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Update "With-Site-Visit" Reserve Study



Green Valley Ranch - North Sub District #1 Denver, CO

Report #: 35889-1
For Period Beginning: January 1, 2021
Expires: December 31, 2021

Date Prepared: December 2, 2020



Hello, and welcome to your Reserve Study!

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

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

In this Report, you will find...

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

More Questions?

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

303-394-9181



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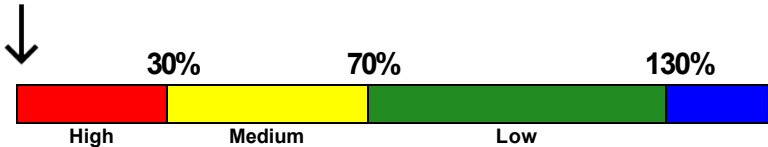
3- Minute Executive Summary

Association:	Green Valley Ranch - North Sub District #1	Assoc. #: 35889-1
Location:	Denver, CO	# of Units: 1
Report Period:	January 1, 2021 through December 31, 2021	

Findings/Recommendations as-of: January 1, 2021

Projected Starting Reserve Balance	\$0
Current Fully Funded Reserve Balance	\$518,900
Percent Funded	0.0 %
Recommended 2021 Monthly "Fully Funding" Contributions	\$11,000
Alternate/Baseline Monthly Minimum Contributions to Keep Reserves Above \$0	\$8,700
Recommended 2021 Special Assessments for Reserves	\$0
Most Recent Monthly Reserve Contribution Rate	\$0

Reserves % Funded: 0.0%



Special Assessment Risk:

Economic Assumptions:

Net Annual "After Tax" Interest Earnings Accruing to Reserves	1.25 %
Annual Inflation Rate	3.00 %

- This is a Update "With-Site-Visit" Reserve Study, based on a prior Reserve Study for your 2019 Fiscal Year. We performed the site inspection on 5/26/2020. The Reserve Study was prepared by a credentialed Reserve Specialist (RS #260).
- Your Reserve Fund is currently 0.0 % Funded. This means the client's special assessment & deferred maintenance risk is currently High. The objective of your multi-year Funding Plan is to fund your Reserves to a level where you will enjoy a low risk of such Reserve cash flow problems.
- Based on this starting point and your anticipated future expenses, our recommendation is to budget the Monthly Reserve contributions at \$11,000 with 3% annual increases 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. Therefore, 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 photo 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. Research has found that clients who update their Reserve Study annually with a No-Site-Visit Reserve Study reduce their risk of special assessment by ~ 35%.

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
Sites & Grounds				
2121	Common Pavers - Allowance - 5%	5	0	\$6,750
2121	Snowmelt Paver Drive - Replace	30	21	\$153,750
2131	Asphalt - Seal/Repair	4	0	\$3,800
2133	Asphalt - Resurface	25	16	\$13,000
2155	Garden Fence - Replace	25	18	\$13,500
2167	Wood Pergolas - Replace	25	19	\$11,400
2169	Trash Enclosures - Replace	20	11	\$3,200
2185	Site Pole Lights - Replace	30	21	\$8,350
2198	Tuff Shed - Refurbish	25	19	\$3,150
Clubhouse				
2702	Clubhouse Tile Roof - Replace	30	21	\$102,500
2704	Clubhouse Gutters/Dspts - Replace	30	21	\$2,400
2707	Clubhouse Windows - Replace	30	21	\$60,000
2708	Garage Doors - Replace	30	21	\$8,000
2709	Clubhouse Exterior - Caulk/Paint	12	10	\$7,150
2715	Clubhouse Ext. Lights - Replace	25	16	\$9,500
2717	Clubhouse Interior Walls - Repaint	10	1	\$11,150
2720	Clubhouse Carpet - Replace	10	1	\$4,400
2721	Clubhouse Tile Flooring - Replace	50	41	\$8,500
2721	Clubhouse Vinyl Flooring - Replace	20	11	\$7,150
2723	Clubhouse Wood Flooring - Replace	40	31	\$37,000
2733	Fitness Equipment - Replace	10	1	\$17,000
2739	Clubhouse Furniture - Replace	12	3	\$38,500
2751	Kitchen - Remodel	30	21	\$20,000
2753	Kitchen Appliances - Replace	12	3	\$7,400
2754	Bathroom - Refurbish	20	11	\$21,000
2755	Drinking Fountains - Replace	25	16	\$2,400
Clubhouse Mechanical				
2503	Keycard/Fob Reader System - Replace	15	6	\$11,250
2513	Hydraulic Elevator - Modernize	25	16	\$45,000
2517	Elevator Cab - Remodel	25	16	\$10,750
2523	Air Heat Pumps - Replace	30	21	\$56,000
2531	Geothermal Heat Pumps - Replace	30	21	\$50,000
2533	Pumps/Motors - Repair/Replace	15	6	\$60,000
2535	Distribution Manifold - Replace	30	21	\$31,500
2541	Laundry Machines - Replace	20	11	\$1,700
2543	Security System - Modernize	10	1	\$20,500
2545	BAS Equipment - Replace	20	11	\$18,000
2553	Fire Control Panel - Update/Replace	20	11	\$7,950
2561	Tankless Boiler - Replace	25	16	\$19,000
2563	Water Heater/Tank - Replace	15	6	\$32,000
2567	Heat Exchangers - Replace	20	11	\$19,500
2567	In-Ground Heat Exchanger - Replace	50	41	\$63,500
2571	Boiler Controller - Replace	10	2	\$1,600
2849	Dehumidifier - Replace	20	11	\$84,000

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
Pool/Spa			
2805 Fencing: Metal - Replace	30	21	\$24,500
2807 Patio Furniture/BBQs - Replace	10	1	\$25,500
2809 Coping Stones - Repair	24	15	\$5,100
2813 Deck - Repair - 10%	10	1	\$6,650
2815 Pool - Resurface	12	3	\$17,000
2815 Wader Pool - Resurface	12	3	\$6,800
2817 Spa - Resurface	6	0	\$5,450
2821 Pool/Spa - Re-Tile	20	11	\$14,000
2823 Pool Cover - Replace	8	4	\$3,200
2831 Pool Filters - Replace	20	11	\$2,900
2833 Spa Filter - Replace	20	11	\$1,500
2837 Pool/Spa Pump - Repair/Replace	10	5	\$4,150
2847 ADA Chairs - Replace	15	12	\$15,000
56 Total Funded Components			

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

Introduction



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

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



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

Methodology



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

Which Physical Assets are Funded by Reserves?

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



RESERVE COMPONENT "FOUR-PART TEST"

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

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

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

How do we establish Current Repair/Replacement Cost Estimates?

In this order...

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

How much Reserves are enough?

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

Adequacy is measured in a two-step process:

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



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

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

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

How much should we contribute?



RESERVE FUNDING PRINCIPLES

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

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

What is our Recommended Funding Goal?

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



FUNDING OBJECTIVES

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

Site Inspection Notes

During our site visit on 5/26/2020 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-yr Summary Table, while details of the projects that make up these expenses are shown in the Cash Flow Detail Table.

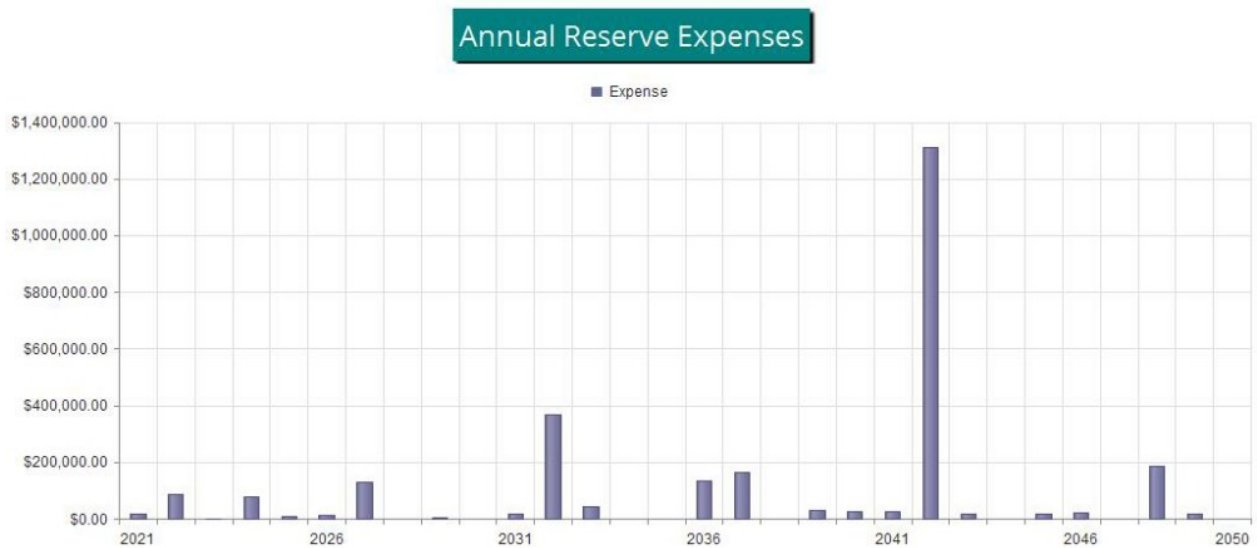


Figure 1

Reserve Fund Status

As of 1/1/2021 your Reserve Fund balance is projected to be \$0 and your Fully Funded Balance is computed to be \$518,900 (see the Fully Funded Balance Table). This figure represents the deteriorated value of your common area components. Comparing your Reserve Balance to your Fully Funded Balance indicates your Reserves are 0.0 % Funded.

Recommended Funding Plan

Based on your current Percent Funded and your near-term and long-term Reserve needs, we are recommending Monthly budgeted contributions of \$11,000. The overall 30-yr plan, in perspective, is shown below. This same information is shown numerically in both the 30-yr Summary Table and the Cash Flow Detail Table.

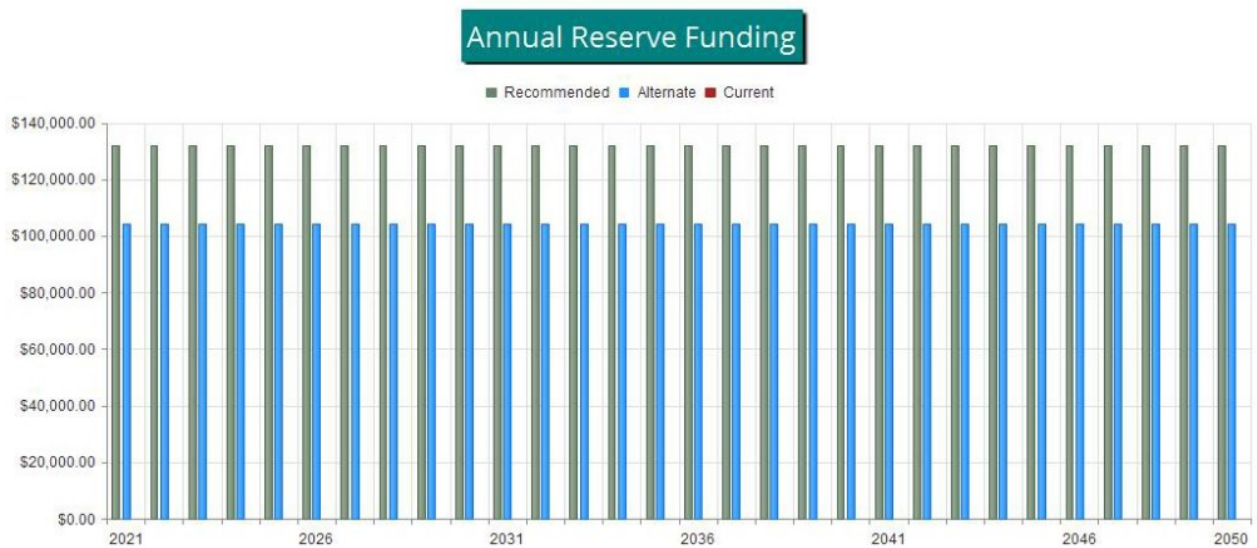


Figure 2

The following chart shows your 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.

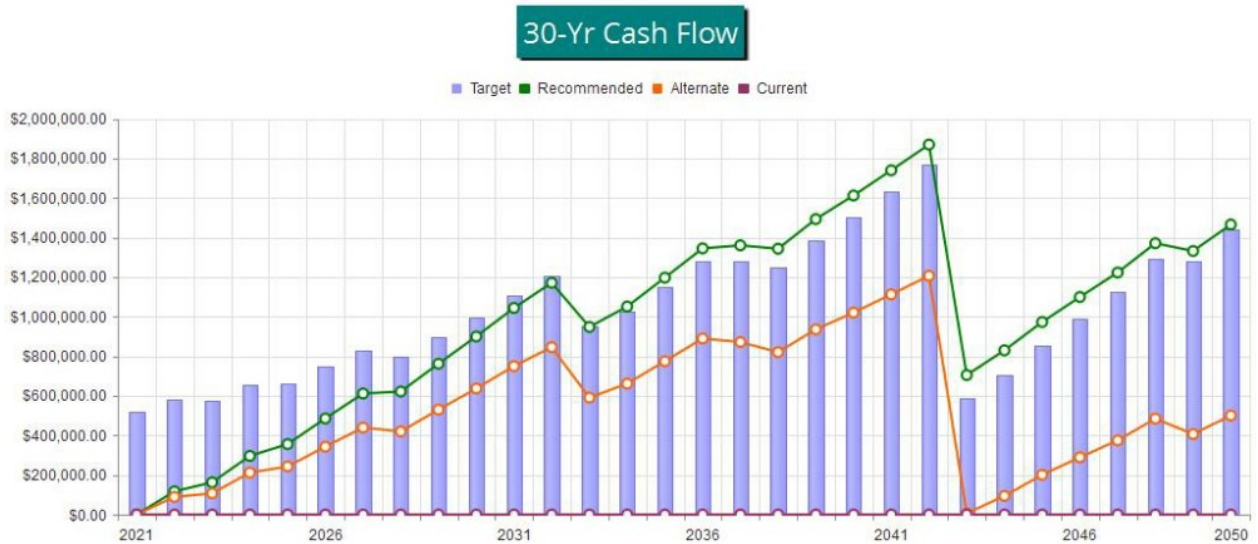


Figure 3

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

A client that has a percent funded level of <30% may experience an ~ 20%-60% chance risk of special assessment. A client that is between 30% and 70% may experience an ~ 20%-5% chance risk of special assessment. A client that has a percent funded of >70% may experience an ~ <1% chance risk of special assessment.

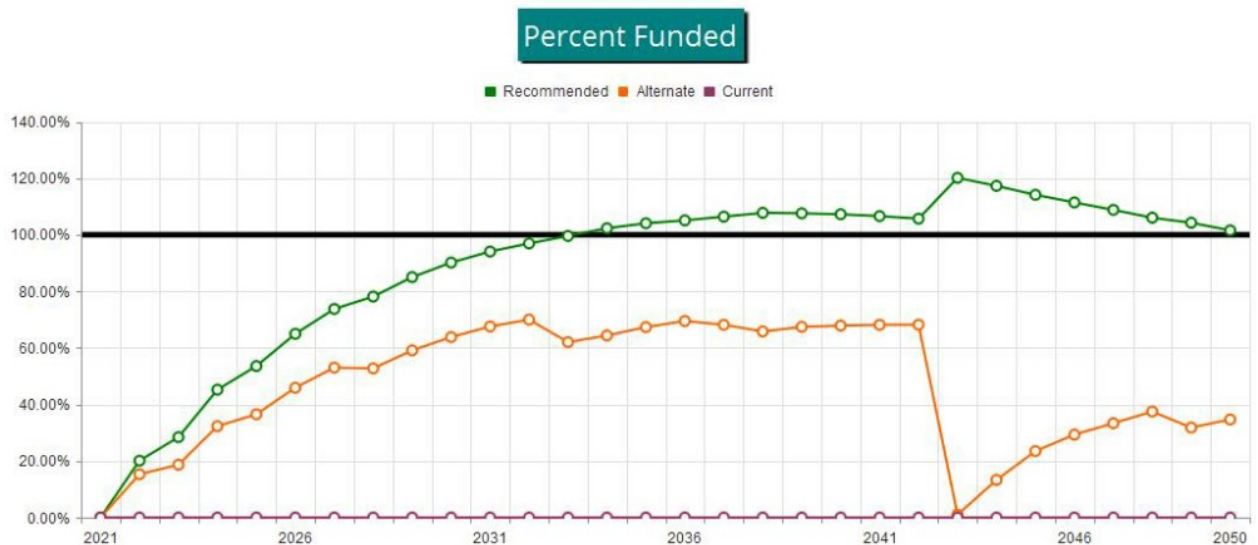


Figure 4

Table Descriptions

Executive Summary is a summary of your Reserve Components

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

Fully Funded Balance shows the calculation of the Fully Funded Balance for each of your components, and their 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.

Reserve Component List Detail

35889-1
WSV

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
					Best Case	Worst Case
Sites & Grounds						
2121	Common Pavers - Allowance - 5%	5% of ~ 8600 GSF	5	0	\$5,300	\$8,200
2121	Snowmelt Paver Drive - Replace	~ 4100 GSF	30	21	\$143,500	\$164,000
2131	Asphalt - Seal/Repair	~ 7100 GSF	4	0	\$3,000	\$4,600
2133	Asphalt - Resurface	~ 7100 GSF	25	16	\$11,000	\$15,000
2155	Garden Fence - Replace	~ 320 LF	25	18	\$12,000	\$15,000
2167	Wood Pergolas - Replace	~ 610 GSF	25	19	\$9,800	\$13,000
2169	Trash Enclosures - Replace	~ (1) Enclosures	20	11	\$2,700	\$3,700
2185	Site Pole Lights - Replace	~ (6) Pole Lights	30	21	\$7,400	\$9,300
2198	Tuff Shed - Refurbish	(1) Shed	25	19	\$2,100	\$4,200
Clubhouse						
2702	Clubhouse Tile Roof - Replace	~ 11500 GSF	30	21	\$85,000	\$120,000
2704	Clubhouse Gutters/Dspts - Replace	~ 320 LF	30	21	\$2,000	\$2,800
2707	Clubhouse Windows - Replace	~ (66) Windows	30	21	\$48,000	\$72,000
2708	Garage Doors - Replace	(2) Garage Doors	30	21	\$6,000	\$10,000
2709	Clubhouse Exterior - Caulk/Paint	~ 4500 GSF	12	10	\$4,800	\$9,500
2715	Clubhouse Ext. Lights - Replace	~ (30) Lights	25	16	\$8,000	\$11,000
2717	Clubhouse Interior Walls - Repaint	~ 7800 GSF	10	1	\$8,300	\$14,000
2720	Clubhouse Carpet - Replace	~ 75GSY	10	1	\$4,000	\$4,800
2721	Clubhouse Tile Flooring - Replace	~ 420 GSF	50	41	\$7,600	\$9,400
2721	Clubhouse Vinyl Flooring - Replace	~ 990 GSF	20	11	\$6,000	\$8,300
2723	Clubhouse Wood Flooring - Replace	~ 2000 GSF	40	31	\$32,000	\$42,000
2733	Fitness Equipment - Replace	~ (8) Pieces	10	1	\$13,000	\$21,000
2739	Clubhouse Furniture - Replace	~ (59) Pieces	12	3	\$30,000	\$47,000
2751	Kitchen - Remodel	~ (1) Kitchen	30	21	\$19,000	\$21,000
2753	Kitchen Appliances - Replace	~ (8) Appliances	12	3	\$5,300	\$9,500
2754	Bathroom - Refurbish	~ (2) Bathroom	20	11	\$17,000	\$25,000
2755	Drinking Fountains - Replace	(2) Drinking Fountains	25	16	\$2,000	\$2,800
Clubhouse Mechanical						
2503	Keycard/Fob Reader System - Replace	~ (5) Readers	15	6	\$9,500	\$13,000
2513	Hydraulic Elevator - Modernize	(1) Elevator	25	16	\$37,000	\$53,000
2517	Elevator Cab - Remodel	(1) Cab	25	16	\$8,500	\$13,000
2523	Air Heat Pumps - Replace	~ (3) Units	30	21	\$48,000	\$64,000
2531	Geothermal Heat Pumps - Replace	~ (3) Heat Pumps	30	21	\$42,000	\$58,000
2533	Pumps/Motors - Repair/Replace	~ (25) Pumps	15	6	\$46,000	\$74,000
2535	Distribution Manifold - Replace	~ (1) Manifold	30	21	\$25,000	\$38,000
2541	Laundry Machines - Replace	~ (1) Units	20	11	\$1,400	\$2,000
2543	Security System - Modernize	~ (16) Cameras	10	1	\$17,000	\$24,000
2545	BAS Equipment - Replace	~ (2) Equipment	20	11	\$14,000	\$22,000
2553	Fire Control Panel - Update/Replace	~ (1) Panel	20	11	\$7,400	\$8,500
2561	Tankless Boiler - Replace	~ (1) Unit	25	16	\$15,000	\$23,000
2563	Water Heater/Tank - Replace	~ (4) Tanks	15	6	\$27,000	\$37,000
2567	Heat Exchangers - Replace	~ (3) Units	20	11	\$18,000	\$21,000
2567	In-Ground Heat Exchanger - Replace	~ (1) Unit	50	41	\$58,000	\$69,000
2571	Boiler Controller - Replace	~ (1) Controller	10	2	\$1,100	\$2,100

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
					Best Case	Worst Case
2849	Dehumidifier - Replace	~ (1) Unit	20	11	\$68,000	\$100,000
Pool/Spa						
2805	Fencing: Metal - Replace	~ 440 LF	30	21	\$21,000	\$28,000
2807	Patio Furniture/BBQs - Replace	~ (70) Pieces	10	1	\$18,000	\$33,000
2809	Coping Stones - Repair	~ 270 LF	24	15	\$4,600	\$5,600
2813	Deck - Repair - 10%	~ 4500 GSF	10	1	\$6,200	\$7,100
2815	Pool - Resurface	~ (1) Pool	12	3	\$16,000	\$18,000
2815	Wader Pool - Resurface	~ (1) Pool	12	3	\$6,400	\$7,200
2817	Spa - Resurface	~ (1) Spa	6	0	\$4,200	\$6,700
2821	Pool/Spa - Re-Tile	~ 270 LF	20	11	\$13,000	\$15,000
2823	Pool Cover - Replace	~ (1) Cover	8	4	\$2,700	\$3,700
2831	Pool Filters - Replace	~ (2) Filters	20	11	\$2,700	\$3,100
2833	Spa Filter - Replace	~ (1) Filter	20	11	\$1,400	\$1,600
2837	Pool/Spa Pump - Repair/Replace	~ (4) Pump	10	5	\$3,400	\$4,900
2847	ADA Chairs - Replace	(3) Chairs	15	12	\$12,000	\$18,000
56 Total Funded Components						

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
Sites & Grounds								
2121	Common Pavers - Allowance - 5%	\$6,750	X	5	/	5	=	\$6,750
2121	Snowmelt Paver Drive - Replace	\$153,750	X	9	/	30	=	\$46,125
2131	Asphalt - Seal/Repair	\$3,800	X	4	/	4	=	\$3,800
2133	Asphalt - Resurface	\$13,000	X	9	/	25	=	\$4,680
2155	Garden Fence - Replace	\$13,500	X	7	/	25	=	\$3,780
2167	Wood Pergolas - Replace	\$11,400	X	6	/	25	=	\$2,736
2169	Trash Enclosures - Replace	\$3,200	X	9	/	20	=	\$1,440
2185	Site Pole Lights - Replace	\$8,350	X	9	/	30	=	\$2,505
2198	Tuff Shed - Refurbish	\$3,150	X	6	/	25	=	\$756
Clubhouse								
2702	Clubhouse Tile Roof - Replace	\$102,500	X	9	/	30	=	\$30,750
2704	Clubhouse Gutters/Dspts - Replace	\$2,400	X	9	/	30	=	\$720
2707	Clubhouse Windows - Replace	\$60,000	X	9	/	30	=	\$18,000
2708	Garage Doors - Replace	\$8,000	X	9	/	30	=	\$2,400
2709	Clubhouse Exterior - Caulk/Paint	\$7,150	X	2	/	12	=	\$1,192
2715	Clubhouse Ext. Lights - Replace	\$9,500	X	9	/	25	=	\$3,420
2717	Clubhouse Interior Walls - Repaint	\$11,150	X	9	/	10	=	\$10,035
2720	Clubhouse Carpet - Replace	\$4,400	X	9	/	10	=	\$3,960
2721	Clubhouse Tile Flooring - Replace	\$8,500	X	9	/	50	=	\$1,530
2721	Clubhouse Vinyl Flooring - Replace	\$7,150	X	9	/	20	=	\$3,218
2723	Clubhouse Wood Flooring - Replace	\$37,000	X	9	/	40	=	\$8,325
2733	Fitness Equipment - Replace	\$17,000	X	9	/	10	=	\$15,300
2739	Clubhouse Furniture - Replace	\$38,500	X	9	/	12	=	\$28,875
2751	Kitchen - Remodel	\$20,000	X	9	/	30	=	\$6,000
2753	Kitchen Appliances - Replace	\$7,400	X	9	/	12	=	\$5,550
2754	Bathroom - Refurbish	\$21,000	X	9	/	20	=	\$9,450
2755	Drinking Fountains - Replace	\$2,400	X	9	/	25	=	\$864
Clubhouse Mechanical								
2503	Keycard/Fob Reader System - Replace	\$11,250	X	9	/	15	=	\$6,750
2513	Hydraulic Elevator - Modernize	\$45,000	X	9	/	25	=	\$16,200
2517	Elevator Cab - Remodel	\$10,750	X	9	/	25	=	\$3,870
2523	Air Heat Pumps - Replace	\$56,000	X	9	/	30	=	\$16,800
2531	Geothermal Heat Pumps - Replace	\$50,000	X	9	/	30	=	\$15,000
2533	Pumps/Motors - Repair/Replace	\$60,000	X	9	/	15	=	\$36,000
2535	Distribution Manifold - Replace	\$31,500	X	9	/	30	=	\$9,450
2541	Laundry Machines - Replace	\$1,700	X	9	/	20	=	\$765
2543	Security System - Modernize	\$20,500	X	9	/	10	=	\$18,450
2545	BAS Equipment - Replace	\$18,000	X	9	/	20	=	\$8,100
2553	Fire Control Panel - Update/Replace	\$7,950	X	9	/	20	=	\$3,578
2561	Tankless Boiler - Replace	\$19,000	X	9	/	25	=	\$6,840
2563	Water Heater/Tank - Replace	\$32,000	X	9	/	15	=	\$19,200
2567	Heat Exchangers - Replace	\$19,500	X	9	/	20	=	\$8,775
2567	In-Ground Heat Exchanger - Replace	\$63,500	X	9	/	50	=	\$11,430
2571	Boiler Controller - Replace	\$1,600	X	8	/	10	=	\$1,280

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
2849	Dehumidifier - Replace	\$84,000	X	9	/	20	=	\$37,800
Pool/Spa								
2805	Fencing: Metal - Replace	\$24,500	X	9	/	30	=	\$7,350
2807	Patio Furniture/BBQs - Replace	\$25,500	X	9	/	10	=	\$22,950
2809	Coping Stones - Repair	\$5,100	X	9	/	24	=	\$1,913
2813	Deck - Repair - 10%	\$6,650	X	9	/	10	=	\$5,985
2815	Pool - Resurface	\$17,000	X	9	/	12	=	\$12,750
2815	Wader Pool - Resurface	\$6,800	X	9	/	12	=	\$5,100
2817	Spa - Resurface	\$5,450	X	6	/	6	=	\$5,450
2821	Pool/Spa - Re-Tile	\$14,000	X	9	/	20	=	\$6,300
2823	Pool Cover - Replace	\$3,200	X	4	/	8	=	\$1,600
2831	Pool Filters - Replace	\$2,900	X	9	/	20	=	\$1,305
2833	Spa Filter - Replace	\$1,500	X	9	/	20	=	\$675
2837	Pool/Spa Pump - Repair/Replace	\$4,150	X	5	/	10	=	\$2,075
2847	ADA Chairs - Replace	\$15,000	X	3	/	15	=	\$3,000
								\$518,900

Component Significance

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#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
Sites & Grounds					
2121	Common Pavers - Allowance - 5%	5	\$6,750	\$1,350	2.21 %
2121	Snowmelt Paver Drive - Replace	30	\$153,750	\$5,125	8.41 %
2131	Asphalt - Seal/Repair	4	\$3,800	\$950	1.56 %
2133	Asphalt - Resurface	25	\$13,000	\$520	0.85 %
2155	Garden Fence - Replace	25	\$13,500	\$540	0.89 %
2167	Wood Pergolas - Replace	25	\$11,400	\$456	0.75 %
2169	Trash Enclosures - Replace	20	\$3,200	\$160	0.26 %
2185	Site Pole Lights - Replace	30	\$8,350	\$278	0.46 %
2198	Tuff Shed - Refurbish	25	\$3,150	\$126	0.21 %
Clubhouse					
2702	Clubhouse Tile Roof - Replace	30	\$102,500	\$3,417	5.61 %
2704	Clubhouse Gutters/Dspts - Replace	30	\$2,400	\$80	0.13 %
2707	Clubhouse Windows - Replace	30	\$60,000	\$2,000	3.28 %
2708	Garage Doors - Replace	30	\$8,000	\$267	0.44 %
2709	Clubhouse Exterior - Caulk/Paint	12	\$7,150	\$596	0.98 %
2715	Clubhouse Ext. Lights - Replace	25	\$9,500	\$380	0.62 %
2717	Clubhouse Interior Walls - Repaint	10	\$11,150	\$1,115	1.83 %
2720	Clubhouse Carpet - Replace	10	\$4,400	\$440	0.72 %
2721	Clubhouse Tile Flooring - Replace	50	\$8,500	\$170	0.28 %
2721	Clubhouse Vinyl Flooring - Replace	20	\$7,150	\$358	0.59 %
2723	Clubhouse Wood Flooring - Replace	40	\$37,000	\$925	1.52 %
2733	Fitness Equipment - Replace	10	\$17,000	\$1,700	2.79 %
2739	Clubhouse Furniture - Replace	12	\$38,500	\$3,208	5.26 %
2751	Kitchen - Remodel	30	\$20,000	\$667	1.09 %
2753	Kitchen Appliances - Replace	12	\$7,400	\$617	1.01 %
2754	Bathroom - Refurbish	20	\$21,000	\$1,050	1.72 %
2755	Drinking Fountains - Replace	25	\$2,400	\$96	0.16 %
Clubhouse Mechanical					
2503	Keycard/Fob Reader System - Replace	15	\$11,250	\$750	1.23 %
2513	Hydraulic Elevator - Modernize	25	\$45,000	\$1,800	2.95 %
2517	Elevator Cab - Remodel	25	\$10,750	\$430	0.71 %
2523	Air Heat Pumps - Replace	30	\$56,000	\$1,867	3.06 %
2531	Geothermal Heat Pumps - Replace	30	\$50,000	\$1,667	2.73 %
2533	Pumps/Motors - Repair/Replace	15	\$60,000	\$4,000	6.56 %
2535	Distribution Manifold - Replace	30	\$31,500	\$1,050	1.72 %
2541	Laundry Machines - Replace	20	\$1,700	\$85	0.14 %
2543	Security System - Modernize	10	\$20,500	\$2,050	3.36 %
2545	BAS Equipment - Replace	20	\$18,000	\$900	1.48 %
2553	Fire Control Panel - Update/Replace	20	\$7,950	\$398	0.65 %
2561	Tankless Boiler - Replace	25	\$19,000	\$760	1.25 %
2563	Water Heater/Tank - Replace	15	\$32,000	\$2,133	3.50 %
2567	Heat Exchangers - Replace	20	\$19,500	\$975	1.60 %
2567	In-Ground Heat Exchanger - Replace	50	\$63,500	\$1,270	2.08 %
2571	Boiler Controller - Replace	10	\$1,600	\$160	0.26 %
2849	Dehumidifier - Replace	20	\$84,000	\$4,200	6.89 %

# Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
Pool/Spa				
2805 Fencing: Metal - Replace	30	\$24,500	\$817	1.34 %
2807 Patio Furniture/BBQs - Replace	10	\$25,500	\$2,550	4.18 %
2809 Coping Stones - Repair	24	\$5,100	\$213	0.35 %
2813 Deck - Repair - 10%	10	\$6,650	\$665	1.09 %
2815 Pool - Resurface	12	\$17,000	\$1,417	2.32 %
2815 Wader Pool - Resurface	12	\$6,800	\$567	0.93 %
2817 Spa - Resurface	6	\$5,450	\$908	1.49 %
2821 Pool/Spa - Re-Tile	20	\$14,000	\$700	1.15 %
2823 Pool Cover - Replace	8	\$3,200	\$400	0.66 %
2831 Pool Filters - Replace	20	\$2,900	\$145	0.24 %
2833 Spa Filter - Replace	20	\$1,500	\$75	0.12 %
2837 Pool/Spa Pump - Repair/Replace	10	\$4,150	\$415	0.68 %
2847 ADA Chairs - Replace	15	\$15,000	\$1,000	1.64 %
56 Total Funded Components			\$60,955	100.00 %

30-Year Reserve Plan Summary

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Fiscal Year Start: 2021

Interest:

1.25 %

Inflation:

3.00 %

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

Projected Reserve Balance Changes

Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	% Increase		Loan or Special Assmts	Interest Income	Reserve Expenses
					In Annual Reserve Contribs.	Reserve Contribs.			
2021	\$0	\$518,900	0.0 %	High	0.00 %	\$132,000	\$0	\$729	\$16,000
2022	\$116,729	\$580,770	20.1 %	High	0.00 %	\$132,000	\$0	\$1,746	\$87,756
2023	\$162,719	\$572,472	28.4 %	High	0.00 %	\$132,000	\$0	\$2,865	\$1,697
2024	\$295,886	\$654,504	45.2 %	Medium	0.00 %	\$132,000	\$0	\$4,071	\$76,163
2025	\$355,794	\$664,297	53.6 %	Medium	0.00 %	\$132,000	\$0	\$5,253	\$7,879
2026	\$485,169	\$746,774	65.0 %	Medium	0.00 %	\$132,000	\$0	\$6,850	\$12,636
2027	\$611,382	\$828,945	73.8 %	Low	0.00 %	\$132,000	\$0	\$7,700	\$129,793
2028	\$621,289	\$795,092	78.1 %	Low	0.00 %	\$132,000	\$0	\$8,641	\$0
2029	\$761,929	\$896,161	85.0 %	Low	0.00 %	\$132,000	\$0	\$10,378	\$4,814
2030	\$899,494	\$997,619	90.2 %	Low	0.00 %	\$132,000	\$0	\$12,138	\$0
2031	\$1,043,632	\$1,109,466	94.1 %	Low	0.00 %	\$132,000	\$0	\$13,833	\$18,680
2032	\$1,170,784	\$1,207,885	96.9 %	Low	0.00 %	\$132,000	\$0	\$13,233	\$368,345
2033	\$947,673	\$951,633	99.6 %	Low	0.00 %	\$132,000	\$0	\$12,483	\$41,418
2034	\$1,050,738	\$1,027,035	102.3 %	Low	0.00 %	\$132,000	\$0	\$14,039	\$0
2035	\$1,196,777	\$1,150,045	104.1 %	Low	0.00 %	\$132,000	\$0	\$15,875	\$0
2036	\$1,344,653	\$1,279,512	105.1 %	Low	0.00 %	\$132,000	\$0	\$16,895	\$133,518
2037	\$1,360,030	\$1,278,189	106.4 %	Low	0.00 %	\$132,000	\$0	\$16,884	\$166,007
2038	\$1,342,908	\$1,246,296	107.8 %	Low	0.00 %	\$132,000	\$0	\$17,713	\$0
2039	\$1,492,620	\$1,387,456	107.6 %	Low	0.00 %	\$132,000	\$0	\$19,392	\$32,261
2040	\$1,611,751	\$1,502,735	107.3 %	Low	0.00 %	\$132,000	\$0	\$20,932	\$25,514
2041	\$1,739,170	\$1,631,629	106.6 %	Low	0.00 %	\$132,000	\$0	\$22,538	\$24,834
2042	\$1,868,874	\$1,768,393	105.7 %	Low	0.00 %	\$132,000	\$0	\$16,076	\$1,312,345
2043	\$704,605	\$586,525	120.1 %	Low	0.00 %	\$132,000	\$0	\$9,583	\$16,766
2044	\$829,422	\$707,151	117.3 %	Low	0.00 %	\$132,000	\$0	\$11,257	\$0
2045	\$972,679	\$852,274	114.1 %	Low	0.00 %	\$132,000	\$0	\$12,940	\$18,803
2046	\$1,098,815	\$986,100	111.4 %	Low	0.00 %	\$132,000	\$0	\$14,500	\$22,822
2047	\$1,222,494	\$1,123,630	108.8 %	Low	0.00 %	\$132,000	\$0	\$16,199	\$0
2048	\$1,370,692	\$1,292,737	106.0 %	Low	0.00 %	\$132,000	\$0	\$16,879	\$188,143
2049	\$1,331,428	\$1,277,192	104.2 %	Low	0.00 %	\$132,000	\$0	\$17,468	\$16,015
2050	\$1,464,881	\$1,442,655	101.5 %	Low	0.00 %	\$132,000	\$0	\$19,246	\$0

30-Year Income/Expense Detail

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Fiscal Year	2021	2022	2023	2024	2025
Starting Reserve Balance	\$0	\$116,729	\$162,719	\$295,886	\$355,794
Annual Reserve Contribution	\$132,000	\$132,000	\$132,000	\$132,000	\$132,000
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$729	\$1,746	\$2,865	\$4,071	\$5,253
Total Income	\$132,729	\$250,475	\$297,584	\$431,957	\$493,047
# Component					
Sites & Grounds					
2121 Common Pavers - Allowance - 5%	\$6,750	\$0	\$0	\$0	\$0
2121 Snowmelt Paver Drive - Replace	\$0	\$0	\$0	\$0	\$0
2131 Asphalt - Seal/Repair	\$3,800	\$0	\$0	\$0	\$4,277
2133 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2155 Garden Fence - Replace	\$0	\$0	\$0	\$0	\$0
2167 Wood Pergolas - Replace	\$0	\$0	\$0	\$0	\$0
2169 Trash Enclosures - Replace	\$0	\$0	\$0	\$0	\$0
2185 Site Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
2198 Tuff Shed - Refurbish	\$0	\$0	\$0	\$0	\$0
Clubhouse					
2702 Clubhouse Tile Roof - Replace	\$0	\$0	\$0	\$0	\$0
2704 Clubhouse Gutters/Dspts - Replace	\$0	\$0	\$0	\$0	\$0
2707 Clubhouse Windows - Replace	\$0	\$0	\$0	\$0	\$0
2708 Garage Doors - Replace	\$0	\$0	\$0	\$0	\$0
2709 Clubhouse Exterior - Caulk/Paint	\$0	\$0	\$0	\$0	\$0
2715 Clubhouse Ext. Lights - Replace	\$0	\$0	\$0	\$0	\$0
2717 Clubhouse Interior Walls - Repaint	\$0	\$11,485	\$0	\$0	\$0
2720 Clubhouse Carpet - Replace	\$0	\$4,532	\$0	\$0	\$0
2721 Clubhouse Tile Flooring - Replace	\$0	\$0	\$0	\$0	\$0
2721 Clubhouse Vinyl Flooring - Replace	\$0	\$0	\$0	\$0	\$0
2723 Clubhouse Wood Flooring - Replace	\$0	\$0	\$0	\$0	\$0
2733 Fitness Equipment - Replace	\$0	\$17,510	\$0	\$0	\$0
2739 Clubhouse Furniture - Replace	\$0	\$0	\$0	\$42,070	\$0
2751 Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
2753 Kitchen Appliances - Replace	\$0	\$0	\$0	\$8,086	\$0
2754 Bathroom - Refurbish	\$0	\$0	\$0	\$0	\$0
2755 Drinking Fountains - Replace	\$0	\$0	\$0	\$0	\$0
Clubhouse Mechanical					
2503 Keycard/Fob Reader System - Replace	\$0	\$0	\$0	\$0	\$0
2513 Hydraulic Elevator - Modernize	\$0	\$0	\$0	\$0	\$0
2517 Elevator Cab - Remodel	\$0	\$0	\$0	\$0	\$0
2523 Air Heat Pumps - Replace	\$0	\$0	\$0	\$0	\$0
2531 Geothermal Heat Pumps - Replace	\$0	\$0	\$0	\$0	\$0
2533 Pumps/Motors - Repair/Replace	\$0	\$0	\$0	\$0	\$0
2535 Distribution Manifold - Replace	\$0	\$0	\$0	\$0	\$0
2541 Laundry Machines - Replace	\$0	\$0	\$0	\$0	\$0
2543 Security System - Modernize	\$0	\$21,115	\$0	\$0	\$0
2545 BAS Equipment - Replace	\$0	\$0	\$0	\$0	\$0
2553 Fire Control Panel - Update/Replace	\$0	\$0	\$0	\$0	\$0
2561 Tankless Boiler - Replace	\$0	\$0	\$0	\$0	\$0
2563 Water Heater/Tank - Replace	\$0	\$0	\$0	\$0	\$0
2567 Heat Exchangers - Replace	\$0	\$0	\$0	\$0	\$0
2567 In-Ground Heat Exchanger - Replace	\$0	\$0	\$0	\$0	\$0
2571 Boiler Controller - Replace	\$0	\$0	\$1,697	\$0	\$0
2849 Dehumidifier - Replace	\$0	\$0	\$0	\$0	\$0
Pool/Spa					
2805 Fencing: Metal - Replace	\$0	\$0	\$0	\$0	\$0
2807 Patio Furniture/BBQs - Replace	\$0	\$26,265	\$0	\$0	\$0
2809 Coping Stones - Repair	\$0	\$0	\$0	\$0	\$0
2813 Deck - Repair - 10%	\$0	\$6,850	\$0	\$0	\$0
2815 Pool - Resurface	\$0	\$0	\$0	\$18,576	\$0
2815 Wader Pool - Resurface	\$0	\$0	\$0	\$7,431	\$0
2817 Spa - Resurface	\$5,450	\$0	\$0	\$0	\$0
2821 Pool/Spa - Re-Tile	\$0	\$0	\$0	\$0	\$0
2823 Pool Cover - Replace	\$0	\$0	\$0	\$0	\$3,602
2831 Pool Filters - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2021	2022	2023	2024	2025
2833 Spa Filter - Replace	\$0	\$0	\$0	\$0	\$0
2837 Pool/Spa Pump - Repair/Replace	\$0	\$0	\$0	\$0	\$0
2847 ADA Chairs - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$16,000	\$87,756	\$1,697	\$76,163	\$7,879
Ending Reserve Balance	\$116,729	\$162,719	\$295,886	\$355,794	\$485,169

Fiscal Year	2026	2027	2028	2029	2030
Starting Reserve Balance	\$485,169	\$611,382	\$621,289	\$761,929	\$899,494
Annual Reserve Contribution	\$132,000	\$132,000	\$132,000	\$132,000	\$132,000
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$6,850	\$7,700	\$8,641	\$10,378	\$12,138
Total Income	\$624,018	\$751,082	\$761,929	\$904,308	\$1,043,632
# Component					
Sites & Grounds					
2121 Common Pavers - Allowance - 5%	\$7,825	\$0	\$0	\$0	\$0
2121 Snowmelt Paver Drive - Replace	\$0	\$0	\$0	\$0	\$0
2131 Asphalt - Seal/Repair	\$0	\$0	\$0	\$4,814	\$0
2133 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2155 Garden Fence - Replace	\$0	\$0	\$0	\$0	\$0
2167 Wood Pergolas - Replace	\$0	\$0	\$0	\$0	\$0
2169 Trash Enclosures - Replace	\$0	\$0	\$0	\$0	\$0
2185 Site Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
2198 Tuff Shed - Refurbish	\$0	\$0	\$0	\$0	\$0
Clubhouse					
2702 Clubhouse Tile Roof - Replace	\$0	\$0	\$0	\$0	\$0
2704 Clubhouse Gutters/Dspts - Replace	\$0	\$0	\$0	\$0	\$0
2707 Clubhouse Windows - Replace	\$0	\$0	\$0	\$0	\$0
2708 Garage Doors - Replace	\$0	\$0	\$0	\$0	\$0
2709 Clubhouse Exterior - Caulk/Paint	\$0	\$0	\$0	\$0	\$0
2715 Clubhouse Ext. Lights - Replace	\$0	\$0	\$0	\$0	\$0
2717 Clubhouse Interior Walls - Repaint	\$0	\$0	\$0	\$0	\$0
2720 Clubhouse Carpet - Replace	\$0	\$0	\$0	\$0	\$0
2721 Clubhouse Tile Flooring - Replace	\$0	\$0	\$0	\$0	\$0
2721 Clubhouse Vinyl Flooring - Replace	\$0	\$0	\$0	\$0	\$0
2723 Clubhouse Wood Flooring - Replace	\$0	\$0	\$0	\$0	\$0
2733 Fitness Equipment - Replace	\$0	\$0	\$0	\$0	\$0
2739 Clubhouse Furniture - Replace	\$0	\$0	\$0	\$0	\$0
2751 Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
2753 Kitchen Appliances - Replace	\$0	\$0	\$0	\$0	\$0
2754 Bathroom - Refurbish	\$0	\$0	\$0	\$0	\$0
2755 Drinking Fountains - Replace	\$0	\$0	\$0	\$0	\$0
Clubhouse Mechanical					
2503 Keycard/Fob Reader System - Replace	\$0	\$13,433	\$0	\$0	\$0
2513 Hydraulic Elevator - Modernize	\$0	\$0	\$0	\$0	\$0
2517 Elevator Cab - Remodel	\$0	\$0	\$0	\$0	\$0
2523 Air Heat Pumps - Replace	\$0	\$0	\$0	\$0	\$0
2531 Geothermal Heat Pumps - Replace	\$0	\$0	\$0	\$0	\$0
2533 Pumps/Motors - Repair/Replace	\$0	\$71,643	\$0	\$0	\$0
2535 Distribution Manifold - Replace	\$0	\$0	\$0	\$0	\$0
2541 Laundry Machines - Replace	\$0	\$0	\$0	\$0	\$0
2543 Security System - Modernize	\$0	\$0	\$0	\$0	\$0
2545 BAS Equipment - Replace	\$0	\$0	\$0	\$0	\$0
2553 Fire Control Panel - Update/Replace	\$0	\$0	\$0	\$0	\$0
2561 Tankless Boiler - Replace	\$0	\$0	\$0	\$0	\$0
2563 Water Heater/Tank - Replace	\$0	\$38,210	\$0	\$0	\$0
2567 Heat Exchangers - Replace	\$0	\$0	\$0	\$0	\$0
2567 In-Ground Heat Exchanger - Replace	\$0	\$0	\$0	\$0	\$0
2571 Boiler Controller - Replace	\$0	\$0	\$0	\$0	\$0
2849 Dehumidifier - Replace	\$0	\$0	\$0	\$0	\$0
Pool/Spa					
2805 Fencing: Metal - Replace	\$0	\$0	\$0	\$0	\$0
2807 Patio Furniture/BBQs - Replace	\$0	\$0	\$0	\$0	\$0
2809 Coping Stones - Repair	\$0	\$0	\$0	\$0	\$0
2813 Deck - Repair - 10%	\$0	\$0	\$0	\$0	\$0
2815 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
2815 Wader Pool - Resurface	\$0	\$0	\$0	\$0	\$0
2817 Spa - Resurface	\$0	\$6,508	\$0	\$0	\$0
2821 Pool/Spa - Re-Tile	\$0	\$0	\$0	\$0	\$0
2823 Pool Cover - Replace	\$0	\$0	\$0	\$0	\$0
2831 Pool Filters - Replace	\$0	\$0	\$0	\$0	\$0
2833 Spa Filter - Replace	\$0	\$0	\$0	\$0	\$0
2837 Pool/Spa Pump - Repair/Replace	\$4,811	\$0	\$0	\$0	\$0
2847 ADA Chairs - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$12,636	\$129,793	\$0	\$4,814	\$0

Fiscal Year	2026	2027	2028	2029	2030
Ending Reserve Balance	\$611,382	\$621,289	\$761,929	\$899,494	\$1,043,632

Fiscal Year	2031	2032	2033	2034	2035
Starting Reserve Balance	\$1,043,632	\$1,170,784	\$947,673	\$1,050,738	\$1,196,777
Annual Reserve Contribution	\$132,000	\$132,000	\$132,000	\$132,000	\$132,000
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$13,833	\$13,233	\$12,483	\$14,039	\$15,875
Total Income	\$1,189,465	\$1,316,018	\$1,092,156	\$1,196,777	\$1,344,653
# Component					
Sites & Grounds					
2121 Common Pavers - Allowance - 5%	\$9,071	\$0	\$0	\$0	\$0
2121 Snowmelt Paver Drive - Replace	\$0	\$0	\$0	\$0	\$0
2131 Asphalt - Seal/Repair	\$0	\$0	\$5,418	\$0	\$0
2133 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2155 Garden Fence - Replace	\$0	\$0	\$0	\$0	\$0
2167 Wood Pergolas - Replace	\$0	\$0	\$0	\$0	\$0
2169 Trash Enclosures - Replace	\$0	\$4,430	\$0	\$0	\$0
2185 Site Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
2198 Tuff Shed - Refurbish	\$0	\$0	\$0	\$0	\$0
Clubhouse					
2702 Clubhouse Tile Roof - Replace	\$0	\$0	\$0	\$0	\$0
2704 Clubhouse Gutters/Dspts - Replace	\$0	\$0	\$0	\$0	\$0
2707 Clubhouse Windows - Replace	\$0	\$0	\$0	\$0	\$0
2708 Garage Doors - Replace	\$0	\$0	\$0	\$0	\$0
2709 Clubhouse Exterior - Caulk/Paint	\$9,609	\$0	\$0	\$0	\$0
2715 Clubhouse Ext. Lights - Replace	\$0	\$0	\$0	\$0	\$0
2717 Clubhouse Interior Walls - Repaint	\$0	\$15,434	\$0	\$0	\$0
2720 Clubhouse Carpet - Replace	\$0	\$6,091	\$0	\$0	\$0
2721 Clubhouse Tile Flooring - Replace	\$0	\$0	\$0	\$0	\$0
2721 Clubhouse Vinyl Flooring - Replace	\$0	\$9,897	\$0	\$0	\$0
2723 Clubhouse Wood Flooring - Replace	\$0	\$0	\$0	\$0	\$0
2733 Fitness Equipment - Replace	\$0	\$23,532	\$0	\$0	\$0
2739 Clubhouse Furniture - Replace	\$0	\$0	\$0	\$0	\$0
2751 Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
2753 Kitchen Appliances - Replace	\$0	\$0	\$0	\$0	\$0
2754 Bathroom - Refurbish	\$0	\$29,069	\$0	\$0	\$0
2755 Drinking Fountains - Replace	\$0	\$0	\$0	\$0	\$0
Clubhouse Mechanical					
2503 Keycard/Fob Reader System - Replace	\$0	\$0	\$0	\$0	\$0
2513 Hydraulic Elevator - Modernize	\$0	\$0	\$0	\$0	\$0
2517 Elevator Cab - Remodel	\$0	\$0	\$0	\$0	\$0
2523 Air Heat Pumps - Replace	\$0	\$0	\$0	\$0	\$0
2531 Geothermal Heat Pumps - Replace	\$0	\$0	\$0	\$0	\$0
2533 Pumps/Motors - Repair/Replace	\$0	\$0	\$0	\$0	\$0
2535 Distribution Manifold - Replace	\$0	\$0	\$0	\$0	\$0
2541 Laundry Machines - Replace	\$0	\$2,353	\$0	\$0	\$0
2543 Security System - Modernize	\$0	\$28,377	\$0	\$0	\$0
2545 BAS Equipment - Replace	\$0	\$24,916	\$0	\$0	\$0
2553 Fire Control Panel - Update/Replace	\$0	\$11,005	\$0	\$0	\$0
2561 Tankless Boiler - Replace	\$0	\$0	\$0	\$0	\$0
2563 Water Heater/Tank - Replace	\$0	\$0	\$0	\$0	\$0
2567 Heat Exchangers - Replace	\$0	\$26,993	\$0	\$0	\$0
2567 In-Ground Heat Exchanger - Replace	\$0	\$0	\$0	\$0	\$0
2571 Boiler Controller - Replace	\$0	\$0	\$2,281	\$0	\$0
2849 Dehumidifier - Replace	\$0	\$116,276	\$0	\$0	\$0
Pool/Spa					
2805 Fencing: Metal - Replace	\$0	\$0	\$0	\$0	\$0
2807 Patio Furniture/BBQs - Replace	\$0	\$35,298	\$0	\$0	\$0
2809 Coping Stones - Repair	\$0	\$0	\$0	\$0	\$0
2813 Deck - Repair - 10%	\$0	\$9,205	\$0	\$0	\$0
2815 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
2815 Wader Pool - Resurface	\$0	\$0	\$0	\$0	\$0
2817 Spa - Resurface	\$0	\$0	\$7,770	\$0	\$0
2821 Pool/Spa - Re-Tile	\$0	\$19,379	\$0	\$0	\$0
2823 Pool Cover - Replace	\$0	\$0	\$4,562	\$0	\$0
2831 Pool Filters - Replace	\$0	\$4,014	\$0	\$0	\$0
2833 Spa Filter - Replace	\$0	\$2,076	\$0	\$0	\$0
2837 Pool/Spa Pump - Repair/Replace	\$0	\$0	\$0	\$0	\$0
2847 ADA Chairs - Replace	\$0	\$0	\$21,386	\$0	\$0
Total Expenses	\$18,680	\$368,345	\$41,418	\$0	\$0

Fiscal Year	2031	2032	2033	2034	2035
Ending Reserve Balance	\$1,170,784	\$947,673	\$1,050,738	\$1,196,777	\$1,344,653

Fiscal Year	2036	2037	2038	2039	2040
Starting Reserve Balance	\$1,344,653	\$1,360,030	\$1,342,908	\$1,492,620	\$1,611,751
Annual Reserve Contribution	\$132,000	\$132,000	\$132,000	\$132,000	\$132,000
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$16,895	\$16,884	\$17,713	\$19,392	\$20,932
Total Income	\$1,493,548	\$1,508,915	\$1,492,620	\$1,644,012	\$1,764,683
# Component					
Sites & Grounds					
2121 Common Pavers - Allowance - 5%	\$10,516	\$0	\$0	\$0	\$0
2121 Snowmelt Paver Drive - Replace	\$0	\$0	\$0	\$0	\$0
2131 Asphalt - Seal/Repair	\$0	\$6,098	\$0	\$0	\$0
2133 Asphalt - Resurface	\$0	\$20,861	\$0	\$0	\$0
2155 Garden Fence - Replace	\$0	\$0	\$0	\$22,983	\$0
2167 Wood Pergolas - Replace	\$0	\$0	\$0	\$0	\$19,990
2169 Trash Enclosures - Replace	\$0	\$0	\$0	\$0	\$0
2185 Site Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
2198 Tuff Shed - Refurbish	\$0	\$0	\$0	\$0	\$5,524
Clubhouse					
2702 Clubhouse Tile Roof - Replace	\$0	\$0	\$0	\$0	\$0
2704 Clubhouse Gutters/Dspts - Replace	\$0	\$0	\$0	\$0	\$0
2707 Clubhouse Windows - Replace	\$0	\$0	\$0	\$0	\$0
2708 Garage Doors - Replace	\$0	\$0	\$0	\$0	\$0
2709 Clubhouse Exterior - Caulk/Paint	\$0	\$0	\$0	\$0	\$0
2715 Clubhouse Ext. Lights - Replace	\$0	\$15,245	\$0	\$0	\$0
2717 Clubhouse Interior Walls - Repaint	\$0	\$0	\$0	\$0	\$0
2720 Clubhouse Carpet - Replace	\$0	\$0	\$0	\$0	\$0
2721 Clubhouse Tile Flooring - Replace	\$0	\$0	\$0	\$0	\$0
2721 Clubhouse Vinyl Flooring - Replace	\$0	\$0	\$0	\$0	\$0
2723 Clubhouse Wood Flooring - Replace	\$0	\$0	\$0	\$0	\$0
2733 Fitness Equipment - Replace	\$0	\$0	\$0	\$0	\$0
2739 Clubhouse Furniture - Replace	\$59,982	\$0	\$0	\$0	\$0
2751 Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
2753 Kitchen Appliances - Replace	\$11,529	\$0	\$0	\$0	\$0
2754 Bathroom - Refurbish	\$0	\$0	\$0	\$0	\$0
2755 Drinking Fountains - Replace	\$0	\$3,851	\$0	\$0	\$0
Clubhouse Mechanical					
2503 Keycard/Fob Reader System - Replace	\$0	\$0	\$0	\$0	\$0
2513 Hydraulic Elevator - Modernize	\$0	\$72,212	\$0	\$0	\$0
2517 Elevator Cab - Remodel	\$0	\$17,251	\$0	\$0	\$0
2523 Air Heat Pumps - Replace	\$0	\$0	\$0	\$0	\$0
2531 Geothermal Heat Pumps - Replace	\$0	\$0	\$0	\$0	\$0
2533 Pumps/Motors - Repair/Replace	\$0	\$0	\$0	\$0	\$0
2535 Distribution Manifold - Replace	\$0	\$0	\$0	\$0	\$0
2541 Laundry Machines - Replace	\$0	\$0	\$0	\$0	\$0
2543 Security System - Modernize	\$0	\$0	\$0	\$0	\$0
2545 BAS Equipment - Replace	\$0	\$0	\$0	\$0	\$0
2553 Fire Control Panel - Update/Replace	\$0	\$0	\$0	\$0	\$0
2561 Tankless Boiler - Replace	\$0	\$30,489	\$0	\$0	\$0
2563 Water Heater/Tank - Replace	\$0	\$0	\$0	\$0	\$0
2567 Heat Exchangers - Replace	\$0	\$0	\$0	\$0	\$0
2567 In-Ground Heat Exchanger - Replace	\$0	\$0	\$0	\$0	\$0
2571 Boiler Controller - Replace	\$0	\$0	\$0	\$0	\$0
2849 Dehumidifier - Replace	\$0	\$0	\$0	\$0	\$0
Pool/Spa					
2805 Fencing: Metal - Replace	\$0	\$0	\$0	\$0	\$0
2807 Patio Furniture/BBQs - Replace	\$0	\$0	\$0	\$0	\$0
2809 Coping Stones - Repair	\$7,946	\$0	\$0	\$0	\$0
2813 Deck - Repair - 10%	\$0	\$0	\$0	\$0	\$0
2815 Pool - Resurface	\$26,485	\$0	\$0	\$0	\$0
2815 Wader Pool - Resurface	\$10,594	\$0	\$0	\$0	\$0
2817 Spa - Resurface	\$0	\$0	\$0	\$9,278	\$0
2821 Pool/Spa - Re-Tile	\$0	\$0	\$0	\$0	\$0
2823 Pool Cover - Replace	\$0	\$0	\$0	\$0	\$0
2831 Pool Filters - Replace	\$0	\$0	\$0	\$0	\$0
2833 Spa Filter - Replace	\$0	\$0	\$0	\$0	\$0
2837 Pool/Spa Pump - Repair/Replace	\$6,466	\$0	\$0	\$0	\$0
2847 ADA Chairs - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$133,518	\$166,007	\$0	\$32,261	\$25,514

Fiscal Year	2036	2037	2038	2039	2040
Ending Reserve Balance	\$1,360,030	\$1,342,908	\$1,492,620	\$1,611,751	\$1,739,170

Fiscal Year	2041	2042	2043	2044	2045
Starting Reserve Balance	\$1,739,170	\$1,868,874	\$704,605	\$829,422	\$972,679
Annual Reserve Contribution	\$132,000	\$132,000	\$132,000	\$132,000	\$132,000
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$22,538	\$16,076	\$9,583	\$11,257	\$12,940
Total Income	\$1,893,708	\$2,016,950	\$846,188	\$972,679	\$1,117,619
# Component					
Sites & Grounds					
2121 Common Pavers - Allowance - 5%	\$12,191	\$0	\$0	\$0	\$0
2121 Snowmelt Paver Drive - Replace	\$0	\$286,020	\$0	\$0	\$0
2131 Asphalt - Seal/Repair	\$6,863	\$0	\$0	\$0	\$7,725
2133 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2155 Garden Fence - Replace	\$0	\$0	\$0	\$0	\$0
2167 Wood Pergolas - Replace	\$0	\$0	\$0	\$0	\$0
2169 Trash Enclosures - Replace	\$0	\$0	\$0	\$0	\$0
2185 Site Pole Lights - Replace	\$0	\$15,533	\$0	\$0	\$0
2198 Tuff Shed - Refurbish	\$0	\$0	\$0	\$0	\$0
Clubhouse					
2702 Clubhouse Tile Roof - Replace	\$0	\$190,680	\$0	\$0	\$0
2704 Clubhouse Gutters/Dspts - Replace	\$0	\$4,465	\$0	\$0	\$0
2707 Clubhouse Windows - Replace	\$0	\$111,618	\$0	\$0	\$0
2708 Garage Doors - Replace	\$0	\$14,882	\$0	\$0	\$0
2709 Clubhouse Exterior - Caulk/Paint	\$0	\$0	\$13,700	\$0	\$0
2715 Clubhouse Ext. Lights - Replace	\$0	\$0	\$0	\$0	\$0
2717 Clubhouse Interior Walls - Repaint	\$0	\$20,742	\$0	\$0	\$0
2720 Clubhouse Carpet - Replace	\$0	\$8,185	\$0	\$0	\$0
2721 Clubhouse Tile Flooring - Replace	\$0	\$0	\$0	\$0	\$0
2721 Clubhouse Vinyl Flooring - Replace	\$0	\$0	\$0	\$0	\$0
2723 Clubhouse Wood Flooring - Replace	\$0	\$0	\$0	\$0	\$0
2733 Fitness Equipment - Replace	\$0	\$31,625	\$0	\$0	\$0
2739 Clubhouse Furniture - Replace	\$0	\$0	\$0	\$0	\$0
2751 Kitchen - Remodel	\$0	\$37,206	\$0	\$0	\$0
2753 Kitchen Appliances - Replace	\$0	\$0	\$0	\$0	\$0
2754 Bathroom - Refurbish	\$0	\$0	\$0	\$0	\$0
2755 Drinking Fountains - Replace	\$0	\$0	\$0	\$0	\$0
Clubhouse Mechanical					
2503 Keycard/Fob Reader System - Replace	\$0	\$20,928	\$0	\$0	\$0
2513 Hydraulic Elevator - Modernize	\$0	\$0	\$0	\$0	\$0
2517 Elevator Cab - Remodel	\$0	\$0	\$0	\$0	\$0
2523 Air Heat Pumps - Replace	\$0	\$104,176	\$0	\$0	\$0
2531 Geothermal Heat Pumps - Replace	\$0	\$93,015	\$0	\$0	\$0
2533 Pumps/Motors - Repair/Replace	\$0	\$111,618	\$0	\$0	\$0
2535 Distribution Manifold - Replace	\$0	\$58,599	\$0	\$0	\$0
2541 Laundry Machines - Replace	\$0	\$0	\$0	\$0	\$0
2543 Security System - Modernize	\$0	\$38,136	\$0	\$0	\$0
2545 BAS Equipment - Replace	\$0	\$0	\$0	\$0	\$0
2553 Fire Control Panel - Update/Replace	\$0	\$0	\$0	\$0	\$0
2561 Tankless Boiler - Replace	\$0	\$0	\$0	\$0	\$0
2563 Water Heater/Tank - Replace	\$0	\$59,529	\$0	\$0	\$0
2567 Heat Exchangers - Replace	\$0	\$0	\$0	\$0	\$0
2567 In-Ground Heat Exchanger - Replace	\$0	\$0	\$0	\$0	\$0
2571 Boiler Controller - Replace	\$0	\$0	\$3,066	\$0	\$0
2849 Dehumidifier - Replace	\$0	\$0	\$0	\$0	\$0
Pool/Spa					
2805 Fencing: Metal - Replace	\$0	\$45,577	\$0	\$0	\$0
2807 Patio Furniture/BBQs - Replace	\$0	\$47,438	\$0	\$0	\$0
2809 Coping Stones - Repair	\$0	\$0	\$0	\$0	\$0
2813 Deck - Repair - 10%	\$0	\$12,371	\$0	\$0	\$0
2815 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
2815 Wader Pool - Resurface	\$0	\$0	\$0	\$0	\$0
2817 Spa - Resurface	\$0	\$0	\$0	\$0	\$11,079
2821 Pool/Spa - Re-Tile	\$0	\$0	\$0	\$0	\$0
2823 Pool Cover - Replace	\$5,780	\$0	\$0	\$0	\$0
2831 Pool Filters - Replace	\$0	\$0	\$0	\$0	\$0
2833 Spa Filter - Replace	\$0	\$0	\$0	\$0	\$0
2837 Pool/Spa Pump - Repair/Replace	\$0	\$0	\$0	\$0	\$0
2847 ADA Chairs - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$24,834	\$1,312,345	\$16,766	\$0	\$18,803

Fiscal Year	2041	2042	2043	2044	2045
Ending Reserve Balance	\$1,868,874	\$704,605	\$829,422	\$972,679	\$1,098,815

Fiscal Year	2046	2047	2048	2049	2050
Starting Reserve Balance	\$1,098,815	\$1,222,494	\$1,370,692	\$1,331,428	\$1,464,881
Annual Reserve Contribution	\$132,000	\$132,000	\$132,000	\$132,000	\$132,000
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$14,500	\$16,199	\$16,879	\$17,468	\$19,246
Total Income	\$1,245,316	\$1,370,692	\$1,519,572	\$1,480,896	\$1,616,127
# Component					
Sites & Grounds					
2121 Common Pavers - Allowance - 5%	\$14,133	\$0	\$0	\$0	\$0
2121 Snowmelt Paver Drive - Replace	\$0	\$0	\$0	\$0	\$0
2131 Asphalt - Seal/Repair	\$0	\$0	\$0	\$8,694	\$0
2133 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2155 Garden Fence - Replace	\$0	\$0	\$0	\$0	\$0
2167 Wood Pergolas - Replace	\$0	\$0	\$0	\$0	\$0
2169 Trash Enclosures - Replace	\$0	\$0	\$0	\$0	\$0
2185 Site Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
2198 Tuff Shed - Refurbish	\$0	\$0	\$0	\$0	\$0
Clubhouse					
2702 Clubhouse Tile Roof - Replace	\$0	\$0	\$0	\$0	\$0
2704 Clubhouse Gutters/Dspts - Replace	\$0	\$0	\$0	\$0	\$0
2707 Clubhouse Windows - Replace	\$0	\$0	\$0	\$0	\$0
2708 Garage Doors - Replace	\$0	\$0	\$0	\$0	\$0
2709 Clubhouse Exterior - Caulk/Paint	\$0	\$0	\$0	\$0	\$0
2715 Clubhouse Ext. Lights - Replace	\$0	\$0	\$0	\$0	\$0
2717 Clubhouse Interior Walls - Repaint	\$0	\$0	\$0	\$0	\$0
2720 Clubhouse Carpet - Replace	\$0	\$0	\$0	\$0	\$0
2721 Clubhouse Tile Flooring - Replace	\$0	\$0	\$0	\$0	\$0
2721 Clubhouse Vinyl Flooring - Replace	\$0	\$0	\$0	\$0	\$0
2723 Clubhouse Wood Flooring - Replace	\$0	\$0	\$0	\$0	\$0
2733 Fitness Equipment - Replace	\$0	\$0	\$0	\$0	\$0
2739 Clubhouse Furniture - Replace	\$0	\$0	\$85,520	\$0	\$0
2751 Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
2753 Kitchen Appliances - Replace	\$0	\$0	\$16,438	\$0	\$0
2754 Bathroom - Refurbish	\$0	\$0	\$0	\$0	\$0
2755 Drinking Fountains - Replace	\$0	\$0	\$0	\$0	\$0
Clubhouse Mechanical					
2503 Keycard/Fob Reader System - Replace	\$0	\$0	\$0	\$0	\$0
2513 Hydraulic Elevator - Modernize	\$0	\$0	\$0	\$0	\$0
2517 Elevator Cab - Remodel	\$0	\$0	\$0	\$0	\$0
2523 Air Heat Pumps - Replace	\$0	\$0	\$0	\$0	\$0
2531 Geothermal Heat Pumps - Replace	\$0	\$0	\$0	\$0	\$0
2533 Pumps/Motors - Repair/Replace	\$0	\$0	\$0	\$0	\$0
2535 Distribution Manifold - Replace	\$0	\$0	\$0	\$0	\$0
2541 Laundry Machines - Replace	\$0	\$0	\$0	\$0	\$0
2543 Security System - Modernize	\$0	\$0	\$0	\$0	\$0
2545 BAS Equipment - Replace	\$0	\$0	\$0	\$0	\$0
2553 Fire Control Panel - Update/Replace	\$0	\$0	\$0	\$0	\$0
2561 Tankless Boiler - Replace	\$0	\$0	\$0	\$0	\$0
2563 Water Heater/Tank - Replace	\$0	\$0	\$0	\$0	\$0
2567 Heat Exchangers - Replace	\$0	\$0	\$0	\$0	\$0
2567 In-Ground Heat Exchanger - Replace	\$0	\$0	\$0	\$0	\$0
2571 Boiler Controller - Replace	\$0	\$0	\$0	\$0	\$0
2849 Dehumidifier - Replace	\$0	\$0	\$0	\$0	\$0
Pool/Spa					
2805 Fencing: Metal - Replace	\$0	\$0	\$0	\$0	\$0
2807 Patio Furniture/BBQs - Replace	\$0	\$0	\$0	\$0	\$0
2809 Coping Stones - Repair	\$0	\$0	\$0	\$0	\$0
2813 Deck - Repair - 10%	\$0	\$0	\$0	\$0	\$0
2815 Pool - Resurface	\$0	\$0	\$37,762	\$0	\$0
2815 Wader Pool - Resurface	\$0	\$0	\$15,105	\$0	\$0
2817 Spa - Resurface	\$0	\$0	\$0	\$0	\$0
2821 Pool/Spa - Re-Tile	\$0	\$0	\$0	\$0	\$0
2823 Pool Cover - Replace	\$0	\$0	\$0	\$7,321	\$0
2831 Pool Filters - Replace	\$0	\$0	\$0	\$0	\$0
2833 Spa Filter - Replace	\$0	\$0	\$0	\$0	\$0
2837 Pool/Spa Pump - Repair/Replace	\$8,689	\$0	\$0	\$0	\$0
2847 ADA Chairs - Replace	\$0	\$0	\$33,319	\$0	\$0
Total Expenses	\$22,822	\$0	\$188,143	\$16,015	\$0

Fiscal Year	2046	2047	2048	2049	2050
Ending Reserve Balance	\$1,222,494	\$1,370,692	\$1,331,428	\$1,464,881	\$1,616,127

Accuracy, Limitations, and Disclosures

Association Reserves and its employees have no ownership, management, or other business relationships with the client other than this Reserve Study engagement. Bryan Farley, R.S., president of the Colorado LLC, is a credentialed Reserve Specialist (#260). All work done by Association Reserves is performed under his Responsible Charge and is performed in accordance with National Reserve Study Standards (NRSS). There are no material issues to our knowledge that have not been disclosed to the client that would cause a distortion of the client's situation.

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

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

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

Terms and Definitions

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

Component Details

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

- 1) Common are 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 cost; 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 deemed inappropriate for Reserve Funding.

Sites & Grounds

Comp #: 2121 Common Pavers - Allowance - 5%

Quantity: 5% of ~ 8600 GSF

Location: Common Areas

Funded?: Yes.

History:

Comments: Paver sections determined to be in good condition typically exhibit an even and positively sloped surface. No obvious trip hazards or significant cracking or damage. Good aesthetic appeal. 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:
0 years



Best Case: \$ 5,300

Worst Case: \$ 8,200

Cost Source: Allowance

Comp #: 2121 Snowmelt Paver Drive - Replace

Quantity: ~ 4100 GSF

Location: Clubhouse

Funded?: Yes. Snowmelt

History:

Comments: Paver sections determined to be in good condition typically exhibit an even and positively sloped surface. No obvious trip hazards or significant cracking or damage. Good aesthetic appeal. 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. It was reported that the pavers have a snowmelt system. We did not have access to inspect the snowmelt lines. This component funds for the removal and replacement of the snowmelt lines that lay beneath the pavers. Over time the lines will deteriorate and will need to be replaced. This project will include tearing out the pavers removing and re-laying the lines. Snowmelt systems should be inspected regularly and repaired as-needed by serving vendor or maintenance staff to ensure proper function and optimal performance. Minor repairs such as pump/motor replacements electronic system parts etc. should be considered an Operating expense. Plan to replace the entire system at the approximate interval shown below based on our experience and research with similar systems. Total life span can vary based on level of use preventive maintenance quality of materials and installation etc. The snowmelt system revolves around keeping the top surface warm enough to melt falling snow when it contacts the surface instead of letting it pile up. The two popular types of heating systems both work by generating radiant heat underneath the surface thus keeping the pavement warm during snowstorms. The first heating method uses an electric current to generate heat on a wire or across a mat in almost exactly the same manner as most indoor floor-heating systems. The second method uses a series of tubes and pumps to move hot water directly underneath the driveway warming it up.

Useful Life:
30 years

Remaining Life:
21 years



Best Case: \$ 143,500

Worst Case: \$ 164,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 2131 Asphalt - Seal/Repair

Quantity: ~ 7100 GSF

Location: Clubhouse

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 #2133 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: \$ 3,000

Worst Case: \$ 4,600

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 2133 Asphalt - Resurface

Quantity: ~ 7100 GSF

Location: Clubhouse

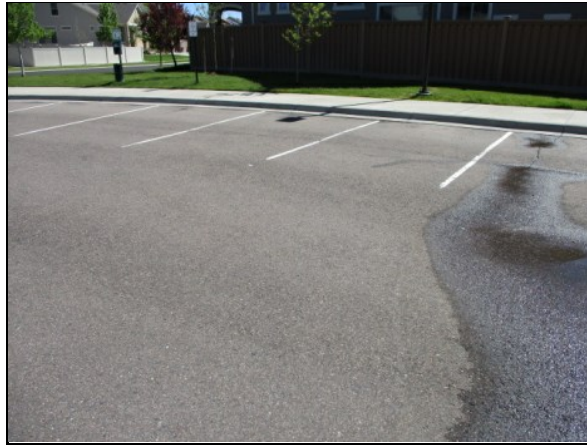
Funded?: Yes.

History:

Comments: 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 "alligating" 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:
16 years



Best Case: \$ 11,000

Worst Case: \$ 15,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 2155 Garden Fence - Replace

Quantity: ~ 320 LF

Location: Common Areas

Funded?: Yes.

History: 2014

Comments: Wood fencing determined to be in good physical/structural condition is stable and upright with no signs or reports of damage or required repairs. All components and hardware appear to be in serviceable condition with no unusual or advanced signs of wear or age. Fencing is in good aesthetic condition. As routine maintenance inspect regularly for any damage repair as needed and avoid contact with ground and surrounding vegetation wherever possible. Regular cycles of uniform professional sealing/painting will help to maintain appearance and maximize life. In our experience wood fencing will typically eventually break down due to a combination of sun and weather exposure which is sometimes exacerbated by other factors such as irrigation overspray abuse and lack of preventive maintenance. Recommendation and costs shown here are based on replacement with similar style and material. However the client might want to consider replacing with more sturdy lower-maintenance products like composite vinyl etc. Although installation costs are higher total life cycle cost is lower due to less maintenance and longer design life expectancy.

Useful Life:
25 years

Remaining Life:
18 years



Best Case: \$ 12,000

Worst Case: \$ 15,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 2167 Wood Pergolas - Replace

Quantity: ~ 610 GSF

Location: Common Areas

Funded?: Yes.

History: 2015

Comments: Consists of the (3) pergolas in the common garden area and mailboxes.

Pergola structures determined to be in good condition typically exhibit good consistent finishes or coatings and all frame members and hardware appear to be strong and sturdy. Appearance is good and upholding aesthetic standards of the development. 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:
25 years

Remaining Life:
19 years



Best Case: \$ 9,800

Worst Case: \$ 13,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 2169 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:
11 years



Best Case: \$ 2,700

Worst Case: \$ 3,700

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 2185 Site Pole Lights - Replace

Quantity: ~ (6) Pole Lights

Location: Common Areas

Funded?: Yes.

History:

Comments: Pole lights determined to be in fair condition typically exhibit somewhat faded/worn appearance but overall assembly is sturdy and aging normally. Serviceable physical condition and still appropriate for aesthetic standards. Observed during daylight hours assumed to be in functional operating condition. As routine maintenance inspect repair/change bulbs as needed. Best to plan for large scale replacement at roughly the time frame below for cost efficiency and consistent quality/appearance throughout client. Replacement costs can vary greatly estimates shown here are based on replacement with a comparable size and design unless otherwise noted.

Useful Life:
30 years

Remaining Life:
21 years



Best Case: \$ 7,400

Worst Case: \$ 9,300

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 2198 Tuff Shed - Refurbish

Quantity: (1) Shed

Location: Common Areas

Funded?: Yes.

History: 2015

Comments: Shed determined to be in good condition typically exhibit good physical/structural condition and maintain appropriate curb appeal for the development.

Useful Life:
25 years

Remaining Life:
19 years



Best Case: \$ 2,100

Worst Case: \$ 4,200

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 2607 BBQ - 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:

Clubhouse

Comp #: 2702 Clubhouse Tile Roof - Replace

Quantity: ~ 11500 GSF

Location: Clubhouse

Funded?: Yes.

History:

Comments: A reserve study conducts only a limited visual review and many of the critical waterproofing and ventilation items of the roof are not readily viewable. For a full evaluation have a professional roof consultant/contractor perform a thorough up-close survey of your entire roof system including attic inspection (if any). Concrete or clay tile can last in the 50-75 year range but the underlayment and the wood battens beneath the roofing will likely need to be replaced sooner. As routine maintenance many manufacturers recommend inspections at least twice annually (once in the fall before the snow season and again in the spring) and after large storm events. Promptly replace any damaged/missing sections or any other repair needed to ensure waterproof integrity of roof. Keep roof surface gutters and downspouts clear and free of debris. The majority of tile roofs are installed with minimum standards including the lowest grades of underlayment and flashings. Standard underlayment has a general useful life of about 25 years depending on climate exposure and moisture content. At the time of re-roofing we recommend that you hire a professional consultant to evaluate the existing roof and specify the new roof materials/design provide installation oversight. We recommend that all clients hire qualified consultants whenever they are considering having work performed on any building envelope (waterproofing) components including: roof walls windows decks exterior painting and caulking/sealant. The National Roofing Contractors client (NRCA) has additional information available on their web site <http://www.nrca.net/Consumers/>. Information regarding the difference between the expected life of the tiles and the expected life of the underlayment and flashings can be found at <https://www.reservestudy.com/lifetime-tile-roofs-fact-or-fiction>.

Useful Life:
30 years

Remaining Life:
21 years



Best Case: \$ 85,000

Worst Case: \$ 120,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 2704 Clubhouse Gutters/Dspts - Replace

Quantity: ~ 320 LF

Location: Clubhouse

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:
21 years



Best Case: \$ 2,000

Worst Case: \$ 2,800

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 2707 Clubhouse Windows - Replace

Quantity: ~ (66) Windows

Location: Clubhouse

Funded?: Yes.

History:

Comments: Windows determined to be in good condition typically exhibit only minor routine signs of wear and age. Frames appear to be intact with no significant pitting or other surface wear. All moving parts appear to be functional and glass appears to be clear and free from damage. 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:
21 years



Best Case: \$ 48,000

Worst Case: \$ 72,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 2708 Garage Doors - Replace

Quantity: (2) Garage Doors

Location: Clubhouse

Funded?: Yes.

History:

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

Useful Life:
30 years

Remaining Life:
21 years



Best Case: \$ 6,000

Worst Case: \$ 10,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 2709 Clubhouse Exterior - Caulk/Paint

Quantity: ~ 4500 GSF

Location: Clubhouse

Funded?: Yes.

History:

Comments: 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:
12 years

Remaining Life:
10 years



Best Case: \$ 4,800

Worst Case: \$ 9,500

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 2715 Clubhouse Ext. Lights - Replace

Quantity: ~ (30) Lights

Location: Clubhouse

Funded?: Yes.

History:

Comments: Exterior lights determined to be in good condition typically exhibit only minor signs of normal wear and tear and are consistent with local aesthetic standards for the development. Observed during daylight hours but assumed to be in functional operating condition. As routine maintenance clean by wiping down with an appropriate cleaner change bulbs and repair as needed. Best practice is to plan for replacement of all lighting together at roughly the time frame below for cost efficiency and consistent quality/appearance throughout development. Should be coordinated with exterior painting projects whenever possible. Individual replacements should be considered an Operating expense. If available an extra supply of replacement fixtures should be kept on-site to allow for prompt replacement.

Useful Life:
25 years

Remaining Life:
16 years



Best Case: \$ 8,000

Worst Case: \$ 11,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 2717 Clubhouse Interior Walls - Repaint

Quantity: ~ 7800 GSF

Location: Clubhouse

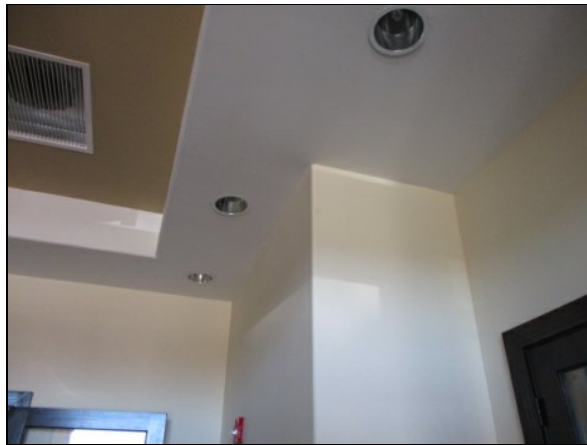
Funded?: Yes.

History:

Comments: 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:
1 years



Best Case: \$ 8,300

Worst Case: \$ 14,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 2720 Clubhouse Carpet - Replace

Quantity: ~ 75GSY

Location: Clubhouse

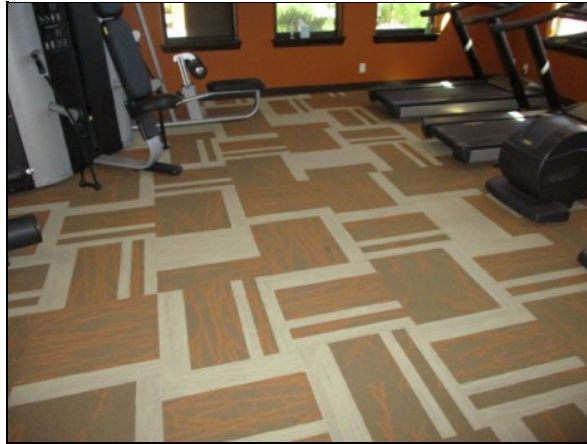
Funded?: Yes.

History:

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

Useful Life:
10 years

Remaining Life:
1 years



Best Case: \$ 4,000

Worst Case: \$ 4,800

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 2721 Clubhouse Tile Flooring - Replace

Quantity: ~ 420 GSF

Location: Clubhouse

Funded?: Yes.

History:

Comments: Flooring surfaces were determined to be in fair condition. No major evidence of staining or deterioration noted. As part of ongoing maintenance program inspect regularly repairing or replacing damaged sections as needed. If available best practice is to keep a collection of replacement tiles on hand for partial replacements. With ordinary care and maintenance tile in interior locations can last for an extended period of time but replacement is often warranted eventually to enhance and restore aesthetic appeal in the common areas. Replacement costs can vary greatly depending on size and type of tiles selected. Our recommendation is to replace at the approximate schedule shown here but this schedule can be adjusted at the client's discretion.

Useful Life:
50 years

Remaining Life:
41 years



Best Case: \$ 7,600

Worst Case: \$ 9,400

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 2721 Clubhouse Vinyl Flooring - Replace

Quantity: ~ 990 GSF

Location: Clubhouse

Funded?: Yes.

History:

Comments: Flooring surfaces were determined to be in fair condition. No major evidence of staining or deterioration noted. As part of ongoing maintenance program inspect regularly repairing or replacing damaged sections as needed. If available best practice is to keep a collection of replacement tiles on hand for partial replacements. With ordinary care and maintenance tile in interior locations can last for an extended period of time but replacement is often warranted eventually to enhance and restore aesthetic appeal in the common areas. Replacement costs can vary greatly depending on size and type of tiles selected. Our recommendation is to replace at the approximate schedule shown here but this schedule can be adjusted at the client's discretion.

Useful Life:
20 years

Remaining Life:
11 years



Best Case: \$ 6,000

Worst Case: \$ 8,300

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 2723 Clubhouse Wood Flooring - Replace

Quantity: ~ 2000 GSF

Location: Clubhouse

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:
31 years



Best Case: \$ 32,000

Worst Case: \$ 42,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 2733 Fitness Equipment - Replace

Quantity: ~ (8) Pieces

Location: Clubhouse

Funded?: Yes.

History:

Comments: Includes (2) treadmills, (2) ellipticals, (2) standard bikes, (1) large three station cable machine, (1) small cable machine.

The equipment was observed to be in fair condition with no major issues observed at the time of the inspection. In our experience equipment can vary in useful life due to use electronic components moving parts and advancements in technology. Inspect regularly clean for appearance maintain and repair promptly as needed from Operating budget to ensure safety. Best practice is to coordinate replacement of all equipment together to obtain better pricing and achieve consistent style and quality.

Useful Life:
10 years

Remaining Life:
1 years



Best Case: \$ 13,000

Worst Case: \$ 21,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 2739 Clubhouse Furniture - Replace

Quantity: ~ (59) Pieces

Location: Clubhouse

Funded?: Yes.

History:

Comments: Includes (3) couches, (23) lounges, (6) tables, (5) bar stools, (6) side tables, 12 LF of floor to ceiling bookshelves, (4) televisions. 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:
12 years

Remaining Life:
3 years



Best Case: \$ 30,000

Worst Case: \$ 47,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 2751 Kitchen - Remodel

Quantity: ~ (1) Kitchen

Location: Clubhouse

Funded?: Yes.

History:

Comments: Includes (35) LF of base cabinets, (28) LF of wall cabinets, (92) GSF of granite counters, (2) sinks. Kitchen was observed to be in good condition. Counters and cabinets were clean and free of issues. Fixtures appeared to be in good 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:
21 years



Best Case: \$ 19,000

Worst Case: \$ 21,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 2753 Kitchen Appliances - Replace

Quantity: ~ (8) Appliances

Location: Clubhouse

Funded?: Yes.

History:

Comments: Includes (1) basement refrigerator, (1) chest freezer, (1) GE profile microwave, (1) wall oven, (1) GE dishwasher, (1) GE range, (1) GE Monogram refrigerator, (1) ice maker. 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:
12 years

Remaining Life:
3 years



Best Case: \$ 5,300

Worst Case: \$ 9,500

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 2754 Bathroom - Refurbish

Quantity: ~ (2) Bathroom

Location: Pool Area

Funded?: Yes.

History:

Comments: Bathrooms were determined to be in good condition. Flooring did not exhibit any un-even or broken sections. Fixtures appeared to be in good condition. 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, décor, 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 association's good judgment.

Useful Life:
20 years

Remaining Life:
11 years



Best Case: \$ 17,000

Worst Case: \$ 25,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 2755 Drinking Fountains - Replace

Quantity: (2) Drinking Fountains

Location: Clubhouse

Funded?: Yes.

History:

Comments: 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:
25 years

Remaining Life:
16 years



Best Case: \$ 2,000

Worst Case: \$ 2,800

Cost Source: ARI Cost Database: Similar Project Cost History

Clubhouse Mechanical

Comp #: 2503 Keycard/Fob Reader System - Replace

Quantity: ~ (5) Readers

Location: Clubhouse

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. Card/fob reader devices were/were observed to be functional during site inspection. Due to use exposure and advancements in technology plan to replace devices and control system at the approximate interval shown here.

Useful Life:
15 years

Remaining Life:
6 years



Best Case: \$ 9,500

Worst Case: \$ 13,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 2513 Hydraulic Elevator - Modernize

Quantity: (1) Elevator

Location: Clubhouse

Funded?: Yes.

History:

Comments: Elevators should be inspected regularly and tested as a preventive maintenance expense. This modernization project typically includes replacement/upgrade of controller(s) mechanical door components push-button fixtures and includes additional allowances for electrical work or fire alarm work by others code-required changes etc. Elevator vendors typically recommend modernization cycles of approximately 25 years for continued smooth safe operation technology advances and/or code changes. In our experience actual interval is typically 20-30 years or sometimes longer depending on level of use maintenance availability of replacement parts etc. When remaining useful life is below 5 years we recommend beginning discussions with your elevator vendor to determine the most cost effective specifications and approach to a modernization project. Modernization should be anticipated and planned for as lead time for required parts can be months-long if done on short notice. To minimize elevator downtime schedule the project ahead of time and consult with elevator vendor for more information. Some properties opt to hire an elevator consultant to draft a scope of work and oversee the process of obtaining estimates and installation for compliance. Costs shown here may need to be re-evaluated depending on unpredictable electrical or fire safety code changes and should be monitored during future Reserve Study updates.

Useful Life:
25 years

Remaining Life:
16 years



Best Case: \$ 37,000

Worst Case: \$ 53,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 2517 Elevator Cab – Remodel

Quantity: (1) Cab

Location: Clubhouse

Funded?: Yes.

History:

Comments: Elevator cabs determined to be in fair condition typically exhibit normal signs of wear and age such as scuffing and surface wear to flooring and wall paneling but remain generally clean and without any signs of advanced wear or damage. At this stage aesthetic standards are still being upheld and cabs are aging normally overall. This component recommends budgeting for periodic remodeling of the elevator cab interior(s) to ensure good physical condition and maintain aesthetic standards of the property. Timing of this elective project is ultimately at the discretion of the client but ideally should be coordinated with mechanical modernization to minimize downtime. Cost can vary greatly depending upon chosen design and our estimates assume remodeling to a similar standard as currently in place. If higher quality standards are being considered increases may need to be incorporated into future updates. A general allowance based upon our experience and consultation with elevator vendors is shown below for budgeting purposes but any new information or cost estimates should be incorporated into future Reserve Study updates when known. Note if present any service-only cabs are not expected to be a significant aesthetic priority and are not included here unless otherwise noted.

Useful Life:
25 years

Remaining Life:
16 years



Best Case: \$ 8,500

Worst Case: \$ 13,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 2523 Air Heat Pumps - Replace

Quantity: ~ (3) Units

Location: Clubhouse

Funded?: Yes.

History:

Comments: Water Furnace water to air model NDV072G101CTL0DN. 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:
30 years

Remaining Life:
21 years



Best Case: \$ 48,000

Worst Case: \$ 64,000

Cost Source: Research with Local Vendor/Contractor

Comp #: 2531 Geothermal Heat Pumps - Replace

Quantity: ~ (3) Heat Pumps

Location: Clubhouse

Funded?: Yes.

History:

Comments: Water Furnace Envision model water to water heat pump NSW075A10HCC serial numbers 130200393, and 130200392 model NSW025B10HCC serial number 130200392. 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. Cooling tower should be inspected and serviced regularly throughout its life cycle to ensure optimal performance and attain a full useful life. When evaluating replacement options higher priority should be given to durable materials (i.e. stainless steel) in order to reach a longer useful life. Individual component parts (fan motors etc.) should be replaced as an Operating expense. Unless otherwise noted replacement costs shown here are based on replacement with tower of same approximate type and nominal tonnage.

Useful Life:
30 years

Remaining Life:
21 years



Best Case: \$ 42,000

Worst Case: \$ 58,000

Cost Source: Research with Local Vendor/Contractor

Comp #: 2533 Pumps/Motors - Repair/Replace

Quantity: ~ (25) Pumps

Location: Clubhouse

Funded?: Yes.

History:

Comments: Includes (2) large grundfos (10) small grundfos (13) Geolink pumps. Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted remaining useful life expectancy is based primarily on original installation or last replacement/purchase date our experience with similar systems/components and assuming normal amount of usage and good preventive maintenance.

Useful Life:
15 years

Remaining Life:
6 years



Best Case: \$ 46,000

Worst Case: \$ 74,000

Cost Source: Research with Local Vendor/Contractor

Comp #: 2535 Distribution Manifold - Replace

Quantity: ~ (1) Manifold

Location: Clubhouse

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. No access to see pumps closely. Costs based on input from building/management staff and/or experience with similar installations. Sump pump systems can have a highly variable life expectancy depending on level of use. Should be inspected regularly and repaired as-needed by servicing vendor or maintenance staff to ensure proper function and optimal performance.

Useful Life:
30 years

Remaining Life:
21 years



Best Case: \$ 25,000

Worst Case: \$ 38,000

Cost Source: Research with Local Vendor/Contractor

Comp #: 2541 Laundry Machines - Replace

Quantity: ~ (1) Units

Location: Clubhouse

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. Laundry machines should be inspected serviced and repaired as needed by vendor and/or staff to ensure full useful life and achieve optimal performance. Useful life expectancy shown here assumes proper preventive maintenance and normal levels of use. Costs to replace are based on replacement with same-size units unless otherwise noted.

Useful Life:
20 years

Remaining Life:
11 years



Best Case: \$ 1,400

Worst Case: \$ 2,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 2543 Security System - Modernize

Quantity: ~ (16) Cameras

Location: Clubhouse

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. 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:
1 years



Best Case: \$ 17,000

Worst Case: \$ 24,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 2545 BAS Equipment - Replace

Quantity: ~ (2) Equipment

Location: Clubhouse

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. Computers and other IT equipment have a relatively short useful life (depending on the application and level of use) due to advancements in technology. Plan to replace/upgrade the existing equipment at the approximate interval shown here to ensure proper function and uninterrupted service. Keep track of any partial replacements and include cost history during future Reserve Study updates.

Useful Life:
20 years

Remaining Life:
11 years



Best Case: \$ 14,000

Worst Case: \$ 22,000

Cost Source: Research with Local Vendor/Contractor

Comp #: 2553 Fire Control Panel - Update/Replace

Quantity: ~ (1) Panel

Location: Clubhouse

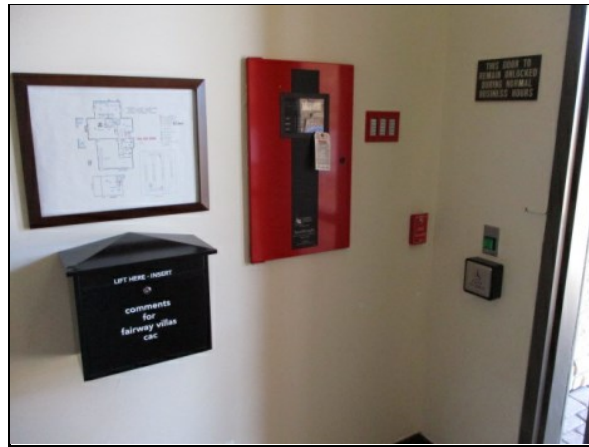
Funded?: Yes.

History:

Comments: 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:
11 years



Best Case: \$ 7,400

Worst Case: \$ 8,500

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 2561 Tankless Boiler - Replace

Quantity: ~ (1) Unit

Location: Clubhouse

Funded?: Yes.

History:

Comments: Lochnivar knight model 285K BTU electric boiler. 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. With routine inspection and maintenance the boiler should have an approximate useful life as shown below before replacement with future technology and efficiencies will be warranted. Life expectancy can vary based on level of use and location on the property. When considering replacements the client should strongly consider replacing with high-efficiency models. Although initial cost may be higher than conventional alternatives the payback period in energy savings is often a fraction of the overall life span of the boiler itself. Costs to replace are based on replacement with same approximate size and capacity.

Useful Life:
25 years

Remaining Life:
16 years



Best Case: \$ 15,000

Worst Case: \$ 23,000

Cost Source: Research with Local Vendor/Contractor

Comp #: 2563 Water Heater/Tank - Replace

Quantity: ~ (4) Tanks

Location: Clubhouse

Funded?: Yes.

History:

Comments: State 119 gallon solar water heater model SGV1201OTS serial number 1152M001230 1201M000252 1152M001232 1201M000271. Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted remaining useful life expectancy is based primarily on original installation or last replacement/purchase date our experience with similar systems/components and assuming normal amount of usage and good preventive maintenance. Water heater life expectancies can vary greatly depending on level of use type of technology amount of preventive maintenance and other factors. Should be inspected and repaired as needed by servicing vendor or maintenance staff. Unless otherwise noted expected to be functional. Plan to replace at the approximate interval shown below. When evaluating replacements we recommend choosing high-efficiency or tankless models if possible in order to minimize energy usage.

Useful Life:
15 years

Remaining Life:
6 years



Best Case: \$ 27,000

Worst Case: \$ 37,000

Cost Source: Research with Local Vendor/Contractor

Comp #: 2567 Heat Exchangers - Replace

Quantity: ~ (3) Units

Location: Clubhouse

Funded?: Yes.

History:

Comments: Maxi-Flo model MF 260 heat exchanger. 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. Heat exchanger should be inspected and serviced regularly as an Operating expense. In some cases individual parts (i.e. plates for plate heat exchanger units) can be replaced without needing to replace the entire unit. Costs shown here are based on complete replacement unless otherwise noted.

Useful Life:
20 years

Remaining Life:
11 years



Best Case: \$ 18,000

Worst Case: \$ 21,000

Cost Source: Research with Local Vendor/Contractor

Comp #: 2567 In-Ground Heat Exchanger - Replace

Quantity: ~ (1) Unit

Location: Underground

Funded?: Yes.

History:

Comments: No access to inspect component as it was buried in the adjacent pond. 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. Heat exchanger should be inspected and serviced regularly as an Operating expense. In some cases individual parts (i.e. plates for plate heat exchanger units) can be replaced without needing to replace the entire unit. Costs shown here are based on complete replacement unless otherwise noted.

Useful Life:
50 years

Remaining Life:
41 years



Best Case: \$ 58,000

Worst Case: \$ 69,000

Cost Source: Research with Local Vendor/Contractor

Comp #: 2571 Boiler Controller - Replace

Quantity: ~ (1) Controller

Location: Clubhouse

Funded?: Yes.

History:

Comments: System combined with sensor provides automatic detection (snow/ice) and maintains a set temperature of boiler. These controllers will help conserve the life of the boiler systems.

Useful Life:
10 years

Remaining Life:
2 years



Best Case: \$ 1,100

Worst Case: \$ 2,100

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 2849 Dehumidifier - Replace

Quantity: ~ (1) Unit

Location: Indoor pool area

Funded?: Yes.

History:

Comments: Desert Aire - Expert Aire series model LC08N6QBETDLCED serial number 1213D21793. 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:
11 years



Best Case: \$ 68,000

Worst Case: \$ 100,000

Cost Source: Research with Local Vendor/Contractor

Pool/Spa

Comp #: 2805 Fencing: Metal - Replace

Quantity: ~ 440 LF

Location: Pool Area

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:
21 years



Best Case: \$ 21,000

Worst Case: \$ 28,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 2807 Patio Furniture/BBQs - Replace

Quantity: ~ (70) Pieces

Location: Pool Area

Funded?: Yes.

History:

Comments: Includes (34) wicker chairs, (3) wicker drink tables, (24) metal chairs, (9) metal tables. The furniture appeared in fair condition. 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:
1 years



Best Case: \$ 18,000

Worst Case: \$ 33,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 2809 Coping Stones - Repair

Quantity: ~ 270 LF

Location: Pool Area

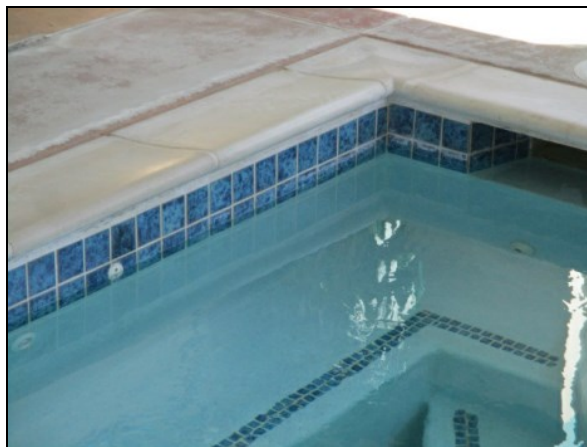
Funded?: Yes.

History:

Comments: 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. 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:
24 years

Remaining Life:
15 years



Best Case: \$ 4,600

Worst Case: \$ 5,600

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 2813 Deck - Repair - 10%

Quantity: ~ 4500 GSF

Location: Pool Area

Funded?: Yes.

History:

Comments: Decking was observed to be in good condition. The concrete surfaces exhibited a smooth surface with no shrinkage or settlement cracks. 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:
10 years

Remaining Life:
1 years



Best Case: \$ 6,200

Worst Case: \$ 7,100

Cost Source: Allowance

Comp #: 2815 Pool - Resurface

Quantity: ~ (1) Pool

Location: Pool Area

Funded?: Yes.

History:

Comments: Pool surfaces exhibited some pitting chipping un-even and broken surfaces. Cracks were observed to be substantial. Approximately 1000 GSF footprint area with 130 waterline/perimeter length. Pool resurfacing will restore the aesthetic quality of the pool while protecting the actual concrete shell of the pool from deterioration. While drained for resurfacing any other repairs to lighting handrails stairs ladders etc. should be conducted as needed. This type of project is best suited for slow/offseason to minimize downtime during periods when pool is used heavily. Should be expected at the approximate interval shown below in some cases schedule may need to be accelerated due to improper chemical balances or aesthetic preferences of the client.

Useful Life:
12 years

Remaining Life:
3 years



Best Case: \$ 16,000

Worst Case: \$ 18,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 2815 Wader Pool - Resurface

Quantity: ~ (1) Pool

Location: Pool Area

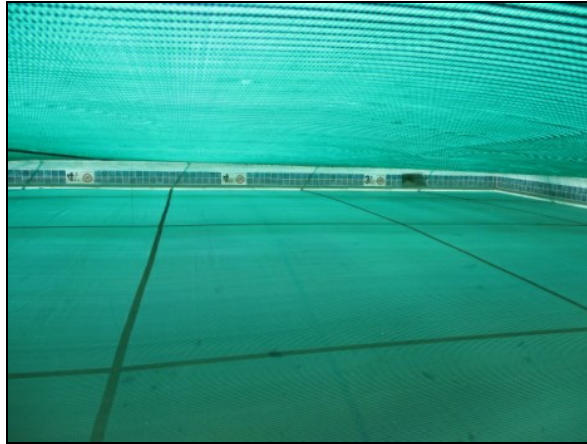
Funded?: Yes.

History:

Comments: 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:
3 years



Best Case: \$ 6,400

Worst Case: \$ 7,200

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 2817 Spa - Resurface

Quantity: ~ (1) Spa

Location: Pool Area

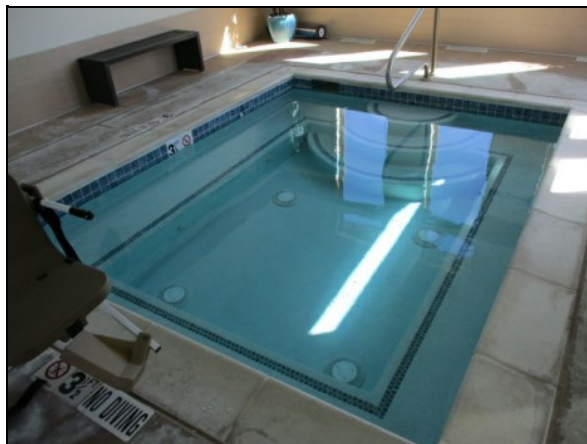
Funded?: Yes.

History:

Comments: Spa surfaces exhibited some pitting chipping un-even and broken surfaces. Cracks were observed to be substantial. Spas sometimes need to be resurfaced more frequently than pools due to higher chance of chemical imbalances. Whenever possible both should be done at the same time to achieve better pricing and minimize downtime. 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.

Useful Life:
6 years

Remaining Life:
0 years



Best Case: \$ 4,200

Worst Case: \$ 6,700

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 2821 Pool/Spa - Re-Tile

Quantity: ~ 270 LF

Location: Pool Area

Funded?: Yes.

History:

Comments: Pool/Spa was observed to be in fair condition. Pavers 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:
20 years

Remaining Life:
11 years



Best Case: \$ 13,000

Worst Case: \$ 15,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 2823 Pool Cover - Replace

Quantity: ~ (1) Cover

Location: Pool Area

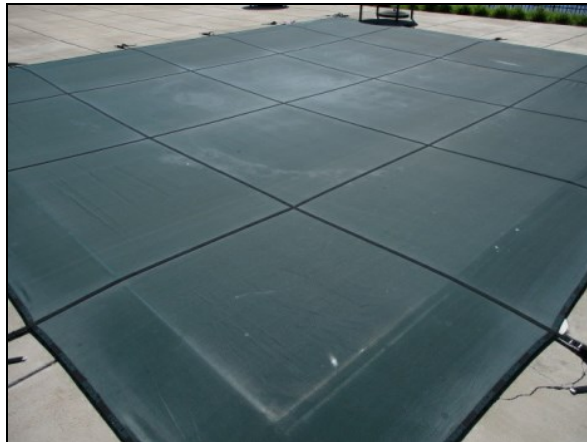
Funded?: Yes.

History:

Comments: Cover was observed to be in fair condition. Fabric was noted to be in fair condition with no major ripping observed. Inspect regularly and properly store when not in use. Cover can provide cost savings for temperature differentials reduce cleaning costs and provide safety. We suggest planning to replace at regular intervals to maintain proper functionality.

Useful Life:
8 years

Remaining Life:
4 years



Best Case: \$ 2,700

Worst Case: \$ 3,700

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 2831 Pool Filters - Replace

Quantity: ~ (2) Filters

Location: Pool Area

Funded?: Yes.

History:

Comments: Pentair Triton 2 commercial model TR-100C sand filters. 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:
11 years



Best Case: \$ 2,700

Worst Case: \$ 3,100

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 2833 Spa Filter - Replace

Quantity: ~ (1) Filter

Location: Pool Area

Funded?: Yes.

History:

Comments: 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:
11 years



Best Case: \$ 1,400

Worst Case: \$ 1,600

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 2837 Pool/Spa Pump - Repair/Replace

Quantity: ~ (4) Pump

Location: Pool Area

Funded?: Yes.

History:

Comments: 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:
10 years

Remaining Life:
5 years



Best Case: \$ 3,400

Worst Case: \$ 4,900

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 2847 ADA Chairs - Replace

Quantity: (3) Chairs

Location: Pool area

Funded?: Yes.

History:

Comments: ADA lifts should be inspected regularly to ensure proper function and safe conditions. Make minor repairs and replace individual parts as needed as an Operating expense. Plan for upgrade or replacement at the approximate interval shown here.

Useful Life:
15 years

Remaining Life:
12 years



Best Case: \$ 12,000

Worst Case: \$ 18,000

Cost Source: ARI Cost Database: Similar Project Cost History