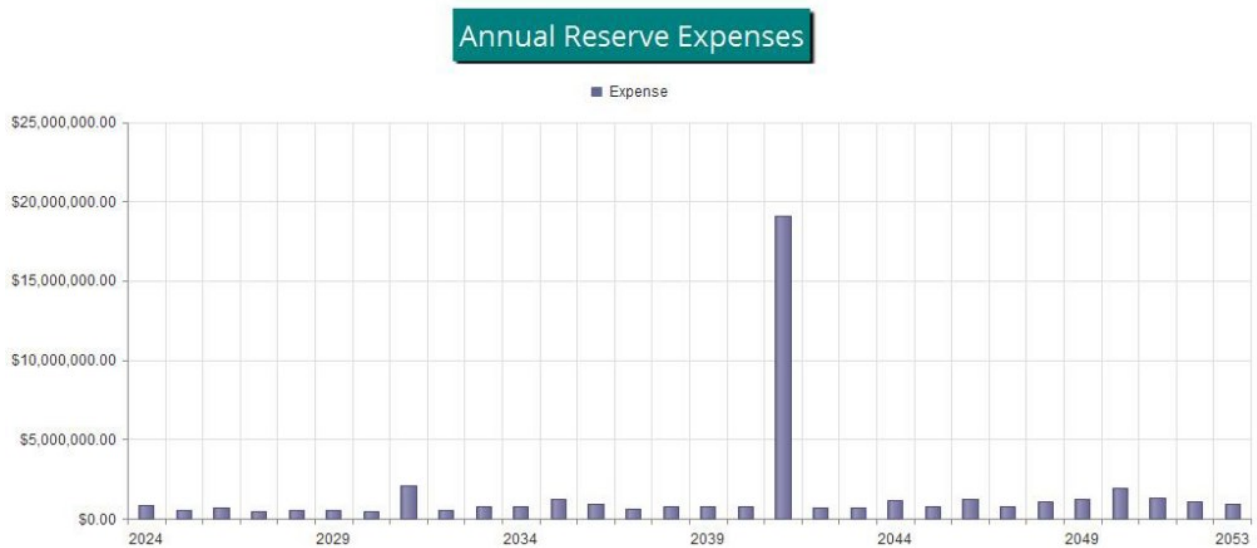


Figure 1

## Reserve Fund Status

As of 1/1/2024 your Reserve Fund balance is projected to be \$649,713 and your Fully Funded Balance is computed to be \$8,960,669 (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 7.3 % Funded.

## Recommended Funding Plan

Based on your current Percent Funded and your near-term and long-term Reserve needs, we are recommending Annual budgeted contributions of \$1,080,000, along with a one-time special assessment of \$1,900,000. 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.

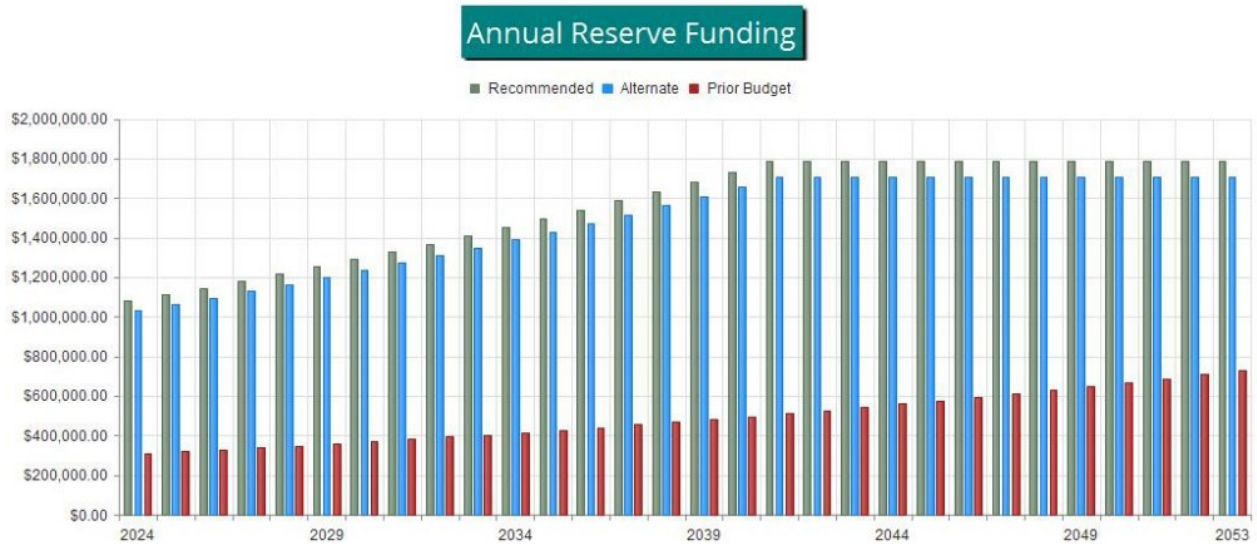


Figure 2

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

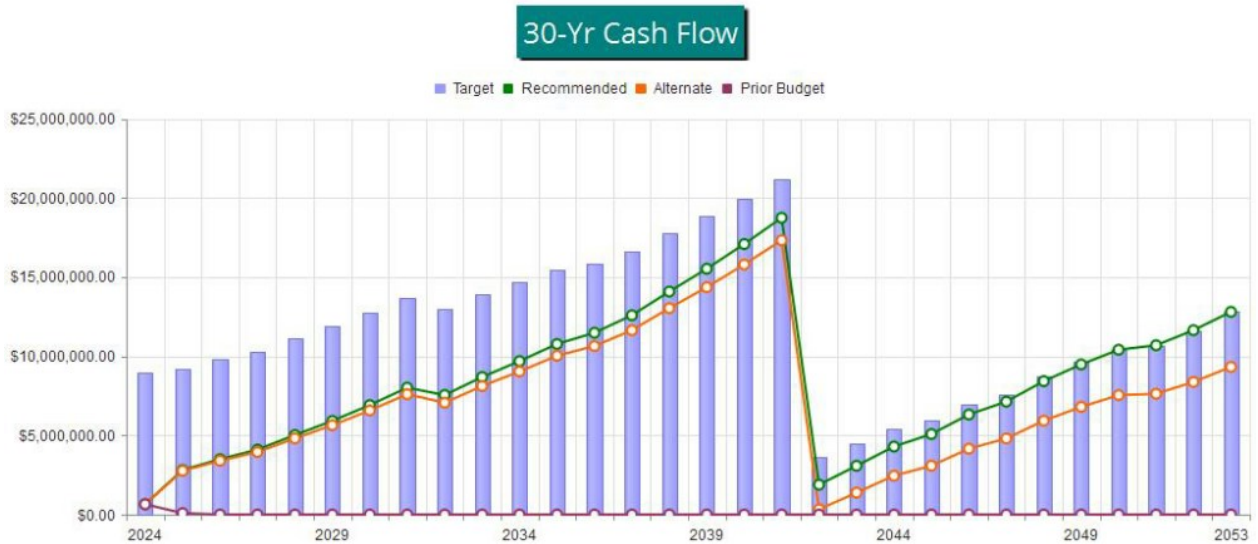


Figure 3

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.

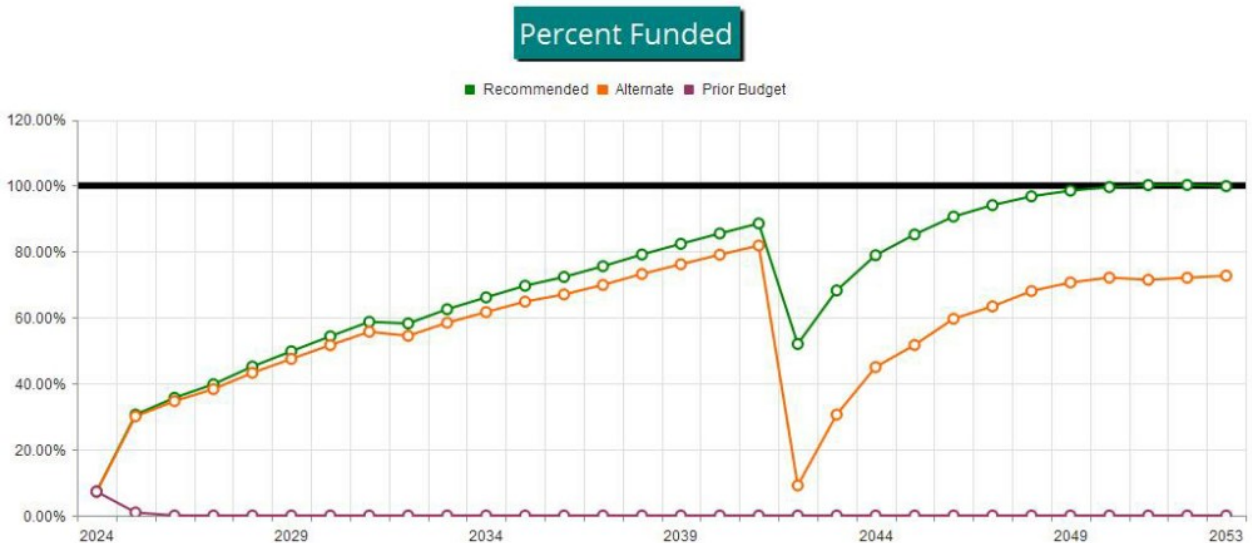


Figure 4





Executive Summary is a summary of your Reserve Components

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

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

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

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.<br>Useful Life | Current Cost Estimate |              |
|----------------------------|-------------------------------------|--------------------|-------------|---------------------|-----------------------|--------------|
|                            |                                     |                    |             |                     | Best Case             | Worst Case   |
| <b>Sites &amp; Grounds</b> |                                     |                    |             |                     |                       |              |
| 21050                      | Driveway Concrete - Repair - 5%     | 5% of ~ 54000 GSF  | 5           | 2                   | \$40,000              | \$54,000     |
| 21090                      | Concrete Walkways - Repair - 1%     | 1% of ~ 384000 GSF | 1           | 0                   | \$50,000              | \$77,000     |
| 21130                      | Pavers (Roadways) - Replace - 5%    | 5% of ~ 7000 GSF   | 5           | 2                   | \$8,000               | \$13,000     |
| 21190                      | Asphalt - Seal/Repair               | ~ 94000 GSF        | 4           | 0                   | \$19,000              | \$28,000     |
| 21200                      | Streets - Resurface (Ph 1)          | ~ 50000 GSF        | 25          | 0                   | \$110,000             | \$135,000    |
| 21200                      | Streets - Resurface (Ph 2)          | ~ 42900 GSF        | 25          | 1                   | \$85,000              | \$105,000    |
| 21200                      | Streets - Resurface (Ph 3)          | ~ 28250 GSF        | 25          | 2                   | \$90,000              | \$110,000    |
| 21300                      | Site Rail: Metal - Repair/Paint     | ~ 260 LF           | 5           | 0                   | \$1,600               | \$2,100      |
| 21310                      | Site Rail: Metal - Replace          | ~ 260 LF           | 30          | 7                   | \$10,000              | \$16,000     |
| 21340                      | Site Fencing: Wood Rail - Replace   | ~ 1400 LF          | 30          | 7                   | \$28,000              | \$42,000     |
| 21460                      | Trash Enclosures - Replace          | ~ (1) Enclosures   | 20          | 0                   | \$2,500               | \$3,500      |
| 21600                      | Mailbox Kiosks - Replace (2005)     | ~ (48) CBU's       | 30          | 11                  | \$77,000              | \$106,000    |
| 21600                      | Mailbox Kiosks - Replace (2006)     | ~ (25) CBU's       | 30          | 12                  | \$40,000              | \$55,000     |
| 21600                      | Mailbox Kiosks - Replace (2010-14)  | ~ (8) CBU's        | 30          | 16                  | \$13,000              | \$18,000     |
| 21600                      | Mailbox Kiosks - Replace (2016-18)  | ~ (9) CBU's        | 30          | 22                  | \$14,000              | \$20,000     |
| 21610                      | Sign/Monuments - Refurbish/Replace  | ~ (8) Monuments    | 30          | 7                   | \$369,000             | \$571,000    |
| 21630                      | Flag Pole - Replace                 | ~ (1) Pole         | 30          | 7                   | \$2,500               | \$4,000      |
| 21650                      | Street Lights - Replace             | ~ (290) Fixtures   | 30          | 7                   | \$348,000             | \$464,000    |
| 21651                      | Street Signs - Replace (Ph 1)       | ~ (128) Signs      | 20          | 15                  | \$60,000              | \$90,000     |
| 21651                      | Street Signs - Replace (Ph 2)       | ~ (128) Signs      | 20          | 2                   | \$60,000              | \$90,000     |
| 21700                      | Benches - Replace                   | ~ (17) Pieces      | 30          | 7                   | \$7,600               | \$12,000     |
| 21710                      | Trees - Trim/Remove                 | ~ (5,500) Trees    | 1           | 0                   | \$275,000             | \$412,000    |
| <b>Mechanical</b>          |                                     |                    |             |                     |                       |              |
| 25330                      | Surveillance System—Upgrade/Replace | ~ (6) Units        | 10          | 0                   | \$8,500               | \$11,000     |
| 25410                      | Fire Control Panel - Update/Replace | ~ (1) Panel        | 20          | 0                   | \$3,000               | \$5,000      |
| 25570                      | Irrigation Clocks - Replace         | ~ (37) Controllers | 15          | 11                  | \$360,000             | \$420,000    |
| 25580                      | Irrigation System - Repair          | ~ (1) System       | 40          | 17                  | \$10,000,000          | \$12,000,000 |
| 25600                      | Backflow Devices - Replace          | ~ (35) Devices     | 30          | 9                   | \$156,000             | \$210,000    |
| <b>Building Exteriors</b>  |                                     |                    |             |                     |                       |              |
| 23310                      | Wood Siding - Repair/Repaint        | ~ 4,900 GSF        | 7           | 0                   | \$9,000               | \$14,000     |
| 23320                      | Wood Siding - Replace               | ~ 4,900 GSF        | 60          | 37                  | \$59,000              | \$78,000     |
| 23600                      | Roof: Metal - Replace               | ~ 7,400 GSF        | 30          | 7                   | \$74,000              | \$102,000    |
| 23650                      | Gutters/Downspouts - Replace        | ~ 280 LF           | 30          | 7                   | \$2,200               | \$3,000      |
| <b>Clubhouse</b>           |                                     |                    |             |                     |                       |              |
| 27060                      | Clubhouse Windows - Replace         | ~ (9) Windows      | 30          | 7                   | \$16,000              | \$20,000     |
| 27110                      | Clubhouse Interior Walls - Repaint  | ~ 3000 GSF         | 10          | 0                   | \$4,000               | \$6,000      |
| 27160                      | Clubhouse Wood Flooring - Replace   | ~ 3000 GSF         | 40          | 17                  | \$45,000              | \$60,000     |
| 27180                      | Clubhouse Bathroom - Refurbish      | ~ (2) Bathroom     | 20          | 0                   | \$24,000              | \$30,000     |
| 27250                      | Clubhouse Furniture - Replace       | ~ (51) Pieces      | 10          | 0                   | \$6,000               | \$11,000     |
| 27280                      | Clubhouse HVAC - Replace            | ~ (2) Units        | 20          | 0                   | \$13,000              | \$19,000     |
| 27310                      | Kitchen - Remodel                   | (1) Kitchen        | 30          | 7                   | \$8,000               | \$10,000     |
| 27320                      | Kitchen Appliances - Replace        | ~ (3) Units        | 10          | 0                   | \$3,000               | \$5,000      |
| 27330                      | Drinking Fountains - Replace        | ~ (2) Units        | 20          | 0                   | \$2,200               | \$3,000      |

| #                | Component                         | Quantity         | Useful Life | Rem.<br>Useful Life | Current Cost Estimate |            |
|------------------|-----------------------------------|------------------|-------------|---------------------|-----------------------|------------|
|                  |                                   |                  |             |                     | Best Case             | Worst Case |
| <b>Amenities</b> |                                   |                  |             |                     |                       |            |
| 26030            | Playground Cover - Refill/Replace | ~ 2000 GSF       | 10          | 4                   | \$4,000               | \$5,600    |
| 26050            | Playground Equipment - Replace    | ~ (3) Pieces     | 20          | 14                  | \$80,000              | \$110,000  |
| 26060            | Picnic Tables/Benches - Replace   | ~ (3) Pieces     | 25          | 2                   | \$1,800               | \$2,400    |
| 26150            | Tennis Court Fencing - Replace    | ~ 440 LF         | 30          | 7                   | \$15,000              | \$20,000   |
| 26160            | Tennis Court Windscreen - Replace | ~ 120GSF         | 10          | 0                   | \$1,600               | \$2,200    |
| 26190            | Sport Court - Replace             | ~13000 GSF       | 15          | 7                   | \$63,000              | \$79,000   |
| <b>Pool</b>      |                                   |                  |             |                     |                       |            |
| 21410            | Sun Shades - Replace              | ~ (2) Shades     | 12          | 10                  | \$9,000               | \$12,000   |
| 28010            | Bathrooms - Refurbish             | ~ (2) Bathrooms  | 20          | 5                   | \$24,000              | \$30,000   |
| 28020            | Pool Fence - Repair/Paint         | ~ 500 LF         | 5           | 0                   | \$4,000               | \$5,000    |
| 28030            | Pool Fence - Replace              | ~ 500 LF         | 30          | 7                   | \$28,000              | \$35,000   |
| 28040            | Pool Deck Furniture - Replace     | ~ (220) Pieces   | 10          | 0                   | \$92,000              | \$161,000  |
| 28060            | Deck - Resurface                  | ~ 10000 GSF      | 5           | 2                   | \$8,000               | \$10,000   |
| 28090            | Coping Stones - Repair            | ~ 360 LF         | 24          | 1                   | \$22,000              | \$25,000   |
| 28100            | Pool - Re-Tile                    | ~ 280 LF         | 24          | 1                   | \$11,000              | \$15,000   |
| 28110            | Pool - Resurface                  | ~ (1) 45x80 Pool | 12          | 0                   | \$80,000              | \$100,000  |
| 28120            | Wader Pool - Resurface            | ~ (1) Wader Pool | 12          | 0                   | \$6,000               | \$10,000   |
| 28170            | Pool Heater - Replace             | ~ (1) Unit       | 12          | 4                   | \$40,000              | \$50,000   |
| 28180            | Wader Heater - Replace            | ~ (1) Unit       | 12          | 8                   | \$8,000               | \$12,000   |
| 28190            | Pool Filters - Replace            | ~ (2) Filters    | 30          | 7                   | \$40,000              | \$60,000   |
| 28200            | Spa Filter - Replace              | ~ (1) Filter     | 20          | 0                   | \$1,100               | \$1,500    |
| 28220            | Pool/Spa Pumps – Repair/Replace   | ~ (3) Pumps      | 15          | 0                   | \$6,600               | \$8,300    |
| 28250            | Diving Blocks - Replace           | ~ (6) Blocks     | 20          | 13                  | \$12,000              | \$18,000   |
| 28270            | Lifeguard Stands - Replace        | ~ (2) Stands     | 15          | 0                   | \$2,000               | \$3,000    |

63 Total Funded Components

| #                          | Component                           | Current Cost Estimate | X | Effective Age | / | Useful Life | = | Fully Funded Balance |
|----------------------------|-------------------------------------|-----------------------|---|---------------|---|-------------|---|----------------------|
| <b>Sites &amp; Grounds</b> |                                     |                       |   |               |   |             |   |                      |
| 21050                      | Driveway Concrete - Repair - 5%     | \$47,000              | X | 3             | / | 5           | = | \$28,200             |
| 21090                      | Concrete Walkways - Repair - 1%     | \$63,500              | X | 1             | / | 1           | = | \$63,500             |
| 21130                      | Pavers (Roadways) - Replace - 5%    | \$10,500              | X | 3             | / | 5           | = | \$6,300              |
| 21190                      | Asphalt - Seal/Repair               | \$23,500              | X | 4             | / | 4           | = | \$23,500             |
| 21200                      | Streets - Resurface (Ph 1)          | \$122,500             | X | 25            | / | 25          | = | \$122,500            |
| 21200                      | Streets - Resurface (Ph 2)          | \$95,000              | X | 24            | / | 25          | = | \$91,200             |
| 21200                      | Streets - Resurface (Ph 3)          | \$100,000             | X | 23            | / | 25          | = | \$92,000             |
| 21300                      | Site Rail: Metal - Repair/Paint     | \$1,850               | X | 5             | / | 5           | = | \$1,850              |
| 21310                      | Site Rail: Metal - Replace          | \$13,000              | X | 23            | / | 30          | = | \$9,967              |
| 21340                      | Site Fencing: Wood Rail - Replace   | \$35,000              | X | 23            | / | 30          | = | \$26,833             |
| 21460                      | Trash Enclosures - Replace          | \$3,000               | X | 20            | / | 20          | = | \$3,000              |
| 21600                      | Mailbox Kiosks - Replace (2005)     | \$91,500              | X | 19            | / | 30          | = | \$57,950             |
| 21600                      | Mailbox Kiosks - Replace (2006)     | \$47,500              | X | 18            | / | 30          | = | \$28,500             |
| 21600                      | Mailbox Kiosks - Replace (2010-14)  | \$15,500              | X | 14            | / | 30          | = | \$7,233              |
| 21600                      | Mailbox Kiosks - Replace (2016-18)  | \$17,000              | X | 8             | / | 30          | = | \$4,533              |
| 21610                      | Sign/Monuments - Refurbish/Replace  | \$470,000             | X | 23            | / | 30          | = | \$360,333            |
| 21630                      | Flag Pole - Replace                 | \$3,250               | X | 23            | / | 30          | = | \$2,492              |
| 21650                      | Street Lights - Replace             | \$406,000             | X | 23            | / | 30          | = | \$311,267            |
| 21651                      | Street Signs - Replace (Ph 1)       | \$75,000              | X | 5             | / | 20          | = | \$18,750             |
| 21651                      | Street Signs - Replace (Ph 2)       | \$75,000              | X | 18            | / | 20          | = | \$67,500             |
| 21700                      | Benches - Replace                   | \$9,800               | X | 23            | / | 30          | = | \$7,513              |
| 21710                      | Trees - Trim/Remove                 | \$343,500             | X | 1             | / | 1           | = | \$343,500            |
| <b>Mechanical</b>          |                                     |                       |   |               |   |             |   |                      |
| 25330                      | Surveillance System—Upgrade/Replace | \$9,750               | X | 10            | / | 10          | = | \$9,750              |
| 25410                      | Fire Control Panel - Update/Replace | \$4,000               | X | 20            | / | 20          | = | \$4,000              |
| 25570                      | Irrigation Clocks - Replace         | \$390,000             | X | 4             | / | 15          | = | \$104,000            |
| 25580                      | Irrigation System - Repair          | \$11,000,000          | X | 23            | / | 40          | = | \$6,325,000          |
| 25600                      | Backflow Devices - Replace          | \$183,000             | X | 21            | / | 30          | = | \$128,100            |
| <b>Building Exteriors</b>  |                                     |                       |   |               |   |             |   |                      |
| 23310                      | Wood Siding - Repair/Repaint        | \$11,500              | X | 7             | / | 7           | = | \$11,500             |
| 23320                      | Wood Siding - Replace               | \$68,500              | X | 23            | / | 60          | = | \$26,258             |
| 23600                      | Roof: Metal - Replace               | \$88,000              | X | 23            | / | 30          | = | \$67,467             |
| 23650                      | Gutters/Downspouts - Replace        | \$2,600               | X | 23            | / | 30          | = | \$1,993              |
| <b>Clubhouse</b>           |                                     |                       |   |               |   |             |   |                      |
| 27060                      | Clubhouse Windows - Replace         | \$18,000              | X | 23            | / | 30          | = | \$13,800             |
| 27110                      | Clubhouse Interior Walls - Repaint  | \$5,000               | X | 10            | / | 10          | = | \$5,000              |
| 27160                      | Clubhouse Wood Flooring - Replace   | \$52,500              | X | 23            | / | 40          | = | \$30,188             |
| 27180                      | Clubhouse Bathroom - Refurbish      | \$27,000              | X | 20            | / | 20          | = | \$27,000             |
| 27250                      | Clubhouse Furniture - Replace       | \$8,500               | X | 10            | / | 10          | = | \$8,500              |
| 27280                      | Clubhouse HVAC - Replace            | \$16,000              | X | 20            | / | 20          | = | \$16,000             |
| 27310                      | Kitchen - Remodel                   | \$9,000               | X | 23            | / | 30          | = | \$6,900              |
| 27320                      | Kitchen Appliances - Replace        | \$4,000               | X | 10            | / | 10          | = | \$4,000              |
| 27330                      | Drinking Fountains - Replace        | \$2,600               | X | 20            | / | 20          | = | \$2,600              |
| <b>Amenities</b>           |                                     |                       |   |               |   |             |   |                      |

| #           | Component                         | Current Cost Estimate | X | Effective Age | / | Useful Life | = | Fully Funded Balance |
|-------------|-----------------------------------|-----------------------|---|---------------|---|-------------|---|----------------------|
| 26030       | Playground Cover - Refill/Replace | \$4,800               | X | 6             | / | 10          | = | \$2,880              |
| 26050       | Playground Equipment - Replace    | \$95,000              | X | 6             | / | 20          | = | \$28,500             |
| 26060       | Picnic Tables/Benches - Replace   | \$2,100               | X | 23            | / | 25          | = | \$1,932              |
| 26150       | Tennis Court Fencing - Replace    | \$17,500              | X | 23            | / | 30          | = | \$13,417             |
| 26160       | Tennis Court Windscreen - Replace | \$1,900               | X | 10            | / | 10          | = | \$1,900              |
| 26190       | Sport Court - Replace             | \$71,000              | X | 8             | / | 15          | = | \$37,867             |
| <b>Pool</b> |                                   |                       |   |               |   |             |   |                      |
| 21410       | Sun Shades - Replace              | \$10,500              | X | 2             | / | 12          | = | \$1,750              |
| 28010       | Bathrooms - Refurbish             | \$27,000              | X | 15            | / | 20          | = | \$20,250             |
| 28020       | Pool Fence - Repair/Paint         | \$4,500               | X | 5             | / | 5           | = | \$4,500              |
| 28030       | Pool Fence - Replace              | \$31,500              | X | 23            | / | 30          | = | \$24,150             |
| 28040       | Pool Deck Furniture - Replace     | \$126,500             | X | 10            | / | 10          | = | \$126,500            |
| 28060       | Deck - Resurface                  | \$9,000               | X | 3             | / | 5           | = | \$5,400              |
| 28090       | Coping Stones - Repair            | \$23,500              | X | 23            | / | 24          | = | \$22,521             |
| 28100       | Pool - Re-Tile                    | \$13,000              | X | 23            | / | 24          | = | \$12,458             |
| 28110       | Pool - Resurface                  | \$90,000              | X | 12            | / | 12          | = | \$90,000             |
| 28120       | Wader Pool - Resurface            | \$8,000               | X | 12            | / | 12          | = | \$8,000              |
| 28170       | Pool Heater - Replace             | \$45,000              | X | 8             | / | 12          | = | \$30,000             |
| 28180       | Wader Heater - Replace            | \$10,000              | X | 4             | / | 12          | = | \$3,333              |
| 28190       | Pool Filters - Replace            | \$50,000              | X | 23            | / | 30          | = | \$38,333             |
| 28200       | Spa Filter - Replace              | \$1,300               | X | 20            | / | 20          | = | \$1,300              |
| 28220       | Pool/Spa Pumps – Repair/Replace   | \$7,450               | X | 15            | / | 15          | = | \$7,450              |
| 28250       | Diving Blocks - Replace           | \$15,000              | X | 7             | / | 20          | = | \$5,250              |
| 28270       | Lifeguard Stands - Replace        | \$2,500               | X | 15            | / | 15          | = | \$2,500              |
|             |                                   |                       |   |               |   |             |   | \$8,960,669          |

| #                          | Component                           | Useful Life (yrs) | Current Cost Estimate | Deterioration Cost/Yr | Deterioration Significance |
|----------------------------|-------------------------------------|-------------------|-----------------------|-----------------------|----------------------------|
| <b>Sites &amp; Grounds</b> |                                     |                   |                       |                       |                            |
| 21050                      | Driveway Concrete - Repair - 5%     | 5                 | \$47,000              | \$9,400               | 1.11 %                     |
| 21090                      | Concrete Walkways - Repair - 1%     | 1                 | \$63,500              | \$63,500              | 7.48 %                     |
| 21130                      | Pavers (Roadways) - Replace - 5%    | 5                 | \$10,500              | \$2,100               | 0.25 %                     |
| 21190                      | Asphalt - Seal/Repair               | 4                 | \$23,500              | \$5,875               | 0.69 %                     |
| 21200                      | Streets - Resurface (Ph 1)          | 25                | \$122,500             | \$4,900               | 0.58 %                     |
| 21200                      | Streets - Resurface (Ph 2)          | 25                | \$95,000              | \$3,800               | 0.45 %                     |
| 21200                      | Streets - Resurface (Ph 3)          | 25                | \$100,000             | \$4,000               | 0.47 %                     |
| 21300                      | Site Rail: Metal - Repair/Paint     | 5                 | \$1,850               | \$370                 | 0.04 %                     |
| 21310                      | Site Rail: Metal - Replace          | 30                | \$13,000              | \$433                 | 0.05 %                     |
| 21340                      | Site Fencing: Wood Rail - Replace   | 30                | \$35,000              | \$1,167               | 0.14 %                     |
| 21460                      | Trash Enclosures - Replace          | 20                | \$3,000               | \$150                 | 0.02 %                     |
| 21600                      | Mailbox Kiosks - Replace (2005)     | 30                | \$91,500              | \$3,050               | 0.36 %                     |
| 21600                      | Mailbox Kiosks - Replace (2006)     | 30                | \$47,500              | \$1,583               | 0.19 %                     |
| 21600                      | Mailbox Kiosks - Replace (2010-14)  | 30                | \$15,500              | \$517                 | 0.06 %                     |
| 21600                      | Mailbox Kiosks - Replace (2016-18)  | 30                | \$17,000              | \$567                 | 0.07 %                     |
| 21610                      | Sign/Monuments - Refurbish/Replace  | 30                | \$470,000             | \$15,667              | 1.84 %                     |
| 21630                      | Flag Pole - Replace                 | 30                | \$3,250               | \$108                 | 0.01 %                     |
| 21650                      | Street Lights - Replace             | 30                | \$406,000             | \$13,533              | 1.59 %                     |
| 21651                      | Street Signs - Replace (Ph 1)       | 20                | \$75,000              | \$3,750               | 0.44 %                     |
| 21651                      | Street Signs - Replace (Ph 2)       | 20                | \$75,000              | \$3,750               | 0.44 %                     |
| 21700                      | Benches - Replace                   | 30                | \$9,800               | \$327                 | 0.04 %                     |
| 21710                      | Trees - Trim/Remove                 | 1                 | \$343,500             | \$343,500             | 40.45 %                    |
| <b>Mechanical</b>          |                                     |                   |                       |                       |                            |
| 25330                      | Surveillance System—Upgrade/Replace | 10                | \$9,750               | \$975                 | 0.11 %                     |
| 25410                      | Fire Control Panel - Update/Replace | 20                | \$4,000               | \$200                 | 0.02 %                     |
| 25570                      | Irrigation Clocks - Replace         | 15                | \$390,000             | \$26,000              | 3.06 %                     |
| 25580                      | Irrigation System - Repair          | 40                | \$11,000,000          | \$275,000             | 32.38 %                    |
| 25600                      | Backflow Devices - Replace          | 30                | \$183,000             | \$6,100               | 0.72 %                     |
| <b>Building Exteriors</b>  |                                     |                   |                       |                       |                            |
| 23310                      | Wood Siding - Repair/Repaint        | 7                 | \$11,500              | \$1,643               | 0.19 %                     |
| 23320                      | Wood Siding - Replace               | 60                | \$68,500              | \$1,142               | 0.13 %                     |
| 23600                      | Roof: Metal - Replace               | 30                | \$88,000              | \$2,933               | 0.35 %                     |
| 23650                      | Gutters/Downspouts - Replace        | 30                | \$2,600               | \$87                  | 0.01 %                     |
| <b>Clubhouse</b>           |                                     |                   |                       |                       |                            |
| 27060                      | Clubhouse Windows - Replace         | 30                | \$18,000              | \$600                 | 0.07 %                     |
| 27110                      | Clubhouse Interior Walls - Repaint  | 10                | \$5,000               | \$500                 | 0.06 %                     |
| 27160                      | Clubhouse Wood Flooring - Replace   | 40                | \$52,500              | \$1,313               | 0.15 %                     |
| 27180                      | Clubhouse Bathroom - Refurbish      | 20                | \$27,000              | \$1,350               | 0.16 %                     |
| 27250                      | Clubhouse Furniture - Replace       | 10                | \$8,500               | \$850                 | 0.10 %                     |
| 27280                      | Clubhouse HVAC - Replace            | 20                | \$16,000              | \$800                 | 0.09 %                     |
| 27310                      | Kitchen - Remodel                   | 30                | \$9,000               | \$300                 | 0.04 %                     |
| 27320                      | Kitchen Appliances - Replace        | 10                | \$4,000               | \$400                 | 0.05 %                     |
| 27330                      | Drinking Fountains - Replace        | 20                | \$2,600               | \$130                 | 0.02 %                     |
| <b>Amenities</b>           |                                     |                   |                       |                       |                            |



| #           | Component                         | Useful Life (yrs) | Current Cost Estimate | Deterioration Cost/Yr | Deterioration Significance |
|-------------|-----------------------------------|-------------------|-----------------------|-----------------------|----------------------------|
| 26030       | Playground Cover - Refill/Replace | 10                | \$4,800               | \$480                 | 0.06 %                     |
| 26050       | Playground Equipment - Replace    | 20                | \$95,000              | \$4,750               | 0.56 %                     |
| 26060       | Picnic Tables/Benches - Replace   | 25                | \$2,100               | \$84                  | 0.01 %                     |
| 26150       | Tennis Court Fencing - Replace    | 30                | \$17,500              | \$583                 | 0.07 %                     |
| 26160       | Tennis Court Windscreen - Replace | 10                | \$1,900               | \$190                 | 0.02 %                     |
| 26190       | Sport Court - Replace             | 15                | \$71,000              | \$4,733               | 0.56 %                     |
| <b>Pool</b> |                                   |                   |                       |                       |                            |
| 21410       | Sun Shades - Replace              | 12                | \$10,500              | \$875                 | 0.10 %                     |
| 28010       | Bathrooms - Refurbish             | 20                | \$27,000              | \$1,350               | 0.16 %                     |
| 28020       | Pool Fence - Repair/Paint         | 5                 | \$4,500               | \$900                 | 0.11 %                     |
| 28030       | Pool Fence - Replace              | 30                | \$31,500              | \$1,050               | 0.12 %                     |
| 28040       | Pool Deck Furniture - Replace     | 10                | \$126,500             | \$12,650              | 1.49 %                     |
| 28060       | Deck - Resurface                  | 5                 | \$9,000               | \$1,800               | 0.21 %                     |
| 28090       | Coping Stones - Repair            | 24                | \$23,500              | \$979                 | 0.12 %                     |
| 28100       | Pool - Re-Tile                    | 24                | \$13,000              | \$542                 | 0.06 %                     |
| 28110       | Pool - Resurface                  | 12                | \$90,000              | \$7,500               | 0.88 %                     |
| 28120       | Wader Pool - Resurface            | 12                | \$8,000               | \$667                 | 0.08 %                     |
| 28170       | Pool Heater - Replace             | 12                | \$45,000              | \$3,750               | 0.44 %                     |
| 28180       | Wader Heater - Replace            | 12                | \$10,000              | \$833                 | 0.10 %                     |
| 28190       | Pool Filters - Replace            | 30                | \$50,000              | \$1,667               | 0.20 %                     |
| 28200       | Spa Filter - Replace              | 20                | \$1,300               | \$65                  | 0.01 %                     |
| 28220       | Pool/Spa Pumps – Repair/Replace   | 15                | \$7,450               | \$497                 | 0.06 %                     |
| 28250       | Diving Blocks - Replace           | 20                | \$15,000              | \$750                 | 0.09 %                     |
| 28270       | Lifeguard Stands - Replace        | 15                | \$2,500               | \$167                 | 0.02 %                     |
| 63          | Total Funded Components           |                   |                       | \$849,230             | 100.00 %                   |

# 30-Year Reserve Plan Summary

Report # 47446-0  
Full

Fiscal Year Start: 2024

Interest: 4.00 %

Inflation: 3.00 %

|   |                                   |
|---|-----------------------------------|
| Reserve Fund Strength: as-of Fiscal Year Start Date | Projected Reserve Balance Changes |
|---|-----------------------------------|

| Year | Starting Reserve Balance | Fully Funded Balance | Percent Funded | Special Assmt Risk | % Increase                |                 | Loan or Special Assmts | Interest Income | Reserve Expenses |
|------|--------------------------|----------------------|----------------|--------------------|---------------------------|-----------------|------------------------|-----------------|------------------|
|      |                          |                      |                |                    | In Annual Reserve Funding | Reserve Funding |                        |                 |                  |
| 2024 | \$649,713                | \$8,960,669          | 7.3 %          | High               | 248.39 %                  | \$1,080,000     | \$1,900,000            | \$69,079        | \$888,350        |
| 2025 | \$2,810,442              | \$9,189,195          | 30.6 %         | Medium             | 3.00 %                    | \$1,112,400     | \$0                    | \$125,863       | \$554,655        |
| 2026 | \$3,494,050              | \$9,794,525          | 35.7 %         | Medium             | 3.00 %                    | \$1,145,772     | \$0                    | \$151,633       | \$690,222        |
| 2027 | \$4,101,234              | \$10,305,409         | 39.8 %         | Medium             | 3.00 %                    | \$1,180,145     | \$0                    | \$182,071       | \$444,740        |
| 2028 | \$5,018,710              | \$11,112,305         | 45.2 %         | Medium             | 3.00 %                    | \$1,215,550     | \$0                    | \$218,220       | \$540,582        |
| 2029 | \$5,911,898              | \$11,873,366         | 49.8 %         | Medium             | 3.00 %                    | \$1,252,016     | \$0                    | \$255,965       | \$510,486        |
| 2030 | \$6,909,393              | \$12,717,791         | 54.3 %         | Medium             | 3.00 %                    | \$1,289,576     | \$0                    | \$297,869       | \$485,979        |
| 2031 | \$8,010,859              | \$13,643,212         | 58.7 %         | Medium             | 3.00 %                    | \$1,328,264     | \$0                    | \$310,600       | \$2,102,654      |
| 2032 | \$7,547,069              | \$12,962,554         | 58.2 %         | Medium             | 3.00 %                    | \$1,368,112     | \$0                    | \$323,982       | \$558,012        |
| 2033 | \$8,681,150              | \$13,884,731         | 62.5 %         | Medium             | 3.00 %                    | \$1,409,155     | \$0                    | \$366,707       | \$769,816        |
| 2034 | \$9,687,196              | \$14,649,657         | 66.1 %         | Medium             | 3.00 %                    | \$1,451,430     | \$0                    | \$408,373       | \$778,800        |
| 2035 | \$10,768,199             | \$15,462,516         | 69.6 %         | Medium             | 3.00 %                    | \$1,494,973     | \$0                    | \$444,113       | \$1,229,892      |
| 2036 | \$11,477,393             | \$15,870,402         | 72.3 %         | Low                | 3.00 %                    | \$1,539,822     | \$0                    | \$480,313       | \$916,051        |
| 2037 | \$12,581,477             | \$16,650,105         | 75.6 %         | Low                | 3.00 %                    | \$1,586,016     | \$0                    | \$532,273       | \$619,721        |
| 2038 | \$14,080,045             | \$17,795,832         | 79.1 %         | Low                | 3.00 %                    | \$1,633,597     | \$0                    | \$590,950       | \$783,975        |
| 2039 | \$15,520,617             | \$18,845,285         | 82.4 %         | Low                | 3.00 %                    | \$1,682,605     | \$0                    | \$650,795       | \$776,335        |
| 2040 | \$17,077,682             | \$19,973,784         | 85.5 %         | Low                | 3.00 %                    | \$1,733,083     | \$0                    | \$715,025       | \$787,911        |
| 2041 | \$18,737,879             | \$21,165,097         | 88.5 %         | Low                | 3.00 %                    | \$1,785,075     | \$0                    | \$411,696       | \$19,050,722     |
| 2042 | \$1,883,928              | \$3,623,564          | 52.0 %         | Medium             | 0.00 %                    | \$1,785,075     | \$0                    | \$99,003        | \$692,890        |
| 2043 | \$3,075,116              | \$4,507,724          | 68.2 %         | Medium             | 0.00 %                    | \$1,785,075     | \$0                    | \$147,110       | \$713,677        |
| 2044 | \$4,293,625              | \$5,441,673          | 78.9 %         | Low                | 0.00 %                    | \$1,785,075     | \$0                    | \$187,142       | \$1,185,531      |
| 2045 | \$5,080,311              | \$5,963,644          | 85.2 %         | Low                | 0.00 %                    | \$1,785,075     | \$0                    | \$227,484       | \$778,533        |
| 2046 | \$6,314,337              | \$6,967,877          | 90.6 %         | Low                | 0.00 %                    | \$1,785,075     | \$0                    | \$268,365       | \$1,239,719      |
| 2047 | \$7,128,058              | \$7,576,032          | 94.1 %         | Low                | 0.00 %                    | \$1,785,075     | \$0                    | \$310,409       | \$803,250        |
| 2048 | \$8,420,293              | \$8,702,276          | 96.8 %         | Low                | 0.00 %                    | \$1,785,075     | \$0                    | \$357,335       | \$1,084,089      |
| 2049 | \$9,478,614              | \$9,624,832          | 98.5 %         | Low                | 0.00 %                    | \$1,785,075     | \$0                    | \$396,973       | \$1,254,906      |
| 2050 | \$10,405,757             | \$10,452,467         | 99.6 %         | Low                | 0.00 %                    | \$1,785,075     | \$0                    | \$421,123       | \$1,923,679      |
| 2051 | \$10,688,277             | \$10,671,036         | 100.2 %        | Low                | 0.00 %                    | \$1,785,075     | \$0                    | \$445,775       | \$1,278,574      |
| 2052 | \$11,640,553             | \$11,617,214         | 100.2 %        | Low                | 0.00 %                    | \$1,785,075     | \$0                    | \$487,920       | \$1,114,221      |
| 2053 | \$12,799,327             | \$12,819,349         | 99.8 %         | Low                | 0.00 %                    | \$1,785,075     | \$0                    | \$538,290       | \$959,122        |

| Fiscal Year                               | 2024               | 2025               | 2026               | 2027               | 2028               |
|---|--------------------|--------------------|--------------------|--------------------|--------------------|
| Starting Reserve Balance                  | \$649,713          | \$2,810,442        | \$3,494,050        | \$4,101,234        | \$5,018,710        |
| Annual Reserve Funding                    | \$1,080,000        | \$1,112,400        | \$1,145,772        | \$1,180,145        | \$1,215,550        |
| Recommended Special Assessments           | \$1,900,000        | \$0                | \$0                | \$0                | \$0                |
| Interest Earnings                         | \$69,079           | \$125,863          | \$151,633          | \$182,071          | \$218,220          |
| <b>Total Income</b>                       | <b>\$3,698,792</b> | <b>\$4,048,705</b> | <b>\$4,791,455</b> | <b>\$5,463,450</b> | <b>\$6,452,479</b> |
| <b># Component</b>                        |                    |                    |                    |                    |                    |
| <b>Sites &amp; Grounds</b>                |                    |                    |                    |                    |                    |
| 21050 Driveway Concrete - Repair - 5%     | \$0                | \$0                | \$49,862           | \$0                | \$0                |
| 21090 Concrete Walkways - Repair - 1%     | \$63,500           | \$65,405           | \$67,367           | \$69,388           | \$71,470           |
| 21130 Pavers (Roadways) - Replace - 5%    | \$0                | \$0                | \$11,139           | \$0                | \$0                |
| 21190 Asphalt - Seal/Repair               | \$23,500           | \$0                | \$0                | \$0                | \$26,449           |
| 21200 Streets - Resurface (Ph 1)          | \$122,500          | \$0                | \$0                | \$0                | \$0                |
| 21200 Streets - Resurface (Ph 2)          | \$0                | \$97,850           | \$0                | \$0                | \$0                |
| 21200 Streets - Resurface (Ph 3)          | \$0                | \$0                | \$106,090          | \$0                | \$0                |
| 21300 Site Rail: Metal - Repair/Paint     | \$1,850            | \$0                | \$0                | \$0                | \$0                |
| 21310 Site Rail: Metal - Replace          | \$0                | \$0                | \$0                | \$0                | \$0                |
| 21340 Site Fencing: Wood Rail - Replace   | \$0                | \$0                | \$0                | \$0                | \$0                |
| 21460 Trash Enclosures - Replace          | \$3,000            | \$0                | \$0                | \$0                | \$0                |
| 21600 Mailbox Kiosks - Replace (2005)     | \$0                | \$0                | \$0                | \$0                | \$0                |
| 21600 Mailbox Kiosks - Replace (2006)     | \$0                | \$0                | \$0                | \$0                | \$0                |
| 21600 Mailbox Kiosks - Replace (2010-14)  | \$0                | \$0                | \$0                | \$0                | \$0                |
| 21600 Mailbox Kiosks - Replace (2016-18)  | \$0                | \$0                | \$0                | \$0                | \$0                |
| 21610 Sign/Monuments - Refurbish/Replace  | \$0                | \$0                | \$0                | \$0                | \$0                |
| 21630 Flag Pole - Replace                 | \$0                | \$0                | \$0                | \$0                | \$0                |
| 21650 Street Lights - Replace             | \$0                | \$0                | \$0                | \$0                | \$0                |
| 21651 Street Signs - Replace (Ph 1)       | \$0                | \$0                | \$0                | \$0                | \$0                |
| 21651 Street Signs - Replace (Ph 2)       | \$0                | \$0                | \$79,568           | \$0                | \$0                |
| 21700 Benches - Replace                   | \$0                | \$0                | \$0                | \$0                | \$0                |
| 21710 Trees - Trim/Remove                 | \$343,500          | \$353,805          | \$364,419          | \$375,352          | \$386,612          |
| <b>Mechanical</b>                         |                    |                    |                    |                    |                    |
| 25330 Surveillance System—Upgrade/Replace | \$9,750            | \$0                | \$0                | \$0                | \$0                |
| 25410 Fire Control Panel - Update/Replace | \$4,000            | \$0                | \$0                | \$0                | \$0                |
| 25570 Irrigation Clocks - Replace         | \$0                | \$0                | \$0                | \$0                | \$0                |
| 25580 Irrigation System - Repair          | \$0                | \$0                | \$0                | \$0                | \$0                |
| 25600 Backflow Devices - Replace          | \$0                | \$0                | \$0                | \$0                | \$0                |
| <b>Building Exteriors</b>                 |                    |                    |                    |                    |                    |
| 23310 Wood Siding - Repair/Repaint        | \$11,500           | \$0                | \$0                | \$0                | \$0                |
| 23320 Wood Siding - Replace               | \$0                | \$0                | \$0                | \$0                | \$0                |
| 23600 Roof: Metal - Replace               | \$0                | \$0                | \$0                | \$0                | \$0                |
| 23650 Gutters/Downspouts - Replace        | \$0                | \$0                | \$0                | \$0                | \$0                |
| <b>Clubhouse</b>                          |                    |                    |                    |                    |                    |
| 27060 Clubhouse Windows - Replace         | \$0                | \$0                | \$0                | \$0                | \$0                |
| 27110 Clubhouse Interior Walls - Repaint  | \$5,000            | \$0                | \$0                | \$0                | \$0                |
| 27160 Clubhouse Wood Flooring - Replace   | \$0                | \$0                | \$0                | \$0                | \$0                |
| 27180 Clubhouse Bathroom - Refurbish      | \$27,000           | \$0                | \$0                | \$0                | \$0                |
| 27250 Clubhouse Furniture - Replace       | \$8,500            | \$0                | \$0                | \$0                | \$0                |
| 27280 Clubhouse HVAC - Replace            | \$16,000           | \$0                | \$0                | \$0                | \$0                |
| 27310 Kitchen - Remodel                   | \$0                | \$0                | \$0                | \$0                | \$0                |
| 27320 Kitchen Appliances - Replace        | \$4,000            | \$0                | \$0                | \$0                | \$0                |
| 27330 Drinking Fountains - Replace        | \$2,600            | \$0                | \$0                | \$0                | \$0                |
| <b>Amenities</b>                          |                    |                    |                    |                    |                    |
| 26030 Playground Cover - Refill/Replace   | \$0                | \$0                | \$0                | \$0                | \$5,402            |
| 26050 Playground Equipment - Replace      | \$0                | \$0                | \$0                | \$0                | \$0                |
| 26060 Picnic Tables/Benches - Replace     | \$0                | \$0                | \$2,228            | \$0                | \$0                |
| 26150 Tennis Court Fencing - Replace      | \$0                | \$0                | \$0                | \$0                | \$0                |
| 26160 Tennis Court Windscreen - Replace   | \$1,900            | \$0                | \$0                | \$0                | \$0                |
| 26190 Sport Court - Replace               | \$0                | \$0                | \$0                | \$0                | \$0                |
| <b>Pool</b>                               |                    |                    |                    |                    |                    |
| 21410 Sun Shades - Replace                | \$0                | \$0                | \$0                | \$0                | \$0                |
| 28010 Bathrooms - Refurbish               | \$0                | \$0                | \$0                | \$0                | \$0                |
| 28020 Pool Fence - Repair/Paint           | \$4,500            | \$0                | \$0                | \$0                | \$0                |

| <b>Fiscal Year</b>                    | <b>2024</b>        | <b>2025</b>        | <b>2026</b>        | <b>2027</b>        | <b>2028</b>        |
|---------------------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| 28030 Pool Fence - Replace            | \$0                | \$0                | \$0                | \$0                | \$0                |
| 28040 Pool Deck Furniture - Replace   | \$126,500          | \$0                | \$0                | \$0                | \$0                |
| 28060 Deck - Resurface                | \$0                | \$0                | \$9,548            | \$0                | \$0                |
| 28090 Coping Stones - Repair          | \$0                | \$24,205           | \$0                | \$0                | \$0                |
| 28100 Pool - Re-Tile                  | \$0                | \$13,390           | \$0                | \$0                | \$0                |
| 28110 Pool - Resurface                | \$90,000           | \$0                | \$0                | \$0                | \$0                |
| 28120 Wader Pool - Resurface          | \$8,000            | \$0                | \$0                | \$0                | \$0                |
| 28170 Pool Heater - Replace           | \$0                | \$0                | \$0                | \$0                | \$50,648           |
| 28180 Wader Heater - Replace          | \$0                | \$0                | \$0                | \$0                | \$0                |
| 28190 Pool Filters - Replace          | \$0                | \$0                | \$0                | \$0                | \$0                |
| 28200 Spa Filter - Replace            | \$1,300            | \$0                | \$0                | \$0                | \$0                |
| 28220 Pool/Spa Pumps – Repair/Replace | \$7,450            | \$0                | \$0                | \$0                | \$0                |
| 28250 Diving Blocks - Replace         | \$0                | \$0                | \$0                | \$0                | \$0                |
| 28270 Lifeguard Stands - Replace      | \$2,500            | \$0                | \$0                | \$0                | \$0                |
| <b>Total Expenses</b>                 | <b>\$888,350</b>   | <b>\$554,655</b>   | <b>\$690,222</b>   | <b>\$444,740</b>   | <b>\$540,582</b>   |
| <b>Ending Reserve Balance</b>         | <b>\$2,810,442</b> | <b>\$3,494,050</b> | <b>\$4,101,234</b> | <b>\$5,018,710</b> | <b>\$5,911,898</b> |

| Fiscal Year                               | 2029        | 2030        | 2031        | 2032        | 2033         |
|---|-------------|-------------|-------------|-------------|--------------|
| Starting Reserve Balance                  | \$5,911,898 | \$6,909,393 | \$8,010,859 | \$7,547,069 | \$8,681,150  |
| Annual Reserve Funding                    | \$1,252,016 | \$1,289,576 | \$1,328,264 | \$1,368,112 | \$1,409,155  |
| Recommended Special Assessments           | \$0         | \$0         | \$0         | \$0         | \$0          |
| Interest Earnings                         | \$255,965   | \$297,869   | \$310,600   | \$323,982   | \$366,707    |
| Total Income                              | \$7,419,879 | \$8,496,838 | \$9,649,723 | \$9,239,162 | \$10,457,012 |
| <b># Component</b>                        |             |             |             |             |              |
| <b>Sites &amp; Grounds</b>                |             |             |             |             |              |
| 21050 Driveway Concrete - Repair - 5%     | \$0         | \$0         | \$57,804    | \$0         | \$0          |
| 21090 Concrete Walkways - Repair - 1%     | \$73,614    | \$75,822    | \$78,097    | \$80,440    | \$82,853     |
| 21130 Pavers (Roadways) - Replace - 5%    | \$0         | \$0         | \$12,914    | \$0         | \$0          |
| 21190 Asphalt - Seal/Repair               | \$0         | \$0         | \$0         | \$29,769    | \$0          |
| 21200 Streets - Resurface (Ph 1)          | \$0         | \$0         | \$0         | \$0         | \$0          |
| 21200 Streets - Resurface (Ph 2)          | \$0         | \$0         | \$0         | \$0         | \$0          |
| 21200 Streets - Resurface (Ph 3)          | \$0         | \$0         | \$0         | \$0         | \$0          |
| 21300 Site Rail: Metal - Repair/Paint     | \$2,145     | \$0         | \$0         | \$0         | \$0          |
| 21310 Site Rail: Metal - Replace          | \$0         | \$0         | \$15,988    | \$0         | \$0          |
| 21340 Site Fencing: Wood Rail - Replace   | \$0         | \$0         | \$43,046    | \$0         | \$0          |
| 21460 Trash Enclosures - Replace          | \$0         | \$0         | \$0         | \$0         | \$0          |
| 21600 Mailbox Kiosks - Replace (2005)     | \$0         | \$0         | \$0         | \$0         | \$0          |
| 21600 Mailbox Kiosks - Replace (2006)     | \$0         | \$0         | \$0         | \$0         | \$0          |
| 21600 Mailbox Kiosks - Replace (2010-14)  | \$0         | \$0         | \$0         | \$0         | \$0          |
| 21600 Mailbox Kiosks - Replace (2016-18)  | \$0         | \$0         | \$0         | \$0         | \$0          |
| 21610 Sign/Monuments - Refurbish/Replace  | \$0         | \$0         | \$578,041   | \$0         | \$0          |
| 21630 Flag Pole - Replace                 | \$0         | \$0         | \$3,997     | \$0         | \$0          |
| 21650 Street Lights - Replace             | \$0         | \$0         | \$499,329   | \$0         | \$0          |
| 21651 Street Signs - Replace (Ph 1)       | \$0         | \$0         | \$0         | \$0         | \$0          |
| 21651 Street Signs - Replace (Ph 2)       | \$0         | \$0         | \$0         | \$0         | \$0          |
| 21700 Benches - Replace                   | \$0         | \$0         | \$12,053    | \$0         | \$0          |
| 21710 Trees - Trim/Remove                 | \$398,211   | \$410,157   | \$422,462   | \$435,136   | \$448,190    |
| <b>Mechanical</b>                         |             |             |             |             |              |
| 25330 Surveillance System—Upgrade/Replace | \$0         | \$0         | \$0         | \$0         | \$0          |
| 25410 Fire Control Panel - Update/Replace | \$0         | \$0         | \$0         | \$0         | \$0          |
| 25570 Irrigation Clocks - Replace         | \$0         | \$0         | \$0         | \$0         | \$0          |
| 25580 Irrigation System - Repair          | \$0         | \$0         | \$0         | \$0         | \$0          |
| 25600 Backflow Devices - Replace          | \$0         | \$0         | \$0         | \$0         | \$238,773    |
| <b>Building Exteriors</b>                 |             |             |             |             |              |
| 23310 Wood Siding - Repair/Repaint        | \$0         | \$0         | \$14,144    | \$0         | \$0          |
| 23320 Wood Siding - Replace               | \$0         | \$0         | \$0         | \$0         | \$0          |
| 23600 Roof: Metal - Replace               | \$0         | \$0         | \$108,229   | \$0         | \$0          |
| 23650 Gutters/Downspouts - Replace        | \$0         | \$0         | \$3,198     | \$0         | \$0          |
| <b>Clubhouse</b>                          |             |             |             |             |              |
| 27060 Clubhouse Windows - Replace         | \$0         | \$0         | \$22,138    | \$0         | \$0          |
| 27110 Clubhouse Interior Walls - Repaint  | \$0         | \$0         | \$0         | \$0         | \$0          |
| 27160 Clubhouse Wood Flooring - Replace   | \$0         | \$0         | \$0         | \$0         | \$0          |
| 27180 Clubhouse Bathroom - Refurbish      | \$0         | \$0         | \$0         | \$0         | \$0          |
| 27250 Clubhouse Furniture - Replace       | \$0         | \$0         | \$0         | \$0         | \$0          |
| 27280 Clubhouse HVAC - Replace            | \$0         | \$0         | \$0         | \$0         | \$0          |
| 27310 Kitchen - Remodel                   | \$0         | \$0         | \$11,069    | \$0         | \$0          |
| 27320 Kitchen Appliances - Replace        | \$0         | \$0         | \$0         | \$0         | \$0          |
| 27330 Drinking Fountains - Replace        | \$0         | \$0         | \$0         | \$0         | \$0          |
| <b>Amenities</b>                          |             |             |             |             |              |
| 26030 Playground Cover - Refill/Replace   | \$0         | \$0         | \$0         | \$0         | \$0          |
| 26050 Playground Equipment - Replace      | \$0         | \$0         | \$0         | \$0         | \$0          |
| 26060 Picnic Tables/Benches - Replace     | \$0         | \$0         | \$0         | \$0         | \$0          |
| 26150 Tennis Court Fencing - Replace      | \$0         | \$0         | \$21,523    | \$0         | \$0          |
| 26160 Tennis Court Windscreen - Replace   | \$0         | \$0         | \$0         | \$0         | \$0          |
| 26190 Sport Court - Replace               | \$0         | \$0         | \$87,321    | \$0         | \$0          |
| <b>Pool</b>                               |             |             |             |             |              |
| 21410 Sun Shades - Replace                | \$0         | \$0         | \$0         | \$0         | \$0          |
| 28010 Bathrooms - Refurbish               | \$31,300    | \$0         | \$0         | \$0         | \$0          |
| 28020 Pool Fence - Repair/Paint           | \$5,217     | \$0         | \$0         | \$0         | \$0          |
| 28030 Pool Fence - Replace                | \$0         | \$0         | \$38,741    | \$0         | \$0          |
| 28040 Pool Deck Furniture - Replace       | \$0         | \$0         | \$0         | \$0         | \$0          |
| 28060 Deck - Resurface                    | \$0         | \$0         | \$11,069    | \$0         | \$0          |
| 28090 Coping Stones - Repair              | \$0         | \$0         | \$0         | \$0         | \$0          |
| 28100 Pool - Re-Tile                      | \$0         | \$0         | \$0         | \$0         | \$0          |
| 28110 Pool - Resurface                    | \$0         | \$0         | \$0         | \$0         | \$0          |

| <b>Fiscal Year</b>                    | <b>2029</b>        | <b>2030</b>        | <b>2031</b>        | <b>2032</b>        | <b>2033</b>        |
|---------------------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| 28120 Wader Pool - Resurface          | \$0                | \$0                | \$0                | \$0                | \$0                |
| 28170 Pool Heater - Replace           | \$0                | \$0                | \$0                | \$0                | \$0                |
| 28180 Wader Heater - Replace          | \$0                | \$0                | \$0                | \$12,668           | \$0                |
| 28190 Pool Filters - Replace          | \$0                | \$0                | \$61,494           | \$0                | \$0                |
| 28200 Spa Filter - Replace            | \$0                | \$0                | \$0                | \$0                | \$0                |
| 28220 Pool/Spa Pumps – Repair/Replace | \$0                | \$0                | \$0                | \$0                | \$0                |
| 28250 Diving Blocks - Replace         | \$0                | \$0                | \$0                | \$0                | \$0                |
| 28270 Lifeguard Stands - Replace      | \$0                | \$0                | \$0                | \$0                | \$0                |
| <b>Total Expenses</b>                 | <b>\$510,486</b>   | <b>\$485,979</b>   | <b>\$2,102,654</b> | <b>\$558,012</b>   | <b>\$769,816</b>   |
| <b>Ending Reserve Balance</b>         | <b>\$6,909,393</b> | <b>\$8,010,859</b> | <b>\$7,547,069</b> | <b>\$8,681,150</b> | <b>\$9,687,196</b> |



| Fiscal Year                               | 2034         | 2035         | 2036         | 2037         | 2038         |
|---|--------------|--------------|--------------|--------------|--------------|
| Starting Reserve Balance                  | \$9,687,196  | \$10,768,199 | \$11,477,393 | \$12,581,477 | \$14,080,045 |
| Annual Reserve Funding                    | \$1,451,430  | \$1,494,973  | \$1,539,822  | \$1,586,016  | \$1,633,597  |
| Recommended Special Assessments           | \$0          | \$0          | \$0          | \$0          | \$0          |
| Interest Earnings                         | \$408,373    | \$444,113    | \$480,313    | \$532,273    | \$590,950    |
| Total Income                              | \$11,546,999 | \$12,707,285 | \$13,497,528 | \$14,699,766 | \$16,304,592 |
| <b># Component</b>                        |              |              |              |              |              |
| <b>Sites &amp; Grounds</b>                |              |              |              |              |              |
| 21050 Driveway Concrete - Repair - 5%     | \$0          | \$0          | \$67,011     | \$0          | \$0          |
| 21090 Concrete Walkways - Repair - 1%     | \$85,339     | \$87,899     | \$90,536     | \$93,252     | \$96,049     |
| 21130 Pavers (Roadways) - Replace - 5%    | \$0          | \$0          | \$14,970     | \$0          | \$0          |
| 21190 Asphalt - Seal/Repair               | \$0          | \$0          | \$33,505     | \$0          | \$0          |
| 21200 Streets - Resurface (Ph 1)          | \$0          | \$0          | \$0          | \$0          | \$0          |
| 21200 Streets - Resurface (Ph 2)          | \$0          | \$0          | \$0          | \$0          | \$0          |
| 21200 Streets - Resurface (Ph 3)          | \$0          | \$0          | \$0          | \$0          | \$0          |
| 21300 Site Rail: Metal - Repair/Paint     | \$2,486      | \$0          | \$0          | \$0          | \$0          |
| 21310 Site Rail: Metal - Replace          | \$0          | \$0          | \$0          | \$0          | \$0          |
| 21340 Site Fencing: Wood Rail - Replace   | \$0          | \$0          | \$0          | \$0          | \$0          |
| 21460 Trash Enclosures - Replace          | \$0          | \$0          | \$0          | \$0          | \$0          |
| 21600 Mailbox Kiosks - Replace (2005)     | \$0          | \$126,657    | \$0          | \$0          | \$0          |
| 21600 Mailbox Kiosks - Replace (2006)     | \$0          | \$0          | \$67,724     | \$0          | \$0          |
| 21600 Mailbox Kiosks - Replace (2010-14)  | \$0          | \$0          | \$0          | \$0          | \$0          |
| 21600 Mailbox Kiosks - Replace (2016-18)  | \$0          | \$0          | \$0          | \$0          | \$0          |
| 21610 Sign/Monuments - Refurbish/Replace  | \$0          | \$0          | \$0          | \$0          | \$0          |
| 21630 Flag Pole - Replace                 | \$0          | \$0          | \$0          | \$0          | \$0          |
| 21650 Street Lights - Replace             | \$0          | \$0          | \$0          | \$0          | \$0          |
| 21651 Street Signs - Replace (Ph 1)       | \$0          | \$0          | \$0          | \$0          | \$0          |
| 21651 Street Signs - Replace (Ph 2)       | \$0          | \$0          | \$0          | \$0          | \$0          |
| 21700 Benches - Replace                   | \$0          | \$0          | \$0          | \$0          | \$0          |
| 21710 Trees - Trim/Remove                 | \$461,635    | \$475,484    | \$489,749    | \$504,441    | \$519,575    |
| <b>Mechanical</b>                         |              |              |              |              |              |
| 25330 Surveillance System—Upgrade/Replace | \$13,103     | \$0          | \$0          | \$0          | \$0          |
| 25410 Fire Control Panel - Update/Replace | \$0          | \$0          | \$0          | \$0          | \$0          |
| 25570 Irrigation Clocks - Replace         | \$0          | \$539,851    | \$0          | \$0          | \$0          |
| 25580 Irrigation System - Repair          | \$0          | \$0          | \$0          | \$0          | \$0          |
| 25600 Backflow Devices - Replace          | \$0          | \$0          | \$0          | \$0          | \$0          |
| <b>Building Exteriors</b>                 |              |              |              |              |              |
| 23310 Wood Siding - Repair/Repaint        | \$0          | \$0          | \$0          | \$0          | \$17,395     |
| 23320 Wood Siding - Replace               | \$0          | \$0          | \$0          | \$0          | \$0          |
| 23600 Roof: Metal - Replace               | \$0          | \$0          | \$0          | \$0          | \$0          |
| 23650 Gutters/Downspouts - Replace        | \$0          | \$0          | \$0          | \$0          | \$0          |
| <b>Clubhouse</b>                          |              |              |              |              |              |
| 27060 Clubhouse Windows - Replace         | \$0          | \$0          | \$0          | \$0          | \$0          |
| 27110 Clubhouse Interior Walls - Repaint  | \$6,720      | \$0          | \$0          | \$0          | \$0          |
| 27160 Clubhouse Wood Flooring - Replace   | \$0          | \$0          | \$0          | \$0          | \$0          |
| 27180 Clubhouse Bathroom - Refurbish      | \$0          | \$0          | \$0          | \$0          | \$0          |
| 27250 Clubhouse Furniture - Replace       | \$11,423     | \$0          | \$0          | \$0          | \$0          |
| 27280 Clubhouse HVAC - Replace            | \$0          | \$0          | \$0          | \$0          | \$0          |
| 27310 Kitchen - Remodel                   | \$0          | \$0          | \$0          | \$0          | \$0          |
| 27320 Kitchen Appliances - Replace        | \$5,376      | \$0          | \$0          | \$0          | \$0          |
| 27330 Drinking Fountains - Replace        | \$0          | \$0          | \$0          | \$0          | \$0          |
| <b>Amenities</b>                          |              |              |              |              |              |
| 26030 Playground Cover - Refill/Replace   | \$0          | \$0          | \$0          | \$0          | \$7,260      |
| 26050 Playground Equipment - Replace      | \$0          | \$0          | \$0          | \$0          | \$143,696    |
| 26060 Picnic Tables/Benches - Replace     | \$0          | \$0          | \$0          | \$0          | \$0          |
| 26150 Tennis Court Fencing - Replace      | \$0          | \$0          | \$0          | \$0          | \$0          |
| 26160 Tennis Court Windscreen - Replace   | \$2,553      | \$0          | \$0          | \$0          | \$0          |
| 26190 Sport Court - Replace               | \$0          | \$0          | \$0          | \$0          | \$0          |
| <b>Pool</b>                               |              |              |              |              |              |
| 21410 Sun Shades - Replace                | \$14,111     | \$0          | \$0          | \$0          | \$0          |
| 28010 Bathrooms - Refurbish               | \$0          | \$0          | \$0          | \$0          | \$0          |
| 28020 Pool Fence - Repair/Paint           | \$6,048      | \$0          | \$0          | \$0          | \$0          |
| 28030 Pool Fence - Replace                | \$0          | \$0          | \$0          | \$0          | \$0          |
| 28040 Pool Deck Furniture - Replace       | \$170,005    | \$0          | \$0          | \$0          | \$0          |
| 28060 Deck - Resurface                    | \$0          | \$0          | \$12,832     | \$0          | \$0          |
| 28090 Coping Stones - Repair              | \$0          | \$0          | \$0          | \$0          | \$0          |
| 28100 Pool - Re-Tile                      | \$0          | \$0          | \$0          | \$0          | \$0          |
| 28110 Pool - Resurface                    | \$0          | \$0          | \$128,318    | \$0          | \$0          |

| <b>Fiscal Year</b>                    | <b>2034</b>         | <b>2035</b>         | <b>2036</b>         | <b>2037</b>         | <b>2038</b>         |
|---------------------------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
| 28120 Wader Pool - Resurface          | \$0                 | \$0                 | \$11,406            | \$0                 | \$0                 |
| 28170 Pool Heater - Replace           | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 |
| 28180 Wader Heater - Replace          | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 |
| 28190 Pool Filters - Replace          | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 |
| 28200 Spa Filter - Replace            | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 |
| 28220 Pool/Spa Pumps – Repair/Replace | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 |
| 28250 Diving Blocks - Replace         | \$0                 | \$0                 | \$0                 | \$22,028            | \$0                 |
| 28270 Lifeguard Stands - Replace      | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 |
| <b>Total Expenses</b>                 | <b>\$778,800</b>    | <b>\$1,229,892</b>  | <b>\$916,051</b>    | <b>\$619,721</b>    | <b>\$783,975</b>    |
| <b>Ending Reserve Balance</b>         | <b>\$10,768,199</b> | <b>\$11,477,393</b> | <b>\$12,581,477</b> | <b>\$14,080,045</b> | <b>\$15,520,617</b> |

| Fiscal Year                               | 2039         | 2040         | 2041         | 2042        | 2043        |
|---|--------------|--------------|--------------|-------------|-------------|
| Starting Reserve Balance                  | \$15,520,617 | \$17,077,682 | \$18,737,879 | \$1,883,928 | \$3,075,116 |
| Annual Reserve Funding                    | \$1,682,605  | \$1,733,083  | \$1,785,075  | \$1,785,075 | \$1,785,075 |
| Recommended Special Assessments           | \$0          | \$0          | \$0          | \$0         | \$0         |
| Interest Earnings                         | \$650,795    | \$715,025    | \$411,696    | \$99,003    | \$147,110   |
| Total Income                              | \$17,854,017 | \$19,525,790 | \$20,934,650 | \$3,768,006 | \$5,007,302 |
| <b># Component</b>                        |              |              |              |             |             |
| <b>Sites &amp; Grounds</b>                |              |              |              |             |             |
| 21050 Driveway Concrete - Repair - 5%     | \$0          | \$0          | \$77,684     | \$0         | \$0         |
| 21090 Concrete Walkways - Repair - 1%     | \$98,931     | \$101,899    | \$104,956    | \$108,104   | \$111,348   |
| 21130 Pavers (Roadways) - Replace - 5%    | \$0          | \$0          | \$17,355     | \$0         | \$0         |
| 21190 Asphalt - Seal/Repair               | \$0          | \$37,711     | \$0          | \$0         | \$0         |
| 21200 Streets - Resurface (Ph 1)          | \$0          | \$0          | \$0          | \$0         | \$0         |
| 21200 Streets - Resurface (Ph 2)          | \$0          | \$0          | \$0          | \$0         | \$0         |
| 21200 Streets - Resurface (Ph 3)          | \$0          | \$0          | \$0          | \$0         | \$0         |
| 21300 Site Rail: Metal - Repair/Paint     | \$2,882      | \$0          | \$0          | \$0         | \$0         |
| 21310 Site Rail: Metal - Replace          | \$0          | \$0          | \$0          | \$0         | \$0         |
| 21340 Site Fencing: Wood Rail - Replace   | \$0          | \$0          | \$0          | \$0         | \$0         |
| 21460 Trash Enclosures - Replace          | \$0          | \$0          | \$0          | \$0         | \$0         |
| 21600 Mailbox Kiosks - Replace (2005)     | \$0          | \$0          | \$0          | \$0         | \$0         |
| 21600 Mailbox Kiosks - Replace (2006)     | \$0          | \$0          | \$0          | \$0         | \$0         |
| 21600 Mailbox Kiosks - Replace (2010-14)  | \$0          | \$24,873     | \$0          | \$0         | \$0         |
| 21600 Mailbox Kiosks - Replace (2016-18)  | \$0          | \$0          | \$0          | \$0         | \$0         |
| 21610 Sign/Monuments - Refurbish/Replace  | \$0          | \$0          | \$0          | \$0         | \$0         |
| 21630 Flag Pole - Replace                 | \$0          | \$0          | \$0          | \$0         | \$0         |
| 21650 Street Lights - Replace             | \$0          | \$0          | \$0          | \$0         | \$0         |
| 21651 Street Signs - Replace (Ph 1)       | \$116,848    | \$0          | \$0          | \$0         | \$0         |
| 21651 Street Signs - Replace (Ph 2)       | \$0          | \$0          | \$0          | \$0         | \$0         |
| 21700 Benches - Replace                   | \$0          | \$0          | \$0          | \$0         | \$0         |
| 21710 Trees - Trim/Remove                 | \$535,162    | \$551,217    | \$567,753    | \$584,786   | \$602,329   |
| <b>Mechanical</b>                         |              |              |              |             |             |
| 25330 Surveillance System—Upgrade/Replace | \$0          | \$0          | \$0          | \$0         | \$0         |
| 25410 Fire Control Panel - Update/Replace | \$0          | \$0          | \$0          | \$0         | \$0         |
| 25570 Irrigation Clocks - Replace         | \$0          | \$0          | \$0          | \$0         | \$0         |
| 25580 Irrigation System - Repair          | \$0          | \$0          | \$18,181,324 | \$0         | \$0         |
| 25600 Backflow Devices - Replace          | \$0          | \$0          | \$0          | \$0         | \$0         |
| <b>Building Exteriors</b>                 |              |              |              |             |             |
| 23310 Wood Siding - Repair/Repaint        | \$0          | \$0          | \$0          | \$0         | \$0         |
| 23320 Wood Siding - Replace               | \$0          | \$0          | \$0          | \$0         | \$0         |
| 23600 Roof: Metal - Replace               | \$0          | \$0          | \$0          | \$0         | \$0         |
| 23650 Gutters/Downspouts - Replace        | \$0          | \$0          | \$0          | \$0         | \$0         |
| <b>Clubhouse</b>                          |              |              |              |             |             |
| 27060 Clubhouse Windows - Replace         | \$0          | \$0          | \$0          | \$0         | \$0         |
| 27110 Clubhouse Interior Walls - Repaint  | \$0          | \$0          | \$0          | \$0         | \$0         |
| 27160 Clubhouse Wood Flooring - Replace   | \$0          | \$0          | \$86,775     | \$0         | \$0         |
| 27180 Clubhouse Bathroom - Refurbish      | \$0          | \$0          | \$0          | \$0         | \$0         |
| 27250 Clubhouse Furniture - Replace       | \$0          | \$0          | \$0          | \$0         | \$0         |
| 27280 Clubhouse HVAC - Replace            | \$0          | \$0          | \$0          | \$0         | \$0         |
| 27310 Kitchen - Remodel                   | \$0          | \$0          | \$0          | \$0         | \$0         |
| 27320 Kitchen Appliances - Replace        | \$0          | \$0          | \$0          | \$0         | \$0         |
| 27330 Drinking Fountains - Replace        | \$0          | \$0          | \$0          | \$0         | \$0         |
| <b>Amenities</b>                          |              |              |              |             |             |
| 26030 Playground Cover - Refill/Replace   | \$0          | \$0          | \$0          | \$0         | \$0         |
| 26050 Playground Equipment - Replace      | \$0          | \$0          | \$0          | \$0         | \$0         |
| 26060 Picnic Tables/Benches - Replace     | \$0          | \$0          | \$0          | \$0         | \$0         |
| 26150 Tennis Court Fencing - Replace      | \$0          | \$0          | \$0          | \$0         | \$0         |
| 26160 Tennis Court Windscreen - Replace   | \$0          | \$0          | \$0          | \$0         | \$0         |
| 26190 Sport Court - Replace               | \$0          | \$0          | \$0          | \$0         | \$0         |
| <b>Pool</b>                               |              |              |              |             |             |
| 21410 Sun Shades - Replace                | \$0          | \$0          | \$0          | \$0         | \$0         |
| 28010 Bathrooms - Refurbish               | \$0          | \$0          | \$0          | \$0         | \$0         |
| 28020 Pool Fence - Repair/Paint           | \$7,011      | \$0          | \$0          | \$0         | \$0         |
| 28030 Pool Fence - Replace                | \$0          | \$0          | \$0          | \$0         | \$0         |
| 28040 Pool Deck Furniture - Replace       | \$0          | \$0          | \$0          | \$0         | \$0         |
| 28060 Deck - Resurface                    | \$0          | \$0          | \$14,876     | \$0         | \$0         |
| 28090 Coping Stones - Repair              | \$0          | \$0          | \$0          | \$0         | \$0         |
| 28100 Pool - Re-Tile                      | \$0          | \$0          | \$0          | \$0         | \$0         |
| 28110 Pool - Resurface                    | \$0          | \$0          | \$0          | \$0         | \$0         |

| <b>Fiscal Year</b>                    | <b>2039</b>         | <b>2040</b>         | <b>2041</b>         | <b>2042</b>        | <b>2043</b>        |
|---------------------------------------|---------------------|---------------------|---------------------|--------------------|--------------------|
| 28120 Wader Pool - Resurface          | \$0                 | \$0                 | \$0                 | \$0                | \$0                |
| 28170 Pool Heater - Replace           | \$0                 | \$72,212            | \$0                 | \$0                | \$0                |
| 28180 Wader Heater - Replace          | \$0                 | \$0                 | \$0                 | \$0                | \$0                |
| 28190 Pool Filters - Replace          | \$0                 | \$0                 | \$0                 | \$0                | \$0                |
| 28200 Spa Filter - Replace            | \$0                 | \$0                 | \$0                 | \$0                | \$0                |
| 28220 Pool/Spa Pumps – Repair/Replace | \$11,607            | \$0                 | \$0                 | \$0                | \$0                |
| 28250 Diving Blocks - Replace         | \$0                 | \$0                 | \$0                 | \$0                | \$0                |
| 28270 Lifeguard Stands - Replace      | \$3,895             | \$0                 | \$0                 | \$0                | \$0                |
| <b>Total Expenses</b>                 | <b>\$776,335</b>    | <b>\$787,911</b>    | <b>\$19,050,722</b> | <b>\$692,890</b>   | <b>\$713,677</b>   |
| <b>Ending Reserve Balance</b>         | <b>\$17,077,682</b> | <b>\$18,737,879</b> | <b>\$1,883,928</b>  | <b>\$3,075,116</b> | <b>\$4,293,625</b> |

| Fiscal Year                               | 2044        | 2045        | 2046        | 2047        | 2048         |
|---|-------------|-------------|-------------|-------------|--------------|
| Starting Reserve Balance                  | \$4,293,625 | \$5,080,311 | \$6,314,337 | \$7,128,058 | \$8,420,293  |
| Annual Reserve Funding                    | \$1,785,075 | \$1,785,075 | \$1,785,075 | \$1,785,075 | \$1,785,075  |
| Recommended Special Assessments           | \$0         | \$0         | \$0         | \$0         | \$0          |
| Interest Earnings                         | \$187,142   | \$227,484   | \$268,365   | \$310,409   | \$357,335    |
| Total Income                              | \$6,265,842 | \$7,092,870 | \$8,367,777 | \$9,223,542 | \$10,562,703 |
| <b># Component</b>                        |             |             |             |             |              |
| <b>Sites &amp; Grounds</b>                |             |             |             |             |              |
| 21050 Driveway Concrete - Repair - 5%     | \$0         | \$0         | \$90,057    | \$0         | \$0          |
| 21090 Concrete Walkways - Repair - 1%     | \$114,688   | \$118,129   | \$121,673   | \$125,323   | \$129,082    |
| 21130 Pavers (Roadways) - Replace - 5%    | \$0         | \$0         | \$20,119    | \$0         | \$0          |
| 21190 Asphalt - Seal/Repair               | \$42,444    | \$0         | \$0         | \$0         | \$47,771     |
| 21200 Streets - Resurface (Ph 1)          | \$0         | \$0         | \$0         | \$0         | \$0          |
| 21200 Streets - Resurface (Ph 2)          | \$0         | \$0         | \$0         | \$0         | \$0          |
| 21200 Streets - Resurface (Ph 3)          | \$0         | \$0         | \$0         | \$0         | \$0          |
| 21300 Site Rail: Metal - Repair/Paint     | \$3,341     | \$0         | \$0         | \$0         | \$0          |
| 21310 Site Rail: Metal - Replace          | \$0         | \$0         | \$0         | \$0         | \$0          |
| 21340 Site Fencing: Wood Rail - Replace   | \$0         | \$0         | \$0         | \$0         | \$0          |
| 21460 Trash Enclosures - Replace          | \$5,418     | \$0         | \$0         | \$0         | \$0          |
| 21600 Mailbox Kiosks - Replace (2005)     | \$0         | \$0         | \$0         | \$0         | \$0          |
| 21600 Mailbox Kiosks - Replace (2006)     | \$0         | \$0         | \$0         | \$0         | \$0          |
| 21600 Mailbox Kiosks - Replace (2010-14)  | \$0         | \$0         | \$0         | \$0         | \$0          |
| 21600 Mailbox Kiosks - Replace (2016-18)  | \$0         | \$0         | \$32,574    | \$0         | \$0          |
| 21610 Sign/Monuments - Refurbish/Replace  | \$0         | \$0         | \$0         | \$0         | \$0          |
| 21630 Flag Pole - Replace                 | \$0         | \$0         | \$0         | \$0         | \$0          |
| 21650 Street Lights - Replace             | \$0         | \$0         | \$0         | \$0         | \$0          |
| 21651 Street Signs - Replace (Ph 1)       | \$0         | \$0         | \$0         | \$0         | \$0          |
| 21651 Street Signs - Replace (Ph 2)       | \$0         | \$0         | \$143,708   | \$0         | \$0          |
| 21700 Benches - Replace                   | \$0         | \$0         | \$0         | \$0         | \$0          |
| 21710 Trees - Trim/Remove                 | \$620,399   | \$639,011   | \$658,182   | \$677,927   | \$698,265    |
| <b>Mechanical</b>                         |             |             |             |             |              |
| 25330 Surveillance System—Upgrade/Replace | \$17,610    | \$0         | \$0         | \$0         | \$0          |
| 25410 Fire Control Panel - Update/Replace | \$7,224     | \$0         | \$0         | \$0         | \$0          |
| 25570 Irrigation Clocks - Replace         | \$0         | \$0         | \$0         | \$0         | \$0          |
| 25580 Irrigation System - Repair          | \$0         | \$0         | \$0         | \$0         | \$0          |
| 25600 Backflow Devices - Replace          | \$0         | \$0         | \$0         | \$0         | \$0          |
| <b>Building Exteriors</b>                 |             |             |             |             |              |
| 23310 Wood Siding - Repair/Repaint        | \$0         | \$21,393    | \$0         | \$0         | \$0          |
| 23320 Wood Siding - Replace               | \$0         | \$0         | \$0         | \$0         | \$0          |
| 23600 Roof: Metal - Replace               | \$0         | \$0         | \$0         | \$0         | \$0          |
| 23650 Gutters/Downspouts - Replace        | \$0         | \$0         | \$0         | \$0         | \$0          |
| <b>Clubhouse</b>                          |             |             |             |             |              |
| 27060 Clubhouse Windows - Replace         | \$0         | \$0         | \$0         | \$0         | \$0          |
| 27110 Clubhouse Interior Walls - Repaint  | \$9,031     | \$0         | \$0         | \$0         | \$0          |
| 27160 Clubhouse Wood Flooring - Replace   | \$0         | \$0         | \$0         | \$0         | \$0          |
| 27180 Clubhouse Bathroom - Refurbish      | \$48,765    | \$0         | \$0         | \$0         | \$0          |
| 27250 Clubhouse Furniture - Replace       | \$15,352    | \$0         | \$0         | \$0         | \$0          |
| 27280 Clubhouse HVAC - Replace            | \$28,898    | \$0         | \$0         | \$0         | \$0          |
| 27310 Kitchen - Remodel                   | \$0         | \$0         | \$0         | \$0         | \$0          |
| 27320 Kitchen Appliances - Replace        | \$7,224     | \$0         | \$0         | \$0         | \$0          |
| 27330 Drinking Fountains - Replace        | \$4,696     | \$0         | \$0         | \$0         | \$0          |
| <b>Amenities</b>                          |             |             |             |             |              |
| 26030 Playground Cover - Refill/Replace   | \$0         | \$0         | \$0         | \$0         | \$9,757      |
| 26050 Playground Equipment - Replace      | \$0         | \$0         | \$0         | \$0         | \$0          |
| 26060 Picnic Tables/Benches - Replace     | \$0         | \$0         | \$0         | \$0         | \$0          |
| 26150 Tennis Court Fencing - Replace      | \$0         | \$0         | \$0         | \$0         | \$0          |
| 26160 Tennis Court Windscreen - Replace   | \$3,432     | \$0         | \$0         | \$0         | \$0          |
| 26190 Sport Court - Replace               | \$0         | \$0         | \$136,043   | \$0         | \$0          |
| <b>Pool</b>                               |             |             |             |             |              |
| 21410 Sun Shades - Replace                | \$0         | \$0         | \$20,119    | \$0         | \$0          |
| 28010 Bathrooms - Refurbish               | \$0         | \$0         | \$0         | \$0         | \$0          |
| 28020 Pool Fence - Repair/Paint           | \$8,128     | \$0         | \$0         | \$0         | \$0          |
| 28030 Pool Fence - Replace                | \$0         | \$0         | \$0         | \$0         | \$0          |
| 28040 Pool Deck Furniture - Replace       | \$228,473   | \$0         | \$0         | \$0         | \$0          |
| 28060 Deck - Resurface                    | \$0         | \$0         | \$17,245    | \$0         | \$0          |
| 28090 Coping Stones - Repair              | \$0         | \$0         | \$0         | \$0         | \$0          |
| 28100 Pool - Re-Tile                      | \$0         | \$0         | \$0         | \$0         | \$0          |
| 28110 Pool - Resurface                    | \$0         | \$0         | \$0         | \$0         | \$182,951    |

| <b>Fiscal Year</b>                    | <b>2044</b>        | <b>2045</b>        | <b>2046</b>        | <b>2047</b>        | <b>2048</b>        |
|---------------------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| 28120 Wader Pool - Resurface          | \$0                | \$0                | \$0                | \$0                | \$16,262           |
| 28170 Pool Heater - Replace           | \$0                | \$0                | \$0                | \$0                | \$0                |
| 28180 Wader Heater - Replace          | \$18,061           | \$0                | \$0                | \$0                | \$0                |
| 28190 Pool Filters - Replace          | \$0                | \$0                | \$0                | \$0                | \$0                |
| 28200 Spa Filter - Replace            | \$2,348            | \$0                | \$0                | \$0                | \$0                |
| 28220 Pool/Spa Pumps – Repair/Replace | \$0                | \$0                | \$0                | \$0                | \$0                |
| 28250 Diving Blocks - Replace         | \$0                | \$0                | \$0                | \$0                | \$0                |
| 28270 Lifeguard Stands - Replace      | \$0                | \$0                | \$0                | \$0                | \$0                |
| <b>Total Expenses</b>                 | <b>\$1,185,531</b> | <b>\$778,533</b>   | <b>\$1,239,719</b> | <b>\$803,250</b>   | <b>\$1,084,089</b> |
| <b>Ending Reserve Balance</b>         | <b>\$5,080,311</b> | <b>\$6,314,337</b> | <b>\$7,128,058</b> | <b>\$8,420,293</b> | <b>\$9,478,614</b> |

| <b>Fiscal Year</b>                        | <b>2049</b>         | <b>2050</b>         | <b>2051</b>         | <b>2052</b>         | <b>2053</b>         |
|---|---------------------|---------------------|---------------------|---------------------|---------------------|
| Starting Reserve Balance                  | \$9,478,614         | \$10,405,757        | \$10,688,277        | \$11,640,553        | \$12,799,327        |
| Annual Reserve Funding                    | \$1,785,075         | \$1,785,075         | \$1,785,075         | \$1,785,075         | \$1,785,075         |
| Recommended Special Assessments           | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 |
| Interest Earnings                         | \$396,973           | \$421,123           | \$445,775           | \$487,920           | \$538,290           |
| <b>Total Income</b>                       | <b>\$11,660,663</b> | <b>\$12,611,956</b> | <b>\$12,919,127</b> | <b>\$13,913,548</b> | <b>\$15,122,692</b> |
| <b># Component</b>                        |                     |                     |                     |                     |                     |
| <b>Sites &amp; Grounds</b>                |                     |                     |                     |                     |                     |
| 21050 Driveway Concrete - Repair - 5%     | \$0                 | \$0                 | \$104,401           | \$0                 | \$0                 |
| 21090 Concrete Walkways - Repair - 1%     | \$132,955           | \$136,944           | \$141,052           | \$145,283           | \$149,642           |
| 21130 Pavers (Roadways) - Replace - 5%    | \$0                 | \$0                 | \$23,324            | \$0                 | \$0                 |
| 21190 Asphalt - Seal/Repair               | \$0                 | \$0                 | \$0                 | \$53,766            | \$0                 |
| 21200 Streets - Resurface (Ph 1)          | \$256,488           | \$0                 | \$0                 | \$0                 | \$0                 |
| 21200 Streets - Resurface (Ph 2)          | \$0                 | \$204,876           | \$0                 | \$0                 | \$0                 |
| 21200 Streets - Resurface (Ph 3)          | \$0                 | \$0                 | \$222,129           | \$0                 | \$0                 |
| 21300 Site Rail: Metal - Repair/Paint     | \$3,873             | \$0                 | \$0                 | \$0                 | \$0                 |
| 21310 Site Rail: Metal - Replace          | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 |
| 21340 Site Fencing: Wood Rail - Replace   | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 |
| 21460 Trash Enclosures - Replace          | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 |
| 21600 Mailbox Kiosks - Replace (2005)     | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 |
| 21600 Mailbox Kiosks - Replace (2006)     | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 |
| 21600 Mailbox Kiosks - Replace (2010-14)  | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 |
| 21600 Mailbox Kiosks - Replace (2016-18)  | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 |
| 21610 Sign/Monuments - Refurbish/Replace  | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 |
| 21630 Flag Pole - Replace                 | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 |
| 21650 Street Lights - Replace             | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 |
| 21651 Street Signs - Replace (Ph 1)       | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 |
| 21651 Street Signs - Replace (Ph 2)       | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 |
| 21700 Benches - Replace                   | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 |
| 21710 Trees - Trim/Remove                 | \$719,213           | \$740,789           | \$763,013           | \$785,903           | \$809,480           |
| <b>Mechanical</b>                         |                     |                     |                     |                     |                     |
| 25330 Surveillance System—Upgrade/Replace | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 |
| 25410 Fire Control Panel - Update/Replace | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 |
| 25570 Irrigation Clocks - Replace         | \$0                 | \$841,071           | \$0                 | \$0                 | \$0                 |
| 25580 Irrigation System - Repair          | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 |
| 25600 Backflow Devices - Replace          | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 |
| <b>Building Exteriors</b>                 |                     |                     |                     |                     |                     |
| 23310 Wood Siding - Repair/Repaint        | \$0                 | \$0                 | \$0                 | \$26,311            | \$0                 |
| 23320 Wood Siding - Replace               | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 |
| 23600 Roof: Metal - Replace               | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 |
| 23650 Gutters/Downspouts - Replace        | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 |
| <b>Clubhouse</b>                          |                     |                     |                     |                     |                     |
| 27060 Clubhouse Windows - Replace         | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 |
| 27110 Clubhouse Interior Walls - Repaint  | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 |
| 27160 Clubhouse Wood Flooring - Replace   | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 |
| 27180 Clubhouse Bathroom - Refurbish      | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 |
| 27250 Clubhouse Furniture - Replace       | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 |
| 27280 Clubhouse HVAC - Replace            | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 |
| 27310 Kitchen - Remodel                   | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 |
| 27320 Kitchen Appliances - Replace        | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 |
| 27330 Drinking Fountains - Replace        | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 |
| <b>Amenities</b>                          |                     |                     |                     |                     |                     |
| 26030 Playground Cover - Refill/Replace   | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 |
| 26050 Playground Equipment - Replace      | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 |
| 26060 Picnic Tables/Benches - Replace     | \$0                 | \$0                 | \$4,665             | \$0                 | \$0                 |
| 26150 Tennis Court Fencing - Replace      | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 |
| 26160 Tennis Court Windscreen - Replace   | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 |
| 26190 Sport Court - Replace               | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 |
| <b>Pool</b>                               |                     |                     |                     |                     |                     |
| 21410 Sun Shades - Replace                | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 |
| 28010 Bathrooms - Refurbish               | \$56,532            | \$0                 | \$0                 | \$0                 | \$0                 |
| 28020 Pool Fence - Repair/Paint           | \$9,422             | \$0                 | \$0                 | \$0                 | \$0                 |
| 28030 Pool Fence - Replace                | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 |
| 28040 Pool Deck Furniture - Replace       | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 |
| 28060 Deck - Resurface                    | \$0                 | \$0                 | \$19,992            | \$0                 | \$0                 |
| 28090 Coping Stones - Repair              | \$49,204            | \$0                 | \$0                 | \$0                 | \$0                 |
| 28100 Pool - Re-Tile                      | \$27,219            | \$0                 | \$0                 | \$0                 | \$0                 |
| 28110 Pool - Resurface                    | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 |



| <b>Fiscal Year</b>                    | <b>2049</b>         | <b>2050</b>         | <b>2051</b>         | <b>2052</b>         | <b>2053</b>         |
|---------------------------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
| 28120 Wader Pool - Resurface          | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 |
| 28170 Pool Heater - Replace           | \$0                 | \$0                 | \$0                 | \$102,957           | \$0                 |
| 28180 Wader Heater - Replace          | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 |
| 28190 Pool Filters - Replace          | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 |
| 28200 Spa Filter - Replace            | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 |
| 28220 Pool/Spa Pumps – Repair/Replace | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 |
| 28250 Diving Blocks - Replace         | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 |
| 28270 Lifeguard Stands - Replace      | \$0                 | \$0                 | \$0                 | \$0                 | \$0                 |
| <b>Total Expenses</b>                 | <b>\$1,254,906</b>  | <b>\$1,923,679</b>  | <b>\$1,278,574</b>  | <b>\$1,114,221</b>  | <b>\$959,122</b>    |
| <b>Ending Reserve Balance</b>         | <b>\$10,405,757</b> | <b>\$10,688,277</b> | <b>\$11,640,553</b> | <b>\$12,799,327</b> | <b>\$14,163,570</b> |



## 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

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



## Component Details

The primary purpose of the photographic appendix is to provide the reader with the basis of our funding assumptions resulting from our physical analysis and subsequent research. The photographs herein represent a wide range of elements that were observed and measured against National Reserve Study Standards to determine if they meet the criteria for reserve funding: 1) Common area maintenance, repair & replacement reasonability 2) Components must have a limited life 3) Life limit must be predictable 4) Above a minimum threshold cost (board's discretion – typically ½ to 1% of annual operating expenses). Some components are recommended for reserve funding, while others are not. The components that meet these criteria in our judgment are shown with corresponding maintenance, repair or replacement cycles to the left of the photo (UL = Useful Life 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 Cost” and “Worst Cost” below the photo. There are many factors that can result in a wide variety of potential costs; we are attempting to represent a market 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 Reserve Funding.

## Sites & Grounds

**Comp #: 21050 Driveway Concrete - Repair - 5%**

**Quantity: 5% of ~ 54000 GSF**

Location: Common Areas

Funded?: Yes.

History:

Comments: Concrete driveways determined to be in fair condition typically may exhibit small changes in slope and narrow "hair-line" wide cracks. Overall no unusual or extreme signs of age noted. Driveways are reported to be the maintenance and repair responsibility of the client. Although complete replacement of all areas together should not be required conditions observed merit inclusion of an allowance for ongoing repairs and partial replacements. 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. Timeline and cost ranges shown here should be re-evaluated during future Reserve Study updates.

Useful Life:

5 years

Remaining Life:

2 years



Best Case: \$ 40,000

Worst Case: \$ 54,000

Cost Source: Allowance

**Comp #: 21090 Concrete Walkways - Repair - 1%**

**Quantity: 1% of ~ 384000 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 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:  
1 years

Remaining Life:  
0 years



Best Case: \$ 50,000

Worst Case: \$ 77,000

Cost Source: Allowance

**Comp #: 21100 Site Drainage System - Clean/Repair**

**Quantity: ~ (10) Stormwater Ponds**

Location: Common Areas

Funded?: No.

History:

Comments: No access to inspect in-ground drainage infrastructure. Annual preventive maintenance work is typically performed as part of an client's general maintenance/operating fund. Under normal circumstances, site drainage components are constructed of very durable materials which should have a very long useful life (often assumed to be 50 years or more). Repairs may occasionally be required, but timing and scope of work is too unpredictable for Reserve funding in accordance with National Reserve Study Standards. If there are specific, known concerns with drainage system, we recommend further investigation using cameras or other means to document and identify conditions. Some clients consult with civil and/or geotechnical engineers in order to develop scopes of work for repair/replacement. If more comprehensive analysis becomes available, findings should be incorporated into Reserve Study updates as appropriate.

While we cannot include funding for this component due to the unpredictable timing and cost of potential repairs and/or replacement that does not mean there will be zero costs related to the component in the future. A report done by IMEG estimated \$200k in maintenance/projects will be needed.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:



**Comp #: 21130 Pavers (Roadways) - Replace - 5%**

**Quantity: 5% of ~ 7000 GSF**

Location: Common Areas

Funded?: Yes.

History:

Comments: Paver sections determined to be in fair condition typically exhibit some amount of minor displacement lifting and tripping hazards most often in high-traffic areas. Signs of wear and age are evident but not advanced. Overall appear to be aging normally. As routine maintenance the paver system should be inspected to identify any physical issues such as lifting cracking and excessive surface wear. At long intervals sunlight weather and vehicle traffic can degrade the condition of the material requiring replacement for structural and/or aesthetic reasons. Schedule shown here may be updated based on the aesthetic preferences of the client and standards in the local area. In general we do not recommend sealing concrete pavers.

Useful Life:  
5 years

Remaining Life:  
2 years



Best Case: \$ 8,000

Worst Case: \$ 13,000

Cost Source: Allowance

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**Comp #: 21190 Asphalt - Seal/Repair**

**Quantity: ~ 94000 GSF**

Location: Common Areas

Funded?: Yes.

History:

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 gravelly 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: \$ 19,000

Worst Case: \$ 28,000

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 21200 Streets - Resurface (Ph 1)**

**Quantity: ~ 50000 GSF**

Location:

Funded?: Yes.

History:

Comments: Street Concrete and Asphalt resurfacing phasing plan and cost is based on report provided by IMEG. The client is reportedly utilizing the "regional" phasing plan from the IMEG report.

The phase includes: Irish Drive 1 (19,680), Irish Drive 2 (3,630), Indore Place (3,720), Dry Creek Place. (3,900), Blue Spruce Place (2,400), Limber Pine Lane (2,000), Eaton Park Parkway (5,600), Glasgow Drive 6 (2,900), Glasgow Drive 7 (2,400), E Moraine Place (3,770).

Asphalt pavement determined to be in fair condition typically exhibits a mostly uniform surface but with minor to moderate raveling and surface wear. If present crack patterns are normal for the age of the asphalt and not extreme and there are no signs of advanced deterioration such as large block cracking patterns "alligatoring" or potholes. Overall appears to be aging normally and still up to an appropriate aesthetic standard. 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:  
0 years



Best Case: \$ 110,000

Worst Case: \$ 135,000

Cost Source: Estimate Provided by Client

**Comp #: 21200 Streets - Resurface (Ph 2)**

**Quantity: ~ 42900 GSF**

Location: Common Areas

Funded?: Yes.

History:

Comments: Phase two includes: S Catawba Way (4,810), Briarwood Drive-Spur (2,100), Biloxi Court N (4,200), Algonquian Court (5,040), Biloxi Court S (4,620), Ottawa Drive S (4,940), Ottawa Drive N (4,550), Irvington Court (4,300), Gold Bug Court (3,300),

Asphalt pavement determined to be in fair condition typically exhibits a mostly uniform surface but with minor to moderate raveling and surface wear. If present crack patterns are normal for the age of the asphalt and not extreme and there are no signs of advanced deterioration such as large block cracking patterns "alligatoring" or potholes. Overall appears to be aging normally and still up to an appropriate aesthetic standard. 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:  
1 years



Best Case: \$ 85,000

Worst Case: \$ 105,000

Cost Source: Estimate Provided by Client

**Comp #: 21200 Streets - Resurface (Ph 3)**

**Quantity: ~ 28250 GSF**

Location: Common Areas

Funded?: Yes.

History:

Comments: Phase three includes: Buchanan Court (14,420), Gasglow Circle 1 (2,530), Glasgow Drive 2 (2,880), Glasgow Drive 3 (2,420), Glasgow Drive 4 (3,600), Glasgow Drive 5 (2,400). These are the concrete streets

Useful Life:  
25 years

Remaining Life:  
2 years



Best Case: \$ 90,000

Worst Case: \$ 110,000

Cost Source: Estimate Provided by Client

**Comp #: 21300 Site Rail: Metal - Repair/Paint**

**Quantity: ~ 260 LF**

Location: Common Areas

Funded?: Yes.

History:

Comments: Metal railing appeared in generally but based on reports ag client should be prepared to repaint soon. Metal rail determined to be in fair condition typically exhibits a finish coat or surface which is mostly uniform but exhibits minor to moderate corrosion or rust. Coloring may be faded but is still mostly consistent. Metal rail 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: \$ 1,600

Worst Case: \$ 2,100

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 21310 Site Rail: Metal - Replace**

**Quantity: ~ 260 LF**

Location: Common Areas

Funded?: Yes.

History:

Comments: Metal railing determined to be in fair condition typically exhibits some minor to moderate amounts of surface wear and other signs of age which may include corrosion loose or unstable pieces/sections or hardware and/or overgrowth by surrounding vegetation. Overall appears to be in serviceable but declining condition. In our experience metal 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. For some types of fencing complete replacement is advisable over recoating or refinishing due to relatively short lifespan of coatings and consideration of total life-cycle cost.

Useful Life:  
30 years

Remaining Life:  
7 years



Best Case: \$ 10,000

Worst Case: \$ 16,000

Cost Source: ARI Cost Database: Similar Project Cost History



**Comp #: 21340 Site Fencing: Wood Rail - Replace**

**Quantity: ~ 1400 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:  
30 years

Remaining Life:  
7 years



Best Case: \$ 28,000

Worst Case: \$ 42,000

Cost Source: ARI Cost Database: Similar Project Cost History

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**Comp #: 21370 Perimeter Walls – Inspect/Replace**

**Quantity: ~ 2300 LF**

Location: Common Areas

Funded?: No.

History:

Comments: We strongly recommend regular inspections maintenance and repairs to help extend useful life cycles. Clean for appearance and paint/touch-up as needed as a general maintenance expense. In general costs related to replacement of this component are expected to be included in the Client's Operating budget. No recommendation for Reserve funding at this time. However any repair and maintenance or other related expenditures should be tracked and this component should be re-evaluated during future Reserve Study updates based on most recent information and data available at that time. If deemed appropriate for Reserve funding component can be included in the funding plan at that time.

While we cannot include funding for this component due to the unpredictable timing and cost of potential repairs and/or replacement that does not mean there will be zero costs related to the component in the future.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

**Comp #: 21400 Retaining Walls – Inspect**

**Quantity: ~ (50,000) GSF**

Location: Common Areas

Funded?: No.

History:

Comments: This component includes both wood, and stone and cement retaining walls.

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.

While we cannot include funding for this component due to the unpredictable timing and cost of potential repairs and/or replacement that does not mean there will be zero costs related to the component in the future.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

**Comp #: 21460 Trash Enclosures - Replace**

**Quantity: ~ (1) Enclosures**

Location: Common Areas

Funded?: Yes.

History:

Comments: Trash enclosures determined to be in fair condition typically exhibit moderate signs of wear and deterioration. If present gates and hardware may be in need of repair or have deteriorated from an aesthetic standpoint. 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:  
20 years

Remaining Life:  
0 years



Best Case: \$ 2,500

Worst Case: \$ 3,500

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 21600 Mailbox Kiosks - Replace (2005)**

**Quantity: ~ (48) CBUs**

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:  
11 years



Best Case: \$ 77,000

Worst Case: \$ 106,000

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 21600 Mailbox Kiosks - Replace (2006)**

**Quantity: ~ (25) CBUs**

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:  
12 years



Best Case: \$ 40,000

Worst Case: \$ 55,000

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 21600 Mailbox Kiosks - Replace (2010-14)**

**Quantity: ~ (8) CBUs**

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:  
16 years



Best Case: \$ 13,000

Worst Case: \$ 18,000

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 21600 Mailbox Kiosks - Replace (2016-18)**

**Quantity: ~ (9) CBUs**

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:  
22 years



Best Case: \$ 14,000

Worst Case: \$ 20,000

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 21610 Sign/Monuments - Refurbish/Replace**

**Quantity: ~ (8) 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: \$ 369,000

Worst Case: \$ 571,000

Cost Source: Estimate Provided by Client

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**Comp #: 21620 Pet Waste Stations - Replace**

**Quantity: ~ (15) Poles**

Location: Common Areas

Funded?: No.

History:

Comments: Stations should be inspected regularly to make sure visibility is adequate including at night. Repair any damaged or leaning posts as needed. At this time costs related to this component are expected to be included in the client's Operating budget. No recommendation for Reserve funding at this time. However any repair and maintenance or other related expenditures should be tracked and this component should be re-evaluated during future Reserve Study updates based on most recent information and data available at that time. If deemed appropriate for Reserve funding component can be included in the funding plan at that time.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

**Comp #: 21630 Flag Pole - Replace**

**Quantity: ~ (1) Pole**

Location: Common Areas

Funded?: Yes.

History:

Comments: Flag poles should have a very long useful life with minimal maintenance required. Inspect and repair as needed as an Operating expense and plan to replace at the approximate interval shown below. Unless otherwise noted costs to replace are based on replacing with a comparable size and style.

Useful Life:  
30 years

Remaining Life:  
7 years



Best Case: \$ 2,500

Worst Case: \$ 4,000

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 21640 Informational Signs - Replace**

**Quantity: ~ (3) Signs**

Location: Common Areas

Funded?: No.

History:

Comments: Informational signs determined to be in fair condition typically exhibit minor to moderate surface wear but posts/supports are in good condition. Panels have sufficient reflective and contrasting message lettering or symbols. Acceptable appearance with no unusual signs of age observed or reported.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

**Comp #: 21650 Street Lights - Replace**

**Quantity: ~ (290) Fixtures**

Location: Common Areas

Funded?: Yes.

History:

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

Useful Life:  
30 years

Remaining Life:  
7 years



Best Case: \$ 348,000

Worst Case: \$ 464,000

Cost Source: ARI Cost Database: Similar Project Cost History



**Comp #: 21651 Street Signs - Replace (Ph 1)**

**Quantity: ~ (128) Signs**

Location:

Funded?: Yes.

History: 2019

Comments: Client is reportedly in the process of replacing sign posts with roughly half having been replaced so far. The Street signs determined to be in fair condition typically exhibit minor to moderate surface wear but posts/supports are in good condition. Panels have sufficient reflective and contrasting message lettering or symbols. Acceptable appearance with no unusual signs of age observed or reported.

Useful Life:  
20 years

Remaining Life:  
15 years



Best Case: \$ 60,000

Worst Case: \$ 90,000

Cost Source: Estimate Provided by Client

**Comp #: 21651 Street Signs - Replace (Ph 2)**

**Quantity: ~ (128) Signs**

Location:

Funded?: Yes.

History:

Comments: Client is reportedly in the process of replacing sign posts and expects to repack the remaining posts in the next couple years. The Street signs determined to be in fair condition typically exhibit minor to moderate surface wear but posts/supports are in good condition. Panels have sufficient reflective and contrasting message lettering or symbols. Acceptable appearance with no unusual signs of age observed or reported.

Useful Life:  
20 years

Remaining Life:  
2 years



Best Case: \$ 60,000

Worst Case: \$ 90,000

Cost Source: Estimate Provided by Client

**Comp #: 21680 Landscape Lights - Replace**

**Quantity: ~ (12) Lights**

Location: Common Areas

Funded?: No. Too small for Reserve designation.

History:

Comments: Observed during daylight hours and assumed to be functional. Individual replacement costs typically do not meet threshold for Reserve funding. Landscape light fixtures are generally considered to have little to no aesthetic value and do not typically need to be replaced all at one time. Repairs and replacements should be made as needed and considered to be an Operating expense. If a pattern of larger expenses develops over time Reserve funding recommendations may be incorporated during future Reserve Study updates.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

**Comp #: 21690 Windmill - Replace**

**Quantity: ~ (1) Windmill**

Location: Common Areas

Funded?: No. Too indeterminate for Reserve designation - handle as an Operational Expense.

History:

Comments: Outdoor/site furniture determined to be in fair condition typically exhibits typical signs of wear and age. Style is still appropriate for the local aesthetic standards of the development. Inspect regularly clean for appearance and repair as needed from general Operating funds. Cost to replace individual pieces may not meet threshold for Reserve funding. We recommend planning for regular intervals of complete replacement at the time frame indicated below to maintain a good consistent appearance in the common areas. Costs shown are based on replacement with comparable types unless otherwise noted.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

**Comp #: 21700 Benches - Replace**

**Quantity: ~ (17) Pieces**

Location: Common Areas

Funded?: Yes.

History:

Comments: Furnishings determined to be in fair condition typically exhibit somewhat moderately worn finishes or coatings. Appearance is generally consistent but diminishing. Still serviceable but showing more signs of age. Unless otherwise noted replacement recommendations are based on same quantity and similar type/style of components as currently in place. Waterfront environments are typically harsh on metal components/hardware and frequent inspections and repair should be completed as an Operating expense in order to ensure safety and functionality and to prolong useful life of furnishings.

Useful Life:  
30 years

Remaining Life:  
7 years



Best Case: \$ 7,600

Worst Case: \$ 12,000

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 21710 Trees - Trim/Remove**

**Quantity: ~ (5,500) Trees**

Location: Common Areas

Funded?: Yes. Included at the request of the client

History:

Comments: Included at the client's request this component represents and allowance for tree replacement. Client estimates they replace 5% of the total number of trees each year. If the community has not already done so consult with a qualified arborist or other landscaping professional for a long term plan for the care and management of the trees within the community balancing aesthetics with protection of client assets. Reserve funding recommend at level indicated below for periodic larger tree removal/trimming needs. Track actual expenses and adjust in reserve study updates if needed.

Useful Life:  
1 years

Remaining Life:  
0 years



Best Case: \$ 275,000

Worst Case: \$ 412,000

Cost Source: Estimate Provided by Client

**Comp #: 21720 Landscaping - Refurbish**

**Quantity: Common Areas**

Location: Common Areas

Funded?: No.

History:

Comments: Routine daily/weekly/monthly maintenance is expected to be funded through the Operating budget. However this component represents a supplemental allowance" for larger projects which may occur periodically

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

## Mechanical

**Comp #: 25330 Surveillance System–Upgrade/Replace**

**Quantity: ~ (6) Units**

Location: Mechanical Room

Funded?: Yes.

History:

Comments: Includes (5) Cameras, (1) DVR. 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. Security/surveillance systems should be monitored closely to ensure proper function. Whenever possible camera locations should be protected and isolated to prevent tampering and/or theft. Typical modernization projects may include addition and/or replacement of cameras recording equipment monitors software etc. Unless otherwise noted costs assume that existing wiring can be re-used and only the actual cameras and other equipment will be replaced. In many cases replacement or modernization is warranted due to advancement in technology not necessarily due to functional failure of the existing system. Keep track of any partial replacements and include cost history during future Reserve Study updates.

Useful Life:  
10 years

Remaining Life:  
0 years



Best Case: \$ 8,500

Worst Case: \$ 11,000

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 25410 Fire Control Panel - Update/Replace**

**Quantity: ~ (1) Panel**

Location: Mechanical Room

Funded?: Yes.

History:

Comments: Panel is a Fire Lite MS-5024 model. Our inspection is for planning and budgeting purposes only fire alarm equipment is assumed to have been designed and installed properly and is assumed to comply with all relevant building codes. Regular testing and inspections should be conducted as an Operating expense. In many cases manufacturers discontinue support of equipment after a certain number of years which may limit availability of replacement parts as the system ages. Cost estimates assume that existing wiring can be re-used and that only panel and devices will be replaced. If wiring requires replacement estimates should be increased accordingly but in our experience wiring should have an indefinite useful life. Cost estimates are based on quantity and type of existing equipment not including any expansion or upgrades which may be required. We recommend reviewing system components with fire alarm vendor on a regular basis. If expansion of system is found to be required the Reserve Study should be updated and any additional costs should be factored accordingly.

Useful Life:  
20 years

Remaining Life:  
0 years



Best Case: \$ 3,000

Worst Case: \$ 5,000

Cost Source: ARI Cost Database: Similar Project Cost History



**Comp #: 25570 Irrigation Clocks - Replace**

**Quantity: ~ (37) Controllers**

Location: Mechanical Room

Funded?: Yes.

History:

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. Irrigation controllers should have a relatively long life expectancy under normal circumstances. Replacement is often required due to lack of available replacement parts lightning strikes etc. as opposed to complete failure of existing equipment. Exposure to the elements can affect overall life expectancy and controllers should be located in protected areas or within protective enclosures whenever possible. When evaluating replacement options the client should consider replacement with smart" models (i.e. respond to projected weather data) to minimize unnecessary water usage. Payback period for efficient controllers that minimize water use is typically very short

Useful Life:  
15 years

Remaining Life:  
11 years



Best Case: \$ 360,000

Worst Case: \$ 420,000

Cost Source: Client Cost History + Inflation

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**Comp #: 25580 Irrigation System - Repair**

**Quantity: ~ (1) System**

Location:

Funded?: Yes. Included at the clients request

History:

Comments: As routine maintenance, inspect regularly, test system and repair as needed from Operating budget. We recommend consulting with irrigation vendor (if contracted) to determine what types of repairs and replacements are included in the landscaping contract. If properly installed without defect, most of the elements within this system (distribution piping, valves, sprinkler heads, etc) are generally low-cost and have a failure rate that is difficult to predict, making routine repairs best-suited to be handled through the Operating budget. However, in some instances, Reserve funding can be warranted based on actual project history or expectations for major repairs/replacements. The life expectancies and cost estimates shown here should be re-evaluated during future Reserve Study updates.

Useful Life:  
40 years

Remaining Life:  
17 years



Best Case: \$ 10,000,000

Worst Case: \$ 12,000,000

Cost Source: Research with Local Vendor/Contractor

**Comp #: 25600 Backflow Devices - Replace**

**Quantity: ~ (35) Devices**

Location: Mechanical Room

Funded?: Yes. Included at clients request

History:

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. The device was not tested at the time of the inspection. As routine maintenance, inspect regularly, test system and repair as needed from Operating budget. Consult with irrigation vendor to determine what types of repairs and replacements are included in the landscaping contract.

Useful Life:  
30 years

Remaining Life:  
9 years



Best Case: \$ 156,000

Worst Case: \$ 210,000

Cost Source: ARI Cost Database: Similar Project Cost History



## Building Exteriors

**Comp #: 23310 Wood Siding - Repair/Repaint**

**Quantity: ~ 4,900 GSF**

Location: Exteriors of clubhouse and pool house

Funded?: Yes.

History:

Comments: Includes (2,900 GSF) clubhouse, (2,000 GSF) pool house. Based on reported age client should be prepared to replace soon.

Painted exterior surfaces determined to be in fair condition typically exhibit some minor to moderate signs of wear and age such as chalking, peeling, blistering, etc. Problems tend to develop in more exposed areas first. Hairline cracks may be present at this stage. Overall appearance is satisfactory. As routine maintenance, inspect regularly (including sealants), repair locally and touch-up paint as needed. Typical paint cycles can vary greatly depending upon many factors including type of material painted, surface preparations, quality of material, application methods, weather conditions during application, moisture beneath paint, and exposure to weather conditions. Proper sealant/caulking is critical to preventing water intrusion and resulting damage to the building structure. Incorrect installations of sealant are common, and can greatly decrease its useful life. Inspect sealant, more frequently as it ages, to determine if it is failing. Typical sealant problems include failure of sealant to adhere to adjacent materials and tearing/splitting of the sealant itself. As sealants age and are exposure to ultra-violet sunlight, they will dry out, harden, and lose their elastic ability. Remove and replace sealant as signs of failure begin to appear. Proper cleaning, prep work, and proper installation are critical for a long lasting sealant/caulking. Do not install sealant in locations that would block water drainage from behind the siding. Repair areas as needed prior to project. For best results, the client may want to consult with a building envelope specialist or waterproofing contractor to specify types of materials to be used and define complete scope of work before bidding. Best practice is to coordinate this type of work with other projects whenever practical, such as balcony sealing, planter waterproofing, etc.

Useful Life:  
7 years

Remaining Life:  
0 years



Best Case: \$ 9,000

Worst Case: \$ 14,000

Cost Source:

**Comp #: 23320 Wood Siding - Replace**

**Quantity: ~ 4,900 GSF**

Location: Exteriors

Funded?: Yes.

History:

Comments: Wood siding determined to be in fair condition typically exhibits some color fading and inconsistency, with minor, isolated locations showing more advanced surface wear, cracking, splintering, etc. Project costs can vary depending upon materials chosen and the condition of the underlying structural framing when exposed. We recommend the Board conduct research well in advance in order to define scope, timing and costs, including plan for some margin of contingency. Siding is XXX (horizontal clapboard OR shingle OR board and batten). Surface was painted. No view of the critical underlying waterproofing was available as part of our limited visual review. Replacement may ultimately be needed due to the failure of the underlying waterproofing degrading over the decades, and/or the end of the useful life of the siding materials from general aging. Many factors influence the useful life, including exposure to (or protection from) wind driven rain, and the quality of the waterproofing and flashing beneath the siding. Evaluate the siding and the critical underlying waterproofing (typically building paper or house-wrap) more frequently as the remaining useful life approaches zero years. Adjust remaining useful life as dictated by the evaluation. Align with window replacement for cost efficiencies and building envelope integrity when practical. Inspect annually and repair locally as needed using general maintenance funds. Keep the wood siding painted to protect the wood from decay caused by water. Another item that greatly influences useful life is the thoroughness of the original painting. Wood siding will last longer if each piece was painted on all six sides. Typically, wood siding is painted on the two sides that are exposed and not on the back, ends, or top. Since we perform only a visual review, we were unable to confirm the extents of the painting. It is reasonable to presume that not all six sides are painted. If the siding is not painted on all sides, water can infiltrate and be absorbed into the wood on the unpainted sides, which over time will lead to cupping, warping and decay, limiting its useful life.

Useful Life:  
60 years

Remaining Life:  
37 years



Best Case: \$ 59,000

Worst Case: \$ 78,000

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 23370 Stone Veneer - Maintain/Repair**

**Quantity: Numerous GSF**

Location: Exteriors

Funded?: No.

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 #: 23600 Roof: Metal - Replace**

**Quantity: ~ 7,400 GSF**

Location: Exteriors of shade structure, homestead, pool house, pool gazebo

Funded?: Yes.

History:

Comments: Includes (1,200 GSF) shade structure by clubhouse, (3,780 GSF) homestead clubhouse, (1,785 GSF) pool house, (588 GSF) pool gazebo.

Roofing consists of Pro-Panel 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: \$ 74,000

Worst Case: \$ 102,000

Cost Source:

**Comp #: 23650 Gutters/Downspouts - Replace**

**Quantity: ~ 280 LF**

Location: Exteriors

Funded?: Yes.

History:

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:  
30 years

Remaining Life:  
7 years



Best Case: \$ 2,200

Worst Case: \$ 3,000

Cost Source: ARI Cost Database: Similar Project Cost History

## Clubhouse

### Comp #: 27060 Clubhouse Windows - Replace

Quantity: ~ (9) Windows

Location: Common Areas

Funded?: Yes.

History:

Comments: Windows determined to be in fair condition typically exhibit normal signs of wear for their age including more surface wear to framework and hardware but no advanced corrosion or other concerns. At this stage windows and doors are believed to be functional and aging normally but more advanced technology may be available. Inspect regularly including sealant if any and repair as needed. Proper sealant/caulking is critical to keeping water out of the walls and preventing water damage. With ordinary care and maintenance useful life is long but difficult to predict. Many factors affect useful life including quality of window installed waterproofing flashing details exposure to wind driven rain. In many cases windows are replaced on an ongoing basis to select areas as-needed rather than to an entire building at one time. This component should be re-evaluated as the building ages and more problems develop and funding recommendations should be adjusted accordingly. An allowance for partial replacements may be warranted if certain windows are more deteriorated than others. Consult with vendors to ensure replacement windows are compliant with all applicable building codes. Note there are many types of windows available in today's market and costs can vary greatly.

Useful Life:  
30 years

Remaining Life:  
7 years



Best Case: \$ 16,000

Worst Case: \$ 20,000

Cost Source: ARI Cost Database: Similar Project Cost History



**Comp #: 27090 Clubhouse Doors - Repair/Replace**

**Quantity: ~ (4) Doors**

Location: Common Areas

Funded?: No.

History:

Comments: Inspect periodically and repair as needed to maintain appearance security and operation with maintenance funds. Should be painted along with building exteriors or other painting/waterproofing projects to preserve appearance and prolong useful life. Utility doors should have a very long useful life expectancy in most cases. However occasional replacements may be required especially for doors located in more exposed areas. Costs should be incorporated into the operating budget on an as-needed basis. Not expected to be frequent and/or costly enough to merit Reserve funding.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

**Comp #: 27100 Clubhouse Ext. Lights - Replace**

**Quantity: ~ (2) Lights**

Location: Common Areas

Funded?: No.

History:

Comments: 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. In general costs related to this component are expected to be included in the client's Operating budget. No recommendation for Reserve funding at this time. However any repair and maintenance or other related expenditures should be tracked and this component should be re-evaluated during future Reserve Study updates based on most recent information and data available at that time. If deemed appropriate for Reserve funding component can be included in the funding plan at that time.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

**Comp #: 27110 Clubhouse Interior Walls - Repaint**

**Quantity: ~ 3000 GSF**

Location: Common Areas

Funded?: Yes.

History:

Comments: Interior paint appeared to be in ok shape but based on reported age client should be prepared to repaint soon. 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:  
0 years



Best Case: \$ 4,000

Worst Case: \$ 6,000

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 27160 Clubhouse Wood Flooring - Replace**

**Quantity: ~ 3000 GSF**

Location: Common Areas

Funded?: Yes.

History:

Comments: Wood floors were determined to be in fair condition. Floors did not exhibit any extensive un-even or broken sections. No evidence of heavy deterioration. At longer intervals wood flooring may eventually be replaced due to wear and deterioration as well as for aesthetic changes in the common areas. 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:  
40 years

Remaining Life:  
17 years



Best Case: \$ 45,000

Worst Case: \$ 60,000

Cost Source: ARI Cost Database: Similar Project Cost History



**Comp #: 27180 Clubhouse Bathroom - Refurbish**

**Quantity: ~ (2) Bathroom**

Location: Common Areas

Funded?: Yes.

History:

Comments: Bathrooms appeared in fine shape but based on reported age client should be prepared to refurbish soon. Bathrooms were determined to be in fair condition. Flooring did not exhibit any un-even or broken sections. Fixtures appeared to be in slightly outdated condition but no major issues observed. As routine maintenance inspect regularly and perform any needed repairs promptly utilizing general Operating funds. Typical remodeling project can include some or all of the following replacement of plumbing fixtures partitions countertops lighting flooring ventilation fans accessories decor etc. Best practice is to coordinate this type of project with other areas whenever possible. 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:  
20 years

Remaining Life:  
0 years



Best Case: \$ 24,000

Worst Case: \$ 30,000

Cost Source: ARI Cost Database: Similar Project Cost History

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**Comp #: 27250 Clubhouse Furniture - Replace**

**Quantity: ~ (51) Pieces**

Location: Common Areas

Funded?: Yes.

History:

Comments: Includes (4) Chairs, (1) table, (36) folding chairs, (5) folding table, (3) lamps, (2) artwork.

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:  
0 years



Best Case: \$ 6,000

Worst Case: \$ 11,000

Cost Source: ARI Cost Database: Similar Project Cost History

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**Comp #: 27280 Clubhouse HVAC - Replace**

**Quantity: ~ (2) Units**

Location: Clubhouse

Funded?: Yes.

History:

Comments: Condensor Serial: 2700E05391 Model: 38CKC060300. 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: \$ 13,000

Worst Case: \$ 19,000

Cost Source: ARI Cost Database: Similar Project Cost History

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**Comp #: 27310 Kitchen - Remodel**

**Quantity: (1) Kitchen**

Location: Common Areas

Funded?: Yes.

History:

Comments: Includes (20) GSF of Counters, (8) LF of Base Cabinets, (6) LF of Wall Cabinets, (1) Sink. Kitchen was observed to be in fair condition. Counters and cabinets were clean and mostly free of issues. Fixtures appeared to be in fair condition. Kitchen materials typically have an extended useful life. However, many clients 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.

Useful Life:  
30 years

Remaining Life:  
7 years



Best Case: \$ 8,000

Worst Case: \$ 10,000

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 27320 Kitchen Appliances - Replace**

**Quantity: ~ (3) Units**

Location: Common Areas

Funded?: Yes.

History:

Comments: Appliances appeared to be in operable condition, however based on reported age client should be prepared to replace soon.

Individual appliances were not tested during inspection, and are assumed to be in functional operating condition unless otherwise noted. Useful life can vary greatly depending on level of use, quality, care and maintenance, etc. Funding recommendation shown here is for replacing with comparable quality commercial-grade appliances.

Useful Life:  
10 years

Remaining Life:  
0 years



Best Case: \$ 3,000

Worst Case: \$ 5,000

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 27330 Drinking Fountains - Replace**

**Quantity: ~ (2) Units**

Location: Common Areas - Clubhouse, pool

Funded?: Yes.

History:

Comments: One in clubhouse and one by pool area. No noted or reported issues with the drinking fountains at the time of the inspection however the drinking fountains may need to be upgraded in the future due to aesthetic reasons. Drinking fountains were not tested during site inspection but are assumed to be functional. Should be cleaned and inspected regularly as an Operating expense to ensure safe/sanitary conditions and proper function. Best practice is often to replace at the same time as other exterior furnishings if present such as pool furniture picnic tables etc. Funding recommendation shown here assumes replacement with comparable types.

Useful Life:  
20 years

Remaining Life:  
0 years



Best Case: \$ 2,200

Worst Case: \$ 3,000

Cost Source: ARI Cost Database: Similar Project Cost History

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## Amenities

**Comp #: 26030 Playground Cover - Refill/Replace**

**Quantity: ~ 2000 GSF**

Location: Common Areas

Funded?: Yes.

History: 2018

Comments: Coverage was generally sufficient but small areas of heavy use were noted. Playground surfaces should be inspected regularly for hazards slip and fall risks etc. Plan to replace at the approximate interval shown here for aesthetic and functional reasons. When evaluating replacement options the client should consult with vendors to ensure adequate protection from falls. Costs shown are based on replacement with same surface type unless otherwise noted.

Useful Life:  
10 years

Remaining Life:  
4 years



Best Case: \$ 4,000

Worst Case: \$ 5,600

Cost Source: ARI Cost Database: Similar Project Cost History

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**Comp #: 26050 Playground Equipment - Replace**

**Quantity: ~ (3) Pieces**

Location: Common Areas

Funded?: Yes.

History: 2018

Comments: Includes (1) Jungle gym, (1) Small jungle gym, (1) climbing structure.

The equipment was observed to be in fair condition with minor issues observed at the time of the inspection. Our inspection is not intended to identify any structural or latent defects safety hazards or other liability concerns. Funding recommendation shown here is strictly for budget purposes. As a routine maintenance expense inspect for stability damage and excessive wear and utilize maintenance funds for any repairs needed between replacement cycles. Life expectancy can vary depending on the amount of use/abuse. Unless otherwise noted cost estimates assume replacement would be with comparable size and style of equipment as noted during inspection.

Useful Life:  
20 years

Remaining Life:  
14 years



Best Case: \$ 80,000

Worst Case: \$ 110,000

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 26060 Picnic Tables/Benches - Replace**

**Quantity: ~ (3) Pieces**

Location: Common Areas

Funded?: Yes.

History:

Comments: Outdoor/site furniture determined to be in fair condition typically exhibits typical signs of wear and age. Style is still appropriate for the local aesthetic standards of the development. Inspect regularly clean for appearance and repair as needed from general Operating funds. Cost to replace individual pieces may not meet threshold for Reserve funding. We recommend planning for regular intervals of complete replacement at the time frame indicated below to maintain a good consistent appearance in the common areas. Costs shown are based on replacement with comparable types unless otherwise noted.

Useful Life:  
25 years

Remaining Life:  
2 years



Best Case: \$ 1,800

Worst Case: \$ 2,400

Cost Source: ARI Cost Database: Similar Project Cost History



**Comp #: 26070 Grill Grate – Replace**

**Quantity: ~ (1) BBQ**

Location: Common Areas

Funded?: No.

History:

Comments: In general costs related to this component are expected to be included in the client's Operating budget. No recommendation for Reserve funding at this time. However any repair and maintenance or other related expenditures should be tracked and this component should be re-evaluated during future Reserve Study updates based on most recent information and data available at that time. If deemed appropriate for Reserve funding component can be included in the funding plan at that time.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

**Comp #: 26150 Tennis Court Fencing - Replace**

**Quantity: ~ 440 LF**

Location: Common Areas

Funded?: Yes.

History:

Comments: Fair condition noted with no significant or widespread instability or damage/deterioration observed. Tennis court fencing should have a very long life expectancy assuming proper design and installation lack of vandalism/abuse etc. Best practice is to coordinate replacement with other major projects such as court resurfacing lighting replacement etc. Vinyl-coated chain link fences normally have a longer life expectancy and are more attractive than those without. Gates and locks should be inspected and repaired as needed as an Operating expense in order to restrict access (if desired) to the tennis court.

Useful Life:  
30 years

Remaining Life:  
7 years



Best Case: \$ 15,000

Worst Case: \$ 20,000

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 26160 Tennis Court Windscreen - Replace**

**Quantity: ~ 120GSF**

Location: Common Areas

Funded?: Yes.

History:

Comments: Fair condition noted with no significant or widespread ripping tearing or damage/deterioration observed. Tennis court windscreens should be inspected periodically especially where attached to the chain link to identify and repair any rips or tears. Loose/sagging/faded sections should be replaced to maintain good aesthetic appearance in the common areas. Plan to replace all areas together at the approximate interval shown here to maintain consistent appearance.

Useful Life:  
10 years

Remaining Life:  
0 years



Best Case: \$ 1,600

Worst Case: \$ 2,200

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 26190 Sport Court - Replace**

**Quantity: ~13000 GSF**

Location: Common Areas

Funded?: Yes.

History:

Comments: Sport courts determined to be in fair condition typically exhibit routine minimal to moderate wear and tear including fading and roughening of court surface. Cracking may be sporadic at this stage but does not pose any trip hazards or impediments to play. Sport courts should be inspected and repaired routinely as an Operating expense in order to preserve an attractive, playable court surface. Plan to repair (as-needed) and re-coat at the approximate interval shown here in order to protect the court from sunlight and weather.

Useful Life:  
15 years

Remaining Life:  
7 years



Best Case: \$ 63,000

Worst Case: \$ 79,000

Cost Source: ARI Cost Database: Similar Project Cost History

## Pool

**Comp #: 21410 Sun Shades - Replace**

**Quantity: ~ (2) Shades**

Location: Common Areas

Funded?: Yes.

History:

Comments: Shade 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. 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:  
12 years

Remaining Life:  
10 years



Best Case: \$ 9,000

Worst Case: \$ 12,000

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 21430 Pergola - Repair/Stain**

**Quantity: ~ (1) Pergola**

Location: Common Areas

Funded?: No.

History:

Comments: Routine maintenance and repair should be considered an Operating expense. Should be inspected periodically for damaged or deteriorated sections. Costs to maintain are not expected to meet threshold for Reserve funding. However, any repair and maintenance or other related expenditures should be tracked, and this component should be re-evaluated during future Reserve Study updates based on most recent information and data available at that time. If deemed appropriate for Reserve funding, component can be included in the funding plan at that time.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

**Comp #: 28010 Bathrooms - Refurbish**

**Quantity: ~ (2) Bathrooms**

Location: Pool

Funded?: Yes.

History:

Comments: The remaining life was slightly extended based on the conditions observed.

As routine maintenance inspect regularly and perform any needed repairs promptly utilizing general Operating funds. Typical remodeling project can include some or all of the following replacement of plumbing fixtures partitions countertops lighting flooring ventilation fans accessories decor etc. Best practice is to coordinate this type of project with other areas whenever possible. 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:  
20 years

Remaining Life:  
5 years



Best Case: \$ 24,000

Worst Case: \$ 30,000

Cost Source: ARI Cost Database: Similar Project Cost History



**Comp #: 28020 Pool Fence - Repair/Paint**

**Quantity: ~ 500 LF**

Location: Pool

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: \$ 4,000

Worst Case: \$ 5,000

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 28030 Pool Fence - Replace**

**Quantity: ~ 500 LF**

Location: Pool

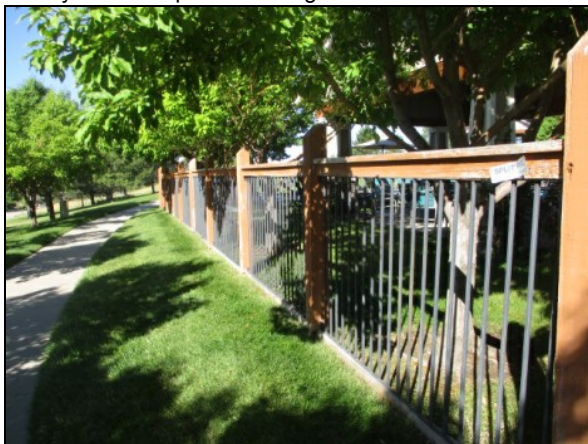
Funded?: Yes.

History:

Comments: Metal railing determined to be in fair condition typically exhibits some minor to moderate amounts of surface wear and other signs of age which may include corrosion loose or unstable pieces/sections or hardware and/or overgrowth by surrounding vegetation. Overall appears to be in serviceable but declining condition. In our experience metal railing 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. For some types of fencing complete replacement is advisable over recoating or refinishing due to relatively short lifespan of coatings and consideration of total life-cycle cost.

Useful Life:  
30 years

Remaining Life:  
7 years



Best Case: \$ 28,000

Worst Case: \$ 35,000

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 28040 Pool Deck Furniture - Replace**

**Quantity: ~ (220) Pieces**

Location: Pool

Funded?: Yes.

History:

Comments: Pool furniture appeared in generally fair condition but based on reported age client should be prepared to replace soon. Includes (65) Chairs, (144) Chaise Lounges, (7) Tables, (7) Umbrellas. The furniture appeared in fair condition. No damage fading or outdated appearances of the furniture was observed. We recommend regular inspections and repair or replacement of any damaged pieces promptly to ensure safety. Protected storage of furniture when not in use can help to extend useful life. Best practice is to replace all pieces together in order to maintain consistent style and quality in the pool/recreation area. Costs can vary greatly based on type of pieces selected for replacement. Funding recommendation shown here is based on replacement with comparable number and quality of pieces.

Useful Life:  
10 years

Remaining Life:  
0 years



Best Case: \$ 92,000

Worst Case: \$ 161,000

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 28060 Deck - Resurface**

**Quantity: ~ 10000 GSF**

Location: Pool

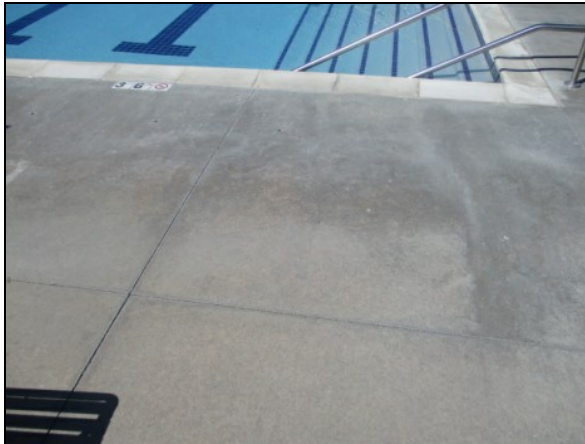
Funded?: Yes.

History:

Comments: Decking was observed to be in fair condition. The concrete surfaces exhibited minor hairline cracking and with some shrinkage and settlement cracks observed which can result in water entry to the base which can ultimately lead to trip hazards. Pool decks may be exposed to harsh chemicals that can leave stains if not addressed properly. Periodic pressure-washing and re-coating 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:  
2 years



Best Case: \$ 8,000

Worst Case: \$ 10,000

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 28090 Coping Stones - Repair**

**Quantity: ~ 360 LF**

Location: Pool

Funded?: Yes.

History:

Comments: Includes pool and wader pool. Coping stones were observed to be in fair condition. The concrete surfaces exhibited minor hairline cracking and with some shrinkage and settlement cracks observed, which 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:  
1 years



Best Case: \$ 22,000

Worst Case: \$ 25,000

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 28100 Pool - Re-Tile**

**Quantity: ~ 280 LF**

Location: Pool

Funded?: Yes.

History:

Comments: Pool tile was observed to be in fair condition. Tiles exhibited minor cracking. Appearance was noted to be upholding appropriate aesthetic standards for the property. Small repairs to waterline tile should be done as needed as an Operating expense. Complete re-tiling is warranted at longer intervals to restore the look and feel of the interior finish. 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 to preserve this important amenity of the client.

Useful Life:  
24 years

Remaining Life:  
1 years



Best Case: \$ 11,000

Worst Case: \$ 15,000

Cost Source: ARI Cost Database: Similar Project Cost History



**Comp #: 28110 Pool - Resurface**

**Quantity: ~ (1) 45x80 Pool**

Location: Pool

Funded?: Yes.

History:

Comments: Approximately 45 by 80 foot 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:  
12 years

Remaining Life:  
0 years



Best Case: \$ 80,000

Worst Case: \$ 100,000

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 28120 Wader Pool - Resurface**

**Quantity: ~ (1) Wader Pool**

Location: Pool/Spa Area

Funded?: Yes.

History:

Comments: Wader pool should be done at the same time whenever possible to achieve better pricing and minimize downtime. Resurfacing will restore the aesthetic quality of the spa while protecting the actual concrete shell 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 spa is used heavily. Should be expected at the approximate interval shown below to preserve this important amenity of the client.

Useful Life:  
12 years

Remaining Life:  
0 years



Best Case: \$ 6,000

Worst Case: \$ 10,000

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 28170 Pool Heater - Replace**

**Quantity: ~ (1) Unit**

Location: Pool Mechanical

Funded?: Yes.

History: 2016

Comments: Raypack 2 Million BTU Model P-2005A Serial:1605421556. Pool vendor should inspect heater regularly to ensure proper function identify any required repairs etc. Internal components were not analyzed during our site inspection. Many clients 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:  
4 years



Best Case: \$ 40,000

Worst Case: \$ 50,000

Cost Source: ARI Cost Database: Similar Project Cost History

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**Comp #: 28180 Wader Heater - Replace**

**Quantity: ~ (1) Unit**

Location: Pool Mechanical

Funded?: Yes.

History: 2020

Comments: Raypack Model B-R408-EN-X ASME Serial: 2004506541 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 clients 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. Vendor should inspect heater regularly to ensure proper function identify any required repairs etc. Internal components were not analyzed during our site inspection. Many clients 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:  
8 years



Best Case: \$ 8,000

Worst Case: \$ 12,000

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 28190 Pool Filters - Replace**

**Quantity: ~ (2) Filters**

Location: Pool Mech Area

Funded?: Yes.

History:

Comments: Astral Model: 06683. 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:  
30 years

Remaining Life:  
7 years



Best Case: \$ 40,000

Worst Case: \$ 60,000

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 28200 Spa Filter - Replace**

**Quantity: ~ (1) Filter**

Location: Pool Mechanical

Funded?: Yes.

History:

Comments: TR140 Filter. Pool 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. In most cases replacement cost does not meet threshold for Reserve funding. Replace as needed within annual Operating budget. 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: \$ 1,100

Worst Case: \$ 1,500

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 28220 Pool/Spa Pumps – Repair/Replace**

**Quantity: ~ (3) Pumps**

Location: Pool Mechanical

Funded?: Yes.

History:

Comments: Includes (1) U.S. Motors 7.5Hp Model DA98 (1) 2hp Pentair Intelliflowfx (1) A.O. Smith small pump.. Pumps should be inspected regularly for leaks and other mechanical problems. Cost shown is based on replacement with the same type and size unless otherwise noted and includes small allowance for new piping/valves/other repairs as needed.

Useful Life:  
15 years

Remaining Life:  
0 years



Best Case: \$ 6,600

Worst Case: \$ 8,300

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 28250 Diving Blocks - Replace**

**Quantity: ~ (6) Blocks**

Location: Pool

Funded?: Yes.

History: 2017

Comments: As a routine maintenance expense diving board should be inspected above and below to ensure proper function and safety. Cracks in the plank structure can be a trip or injury hazard and may indicate that the structure is no longer safe for use. Attention should be paid to connection where board is attached to pool deck. Some clients choose not to replace diving boards upon failure or deterioration in order to minimize liability exposure. Unless otherwise noted or advised we assume the client will choose to replace with a comparable board.

Useful Life:  
20 years

Remaining Life:  
13 years



Best Case: \$ 12,000

Worst Case: \$ 18,000

Cost Source: ARI Cost Database: Similar Project Cost History

**Comp #: 28260 Pool Lane Dividers - Replace**

**Quantity: Numerous**

Location: Pool

Funded?: No.

History:

Comments: In general costs related to this component are expected to be included in the client's Operating budget. No recommendation for Reserve funding at this time. However any repair and maintenance or other related expenditures should be tracked and this component should be re-evaluated during future Reserve Study updates based on most recent information and data available at that time. If deemed appropriate for Reserve funding component can be included in the funding plan at that time.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:



**Comp #: 28270 Lifeguard Stands - Replace**

**Quantity: ~ (2) Stands**

Location: Pool

Funded?: Yes.

History:

Comments: As a routine maintenance expense the stand be inspected above and below to ensure proper function and safety. Cracks in the structure can be a trip or injury hazard and may indicate that the structure is no longer safe for use. Attention should be paid to connection where stand is attached to pool deck.

Useful Life:  
15 years

Remaining Life:  
0 years



Best Case: \$ 2,000

Worst Case: \$ 3,000

Cost Source: ARI Cost Database: Similar Project Cost History

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