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"Full" Reserve Study



The Villages at Aviano Phoenix, AZ

Report #: 12116-1
For Period Beginning: January 1, 2020
Expires: December 31, 2020

Date Prepared: June 5, 2020



Hello, and welcome to your Reserve Study!

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

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

In this Report, you will find...

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

More Questions?

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

480-361-5340



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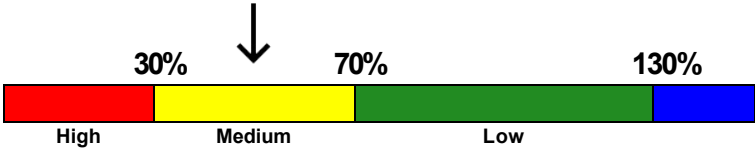
3- Minute Executive Summary

Association:	The Villages at Aviano	Assoc. #: 12116-1
Location:	Phoenix, AZ	# of Units: 392
Report Period:	January 1, 2020 through December 31, 2020	

Findings/Recommendations as-of: January 1, 2020

Projected Starting Reserve Balance	\$964,000
Current Fully Funded Reserve Balance	\$1,900,238
Average Reserve Deficit (Surplus) Per Unit	\$2,388
Percent Funded	50.7 %
Approved 2020 Monthly Reserve Contribution	\$19,281
Recommended 2020 Special Assessments for Reserves	\$0
Recommended 2021 Monthly Reserve Contribution	\$23,000

Reserves % Funded: 50.7%



Special Assessment Risk:

Economic Assumptions:

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

This is a "Full" Reserve Study (original, created "from scratch") based on our site inspection on 11/12/2019.

The Reserve expense threshold for this analysis is \$1,000, which means no expenses under that amount are funded in the Reserve Study.

Your Reserve Fund is 50.7 % Funded. This means the Reserve Fund status is Fair, and special assessment risk is currently Medium.

The objective of your multi-year Funding Plan is to Fully Fund Reserves, where associations enjoy a low risk of Reserve cash flow problems.

The 2020 budget has already been approved and will not change at this point. Therefore, our funding plan for 2020 reflects the budgeted Monthly Reserve contributions of \$19,281. Based on this starting point and projected expenditures, we recommend budgeting Monthly Reserve contributions of \$23,000 for your 2021 Fiscal Year, followed by annual increases of 11% the next several years. Nominal annual increases are scheduled thereafter to help offset inflation (see tables herein for details).

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
COMMUNITY ENTRANCES			
100 Monuments - Refurbish	20	5	\$5,000
101 Community Map - Replace (A)	15	0	\$3,750
101 Community Map - Replace (B)	15	10	\$3,750
103 Entry Systems - Replace	15	3	\$10,000
106 Gate Operators - Replace	15	3	\$32,000
110 Vehicle Gates - Replace	30	15	\$24,000
112 Vehicle Gates - Repaint	4	0	\$3,500
COMMON AREA			
200 Asphalt - Resurface	30	15	\$200,000
202 Asphalt - Seal/Repair (HA5)	6	4	\$28,000
206 Asphalt - Crack Seal	3	1	\$3,000
210 Entry Paver Drives - Replace	40	25	\$167,000
215 Unit Paver Drives - Repair	10	5	\$25,000
220 Concrete - Repair	5	2	\$3,000
320 Pole Lights - Replace (A)	30	15	\$152,000
320 Pole Lights - Replace (B)	30	27	\$46,000
321 Landscape Lights - Replace	20	5	\$17,500
324 Wall Lights - Replace	25	10	\$5,000
380 Mailboxes - Replace	20	5	\$41,000
405 Park Furniture - Replace	20	10	\$10,000
406 Park Furniture - Refurbish	20	0	\$3,000
408 Concrete Benches - Replace	25	10	\$2,000
410 Playground Equipment - Replace	20	5	\$50,000
415 Playground Turf - Replace	20	5	\$21,000
415 Playground Turf - Seal/Repair	5	0	\$3,300
418 Shade Screens - Replace	10	5	\$3,600
420 Ramada Roof - Replace	30	15	\$8,000
501 Block/Stucco Walls - Repair	25	12	\$10,000
504 Metal Rails - Replace	25	10	\$2,500
630 Backflow Valves - Replace (2005)	25	10	\$12,000
630 Backflow Valves - Replace (2017)	25	22	\$12,000
640 Landscape Granite - Replenish	6	4	\$30,000
700 Tile Roof - Refurbish	30	15	\$2,300
UNIT BUILDINGS			
900 Exterior Lights - Replace (Ph1)	25	10	\$150,000
900 Exterior Lights - Replace (Ph2)	25	15	\$16,500
900 Exterior Lights - Replace (Ph3)	25	21	\$66,000
912 Utility Doors - Replace (Ph1)	30	15	\$9,000
912 Utility Doors - Replace (Ph2)	30	20	\$1,000
912 Utility Doors - Replace (Ph3)	30	26	\$4,000
914 Garage Doors - Replace (Ph1)	25	10	\$369,000
914 Garage Doors - Replace (Ph2)	25	15	\$41,000
914 Garage Doors - Replace (Ph3)	25	21	\$164,000
940 Fire Alarm System - Modernize	20	5	\$250,000
960 Balcony Decks - Resurface	15	11	\$25,000

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
970 Building Ext. - Repaint (2020)		0	\$60,000
970 Building Ext. - Repaint (Ongoing)	1	1	\$90,000
990 Tile Roofs - Refurbish (Ph1)	30	15	\$1,115,000
990 Tile Roofs - Refurbish (Ph2)	30	20	\$125,000
990 Tile Roofs - Refurbish (Ph3)	30	26	\$495,000
POOL AREA			
1100 HVAC Units - Replace	15	1	\$9,000
1110 Exterior Lights - Replace	20	5	\$2,600
1116 Wood Surfaces - Seal/Stain	8	4	\$3,500
1120 Metal Gates - Replace	25	10	\$5,000
1122 Doors & Windows - Replace	30	15	\$4,000
1130 BBQ Grill - Replace	6	2	\$8,000
1132 Granite Counters - Replace	6	2	\$3,600
1135 Drinking Fountain - Replace	18	3	\$3,000
1150 Wood Pergola - Replace	25	10	\$18,000
1152 Wood Pergola - Seal/Stain	2	0	\$1,800
1160 Restrooms - Remodel	25	10	\$30,000
1190 Tile Roof - Refurbish	30	15	\$10,500
1200 Pool Deck - Resurface	16	6	\$18,000
1201 Pool Deck - Seal/Repair	4	2	\$6,000
1210 Pool - Resurface	15	11	\$16,500
1215 Pool Fence - Replace	25	10	\$15,000
1220 Pool Furniture - Replace	8	2	\$35,000
1222 Trash Cans - Replace	16	2	\$4,500
1240 Pool Filters - Replace	15	2	\$3,000
1242 Pool Pumps - Replace	15	0	\$3,000
1246 Pool Heater - Replace (2012)	8	1	\$3,250
1246 Pool Heater - Replace (2020)	8	0	\$3,250
70 Total Funded Components			

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

Introduction



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

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



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

Methodology



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

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

Which Physical Assets are Funded by Reserves?

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



RESERVE COMPONENT "FOUR-PART TEST"

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

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

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

How do we establish Current Repair/Replacement Cost Estimates?

In this order...

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

How much Reserves are enough?

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

Adequacy is measured in a two-step process:

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



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

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

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

How much should we contribute?



RESERVE FUNDING PRINCIPLES

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

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

What is our Recommended Funding Goal?

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



FUNDING OBJECTIVES

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

Site Inspection Notes

During the site visit on 11/12/2019, we started by meeting with Community Manager Ashley Scott and Board President Hellen Himes. We spent time reviewing reserve related expenses and projects that have occurred in the recent past and are planned in the near future. After the meeting, we visually inspected the common areas.

Please see the Component Details Appendix at the end of this report for a detailed look at each component.



Projected Expenses

While this Reserve Study looks forward 30 years, we have no expectation that all of these expenses will take place as anticipated. This Reserve Study needs to be updated annually, because we expect the timing of expenses to shift and the size of the 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 chart below summarizes the projected future expenses at your association as defined by the Reserve Component List. A summary of these components is shown in the Component Details Table, while a summary of the expenses themselves is shown in the 30-yr Expense Summary Table.

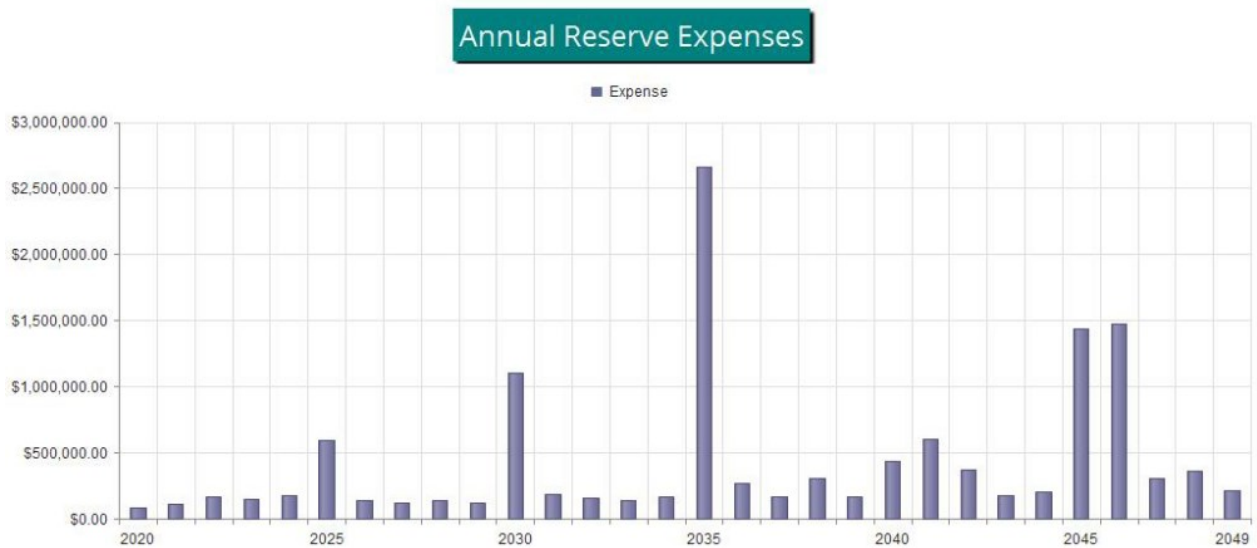


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$964,000 as-of the start of your fiscal year on 1/1/2020. This figure was provided to Association Reserves by the client. As of 1/1/2020, your Fully Funded Balance is computed to be \$1,900,238. This figure represents the deteriorated value of your common area components. Comparing your Reserve Balance to the Fully Funded Balance indicates Reserves are 50.7 % Funded.

Recommended Funding Plan

Based on your current Percent Funded and cash flow requirements, we recommend budgeting Monthly Reserve contributions of \$19,281 this Fiscal Year. The overall 30-year plan, in perspective, is shown below. This same information is shown numerically in both the 30-yr Summary and the Cash Flow Detail tables.

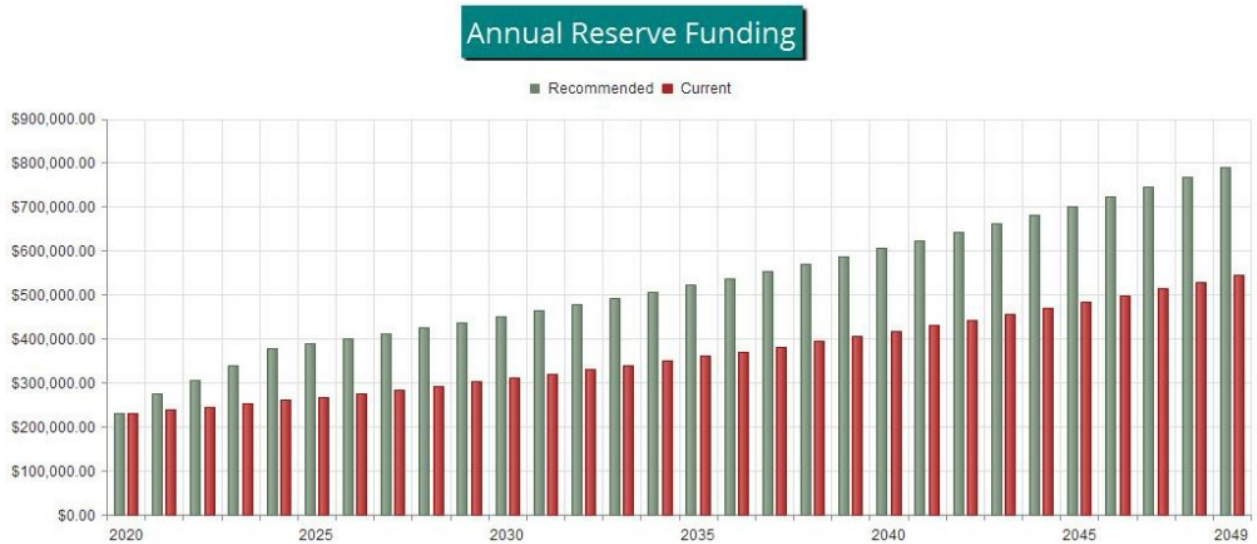


Figure 2

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

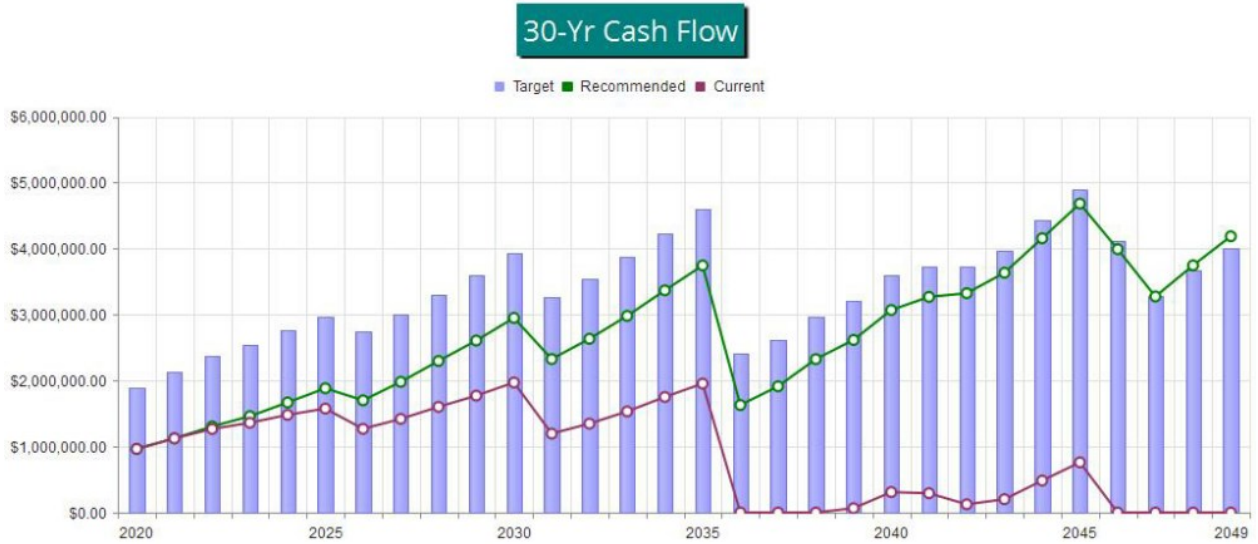


Figure 3

This chart 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-year Funding Plan.



Figure 4

Table Descriptions

Executive Summary is a summary of your Reserve Components

Budget Summary is a management and accounting tool, summarizing groupings 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.

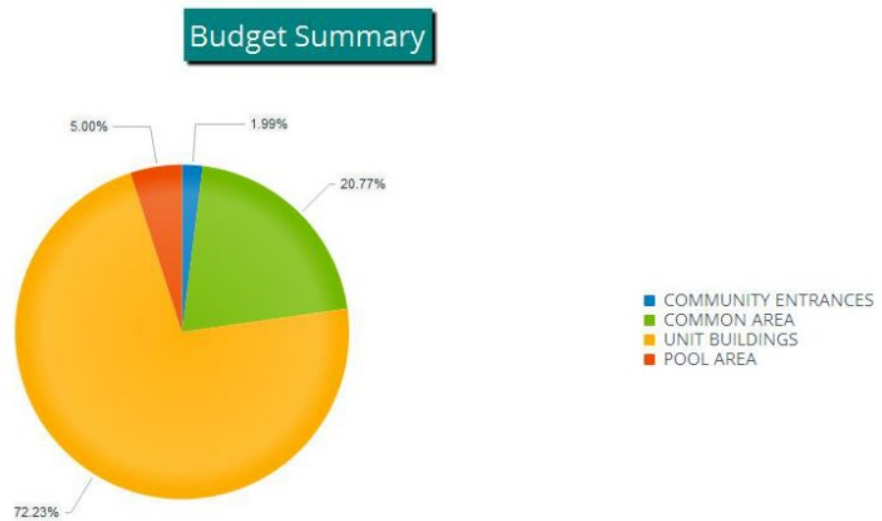
Component Significance shows the relative significance of each component to Reserve funding needs of the property, helping you see which components have more (or less) influence than others on your total Reserve contribution rate. The deterioration cost/yr of each component is calculated by dividing 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.

	Useful Life		2020 Rem. Useful Life		Estimated Replacement Cost in 2020	2020 Expenditures	01/01/2020 Current Fund Balance	01/01/2020 Fully Funded Balance	Remaining Bal. to be Funded	2020 Contributions
	Min	Max	Min	Max						
	COMMUNITY ENTRANCES	4	30	0						
COMMON AREA	3	40	0	27	\$857,200	\$6,300	\$180,369	\$413,773	\$676,831	\$37,109
UNIT BUILDINGS	0	30	0	26	\$2,980,500	\$60,000	\$593,067	\$1,295,900	\$2,387,433	\$174,391
POOL AREA	2	30	0	15	\$206,500	\$8,050	\$132,715	\$132,715	\$73,785	\$15,193
					\$4,126,200	\$81,600	\$964,000	\$1,900,238	\$3,162,200	\$231,372

Percent Funded: 50.7%



Reserve Component List Detail

12116-1
Full

# Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate		
				Best Case	Worst Case	
COMMUNITY ENTRANCES						
100	Monuments - Refurbish (2) Monuments	20	5	\$4,000	\$6,000	
101	Community Map - Replace (A) (1) Map	15	0	\$2,500	\$5,000	
101	Community Map - Replace (B) (1) Map	15	10	\$2,500	\$5,000	
103	Entry Systems - Replace (2) DoorKing	15	3	\$9,000	\$11,000	
106	Gate Operators - Replace (8) Apollo	15	3	\$30,000	\$34,000	
110	Vehicle Gates - Replace (8) Gates, ~100 LF	30	15	\$22,000	\$26,000	
112	Vehicle Gates - Repaint (8) Gates, ~100 LF	4	0	\$3,000	\$4,000	
COMMON AREA						
200	Asphalt - Resurface Approx 89,200 Sq Ft	30	15	\$180,000	\$220,000	
202	Asphalt - Seal/Repair (HA5) Approx 89,200 Sq Ft	6	4	\$25,000	\$31,000	
206	Asphalt - Crack Seal Approx 89,200 Sq Ft	3	1	\$2,700	\$3,300	
210	Entry Paver Drives - Replace Approx 16,700 Sq Ft	40	25	\$150,000	\$184,000	
215	Unit Paver Drives - Repair Approx 164,000 Sq Ft	10	5	\$20,000	\$30,000	
220	Concrete - Repair Numerous Sq Ft	5	2	\$2,700	\$3,300	
320	Pole Lights - Replace (A) Approx (76) Pole Lights	30	15	\$137,000	\$167,000	
320	Pole Lights - Replace (B) Approx (23) Pole Lights	30	27	\$42,000	\$50,000	
321	Landscape Lights - Replace Approx (70) Lights	20	5	\$15,000	\$20,000	
324	Wall Lights - Replace (20) Lights	25	10	\$4,500	\$5,500	
380	Mailboxes - Replace (18) Clusters	20	5	\$37,000	\$45,000	
405	Park Furniture - Replace (5) Pieces	20	10	\$9,000	\$11,000	
406	Park Furniture - Refurbish (5) Pieces	20	0	\$2,700	\$3,300	
408	Concrete Benches - Replace (2) Benches	25	10	\$1,800	\$2,200	
410	Playground Equipment - Replace (2) Pieces	20	5	\$45,000	\$55,000	
415	Playground Turf - Replace Approx 1,000 Sq Ft	20	5	\$19,000	\$23,000	
415	Playground Turf - Seal/Repair Approx 1,000 Sq Ft	5	0	\$3,000	\$3,600	
418	Shade Screens - Replace (4) Shades, ~360 Sq Ft	10	5	\$3,200	\$4,000	
420	Ramada Roof - Replace (1) Roof, ~440 Sq Ft	30	15	\$7,000	\$9,000	
501	Block/Stucco Walls - Repair Approx 24,600 Sq Ft	25	12	\$9,000	\$11,000	
504	Metal Rails - Replace Approx 70 LF	25	10	\$2,000	\$3,000	
630	Backflow Valves - Replace (2005) (2) Watts, 8"	25	10	\$10,000	\$14,000	
630	Backflow Valves - Replace (2017) (2) Watts, 8"	25	22	\$10,000	\$14,000	
640	Landscape Granite - Replenish 333 Tons	6	4	\$25,000	\$35,000	
700	Tile Roof - Refurbish Approx 660 Sq Ft	30	15	\$2,100	\$2,500	
UNIT BUILDINGS						
900	Exterior Lights - Replace (Ph1) (594) Lights	25	10	\$130,000	\$170,000	
900	Exterior Lights - Replace (Ph2) (66) Lights	25	15	\$15,000	\$18,000	
900	Exterior Lights - Replace (Ph3) (264) Lights	25	21	\$60,000	\$72,000	
912	Utility Doors - Replace (Ph1) (18) Utility Doors	30	15	\$8,000	\$10,000	
912	Utility Doors - Replace (Ph2) (2) Utility Doors	30	20	\$900	\$1,100	
912	Utility Doors - Replace (Ph3) (8) Utility Doors	30	26	\$3,500	\$4,500	
914	Garage Doors - Replace (Ph1) (162) Dual, (126) Single	25	10	\$330,000	\$408,000	
914	Garage Doors - Replace (Ph2) (18) Dual, (14) Single	25	15	\$37,000	\$45,000	
914	Garage Doors - Replace (Ph3) (72) Dual, (56) Single	25	21	\$148,000	\$180,000	
940	Fire Alarm System - Modernize (1) System	20	5	\$225,000	\$275,000	

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
					Best Case	Worst Case
960	Balcony Decks - Resurface	Approx 5,800 Sq Ft	15	11	\$20,000	\$30,000
970	Building Ext. - Repaint (2020)	(2) Buildings		0	\$55,000	\$65,000
970	Building Ext. - Repaint (Ongoing)	(3) Buildings	1	1	\$80,000	\$100,000
990	Tile Roofs - Refurbish (Ph1)	Approx 318,000 Sq Ft	30	15	\$1,000,000	\$1,230,000
990	Tile Roofs - Refurbish (Ph2)	Approx 35,300 Sq Ft	30	20	\$110,000	\$140,000
990	Tile Roofs - Refurbish (Ph3)	Approx 141,300 Sq Ft	30	26	\$445,000	\$545,000
POOL AREA						
1100	HVAC Units - Replace	(2) Puron, 2.5-Ton	15	1	\$8,000	\$10,000
1110	Exterior Lights - Replace	(16) Fixtures	20	5	\$2,200	\$3,000
1116	Wood Surfaces - Seal/Stain	Approx 3,600 Sq Ft	8	4	\$3,000	\$4,000
1120	Metal Gates - Replace	(2) Gates	25	10	\$4,500	\$5,500
1122	Doors & Windows - Replace	(2) Doors, (2) Windows	30	15	\$3,500	\$4,500
1130	BBQ Grill - Replace	(1) Luxor	6	2	\$7,000	\$9,000
1132	Granite Counters - Replace	Approx 60 Sq Ft	6	2	\$3,200	\$4,000
1135	Drinking Fountain - Replace	(1) Elkay	18	3	\$2,500	\$3,500
1150	Wood Pergola - Replace	Approx 900 Sq Ft	25	10	\$16,000	\$20,000
1152	Wood Pergola - Seal/Stain	Approx 1,800 Sq Ft	2	0	\$1,600	\$2,000
1160	Restrooms - Remodel	(2) Restrooms	25	10	\$25,000	\$35,000
1190	Tile Roof - Refurbish	Approx 3,000 Sq Ft	30	15	\$9,500	\$11,500
1200	Pool Deck - Resurface	Approx 4,000 Sq Ft	16	6	\$16,000	\$20,000
1201	Pool Deck - Seal/Repair	Approx 4,000 Sq Ft	4	2	\$5,500	\$6,500
1210	Pool - Resurface	(1) Pool, ~210 LF	15	11	\$15,000	\$18,000
1215	Pool Fence - Replace	Approx 300 LF	25	10	\$13,000	\$17,000
1220	Pool Furniture - Replace	(125) Pieces	8	2	\$30,000	\$40,000
1222	Trash Cans - Replace	(3) Trash Cans	16	2	\$4,000	\$5,000
1240	Pool Filters - Replace	(2) Pentair TR-100C	15	2	\$2,500	\$3,500
1242	Pool Pumps - Replace	(2) Pentair, 1.5-HP	15	0	\$2,500	\$3,500
1246	Pool Heater - Replace (2012)	(1) Raypak 406,000 BTU	8	1	\$3,000	\$3,500
1246	Pool Heater - Replace (2020)	(1) Pentair, 400,000 BTU	8	0	\$3,000	\$3,500
70 Total Funded Components						

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
COMMUNITY ENTRANCES								
100	Monuments - Refurbish	\$5,000	X	15	/	20	=	\$3,750
101	Community Map - Replace (A)	\$3,750	X	15	/	15	=	\$3,750
101	Community Map - Replace (B)	\$3,750	X	5	/	15	=	\$1,250
103	Entry Systems - Replace	\$10,000	X	12	/	15	=	\$8,000
106	Gate Operators - Replace	\$32,000	X	12	/	15	=	\$25,600
110	Vehicle Gates - Replace	\$24,000	X	15	/	30	=	\$12,000
112	Vehicle Gates - Repaint	\$3,500	X	4	/	4	=	\$3,500
COMMON AREA								
200	Asphalt - Resurface	\$200,000	X	15	/	30	=	\$100,000
202	Asphalt - Seal/Repair (HA5)	\$28,000	X	2	/	6	=	\$9,333
206	Asphalt - Crack Seal	\$3,000	X	2	/	3	=	\$2,000
210	Entry Paver Drives - Replace	\$167,000	X	15	/	40	=	\$62,625
215	Unit Paver Drives - Repair	\$25,000	X	5	/	10	=	\$12,500
220	Concrete - Repair	\$3,000	X	3	/	5	=	\$1,800
320	Pole Lights - Replace (A)	\$152,000	X	15	/	30	=	\$76,000
320	Pole Lights - Replace (B)	\$46,000	X	3	/	30	=	\$4,600
321	Landscape Lights - Replace	\$17,500	X	15	/	20	=	\$13,125
324	Wall Lights - Replace	\$5,000	X	15	/	25	=	\$3,000
380	Mailboxes - Replace	\$41,000	X	15	/	20	=	\$30,750
405	Park Furniture - Replace	\$10,000	X	10	/	20	=	\$5,000
406	Park Furniture - Refurbish	\$3,000	X	20	/	20	=	\$3,000
408	Concrete Benches - Replace	\$2,000	X	15	/	25	=	\$1,200
410	Playground Equipment - Replace	\$50,000	X	15	/	20	=	\$37,500
415	Playground Turf - Replace	\$21,000	X	15	/	20	=	\$15,750
415	Playground Turf - Seal/Repair	\$3,300	X	5	/	5	=	\$3,300
418	Shade Screens - Replace	\$3,600	X	5	/	10	=	\$1,800
420	Ramada Roof - Replace	\$8,000	X	15	/	30	=	\$4,000
501	Block/Stucco Walls - Repair	\$10,000	X	13	/	25	=	\$5,200
504	Metal Rails - Replace	\$2,500	X	15	/	25	=	\$1,500
630	Backflow Valves - Replace (2005)	\$12,000	X	15	/	25	=	\$7,200
630	Backflow Valves - Replace (2017)	\$12,000	X	3	/	25	=	\$1,440
640	Landscape Granite - Replenish	\$30,000	X	2	/	6	=	\$10,000
700	Tile Roof - Refurbish	\$2,300	X	15	/	30	=	\$1,150
UNIT BUILDINGS								
900	Exterior Lights - Replace (Ph1)	\$150,000	X	15	/	25	=	\$90,000
900	Exterior Lights - Replace (Ph2)	\$16,500	X	10	/	25	=	\$6,600
900	Exterior Lights - Replace (Ph3)	\$66,000	X	4	/	25	=	\$10,560
912	Utility Doors - Replace (Ph1)	\$9,000	X	15	/	30	=	\$4,500
912	Utility Doors - Replace (Ph2)	\$1,000	X	10	/	30	=	\$333
912	Utility Doors - Replace (Ph3)	\$4,000	X	4	/	30	=	\$533
914	Garage Doors - Replace (Ph1)	\$369,000	X	15	/	25	=	\$221,400
914	Garage Doors - Replace (Ph2)	\$41,000	X	10	/	25	=	\$16,400
914	Garage Doors - Replace (Ph3)	\$164,000	X	4	/	25	=	\$26,240
940	Fire Alarm System - Modernize	\$250,000	X	15	/	20	=	\$187,500

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
960	Balcony Decks - Resurface	\$25,000	X	4	/	15	=	\$6,667
970	Building Ext. - Repaint (2020)	\$60,000	X	0	/		=	\$60,000
970	Building Ext. - Repaint (Ongoing)	\$90,000	X	0	/	1	=	\$0
990	Tile Roofs - Refurbish (Ph1)	\$1,115,000	X	15	/	30	=	\$557,500
990	Tile Roofs - Refurbish (Ph2)	\$125,000	X	10	/	30	=	\$41,667
990	Tile Roofs - Refurbish (Ph3)	\$495,000	X	4	/	30	=	\$66,000
POOL AREA								
1100	HVAC Units - Replace	\$9,000	X	14	/	15	=	\$8,400
1110	Exterior Lights - Replace	\$2,600	X	15	/	20	=	\$1,950
1116	Wood Surfaces - Seal/Stain	\$3,500	X	4	/	8	=	\$1,750
1120	Metal Gates - Replace	\$5,000	X	15	/	25	=	\$3,000
1122	Doors & Windows - Replace	\$4,000	X	15	/	30	=	\$2,000
1130	BBQ Grill - Replace	\$8,000	X	4	/	6	=	\$5,333
1132	Granite Counters - Replace	\$3,600	X	4	/	6	=	\$2,400
1135	Drinking Fountain - Replace	\$3,000	X	15	/	18	=	\$2,500
1150	Wood Pergola - Replace	\$18,000	X	15	/	25	=	\$10,800
1152	Wood Pergola - Seal/Stain	\$1,800	X	2	/	2	=	\$1,800
1160	Restrooms - Remodel	\$30,000	X	15	/	25	=	\$18,000
1190	Tile Roof - Refurbish	\$10,500	X	15	/	30	=	\$5,250
1200	Pool Deck - Resurface	\$18,000	X	10	/	16	=	\$11,250
1201	Pool Deck - Seal/Repair	\$6,000	X	2	/	4	=	\$3,000
1210	Pool - Resurface	\$16,500	X	4	/	15	=	\$4,400
1215	Pool Fence - Replace	\$15,000	X	15	/	25	=	\$9,000
1220	Pool Furniture - Replace	\$35,000	X	6	/	8	=	\$26,250
1222	Trash Cans - Replace	\$4,500	X	14	/	16	=	\$3,938
1240	Pool Filters - Replace	\$3,000	X	13	/	15	=	\$2,600
1242	Pool Pumps - Replace	\$3,000	X	15	/	15	=	\$3,000
1246	Pool Heater - Replace (2012)	\$3,250	X	7	/	8	=	\$2,844
1246	Pool Heater - Replace (2020)	\$3,250	X	8	/	8	=	\$3,250
								\$1,900,238

Component Significance

12116-1
Full

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
COMMUNITY ENTRANCES					
100	Monuments - Refurbish	20	\$5,000	\$250	0.10 %
101	Community Map - Replace (A)	15	\$3,750	\$250	0.10 %
101	Community Map - Replace (B)	15	\$3,750	\$250	0.10 %
103	Entry Systems - Replace	15	\$10,000	\$667	0.26 %
106	Gate Operators - Replace	15	\$32,000	\$2,133	0.83 %
110	Vehicle Gates - Replace	30	\$24,000	\$800	0.31 %
112	Vehicle Gates - Repaint	4	\$3,500	\$875	0.34 %
COMMON AREA					
200	Asphalt - Resurface	30	\$200,000	\$6,667	2.58 %
202	Asphalt - Seal/Repair (HA5)	6	\$28,000	\$4,667	1.81 %
206	Asphalt - Crack Seal	3	\$3,000	\$1,000	0.39 %
210	Entry Paver Drives - Replace	40	\$167,000	\$4,175	1.62 %
215	Unit Paver Drives - Repair	10	\$25,000	\$2,500	0.97 %
220	Concrete - Repair	5	\$3,000	\$600	0.23 %
320	Pole Lights - Replace (A)	30	\$152,000	\$5,067	1.96 %
320	Pole Lights - Replace (B)	30	\$46,000	\$1,533	0.59 %
321	Landscape Lights - Replace	20	\$17,500	\$875	0.34 %
324	Wall Lights - Replace	25	\$5,000	\$200	0.08 %
380	Mailboxes - Replace	20	\$41,000	\$2,050	0.79 %
405	Park Furniture - Replace	20	\$10,000	\$500	0.19 %
406	Park Furniture - Refurbish	20	\$3,000	\$150	0.06 %
408	Concrete Benches - Replace	25	\$2,000	\$80	0.03 %
410	Playground Equipment - Replace	20	\$50,000	\$2,500	0.97 %
415	Playground Turf - Replace	20	\$21,000	\$1,050	0.41 %
415	Playground Turf - Seal/Repair	5	\$3,300	\$660	0.26 %
418	Shade Screens - Replace	10	\$3,600	\$360	0.14 %
420	Ramada Roof - Replace	30	\$8,000	\$267	0.10 %
501	Block/Stucco Walls - Repair	25	\$10,000	\$400	0.15 %
504	Metal Rails - Replace	25	\$2,500	\$100	0.04 %
630	Backflow Valves - Replace (2005)	25	\$12,000	\$480	0.19 %
630	Backflow Valves - Replace (2017)	25	\$12,000	\$480	0.19 %
640	Landscape Granite - Replenish	6	\$30,000	\$5,000	1.94 %
700	Tile Roof - Refurbish	30	\$2,300	\$77	0.03 %
UNIT BUILDINGS					
900	Exterior Lights - Replace (Ph1)	25	\$150,000	\$6,000	2.32 %
900	Exterior Lights - Replace (Ph2)	25	\$16,500	\$660	0.26 %
900	Exterior Lights - Replace (Ph3)	25	\$66,000	\$2,640	1.02 %
912	Utility Doors - Replace (Ph1)	30	\$9,000	\$300	0.12 %
912	Utility Doors - Replace (Ph2)	30	\$1,000	\$33	0.01 %
912	Utility Doors - Replace (Ph3)	30	\$4,000	\$133	0.05 %
914	Garage Doors - Replace (Ph1)	25	\$369,000	\$14,760	5.71 %
914	Garage Doors - Replace (Ph2)	25	\$41,000	\$1,640	0.63 %
914	Garage Doors - Replace (Ph3)	25	\$164,000	\$6,560	2.54 %
940	Fire Alarm System - Modernize	20	\$250,000	\$12,500	4.84 %
960	Balcony Decks - Resurface	15	\$25,000	\$1,667	0.65 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
970	Building Ext. - Repaint (2020)		\$60,000	\$0	0.00 %
970	Building Ext. - Repaint (Ongoing)	1	\$90,000	\$90,000	34.84 %
990	Tile Roofs - Refurbish (Ph1)	30	\$1,115,000	\$37,167	14.39 %
990	Tile Roofs - Refurbish (Ph2)	30	\$125,000	\$4,167	1.61 %
990	Tile Roofs - Refurbish (Ph3)	30	\$495,000	\$16,500	6.39 %
POOL AREA					
1100	HVAC Units - Replace	15	\$9,000	\$600	0.23 %
1110	Exterior Lights - Replace	20	\$2,600	\$130	0.05 %
1116	Wood Surfaces - Seal/Stain	8	\$3,500	\$438	0.17 %
1120	Metal Gates - Replace	25	\$5,000	\$200	0.08 %
1122	Doors & Windows - Replace	30	\$4,000	\$133	0.05 %
1130	BBQ Grill - Replace	6	\$8,000	\$1,333	0.52 %
1132	Granite Counters - Replace	6	\$3,600	\$600	0.23 %
1135	Drinking Fountain - Replace	18	\$3,000	\$167	0.06 %
1150	Wood Pergola - Replace	25	\$18,000	\$720	0.28 %
1152	Wood Pergola - Seal/Stain	2	\$1,800	\$900	0.35 %
1160	Restrooms - Remodel	25	\$30,000	\$1,200	0.46 %
1190	Tile Roof - Refurbish	30	\$10,500	\$350	0.14 %
1200	Pool Deck - Resurface	16	\$18,000	\$1,125	0.44 %
1201	Pool Deck - Seal/Repair	4	\$6,000	\$1,500	0.58 %
1210	Pool - Resurface	15	\$16,500	\$1,100	0.43 %
1215	Pool Fence - Replace	25	\$15,000	\$600	0.23 %
1220	Pool Furniture - Replace	8	\$35,000	\$4,375	1.69 %
1222	Trash Cans - Replace	16	\$4,500	\$281	0.11 %
1240	Pool Filters - Replace	15	\$3,000	\$200	0.08 %
1242	Pool Pumps - Replace	15	\$3,000	\$200	0.08 %
1246	Pool Heater - Replace (2012)	8	\$3,250	\$406	0.16 %
1246	Pool Heater - Replace (2020)	8	\$3,250	\$406	0.16 %
70	Total Funded Components			\$258,353	100.00 %

30-Year Reserve Plan Summary

12116-1
Full

Fiscal Year Start: 2020	Interest: 1.00 %	Inflation: 3.00 %
Reserve Fund Strength Calculations: (All values of Fiscal Year Start Date)	Projected Reserve Balance Changes	

Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	% Increase		Loan or Special Assmts	Interest Income	Reserve Expenses
					In Annual Reserve Contribs.	Reserve Contribs.			
2020	\$964,000	\$1,900,238	50.7 %	Medium	0.00 %	\$231,372	\$0	\$10,437	\$81,600
2021	\$1,124,209	\$2,139,301	52.6 %	Medium	19.29 %	\$276,000	\$0	\$12,136	\$108,408
2022	\$1,303,937	\$2,365,906	55.1 %	Medium	11.00 %	\$306,360	\$0	\$13,813	\$164,333
2023	\$1,459,776	\$2,549,929	57.2 %	Medium	11.00 %	\$340,060	\$0	\$15,632	\$147,518
2024	\$1,667,949	\$2,765,262	60.3 %	Medium	11.00 %	\$377,466	\$0	\$17,749	\$179,856
2025	\$1,883,308	\$2,962,470	63.6 %	Medium	3.00 %	\$388,790	\$0	\$17,909	\$590,071
2026	\$1,699,936	\$2,752,058	61.8 %	Medium	3.00 %	\$400,454	\$0	\$18,394	\$138,271
2027	\$1,980,513	\$3,009,942	65.8 %	Medium	3.00 %	\$412,467	\$0	\$21,375	\$118,068
2028	\$2,296,288	\$3,305,904	69.5 %	Medium	3.00 %	\$424,841	\$0	\$24,502	\$139,535
2029	\$2,606,096	\$3,598,452	72.4 %	Low	3.00 %	\$437,587	\$0	\$27,768	\$121,670
2030	\$2,949,780	\$3,928,291	75.1 %	Low	3.00 %	\$450,714	\$0	\$26,366	\$1,101,138
2031	\$2,325,723	\$3,269,588	71.1 %	Low	3.00 %	\$464,236	\$0	\$24,782	\$182,027
2032	\$2,632,714	\$3,548,538	74.2 %	Low	3.00 %	\$478,163	\$0	\$28,049	\$159,400
2033	\$2,979,526	\$3,870,212	77.0 %	Low	3.00 %	\$492,508	\$0	\$31,720	\$136,574
2034	\$3,367,180	\$4,236,429	79.5 %	Low	3.00 %	\$507,283	\$0	\$35,543	\$165,477
2035	\$3,744,529	\$4,595,586	81.5 %	Low	3.00 %	\$522,501	\$0	\$26,853	\$2,665,604
2036	\$1,628,279	\$2,402,462	67.8 %	Medium	3.00 %	\$538,176	\$0	\$17,702	\$270,473
2037	\$1,913,684	\$2,622,966	73.0 %	Low	3.00 %	\$554,322	\$0	\$21,185	\$164,045
2038	\$2,325,146	\$2,972,517	78.2 %	Low	3.00 %	\$570,951	\$0	\$24,693	\$305,246
2039	\$2,615,544	\$3,200,312	81.7 %	Low	3.00 %	\$588,080	\$0	\$28,410	\$163,076
2040	\$3,068,958	\$3,594,967	85.4 %	Low	3.00 %	\$605,722	\$0	\$31,671	\$438,343
2041	\$3,268,009	\$3,731,935	87.6 %	Low	3.00 %	\$623,894	\$0	\$32,946	\$600,875
2042	\$3,323,974	\$3,720,023	89.4 %	Low	3.00 %	\$642,611	\$0	\$34,774	\$367,509
2043	\$3,633,850	\$3,962,972	91.7 %	Low	3.00 %	\$661,889	\$0	\$38,938	\$177,623
2044	\$4,157,055	\$4,424,088	94.0 %	Low	3.00 %	\$681,746	\$0	\$44,180	\$200,332
2045	\$4,682,648	\$4,891,402	95.7 %	Low	3.00 %	\$702,198	\$0	\$43,354	\$1,436,332
2046	\$3,991,869	\$4,115,884	97.0 %	Low	3.00 %	\$723,264	\$0	\$36,316	\$1,477,049
2047	\$3,274,400	\$3,291,876	99.5 %	Low	3.00 %	\$744,962	\$0	\$35,086	\$308,759
2048	\$3,745,688	\$3,663,703	102.2 %	Low	3.00 %	\$767,311	\$0	\$39,647	\$365,611
2049	\$4,187,035	\$4,005,861	104.5 %	Low	3.00 %	\$790,330	\$0	\$44,967	\$212,091

30-Year Income/Expense Detail

12116-1
Full

Fiscal Year	2020	2021	2022	2023	2024
Starting Reserve Balance	\$964,000	\$1,124,209	\$1,303,937	\$1,459,776	\$1,667,949
Annual Reserve Contribution	\$231,372	\$276,000	\$306,360	\$340,060	\$377,466
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$10,437	\$12,136	\$13,813	\$15,632	\$17,749
Total Income	\$1,205,809	\$1,412,344	\$1,624,109	\$1,815,468	\$2,063,164
# Component					
COMMUNITY ENTRANCES					
100 Monuments - Refurbish	\$0	\$0	\$0	\$0	\$0
101 Community Map - Replace (A)	\$3,750	\$0	\$0	\$0	\$0
101 Community Map - Replace (B)	\$0	\$0	\$0	\$0	\$0
103 Entry Systems - Replace	\$0	\$0	\$0	\$10,927	\$0
106 Gate Operators - Replace	\$0	\$0	\$0	\$34,967	\$0
110 Vehicle Gates - Replace	\$0	\$0	\$0	\$0	\$0
112 Vehicle Gates - Repaint	\$3,500	\$0	\$0	\$0	\$3,939
COMMON AREA					
200 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair (HA5)	\$0	\$0	\$0	\$0	\$31,514
206 Asphalt - Crack Seal	\$0	\$3,090	\$0	\$0	\$3,377
210 Entry Paver Drives - Replace	\$0	\$0	\$0	\$0	\$0
215 Unit Paver Drives - Repair	\$0	\$0	\$0	\$0	\$0
220 Concrete - Repair	\$0	\$0	\$3,183	\$0	\$0
320 Pole Lights - Replace (A)	\$0	\$0	\$0	\$0	\$0
320 Pole Lights - Replace (B)	\$0	\$0	\$0	\$0	\$0
321 Landscape Lights - Replace	\$0	\$0	\$0	\$0	\$0
324 Wall Lights - Replace	\$0	\$0	\$0	\$0	\$0
380 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
405 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
406 Park Furniture - Refurbish	\$3,000	\$0	\$0	\$0	\$0
408 Concrete Benches - Replace	\$0	\$0	\$0	\$0	\$0
410 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
415 Playground Turf - Replace	\$0	\$0	\$0	\$0	\$0
415 Playground Turf - Seal/Repair	\$3,300	\$0	\$0	\$0	\$0
418 Shade Screens - Replace	\$0	\$0	\$0	\$0	\$0
420 Ramada Roof - Replace	\$0	\$0	\$0	\$0	\$0
501 Block/Stucco Walls - Repair	\$0	\$0	\$0	\$0	\$0
504 Metal Rails - Replace	\$0	\$0	\$0	\$0	\$0
630 Backflow Valves - Replace (2005)	\$0	\$0	\$0	\$0	\$0
630 Backflow Valves - Replace (2017)	\$0	\$0	\$0	\$0	\$0
640 Landscape Granite - Replenish	\$0	\$0	\$0	\$0	\$33,765
700 Tile Roof - Refurbish	\$0	\$0	\$0	\$0	\$0
UNIT BUILDINGS					
900 Exterior Lights - Replace (Ph1)	\$0	\$0	\$0	\$0	\$0
900 Exterior Lights - Replace (Ph2)	\$0	\$0	\$0	\$0	\$0
900 Exterior Lights - Replace (Ph3)	\$0	\$0	\$0	\$0	\$0
912 Utility Doors - Replace (Ph1)	\$0	\$0	\$0	\$0	\$0
912 Utility Doors - Replace (Ph2)	\$0	\$0	\$0	\$0	\$0
912 Utility Doors - Replace (Ph3)	\$0	\$0	\$0	\$0	\$0
914 Garage Doors - Replace (Ph1)	\$0	\$0	\$0	\$0	\$0
914 Garage Doors - Replace (Ph2)	\$0	\$0	\$0	\$0	\$0
914 Garage Doors - Replace (Ph3)	\$0	\$0	\$0	\$0	\$0
940 Fire Alarm System - Modernize	\$0	\$0	\$0	\$0	\$0
960 Balcony Decks - Resurface	\$0	\$0	\$0	\$0	\$0
970 Building Ext. - Repaint (2020)	\$60,000	\$0	\$0	\$0	\$0
970 Building Ext. - Repaint (Ongoing)	\$0	\$92,700	\$95,481	\$98,345	\$101,296
990 Tile Roofs - Refurbish (Ph1)	\$0	\$0	\$0	\$0	\$0
990 Tile Roofs - Refurbish (Ph2)	\$0	\$0	\$0	\$0	\$0
990 Tile Roofs - Refurbish (Ph3)	\$0	\$0	\$0	\$0	\$0
POOL AREA					
1100 HVAC Units - Replace	\$0	\$9,270	\$0	\$0	\$0
1110 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
1116 Wood Surfaces - Seal/Stain	\$0	\$0	\$0	\$0	\$3,939
1120 Metal Gates - Replace	\$0	\$0	\$0	\$0	\$0
1122 Doors & Windows - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2020	2021	2022	2023	2024
1130 BBQ Grill - Replace	\$0	\$0	\$8,487	\$0	\$0
1132 Granite Counters - Replace	\$0	\$0	\$3,819	\$0	\$0
1135 Drinking Fountain - Replace	\$0	\$0	\$0	\$3,278	\$0
1150 Wood Pergola - Replace	\$0	\$0	\$0	\$0	\$0
1152 Wood Pergola - Seal/Stain	\$1,800	\$0	\$1,910	\$0	\$2,026
1160 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
1190 Tile Roof - Refurbish	\$0	\$0	\$0	\$0	\$0
1200 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
1201 Pool Deck - Seal/Repair	\$0	\$0	\$6,365	\$0	\$0
1210 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
1215 Pool Fence - Replace	\$0	\$0	\$0	\$0	\$0
1220 Pool Furniture - Replace	\$0	\$0	\$37,132	\$0	\$0
1222 Trash Cans - Replace	\$0	\$0	\$4,774	\$0	\$0
1240 Pool Filters - Replace	\$0	\$0	\$3,183	\$0	\$0
1242 Pool Pumps - Replace	\$3,000	\$0	\$0	\$0	\$0
1246 Pool Heater - Replace (2012)	\$0	\$3,348	\$0	\$0	\$0
1246 Pool Heater - Replace (2020)	\$3,250	\$0	\$0	\$0	\$0
Total Expenses	\$81,600	\$108,408	\$164,333	\$147,518	\$179,856
Ending Reserve Balance	\$1,124,209	\$1,303,937	\$1,459,776	\$1,667,949	\$1,883,308

Fiscal Year	2025	2026	2027	2028	2029
Starting Reserve Balance	\$1,883,308	\$1,699,936	\$1,980,513	\$2,296,288	\$2,606,096
Annual Reserve Contribution	\$388,790	\$400,454	\$412,467	\$424,841	\$437,587
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$17,909	\$18,394	\$21,375	\$24,502	\$27,768
Total Income	\$2,290,007	\$2,118,785	\$2,414,356	\$2,745,631	\$3,071,450
# Component					
COMMUNITY ENTRANCES					
100 Monuments - Refurbish	\$5,796	\$0	\$0	\$0	\$0
101 Community Map - Replace (A)	\$0	\$0	\$0	\$0	\$0
101 Community Map - Replace (B)	\$0	\$0	\$0	\$0	\$0
103 Entry Systems - Replace	\$0	\$0	\$0	\$0	\$0
106 Gate Operators - Replace	\$0	\$0	\$0	\$0	\$0
110 Vehicle Gates - Replace	\$0	\$0	\$0	\$0	\$0
112 Vehicle Gates - Repaint	\$0	\$0	\$0	\$4,434	\$0
COMMON AREA					
200 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair (HA5)	\$0	\$0	\$0	\$0	\$0
206 Asphalt - Crack Seal	\$0	\$0	\$3,690	\$0	\$0
210 Entry Paver Drives - Replace	\$0	\$0	\$0	\$0	\$0
215 Unit Paver Drives - Repair	\$28,982	\$0	\$0	\$0	\$0
220 Concrete - Repair	\$0	\$0	\$3,690	\$0	\$0
320 Pole Lights - Replace (A)	\$0	\$0	\$0	\$0	\$0
320 Pole Lights - Replace (B)	\$0	\$0	\$0	\$0	\$0
321 Landscape Lights - Replace	\$20,287	\$0	\$0	\$0	\$0
324 Wall Lights - Replace	\$0	\$0	\$0	\$0	\$0
380 Mailboxes - Replace	\$47,530	\$0	\$0	\$0	\$0
405 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
406 Park Furniture - Refurbish	\$0	\$0	\$0	\$0	\$0
408 Concrete Benches - Replace	\$0	\$0	\$0	\$0	\$0
410 Playground Equipment - Replace	\$57,964	\$0	\$0	\$0	\$0
415 Playground Turf - Replace	\$24,345	\$0	\$0	\$0	\$0
415 Playground Turf - Seal/Repair	\$3,826	\$0	\$0	\$0	\$0
418 Shade Screens - Replace	\$4,173	\$0	\$0	\$0	\$0
420 Ramada Roof - Replace	\$0	\$0	\$0	\$0	\$0
501 Block/Stucco Walls - Repair	\$0	\$0	\$0	\$0	\$0
504 Metal Rails - Replace	\$0	\$0	\$0	\$0	\$0
630 Backflow Valves - Replace (2005)	\$0	\$0	\$0	\$0	\$0
630 Backflow Valves - Replace (2017)	\$0	\$0	\$0	\$0	\$0
640 Landscape Granite - Replenish	\$0	\$0	\$0	\$0	\$0
700 Tile Roof - Refurbish	\$0	\$0	\$0	\$0	\$0
UNIT BUILDINGS					
900 Exterior Lights - Replace (Ph1)	\$0	\$0	\$0	\$0	\$0
900 Exterior Lights - Replace (Ph2)	\$0	\$0	\$0	\$0	\$0
900 Exterior Lights - Replace (Ph3)	\$0	\$0	\$0	\$0	\$0
912 Utility Doors - Replace (Ph1)	\$0	\$0	\$0	\$0	\$0
912 Utility Doors - Replace (Ph2)	\$0	\$0	\$0	\$0	\$0
912 Utility Doors - Replace (Ph3)	\$0	\$0	\$0	\$0	\$0
914 Garage Doors - Replace (Ph1)	\$0	\$0	\$0	\$0	\$0
914 Garage Doors - Replace (Ph2)	\$0	\$0	\$0	\$0	\$0
914 Garage Doors - Replace (Ph3)	\$0	\$0	\$0	\$0	\$0
940 Fire Alarm System - Modernize	\$289,819	\$0	\$0	\$0	\$0
960 Balcony Decks - Resurface	\$0	\$0	\$0	\$0	\$0
970 Building Ext. - Repaint (2020)	\$0	\$0	\$0	\$0	\$0
970 Building Ext. - Repaint (Ongoing)	\$104,335	\$107,465	\$110,689	\$114,009	\$117,430
990 Tile Roofs - Refurbish (Ph1)	\$0	\$0	\$0	\$0	\$0
990 Tile Roofs - Refurbish (Ph2)	\$0	\$0	\$0	\$0	\$0
990 Tile Roofs - Refurbish (Ph3)	\$0	\$0	\$0	\$0	\$0
POOL AREA					
1100 HVAC Units - Replace	\$0	\$0	\$0	\$0	\$0
1110 Exterior Lights - Replace	\$3,014	\$0	\$0	\$0	\$0
1116 Wood Surfaces - Seal/Stain	\$0	\$0	\$0	\$0	\$0
1120 Metal Gates - Replace	\$0	\$0	\$0	\$0	\$0
1122 Doors & Windows - Replace	\$0	\$0	\$0	\$0	\$0
1130 BBQ Grill - Replace	\$0	\$0	\$0	\$10,134	\$0
1132 Granite Counters - Replace	\$0	\$0	\$0	\$4,560	\$0
1135 Drinking Fountain - Replace	\$0	\$0	\$0	\$0	\$0
1150 Wood Pergola - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2025	2026	2027	2028	2029
1152 Wood Pergola - Seal/Stain	\$0	\$2,149	\$0	\$2,280	\$0
1160 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
1190 Tile Roof - Refurbish	\$0	\$0	\$0	\$0	\$0
1200 Pool Deck - Resurface	\$0	\$21,493	\$0	\$0	\$0
1201 Pool Deck - Seal/Repair	\$0	\$7,164	\$0	\$0	\$0
1210 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
1215 Pool Fence - Replace	\$0	\$0	\$0	\$0	\$0
1220 Pool Furniture - Replace	\$0	\$0	\$0	\$0	\$0
1222 Trash Cans - Replace	\$0	\$0	\$0	\$0	\$0
1240 Pool Filters - Replace	\$0	\$0	\$0	\$0	\$0
1242 Pool Pumps - Replace	\$0	\$0	\$0	\$0	\$0
1246 Pool Heater - Replace (2012)	\$0	\$0	\$0	\$0	\$4,241
1246 Pool Heater - Replace (2020)	\$0	\$0	\$0	\$4,117	\$0
Total Expenses	\$590,071	\$138,271	\$118,068	\$139,535	\$121,670
Ending Reserve Balance	\$1,699,936	\$1,980,513	\$2,296,288	\$2,606,096	\$2,949,780

Fiscal Year	2030	2031	2032	2033	2034
Starting Reserve Balance	\$2,949,780	\$2,325,723	\$2,632,714	\$2,979,526	\$3,367,180
Annual Reserve Contribution	\$450,714	\$464,236	\$478,163	\$492,508	\$507,283
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$26,366	\$24,782	\$28,049	\$31,720	\$35,543
Total Income	\$3,426,861	\$2,814,740	\$3,138,926	\$3,503,753	\$3,910,006
# Component					
COMMUNITY ENTRANCES					
100 Monuments - Refurbish	\$0	\$0	\$0	\$0	\$0
101 Community Map - Replace (A)	\$0	\$0	\$0	\$0	\$0
101 Community Map - Replace (B)	\$5,040	\$0	\$0	\$0	\$0
103 Entry Systems - Replace	\$0	\$0	\$0	\$0	\$0
106 Gate Operators - Replace	\$0	\$0	\$0	\$0	\$0
110 Vehicle Gates - Replace	\$0	\$0	\$0	\$0	\$0
112 Vehicle Gates - Repaint	\$0	\$0	\$4,990	\$0	\$0
COMMON AREA					
200 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair (HA5)	\$37,630	\$0	\$0	\$0	\$0
206 Asphalt - Crack Seal	\$4,032	\$0	\$0	\$4,406	\$0
210 Entry Paver Drives - Replace	\$0	\$0	\$0	\$0	\$0
215 Unit Paver Drives - Repair	\$0	\$0	\$0	\$0	\$0
220 Concrete - Repair	\$0	\$0	\$4,277	\$0	\$0
320 Pole Lights - Replace (A)	\$0	\$0	\$0	\$0	\$0
320 Pole Lights - Replace (B)	\$0	\$0	\$0	\$0	\$0
321 Landscape Lights - Replace	\$0	\$0	\$0	\$0	\$0
324 Wall Lights - Replace	\$6,720	\$0	\$0	\$0	\$0
380 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
405 Park Furniture - Replace	\$13,439	\$0	\$0	\$0	\$0
406 Park Furniture - Refurbish	\$0	\$0	\$0	\$0	\$0
408 Concrete Benches - Replace	\$2,688	\$0	\$0	\$0	\$0
410 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
415 Playground Turf - Replace	\$0	\$0	\$0	\$0	\$0
415 Playground Turf - Seal/Repair	\$4,435	\$0	\$0	\$0	\$0
418 Shade Screens - Replace	\$0	\$0	\$0	\$0	\$0
420 Ramada Roof - Replace	\$0	\$0	\$0	\$0	\$0
501 Block/Stucco Walls - Repair	\$0	\$0	\$14,258	\$0	\$0
504 Metal Rails - Replace	\$3,360	\$0	\$0	\$0	\$0
630 Backflow Valves - Replace (2005)	\$16,127	\$0	\$0	\$0	\$0
630 Backflow Valves - Replace (2017)	\$0	\$0	\$0	\$0	\$0
640 Landscape Granite - Replenish	\$40,317	\$0	\$0	\$0	\$0
700 Tile Roof - Refurbish	\$0	\$0	\$0	\$0	\$0
UNIT BUILDINGS					
900 Exterior Lights - Replace (Ph1)	\$201,587	\$0	\$0	\$0	\$0
900 Exterior Lights - Replace (Ph2)	\$0	\$0	\$0	\$0	\$0
900 Exterior Lights - Replace (Ph3)	\$0	\$0	\$0	\$0	\$0
912 Utility Doors - Replace (Ph1)	\$0	\$0	\$0	\$0	\$0
912 Utility Doors - Replace (Ph2)	\$0	\$0	\$0	\$0	\$0
912 Utility Doors - Replace (Ph3)	\$0	\$0	\$0	\$0	\$0
914 Garage Doors - Replace (Ph1)	\$495,905	\$0	\$0	\$0	\$0
914 Garage Doors - Replace (Ph2)	\$0	\$0	\$0	\$0	\$0
914 Garage Doors - Replace (Ph3)	\$0	\$0	\$0	\$0	\$0
940 Fire Alarm System - Modernize	\$0	\$0	\$0	\$0	\$0
960 Balcony Decks - Resurface	\$0	\$34,606	\$0	\$0	\$0
970 Building Ext. - Repaint (2020)	\$0	\$0	\$0	\$0	\$0
970 Building Ext. - Repaint (Ongoing)	\$120,952	\$124,581	\$128,318	\$132,168	\$136,133
990 Tile Roofs - Refurbish (Ph1)	\$0	\$0	\$0	\$0	\$0
990 Tile Roofs - Refurbish (Ph2)	\$0	\$0	\$0	\$0	\$0
990 Tile Roofs - Refurbish (Ph3)	\$0	\$0	\$0	\$0	\$0
POOL AREA					
1100 HVAC Units - Replace	\$0	\$0	\$0	\$0	\$0
1110 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
1116 Wood Surfaces - Seal/Stain	\$0	\$0	\$4,990	\$0	\$0
1120 Metal Gates - Replace	\$6,720	\$0	\$0	\$0	\$0
1122 Doors & Windows - Replace	\$0	\$0	\$0	\$0	\$0
1130 BBQ Grill - Replace	\$0	\$0	\$0	\$0	\$12,101
1132 Granite Counters - Replace	\$0	\$0	\$0	\$0	\$5,445
1135 Drinking Fountain - Replace	\$0	\$0	\$0	\$0	\$0
1150 Wood Pergola - Replace	\$24,190	\$0	\$0	\$0	\$0

Fiscal Year	2030	2031	2032	2033	2034
1152 Wood Pergola - Seal/Stain	\$2,419	\$0	\$2,566	\$0	\$2,723
1160 Restrooms - Remodel	\$40,317	\$0	\$0	\$0	\$0
1190 Tile Roof - Refurbish	\$0	\$0	\$0	\$0	\$0
1200 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
1201 Pool Deck - Seal/Repair	\$8,063	\$0	\$0	\$0	\$9,076
1210 Pool - Resurface	\$0	\$22,840	\$0	\$0	\$0
1215 Pool Fence - Replace	\$20,159	\$0	\$0	\$0	\$0
1220 Pool Furniture - Replace	\$47,037	\$0	\$0	\$0	\$0
1222 Trash Cans - Replace	\$0	\$0	\$0	\$0	\$0
1240 Pool Filters - Replace	\$0	\$0	\$0	\$0	\$0
1242 Pool Pumps - Replace	\$0	\$0	\$0	\$0	\$0
1246 Pool Heater - Replace (2012)	\$0	\$0	\$0	\$0	\$0
1246 Pool Heater - Replace (2020)	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$1,101,138	\$182,027	\$159,400	\$136,574	\$165,477
Ending Reserve Balance	\$2,325,723	\$2,632,714	\$2,979,526	\$3,367,180	\$3,744,529

Fiscal Year	2035	2036	2037	2038	2039
Starting Reserve Balance	\$3,744,529	\$1,628,279	\$1,913,684	\$2,325,146	\$2,615,544
Annual Reserve Contribution	\$522,501	\$538,176	\$554,322	\$570,951	\$588,080
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$26,853	\$17,702	\$21,185	\$24,693	\$28,410
Total Income	\$4,293,883	\$2,184,157	\$2,489,191	\$2,920,790	\$3,232,034
# Component					
COMMUNITY ENTRANCES					
100 Monuments - Refurbish	\$0	\$0	\$0	\$0	\$0
101 Community Map - Replace (A)	\$5,842	\$0	\$0	\$0	\$0
101 Community Map - Replace (B)	\$0	\$0	\$0	\$0	\$0
103 Entry Systems - Replace	\$0	\$0	\$0	\$17,024	\$0
106 Gate Operators - Replace	\$0	\$0	\$0	\$54,478	\$0
110 Vehicle Gates - Replace	\$37,391	\$0	\$0	\$0	\$0
112 Vehicle Gates - Repaint	\$0	\$5,616	\$0	\$0	\$0
COMMON AREA					
200 Asphalt - Resurface	\$311,593	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair (HA5)	\$0	\$44,932	\$0	\$0	\$0
206 Asphalt - Crack Seal	\$0	\$4,814	\$0	\$0	\$5,261
210 Entry Paver Drives - Replace	\$0	\$0	\$0	\$0	\$0
215 Unit Paver Drives - Repair	\$38,949	\$0	\$0	\$0	\$0
220 Concrete - Repair	\$0	\$0	\$4,959	\$0	\$0
320 Pole Lights - Replace (A)	\$236,811	\$0	\$0	\$0	\$0
320 Pole Lights - Replace (B)	\$0	\$0	\$0	\$0	\$0
321 Landscape Lights - Replace	\$0	\$0	\$0	\$0	\$0
324 Wall Lights - Replace	\$0	\$0	\$0	\$0	\$0
380 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
405 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
406 Park Furniture - Refurbish	\$0	\$0	\$0	\$0	\$0
408 Concrete Benches - Replace	\$0	\$0	\$0	\$0	\$0
410 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
415 Playground Turf - Replace	\$0	\$0	\$0	\$0	\$0
415 Playground Turf - Seal/Repair	\$5,141	\$0	\$0	\$0	\$0
418 Shade Screens - Replace	\$5,609	\$0	\$0	\$0	\$0
420 Ramada Roof - Replace	\$12,464	\$0	\$0	\$0	\$0
501 Block/Stucco Walls - Repair	\$0	\$0	\$0	\$0	\$0
504 Metal Rails - Replace	\$0	\$0	\$0	\$0	\$0
630 Backflow Valves - Replace (2005)	\$0	\$0	\$0	\$0	\$0
630 Backflow Valves - Replace (2017)	\$0	\$0	\$0	\$0	\$0
640 Landscape Granite - Replenish	\$0	\$48,141	\$0	\$0	\$0
700 Tile Roof - Refurbish	\$3,583	\$0	\$0	\$0	\$0
UNIT BUILDINGS					
900 Exterior Lights - Replace (Ph1)	\$0	\$0	\$0	\$0	\$0
900 Exterior Lights - Replace (Ph2)	\$25,706	\$0	\$0	\$0	\$0
900 Exterior Lights - Replace (Ph3)	\$0	\$0	\$0	\$0	\$0
912 Utility Doors - Replace (Ph1)	\$14,022	\$0	\$0	\$0	\$0
912 Utility Doors - Replace (Ph2)	\$0	\$0	\$0	\$0	\$0
912 Utility Doors - Replace (Ph3)	\$0	\$0	\$0	\$0	\$0
914 Garage Doors - Replace (Ph1)	\$0	\$0	\$0	\$0	\$0
914 Garage Doors - Replace (Ph2)	\$63,877	\$0	\$0	\$0	\$0
914 Garage Doors - Replace (Ph3)	\$0	\$0	\$0	\$0	\$0
940 Fire Alarm System - Modernize	\$0	\$0	\$0	\$0	\$0
960 Balcony Decks - Resurface	\$0	\$0	\$0	\$0	\$0
970 Building Ext. - Repaint (2020)	\$0	\$0	\$0	\$0	\$0
970 Building Ext. - Repaint (Ongoing)	\$140,217	\$144,424	\$148,756	\$153,219	\$157,816
990 Tile Roofs - Refurbish (Ph1)	\$1,737,134	\$0	\$0	\$0	\$0
990 Tile Roofs - Refurbish (Ph2)	\$0	\$0	\$0	\$0	\$0
990 Tile Roofs - Refurbish (Ph3)	\$0	\$0	\$0	\$0	\$0
POOL AREA					
1100 HVAC Units - Replace	\$0	\$14,442	\$0	\$0	\$0
1110 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
1116 Wood Surfaces - Seal/Stain	\$0	\$0	\$0	\$0	\$0
1120 Metal Gates - Replace	\$0	\$0	\$0	\$0	\$0
1122 Doors & Windows - Replace	\$6,232	\$0	\$0	\$0	\$0
1130 BBQ Grill - Replace	\$0	\$0	\$0	\$0	\$0
1132 Granite Counters - Replace	\$0	\$0	\$0	\$0	\$0
1135 Drinking Fountain - Replace	\$0	\$0	\$0	\$0	\$0
1150 Wood Pergola - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2035	2036	2037	2038	2039
1152 Wood Pergola - Seal/Stain	\$0	\$2,888	\$0	\$3,064	\$0
1160 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
1190 Tile Roof - Refurbish	\$16,359	\$0	\$0	\$0	\$0
1200 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
1201 Pool Deck - Seal/Repair	\$0	\$0	\$0	\$10,215	\$0
1210 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
1215 Pool Fence - Replace	\$0	\$0	\$0	\$0	\$0
1220 Pool Furniture - Replace	\$0	\$0	\$0	\$59,585	\$0
1222 Trash Cans - Replace	\$0	\$0	\$0	\$7,661	\$0
1240 Pool Filters - Replace	\$0	\$0	\$4,959	\$0	\$0
1242 Pool Pumps - Replace	\$4,674	\$0	\$0	\$0	\$0
1246 Pool Heater - Replace (2012)	\$0	\$0	\$5,372	\$0	\$0
1246 Pool Heater - Replace (2020)	\$0	\$5,215	\$0	\$0	\$0
Total Expenses	\$2,665,604	\$270,473	\$164,045	\$305,246	\$163,076
Ending Reserve Balance	\$1,628,279	\$1,913,684	\$2,325,146	\$2,615,544	\$3,068,958

Fiscal Year	2040	2041	2042	2043	2044
Starting Reserve Balance	\$3,068,958	\$3,268,009	\$3,323,974	\$3,633,850	\$4,157,055
Annual Reserve Contribution	\$605,722	\$623,894	\$642,611	\$661,889	\$681,746
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$31,671	\$32,946	\$34,774	\$38,938	\$44,180
Total Income	\$3,706,352	\$3,924,849	\$4,001,359	\$4,334,677	\$4,882,980
# Component					
COMMUNITY ENTRANCES					
100 Monuments - Refurbish	\$0	\$0	\$0	\$0	\$0
101 Community Map - Replace (A)	\$0	\$0	\$0	\$0	\$0
101 Community Map - Replace (B)	\$0	\$0	\$0	\$0	\$0
103 Entry Systems - Replace	\$0	\$0	\$0	\$0	\$0
106 Gate Operators - Replace	\$0	\$0	\$0	\$0	\$0
110 Vehicle Gates - Replace	\$0	\$0	\$0	\$0	\$0
112 Vehicle Gates - Repaint	\$6,321	\$0	\$0	\$0	\$7,115
COMMON AREA					
200 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair (HA5)	\$0	\$0	\$53,651	\$0	\$0
206 Asphalt - Crack Seal	\$0	\$0	\$5,748	\$0	\$0
210 Entry Paver Drives - Replace	\$0	\$0	\$0	\$0	\$0
215 Unit Paver Drives - Repair	\$0	\$0	\$0	\$0	\$0
220 Concrete - Repair	\$0	\$0	\$5,748	\$0	\$0
320 Pole Lights - Replace (A)	\$0	\$0	\$0	\$0	\$0
320 Pole Lights - Replace (B)	\$0	\$0	\$0	\$0	\$0
321 Landscape Lights - Replace	\$0	\$0	\$0	\$0	\$0
324 Wall Lights - Replace	\$0	\$0	\$0	\$0	\$0
380 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
405 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
406 Park Furniture - Refurbish	\$5,418	\$0	\$0	\$0	\$0
408 Concrete Benches - Replace	\$0	\$0	\$0	\$0	\$0
410 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
415 Playground Turf - Replace	\$0	\$0	\$0	\$0	\$0
415 Playground Turf - Seal/Repair	\$5,960	\$0	\$0	\$0	\$0
418 Shade Screens - Replace	\$0	\$0	\$0	\$0	\$0
420 Ramada Roof - Replace	\$0	\$0	\$0	\$0	\$0
501 Block/Stucco Walls - Repair	\$0	\$0	\$0	\$0	\$0
504 Metal Rails - Replace	\$0	\$0	\$0	\$0	\$0
630 Backflow Valves - Replace (2005)	\$0	\$0	\$0	\$0	\$0
630 Backflow Valves - Replace (2017)	\$0	\$0	\$22,993	\$0	\$0
640 Landscape Granite - Replenish	\$0	\$0	\$57,483	\$0	\$0
700 Tile Roof - Refurbish	\$0	\$0	\$0	\$0	\$0
UNIT BUILDINGS					
900 Exterior Lights - Replace (Ph1)	\$0	\$0	\$0	\$0	\$0
900 Exterior Lights - Replace (Ph2)	\$0	\$0	\$0	\$0	\$0
900 Exterior Lights - Replace (Ph3)	\$0	\$122,779	\$0	\$0	\$0
912 Utility Doors - Replace (Ph1)	\$0	\$0	\$0	\$0	\$0
912 Utility Doors - Replace (Ph2)	\$1,806	\$0	\$0	\$0	\$0
912 Utility Doors - Replace (Ph3)	\$0	\$0	\$0	\$0	\$0
914 Garage Doors - Replace (Ph1)	\$0	\$0	\$0	\$0	\$0
914 Garage Doors - Replace (Ph2)	\$0	\$0	\$0	\$0	\$0
914 Garage Doors - Replace (Ph3)	\$0	\$305,088	\$0	\$0	\$0
940 Fire Alarm System - Modernize	\$0	\$0	\$0	\$0	\$0
960 Balcony Decks - Resurface	\$0	\$0	\$0	\$0	\$0
970 Building Ext. - Repaint (2020)	\$0	\$0	\$0	\$0	\$0
970 Building Ext. - Repaint (Ongoing)	\$162,550	\$167,427	\$172,449	\$177,623	\$182,951
990 Tile Roofs - Refurbish (Ph1)	\$0	\$0	\$0	\$0	\$0
990 Tile Roofs - Refurbish (Ph2)	\$225,764	\$0	\$0	\$0	\$0
990 Tile Roofs - Refurbish (Ph3)	\$0	\$0	\$0	\$0	\$0
POOL AREA					
1100 HVAC Units - Replace	\$0	\$0	\$0	\$0	\$0
1110 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
1116 Wood Surfaces - Seal/Stain	\$6,321	\$0	\$0	\$0	\$0
1120 Metal Gates - Replace	\$0	\$0	\$0	\$0	\$0
1122 Doors & Windows - Replace	\$0	\$0	\$0	\$0	\$0
1130 BBQ Grill - Replace	\$14,449	\$0	\$0	\$0	\$0
1132 Granite Counters - Replace	\$6,502	\$0	\$0	\$0	\$0
1135 Drinking Fountain - Replace	\$0	\$5,581	\$0	\$0	\$0
1150 Wood Pergola - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2040	2041	2042	2043	2044
1152 Wood Pergola - Seal/Stain	\$3,251	\$0	\$3,449	\$0	\$3,659
1160 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
1190 Tile Roof - Refurbish	\$0	\$0	\$0	\$0	\$0
1200 Pool Deck - Resurface	\$0	\$0	\$34,490	\$0	\$0
1201 Pool Deck - Seal/Repair	\$0	\$0	\$11,497	\$0	\$0
1210 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
1215 Pool Fence - Replace	\$0	\$0	\$0	\$0	\$0
1220 Pool Furniture - Replace	\$0	\$0	\$0	\$0	\$0
1222 Trash Cans - Replace	\$0	\$0	\$0	\$0	\$0
1240 Pool Filters - Replace	\$0	\$0	\$0	\$0	\$0
1242 Pool Pumps - Replace	\$0	\$0	\$0	\$0	\$0
1246 Pool Heater - Replace (2012)	\$0	\$0	\$0	\$0	\$0
1246 Pool Heater - Replace (2020)	\$0	\$0	\$0	\$0	\$6,607
Total Expenses	\$438,343	\$600,875	\$367,509	\$177,623	\$200,332
Ending Reserve Balance	\$3,268,009	\$3,323,974	\$3,633,850	\$4,157,055	\$4,682,648

Fiscal Year	2045	2046	2047	2048	2049
Starting Reserve Balance	\$4,682,648	\$3,991,869	\$3,274,400	\$3,745,688	\$4,187,035
Annual Reserve Contribution	\$702,198	\$723,264	\$744,962	\$767,311	\$790,330
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$43,354	\$36,316	\$35,086	\$39,647	\$44,967
Total Income	\$5,428,201	\$4,751,449	\$4,054,448	\$4,552,646	\$5,022,333
# Component					
COMMUNITY ENTRANCES					
100 Monuments - Refurbish	\$10,469	\$0	\$0	\$0	\$0
101 Community Map - Replace (A)	\$0	\$0	\$0	\$0	\$0
101 Community Map - Replace (B)	\$7,852	\$0	\$0	\$0	\$0
103 Entry Systems - Replace	\$0	\$0	\$0	\$0	\$0
106 Gate Operators - Replace	\$0	\$0	\$0	\$0	\$0
110 Vehicle Gates - Replace	\$0	\$0	\$0	\$0	\$0
112 Vehicle Gates - Repaint	\$0	\$0	\$0	\$8,008	\$0
COMMON AREA					
200 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair (HA5)	\$0	\$0	\$0	\$64,062	\$0
206 Asphalt - Crack Seal	\$6,281	\$0	\$0	\$6,864	\$0
210 Entry Paver Drives - Replace	\$349,661	\$0	\$0	\$0	\$0
215 Unit Paver Drives - Repair	\$52,344	\$0	\$0	\$0	\$0
220 Concrete - Repair	\$0	\$0	\$6,664	\$0	\$0
320 Pole Lights - Replace (A)	\$0	\$0	\$0	\$0	\$0
320 Pole Lights - Replace (B)	\$0	\$0	\$102,179	\$0	\$0
321 Landscape Lights - Replace	\$36,641	\$0	\$0	\$0	\$0
324 Wall Lights - Replace	\$0	\$0	\$0	\$0	\$0
380 Mailboxes - Replace	\$85,845	\$0	\$0	\$0	\$0
405 Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
406 Park Furniture - Refurbish	\$0	\$0	\$0	\$0	\$0
408 Concrete Benches - Replace	\$0	\$0	\$0	\$0	\$0
410 Playground Equipment - Replace	\$104,689	\$0	\$0	\$0	\$0
415 Playground Turf - Replace	\$43,969	\$0	\$0	\$0	\$0
415 Playground Turf - Seal/Repair	\$6,909	\$0	\$0	\$0	\$0
418 Shade Screens - Replace	\$7,538	\$0	\$0	\$0	\$0
420 Ramada Roof - Replace	\$0	\$0	\$0	\$0	\$0
501 Block/Stucco Walls - Repair	\$0	\$0	\$0	\$0	\$0
504 Metal Rails - Replace	\$0	\$0	\$0	\$0	\$0
630 Backflow Valves - Replace (2005)	\$0	\$0	\$0	\$0	\$0
630 Backflow Valves - Replace (2017)	\$0	\$0	\$0	\$0	\$0
640 Landscape Granite - Replenish	\$0	\$0	\$0	\$68,638	\$0
700 Tile Roof - Refurbish	\$0	\$0	\$0	\$0	\$0
UNIT BUILDINGS					
900 Exterior Lights - Replace (Ph1)	\$0	\$0	\$0	\$0	\$0
900 Exterior Lights - Replace (Ph2)	\$0	\$0	\$0	\$0	\$0
900 Exterior Lights - Replace (Ph3)	\$0	\$0	\$0	\$0	\$0
912 Utility Doors - Replace (Ph1)	\$0	\$0	\$0	\$0	\$0
912 Utility Doors - Replace (Ph2)	\$0	\$0	\$0	\$0	\$0
912 Utility Doors - Replace (Ph3)	\$0	\$8,626	\$0	\$0	\$0
914 Garage Doors - Replace (Ph1)	\$0	\$0	\$0	\$0	\$0
914 Garage Doors - Replace (Ph2)	\$0	\$0	\$0	\$0	\$0
914 Garage Doors - Replace (Ph3)	\$0	\$0	\$0	\$0	\$0
940 Fire Alarm System - Modernize	\$523,444	\$0	\$0	\$0	\$0
960 Balcony Decks - Resurface	\$0	\$53,915	\$0	\$0	\$0
970 Building Ext. - Repaint (2020)	\$0	\$0	\$0	\$0	\$0
970 Building Ext. - Repaint (Ongoing)	\$188,440	\$194,093	\$199,916	\$205,913	\$212,091
990 Tile Roofs - Refurbish (Ph1)	\$0	\$0	\$0	\$0	\$0
990 Tile Roofs - Refurbish (Ph2)	\$0	\$0	\$0	\$0	\$0
990 Tile Roofs - Refurbish (Ph3)	\$0	\$1,067,513	\$0	\$0	\$0
POOL AREA					
1100 HVAC Units - Replace	\$0	\$0	\$0	\$0	\$0
1110 Exterior Lights - Replace	\$5,444	\$0	\$0	\$0	\$0
1116 Wood Surfaces - Seal/Stain	\$0	\$0	\$0	\$8,008	\$0
1120 Metal Gates - Replace	\$0	\$0	\$0	\$0	\$0
1122 Doors & Windows - Replace	\$0	\$0	\$0	\$0	\$0
1130 BBQ Grill - Replace	\$0	\$17,253	\$0	\$0	\$0
1132 Granite Counters - Replace	\$0	\$7,764	\$0	\$0	\$0
1135 Drinking Fountain - Replace	\$0	\$0	\$0	\$0	\$0
1150 Wood Pergola - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2045	2046	2047	2048	2049
1152 Wood Pergola - Seal/Stain	\$0	\$3,882	\$0	\$4,118	\$0
1160 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
1190 Tile Roof - Refurbish	\$0	\$0	\$0	\$0	\$0
1200 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
1201 Pool Deck - Seal/Repair	\$0	\$12,940	\$0	\$0	\$0
1210 Pool - Resurface	\$0	\$35,584	\$0	\$0	\$0
1215 Pool Fence - Replace	\$0	\$0	\$0	\$0	\$0
1220 Pool Furniture - Replace	\$0	\$75,481	\$0	\$0	\$0
1222 Trash Cans - Replace	\$0	\$0	\$0	\$0	\$0
1240 Pool Filters - Replace	\$0	\$0	\$0	\$0	\$0
1242 Pool Pumps - Replace	\$0	\$0	\$0	\$0	\$0
1246 Pool Heater - Replace (2012)	\$6,805	\$0	\$0	\$0	\$0
1246 Pool Heater - Replace (2020)	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$1,436,332	\$1,477,049	\$308,759	\$365,611	\$212,091
Ending Reserve Balance	\$3,991,869	\$3,274,400	\$3,745,688	\$4,187,035	\$4,810,242

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. DJ Vlaming, R.S., company president, is a credentialed Reserve Specialist (#61). 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 the 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 of 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.

COMMUNITY ENTRANCES

Comp #: 100 Monuments - Refurbish

Quantity: (2) Monuments

Location: North community entrance on Rough Rider Rd

Funded?: Yes.

History: Installed around 2005.

Comments: Monument signs consist of metal letters mounted to a rock, as well as metal reverse-pan letters mounted to the stone veneer entry wall. This component funds to eventually refurbish the monuments, which includes replacement of the metal letters. Monuments are reportedly still original and were observed to be in fair shape.

Useful Life:
20 years

Remaining Life:
5 years



Best Case: \$ 4,000

Worst Case: \$ 6,000

Cost Source: ARI Cost Database

Comp #: 101 Community Map - Replace (A)

Quantity: (1) Map

Location: North community entrance on Rough Rider Rd

Funded?: Yes.

History: Actual age is unknown.

Comments: Observed to be older with heavy weathering. Overall, this community map is in poor shape.

Useful Life:
15 years

Remaining Life:
0 years



Best Case: \$ 2,500

Worst Case: \$ 5,000

Cost Source: Estimate Provided by Client

Comp #: 101 Community Map - Replace (B)

Quantity: (1) Map

Location: East community entrance on 40th St

Funded?: Yes.

History: Actual age is unknown.

Comments: The east entrance community map appears to be newer than the community map at the north entrance. Overall, this map appears to be in good shape.

Useful Life:
15 years

Remaining Life:
10 years



Best Case: \$ 2,500

Worst Case: \$ 5,000

Cost Source: Estimate Provided by Client

Comp #: 103 Entry Systems - Replace

Quantity: (2) DoorKing

Location: Community entrances

Funded?: Yes.

History: Installed around 2005.

Comments: Observed to be older with wear evident. Both entry systems are reportedly original but still functional.

Useful Life:
15 years

Remaining Life:
3 years



Best Case: \$ 9,000

Worst Case: \$ 11,000

Cost Source: ARI Cost Database

Comp #: 106 Gate Operators - Replace

Quantity: (8) Apollo

Location: Community entrances
Funded?: Yes.
History: Installed around 2005.
Comments: Observed to be functional.

Useful Life:
15 years

Remaining Life:
3 years



Best Case: \$ 30,000

Worst Case: \$ 34,000

Cost Source: ARI Cost Database

Comp #: 110 Vehicle Gates - Replace

Quantity: (8) Gates, ~100 LF

Location: Community entrances
Funded?: Yes.
History: Installed around 2005.
Comments: Vehicle gates can often be repaired or rebuilt as needed. Replacement resulting from vehicle damage should be addressed as an insurance issue. We recommend planning eventual replacement to restore and modernize the gates.

Useful Life:
30 years

Remaining Life:
15 years



Best Case: \$ 22,000

Worst Case: \$ 26,000

Cost Source: ARI Cost Database

Comp #: 112 Vehicle Gates - Repaint

Quantity: (8) Gates, ~100 LF

Location: Community entrances
Funded?: Yes.
History: Scheduled to be repainted during 2020.
Comments: Observed to be faded and oxidized.

Useful Life:
4 years

Remaining Life:
0 years



Best Case: \$ 3,000

Worst Case: \$ 4,000

Cost Source: ARI Cost Database

Comp #: 114 Strobe Detectors - Replace

Quantity: (4) Detectors

Location: Community entrances
Funded?: No. Individual costs are below the Reserve expense threshold. Recommend replacing as needed with Operating funds.
History:
Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

COMMON AREA

Comp #: 200 Asphalt - Resurface

Quantity: Approx 89,200 Sq Ft

Location: Streets & parking areas throughout community

Funded?: Yes.

History: Installed around 2005.

Comments: Observed to have a moderate amount of alligator cracking and past repair work near the east community entrance. Overall, the asphalt is generally intact, smooth and in fair shape. Life span is based on periodically seal coating with HA5 and maintaining the surface.

Useful Life:
30 years

Remaining Life:
15 years



Best Case: \$ 180,000

Worst Case: \$ 220,000

Cost Source: ARI Cost Database

Comp #: 202 Asphalt - Seal/Repair (HA5)

Quantity: Approx 89,200 Sq Ft

Location: Streets & parking areas throughout community

Funded?: Yes.

History: Repaired and sealed with HA5 during 2018 for \$29,903 (included re-stripping).

Comments: Observed to be dark and uniform. Seal coat asphalt surfaces periodically to prevent premature cracking and deterioration.

Useful Life:
6 years

Remaining Life:
4 years



Best Case: \$ 25,000

Worst Case: \$ 31,000

Combine with crack seal for total \$

Cost Source: Client Cost History

Comp #: 206 Asphalt - Crack Seal

Quantity: Approx 89,200 Sq Ft

Location: Streets & parking areas throughout community

Funded?: Yes.

History:

Comments: This component funds an allowance to seal cracks in conjunction with surface sealing and once between surface sealing intervals.

Useful Life:
3 years

Remaining Life:
1 years



Best Case: \$ 2,700

Worst Case: \$ 3,300

Cost Source: ARI Cost Allowance

Comp #: 210 Entry Paver Drives - Replace

Quantity: Approx 16,700 Sq Ft

Location: Community entrances

Funded?: Yes.

History: Installed around 2005.

Comments: Observed to be intact and in good shape. This component funds to replace the entry paver drives eventually.

Useful Life:
40 years

Remaining Life:
25 years



Best Case: \$ 150,000

Worst Case: \$ 184,000

Cost Source: ARI Cost Database

Comp #: 215 Unit Paver Drives - Repair

Quantity: Approx 164,000 Sq Ft

Location: Unit building drives

Funded?: Yes.

History:

Comments: Unit building courtyards and driveways have decorative concrete pavers. Complete replacement of the pavers is not anticipated, so this component provides an allowance for repairs/partial replacement.

Useful Life:
10 years

Remaining Life:
5 years



Best Case: \$ 20,000

Worst Case: \$ 30,000

Cost Source: ARI Cost Allowance

Comp #: 220 Concrete - Repair

Quantity: Numerous Sq Ft

Location: Walkways, curbs & gutters throughout community

Funded?: Yes.

History:

Comments: There is no expectancy to completely replace the concrete. This component funds an allowance for periodic repairs and/or partial replacements as needed.

Useful Life:
5 years

Remaining Life:
2 years



Best Case: \$ 2,700

Worst Case: \$ 3,300

Cost Source: ARI Cost Allowance

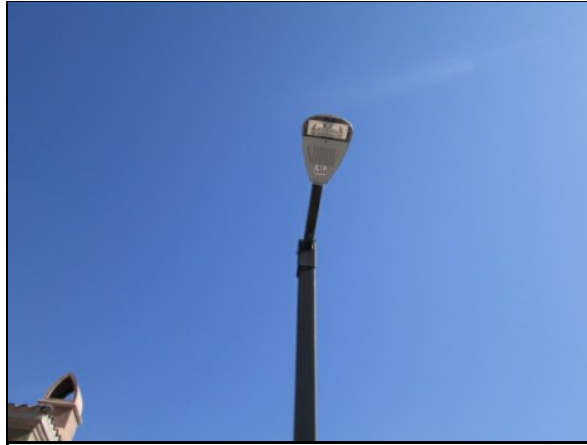
Comp #: 318 Street Lights - Replace

Quantity: Approx (21) Street Lights

Location: Adjacent to streets throughout community
Funded?: No. Street lights are leased through APS, not owned by the HOA.
History:
Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 320 Pole Lights - Replace (A)

Quantity: Approx (76) Pole Lights

Location: Common areas surrounding Buildings #1-18, 26 & 28
Funded?: Yes.
History: Primarily installed around 2005.
Comments: Appear to be functional and in fair shape. Future replacement should be anticipated.

Useful Life:
30 years

Remaining Life:
15 years



Best Case: \$ 137,000

Worst Case: \$ 167,000

Cost Source: ARI Cost Database

Comp #: 320 Pole Lights - Replace (B)

Quantity: Approx (23) Pole Lights

Location: Common areas surrounding Buildings #19-25 & 27

Funded?: Yes.

History: Installed around 2017.

Comments: Appear relatively newer, functional and in good shape. Future replacement should be anticipated.

Useful Life:
30 years

Remaining Life:
27 years



Best Case: \$ 42,000

Worst Case: \$ 50,000

Cost Source: ARI Cost Database

Comp #: 321 Landscape Lights - Replace

Quantity: Approx (70) Lights

Location: Common areas throughout community

Funded?: Yes.

History: Installed around 2005.

Comments: Appear to be functional and in decent shape. Fading and weathering was noted.

Useful Life:
20 years

Remaining Life:
5 years



Best Case: \$ 15,000

Worst Case: \$ 20,000

Cost Source: ARI Cost Database

Comp #: 324 Wall Lights - Replace

Quantity: (20) Lights

Location: Mounted to mailbox enclosure

Funded?: Yes.

History: Installed around 2005.

Comments: Appear to be functional and in fair shape. Future replacement should be anticipated.

Useful Life:
25 years

Remaining Life:
10 years



Best Case: \$ 4,500

Worst Case: \$ 5,500

Cost Source: ARI Cost Database

Comp #: 380 Mailboxes - Replace

Quantity: (18) Clusters

Location: Mailbox enclosure adjacent to pool area

Funded?: Yes.

History: Installed around 2005.

Comments: Clusters include (6) 34-box, (8) 24-box, (2) 6-box parcel and (2) letter boxes. Observed to be intact, functional and in fair shape. Future replacement should be anticipated.

Useful Life:
20 years

Remaining Life:
5 years



Best Case: \$ 37,000

Worst Case: \$ 45,000

Cost Source: ARI Cost Database

Comp #: 402 Pet Stations - Replace

Quantity: Approx (13) Pet Stations

Location: Common areas throughout community

Funded?: No. Individual costs are below the Reserve expense threshold. Recommend replacing as needed with Operating funds.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 405 Park Furniture - Replace

Quantity: (5) Pieces

Location: Playground at northwest corner of community

Funded?: Yes.

History: Scheduled to be refurbished during 2020. Installed around 2005.

Comments: Pieces include (2) 6' benches, (2) 4' square picnic tables and (1) metal trash can. Furniture is manufactured by Wabash Valley. Observed to be older, worn and faded.

Useful Life:
20 years

Remaining Life:
10 years



Best Case: \$ 9,000

Worst Case: \$ 11,000

Cost Source: ARI Cost Database

Comp #: 406 Park Furniture - Refurbish

Quantity: (5) Pieces

Location: Playground at northwest corner of community

Funded?: Yes.

History: Scheduled to be refurbished during 2020 for ~\$3,000.

Comments: This component funds to refurbish the park furniture between replacement intervals.

Useful Life:
20 years

Remaining Life:
0 years



Best Case: \$ 2,700

Worst Case: \$ 3,300

Cost Source: 2020 Tot Lot Services, Inc. Proposal

Comp #: 408 Concrete Benches - Replace

Quantity: (2) Benches

Location: Common areas throughout community

Funded?: Yes.

History: Assumed to have been installed around 2005.

Comments: Observed to be intact and in good shape.

Useful Life:
25 years

Remaining Life:
10 years



Best Case: \$ 1,800

Worst Case: \$ 2,200

Cost Source: ARI Cost Database

Comp #: 410 Playground Equipment - Replace

Quantity: (2) Pieces

Location: Playground at northwest corner of community

Funded?: Yes.

History: Installed around 2005.

Comments: Pieces include (1) play structure and (1) play clubhouse. Normal wear and weathering evident. Future replacement should be anticipated.

Useful Life:
20 years

Remaining Life:
5 years



Best Case: \$ 45,000

Worst Case: \$ 55,000

Cost Source: ARI Cost Database

Comp #: 414 Playground Sand - Replenish

Quantity: Approx 500 Sq Ft

Location: Playground at northwest corner of community

Funded?: No. Cost is below the Reserve expense threshold. Recommend replenishing as needed with Operating funds.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 415 Playground Turf - Replace

Quantity: Approx 1,000 Sq Ft

Location: Playground at northwest corner of community

Funded?: Yes.

History: Installed around 2005.

Comments: This is a cushioned surface designed to help absorb a child's fall. It also provides better access to the play structures for handicapped children. Observed to be separating from the sidewalk. The playground turf will be sealed and repaired during 2020. Observed to be generally older and worn.

Useful Life:
20 years

Remaining Life:
5 years



Best Case: \$ 19,000

Worst Case: \$ 23,000

Add seal/repair for total cost

Cost Source: ARI Cost Database

Comp #: 415 Playground Turf - Seal/Repair

Quantity: Approx 1,000 Sq Ft

Location: Playground at northwest corner of community

Funded?: Yes.

History: Scheduled to be sealed/repared during 2020 for ~\$3,300.

Comments: This component funds to periodically seal/repair the tot turf.

Useful Life:
5 years

Remaining Life:
0 years



Best Case: \$ 3,000

Worst Case: \$ 3,600

Cost Source: 2020 Tot Lot Services, Inc. Proposal

Comp #: 418 Shade Screens - Replace

Quantity: (4) Shades, ~360 Sq Ft

Location: Playground at northwest corner of community

Funded?: Yes.

History: Actual age is unknown.

Comments: Observed to be intact and in fair shape. This component funds to replace the shade screens between play structure replacement.

Useful Life:
10 years

Remaining Life:
5 years



Best Case: \$ 3,200

Worst Case: \$ 4,000

Cost Source: ARI Cost Database

Comp #: 420 Ramada Roof - Replace

Quantity: (1) Roof, ~440 Sq Ft

Location: Playground at northwest corner of community

Funded?: Yes.

History: Installed around 2005.

Comments: Ramadas will have standing seam, steel roof systems. Long life expectancy under normal circumstances. Future replacement should still be planned, even if just for an aesthetic restoration.

Useful Life:
30 years

Remaining Life:
15 years



Best Case: \$ 7,000

Worst Case: \$ 9,000

Cost Source: ARI Cost Database

Comp #: 501 Block/Stucco Walls - Repair

Quantity: Approx 24,600 Sq Ft

Location: Common areas throughout community

Funded?: Yes.

History: Installed during 2005.

Comments: Walls are expected to last the life of the community under normal circumstances. This component funds an allowance for repairs and/or partial replacement due to excessive settling or other sources of damage.

Useful Life:
25 years

Remaining Life:
12 years



Best Case: \$ 9,000

Worst Case: \$ 11,000

Cost Source: ARI Cost Database

Comp #: 502 Block/Stucco Walls - Repaint

Quantity: Approx 24,600 Sq Ft

Location: Common areas throughout community

Funded?: No. The HOA will reportedly repaint the block/stucco walls as needed with Operating funds.

History: Scheduled to be repainted during 2020 with Operating funds.

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 504 Metal Rails - Replace

Quantity: Approx 70 LF

Location: Mounted between Buildings #19 & 20

Funded?: Yes.

History: Installed around 2005.

Comments: Some rust and oxidation evident. Overall, fair conditions were observed. Future replacement should be anticipated.

Useful Life:
25 years

Remaining Life:
10 years



Best Case: \$ 2,000

Worst Case: \$ 3,000

Cost Source: ARI Cost Database

Comp #: 505 Culvert Rails - Replace

Quantity: Approx 450 LF

Location: Common areas throughout community

Funded?: No. This component has an extended life span with no expectancy to replace in the foreseeable future.

History: Installed around 2005.

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 510 Metal Surfaces - Repaint

Quantity: Rails, Poles, Backflows

Location: Common areas throughout community

Funded?: No. The HOA will reportedly repaint metal surfaces as needed with Operating funds.

History: Scheduled to be repainted during 2020 with Operating funds.

Comments: Metal surfaces include approximately 450 LF of culvert rails, 70 LF of metal rails, (99) pole lights and (4) large backflow valves.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 600 Irrigation System - Replace

Quantity: Lines, Valves, Heads

Location: Common areas throughout community

Funded?: No. It is beyond the scope of this Reserve Study to quantify and assess conditions of the irrigation system. Funding can be provided for future replacement at the client's request, but we would need to be provided with cost and life expectancy estimates. Repairs and partial replacements should be included in the annual landscape maintenance budget.

History: Primarily installed around 2005.

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 610 Irrigation Controllers - Replace

Quantity: Approx (4) Controllers

Location: Mounted at north community entrance & to various unit buildings

Funded?: No. Controllers vary in age. Individual costs are below the Reserve expense threshold. Recommend replacing as needed with Operating funds.

History:

Comments: HOA is interested in condensing all of the irrigation controllers into a system with (1) controller. A decision and estimate was obtained at the time of finalizing this report. This can be included in a future revision once the HOA has made a decision. We were able to locate (4) controllers.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 630 Backflow Valves - Replace

Quantity: Numerous Valves

Location: Common areas throughout community

Funded?: No. These are small backflow valves that can often be repaired and rebuilt rather than replaced. Recommend repairing or replacing as needed with Operating funds.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 630 Backflow Valves - Replace (2005)

Quantity: (2) Watts, 8"

Location: Common areas throughout community

Funded?: Yes.

History: Installed around 2005.

Comments: These are large, rather expensive backflow valves. It would be prudent to plan for eventual replacement as a Reserve expense. Assumed to be functional.

Useful Life:
25 years

Remaining Life:
10 years



Best Case: \$ 10,000

Worst Case: \$ 14,000

Cost Source: ARI Cost Database

Comp #: 630 Backflow Valves - Replace (2017)

Quantity: (2) Watts, 8"

Location: Common areas throughout community

Funded?: Yes.

History: Installed around 2017.

Comments: These are large, rather expensive backflow valves. It would be prudent to plan for eventual replacement as a Reserve expense. Assumed to be functional.

Useful Life:
25 years

Remaining Life:
22 years



Best Case: \$ 10,000

Worst Case: \$ 14,000

Cost Source: ARI Cost Database

Comp #: 640 Landscape Granite - Replenish

Quantity: 333 Tons

Location: Common areas throughout the community

Funded?: Yes.

History: Replenished 333-tons during 2018 for \$29,970, which is approximately 50% of the total community.

Comments: Based on the community expense history, there is no expectancy to completely replenish the community at one time. This component funds to replenish approximately 50% of the community landscape granite with a new 1" layer.

Useful Life:
6 years

Remaining Life:
4 years



Best Case: \$ 25,000

Worst Case: \$ 35,000

Cost Source: Client Cost History

Comp #: 700 Tile Roof - Refurbish

Quantity: Approx 660 Sq Ft

Location: Rooftop of mailbox enclosure

Funded?: Yes.

History: Installed around 2005.

Comments: There is no expectancy to replace all of the tiles under normal circumstances. Replacement of the felt paper underlayment should be anticipated eventually. Life span will vary depending on the quality of underlayment installed.

Recommend including with the Phase 1 unit building tile roof refurbishment project to achieve a discounted cost, as budgeted.

Useful Life:
30 years

Remaining Life:
15 years



Best Case: \$ 2,100

Worst Case: \$ 2,500

Cost Source: ARI Cost Database

UNIT BUILDINGS

Comp #: 900 Exterior Lights - Replace (Ph1)

Quantity: (594) Lights

Location: Unit buildings #1-16, 26 & 28

Funded?: Yes.

History: Installed around 2005.

Comments: Appear to be functional and in generally in fair shape. Some lights have considerable rust evident. Complete replacement should be anticipated to restore the appearance and maintain uniformity. Repair and replace individual lights as needed with Operating funds.

Useful Life:
25 years

Remaining Life:
10 years



Best Case: \$ 130,000

Worst Case: \$ 170,000

Cost Source: ARI Cost Database

Comp #: 900 Exterior Lights - Replace (Ph2)

Quantity: (66) Lights

Location: Unit buildings #17 & 18

Funded?: Yes.

History: Installed around 2010.

Comments: Appear to be functional and in generally in fair shape. Some lights have considerable rust evident. Complete replacement should be anticipated to restore the appearance and maintain uniformity. Repair and replace individual lights as needed with Operating funds.

Useful Life:
25 years

Remaining Life:
15 years



Best Case: \$ 15,000

Worst Case: \$ 18,000

Cost Source: ARI Cost Database

Comp #: 900 Exterior Lights - Replace (Ph3)

Quantity: (264) Lights

Location: Unit buildings #19-25 & 27

Funded?: Yes.

History: Installed around 2016.

Comments: Appear to be functional and in good shape. Complete replacement should be anticipated to restore the appearance and maintain uniformity. Repair and replace individual lights as needed with Operating funds.

Useful Life:
25 years

Remaining Life:
21 years



Best Case: \$ 60,000

Worst Case: \$ 72,000

Cost Source: ARI Cost Database

Comp #: 910 Front Doors - Replace

Quantity: (392) Front Doors

Location: Unit buildings #1-28

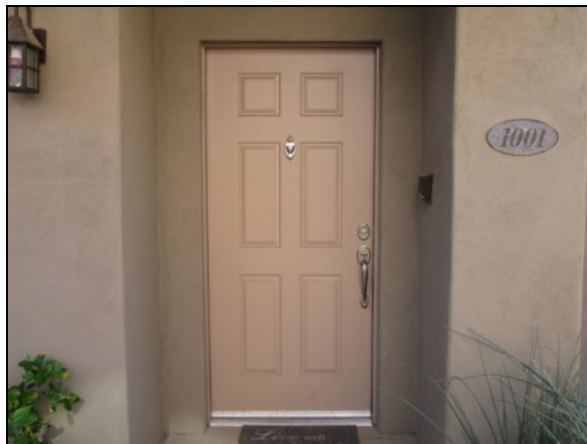
Funded?: No. Replacement of unit front doors are each owner's responsibility, not the HOA.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 911 Patio Gates - Replace

Quantity: Numerous Gates

Location: Unit buildings #1-28

Funded?: No. Replacement of unit patio gates are each owner's responsibility, not the HOA.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 912 Utility Doors - Replace (Ph1)

Quantity: (18) Utility Doors

Location: Unit buildings #1-16, 26 & 28

Funded?: Yes.

History: Installed around 2005.

Comments: Observed to be intact, functional and in fair shape. Future replacement should be anticipated.

Useful Life:
30 years

Remaining Life:
15 years



Best Case: \$ 8,000

Worst Case: \$ 10,000

Cost Source: ARI Cost Database

Comp #: 912 Utility Doors - Replace (Ph2)

Quantity: (2) Utility Doors

Location: Unit buildings #17 & 18

Funded?: Yes.

History: Installed around 2010.

Comments: Observed to be intact, functional and in fair shape. Future replacement should be anticipated.

Useful Life:
30 years

Remaining Life:
20 years



Best Case: \$ 900

Worst Case: \$ 1,100

Cost Source: ARI Cost Database

Comp #: 912 Utility Doors - Replace (Ph3)

Quantity: (8) Utility Doors

Location: Unit buildings #19-25 & 27

Funded?: Yes.

History: Installed around 2016.

Comments: Observed to be intact, functional and in good shape. Future replacement should be anticipated.

Useful Life:
30 years

Remaining Life:
26 years



Best Case: \$ 3,500

Worst Case: \$ 4,500

Cost Source: ARI Cost Database

Comp #: 914 Garage Doors - Replace (Ph1)

Quantity: (162) Dual, (126) Single

Location: Unit buildings #1-16, 26 & 28

Funded?: Yes.

History: Installed around 2005.

Comments: The HOA is reportedly responsible for replacement of the unit garage doors. Garage doors are long life items, but they will eventually look aged and worn. Overall, fair conditions were observed.

Useful Life:
25 years

Remaining Life:
10 years



Best Case: \$ 330,000

Worst Case: \$ 408,000

Cost Source: ARI Cost Database

Comp #: 914 Garage Doors - Replace (Ph2)

Quantity: (18) Dual, (14) Single

Location: Unit buildings #17 & 18

Funded?: Yes.

History: Installed around 2010.

Comments: The HOA is reportedly responsible for replacement of the unit garage doors. Garage doors are long life items, but they will eventually look aged and worn. Overall, fair conditions were observed.

Useful Life:
25 years

Remaining Life:
15 years



Best Case: \$ 37,000

Worst Case: \$ 45,000

Cost Source: ARI Cost Database

Comp #: 914 Garage Doors - Replace (Ph3)

Quantity: (72) Dual, (56) Single

Location: Unit buildings #19-25 & 27

Funded?: Yes.

History: Installed around 2016.

Comments: The HOA is reportedly responsible for replacement of the unit garage doors. Garage doors are long life items, but they will eventually look aged and worn. Overall, good conditions were observed.

Useful Life:
25 years

Remaining Life:
21 years



Best Case: \$ 148,000

Worst Case: \$ 180,000

Cost Source: ARI Cost Database

Comp #: 940 Fire Alarm System - Modernize

Quantity: (1) System

Location: Unit buildings & pool building - main panel is within fire riser closet in men's pool restroom

Funded?: Yes.

History: Installed around 2005.

Comments: We are not authorized to test or inspect the fire alarm system. It should be professionally inspected as required by local fire codes. It is prudent to plan for modernization of the fire alarm system as it was originally installed around 2005. The extent of a modernization can vary widely, so an allowance has been provided. We recommend hiring a qualified vendor to assess the system to provide a scope and estimate to implement in a future update to this report.

Useful Life:
20 years

Remaining Life:
5 years



Best Case: \$ 225,000

Worst Case: \$ 275,000

Cost Source: ARI Cost Allowance

Comp #: 942 Fire Risers - Replace

Quantity: (29) Fire Risers

Location: Unit buildings #1-28 & pool building

Funded?: No. Like fire alarm panels, the risers should be professionally inspected as required by local fire codes. There is no expectancy to completely replace the risers. Inspections, repairs, and parts replacements should be treated as an Operating expense when needed.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 960 Balcony Decks - Resurface

Quantity: Approx 14,500 Sq Ft

Location: Unit buildings #1-18

Funded?: No. These balcony decks are reportedly bare concrete; therefore, resurfacing is not necessary.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 960 Balcony Decks - Resurface

Quantity: Approx 5,800 Sq Ft

Location: Unit buildings #19-25 & 27

Funded?: Yes.

History: Installed around 2016.

Comments: These balcony decks reportedly have an epoxy coating. Surfaces were not accessible to closely inspect. This component funds to recoat the epoxy coating on the balcony decks in the future.

Useful Life:
15 years

Remaining Life:
11 years



Best Case: \$ 20,000

Worst Case: \$ 30,000

Cost Source: ARI Cost Database

Comp #: 962 Balcony Rails - Replace

Quantity: Approx 4,900 LF

Location: Unit buildings #1-28

Funded?: No. This component has an extended life span with no expectancy to replace in the foreseeable future.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 970 Building Ext. - Repaint (2020)

Quantity: (2) Buildings

Location: Unit buildings #6 & 12

Funded?: Yes.

History: Scheduled to be repainted during 2020 for \$63,490 (includes repainting vehicle gates).

Comments: This component funds a one-time expense to repaint unit buildings #6 and 12 during 2020. The HOA will repaint (3) buildings annually starting in 2021. Funding for this is included under component #970 Building Ext. - Repaint (Ongoing).

Useful Life:

Remaining Life:
0 years



Best Case: \$ 55,000

Worst Case: \$ 65,000

Cost Source: 2020 Arizona Painting Company Proposal

Comp #: 970 Building Ext. - Repaint (Ongoing)

Quantity: (3) Buildings

Location: Unit building exteriors

Funded?: Yes.

History:

Comments: This component funds to repaint (3) unit buildings annually starting in 2021, per the HOA's request.

Useful Life:
1 years

Remaining Life:
1 years



Best Case: \$ 80,000

Worst Case: \$ 100,000

Cost Source: Client Cost History

Comp #: 972 Metal Surfaces - Repaint

Quantity: (28) Buildings

Location: Unit buildings #1-28

Funded?: No. Funding to repaint the unit building exterior metal surfaces is included with complete building exterior repaint projects.

History:

Comments: Unit buildings have a total of 4,900 LF of balcony rails and (392) decorative window shades.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 990 Tile Roofs - Refurbish (Ph1)

Quantity: Approx 318,000 Sq Ft

Location: Unit buildings #1-16, 26 & 28

Funded?: Yes.

History: Installed around 2005.

Comments: There is no expectancy to replace all of the tiles under normal circumstances. Replacement of the felt paper underlayment should be anticipated eventually. Life span will vary depending on the quality of underlayment installed.

Useful Life:
30 years

Remaining Life:
15 years



Best Case: \$ 1,000,000

Worst Case: \$ 1,230,000

Cost Source: ARI Cost Database

Comp #: 990 Tile Roofs - Refurbish (Ph2)

Quantity: Approx 35,300 Sq Ft

Location: Unit buildings #17 & 18

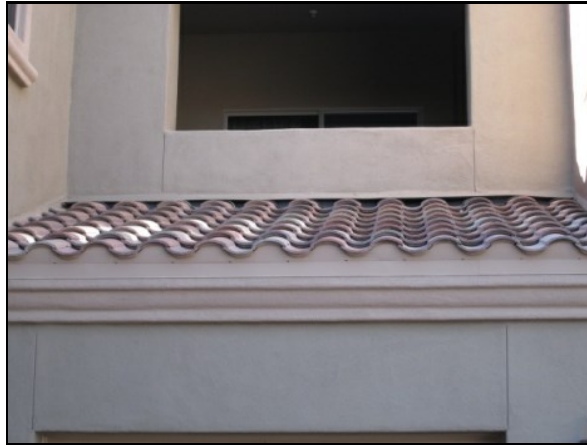
Funded?: Yes.

History: Installed around 2010.

Comments: There is no expectancy to replace all of the tiles under normal circumstances. Replacement of the felt paper underlayment should be anticipated eventually. Life span will vary depending on the quality of underlayment installed.

Useful Life:
30 years

Remaining Life:
20 years



Best Case: \$ 110,000

Worst Case: \$ 140,000

Cost Source: ARI Cost Database

Comp #: 990 Tile Roofs - Refurbish (Ph3)

Quantity: Approx 141,300 Sq Ft

Location: Unit buildings #19-25 & 27

Funded?: Yes.

History: Installed around 2016.

Comments: There is no expectancy to replace all of the tiles under normal circumstances. Replacement of the felt paper underlayment should be anticipated eventually. Life span will vary depending on the quality of underlayment installed.

Useful Life:
30 years

Remaining Life:
26 years



Best Case: \$ 445,000

Worst Case: \$ 545,000

Cost Source: ARI Cost Database

POOL AREA

Comp #: 1100 HVAC Units - Replace

Quantity: (2) Puron, 2.5-Ton

Location: Mounted on ground adjacent to pool building

Funded?: Yes.

History: Scheduled to be replaced during 2021. Installed around 2005.

Comments: Observed to be older and worn with rust evident. Based on age, replacement should be anticipated.

*Model: 38EYG030300, Serial #3405E51470 & 2705L21501

Useful Life:
15 years

Remaining Life:
1 years



Best Case: \$ 8,000

Worst Case: \$ 10,000

Cost Source: ARI Cost Database

Comp #: 1110 Exterior Lights - Replace

Quantity: (16) Fixtures

Location: Pool area

Funded?: Yes.

History: Installed around 2005.

Comments: Fixtures include (10) ceiling lights, (2) wall lights and (4) pergola lights. Appear to be functional and in fair shape.

Future replacement should be anticipated.

Useful Life:
20 years

Remaining Life:
5 years



Best Case: \$ 2,200

Worst Case: \$ 3,000

Cost Source: ARI Cost Database

Comp #: 1115 Stucco Surfaces - Repaint

Quantity: Approx 6,700 Sq Ft

Location: Pool area - pool building & mailbox enclosure (includes pool restroom interior surfaces)

Funded?: No. The HOA will reportedly repaint the pool area and mailbox enclosure as needed with Operating funds.

History: Reportedly repainted during 2019.

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1116 Wood Surfaces - Seal/Stain

Quantity: Approx 3,600 Sq Ft

Location: Pool area - pool building & mailbox enclosure trim

Funded?: Yes.

History: Actual age is unknown.

Comments: This component funds to restrain the pool building and mailbox enclosure wood surfaces. Surfaces are covered and receive low sun exposure.

Useful Life:
8 years

Remaining Life:
4 years



Best Case: \$ 3,000

Worst Case: \$ 4,000

Cost Source: ARI Cost Database

Comp #: 1120 Metal Gates - Replace

Quantity: (2) Gates

Location: Pool area

Funded?: Yes.

History: Installed around 2005.

Comments: These are large 10.5'x5' decorative metal gates. Observed to still be intact and in fair shape.

Useful Life:
25 years

Remaining Life:
10 years



Best Case: \$ 4,500

Worst Case: \$ 5,500

Cost Source: ARI Cost Database

Comp #: 1122 Doors & Windows - Replace

Quantity: (2) Doors, (2) Windows

Location: Pool area

Funded?: Yes.

History: Installed around 2005.

Comments: Observed to be intact and in fair shape. Future replacement should be anticipated.

Useful Life:
30 years

Remaining Life:
15 years



Best Case: \$ 3,500

Worst Case: \$ 4,500

Cost Source: ARI Cost Database

Comp #: 1130 BBQ Grill - Replace

Quantity: (1) Luxor

Location: Pool area

Funded?: Yes.

History: Scheduled to be replaced during 2022. Replaced during 2016. Previously original from around 2005.

Comments: This is a 54" 7-burner gas grill. Observed to be clean and in good shape.

Useful Life:
6 years

Remaining Life:
2 years



Best Case: \$ 7,000

Worst Case: \$ 9,000

Cost Source: ARI Cost Database

Comp #: 1132 Granite Counters - Replace

Quantity: Approx 60 Sq Ft

Location: Pool area - BBQ counter & mailbox counters

Funded?: Yes.

History: Scheduled to be replaced during 2022. Installed around 2005.

Comments: Observed to be intact and in fair shape. Future replacement should be anticipated.

Useful Life:
6 years

Remaining Life:
2 years



Best Case: \$ 3,200

Worst Case: \$ 4,000

Cost Source: ARI Cost Database

Comp #: 1135 Drinking Fountain - Replace

Quantity: (1) Elkay

Location: Pool area

Funded?: Yes.

History: Installed around 2005.

Comments: This is a SwirlFlo Series ADA Bi-Level drinking fountain. Some wear and weathering evident, but still functional overall.

Useful Life:
18 years

Remaining Life:
3 years



Best Case: \$ 2,500

Worst Case: \$ 3,500

Cost Source: ARI Cost Database

Comp #: 1140 Fireplace - Repair

Quantity: (1) Fireplace

Location: Pool area

Funded?: No. This is a gas fireplace with minimal components. Recommend repairing as needed with Operating funds.

History: Installed around 2005.

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1150 Wood Pergola - Replace

Quantity: Approx 900 Sq Ft

Location: Pool area

Funded?: Yes.

History: Installed around 2005.

Comments: Observed to be intact, secure and in fair shape. Some splitting evident. Future replacement should be anticipated.

Useful Life:
25 years

Remaining Life:
10 years



Best Case: \$ 16,000

Worst Case: \$ 20,000

Cost Source: ARI Cost Database

Comp #: 1152 Wood Pergola - Seal/Stain

Quantity: Approx 1,800 Sq Ft

Location: Pool area

Funded?: Yes.

History:

Comments: Observed to be heavily faded and worn. The wood pergola has high sun exposure therefore will need to be repainted more frequently.

Useful Life:
2 years

Remaining Life:
0 years



Best Case: \$ 1,600

Worst Case: \$ 2,000

Cost Source: ARI Cost Database

Comp #: 1155 Pool Shower - Refurbish

Quantity: (1) Shower

Location: Pool area

Funded?: No. Cost is below the Reserve expense threshold. Recommend refurbishing as needed with Operating funds.

History: Installed around 2005.

Comments: Pool shower consists of (1) shower faucet and 36 Sq Ft of tile. Funding to replace the pool shower tile is included with the pool deck resurface.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1160 Restrooms - Remodel

Quantity: (2) Restrooms

Location: Pool area

Funded?: Yes.

History: Original from 2005.

Comments: Observed to still be modern and attractive. Overall, fair conditions were observed. This component funds to remodel the pool restroom eventually, which includes replacement of the toilets, urinals, sinks, wall tiles, lights, mirrors, lockers, paint, etc. Funding to periodically repaint the pool restroom interiors is included with the stucco repainting projects.

Useful Life:
25 years

Remaining Life:
10 years



Best Case: \$ 25,000

Worst Case: \$ 35,000

Cost Source: ARI Cost Database

Comp #: 1190 Tile Roof - Refurbish

Quantity: Approx 3,000 Sq Ft

Location: Pool area

Funded?: Yes.

History: Installed around 2005.

Comments: There is no expectancy to replace all of the tiles under normal circumstances. Replacement of the felt paper underlayment should be anticipated eventually. Life span will vary depending on the quality of underlayment installed.

Useful Life:
30 years

Remaining Life:
15 years



Best Case: \$ 9,500

Worst Case: \$ 11,500

Cost Source: ARI Cost Database

Comp #: 1200 Pool Deck - Resurface

Quantity: Approx 4,000 Sq Ft

Location: Pool area (includes replacement of the pool shower tile)

Funded?: Yes.

History: Assumed to be original from around 2005.

Comments: Observed to be intact and in good condition. This component funds to periodically grind off the existing deck coating and re-apply a new surface. Combined cost with the seal/repair component accounts for the total estimated resurface budget. Remaining life reflects current condition, not actual age.

Useful Life:
16 years

Remaining Life:
6 years



Best Case: \$ 16,000

Worst Case: \$ 20,000

Combine with seal/repair for total \$

Cost Source: ARI Cost Database

Comp #: 1201 Pool Deck - Seal/Repair

Quantity: Approx 4,000 Sq Ft

Location: Pool area (includes replacement of the pool shower tile)

Funded?: Yes.

History: Reportedly sealed/repared during 2018.

Comments: Some staining and discoloration evident. This component funds to periodically patch cracks and seal/paint the deck to cover stains and restore the appearance.

Useful Life:
4 years

Remaining Life:
2 years



Best Case: \$ 5,500

Worst Case: \$ 6,500

Cost Source: ARI Cost Database

Comp #: 1210 Pool - Resurface

Quantity: (1) Pool, ~210 LF

Location: Pool area

Funded?: Yes.

History: Resurfaced during 2016 for \$15,330.

Comments: Pool has a pebble surface. Observed to be intact and in good shape.

Useful Life:
15 years

Remaining Life:
11 years



Best Case: \$ 15,000

Worst Case: \$ 18,000

Cost Source: Client Cost History

Comp #: 1215 Pool Fence - Replace

Quantity: Approx 300 LF

Location: Pool area

Funded?: Yes.

History: Installed around 2005.

Comments: There is approximately 265 LF of 5' tall and 35 LF of 2' tall fence. This is unpainted rebar fencing. Observed to be intact and in fair shape. Some rust evident. Future replacement should be anticipated.

Useful Life:
25 years

Remaining Life:
10 years



Best Case: \$ 13,000

Worst Case: \$ 17,000

Cost Source: ARI Cost Database

Comp #: 1220 Pool Furniture - Replace

Quantity: (125) Pieces

Location: Pool area

Funded?: Yes.

History: Reportedly replaced slings during 2018.

Comments: Pieces include (28) lounges with slings, (54) chairs with slings, (9) chairs with cushions, (15) tea tables, (13) dining tables and (6) umbrellas. Appear to be functional and in fair shape overall. Some wear and weathering evident. Complete replacement should be anticipated to restore the appearance and maintain uniformity.

Useful Life:
8 years

Remaining Life:
2 years



Best Case: \$ 30,000

Worst Case: \$ 40,000

Cost Source: ARI Cost Database

Comp #: 1222 Trash Cans - Replace

Quantity: (3) Trash Cans

Location: Pool area

Funded?: Yes.

History:

Comments: Observed to be functional and in fair shape.

Useful Life:
16 years

Remaining Life:
2 years



Best Case: \$ 4,000

Worst Case: \$ 5,000

Cost Source: ARI Cost Database

Comp #: 1240 Pool Filters - Replace

Quantity: (2) Pentair TR-100C

Location: Pool equipment area

Funded?: Yes.

History: Likely original from around 2005.

Comments: Observed to be older, worn and weathered. Based on age, replacement should be anticipated.

*Serial #0101318050114C & 0101338050029K

Useful Life:
15 years

Remaining Life:
2 years



Best Case: \$ 2,500

Worst Case: \$ 3,500

Cost Source: ARI Cost Database

Comp #: 1242 Pool Pumps - Replace

Quantity: (2) Pentair, 1.5-HP

Location: Pool equipment area

Funded?: Yes.

History: Likely original from around 2005.

Comments: Observed to be older, worn and weathered. Based on age, replacement should be anticipated. Periodic repair and motor replacement should be addressed as a maintenance issue. This component funds for replacement of the pump and motor assembly.

*Serial #0326020060465 & 0326017060117

Useful Life:
15 years

Remaining Life:
0 years



Best Case: \$ 2,500

Worst Case: \$ 3,500

Cost Source: ARI Cost Database

Comp #: 1246 Pool Heater - Replace (2012)

Quantity: (1) Raypak 406,000 BTU

Location: Pool equipment area

Funded?: Yes.

History: Replaced around 2012. Previously original from around 2005.

Comments: Appears to be older but assumed to be functional with no issues reported.

*Model: C-R406A-EN-X, Serial #1209345197, Mfg. Date: 9/2012

Useful Life:
8 years

Remaining Life:
1 years



Best Case: \$ 3,000

Worst Case: \$ 3,500

Cost Source: Client Cost History

Comp #: 1246 Pool Heater - Replace (2020)

Quantity: (1) Pentair, 400,000 BTU

Location: Pool equipment area

Funded?: Yes.

History: Scheduled to be replaced during 2020 for ~\$3,250. Previously replaced around 2012 and original installed around 2005.

Comments: Observed to be older, worn and weathered. This heater also appears to be nonfunctional.

*Pentair - Model: MasterTemp 400, Serial #1118354120010U, Mfg. Date: 12/2012

Useful Life:
8 years

Remaining Life:
0 years



Best Case: \$ 3,000

Worst Case: \$ 3,500

Cost Source: 2020 H.Ent LLC Proposal
