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Wind River HOA
Tulsa, OK



Report #: 47181-0
Beginning: January 1, 2024
Expires: December 31, 2024

RESERVE STUDY
"Full"

October 11, 2023

Welcome to your Reserve Study!

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

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

In this Report, you will find three key results:

- **Component List**

Unique to each property, the Component List serves as the foundation of the Reserve Study and details the scope and schedule of all necessary repairs & replacements.

- **Reserve Fund Strength**

A calculation that measures how well the Reserve Fund has kept pace with the property's physical deterioration.

- **Reserve Funding Plan**

A multi-year funding plan based on current Reserve Fund strength that allows for component repairs and replacements to be completed in a timely manner, with an emphasis on fairness and avoiding "catch-up" funding.

Questions?

Please contact your Project Manager directly.



Est. 1986

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Wind River HOA

Tulsa, OK

Level of Service: "Full"

Report #: 47181-0

of Units: 343

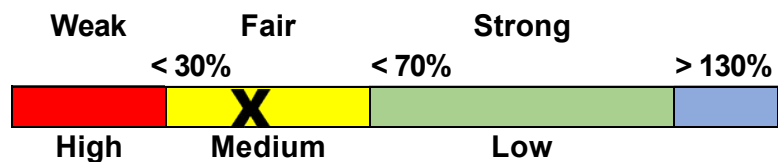
January 1, 2024 through December 31, 2024

Findings & Recommendations

as of January 1, 2024

Starting Reserve Balance	\$514,900
Current Fully Funded (Ideal) Reserve Balance	\$1,113,642
Average Reserve Deficit Per Unit	\$1,746
Percent Funded	46.2 %
Recommended 2024 Annual "Full Funding" Contributions	\$108,500
Alternate 2024 Annual "70% Funding" Contributions	\$100,800
Most Recent Reserve Contribution Rate	\$87,200

Reserve Fund Strength: 46.2%



Risk of Special Assessment:

Economic Assumptions:

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

- This is a "Full" Reserve Study.
- The information in this Reserve Study is based on our site inspection on 3/23/2023.
- This Reserve Study was prepared by, or under the supervision of a credentialed Reserve Specialist (RS™).
- Because your Reserve Fund is at 46.2 % Funded, this means the association's special assessment & deferred maintenance risk is currently Medium.
- Based on this starting point, your anticipated future expenses, and your historical Reserve contribution rate, our recommendation is for you to increase your Reserve contributions to \$108,500/year.
- This Reserve Study has been prepared using the "pooled" method of Reserve funding (also known as the cash flow method). The terms "full funding" and/or "fully funding" as used in this Reserve Study are based on the National Reserve Study Standards definition of full funding: "setting a Reserve funding goal to attain and maintain Reserves at or near 100 percent funded." (The definition and means of calculating percent-funded are addressed later in this report.)

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
SITE AND GROUNDS			
201 Asphalt: Parking - Mill and Overlay	20	2	\$26,500
206 Concrete: Parking Lot - Repair	20	10	\$6,800
316 Well Pumps - Replace	10	10	\$16,000
347 Lighting: Bollard - Replace	25	9	\$30,000
409 Benches - Replace	20	14	\$8,000
516 Walls: Masonry - Repair/Tuck Point	10	5	\$90,400
1303 Pavilion Roof - Replace	20	13	\$8,300
1402 Monument Signs - Refurbish	25	7	\$30,000
1700 Landscape/Irrigation - Refurbish	20	19	\$60,000
1702 Pond Fountains - Replace	10	2	\$15,000
1703 Pond Fountain Lights - Replace	5	2	\$7,000
1704 Waterfall - Repair	10	7	\$10,000
CLUBHOUSE INTERIORS			
904 Kitchen - Remodel	24	23	\$20,000
928 Interiors – Remodel	24	7	\$50,000
929 Interiors - Refurbish	12	0	\$37,500
1110 Interior Surfaces - Repaint	12	10	\$6,800
CLUBHOUSE EXTERIORS			
701 Wood Doors - Replace	40	23	\$14,000
703 Windows - Replace	40	23	\$30,000
1115 Building Exteriors - Seal/Paint	10	3	\$5,500
1128 Siding: Fiber Cement/Wood - Replace	50	33	\$25,000
1303 Roofing: Asphalt Shingle - Replace	20	13	\$28,000
1310 Gutters/Downspouts - Replace	20	13	\$5,000
POOL AREA			
104 Decking: Pool - Seal/Paint/Repair	4	2	\$16,000
105 Decking: Pool - Resurface	12	6	\$55,000
503 Fencing: Metal - Replace	30	13	\$25,000
509 Pergolas - Replace	25	8	\$30,000
909 Restrooms - Remodel	24	7	\$35,000
1202 Pool: Main - Replaster/Retile	10	9	\$32,700
1202 Pool: Wading - Replaster/Retile	10	7	\$9,000
1219 Pool Equipment - Maintain/Replace	5	2	\$8,000
1230 Furniture: Pool - Replace	5	3	\$8,000
1237 Mushroom Feature - Replace	20	7	\$7,500
MEP - POOL AND CLUBHOUSE			
303 HVAC Units - Replace	15	0	\$16,000

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
305 Surveillance System - Modernize	10	5	\$7,500
GATED NEIGHBORHOODS			
120 Site Drainage System – Clean/Repair	10	7	\$40,000
201 Asphalt - Mill and Overlay	40	22	\$1,140,000
203 Asphalt - Crack Seal/Repair	1	0	\$10,000
210 Concrete: Sidewalks/Gutters- Repair	5	2	\$25,000
704 Gates: Vehicle/Pedestrian - Replace	40	22	\$170,000
1402 Monument Signs - Refurbish	25	7	\$35,000
MEP - GATED NEIGHBORHOODS			
305 Surveillance System - Modernize	10	5	\$7,500
705 Gate Operators (2021) - Replace	10	7	\$15,000
705 Gate Operators (2022) - Replace	10	8	\$15,000
705 Gate Operators (Old) - Replace	10	1	\$60,000
712 Intercoms - Replace	1	0	\$5,000

45 Total Funded Components

Note 1: Yellow highlighted line items are expected to require attention in this initial year, light blue highlighted items are expected to occur within the first-five years.

Introduction



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

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



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

Methodology



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

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

Which Physical Assets are Funded by Reserves?

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



RESERVE COMPONENT "FOUR-PART TEST"

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

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

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

How do we establish Current Repair/Replacement Cost Estimates?

In this order...

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

How much Reserves are enough?

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

Adequacy is measured in a two-step process:

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



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

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

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

How much should we contribute?



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.*



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 3/23/2023, we started with a brief meeting with Colby Henley (Property Manager), and then started the site inspection beginning with the clubhouse and pool area. We visually inspected and were able to see all common areas. Please refer to the Component Details section at the bottom of the report for additional information on each of your Reserve components.



Projected Expenses

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

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

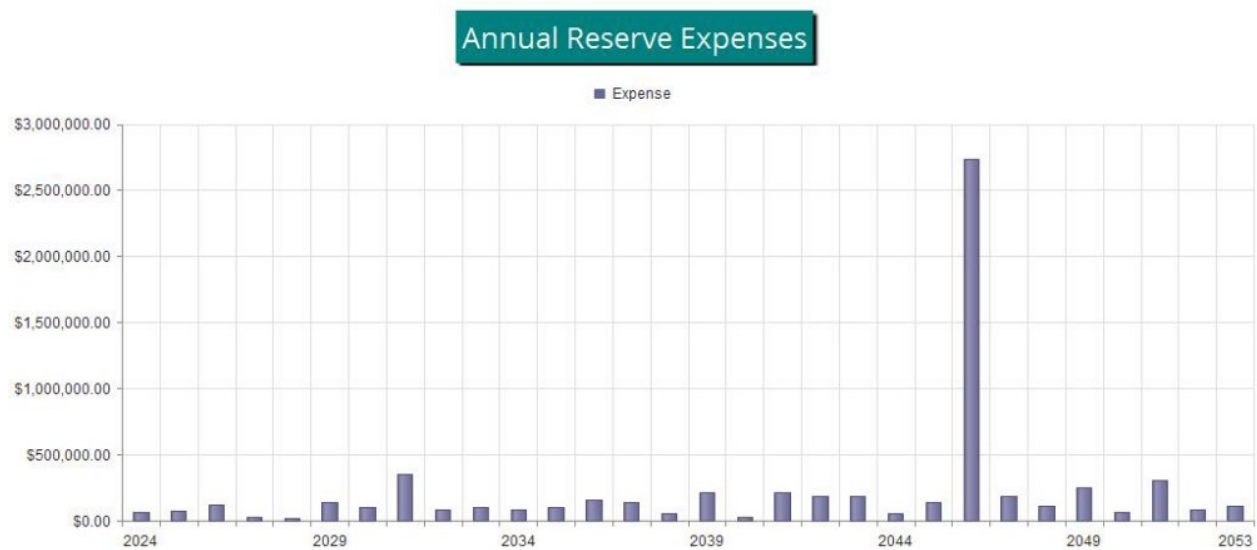


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$514,900 as-of the start of your Fiscal Year on 1/1/2024. This is based on your actual balance on 1/1/2024 of \$514,900 and anticipated Reserve contributions and expenses projected through the end of your Fiscal Year. As of your Fiscal Year Start, your Fully Funded Balance is computed to be \$1,113,642. This figure represents the deteriorated value of your common area components. Comparing your Reserve Balance to your Fully Funded Balance indicates your Reserves are 46.2 % Funded.

Recommended Funding Plan

Based on your current Percent Funded and your near-term and long-term Reserve needs, we are recommending budgeted contributions of \$108,500 this Fiscal Year. The overall 30-yr plan, in perspective, is shown below. This same information is shown numerically in both the 30-yr Summary and the Cash Flow Detail tables.

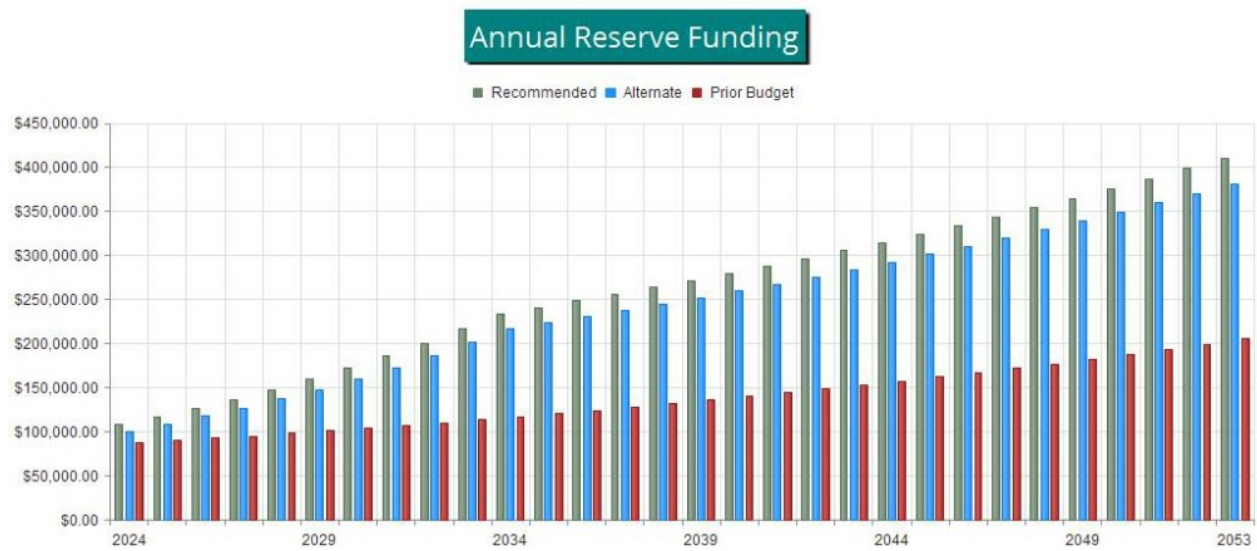


Figure 2

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

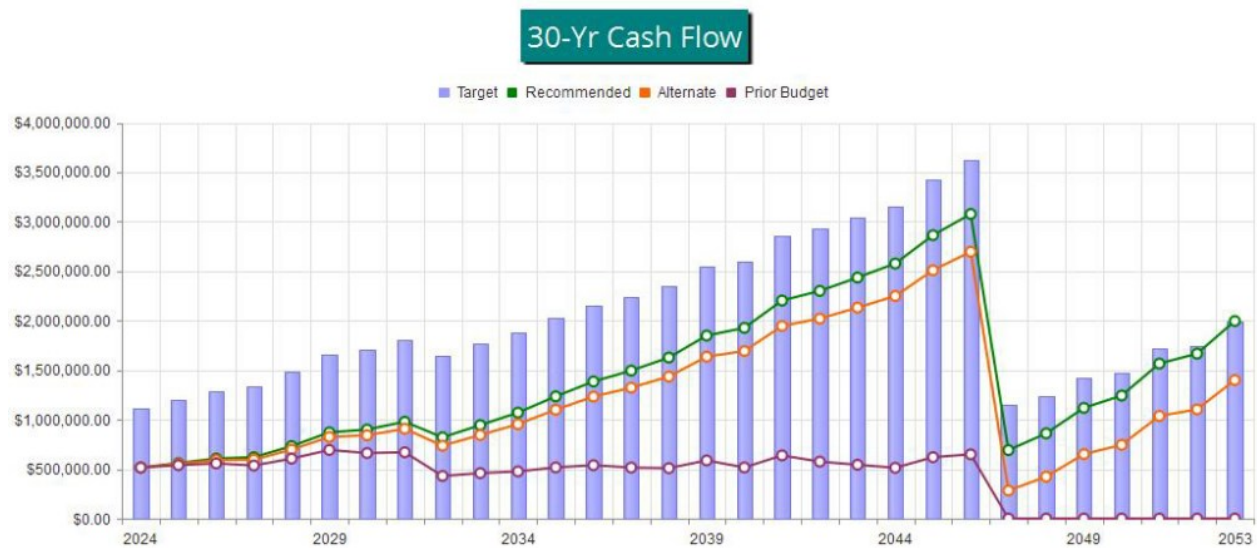


Figure 3

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

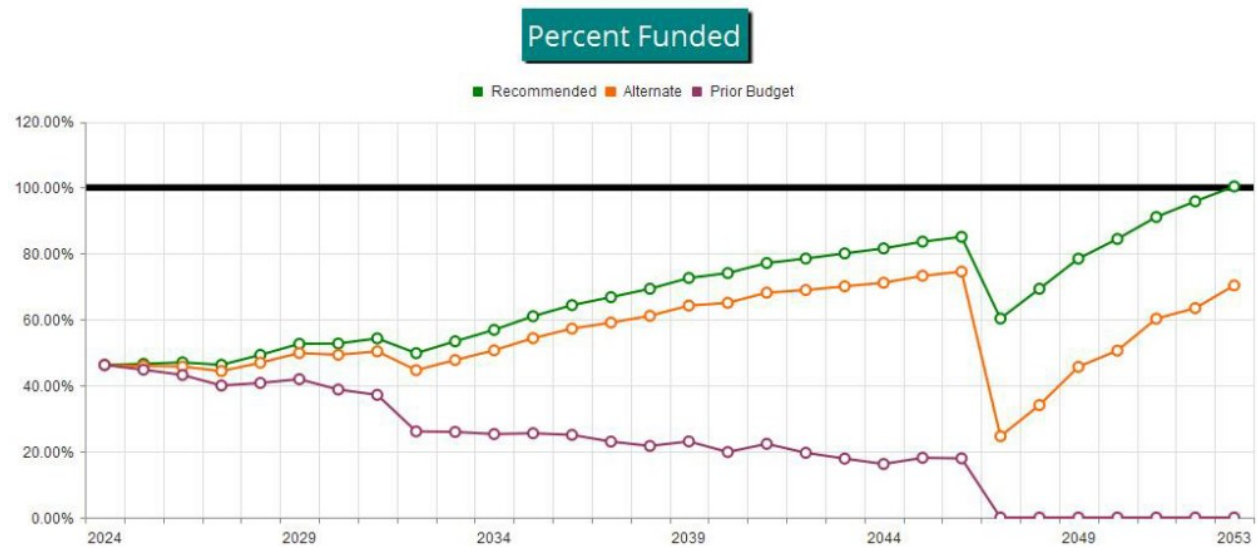


Figure 4



Table Descriptions

Executive Summary is a summary of your Reserve Components

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

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

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

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

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



#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
SITE AND GROUNDS					
201	Asphalt: Parking - Mill and Overlay	~ 5,900 GSF	20	2	\$26,500
206	Concrete: Parking Lot - Repair	33% of ~ 1,032 GSF	20	10	\$6,800
316	Well Pumps - Replace	(2) Wells	10	10	\$16,000
347	Lighting: Bollard - Replace	(35) Bollard Lights	25	9	\$30,000
409	Benches - Replace	(4) Benches	20	14	\$8,000
516	Walls: Masonry - Repair/Tuck Point	5% of ~ 8,630 LF	10	5	\$90,400
1303	Pavilion Roof - Replace	~ 1,500 GSF	20	13	\$8,300
1402	Monument Signs - Refurbish	Lump Sum Allowance	25	7	\$30,000
1700	Landscape/Irrigation - Refurbish	Lump Sum Allowance	20	19	\$60,000
1702	Pond Fountains - Replace	(3) Fountains	10	2	\$15,000
1703	Pond Fountain Lights - Replace	(3) Fountains	5	2	\$7,000
1704	Waterfall - Repair	Lump Sum Allowance	10	7	\$10,000
CLUBHOUSE INTERIORS					
904	Kitchen - Remodel	(1) Kitchen; 220 GSF	24	23	\$20,000
928	Interiors – Remodel	Lump Sum Allowance	24	7	\$50,000
929	Interiors - Refurbish	Lump Sum Allowance	12	0	\$37,500
1110	Interior Surfaces - Repaint	~ 4,270 GSF	12	10	\$6,800
CLUBHOUSE EXTERIORS					
701	Wood Doors - Replace	(7) Wood Doors	40	23	\$14,000
703	Windows - Replace	~ 493 GSF	40	23	\$30,000
1115	Building Exteriors - Seal/Paint	~ 1,750 GSF	10	3	\$5,500
1128	Siding: Fiber Cement/Wood - Replace	~ 1,750 GSF	50	33	\$25,000
1303	Roofing: Asphalt Shingle - Replace	~ 5,100 GSF	20	13	\$28,000
1310	Gutters/Downspouts - Replace	~ 330 LF	20	13	\$5,000
POOL AREA					
104	Decking: Pool - Seal/Paint/Repair	~ 10,900 GSF	4	2	\$16,000
105	Decking: Pool - Resurface	~ 10,900 GSF	12	6	\$55,000
503	Fencing: Metal - Replace	~ 352 LF	30	13	\$25,000
509	Pergolas - Replace	(2) Pergolas; 645 GSF	25	8	\$30,000
909	Restrooms - Remodel	(2) Restrooms	24	7	\$35,000
1202	Pool: Main - Replaster/Retile	~ 3,420 GSF	10	9	\$32,700
1202	Pool: Wading - Replaster/Retile	~ 640 GSF	10	7	\$9,000
1219	Pool Equipment - Maintain/Replace	Lump Sum Allowance	5	2	\$8,000
1230	Furniture: Pool - Replace	(66) Assorted Pieces	5	3	\$8,000
1237	Mushroom Feature - Replace	(1) Feature	20	7	\$7,500
MEP - POOL AND CLUBHOUSE					
303	HVAC Units - Replace	(2) Units	15	0	\$16,000
305	Surveillance System - Modernize	(1) System; (6) Cameras	10	5	\$7,500
GATED NEIGHBORHOODS					
120	Site Drainage System – Clean/Repair	Lump Sum Allowance	10	7	\$40,000
201	Asphalt - Mill and Overlay	~ 326,000 GSF	40	22	\$1,140,000
203	Asphalt - Crack Seal/Repair	Lump Sum Allowance	1	0	\$10,000
210	Concrete: Sidewalks/Gutters- Repair	Lump Sum Allowance	5	2	\$25,000
704	Gates: Vehicle/Pedestrian - Replace	Lump Sum Allowance	40	22	\$170,000

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
1402	Monument Signs - Refurbish	Lump Sum Allowance	25	7	\$35,000
MEP - GATED NEIGHBORHOODS					
305	Surveillance System - Modernize	Lump Sum Allowance	10	5	\$7,500
705	Gate Operators (2021) - Replace	(3) Gate Operators	10	7	\$15,000
705	Gate Operators (2022) - Replace	(3) Gate Operators	10	8	\$15,000
705	Gate Operators (Old) - Replace	(12) Gate Operators	10	1	\$60,000
712	Intercoms - Replace	(9) Intercoms	1	0	\$5,000
45	Total Funded Components				



#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
SITE AND GROUNDS								
201	Asphalt: Parking - Mill and Overlay	\$26,500	X	18	/	20	=	\$23,850
206	Concrete: Parking Lot - Repair	\$6,800	X	10	/	20	=	\$3,400
316	Well Pumps - Replace	\$16,000	X	0	/	10	=	\$0
347	Lighting: Bollard - Replace	\$30,000	X	16	/	25	=	\$19,200
409	Benches - Replace	\$8,000	X	6	/	20	=	\$2,400
516	Walls: Masonry - Repair/Tuck Point	\$90,400	X	5	/	10	=	\$45,200
1303	Pavilion Roof - Replace	\$8,300	X	7	/	20	=	\$2,905
1402	Monument Signs - Refurbish	\$30,000	X	18	/	25	=	\$21,600
1700	Landscape/Irrigation - Refurbish	\$60,000	X	1	/	20	=	\$3,000
1702	Pond Fountains - Replace	\$15,000	X	8	/	10	=	\$12,000
1703	Pond Fountain Lights - Replace	\$7,000	X	3	/	5	=	\$4,200
1704	Waterfall - Repair	\$10,000	X	3	/	10	=	\$3,000
CLUBHOUSE INTERIORS								
904	Kitchen - Remodel	\$20,000	X	1	/	24	=	\$833
928	Interiors - Remodel	\$50,000	X	17	/	24	=	\$35,417
929	Interiors - Refurbish	\$37,500	X	12	/	12	=	\$37,500
1110	Interior Surfaces - Repaint	\$6,800	X	2	/	12	=	\$1,133
CLUBHOUSE EXTERIORS								
701	Wood Doors - Replace	\$14,000	X	17	/	40	=	\$5,950
703	Windows - Replace	\$30,000	X	17	/	40	=	\$12,750
1115	Building Exteriors - Seal/Paint	\$5,500	X	7	/	10	=	\$3,850
1128	Siding: Fiber Cement/Wood - Replace	\$25,000	X	17	/	50	=	\$8,500
1303	Roofing: Asphalt Shingle - Replace	\$28,000	X	7	/	20	=	\$9,800
1310	Gutters/Downspouts - Replace	\$5,000	X	7	/	20	=	\$1,750
POOL AREA								
104	Decking: Pool - Seal/Paint/Repair	\$16,000	X	2	/	4	=	\$8,000
105	Decking: Pool - Resurface	\$55,000	X	6	/	12	=	\$27,500
503	Fencing: Metal - Replace	\$25,000	X	17	/	30	=	\$14,167
509	Pergolas - Replace	\$30,000	X	17	/	25	=	\$20,400
909	Restrooms - Remodel	\$35,000	X	17	/	24	=	\$24,792
1202	Pool: Main - Replaster/Retile	\$32,700	X	1	/	10	=	\$3,270
1202	Pool: Wading - Replaster/Retile	\$9,000	X	3	/	10	=	\$2,700
1219	Pool Equipment - Maintain/Replace	\$8,000	X	3	/	5	=	\$4,800
1230	Furniture: Pool - Replace	\$8,000	X	2	/	5	=	\$3,200
1237	Mushroom Feature - Replace	\$7,500	X	13	/	20	=	\$4,875
MEP - POOL AND CLUBHOUSE								
303	HVAC Units - Replace	\$16,000	X	15	/	15	=	\$16,000
305	Surveillance System - Modernize	\$7,500	X	5	/	10	=	\$3,750
GATED NEIGHBORHOODS								
120	Site Drainage System - Clean/Repair	\$40,000	X	3	/	10	=	\$12,000
201	Asphalt - Mill and Overlay	\$1,140,000	X	18	/	40	=	\$513,000
203	Asphalt - Crack Seal/Repair	\$10,000	X	1	/	1	=	\$10,000
210	Concrete: Sidewalks/Gutters- Repair	\$25,000	X	3	/	5	=	\$15,000
704	Gates: Vehicle/Pedestrian - Replace	\$170,000	X	18	/	40	=	\$76,500

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
1402	Monument Signs - Refurbish	\$35,000	X	18	/	25	=	\$25,200
MEP - GATED NEIGHBORHOODS								
305	Surveillance System - Modernize	\$7,500	X	5	/	10	=	\$3,750
705	Gate Operators (2021) - Replace	\$15,000	X	3	/	10	=	\$4,500
705	Gate Operators (2022) - Replace	\$15,000	X	2	/	10	=	\$3,000
705	Gate Operators (Old) - Replace	\$60,000	X	9	/	10	=	\$54,000
712	Intercoms - Replace	\$5,000	X	1	/	1	=	\$5,000
								\$1,113,642



# Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
SITE AND GROUNDS				
201 Asphalt: Parking - Mill and Overlay	20	\$26,500	\$1,325	1.08 %
206 Concrete: Parking Lot - Repair	20	\$6,800	\$340	0.28 %
316 Well Pumps - Replace	10	\$16,000	\$1,600	1.31 %
347 Lighting: Bollard - Replace	25	\$30,000	\$1,200	0.98 %
409 Benches - Replace	20	\$8,000	\$400	0.33 %
516 Walls: Masonry - Repair/Tuck Point	10	\$90,400	\$9,040	7.39 %
1303 Pavilion Roof - Replace	20	\$8,300	\$415	0.34 %
1402 Monument Signs - Refurbish	25	\$30,000	\$1,200	0.98 %
1700 Landscape/Irrigation - Refurbish	20	\$60,000	\$3,000	2.45 %
1702 Pond Fountains - Replace	10	\$15,000	\$1,500	1.23 %
1703 Pond Fountain Lights - Replace	5	\$7,000	\$1,400	1.14 %
1704 Waterfall - Repair	10	\$10,000	\$1,000	0.82 %
CLUBHOUSE INTERIORS				
904 Kitchen - Remodel	24	\$20,000	\$833	0.68 %
928 Interiors - Remodel	24	\$50,000	\$2,083	1.70 %
929 Interiors - Refurbish	12	\$37,500	\$3,125	2.55 %
1110 Interior Surfaces - Repaint	12	\$6,800	\$567	0.46 %
CLUBHOUSE EXTERIORS				
701 Wood Doors - Replace	40	\$14,000	\$350	0.29 %
703 Windows - Replace	40	\$30,000	\$750	0.61 %
1115 Building Exteriors - Seal/Paint	10	\$5,500	\$550	0.45 %
1128 Siding: Fiber Cement/Wood - Replace	50	\$25,000	\$500	0.41 %
1303 Roofing: Asphalt Shingle - Replace	20	\$28,000	\$1,400	1.14 %
1310 Gutters/Downspouts - Replace	20	\$5,000	\$250	0.20 %
POOL AREA				
104 Decking: Pool - Seal/Paint/Repair	4	\$16,000	\$4,000	3.27 %
105 Decking: Pool - Resurface	12	\$55,000	\$4,583	3.75 %
503 Fencing: Metal - Replace	30	\$25,000	\$833	0.68 %
509 Pergolas - Replace	25	\$30,000	\$1,200	0.98 %
909 Restrooms - Remodel	24	\$35,000	\$1,458	1.19 %
1202 Pool: Main - Replaster/Retile	10	\$32,700	\$3,270	2.67 %
1202 Pool: Wading - Replaster/Retile	10	\$9,000	\$900	0.74 %
1219 Pool Equipment - Maintain/Replace	5	\$8,000	\$1,600	1.31 %
1230 Furniture: Pool - Replace	5	\$8,000	\$1,600	1.31 %
1237 Mushroom Feature - Replace	20	\$7,500	\$375	0.31 %
MEP - POOL AND CLUBHOUSE				
303 HVAC Units - Replace	15	\$16,000	\$1,067	0.87 %
305 Surveillance System - Modernize	10	\$7,500	\$750	0.61 %
GATED NEIGHBORHOODS				
120 Site Drainage System - Clean/Repair	10	\$40,000	\$4,000	3.27 %
201 Asphalt - Mill and Overlay	40	\$1,140,000	\$28,500	23.29 %
203 Asphalt - Crack Seal/Repair	1	\$10,000	\$10,000	8.17 %
210 Concrete: Sidewalks/Gutters- Repair	5	\$25,000	\$5,000	4.09 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
704	Gates: Vehicle/Pedestrian - Replace	40	\$170,000	\$4,250	3.47 %
1402	Monument Signs - Refurbish	25	\$35,000	\$1,400	1.14 %
MEP - GATED NEIGHBORHOODS					
305	Surveillance System - Modernize	10	\$7,500	\$750	0.61 %
705	Gate Operators (2021) - Replace	10	\$15,000	\$1,500	1.23 %
705	Gate Operators (2022) - Replace	10	\$15,000	\$1,500	1.23 %
705	Gate Operators (Old) - Replace	10	\$60,000	\$6,000	4.90 %
712	Intercoms - Replace	1	\$5,000	\$5,000	4.09 %
45	Total Funded Components			\$122,365	100.00 %



30-Year Reserve Plan Summary

Report # 47181-0
Full

Fiscal Year Start: 2024

Interest:

1.00 %

Inflation:

3.00 %

Reserve Fund Strength: as-of Fiscal Year Start Date

Projected Reserve Balance Changes

Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded		Special Assmt Risk	% Increase In Annual		Loan or Special Assmts	Interest Income	Reserve Expenses
						Reserve Funding	Reserve Funding			
2024	\$514,900	\$1,113,642	46.2 %		Medium	24.43 %	\$108,500	\$0	\$5,374	\$68,500
2025	\$560,274	\$1,202,532	46.6 %		Medium	8.00 %	\$117,180	\$0	\$5,829	\$77,250
2026	\$606,033	\$1,288,857	47.0 %		Medium	8.00 %	\$126,554	\$0	\$6,124	\$119,351
2027	\$619,360	\$1,338,303	46.3 %		Medium	8.00 %	\$136,679	\$0	\$6,752	\$31,143
2028	\$731,648	\$1,484,098	49.3 %		Medium	8.00 %	\$147,613	\$0	\$8,007	\$16,883
2029	\$870,386	\$1,653,086	52.7 %		Medium	8.00 %	\$159,422	\$0	\$8,844	\$139,577
2030	\$899,075	\$1,705,025	52.7 %		Medium	8.00 %	\$172,176	\$0	\$9,381	\$102,688
2031	\$977,943	\$1,800,900	54.3 %		Medium	8.00 %	\$185,950	\$0	\$8,989	\$352,359
2032	\$820,523	\$1,647,006	49.8 %		Medium	8.00 %	\$200,826	\$0	\$8,819	\$86,140
2033	\$944,027	\$1,767,350	53.4 %		Medium	8.00 %	\$216,892	\$0	\$10,064	\$101,381
2034	\$1,069,602	\$1,880,397	56.9 %		Medium	8.00 %	\$234,243	\$0	\$11,513	\$81,441
2035	\$1,233,917	\$2,022,306	61.0 %		Medium	3.00 %	\$241,271	\$0	\$13,086	\$103,818
2036	\$1,384,456	\$2,150,506	64.4 %		Medium	3.00 %	\$248,509	\$0	\$14,387	\$153,269
2037	\$1,494,082	\$2,236,851	66.8 %		Medium	3.00 %	\$255,964	\$0	\$15,596	\$139,217
2038	\$1,626,425	\$2,345,651	69.3 %		Medium	3.00 %	\$263,643	\$0	\$17,367	\$58,991
2039	\$1,848,444	\$2,545,901	72.6 %		Low	3.00 %	\$271,552	\$0	\$18,866	\$212,507
2040	\$1,926,356	\$2,599,755	74.1 %		Low	3.00 %	\$279,699	\$0	\$20,636	\$24,071
2041	\$2,202,620	\$2,855,206	77.1 %		Low	3.00 %	\$288,090	\$0	\$22,504	\$213,217
2042	\$2,299,996	\$2,929,567	78.5 %		Low	3.00 %	\$296,732	\$0	\$23,664	\$185,565
2043	\$2,434,827	\$3,040,889	80.1 %		Low	3.00 %	\$305,634	\$0	\$25,047	\$188,853
2044	\$2,576,656	\$3,158,603	81.6 %		Low	3.00 %	\$314,803	\$0	\$27,185	\$55,989
2045	\$2,862,655	\$3,423,326	83.6 %		Low	3.00 %	\$324,248	\$0	\$29,686	\$139,522
2046	\$3,077,067	\$3,616,783	85.1 %		Low	3.00 %	\$333,975	\$0	\$18,833	\$2,738,687
2047	\$691,188	\$1,145,937	60.3 %		Medium	3.00 %	\$343,994	\$0	\$7,755	\$182,557
2048	\$860,380	\$1,241,024	69.3 %		Medium	3.00 %	\$354,314	\$0	\$9,887	\$106,722
2049	\$1,117,860	\$1,424,537	78.5 %		Low	3.00 %	\$364,944	\$0	\$11,797	\$252,091
2050	\$1,242,509	\$1,471,511	84.4 %		Low	3.00 %	\$375,892	\$0	\$14,034	\$66,854
2051	\$1,565,581	\$1,718,604	91.1 %		Low	3.00 %	\$387,169	\$0	\$16,150	\$303,206
2052	\$1,665,693	\$1,737,822	95.8 %		Low	3.00 %	\$398,784	\$0	\$18,300	\$86,941
2053	\$1,995,836	\$1,988,768	100.4 %		Low	3.00 %	\$410,747	\$0	\$21,549	\$112,408



30-Year Reserve Plan Summary (Alternate Funding Plan)

Report # 47181-0
Full

Fiscal Year Start: 2024

Interest:

1.00 %

Inflation:

3.00 %

Reserve Fund Strength: as-of Fiscal Year Start Date

Projected Reserve Balance Changes

	% Increase									
	Starting	Fully			Special	In Annual		Loan or		
Year	Reserve	Funded	Percent		Assmt	Reserve	Reserve	Special	Interest	Reserve
	Balance	Balance	Funded		Risk	Funding	Funding	Assmts	Income	Expenses
2024	\$514,900	\$1,113,642	46.2 %	<div></div>	Medium	15.60 %	\$100,800	\$0	\$5,335	\$68,500
2025	\$552,535	\$1,202,532	45.9 %	<div></div>	Medium	8.00 %	\$108,864	\$0	\$5,710	\$77,250
2026	\$589,858	\$1,288,857	45.8 %	<div></div>	Medium	8.00 %	\$117,573	\$0	\$5,917	\$119,351
2027	\$593,997	\$1,338,303	44.4 %	<div></div>	Medium	8.00 %	\$126,979	\$0	\$6,449	\$31,143
2028	\$696,282	\$1,484,098	46.9 %	<div></div>	Medium	8.00 %	\$137,137	\$0	\$7,599	\$16,883
2029	\$824,136	\$1,653,086	49.9 %	<div></div>	Medium	8.00 %	\$148,108	\$0	\$8,322	\$139,577
2030	\$840,989	\$1,705,025	49.3 %	<div></div>	Medium	8.00 %	\$159,957	\$0	\$8,736	\$102,688
2031	\$906,994	\$1,800,900	50.4 %	<div></div>	Medium	8.00 %	\$172,753	\$0	\$8,209	\$352,359
2032	\$735,598	\$1,647,006	44.7 %	<div></div>	Medium	8.00 %	\$186,574	\$0	\$7,894	\$86,140
2033	\$843,926	\$1,767,350	47.8 %	<div></div>	Medium	8.00 %	\$201,500	\$0	\$8,981	\$101,381
2034	\$953,025	\$1,880,397	50.7 %	<div></div>	Medium	8.00 %	\$217,620	\$0	\$10,258	\$81,441
2035	\$1,099,462	\$2,022,306	54.4 %	<div></div>	Medium	3.00 %	\$224,148	\$0	\$11,650	\$103,818
2036	\$1,231,442	\$2,150,506	57.3 %	<div></div>	Medium	3.00 %	\$230,873	\$0	\$12,761	\$153,269
2037	\$1,321,806	\$2,236,851	59.1 %	<div></div>	Medium	3.00 %	\$237,799	\$0	\$13,774	\$139,217
2038	\$1,434,162	\$2,345,651	61.1 %	<div></div>	Medium	3.00 %	\$244,933	\$0	\$15,342	\$58,991
2039	\$1,635,445	\$2,545,901	64.2 %	<div></div>	Medium	3.00 %	\$252,281	\$0	\$16,629	\$212,507
2040	\$1,691,849	\$2,599,755	65.1 %	<div></div>	Medium	3.00 %	\$259,849	\$0	\$18,181	\$24,071
2041	\$1,945,808	\$2,855,206	68.1 %	<div></div>	Medium	3.00 %	\$267,645	\$0	\$19,821	\$213,217
2042	\$2,020,056	\$2,929,567	69.0 %	<div></div>	Medium	3.00 %	\$275,674	\$0	\$20,746	\$185,565
2043	\$2,130,911	\$3,040,889	70.1 %	<div></div>	Low	3.00 %	\$283,944	\$0	\$21,885	\$188,853
2044	\$2,247,888	\$3,158,603	71.2 %	<div></div>	Low	3.00 %	\$292,463	\$0	\$23,770	\$55,989
2045	\$2,508,131	\$3,423,326	73.3 %	<div></div>	Low	3.00 %	\$301,236	\$0	\$26,009	\$139,522
2046	\$2,695,854	\$3,616,783	74.5 %	<div></div>	Low	3.00 %	\$310,274	\$0	\$14,885	\$2,738,687
2047	\$282,325	\$1,145,937	24.6 %	<div></div>	High	3.00 %	\$319,582	\$0	\$3,525	\$182,557
2048	\$422,875	\$1,241,024	34.1 %	<div></div>	Medium	3.00 %	\$329,169	\$0	\$5,366	\$106,722
2049	\$650,688	\$1,424,537	45.7 %	<div></div>	Medium	3.00 %	\$339,044	\$0	\$6,974	\$252,091
2050	\$744,615	\$1,471,511	50.6 %	<div></div>	Medium	3.00 %	\$349,216	\$0	\$8,899	\$66,854
2051	\$1,035,875	\$1,718,604	60.3 %	<div></div>	Medium	3.00 %	\$359,692	\$0	\$10,690	\$303,206
2052	\$1,103,051	\$1,737,822	63.5 %	<div></div>	Medium	3.00 %	\$370,483	\$0	\$12,505	\$86,941
2053	\$1,399,098	\$1,988,768	70.3 %	<div></div>	Low	3.00 %	\$381,597	\$0	\$15,407	\$112,408



30-Year Income/Expense Detail

Report # 47181-0

Full

Fiscal Year	2024	2025	2026	2027	2028
Starting Reserve Balance	\$514,900	\$560,274	\$606,033	\$619,360	\$731,648
Annual Reserve Funding	\$108,500	\$117,180	\$126,554	\$136,679	\$147,613
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$5,374	\$5,829	\$6,124	\$6,752	\$8,007
Total Income	\$628,774	\$683,283	\$738,711	\$762,791	\$887,268
# Component					
SITE AND GROUNDS					
201 Asphalt: Parking - Mill and Overlay	\$0	\$0	\$28,114	\$0	\$0
206 Concrete: Parking Lot - Repair	\$0	\$0	\$0	\$0	\$0
316 Well Pumps - Replace	\$0	\$0	\$0	\$0	\$0
347 Lighting: Bollard - Replace	\$0	\$0	\$0	\$0	\$0
409 Benches - Replace	\$0	\$0	\$0	\$0	\$0
516 Walls: Masonry - Repair/Tuck Point	\$0	\$0	\$0	\$0	\$0
1303 Pavilion Roof - Replace	\$0	\$0	\$0	\$0	\$0
1402 Monument Signs - Refurbish	\$0	\$0	\$0	\$0	\$0
1700 Landscape/Irrigation - Refurbish	\$0	\$0	\$0	\$0	\$0
1702 Pond Fountains - Replace	\$0	\$0	\$15,914	\$0	\$0
1703 Pond Fountain Lights - Replace	\$0	\$0	\$7,426	\$0	\$0
1704 Waterfall - Repair	\$0	\$0	\$0	\$0	\$0
CLUBHOUSE INTERIORS					
904 Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
928 Interiors - Remodel	\$0	\$0	\$0	\$0	\$0
929 Interiors - Refurbish	\$37,500	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
CLUBHOUSE EXTERIORS					
701 Wood Doors - Replace	\$0	\$0	\$0	\$0	\$0
703 Windows - Replace	\$0	\$0	\$0	\$0	\$0
1115 Building Exteriors - Seal/Paint	\$0	\$0	\$0	\$6,010	\$0
1128 Siding: Fiber Cement/Wood - Replace	\$0	\$0	\$0	\$0	\$0
1303 Roofing: Asphalt Shingle - Replace	\$0	\$0	\$0	\$0	\$0
1310 Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
POOL AREA					
104 Decking: Pool - Seal/Paint/Repair	\$0	\$0	\$16,974	\$0	\$0
105 Decking: Pool - Resurface	\$0	\$0	\$0	\$0	\$0
503 Fencing: Metal - Replace	\$0	\$0	\$0	\$0	\$0
509 Pergolas - Replace	\$0	\$0	\$0	\$0	\$0
909 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
1202 Pool: Main - Replaster/Retile	\$0	\$0	\$0	\$0	\$0
1202 Pool: Wading - Replaster/Retile	\$0	\$0	\$0	\$0	\$0
1219 Pool Equipment - Maintain/Replace	\$0	\$0	\$8,487	\$0	\$0
1230 Furniture: Pool - Replace	\$0	\$0	\$0	\$8,742	\$0
1237 Mushroom Feature - Replace	\$0	\$0	\$0	\$0	\$0
MEP - POOL AND CLUBHOUSE					
303 HVAC Units - Replace	\$16,000	\$0	\$0	\$0	\$0
305 Surveillance System - Modernize	\$0	\$0	\$0	\$0	\$0
GATED NEIGHBORHOODS					
120 Site Drainage System - Clean/Repair	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Mill and Overlay	\$0	\$0	\$0	\$0	\$0
203 Asphalt - Crack Seal/Repair	\$10,000	\$10,300	\$10,609	\$10,927	\$11,255
210 Concrete: Sidewalks/Gutters- Repair	\$0	\$0	\$26,523	\$0	\$0
704 Gates: Vehicle/Pedestrian - Replace	\$0	\$0	\$0	\$0	\$0
1402 Monument Signs - Refurbish	\$0	\$0	\$0	\$0	\$0
MEP - GATED NEIGHBORHOODS					
305 Surveillance System - Modernize	\$0	\$0	\$0	\$0	\$0
705 Gate Operators (2021) - Replace	\$0	\$0	\$0	\$0	\$0
705 Gate Operators (2022) - Replace	\$0	\$0	\$0	\$0	\$0
705 Gate Operators (Old) - Replace	\$0	\$61,800	\$0	\$0	\$0
712 Intercoms - Replace	\$5,000	\$5,150	\$5,305	\$5,464	\$5,628
Total Expenses	\$68,500	\$77,250	\$119,351	\$31,143	\$16,883

Fiscal Year	2024	2025	2026	2027	2028
Ending Reserve Balance	\$560,274	\$606,033	\$619,360	\$731,648	\$870,386

Fiscal Year	2029	2030	2031	2032	2033
Starting Reserve Balance	\$870,386	\$899,075	\$977,943	\$820,523	\$944,027
Annual Reserve Funding	\$159,422	\$172,176	\$185,950	\$200,826	\$216,892
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$8,844	\$9,381	\$8,989	\$8,819	\$10,064
Total Income	\$1,038,651	\$1,080,632	\$1,172,881	\$1,030,168	\$1,170,983
# Component					
SITE AND GROUNDS					
201 Asphalt: Parking - Mill and Overlay	\$0	\$0	\$0	\$0	\$0
206 Concrete: Parking Lot - Repair	\$0	\$0	\$0	\$0	\$0
316 Well Pumps - Replace	\$0	\$0	\$0	\$0	\$0
347 Lighting: Bollard - Replace	\$0	\$0	\$0	\$0	\$39,143
409 Benches - Replace	\$0	\$0	\$0	\$0	\$0
516 Walls: Masonry - Repair/Tuck Point	\$104,798	\$0	\$0	\$0	\$0
1303 Pavilion Roof - Replace	\$0	\$0	\$0	\$0	\$0
1402 Monument Signs - Refurbish	\$0	\$0	\$36,896	\$0	\$0
1700 Landscape/Irrigation - Refurbish	\$0	\$0	\$0	\$0	\$0
1702 Pond Fountains - Replace	\$0	\$0	\$0	\$0	\$0
1703 Pond Fountain Lights - Replace	\$0	\$0	\$8,609	\$0	\$0
1704 Waterfall - Repair	\$0	\$0	\$12,299	\$0	\$0
CLUBHOUSE INTERIORS					
904 Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
928 Interiors - Remodel	\$0	\$0	\$61,494	\$0	\$0
929 Interiors - Refurbish	\$0	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
CLUBHOUSE EXTERIORS					
701 Wood Doors - Replace	\$0	\$0	\$0	\$0	\$0
703 Windows - Replace	\$0	\$0	\$0	\$0	\$0
1115 Building Exteriors - Seal/Paint	\$0	\$0	\$0	\$0	\$0
1128 Siding: Fiber Cement/Wood - Replace	\$0	\$0	\$0	\$0	\$0
1303 Roofing: Asphalt Shingle - Replace	\$0	\$0	\$0	\$0	\$0
1310 Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
POOL AREA					
104 Decking: Pool - Seal/Paint/Repair	\$0	\$19,105	\$0	\$0	\$0
105 Decking: Pool - Resurface	\$0	\$65,673	\$0	\$0	\$0
503 Fencing: Metal - Replace	\$0	\$0	\$0	\$0	\$0
509 Pergolas - Replace	\$0	\$0	\$0	\$38,003	\$0
909 Restrooms - Remodel	\$0	\$0	\$43,046	\$0	\$0
1202 Pool: Main - Replaster/Retile	\$0	\$0	\$0	\$0	\$42,666
1202 Pool: Wading - Replaster/Retile	\$0	\$0	\$11,069	\$0	\$0
1219 Pool Equipment - Maintain/Replace	\$0	\$0	\$9,839	\$0	\$0
1230 Furniture: Pool - Replace	\$0	\$0	\$0	\$10,134	\$0
1237 Mushroom Feature - Replace	\$0	\$0	\$9,224	\$0	\$0
MEP - POOL AND CLUBHOUSE					
303 HVAC Units - Replace	\$0	\$0	\$0	\$0	\$0
305 Surveillance System - Modernize	\$8,695	\$0	\$0	\$0	\$0
GATED NEIGHBORHOODS					
120 Site Drainage System - Clean/Repair	\$0	\$0	\$49,195	\$0	\$0
201 Asphalt - Mill and Overlay	\$0	\$0	\$0	\$0	\$0
203 Asphalt - Crack Seal/Repair	\$11,593	\$11,941	\$12,299	\$12,668	\$13,048
210 Concrete: Sidewalks/Gutters- Repair	\$0	\$0	\$30,747	\$0	\$0
704 Gates: Vehicle/Pedestrian - Replace	\$0	\$0	\$0	\$0	\$0
1402 Monument Signs - Refurbish	\$0	\$0	\$43,046	\$0	\$0
MEP - GATED NEIGHBORHOODS					
305 Surveillance System - Modernize	\$8,695	\$0	\$0	\$0	\$0
705 Gate Operators (2021) - Replace	\$0	\$0	\$18,448	\$0	\$0
705 Gate Operators (2022) - Replace	\$0	\$0	\$0	\$19,002	\$0
705 Gate Operators (Old) - Replace	\$0	\$0	\$0	\$0	\$0
712 Intercoms - Replace	\$5,796	\$5,970	\$6,149	\$6,334	\$6,524
Total Expenses	\$139,577	\$102,688	\$352,359	\$86,140	\$101,381
Ending Reserve Balance	\$899,075	\$977,943	\$820,523	\$944,027	\$1,069,602

Fiscal Year	2034	2035	2036	2037	2038
Starting Reserve Balance	\$1,069,602	\$1,233,917	\$1,384,456	\$1,494,082	\$1,626,425
Annual Reserve Funding	\$234,243	\$241,271	\$248,509	\$255,964	\$263,643
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$11,513	\$13,086	\$14,387	\$15,596	\$17,367
Total Income	\$1,315,358	\$1,488,274	\$1,647,352	\$1,765,642	\$1,907,435
# Component					
SITE AND GROUNDS					
201 Asphalt: Parking - Mill and Overlay	\$0	\$0	\$0	\$0	\$0
206 Concrete: Parking Lot - Repair	\$9,139	\$0	\$0	\$0	\$0
316 Well Pumps - Replace	\$21,503	\$0	\$0	\$0	\$0
347 Lighting: Bollard - Replace	\$0	\$0	\$0	\$0	\$0
409 Benches - Replace	\$0	\$0	\$0	\$0	\$12,101
516 Walls: Masonry - Repair/Tuck Point	\$0	\$0	\$0	\$0	\$0
1303 Pavilion Roof - Replace	\$0	\$0	\$0	\$12,189	\$0
1402 Monument Signs - Refurbish	\$0	\$0	\$0	\$0	\$0
1700 Landscape/Irrigation - Refurbish	\$0	\$0	\$0	\$0	\$0
1702 Pond Fountains - Replace	\$0	\$0	\$21,386	\$0	\$0
1703 Pond Fountain Lights - Replace	\$0	\$0	\$9,980	\$0	\$0
1704 Waterfall - Repair	\$0	\$0	\$0	\$0	\$0
CLUBHOUSE INTERIORS					
904 Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
928 Interiors - Remodel	\$0	\$0	\$0	\$0	\$0
929 Interiors - Refurbish	\$0	\$0	\$53,466	\$0	\$0
1110 Interior Surfaces - Repaint	\$9,139	\$0	\$0	\$0	\$0
CLUBHOUSE EXTERIORS					
701 Wood Doors - Replace	\$0	\$0	\$0	\$0	\$0
703 Windows - Replace	\$0	\$0	\$0	\$0	\$0
1115 Building Exteriors - Seal/Paint	\$0	\$0	\$0	\$8,077	\$0
1128 Siding: Fiber Cement/Wood - Replace	\$0	\$0	\$0	\$0	\$0
1303 Roofing: Asphalt Shingle - Replace	\$0	\$0	\$0	\$41,119	\$0
1310 Gutters/Downspouts - Replace	\$0	\$0	\$0	\$7,343	\$0
POOL AREA					
104 Decking: Pool - Seal/Paint/Repair	\$21,503	\$0	\$0	\$0	\$24,201
105 Decking: Pool - Resurface	\$0	\$0	\$0	\$0	\$0
503 Fencing: Metal - Replace	\$0	\$0	\$0	\$36,713	\$0
509 Pergolas - Replace	\$0	\$0	\$0	\$0	\$0
909 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
1202 Pool: Main - Replaster/Retile	\$0	\$0	\$0	\$0	\$0
1202 Pool: Wading - Replaster/Retile	\$0	\$0	\$0	\$0	\$0
1219 Pool Equipment - Maintain/Replace	\$0	\$0	\$11,406	\$0	\$0
1230 Furniture: Pool - Replace	\$0	\$0	\$0	\$11,748	\$0
1237 Mushroom Feature - Replace	\$0	\$0	\$0	\$0	\$0
MEP - POOL AND CLUBHOUSE					
303 HVAC Units - Replace	\$0	\$0	\$0	\$0	\$0
305 Surveillance System - Modernize	\$0	\$0	\$0	\$0	\$0
GATED NEIGHBORHOODS					
120 Site Drainage System - Clean/Repair	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Mill and Overlay	\$0	\$0	\$0	\$0	\$0
203 Asphalt - Crack Seal/Repair	\$13,439	\$13,842	\$14,258	\$14,685	\$15,126
210 Concrete: Sidewalks/Gutters- Repair	\$0	\$0	\$35,644	\$0	\$0
704 Gates: Vehicle/Pedestrian - Replace	\$0	\$0	\$0	\$0	\$0
1402 Monument Signs - Refurbish	\$0	\$0	\$0	\$0	\$0
MEP - GATED NEIGHBORHOODS					
305 Surveillance System - Modernize	\$0	\$0	\$0	\$0	\$0
705 Gate Operators (2021) - Replace	\$0	\$0	\$0	\$0	\$0
705 Gate Operators (2022) - Replace	\$0	\$0	\$0	\$0	\$0
705 Gate Operators (Old) - Replace	\$0	\$83,054	\$0	\$0	\$0
712 Intercoms - Replace	\$6,720	\$6,921	\$7,129	\$7,343	\$7,563
Total Expenses	\$81,441	\$103,818	\$153,269	\$139,217	\$58,991
Ending Reserve Balance	\$1,233,917	\$1,384,456	\$1,494,082	\$1,626,425	\$1,848,444

Fiscal Year	2039	2040	2041	2042	2043
Starting Reserve Balance	\$1,848,444	\$1,926,356	\$2,202,620	\$2,299,996	\$2,434,827
Annual Reserve Funding	\$271,552	\$279,699	\$288,090	\$296,732	\$305,634
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$18,866	\$20,636	\$22,504	\$23,664	\$25,047
Total Income	\$2,138,863	\$2,226,691	\$2,513,213	\$2,620,393	\$2,765,509
# Component					
SITE AND GROUNDS					
201 Asphalt: Parking - Mill and Overlay	\$0	\$0	\$0	\$0	\$0
206 Concrete: Parking Lot - Repair	\$0	\$0	\$0	\$0	\$0
316 Well Pumps - Replace	\$0	\$0	\$0	\$0	\$0
347 Lighting: Bollard - Replace	\$0	\$0	\$0	\$0	\$0
409 Benches - Replace	\$0	\$0	\$0	\$0	\$0
516 Walls: Masonry - Repair/Tuck Point	\$140,840	\$0	\$0	\$0	\$0
1303 Pavilion Roof - Replace	\$0	\$0	\$0	\$0	\$0
1402 Monument Signs - Refurbish	\$0	\$0	\$0	\$0	\$0
1700 Landscape/Irrigation - Refurbish	\$0	\$0	\$0	\$0	\$105,210
1702 Pond Fountains - Replace	\$0	\$0	\$0	\$0	\$0
1703 Pond Fountain Lights - Replace	\$0	\$0	\$11,570	\$0	\$0
1704 Waterfall - Repair	\$0	\$0	\$16,528	\$0	\$0
CLUBHOUSE INTERIORS					
904 Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
928 Interiors - Remodel	\$0	\$0	\$0	\$0	\$0
929 Interiors - Refurbish	\$0	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
CLUBHOUSE EXTERIORS					
701 Wood Doors - Replace	\$0	\$0	\$0	\$0	\$0
703 Windows - Replace	\$0	\$0	\$0	\$0	\$0
1115 Building Exteriors - Seal/Paint	\$0	\$0	\$0	\$0	\$0
1128 Siding: Fiber Cement/Wood - Replace	\$0	\$0	\$0	\$0	\$0
1303 Roofing: Asphalt Shingle - Replace	\$0	\$0	\$0	\$0	\$0
1310 Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
POOL AREA					
104 Decking: Pool - Seal/Paint/Repair	\$0	\$0	\$0	\$27,239	\$0
105 Decking: Pool - Resurface	\$0	\$0	\$0	\$93,634	\$0
503 Fencing: Metal - Replace	\$0	\$0	\$0	\$0	\$0
509 Pergolas - Replace	\$0	\$0	\$0	\$0	\$0
909 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
1202 Pool: Main - Replaster/Retile	\$0	\$0	\$0	\$0	\$57,340
1202 Pool: Wading - Replaster/Retile	\$0	\$0	\$14,876	\$0	\$0
1219 Pool Equipment - Maintain/Replace	\$0	\$0	\$13,223	\$0	\$0
1230 Furniture: Pool - Replace	\$0	\$0	\$0	\$13,619	\$0
1237 Mushroom Feature - Replace	\$0	\$0	\$0	\$0	\$0
MEP - POOL AND CLUBHOUSE					
303 HVAC Units - Replace	\$24,927	\$0	\$0	\$0	\$0
305 Surveillance System - Modernize	\$11,685	\$0	\$0	\$0	\$0
GATED NEIGHBORHOODS					
120 Site Drainage System - Clean/Repair	\$0	\$0	\$66,114	\$0	\$0
201 Asphalt - Mill and Overlay	\$0	\$0	\$0	\$0	\$0
203 Asphalt - Crack Seal/Repair	\$15,580	\$16,047	\$16,528	\$17,024	\$17,535
210 Concrete: Sidewalks/Gutters- Repair	\$0	\$0	\$41,321	\$0	\$0
704 Gates: Vehicle/Pedestrian - Replace	\$0	\$0	\$0	\$0	\$0
1402 Monument Signs - Refurbish	\$0	\$0	\$0	\$0	\$0
MEP - GATED NEIGHBORHOODS					
305 Surveillance System - Modernize	\$11,685	\$0	\$0	\$0	\$0
705 Gate Operators (2021) - Replace	\$0	\$0	\$24,793	\$0	\$0
705 Gate Operators (2022) - Replace	\$0	\$0	\$0	\$25,536	\$0
705 Gate Operators (Old) - Replace	\$0	\$0	\$0	\$0	\$0
712 Intercoms - Replace	\$7,790	\$8,024	\$8,264	\$8,512	\$8,768
Total Expenses	\$212,507	\$24,071	\$213,217	\$185,565	\$188,853
Ending Reserve Balance	\$1,926,356	\$2,202,620	\$2,299,996	\$2,434,827	\$2,576,656

Fiscal Year	2044	2045	2046	2047	2048
Starting Reserve Balance	\$2,576,656	\$2,862,655	\$3,077,067	\$691,188	\$860,380
Annual Reserve Funding	\$314,803	\$324,248	\$333,975	\$343,994	\$354,314
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$27,185	\$29,686	\$18,833	\$7,755	\$9,887
Total Income	\$2,918,645	\$3,216,589	\$3,429,875	\$1,042,937	\$1,224,581
# Component					
SITE AND GROUNDS					
201 Asphalt: Parking - Mill and Overlay	\$0	\$0	\$50,777	\$0	\$0
206 Concrete: Parking Lot - Repair	\$0	\$0	\$0	\$0	\$0
316 Well Pumps - Replace	\$28,898	\$0	\$0	\$0	\$0
347 Lighting: Bollard - Replace	\$0	\$0	\$0	\$0	\$0
409 Benches - Replace	\$0	\$0	\$0	\$0	\$0
516 Walls: Masonry - Repair/Tuck Point	\$0	\$0	\$0	\$0	\$0
1303 Pavilion Roof - Replace	\$0	\$0	\$0	\$0	\$0
1402 Monument Signs - Refurbish	\$0	\$0	\$0	\$0	\$0
1700 Landscape/Irrigation - Refurbish	\$0	\$0	\$0	\$0	\$0
1702 Pond Fountains - Replace	\$0	\$0	\$28,742	\$0	\$0
1703 Pond Fountain Lights - Replace	\$0	\$0	\$13,413	\$0	\$0
1704 Waterfall - Repair	\$0	\$0	\$0	\$0	\$0
CLUBHOUSE INTERIORS					
904 Kitchen - Remodel	\$0	\$0	\$0	\$39,472	\$0
928 Interiors - Remodel	\$0	\$0	\$0	\$0	\$0
929 Interiors - Refurbish	\$0	\$0	\$0	\$0	\$76,230
1110 Interior Surfaces - Repaint	\$0	\$0	\$13,030	\$0	\$0
CLUBHOUSE EXTERIORS					
701 Wood Doors - Replace	\$0	\$0	\$0	\$27,630	\$0
703 Windows - Replace	\$0	\$0	\$0	\$59,208	\$0
1115 Building Exteriors - Seal/Paint	\$0	\$0	\$0	\$10,855	\$0
1128 Siding: Fiber Cement/Wood - Replace	\$0	\$0	\$0	\$0	\$0
1303 Roofing: Asphalt Shingle - Replace	\$0	\$0	\$0	\$0	\$0
1310 Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
POOL AREA					
104 Decking: Pool - Seal/Paint/Repair	\$0	\$0	\$30,658	\$0	\$0
105 Decking: Pool - Resurface	\$0	\$0	\$0	\$0	\$0
503 Fencing: Metal - Replace	\$0	\$0	\$0	\$0	\$0
509 Pergolas - Replace	\$0	\$0	\$0	\$0	\$0
909 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
1202 Pool: Main - Replaster/Retile	\$0	\$0	\$0	\$0	\$0
1202 Pool: Wading - Replaster/Retile	\$0	\$0	\$0	\$0	\$0
1219 Pool Equipment - Maintain/Replace	\$0	\$0	\$15,329	\$0	\$0
1230 Furniture: Pool - Replace	\$0	\$0	\$0	\$15,789	\$0
1237 Mushroom Feature - Replace	\$0	\$0	\$0	\$0	\$0
MEP - POOL AND CLUBHOUSE					
303 HVAC Units - Replace	\$0	\$0	\$0	\$0	\$0
305 Surveillance System - Modernize	\$0	\$0	\$0	\$0	\$0
GATED NEIGHBORHOODS					
120 Site Drainage System - Clean/Repair	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Mill and Overlay	\$0	\$0	\$2,184,358	\$0	\$0
203 Asphalt - Crack Seal/Repair	\$18,061	\$18,603	\$19,161	\$19,736	\$20,328
210 Concrete: Sidewalks/Gutters- Repair	\$0	\$0	\$47,903	\$0	\$0
704 Gates: Vehicle/Pedestrian - Replace	\$0	\$0	\$325,738	\$0	\$0
1402 Monument Signs - Refurbish	\$0	\$0	\$0	\$0	\$0
MEP - GATED NEIGHBORHOODS					
305 Surveillance System - Modernize	\$0	\$0	\$0	\$0	\$0
705 Gate Operators (2021) - Replace	\$0	\$0	\$0	\$0	\$0
705 Gate Operators (2022) - Replace	\$0	\$0	\$0	\$0	\$0
705 Gate Operators (Old) - Replace	\$0	\$111,618	\$0	\$0	\$0
712 Intercoms - Replace	\$9,031	\$9,301	\$9,581	\$9,868	\$10,164
Total Expenses	\$55,989	\$139,522	\$2,738,687	\$182,557	\$106,722
Ending Reserve Balance	\$2,862,655	\$3,077,067	\$691,188	\$860,380	\$1,117,860

Fiscal Year	2049	2050	2051	2052	2053
Starting Reserve Balance	\$1,117,860	\$1,242,509	\$1,565,581	\$1,665,693	\$1,995,836
Annual Reserve Funding	\$364,944	\$375,892	\$387,169	\$398,784	\$410,747
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$11,797	\$14,034	\$16,150	\$18,300	\$21,549
Total Income	\$1,494,600	\$1,632,436	\$1,968,899	\$2,082,777	\$2,428,131
# Component					
SITE AND GROUNDS					
201 Asphalt: Parking - Mill and Overlay	\$0	\$0	\$0	\$0	\$0
206 Concrete: Parking Lot - Repair	\$0	\$0	\$0	\$0	\$0
316 Well Pumps - Replace	\$0	\$0	\$0	\$0	\$0
347 Lighting: Bollard - Replace	\$0	\$0	\$0	\$0	\$0
409 Benches - Replace	\$0	\$0	\$0	\$0	\$0
516 Walls: Masonry - Repair/Tuck Point	\$189,278	\$0	\$0	\$0	\$0
1303 Pavilion Roof - Replace	\$0	\$0	\$0	\$0	\$0
1402 Monument Signs - Refurbish	\$0	\$0	\$0	\$0	\$0
1700 Landscape/Irrigation - Refurbish	\$0	\$0	\$0	\$0	\$0
1702 Pond Fountains - Replace	\$0	\$0	\$0	\$0	\$0
1703 Pond Fountain Lights - Replace	\$0	\$0	\$15,549	\$0	\$0
1704 Waterfall - Repair	\$0	\$0	\$22,213	\$0	\$0
CLUBHOUSE INTERIORS					
904 Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
928 Interiors - Remodel	\$0	\$0	\$0	\$0	\$0
929 Interiors - Refurbish	\$0	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
CLUBHOUSE EXTERIORS					
701 Wood Doors - Replace	\$0	\$0	\$0	\$0	\$0
703 Windows - Replace	\$0	\$0	\$0	\$0	\$0
1115 Building Exteriors - Seal/Paint	\$0	\$0	\$0	\$0	\$0
1128 Siding: Fiber Cement/Wood - Replace	\$0	\$0	\$0	\$0	\$0
1303 Roofing: Asphalt Shingle - Replace	\$0	\$0	\$0	\$0	\$0
1310 Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
POOL AREA					
104 Decking: Pool - Seal/Paint/Repair	\$0	\$34,505	\$0	\$0	\$0
105 Decking: Pool - Resurface	\$0	\$0	\$0	\$0	\$0
503 Fencing: Metal - Replace	\$0	\$0	\$0	\$0	\$0
509 Pergolas - Replace	\$0	\$0	\$0	\$0	\$0
909 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
1202 Pool: Main - Replaster/Retile	\$0	\$0	\$0	\$0	\$77,060
1202 Pool: Wading - Replaster/Retile	\$0	\$0	\$19,992	\$0	\$0
1219 Pool Equipment - Maintain/Replace	\$0	\$0	\$17,770	\$0	\$0
1230 Furniture: Pool - Replace	\$0	\$0	\$0	\$18,303	\$0
1237 Mushroom Feature - Replace	\$0	\$0	\$16,660	\$0	\$0
MEP - POOL AND CLUBHOUSE					
303 HVAC Units - Replace	\$0	\$0	\$0	\$0	\$0
305 Surveillance System - Modernize	\$15,703	\$0	\$0	\$0	\$0
GATED NEIGHBORHOODS					
120 Site Drainage System - Clean/Repair	\$0	\$0	\$88,852	\$0	\$0
201 Asphalt - Mill and Overlay	\$0	\$0	\$0	\$0	\$0
203 Asphalt - Crack Seal/Repair	\$20,938	\$21,566	\$22,213	\$22,879	\$23,566
210 Concrete: Sidewalks/Gutters- Repair	\$0	\$0	\$55,532	\$0	\$0
704 Gates: Vehicle/Pedestrian - Replace	\$0	\$0	\$0	\$0	\$0
1402 Monument Signs - Refurbish	\$0	\$0	\$0	\$0	\$0
MEP - GATED NEIGHBORHOODS					
305 Surveillance System - Modernize	\$15,703	\$0	\$0	\$0	\$0
705 Gate Operators (2021) - Replace	\$0	\$0	\$33,319	\$0	\$0
705 Gate Operators (2022) - Replace	\$0	\$0	\$0	\$34,319	\$0
705 Gate Operators (Old) - Replace	\$0	\$0	\$0	\$0	\$0
712 Intercoms - Replace	\$10,469	\$10,783	\$11,106	\$11,440	\$11,783
Total Expenses	\$252,091	\$66,854	\$303,206	\$86,941	\$112,408
Ending Reserve Balance	\$1,242,509	\$1,565,581	\$1,665,693	\$1,995,836	\$2,315,723



Accuracy, Limitations, and Disclosures

Association Reserves and its employees have no ownership, management, or other business relationships with the client other than this Reserve Study engagement. Robert M. Nordlund, P.E., R.S., company Founder/CEO, is a California licensed Professional Engineer (Mechanical, #22322), and credentialed Reserve Specialist (#5). All work done by Association Reserves is performed under his Responsible Charge and is performed in accordance with National Reserve Study Standards (NRSS). There are no material issues to our knowledge that have not been disclosed to the client that would cause a distortion of the client's situation. Per NRSS, information provided by official representative(s) of the client, vendors, and suppliers regarding financial details, component physical details and/or quantities, or historical issues/conditions will be deemed reliable, and is not intended to be used for the purpose of any type of audit, quality/forensic analysis, or background checks of historical records. As such, information provided to us has not been audited or independently verified. Estimates for interest and inflation have been included, because including such estimates are more accurate than ignoring them completely. When we are hired to prepare Update reports, the client is considered to have deemed those previously developed component quantities as accurate and reliable, whether established by our firm or other individuals/firms (unless specifically mentioned in our Site Inspection Notes). During inspections our company standard is to establish measurements within 5% accuracy, and our scope includes visual inspection of accessible areas and components and does not include any destructive or other testing. Our work is done only for budget purposes. Uses or expectations outside our expertise and scope of work include, but are not limited to, project audit, quality inspection, and the identification of construction defects, hazardous materials, or dangerous conditions. Identifying hidden issues such as but not limited to plumbing or electrical problems are also outside our scope of work. Our estimates assume proper original installation & construction, adherence to recommended preventive maintenance, a stable economic environment, and do not consider frequency or severity of natural disasters. Our opinions of component Useful Life, Remaining Useful Life, and current or future cost estimates are not a warranty or guarantee of actual costs or timing. Because the physical and financial status of the property, legislation, the economy, weather, owner expectations, and usage are all in a continual state of change over which we have no control, we do not expect that the events projected in this document will all occur exactly as planned. This Reserve Study is by nature a "one-year" document in need of being updated annually so that more accurate estimates can be incorporated. It is only because a long-term perspective improves the accuracy of near-term planning that this Report projects expenses into the future. We fully expect a number of adjustments will be necessary through the interim years to the cost and timing of expense projections and the funding necessary to prepare for those estimated expenses. In this engagement our compensation is not contingent upon our conclusions, and our liability in any matter involving this Reserve Study is limited to our fee for services rendered.



Terms and Definitions

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



Component Details

The primary purpose of the Component Details appendix is to provide the reader with the basis of our funding assumptions resulting from our physical analysis and subsequent research. The information presented here represents a wide range of components that were observed and measured against National Reserve Study Standards to determine if they meet the criteria for reserve funding. 1) Common area repair & replacement responsibility 2) Component must have a limited useful life 3) Life limit must be predictable 4) Above a minimum threshold cost (board's discretion – typically ½ to 1% of Annual operating expenses). Not all your components may have been found appropriate for reserve funding. In our judgment, the components meeting the above four criteria are shown with the Useful Life (how often the project is expected to occur), Remaining Useful Life (when the next instance of the expense will be) and representative market cost range termed “Best Cost” and “Worst Cost”. There are many factors that can result in a wide variety of potential costs, and we have attempted to present the cost range in which your actual expense will occur. Where no Useful Life, Remaining Useful Life, or pricing exists, the component was deemed inappropriate for Reserve Funding.

SITE AND GROUNDS

Comp #: 201 Asphalt: Parking - Mill and Overlay**Quantity: ~ 5,900 GSF**

Location: Parking lot of amenity center

Funded?: Yes.

History:

Comments: Asphalt seal-coat determined to be in poor condition is typically not uniform, and may be very light in color, especially in higher-traffic areas. Traffic markings do not contrast well with pavement and are faded and worn.

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 asphalt pavement. 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 water-resistant 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 coating also provides uniform appearance, concealing the inevitable patching and repairs which accumulate over time. Seal coating ultimately can extend the useful life of asphalt, postponing the need for asphalt resurfacing. If asphalt is already cracked, raveled and otherwise deteriorated, seal-coating will not provide much physical benefit, but still may have aesthetic benefits for curb appeal.

Useful Life:
20 years

Remaining Life:
2 years



Best Case: \$ 22,500

Worst Case: \$ 30,500

Cost Source: AR Cost Database

Comp #: 201 Asphalt: Streets - Mill and Overlay

Quantity: ~ 215,000 GSF

Location: Streets and drives throughout the non-gated neighborhoods

Funded?: No. Maintained by the city

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, "alligatoring" or potholes. Overall appears to be aging normally and still up to an appropriate aesthetic standard.

Per information provided, the Client is reportedly not responsible for the maintenance, repair, or replacement of this component. As such, there is no basis for Reserve funding at this time. However, the findings within this report are not intended to be a legal opinion and we reserve the right to revise this component if the Client is found to be otherwise responsible.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source: AR Cost Database

Comp #: 203 Asphalt: Parking- Seal/Repair/Stripe

Quantity: ~ 5,900 GSF

Location: Streets and drives throughout the association

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

History:

Comments: Asphalt seal-coat determined to be in poor condition is typically not uniform, and may be very light in color, especially in higher-traffic areas. Traffic markings do not contrast well with pavement and are faded and worn. Funding for this project will begin 5-years after surface mill and overlay is completed.

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 asphalt pavement. However, cost estimates related to this component are not expected to meet the minimum threshold for Reserve funding. As such, costs related to this component are expected to be included in the Client's Operating budget. 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. If deemed appropriate for Reserve funding, component can be included in the funding plan at that time.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 206 Concrete: Parking Lot - Repair

Quantity: 33% of ~ 1,032 GSF

Location: Trash refuse area of amenity center parking lot

Funded?: Yes.

History:

Comments: Funding provided to repair 33% or 341 GSF of the total surface area.

Concrete drive/pad determined to be in fair condition typically may exhibit small changes in slope and narrow “hair-line” wide cracks. Overall, no unusual or extreme signs of age noted. Evidence of past grinding/repairs may have also been evident at the time of inspection.

All areas should be inspected periodically to identify potential trip hazards or other safety issues. Concrete maintenance typically consists of pressure washing, crack repairs, and replacement of small sections as-needed. Exposure to sunlight, weather, and frequent vehicle traffic can lead to larger, more frequent repairs, especially for older properties. Although life expectancy for comprehensive replacement has been deemed to be too indeterminate for Reserve designation, conditions observed merit inclusion of an allowance for ongoing repairs and partial replacements. Timeline and cost ranges shown here should be re-evaluated during future Reserve Study updates, and adjustments made based on the most current information available at that time.

Useful Life:
20 years

Remaining Life:
10 years



Best Case: \$ 5,800

Worst Case: \$ 7,800

Cost Source: AR Cost Database

Comp #: 316 Well Pumps - Replace**Quantity: (2) Wells**

Location: At each pond

Funded?: Yes.

History:

Comments: The wells were not tested during inspection. No reported issues at this time. Best to have well system inspected and maintained on a regular basis. Over time the well system will need to be refurbished. Refurbishment typically includes but is not limited to well pump replacement, expansion tank replacement, controller replacement, and projects to restore flow and debris removal. Projects should be tracked and reported to your reserve specialist. Funding provided to refurbish well following roughly the schedule below.

Useful Life:
10 years

Remaining Life:
10 years



Best Case: \$ 14,000

Worst Case: \$ 18,000

Cost Source: AR Cost Database

Comp #: 346 Lighting: Street - Replace**Quantity: (27) Street Lights**

Location: Gated neighborhoods

Funded?: No. Maintained by the city

History:

Comments: Street 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.

Per information provided, the Client is reportedly not responsible for the maintenance, repair, or replacement of the street lights. As such, there is no basis for Reserve funding at this time. However, the findings within this report are not intended to be a legal opinion and we reserve the right to revise this component if the Client is found to be otherwise responsible.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 347 Lighting: Bollard - Replace**Quantity: (35) Bollard Lights**

Location: Trail around lakes

Funded?: Yes.

History:

Comments: Bollard lights determined to be in good to fair condition typically exhibit good surface finishes with only minor, normal signs of wear. Fixtures are intact and clear with no unusual signs of age. Style is consistent and appropriate for local aesthetic standards.

Inspected during daylight hours; assumed to be in functional operating condition. As routine maintenance, inspect, repair/change bulbs as needed. Best to plan for large scale replacement at roughly the time frame below for cost efficiency and consistent quality/appearance throughout Client. Replacement costs can vary greatly; estimates shown here are based on replacement with a comparable size and design, unless otherwise noted. We recommend consideration of LED fixtures or other energy-saving options whenever possible.

Useful Life:
25 years

Remaining Life:
9 years



Best Case: \$ 25,000

Worst Case: \$ 35,000

Cost Source: AR Cost Database

Comp #: 409 Benches - Replace**Quantity: (4) Benches**

Location: Common areas throughout development

Funded?: Yes.

History: Installed in 2018

Comments: The benches are in good condition. No signs of damage or abuse. Expect a full service life.

Useful Life:
20 years

Remaining Life:
14 years



Best Case: \$ 7,000

Worst Case: \$ 9,000

Cost Source: AR Cost Database

Comp #: 510 Pavilion - Refurbish/Paint**Quantity: (1) Pavilion**

Location: Adjacent to lakes

Funded?: No. Handled as an Operating Expense

History: Painted in 2021 for \$3,647

Comments: Pavilion 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.

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

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 516 Walls: Masonry - Repair/Tuck Point**Quantity: 5% of ~ 8,630 LF**

Location: Perimeter throughout the community

Funded?: Yes.

History:

Comments: Funding provided to repair/tuck point 5% or approximately 432 LF of the total.

The walls are intact and in good condition. Local areas of missing stone observed. There's no expectation for a complete replacement of the walls within the 30-year scope of this study. Best to inspect on a regular basis for damage and deterioration. This component should be re-evaluated during future reserve study updates. Funding should be evaluated with information available at that time.

Useful Life:
10 yearsRemaining Life:
5 years

Best Case: \$ 77,800

Worst Case: \$ 103,000

Cost Source: AR Cost Database

Comp #: 708 Trash Gates - Replace

Quantity: (2) Trash Gates

Location: Trash area

Funded?: No. Too small for Reserve designation.

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.

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. Cost estimates related to this component are not expected to meet the minimum threshold for Reserve funding at this time. As such, costs related to this component are expected to be included in the Client's Operating budget. 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. If deemed appropriate for Reserve funding, component can be included in the funding plan at that time.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1303 Pavilion Roof - Replace**Quantity: ~ 1,500 GSF**

Location: Roof of pavilion

Funded?: Yes.

History:

Comments: Asphalt shingle roofs determined to be in fair condition typically exhibit normal signs of wear and deterioration, including some loss of granule cover, and light to moderate curling/lifting, especially in most exposed areas. Overall believed to be aging normally.

As routine maintenance, many manufacturers recommend inspections at least twice annually and after large storm events. Promptly replace any damaged/missing sections or conduct any other repair needed to ensure waterproof integrity of roof. Keep roof surface, gutters and downspouts clear and free of moss or debris. Moss growth can decrease the life of the roofing shingles and should be removed promptly. We recommend having roof inspected in greater detail (including conditions of sub-surface materials) by an independent roofing consultant prior to replacement. There is a wealth of information available through organizations such as the Roof Consultant Institute <http://www.rci-online.org/> and the National Roofing Contractors Assn. (NRCA) <http://www.nrca.net/>. If the roof has a warranty, be sure to review terms and conduct proper inspections/repairs as needed to keep warranty in force. Dimensional shingles typically have longer useful lives and are generally considered to be more valuable from an aesthetic standpoint. We recommend budgeting to replace with dimensional shingles upon failure. Also known as architectural shingles, these types of roofs are typically more durable and wind-resistant than 3-tab shingles. Remaining useful life is based on consideration of installation/replacement date, evident visual conditions, and/or repair history provided by the Client. Unless otherwise noted, costs shown here assume that only a minimal amount of substrate/decking repairs or replacement will be required. For very old roofs or those with significant leak problems, additional repair costs may be incurred.

Useful Life:

20 years

Remaining Life:

13 years



Best Case: \$ 7,300

Worst Case: \$ 9,300

Cost Source: AR Cost Database

Comp #: 1402 Monument Signs - Refurbish

Quantity: Lump Sum Allowance

Location: Entry to the association

Funded?: Yes.

History:

Comments: Includes: (3) signs and (25) lights.

Monument signage determined to be in fair condition typically exhibits acceptable appearance and aesthetics in keeping with local area, but with more weathering and wear showing on surfaces. If present, landscaping and lighting are still in serviceable condition. At this stage, signage may be becoming more dated and diminishing in appeal.

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

Useful Life:
25 years

Remaining Life:
7 years



Best Case: \$ 20,000

Worst Case: \$ 40,000

Cost Source: AR Cost Database

Comp #: 1405 Statue - Replace**Quantity: (1) Statue**

Location: Adjacent to lakes

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

History:

Comments: The statue is in good condition. No expectation to replace piece within the scope of this study. Best to re-evaluate during future reserve study updates.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1700 Landscape/Irrigation - Refurbish**Quantity: Lump Sum Allowance**

Location: Landscaped common areas

Funded?: Yes. Handled as an Operating Expense

History: Planned in 2023 for \$60,000

Comments: Routine daily/weekly/monthly maintenance is expected to be funded through the Operating budget. However, this component represents a supplemental "allowance" for larger projects which may occur periodically, such as renovation/restoration of landscaped areas, new trees, hedges, flower beds, etc. Timing and costs of such projects are very subjective. Estimates shown here should be re-evaluated by the Association over time and adjusted as needed during future Reserve Study updates.

Useful Life:
20 yearsRemaining Life:
19 years

Best Case: \$ 50,000

Worst Case: \$ 70,000

Cost Source: Client Cost History

Comp #: 1702 Pond Fountains - Replace**Quantity: (3) Fountains**

Location: Lakes

Funded?: Yes.

History:

Comments: Fountains were operational at the time of inspection.

Fountains are primarily aesthetic in nature and there are many different types available for replacement. Fountains should be inspected and maintained regularly by servicing vendor or maintenance staff to ensure proper function and maximize life expectancy. Consult with lake/pond vendor to ensure that fountains are properly-sized and positioned for the body of water. Costs to replace are based on similar size and features.

Useful Life:
10 years

Remaining Life:
2 years



Best Case: \$ 10,000

Worst Case: \$ 20,000

Cost Source: Research with Local Vendor/Contractor

Comp #: 1703 Pond Fountain Lights - Replace**Quantity: (3) Fountains**

Location: Ponds

Funded?: Yes.

History: Replaced in 2021 for \$6,875

Comments: The lights were replaced in 2021. Funding provided for lighting replacements to maintain aesthetics.

Useful Life:
5 years

Remaining Life:
2 years



Best Case: \$ 6,000

Worst Case: \$ 8,000

Cost Source: AR Cost Database

Comp #: 1704 Waterfall - Repair**Quantity: Lump Sum Allowance**

Location: Ponds

Funded?: Yes.

History: Repaired and replaced pump in 2021 for \$6,800

Comments: The waterfall was not on at the time of inspection. No reported issues at this time.

The waterfall should be inspected routinely for leaks and mechanical problems. This component represents a general allowance for inspection, repair/refurbishment, etc. Minor projects to maintain the feature should be handled as a general operating expense.

Useful Life:
10 years

Remaining Life:
7 years



Best Case: \$ 8,000

Worst Case: \$ 12,000

Cost Source: AR Cost Database

Comp #: 1706 Ponds - Repair/Dredge**Quantity: (2) Lakes; ~ 1.7 Acres**

Location: Ponds

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

History:

Comments: Includes: 1,985 LF perimeter rock riprap.

Over long periods of time lake beds and ponds gather debris and silt from run-off which causes build-up within the pond. This build-up can cause issues related to filtering, overflow, etc. and should be evaluated by a licensed vendor periodically. The timeline for silt removal projects varies based on the run-off and maintenance that occurs over the years. Best to re-evaluate timeline and costs as the association gathers the necessary information from the lake service provider.

The vendor reports that ongoing maintenance of ponds should be adequate to maintain ponds. They do not expect any significant projects in the near future.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source: Research with Local Vendor/Contractor

Comp #: 1835 Ancillary Evaluations

Quantity:

Location:

Funded?: No.

History:

Comments: A reserve study is a budget model, limited to visual exterior observations and research. As there are some key details and factors of buildings and grounds hidden from view, it is prudent to conduct additional ancillary evaluations from time to time.

The purpose of these evaluations is to aid planning and assess for any basis of predictable funding that may be incorporated into the reserve study. We recommend that you periodically engage specialty evaluations in the following areas/fields as applicable to your property:

- Plumbing evaluation/forensic engineering: Inspect pipes, recommend repairs and replacements
- Civil Engineering review: Soils & drainage, pavement specifications, below grade waterproofing
- Arborist: Trees & landscape - plan of care and life cycle forecast
- Legal Responsibility Matrix: Governing document review for clear expense delineation between the association and unit owners - Legal Governing Document review periodically to incorporate changes in law over time and best practices
- Investment consultant: Maximize return and cash flow management while protecting principal
- Insurance policy & coverage review: Understand what is and is not covered and by whom (association vs. owner policies) -
- Masonry consultant: Assess mortar condition and waterproofing, and provide forecast and recommendations
- Energy Audit: Typically conducted by a utility company to assess efficiency, and cost benefit to retrofit existing equipment

Useful Life:

Remaining Life:

No Photo Available

Best Case:

Worst Case:

Cost Source:

CLUBHOUSE INTERIORS

Comp #: 904 Kitchen - Remodel**Quantity: (1) Kitchen; 220 GSF**

Location: Clubhouse interiors

Funded?: Yes.

History: Water leak issue repairs for \$80,000 in 2023

Comments: Kitchen was being remodeled due to a water leak at the time of inspection.

Kitchen materials typically have an extended useful life. However, many Clients choose to refurbish the kitchen periodically for aesthetic updating. This may include replacement (or addition) of appliances, refurbishment/refinishing of cabinets and countertops, replacement of sinks and fixtures, installation/replacement of under-cabinet lighting, etc. Best practice is to coordinate this project with other amenity areas, such as bathrooms or other amenity rooms. Remaining useful life is based on consideration of materials, evident conditions, and/or remodeling/renovation history provided during the engagement. Costs can significantly vary based on an anticipated scope of work as well as materials chosen for remodeling/renovation. Unless otherwise noted, cost allowances shown below assume remodeling with both similar quantities and qualities as existing materials.

Useful Life:
24 years

Remaining Life:
23 years



Best Case: \$ 15,000

Worst Case: \$ 25,000

Cost Source: AR Cost Database

Comp #: 928 Interiors – Remodel

Quantity: Lump Sum Allowance

Location: Clubhouse interiors

Funded?: Yes.

History:

Comments: Approximate measurements/counts-

General Interiors: 922 GSF of tile floors and (1) fireplace.

Restrooms: 658 GSF of tile floors, (3) toilets, (1) urinal, (4) sinks, (3) partition doors and (2) mirrors.

Lighting: (17) spot lights, (2) ceiling fans, (2) exit signs, (2) emergency signs, (13) fluorescent and (5) recessed.

Clubhouse interiors determined to be in fair condition typically exhibit good physical characteristics, but style may be becoming outdated at this stage. Serviceable condition overall, but some assets may be nearing the appropriate time for replacement. Please refer to other components within this chapter for other remodeling efforts of clubhouse elements.

Clubhouse interiors should be periodically remodeled/rejuvenated to maintain good property values. Funding amounts shown here are not based on complete replacement of all finishes, fixtures and furnishings at one time. Rather, an allowance for partial replacements and other aesthetic changes is recommended here, which may include but are not limited to painting, flooring replacements, replacement or upgrade of assets such as furniture, artwork, window treatments, misc. decorative items, etc. Costs can vary greatly depending on the type and scope of projects anticipated. Recommendation shown below is based on our experience with similar properties. However, this component should be re-evaluated during future Reserve Study updates based on the most current information available at that time (such as partial furnishing replacements).

Useful Life:
24 years

Remaining Life:
7 years



Best Case: \$ 40,000

Worst Case: \$ 60,000

Cost Source: AR Cost Database

Comp #: 929 Interiors - Refurbish**Quantity: Lump Sum Allowance**

Location: Clubhouse interiors

Funded?: Yes.

History: Painted interiors in 2022 for \$6,800

Comments: Approximate measurements/counts-

General Interiors: 316 GSY of carpeting.

Furnishings/Decor: (1) dining table with (6) chairs, (4) console tables, (4) side tables, (1) coffee table, (1) rug, (1) couch, (2) love seats, and (4) lounge chairs.

Appliances: (1) refrigerator, (1) dishwasher, (1) oven, and (1) microwave.

Fixtures, furnishings, and equipment (FF&E) determined to be in poor condition typically exhibit more advanced physical deterioration and/or have become noticeable outdated or inconsistent in appearance, not upholding the aesthetic standards of the property.

Individual fixtures, furnishings, and/or equipment (FF&E) pieces should be repaired/replaced as needed by the Client. Based on evident conditions and/or information provided during this engagement, this component represents a "supplemental" allowance for replacement/refurbishment of interior FF&E in order to maintain a desirable aesthetic in the common areas. Funding also included for interior painting projects. Remaining useful life shown below is based on consideration of asset conditions as well as Client replacement history. Costs of replacement can vary greatly depending 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. Moving forward, the Client should track and report all replacement expenditures related to this component. This component should then be re-evaluated during future Reserve Study Updates based on the most current information available at that time.

Useful Life:

12 years

Remaining Life:

0 years



Best Case: \$ 35,000

Worst Case: \$ 40,000

Cost Source: AR Cost Database

Comp #: 1110 Interior Surfaces - Repaint

Quantity: ~ 4,270 GSF

Location: Interior common areas

Funded?: Yes.

History: Painted interiors in 2022 for \$6,800

Comments: Interior areas determined to be in good condition typically exhibit few significant marks, scuffs or other aesthetic concerns. Color is consistent and compatible with other finishes/furnishings and maintaining good standards in the common areas.

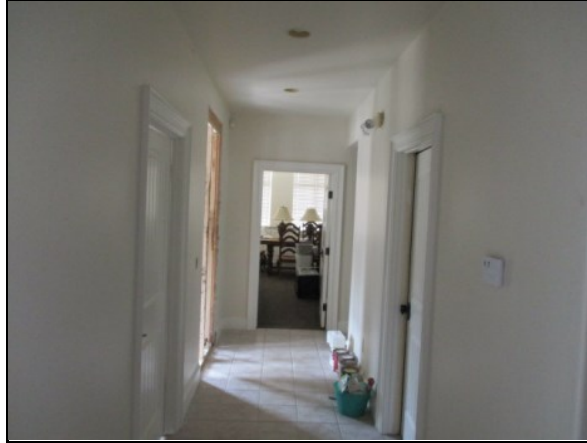
Regular cycles of professional painting are recommended to maintain appearance. Small touch-up projects can be conducted as needed as a maintenance expense, but comprehensive painting of interior areas will restore a consistent look and quality to all areas. Best practice is to coordinate at same time as other interior projects (flooring, furnishings, lighting, etc.) whenever possible to minimize downtime and maintain consistent quality standard. Based on evident conditions and/or project history provided during this engagement, we recommend repainting at the approximate interval shown below. Unless otherwise noted, cost estimates below are intended for painting only and not inclusive of any extensive wall repairs/renovations (such as trim work, etc.).

Useful Life:

12 years

Remaining Life:

10 years



Best Case: \$ 5,800

Worst Case: \$ 7,800

Cost Source: Client Cost History

CLUBHOUSE EXTERIORS

Comp #: 348 Lighting - Replace

Quantity: (5) Lights

Location: Building exteriors, Monument entry

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

History:

Comments: Wall lights determined to be in good condition typically exhibit good surface finishes with only minor, normal signs of wear. Fixtures are intact and clear with no unusual signs of age. Style is consistent and appropriate for local aesthetic standards. Based on cost, best to replace fixtures as a general operating expense.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 701 Wood Doors - Replace

Quantity: (7) Wood Doors

Location: Clubhouse exteriors

Funded?: Yes.

History:

Comments: Doors determined to be in good condition typically exhibit few or no significant signs of wear or deterioration. Appearance is good and upholding aesthetic standards of the development.

Front doors should have a long life expectancy under normal circumstances. 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:
40 years

Remaining Life:
23 years



Best Case: \$ 12,000

Worst Case: \$ 16,000

Cost Source: AR Cost Database

Comp #: 703 Windows - Replace

Quantity: ~ 493 GSF

Location: Building exteriors

Funded?: Yes.

History:

Comments: Windows determined to be in good to fair condition typically exhibit normal signs of wear for their age, including more surface wear to framework and hardware, but no advanced corrosion or other concerns. At this stage, windows and doors are believed to be functional and aging normally, but more advanced technology may be available.

Unless otherwise noted, this component refers only to exterior windows and doors. All are assumed to have been compliant with applicable building codes at time of installation. Inspect regularly for leaks and cracks around frame and repair as needed. For operable windows, clean tracks and ensure hardware is functional to prevent accidental damage during opening/closing. With ordinary care and maintenance, useful life is typically long but often difficult to predict. Many factors affect useful life including quality of window currently installed, waterproofing details, exposure to wind and rain, etc. Individual windows and doors should be replaced as an Operating expense if damaged or broken. Plan for comprehensive replacement of all areas (unless otherwise noted) at the approximate interval shown here. Costs are based on replacement with good quality, impact-resistant models.

Useful Life:
40 years

Remaining Life:
23 years



Best Case: \$ 25,000

Worst Case: \$ 35,000

Cost Source: AR Cost Database

Comp #: 1115 Building Exteriors - Seal/Paint**Quantity: ~ 1,750 GSF**

Location: Building exteriors

Funded?: Yes.

History:

Comments: Painted exterior surfaces determined to be in fair condition typically exhibit some minor to moderate signs of wear and age such as chalking, peeling, blistering, etc. Problems tend to develop in more exposed areas first. Hairline cracks may be present at this stage. Overall appearance is satisfactory.

There are two important reasons for painting and waterproofing a building: to protect the structure from damage caused by exposure to the elements, and to restore or maintain good aesthetic standards for curb appeal. As routine maintenance, we recommend that regular inspections, spot repairs and touch-up painting be included in the operating budget. 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 at window and door perimeters and other "gaps" in the building structure are critical to preventing water intrusion and resulting damage. The general rule of thumb is that sealant/caulking should be in place wherever two dissimilar building surfaces meet, such as window frame to concrete structure junctions. For best results, the client may want to consult with a paint company representative, building envelope specialist and/or structural engineer to specify the types of materials to be used and define complete scope of work before bidding. In our experience, cost estimates for painting and waterproofing can vary widely, even when based on the same prescribed scope of work. Estimates shown here should be updated and revised as needed based on actual bids obtained or project cost history during future Reserve Study updates.

Useful Life:
10 years

Remaining Life:
3 years



Best Case: \$ 5,000

Worst Case: \$ 6,000

Cost Source: AR Cost Database

Comp #: 1126 Siding: Masonry - Repair/Repoint**Quantity: ~ 2,760 GSF**

Location: Building exteriors

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

History:

Comments: Masonry siding is a long life component that should be inspected on a regular basis. In general, projects related to maintaining the exterior stone surfaces should be completed as a general Operating expense. Regular pressure washing and crack sealing should occur to maintain a water tight seal and curb appeal. There's no expectation to replace these exterior surfaces within the scope of this study. This component should be re-evaluated in future Reserve Study updates to determine if funding is appropriate. No Reserve funding required at this time.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1128 Siding: Fiber Cement/Wood - Replace**Quantity: ~ 1,750 GSF**

Location: Building exteriors, including soffits

Funded?: Yes.

History:

Comments: Fiber cement and wood siding/trim sections determined to be in fair condition typically exhibit some color fading and inconsistency, with minor, isolated locations showing more advanced surface wear, cracking, splintering, etc.

Association Reserves does not specifically endorse any products, manufacturers or vendors, but James Hardie Building Products, Inc. is the leading manufacturer of fiber cement siding, and their website (www.jameshardie.com) is an informative resource for proper care and maintenance of fiber cement siding. Their "Best Practices" guidelines offer specific guidelines for materials to be used; we strongly recommend complying with recommendations specific to your geographical area. We recommend that the Association consult with qualified exterior painting/waterproofing consultants and/or contractors to ensure that proper materials are used in painting and sealing the building siding.

Useful Life:
50 yearsRemaining Life:
33 years

Best Case: \$ 20,000

Worst Case: \$ 30,000

Cost Source: AR Cost Database

Comp #: 1303 Roofing: Asphalt Shingle - Replace**Quantity: ~ 5,100 GSF**

Location: Building rooftop

Funded?: Yes.

History: Replaced in 2017

Comments: Asphalt shingle roofs determined to be in fair condition typically exhibit normal signs of wear and deterioration, including some loss of granule cover, and light to moderate curling/lifting, especially in most exposed areas. Overall believed to be aging normally.

As routine maintenance, many manufacturers recommend inspections at least twice annually and after large storm events. Promptly replace any damaged/missing sections or conduct any other repair needed to ensure waterproof integrity of roof. Keep roof surface, gutters and downspouts clear and free of moss or debris. Moss growth can decrease the life of the roofing shingles and should be removed promptly. We recommend having roof inspected in greater detail (including conditions of sub-surface materials) by an independent roofing consultant prior to replacement. There is a wealth of information available through organizations such as the Roof Consultant Institute <http://www.rci-online.org/> and the National Roofing Contractors Assn. (NRCA) <http://www.nrca.net/>. If the roof has a warranty, be sure to review terms and conduct proper inspections/repairs as needed to keep warranty in force. Dimensional shingles typically have longer useful lives and are generally considered to be more valuable from an aesthetic standpoint. We recommend budgeting to replace with dimensional shingles upon failure. Also known as architectural shingles, these types of roofs are typically more durable and wind-resistant than 3-tab shingles. Remaining useful life is based on consideration of installation/replacement date, evident visual conditions, and/or repair history provided by the Client. Unless otherwise noted, costs shown here assume that only a minimal amount of substrate/decking repairs or replacement will be required. For very old roofs or those with significant leak problems, additional repair costs may be incurred.

Useful Life:

20 years

Remaining Life:

13 years



Best Case: \$ 26,000

Worst Case: \$ 30,000

Cost Source: AR Cost Database

Comp #: 1310 Gutters/Downspouts - Replace**Quantity: ~ 330 LF**

Location: Perimeter Roofs/Exterior Walls

Funded?: Yes.

History:

Comments: Includes: 120 LF downspouts and 210 LF gutters.

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 Association (NRCA) roofing standard includes installing eave flashings at the gutters. We suggest to plan for total replacement of gutter and downspouts at the same intervals as roof replacement for cost efficiency. Unless otherwise noted, costs shown here assume replacement with similar type as are currently in place.

Useful Life:
20 years

Remaining Life:
13 years



Best Case: \$ 4,000

Worst Case: \$ 6,000

Cost Source: AR Cost Database

POOL AREA

Comp #: 104 Decking: Pool - Seal/Paint/Repair**Quantity: ~ 10,900 GSF**

Location: Pool area

Funded?: Yes.

History:

Comments: Coatings determined to be in fair condition typically exhibit some staining and fading, especially in higher-traffic or more exposed areas. At this stage, signs of deterioration may include increasing amounts of cracks, peeling sections, and bubbles/blisters in the surface, but in general, coating is believed to be aging normally. Surface may be becoming more slippery as texture/granule elements are increasingly worn down and dislodged.

Unless otherwise noted, specific brand/type of decking product in place was not confirmed. This component refers only to the top/finish coat unless otherwise noted. Whenever possible, decks should ideally be re-coated at the same time as building exterior painting or other exterior waterproofing projects to obtain better pricing and promote more consistent aesthetic standards. Deck coatings lose thickness each year due to wear, ponding water and exposure to the elements. If more than the topcoat is allowed to wear off, the surface may still appear to be in 'good' condition to the untrained eye, but waterproof integrity may be compromised. Concrete decks must be waterproofed to protect against concrete deterioration, spalling, etc. Should be inspected on a regular basis (at least once a year) to identify any maintenance/repair issues. If decks do not drain water effectively, additional sloping may be needed to prevent ponding water and accelerated deterioration. Keep any potted plants elevated off the surface of the decks. Sealant/caulking should be carefully applied at transition from deck to wall surfaces and around any railing penetrations, drains, etc.

Useful Life:
4 years

Remaining Life:
2 years



Best Case: \$ 14,000

Worst Case: \$ 18,000

Cost Source: AR Cost Database

Comp #: 105 Decking: Pool - Resurface

Quantity: ~ 10,900 GSF

Location: Pool area

Funded?: Yes.

History:

Comments: This component refers to the eventual need to completely resurface decking systems, typically required after multiple finish coats have been applied, or in cases of advanced deterioration. Timeline for complete resurfacing may sometimes be prolonged, but at longer intervals, most decking systems/membranes should be completely stripped/removed to expose bare substrate, which should then be repaired or re-sloped as needed. Once structure is deemed to be in good condition, waterproofing system should be applied by trained professionals in accordance with manufacturer's specifications. If not resurfaced or replaced with a new system, water penetration can damage the building structure. We generally recommend consulting with a structural engineer or waterproofing specialist to help define a comprehensive scope of work before obtaining bids.

Useful Life:
12 years

Remaining Life:
6 years



Best Case: \$ 50,000

Worst Case: \$ 60,000

Cost Source: AR Cost Database

Comp #: 345 Lighting: Pole - Replace**Quantity: (1) Pole Light**

Location: Common areas throughout development

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

History:

Comments: Pole light 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.

Cost estimates related to this component are not expected to meet the minimum threshold for Reserve funding. As such, costs related to this component are expected to be included in the Client's Operating budget. 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. If deemed appropriate for Reserve funding, component can be included in the funding plan at that time.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 402 Sun Shades - Replace**Quantity: (3) Shades; 169 GSF/ea**

Location: Pool area

Funded?: No. Handled as an Operating Expense

History:

Comments: Shade or canopy structures determined to be in fair condition typically exhibit more moderate signs of age, including noticeable color fading, loose/sagging material or other aesthetic problems. Attachments and hardware remain in serviceable condition. The client expects to replace the shades as an operating expense.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 411 Drinking Fountain - Replace**Quantity: (1) Drinking Fountain**

Location: Pool

Funded?: No. Handled as an Operating Expense

History: Installed in 2022 for \$5,000

Comments: The drinking fountain was in good condition. No damage or corrosion noted. Best to replace as a general operating expense.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 503 Fencing: Metal - Replace**Quantity: ~ 352 LF**

Location: Pool perimeter

Funded?: Yes.

History:

Comments: Metal fencing determined to be in fair condition typically exhibits some minor to moderate amounts of surface wear and other signs of age, which may include corrosion, loose or unstable pieces/sections or hardware, and/or overgrowth by surrounding vegetation. Overall, appears to be in serviceable but declining condition.

In our experience, metal fencing will typically eventually break down due to a combination of sun and weather exposure, which is sometimes exacerbated by other factors such as irrigation overspray, abuse and lack of preventive maintenance. For some types of fencing, complete replacement is advisable over recoating or refinishing due to relatively short lifespan of coatings and consideration of total life-cycle cost.

Useful Life:

30 years

Remaining Life:

13 years



Best Case: \$ 20,000

Worst Case: \$ 30,000

Cost Source: AR Cost Database

Comp #: 509 Pergolas - Replace

Quantity: (2) Pergolas; 645 GSF

Location: Pool area

Funded?: Yes.

History:

Comments: Pergola structures determined to be in good-fair condition typically exhibit good, consistent finishes or coatings and all frame members and hardware appear to be strong and sturdy. Best to repaint as a general operating expense.

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 trellis 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:
8 years



Best Case: \$ 20,000

Worst Case: \$ 40,000

Cost Source: AR Cost Database

Comp #: 909 Restrooms - Remodel**Quantity: (2) Restrooms**

Location: Pool area

Funded?: Yes.

History:

Comments: Includes: 1,024 GSF tile floors, 952 GSF paint, (3) toilets, (1) urinal, (2) sinks, (2) showers, (2) changing stations, (6) lights, (3) partition doors and 10 LF granite counters.

Restrooms determined to be in fair condition typically exhibit some light to moderate signs of use and age. Finishes are clean but showing some wear. All fixtures are assumed to be functional, but may be becoming outdated at this stage. Generally in serviceable 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 project with other amenity areas, such as kitchens or other amenity rooms. Remaining useful life is based on consideration of materials, evident conditions, and/or remodeling/renovation history provided during the engagement. Costs can significantly vary based on an anticipated scope of work as well as materials chosen for remodeling/renovation. Unless otherwise noted, estimates shown are based primarily on light to moderate cosmetic remodeling, not complete "gut" remodel projects.

Useful Life:
24 years

Remaining Life:
7 years



Best Case: \$ 30,000

Worst Case: \$ 40,000

Cost Source: AR Cost Database

Comp #: 1107 Fencing: Metal - Paint/Refurbish**Quantity: ~ 352 LF**

Location: Pool perimeters

Funded?: No. Handled as an Operating Expense

History:

Comments: Metal fencing determined to be in fair condition typically exhibits a finish coat or surface which is mostly uniform but exhibits minor to moderate corrosion or rust. Coloring may be faded but is still mostly consistent. Fencing is powder coated but surfaces are beginning to fade.

Repairs and painting are expected to be included either in the Operating budget or through larger painting projects within the property/development 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. If deemed appropriate for Reserve funding, component can be included in the funding plan at that time.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1202 Pool: Main - Replaster/Retile**Quantity: ~ 3,420 GSF**

Location: Pool area

Funded?: Yes.

History: Replastered in 2023 for \$32,700

Comments: The main pool was replastered in 2023. Expect a full service life upon completion of the project.

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

Useful Life:
10 yearsRemaining Life:
9 years

Best Case: \$ 30,700

Worst Case: \$ 34,700

Cost Source: Client Cost History

Comp #: 1202 Pool: Wading - Replaster/Retile

Quantity: ~ 640 GSF

Location: Pool area

Funded?: Yes.

History: 2021 for \$8,670

Comments: Feature pool is determined to be in good condition typically exhibit a generally smooth, consistent appearance with no noticeable chipping or cracking of the surface. Little or no staining or discoloration. Waterline tile/finish is clean and attractive with no cracked or missing tiles.

Minor repairs and routine cleaning/maintenance should be considered an Operating expense. Pool resurfacing will restore the aesthetic quality of the pool while protecting the actual concrete shell of the pool from deterioration. 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. While drained for resurfacing, any other repairs to lighting, handrails, stairs, ladders, etc. should be conducted as needed.

Useful Life:
10 years

Remaining Life:
7 years



Best Case: \$ 8,000

Worst Case: \$ 10,000

Cost Source: AR Cost Database

Comp #: 1219 Pool Equipment - Maintain/Replace

Quantity: Lump Sum Allowance

Location: Main pool

Funded?: Yes.

History: Equipment replaced in 2022 for \$15,679

Comments: Includes: (2) main pool sand filters and (2) Jandy VFD pumps - recently replaced
(1) sand wader pool filter and (2) pumps - older.

P/N: 140243/140210

S/N: 0101215220031Z/01011522200585

Minimal or no subjective/aesthetic value for pool and spa equipment. Pool and spa pumps, filters, chemical feeders, and other miscellaneous equipment can be repaired or replaced for relatively low cost in most cases. Due to varying ages and/or information provided during this inspection, comprehensive replacement of all equipment at once is not anticipated. Thus, this component represents a "supplemental" allowance to repair, rebuild, and/or replace equipment as needed. Remaining useful life has been adjusted based on available visual condition, manufacture dates (if available), and/or Client cost history provided. The Client should continually track relevant repair/replacement expenses and report them during future Reserve Study updates. This component should then be re-evaluated based on the most current information available at that time.

Useful Life:
5 years

Remaining Life:
2 years



Best Case: \$ 7,000

Worst Case: \$ 9,000

Cost Source: Client Cost History

Comp #: 1230 Furniture: Pool - Replace

Quantity: (66) Assorted Pieces

Location: Pool area

Funded?: Yes.

History:

Comments: Includes: (5) metal tables, (22) metal chairs, (9) metal drink tables and (30) lounges.

Pool furniture is determined to be in fair condition. Pieces show moderate usage and abrasions. At this stage rust may begin to develop and discoloration is present. Best to replace all of the pieces at the same time in order to maintain a uniform appearance.

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. Individual pieces can be replaced as needed each year as an Operating expense. Costs can vary greatly based on quantity and type of pieces selected for replacement. Funding recommendation shown here is based on replacement with comparable number and quality of pieces as existing.

Useful Life:
5 years

Remaining Life:
3 years



Best Case: \$ 7,000

Worst Case: \$ 9,000

Cost Source: AR Cost Database

Comp #: 1237 Mushroom Feature - Replace

Quantity: (1) Feature

Location: Entry to community

Funded?: Yes.

History:

Comments: The feature is in fair condition. Local areas of deterioration and wear were observed. At this stage, preventive maintenance should be considered to prologue service life.

Water features should be inspected on a regular basis. Over time the surfaces on the features may weather/deteriorate and refurbishment of metal surfaces is often needed to maintain aesthetics. Best to complete preventive maintenance in the pool/splash pad off-season to minimize disruptions when the park is open.

Useful Life:
20 years

Remaining Life:
7 years



Best Case: \$ 5,000

Worst Case: \$ 10,000

Cost Source: AR Cost Database

MEP - POOL AND CLUBHOUSE

Comp #: 303 HVAC Units - Replace**Quantity: (2) Units**

Location: Pool area

Funded?: Yes.

History: Installed in 2006

Comments: Manufacturer: Goodman

Tonnage: 3.5 and 4 Tons

M/N: CLT48-1B/CLT42-1B

S/N: 0601142488/0601124592

Systems have exceeded their predictable useful life. Life expectancy of HVAC systems can vary greatly depending on many factors including location of the property, level of preventive maintenance, manufacturer, technology/efficiency improvements, etc. 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:

15 years

Remaining Life:

0 years



Best Case: \$ 14,000

Worst Case: \$ 18,000

Cost Source: AR Cost Database

Comp #: 305 Surveillance System - Modernize

Quantity: (1) System; (6) Cameras

Location: Pool area

Funded?: Yes.

History:

Comments: 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. Costs assume that existing wiring can be re-used and only the actual 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:
5 years



Best Case: \$ 5,000

Worst Case: \$ 10,000

Cost Source: AR Cost Database

Comp #: 803 Water Heater - Replace

Quantity: (1) Water Heater

Location: Clubhouse interiors
Funded?: No. Handled as an Operating Expense
History: Installed in 2006
Comments: Make: Bradford White
MN: M1XR65T6BN15
SN: BJ6631806
Capacity: 65 Gal.

The water heater is showing moderate wear at this time. No problems have been reported but it is best to anticipate replacement following the schedule below.

Cost estimates related to this component are not expected to meet the minimum threshold for Reserve funding. As such, costs related to this component are expected to be included in the Client’s Operating budget. 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. 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:

GATED NEIGHBORHOODS

Comp #: 120 Site Drainage System – Clean/Repair**Quantity: Lump Sum Allowance**

Location: Throughout neighborhoods

Funded?: Yes.

History: Repaired storm drain in 2021 for \$14,000

Comments: As this was a visual inspection only, there was no access nor capability to inspect in-ground drainage infrastructure comprehensively. Annual preventive maintenance work is typically performed as part of a Client's general maintenance/operating fund. Under normal circumstances, site drainage components are constructed of very durable materials which should have a very long useful life (often assumed to be 50 years or more). Based on observed conditions and/or information provided by the Client, this component represents a rotating "supplemental" allowance for larger repair projects that may occur. We recommend that the Client consult with a qualified engineer or vendor to determine potential project repair timelines and cost. Further investigation such as cameras or other means are used identify existing conditions. Professional findings and repair history should be tracked and reported by the Client during future Reserve Study updates. This component should then be re-evaluated based on the most current information available at that time.

Useful Life:
10 years

Remaining Life:
7 years



Best Case: \$ 30,000

Worst Case: \$ 50,000

Cost Source: AR Cost Database

Comp #: 201 Asphalt - Mill and Overlay

Quantity: ~ 326,000 GSF

Location: Streets and drives throughout the gated neighborhoods

Funded?: Yes.

History: Originally poured in 2005-2006

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, "alligatoring" or potholes. Overall appears to be aging normally and still up to an appropriate aesthetic standard.

As routine maintenance, keep roadway clean, free of debris and well drained; fill/seal cracks to prevent water from penetrating into the sub-base and accelerating damage. Even with ordinary care and maintenance, plan for eventual large scale resurface (milling and overlay of all asphalt surfaces is recommended here, unless otherwise noted) at roughly the time frame below. Take note of any areas of ponding water or other drainage concerns, and incorporate repairs into scope of work for resurfacing. Our inspection is visual only and does not incorporate any core sampling or other testing, which may be advisable when asphalt is nearing end of useful life. Some communities choose to work with independent paving consultants or engineering firms in order to identify any hidden concerns and develop scope of work prior to bidding. If more comprehensive analysis becomes available, incorporate findings into future Reserve Study updates as appropriate.

Useful Life:
40 years

Remaining Life:
22 years



Best Case: \$ 1,000,000

Worst Case: \$ 1,280,000

Cost Source: AR Cost Database

Comp #: 203 Asphalt - Crack Seal/Repair

Quantity: Lump Sum Allowance

Location: Streets and drives throughout the association

Funded?: Yes.

History:

Comments: Asphalt seal-coat determined to be in fair condition typically exhibits a mostly uniform but lighter, faded coloring. Traffic markings still make contrast with pavement, but are showing some fading and wear. The board plans to only crack seal these streets and not complete a complete slurry seal. Best to re-evaluate during future reserve study updates.

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 asphalt pavement. 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 water-resistant 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 coating also provides uniform appearance, concealing the inevitable patching and repairs which accumulate over time. Seal coating ultimately can extend the useful life of asphalt, postponing the need for asphalt resurfacing. If asphalt is already cracked, raveled and otherwise deteriorated, seal-coating will not provide much physical benefit, but still may have aesthetic benefits for curb appeal.

Useful Life:
1 years

Remaining Life:
0 years



Best Case: \$ 8,000

Worst Case: \$ 12,000

Cost Source: AR Cost Database

Comp #: 210 Concrete: Sidewalks/Gutters- Repair

Quantity: Lump Sum Allowance

Location: Common area sidewalks

Funded?: Yes.

History:

Comments: Includes: 67,600 GSF of concrete sidewalks and 26,100 LF of gutters.

Concrete sidewalks and gutters determined to be in good condition typically exhibit smooth surfaces with positive slopes. If present, cracking is minimal/sporadic and any trip hazards are isolated and not substantial in quantity. Normal signs of wear and age evident at the time of inspection.

Sidewalks and gutters should be regularly inspected by the Client. As routine maintenance, sidewalks should be pressure washed for appearance. Any evident trip and fall hazards should be repaired immediately to minimize potential risk/liability and promote safety. Gutters should be inspected to ensure drainage is uninterrupted. In our experience, larger repair/replacement expenses emerge as the community ages, especially as trees adjacent to sidewalks continue to grow. Although difficult to predict timing, cost and scope, we suggest a rotating "supplemental" allowance to fund periodic larger repairs that may be required over time. All maintenance, repair, and/or other related expenditures should be tracked and reported by the Client during future Reserve Study updates. This component should then be re-evaluated based on most recent information and data available at that time.

Useful Life:
5 years

Remaining Life:
2 years



Best Case: \$ 20,000

Worst Case: \$ 30,000

Cost Source: Estimate Provided by Client

Comp #: 704 Gates: Vehicle/Pedestrian - Replace

Quantity: Lump Sum Allowance

Location: Gate entrances

Funded?: Yes.

History:

Comments: Includes: (18) vehicle gates and (9) pedestrian gates.

Gates determined to be in fair condition typically exhibit minor to moderate corrosion or rust; hardware may show some wear and corrosion but gates operate properly and connections and supports appear to be secure. Fair appearance overall.

We strongly recommend regular inspections, maintenance and repairs to help extend useful life cycles. Clean for appearance and paint/touch-up as needed within general maintenance/Operating funds. Although metal gates are typically durable, we recommend setting aside funding for regular intervals of replacement due to constant wear/usage, exposure and vehicle damage. Replacement can also be warranted for aesthetic changes over time. Plan to replace at roughly the time frame shown below.

Useful Life:
40 years

Remaining Life:
22 years



Best Case: \$ 150,000

Worst Case: \$ 190,000

Cost Source: AR Cost Database

Comp #: 1402 Monument Signs - Refurbish

Quantity: Lump Sum Allowance

Location: Entry to the association

Funded?: Yes.

History:

Comments: Includes: (9) signs and (38) lights.

Monument signage determined to be in fair condition typically exhibits acceptable appearance and aesthetics in keeping with local area, but with more weathering and wear showing on surfaces. If present, landscaping and lighting are still in serviceable condition. At this stage, signage may be becoming more dated and diminishing in appeal.

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

Useful Life:
25 years

Remaining Life:
7 years



Best Case: \$ 30,000

Worst Case: \$ 40,000

Cost Source: AR Cost Database

MEP - GATED NEIGHBORHOODS

Comp #: 305 Surveillance System - Modernize**Quantity: Lump Sum Allowance**

Location: Entrance and exit of Scissortail neighborhood

Funded?: Yes.

History:

Comments: Includes: (3) cameras and (1) license plate camera.

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. Costs assume that existing wiring can be re-used and only the actual 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:
5 years



Best Case: \$ 5,000

Worst Case: \$ 10,000

Cost Source: AR Cost Database

Comp #: 705 Gate Operators (2021) - Replace**Quantity: (3) Gate Operators**

Location: Gate entrances

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.

We recommend regular inspections (including service and repair as needed) be paid through the Operating budget. Even with ongoing maintenance, plan for replacement at typical life expectancy indicated below. Useful life can vary greatly depending on level of use, exposure to the elements, etc. Monitor actual expenses closely for future Reserve Study updates. Unless otherwise noted, funding to replace with similar units.

Useful Life:
10 years

Remaining Life:
7 years



Best Case: \$ 10,000

Worst Case: \$ 20,000

Cost Source: AR Cost Database

Comp #: 705 Gate Operators (2022) - Replace**Quantity: (3) Gate Operators**

Location: Gate entrances

Funded?: Yes.

History:

Comments: Please refer to the prior component (#705) in this series for more general information and commentary on gate operator replacement. The useful life, remaining useful life, and cost range for this specific component are provided below.

Useful Life:
10 years

Remaining Life:
8 years



Best Case: \$ 10,000

Worst Case: \$ 20,000

Cost Source: AR Cost Database

Comp #: 705 Gate Operators (Old) - Replace**Quantity: (12) Gate Operators**

Location: Gate entrances

Funded?: Yes.

History:

Comments: Please refer to the prior component (#705) in this series for more general information and commentary on gate operator replacement. The useful life, remaining useful life, and cost range for this specific component are provided below.

Useful Life:
10 years

Remaining Life:
1 years



Best Case: \$ 50,000

Worst Case: \$ 70,000

Cost Source: AR Cost Database

Comp #: 712 Intercoms - Replace**Quantity: (9) Intercoms**

Location: Gate entrances

Funded?: Yes.

History:

Comments: Intercom/tele-entry systems vary in condition typically exhibit moderate surface wear and signs of age, but are still functional and serviceable. Funding provided to replace (1) intercom on an annual basis.

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

Useful Life:
1 years

Remaining Life:
0 years



Best Case: \$ 4,000

Worst Case: \$ 6,000

Cost Source: AR Cost Database

Comp #: 1404 Street Signs - Replace

Quantity: Street Signs

Location: Adjacent to streets and parking areas
Funded?: No. Too small for Reserve designation.
History:

Comments: Directional and street signs determined to be in good condition typically exhibit good surface finish and have straight and firm supports. Panels are clean and have good reflective and contrasting message lettering or symbols.

The Client is reported to be responsible for maintenance, repair, and replacement of directional/street signs throughout the property/development. Signs should be inspected regularly and repaired as-needed. Cost estimates related to this component are not expected to meet the minimum threshold for Reserve funding. As such, costs related to this component are expected to be included in the Client's Operating budget. 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. 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:
