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The Terrace at Canyon Hills HOA
Laguna Beach, CA



Report #: 2591-8
Beginning: June 1, 2024
Expires: May 31, 2025

RESERVE STUDY
Update "No-Site-Visit"

January 8, 2024

Welcome to your Reserve Study!

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

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

In this Report, you will find three key results:

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

Questions?

Please contact your Project Manager directly.



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The Terrace at Canyon Hills HOA
Laguna Beach, CA
Level of Service: Update "No-Site-Visit"

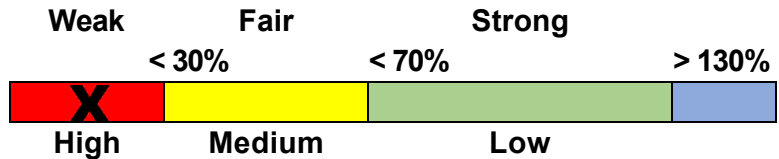
Report #: 2591-8
of Units: 152
June 1, 2024 through May 31, 2025

Findings & Recommendations

as of June 1, 2024

Projected Starting Reserve Balance	\$627,413
Current Full Funding Reserve Balance	\$4,307,089
Average Reserve Deficit (Surplus) Per Unit	\$24,208
Percent Funded	14.6 %
Recommended 2024 "Monthly Full Funding Contributions"	\$54,500
Alternate minimum contributions to keep Reserve above \$0	\$53,000
Recommended 2024 Special Assessments for Reserves	\$760,000
Most Recent Reserve Contribution Rate	\$40,000
Monthly Rate of Deterioration	\$43,697

Reserve Fund Strength: 14.6%



Risk of Special Assessment:

Economic Assumptions:

Net Annual "After Tax" Interest Earnings Accruing to Reserves	2.00 %
Annual Inflation Rate	3.00 %

This is an Update "No-Site-Visit", and is based on a prior Report prepared by Association Reserves. No site inspection was performed as part of this Reserve Study.

This Reserve Study was prepared by a credentialed Reserve Specialist, Sabrina C. Willison RS #334.

The Reserve Fund is below the 30% funded level at **14.6 % funded**, which is a weak position for the fund to be in. This means that the association's special assessment & deferred maintenance risk is currently high. The objective of this multi-year Funding Plan is to Fully Fund Reserves and ultimately achieve a position of strength in the fund, where associations enjoy a low risk of Reserve cash flow problems.

Due to current project funding needs a one-time Special Assessment of \$760,000 is needed.

The Deterioration rate for your Reserve Components is \$43,697.

Based on this starting point, your annual deterioration rate, your anticipated future expenses, and your historical Reserve contribution rate, our recommendation is to **increase** your Reserve contributions to **\$54,500, in addition to the recommended Special Assessment.**

*The Alternative Contribution rate, also called Baseline Funding will keep the Reserve Funds above \$0. This figure for your association is \$53,000, **in addition to the recommended Special Assessment.**

To receive a copy of the full Reserve Study, contact the Association.

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
Paved Surfaces				
2100	Concrete - Repair/Replace	1	0	\$8,000
2220	Asphalt - Resurface	28	0	\$450,000
2230	Asphalt - Repair/Seal	4	0	\$20,000
2260	Street Concrete Swales - Replace	28	0	\$110,000
2280	Stamped Concrete - Replace	8	0	\$45,000
Painting Projects				
2300	Stucco - Repaint	10	10	\$96,000
2310	Wood Surfaces - Repaint	5	5	\$455,000
2330	Interior Surfaces - Repaint	10	0	\$2,200
2340	Metal Surfaces - Repaint	5	0	\$59,500
2520	Wood Surfaces - Repair	5	5	\$53,000
Roofing				
2440	Cap Sheet (Bitumen) Roof - Replace	20	10	\$58,650
2450	Comp Shingle Roof - Replace	30	10	\$2,750,000
2480	Gutter System - Replace	30	10	\$160,000
2485	Skylights - Replace	25	11	\$330,000
2495	Roof Maintenance Program	1	0	\$23,000
Building Exterior				
2306	Siding - Repair/Replace/Paint	50	0	\$630,000
2640	Custom Utility Doors - Replace	20	8	\$125,000
4593	Slab Leak & Re-Pipe Projects	1	0	\$140,000
Lighting				
5005	Large Pole Lights - Replace	25	13	\$5,650
5020	Bollard Lights - Replace	20	1	\$7,150
5030	Small Wall Lights - Replace	20	8	\$39,900
5035	Large Wall Lights - Replace	20	8	\$37,800
Fences, Railings & Walls				
5520	Iron Fence - Replace	25	3	\$68,000
5560	Vinyl Fencing - Replace	25	5	\$47,500
Lower Pool Area				
2600	Cabana Doors - Replace	20	14	\$7,600
3349	Commercial Vent Hood - Replace	20	3	\$2,900
4570	Water Heater - Replace	20	16	\$4,000
5700	Restrooms - Major Refurbish	20	10	\$22,000
5750	Pool Shower - Re-tile	20	13	\$4,550
5810	Pool - Resurface & Re-tile	12	4	\$29,000

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
5812	Pool Filter - Replace	10	3	\$1,800
5815	Pool Heater - Replace	10	3	\$5,900
5820	Spa - Resurface & Re-tile	8	1	\$9,500
5822	Spa Filter - Replace	10	1	\$1,800
5825	Spa Heater - Replace	10	9	\$5,200
5848	Chemical Controllers - Replace	8	2	\$11,000
6160	Drinking Fountain - Replace	25	18	\$1,500
6210	Gas BBQ Inset - Replace	10	7	\$3,200
Upper Pool Area				
2600	Doors - Replace	20	8	\$6,500
3042	Tile BBQ Area - Replace	20	12	\$6,250
3349	Commercial Vent Hood - Replace	20	12	\$2,900
4570	Water Heater - Replace	20	16	\$2,400
5700	Restrooms - Major Refurbish	20	10	\$22,000
5810	Pool - Resurface & Re-tile	12	10	\$26,000
5812	Pool Filter - Replace	10	3	\$1,800
5815	Pool Heater - Replace	10	3	\$5,900
5820	Spa - Resurface & Re-tile	8	6	\$9,500
5822	Spa Filter - Replace	10	6	\$1,800
5825	Spa Heater - Replace	10	1	\$4,900
5848	Chemical Controllers - Replace	8	2	\$11,000
6160	Drinking Fountain - Replace	20	7	\$1,500
6210	Gas BBQ Inset - Replace	10	7	\$4,100
Combined Pool Components				
5750	Teal Tile Areas - Re-tile	20	3	\$17,500
5800	Pool Deck Concrete - Repair/Replace	30	3	\$230,000
5840	Pool & Spa Pumps - Replace	3	0	\$2,600
5950	Pool Area Mastic - Replace	4	0	\$9,300
5990	Pool Furniture - Replace	8	0	\$25,000
Landscape & Irrigation				
6900	Irrigation Controllers - Replace	12	1	\$8,150
6910	Controller Enclosures - Replace	30	14	\$8,150
6920	Backflow Devices - Replace	25	3	\$4,100
7000	Trees - Trim/Maintain	1	0	\$14,700
7010	Landscape - Refurbish	10	0	\$12,000
7020	Slope - Refurbish/Maintenance	5	3	\$27,000
7030	Slope V-Ditch (Swales) - Repair	10	4	\$9,300
Ground & Miscellaneous				
4820	Fire Extinguisher Cabinet - Replace	20	7	\$5,250
6280	Mailboxes - Replace	20	19	\$34,800
6351	Upper Pool Stairway - Replace	20	13	\$12,000

67 Total Funded Components

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

Introduction



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

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



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

Methodology



For this [Update No-Site-Visit Reserve Study](#), we started with a review of your prior Reserve Study, then looked into recent Reserve expenditures, evaluated how expenditures are handled (ongoing maintenance vs Reserves), and researched any well-established association

precedents. We updated and adjusted your Reserve Component List on the basis of time elapsed since the last Reserve Study and interviews with association representatives.

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.

Projected Expenses

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

The figure below summarizes the projected future expenses at your association as defined by your Reserve Component List. A summary of these components are shown in the Component Details table, while a summary of the expenses themselves are shown in the 30-yr Expense Summary table. Note the significant expenses throughout the next 30 years and plan to fund Reserves accordingly.

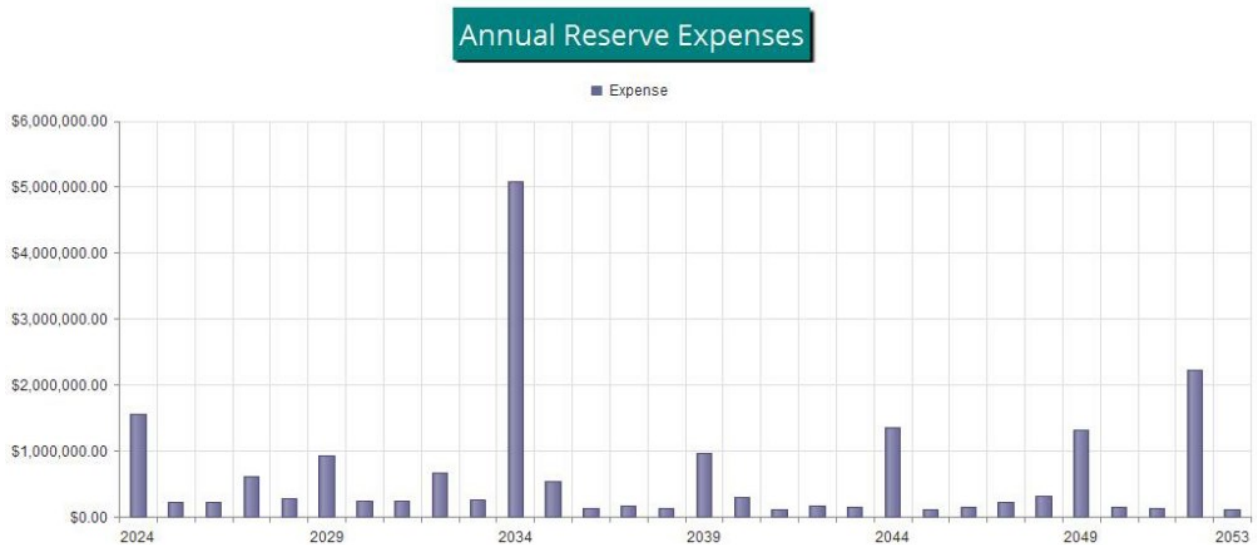


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, minus the **"Due from Operating"** amount, projected to be \$627,413 as-of the start of your Fiscal Year on 6/1/2024.

This is based on your actual balance on 11/30/2023 of \$1,260,784 and anticipated Reserve contributions and expenses projected through the end of your Fiscal Year.

As of your Fiscal Year Start, your Fully Funded Balance is computed to be \$4,307,089. This figure represents the deteriorated value of your common area components.

Comparing your Reserve Balance to your Fully Funded Balance indicates your Reserves are 14.6 % Funded.

Across the country approximately 48% of associations in this range experience special assessments or deferred maintenance.

Recommended Funding Plan

Based on your current Percent Funded and your near-term and long-term Reserve needs, we are recommending budgeted contributions of \$54,500 per month this Fiscal Year. The overall 30-yr plan, in perspective, is shown below. This same information is shown numerically in both the 30-yr Summary and the Cash Flow Detail tables.

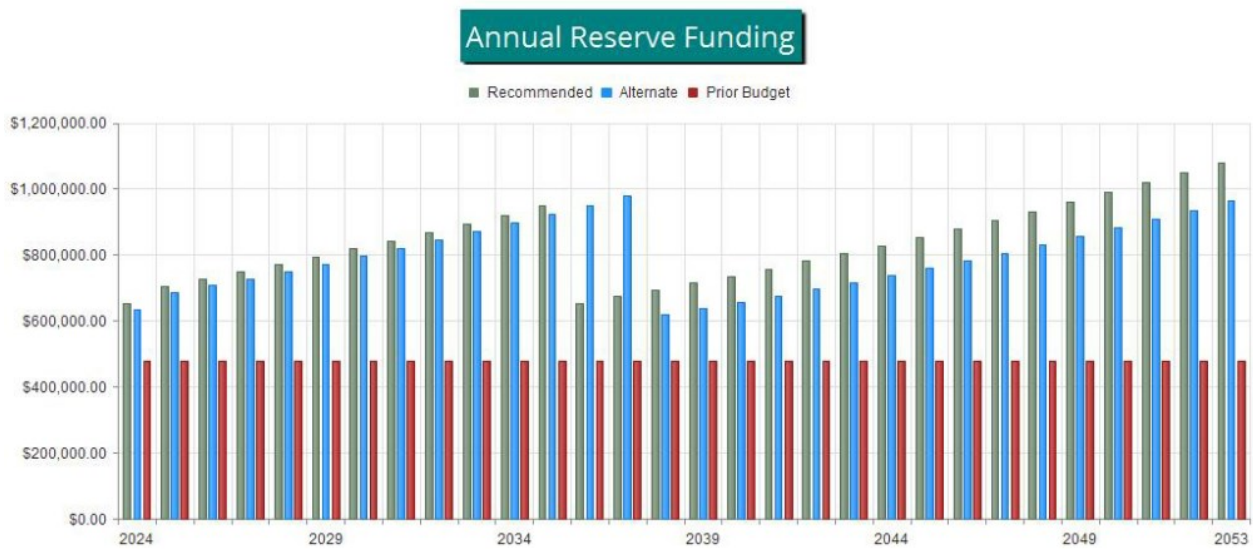


Figure 2

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

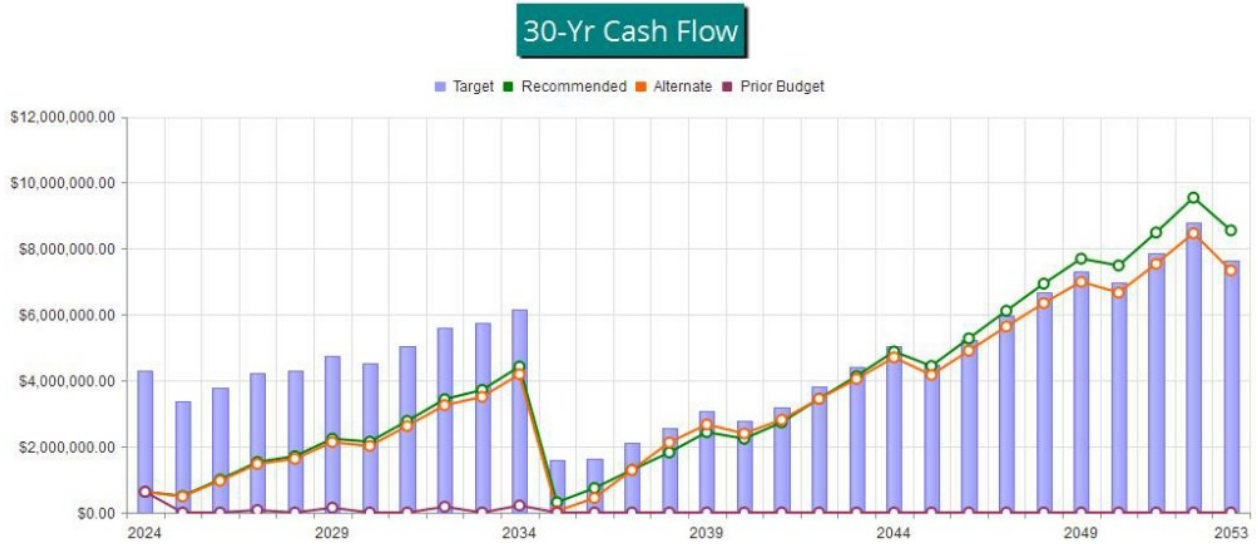


Figure 3

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

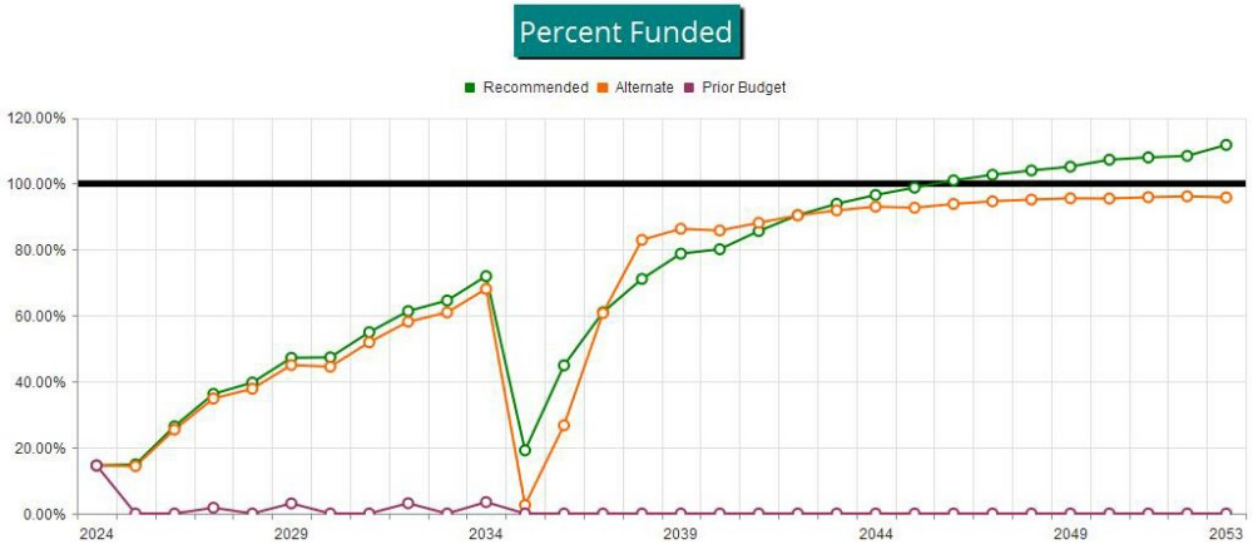


Figure 4



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.

Accounting & Tax Summary provides information on each Component's proportion of key totals. If shown, the Current Fund Balance is a re-distribution of the current Reserve total to near-term (low RUL) projects first. Any Reserve contribution shown is a portion of the total current contribution rate, assigned proportionally on the basis of that component's deterioration cost/yr. As this is a Cash Flow analysis in which no funds are assigned or restricted to particular components, all values shown are only representative and have no merit outside of tax preparation purposes. They are not useful for Reserve funding calculations.

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		2024 Rem. Useful Life		Estimated Replacement Cost in 2024	2024 Expenditures	06/01/2024	06/01/2024	Remaining Bal. to be Funded	2024 Contributions
	Min	Max	Min	Max			Current Fund Balance	Fully Funded Balance		
Paved Surfaces	1	28	0	0	\$633,000	\$633,000	\$339,113	\$633,000	\$293,887	\$48,174
Painting Projects	5	10	0	10	\$665,700	\$61,700	\$61,700	\$61,700	\$604,000	\$153,809
Roofing	1	30	0	11	\$3,321,650	\$23,000	\$23,000	\$2,177,125	\$3,298,650	\$169,789
Building Exterior	1	50	0	8	\$895,000	\$770,000	\$140,000	\$845,000	\$755,000	\$198,123
Lighting	20	25	1	13	\$90,500	\$0	\$0	\$56,125	\$90,500	\$5,573
Fences, Railings & Walls	25	25	3	5	\$115,500	\$0	\$0	\$97,840	\$115,500	\$5,762
Lower Pool Area	8	25	1	18	\$109,950	\$0	\$0	\$62,943	\$109,950	\$11,078
Upper Pool Area	8	20	1	16	\$106,550	\$0	\$0	\$46,723	\$106,550	\$10,797
Combined Pool Components	3	30	0	3	\$284,400	\$36,900	\$36,900	\$258,775	\$247,500	\$18,532
Landscape & Irrigation	1	30	0	14	\$83,400	\$26,700	\$26,700	\$58,506	\$56,700	\$29,116
Ground & Miscellaneous	20	20	7	19	\$52,050	\$0	\$0	\$9,353	\$52,050	\$3,246
					\$6,357,700	\$1,551,300	\$627,413	\$4,307,089	\$5,730,287	\$654,000

Percent Funded: 14.6%

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
Paved Surfaces					
2100	Concrete - Repair/Replace	Approx 18,000 GSF	1	0	\$8,000
2220	Asphalt - Resurface	Approx 84,100 GSF	28	0	\$450,000
2230	Asphalt - Repair/Seal	Approx 84,100 GSF	4	0	\$20,000
2260	Street Concrete Swales - Replace	Approx. 2,500 LF	28	0	\$110,000
2280	Stamped Concrete - Replace	Approx 10% of 23,000 GSF	8	0	\$45,000
Painting Projects					
2300	Stucco - Repaint	Approx 60,000 GSF	10	10	\$96,000
2310	Wood Surfaces - Repaint	Approx 352,000 GSF	5	5	\$455,000
2330	Interior Surfaces - Repaint	Approx 1,400 GSF	10	0	\$2,200
2340	Metal Surfaces - Repaint	Approx 2,876 GSF	5	0	\$59,500
2520	Wood Surfaces - Repair	(26) bldgs & (2) Pools	5	5	\$53,000
Roofing					
2440	Cap Sheet (Bitumen) Roof - Replace	Approx 6,900 GSF	20	10	\$58,650
2450	Comp Shingle Roof - Replace	Approx 275,000 GSF	30	10	\$2,750,000
2480	Gutter System - Replace	Approx 18,000 LF	30	10	\$160,000
2485	Skylights - Replace	Approx (304) Skylights	25	11	\$330,000
2495	Roof Maintenance Program	(1) Provision	1	0	\$23,000
Building Exterior					
2306	Siding - Repair/Replace/Paint	(26) Bldgs & (2) Pools	50	0	\$630,000
2640	Custom Utility Doors - Replace	(152) Wood Doors	20	8	\$125,000
4593	Slab Leak & Re-Pipe Projects	(1) Provision	1	0	\$140,000
Lighting					
5005	Large Pole Lights - Replace	(3) Metal Poles	25	13	\$5,650
5020	Bollard Lights - Replace	(7) Fixtures	20	1	\$7,150
5030	Small Wall Lights - Replace	(228) Fixtures	20	8	\$39,900
5035	Large Wall Lights - Replace	(151) Fixtures	20	8	\$37,800
Fences, Railings & Walls					
5520	Iron Fence - Replace	Approx 25% of 2,876 LF	25	3	\$68,000
5560	Vinyl Fencing - Replace	Approx 450 LF	25	5	\$47,500
Lower Pool Area					
2600	Cabana Doors - Replace	(2) Alum, (2) Fiberglass	20	14	\$7,600
3349	Commercial Vent Hood - Replace	(1) Metal Vent	20	3	\$2,900
4570	Water Heater - Replace	(1) 40 Gal. American	20	16	\$4,000
5700	Restrooms - Major Refurbish	(2) Restrooms	20	10	\$22,000
5750	Pool Shower - Re-tile	Approx 80 GSF	20	13	\$4,550
5810	Pool - Resurface & Re-tile	(1) Pool	12	4	\$29,000
5812	Pool Filter - Replace	(1) Hayward DE 72 sq ft	10	3	\$1,800
5815	Pool Heater - Replace	(1) Heater	10	3	\$5,900
5820	Spa - Resurface & Re-tile	(1) Spa	8	1	\$9,500
5822	Spa Filter - Replace	(1) Hayward 60 sq ft	10	1	\$1,800
5825	Spa Heater - Replace	(1) Raypak 266K BTU	10	9	\$5,200
5848	Chemical Controllers - Replace	(2) Controllers	8	2	\$11,000
6160	Drinking Fountain - Replace	(1) Cultured Stone	25	18	\$1,500

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
6210	Gas BBQ Inset - Replace	(1) Fire Magic Stainless	10	7	\$3,200
Upper Pool Area					
2600	Doors - Replace	(6) Fiberglas Doors	20	8	\$6,500
3042	Tile BBQ Area - Replace	Approx 115 GSF	20	12	\$6,250
3349	Commercial Vent Hood - Replace	(1) Stainless Steel	20	12	\$2,900
4570	Water Heater - Replace	(1) 40 Gal. American	20	16	\$2,400
5700	Restrooms - Major Refurbish	(2) Restrooms	20	10	\$22,000
5810	Pool - Resurface & Re-tile	(1) Pool	12	10	\$26,000
5812	Pool Filter - Replace	(1) Hayward DE 72 sq ft	10	3	\$1,800
5815	Pool Heater - Replace	(1) Raypak 407K BTU	10	3	\$5,900
5820	Spa - Resurface & Re-tile	(1) Circular Spa	8	6	\$9,500
5822	Spa Filter - Replace	(1) Filter	10	6	\$1,800
5825	Spa Heater - Replace	(1) Raypak 266K BTU	10	1	\$4,900
5848	Chemical Controllers - Replace	(2) Controllers	8	2	\$11,000
6160	Drinking Fountain - Replace	(1) Small Porcelain	20	7	\$1,500
6210	Gas BBQ Inset - Replace	(1) Fire Magic Stainless	10	7	\$4,100
Combined Pool Components					
5750	Teal Tile Areas - Re-tile	Approx 310 GSF	20	3	\$17,500
5800	Pool Deck Concrete - Repair/Replace	Approx 9,000 GSF	30	3	\$230,000
5840	Pool & Spa Pumps - Replace	(6) Various Sizes	3	0	\$2,600
5950	Pool Area Mastic - Replace	Approx 950 LF	4	0	\$9,300
5990	Pool Furniture - Replace	(72) Various Pieces	8	0	\$25,000
Landscape & Irrigation					
6900	Irrigation Controllers - Replace	(3) 24 Station Hunter	12	1	\$8,150
6910	Controller Enclosures - Replace	(3) Stainless Steel	30	14	\$8,150
6920	Backflow Devices - Replace	(3) 2" Devices	25	3	\$4,100
7000	Trees - Trim/Maintain	(1) Provision	1	0	\$14,700
7010	Landscape - Refurbish	(1) Provision	10	0	\$12,000
7020	Slope - Refurbish/Maintenance	(1) Provision	5	3	\$27,000
7030	Slope V-Ditch (Swales) - Repair	Approx. 2,800 LF	10	4	\$9,300
Ground & Miscellaneous					
4820	Fire Extinguisher Cabinet - Replace	(28) Exterior Mount Metal	20	7	\$5,250
6280	Mailboxes - Replace	(7) 8-Box & (6) 16-Box	20	19	\$34,800
6351	Upper Pool Stairway - Replace	Approx. 210 LF	20	13	\$12,000
67 Total Funded Components					

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
Paved Surfaces								
2100	Concrete - Repair/Replace	\$8,000	X	1	/	1	=	\$8,000
2220	Asphalt - Resurface	\$450,000	X	28	/	28	=	\$450,000
2230	Asphalt - Repair/Seal	\$20,000	X	4	/	4	=	\$20,000
2260	Street Concrete Swales - Replace	\$110,000	X	28	/	28	=	\$110,000
2280	Stamped Concrete - Replace	\$45,000	X	8	/	8	=	\$45,000
Painting Projects								
2300	Stucco - Repaint	\$96,000	X	0	/	10	=	\$0
2310	Wood Surfaces - Repaint	\$455,000	X	0	/	5	=	\$0
2330	Interior Surfaces - Repaint	\$2,200	X	10	/	10	=	\$2,200
2340	Metal Surfaces - Repaint	\$59,500	X	5	/	5	=	\$59,500
2520	Wood Surfaces - Repair	\$53,000	X	0	/	5	=	\$0
Roofing								
2440	Cap Sheet (Bitumen) Roof - Replace	\$58,650	X	10	/	20	=	\$29,325
2450	Comp Shingle Roof - Replace	\$2,750,000	X	20	/	30	=	\$1,833,333
2480	Gutter System - Replace	\$160,000	X	20	/	30	=	\$106,667
2485	Skylights - Replace	\$330,000	X	14	/	25	=	\$184,800
2495	Roof Maintenance Program	\$23,000	X	1	/	1	=	\$23,000
Building Exterior								
2306	Siding - Repair/Replace/Paint	\$630,000	X	50	/	50	=	\$630,000
2640	Custom Utility Doors - Replace	\$125,000	X	12	/	20	=	\$75,000
4593	Slab Leak & Re-Pipe Projects	\$140,000	X	1	/	1	=	\$140,000
Lighting								
5005	Large Pole Lights - Replace	\$5,650	X	12	/	25	=	\$2,712
5020	Bollard Lights - Replace	\$7,150	X	19	/	20	=	\$6,793
5030	Small Wall Lights - Replace	\$39,900	X	12	/	20	=	\$23,940
5035	Large Wall Lights - Replace	\$37,800	X	12	/	20	=	\$22,680
Fences, Railings & Walls								
5520	Iron Fence - Replace	\$68,000	X	22	/	25	=	\$59,840
5560	Vinyl Fencing - Replace	\$47,500	X	20	/	25	=	\$38,000
Lower Pool Area								
2600	Cabana Doors - Replace	\$7,600	X	6	/	20	=	\$2,280
3349	Commercial Vent Hood - Replace	\$2,900	X	17	/	20	=	\$2,465
4570	Water Heater - Replace	\$4,000	X	4	/	20	=	\$800
5700	Restrooms - Major Refurbish	\$22,000	X	10	/	20	=	\$11,000
5750	Pool Shower - Re-tile	\$4,550	X	7	/	20	=	\$1,593
5810	Pool - Resurface & Re-tile	\$29,000	X	8	/	12	=	\$19,333
5812	Pool Filter - Replace	\$1,800	X	7	/	10	=	\$1,260
5815	Pool Heater - Replace	\$5,900	X	7	/	10	=	\$4,130
5820	Spa - Resurface & Re-tile	\$9,500	X	7	/	8	=	\$8,313
5822	Spa Filter - Replace	\$1,800	X	9	/	10	=	\$1,620
5825	Spa Heater - Replace	\$5,200	X	1	/	10	=	\$520
5848	Chemical Controllers - Replace	\$11,000	X	6	/	8	=	\$8,250
6160	Drinking Fountain - Replace	\$1,500	X	7	/	25	=	\$420
6210	Gas BBQ Inset - Replace	\$3,200	X	3	/	10	=	\$960

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
Upper Pool Area								
2600	Doors - Replace	\$6,500	X	12	/	20	=	\$3,900
3042	Tile BBQ Area - Replace	\$6,250	X	8	/	20	=	\$2,500
3349	Commercial Vent Hood - Replace	\$2,900	X	8	/	20	=	\$1,160
4570	Water Heater - Replace	\$2,400	X	4	/	20	=	\$480
5700	Restrooms - Major Refurbish	\$22,000	X	10	/	20	=	\$11,000
5810	Pool - Resurface & Re-tile	\$26,000	X	2	/	12	=	\$4,333
5812	Pool Filter - Replace	\$1,800	X	7	/	10	=	\$1,260
5815	Pool Heater - Replace	\$5,900	X	7	/	10	=	\$4,130
5820	Spa - Resurface & Re-tile	\$9,500	X	2	/	8	=	\$2,375
5822	Spa Filter - Replace	\$1,800	X	4	/	10	=	\$720
5825	Spa Heater - Replace	\$4,900	X	9	/	10	=	\$4,410
5848	Chemical Controllers - Replace	\$11,000	X	6	/	8	=	\$8,250
6160	Drinking Fountain - Replace	\$1,500	X	13	/	20	=	\$975
6210	Gas BBQ Inset - Replace	\$4,100	X	3	/	10	=	\$1,230
Combined Pool Components								
5750	Teal Tile Areas - Re-tile	\$17,500	X	17	/	20	=	\$14,875
5800	Pool Deck Concrete - Repair/Replace	\$230,000	X	27	/	30	=	\$207,000
5840	Pool & Spa Pumps - Replace	\$2,600	X	3	/	3	=	\$2,600
5950	Pool Area Mastic - Replace	\$9,300	X	4	/	4	=	\$9,300
5990	Pool Furniture - Replace	\$25,000	X	8	/	8	=	\$25,000
Landscape & Irrigation								
6900	Irrigation Controllers - Replace	\$8,150	X	11	/	12	=	\$7,471
6910	Controller Enclosures - Replace	\$8,150	X	16	/	30	=	\$4,347
6920	Backflow Devices - Replace	\$4,100	X	22	/	25	=	\$3,608
7000	Trees - Trim/Maintain	\$14,700	X	1	/	1	=	\$14,700
7010	Landscape - Refurbish	\$12,000	X	10	/	10	=	\$12,000
7020	Slope - Refurbish/Maintenance	\$27,000	X	2	/	5	=	\$10,800
7030	Slope V-Ditch (Swales) - Repair	\$9,300	X	6	/	10	=	\$5,580
Ground & Miscellaneous								
4820	Fire Extinguisher Cabinet - Replace	\$5,250	X	13	/	20	=	\$3,413
6280	Mailboxes - Replace	\$34,800	X	1	/	20	=	\$1,740
6351	Upper Pool Stairway - Replace	\$12,000	X	7	/	20	=	\$4,200
								\$4,307,089

# Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
Paved Surfaces				
2100 Concrete - Repair/Replace	1	\$8,000	\$8,000	1.53 %
2220 Asphalt - Resurface	28	\$450,000	\$16,071	3.06 %
2230 Asphalt - Repair/Seal	4	\$20,000	\$5,000	0.95 %
2260 Street Concrete Swales - Replace	28	\$110,000	\$3,929	0.75 %
2280 Stamped Concrete - Replace	8	\$45,000	\$5,625	1.07 %
Painting Projects				
2300 Stucco - Repaint	10	\$96,000	\$9,600	1.83 %
2310 Wood Surfaces - Repaint	5	\$455,000	\$91,000	17.35 %
2330 Interior Surfaces - Repaint	10	\$2,200	\$220	0.04 %
2340 Metal Surfaces - Repaint	5	\$59,500	\$11,900	2.27 %
2520 Wood Surfaces - Repair	5	\$53,000	\$10,600	2.02 %
Roofing				
2440 Cap Sheet (Bitumen) Roof - Replace	20	\$58,650	\$2,933	0.56 %
2450 Comp Shingle Roof - Replace	30	\$2,750,000	\$91,667	17.48 %
2480 Gutter System - Replace	30	\$160,000	\$5,333	1.02 %
2485 Skylights - Replace	25	\$330,000	\$13,200	2.52 %
2495 Roof Maintenance Program	1	\$23,000	\$23,000	4.39 %
Building Exterior				
2306 Siding - Repair/Replace/Paint	50	\$630,000	\$12,600	2.40 %
2640 Custom Utility Doors - Replace	20	\$125,000	\$6,250	1.19 %
4593 Slab Leak & Re-Pipe Projects	1	\$140,000	\$140,000	26.70 %
Lighting				
5005 Large Pole Lights - Replace	25	\$5,650	\$226	0.04 %
5020 Bollard Lights - Replace	20	\$7,150	\$358	0.07 %
5030 Small Wall Lights - Replace	20	\$39,900	\$1,995	0.38 %
5035 Large Wall Lights - Replace	20	\$37,800	\$1,890	0.36 %
Fences, Railings & Walls				
5520 Iron Fence - Replace	25	\$68,000	\$2,720	0.52 %
5560 Vinyl Fencing - Replace	25	\$47,500	\$1,900	0.36 %
Lower Pool Area				
2600 Cabana Doors - Replace	20	\$7,600	\$380	0.07 %
3349 Commercial Vent Hood - Replace	20	\$2,900	\$145	0.03 %
4570 Water Heater - Replace	20	\$4,000	\$200	0.04 %
5700 Restrooms - Major Refurbish	20	\$22,000	\$1,100	0.21 %
5750 Pool Shower - Re-tile	20	\$4,550	\$228	0.04 %
5810 Pool - Resurface & Re-tile	12	\$29,000	\$2,417	0.46 %
5812 Pool Filter - Replace	10	\$1,800	\$180	0.03 %
5815 Pool Heater - Replace	10	\$5,900	\$590	0.11 %
5820 Spa - Resurface & Re-tile	8	\$9,500	\$1,188	0.23 %
5822 Spa Filter - Replace	10	\$1,800	\$180	0.03 %
5825 Spa Heater - Replace	10	\$5,200	\$520	0.10 %
5848 Chemical Controllers - Replace	8	\$11,000	\$1,375	0.26 %
6160 Drinking Fountain - Replace	25	\$1,500	\$60	0.01 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
6210	Gas BBQ Inset - Replace	10	\$3,200	\$320	0.06 %
Upper Pool Area					
2600	Doors - Replace	20	\$6,500	\$325	0.06 %
3042	Tile BBQ Area - Replace	20	\$6,250	\$313	0.06 %
3349	Commercial Vent Hood - Replace	20	\$2,900	\$145	0.03 %
4570	Water Heater - Replace	20	\$2,400	\$120	0.02 %
5700	Restrooms - Major Refurbish	20	\$22,000	\$1,100	0.21 %
5810	Pool - Resurface & Re-tile	12	\$26,000	\$2,167	0.41 %
5812	Pool Filter - Replace	10	\$1,800	\$180	0.03 %
5815	Pool Heater - Replace	10	\$5,900	\$590	0.11 %
5820	Spa - Resurface & Re-tile	8	\$9,500	\$1,188	0.23 %
5822	Spa Filter - Replace	10	\$1,800	\$180	0.03 %
5825	Spa Heater - Replace	10	\$4,900	\$490	0.09 %
5848	Chemical Controllers - Replace	8	\$11,000	\$1,375	0.26 %
6160	Drinking Fountain - Replace	20	\$1,500	\$75	0.01 %
6210	Gas BBQ Inset - Replace	10	\$4,100	\$410	0.08 %
Combined Pool Components					
5750	Teal Tile Areas - Re-tile	20	\$17,500	\$875	0.17 %
5800	Pool Deck Concrete - Repair/Replace	30	\$230,000	\$7,667	1.46 %
5840	Pool & Spa Pumps - Replace	3	\$2,600	\$867	0.17 %
5950	Pool Area Mastic - Replace	4	\$9,300	\$2,325	0.44 %
5990	Pool Furniture - Replace	8	\$25,000	\$3,125	0.60 %
Landscape & Irrigation					
6900	Irrigation Controllers - Replace	12	\$8,150	\$679	0.13 %
6910	Controller Enclosures - Replace	30	\$8,150	\$272	0.05 %
6920	Backflow Devices - Replace	25	\$4,100	\$164	0.03 %
7000	Trees - Trim/Maintain	1	\$14,700	\$14,700	2.80 %
7010	Landscape - Refurbish	10	\$12,000	\$1,200	0.23 %
7020	Slope - Refurbish/Maintenance	5	\$27,000	\$5,400	1.03 %
7030	Slope V-Ditch (Swales) - Repair	10	\$9,300	\$930	0.18 %
Ground & Miscellaneous					
4820	Fire Extinguisher Cabinet - Replace	20	\$5,250	\$263	0.05 %
6280	Mailboxes - Replace	20	\$34,800	\$1,740	0.33 %
6351	Upper Pool Stairway - Replace	20	\$12,000	\$600	0.11 %
67	Total Funded Components			\$524,360	100.00 %

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Proportional Reserve Funding
Paved Surfaces						
2100	Concrete - Repair/Replace	1	0	\$8,000	\$8,000	\$831.49
2220	Asphalt - Resurface	28	0	\$450,000	\$450,000	\$1,670.40
2230	Asphalt - Repair/Seal	4	0	\$20,000	\$20,000	\$519.68
2260	Street Concrete Swales - Replace	28	0	\$110,000	\$110,000	\$408.32
2280	Stamped Concrete - Replace	8	0	\$45,000	\$45,000	\$584.64
Painting Projects						
2300	Stucco - Repaint	10	10	\$96,000	\$0	\$997.79
2310	Wood Surfaces - Repaint	5	5	\$455,000	\$0	\$9,458.20
2330	Interior Surfaces - Repaint	10	0	\$2,200	\$2,200	\$22.87
2340	Metal Surfaces - Repaint	5	0	\$59,500	\$59,500	\$1,236.84
2520	Wood Surfaces - Repair	5	5	\$53,000	\$0	\$1,101.72
Roofing						
2440	Cap Sheet (Bitumen) Roof - Replace	20	10	\$58,650	\$29,325	\$304.79
2450	Comp Shingle Roof - Replace	30	10	\$2,750,000	\$1,833,333	\$9,527.49
2480	Gutter System - Replace	30	10	\$160,000	\$106,667	\$554.33
2485	Skylights - Replace	25	11	\$330,000	\$184,800	\$1,371.96
2495	Roof Maintenance Program	1	0	\$23,000	\$23,000	\$2,390.53
Building Exterior						
2306	Siding - Repair/Replace/Paint	50	0	\$630,000	\$630,000	\$1,309.60
2640	Custom Utility Doors - Replace	20	8	\$125,000	\$75,000	\$649.60
4593	Slab Leak & Re-Pipe Projects	1	0	\$140,000	\$140,000	\$14,551.07
Lighting						
5005	Large Pole Lights - Replace	25	13	\$5,650	\$2,712	\$23.49
5020	Bollard Lights - Replace	20	1	\$7,150	\$6,793	\$37.16
5030	Small Wall Lights - Replace	20	8	\$39,900	\$23,940	\$207.35
5035	Large Wall Lights - Replace	20	8	\$37,800	\$22,680	\$196.44
Fences, Railings & Walls						
5520	Iron Fence - Replace	25	3	\$68,000	\$59,840	\$282.71
5560	Vinyl Fencing - Replace	25	5	\$47,500	\$38,000	\$197.48
Lower Pool Area						
2600	Cabana Doors - Replace	20	14	\$7,600	\$2,280	\$39.50
3349	Commercial Vent Hood - Replace	20	3	\$2,900	\$2,465	\$15.07
4570	Water Heater - Replace	20	16	\$4,000	\$800	\$20.79
5700	Restrooms - Major Refurbish	20	10	\$22,000	\$11,000	\$114.33
5750	Pool Shower - Re-tile	20	13	\$4,550	\$1,593	\$23.65
5810	Pool - Resurface & Re-tile	12	4	\$29,000	\$19,333	\$251.18
5812	Pool Filter - Replace	10	3	\$1,800	\$1,260	\$18.71
5815	Pool Heater - Replace	10	3	\$5,900	\$4,130	\$61.32
5820	Spa - Resurface & Re-tile	8	1	\$9,500	\$8,313	\$123.42
5822	Spa Filter - Replace	10	1	\$1,800	\$1,620	\$18.71
5825	Spa Heater - Replace	10	9	\$5,200	\$520	\$54.05
5848	Chemical Controllers - Replace	8	2	\$11,000	\$8,250	\$142.91
6160	Drinking Fountain - Replace	25	18	\$1,500	\$420	\$6.24

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Proportional Reserve Funding
6210	Gas BBQ Inset - Replace	10	7	\$3,200	\$960	\$33.26
Upper Pool Area						
2600	Doors - Replace	20	8	\$6,500	\$3,900	\$33.78
3042	Tile BBQ Area - Replace	20	12	\$6,250	\$2,500	\$32.48
3349	Commercial Vent Hood - Replace	20	12	\$2,900	\$1,160	\$15.07
4570	Water Heater - Replace	20	16	\$2,400	\$480	\$12.47
5700	Restrooms - Major Refurbish	20	10	\$22,000	\$11,000	\$114.33
5810	Pool - Resurface & Re-tile	12	10	\$26,000	\$4,333	\$225.20
5812	Pool Filter - Replace	10	3	\$1,800	\$1,260	\$18.71
5815	Pool Heater - Replace	10	3	\$5,900	\$4,130	\$61.32
5820	Spa - Resurface & Re-tile	8	6	\$9,500	\$2,375	\$123.42
5822	Spa Filter - Replace	10	6	\$1,800	\$720	\$18.71
5825	Spa Heater - Replace	10	1	\$4,900	\$4,410	\$50.93
5848	Chemical Controllers - Replace	8	2	\$11,000	\$8,250	\$142.91
6160	Drinking Fountain - Replace	20	7	\$1,500	\$975	\$7.80
6210	Gas BBQ Inset - Replace	10	7	\$4,100	\$1,230	\$42.61
Combined Pool Components						
5750	Teal Tile Areas - Re-tile	20	3	\$17,500	\$14,875	\$90.94
5800	Pool Deck Concrete - Repair/Replace	30	3	\$230,000	\$207,000	\$796.84
5840	Pool & Spa Pumps - Replace	3	0	\$2,600	\$2,600	\$90.08
5950	Pool Area Mastic - Replace	4	0	\$9,300	\$9,300	\$241.65
5990	Pool Furniture - Replace	8	0	\$25,000	\$25,000	\$324.80
Landscape & Irrigation						
6900	Irrigation Controllers - Replace	12	1	\$8,150	\$7,471	\$70.59
6910	Controller Enclosures - Replace	30	14	\$8,150	\$4,347	\$28.24
6920	Backflow Devices - Replace	25	3	\$4,100	\$3,608	\$17.05
7000	Trees - Trim/Maintain	1	0	\$14,700	\$14,700	\$1,527.86
7010	Landscape - Refurbish	10	0	\$12,000	\$12,000	\$124.72
7020	Slope - Refurbish/Maintenance	5	3	\$27,000	\$10,800	\$561.26
7030	Slope V-Ditch (Swales) - Repair	10	4	\$9,300	\$5,580	\$96.66
Ground & Miscellaneous						
4820	Fire Extinguisher Cabinet - Replace	20	7	\$5,250	\$3,413	\$27.28
6280	Mailboxes - Replace	20	19	\$34,800	\$1,740	\$180.85
6351	Upper Pool Stairway - Replace	20	13	\$12,000	\$4,200	\$62.36
67	Total Funded Components				\$4,307,089	\$54,500

30-Year Reserve Plan Summary

Report # 2591-8
No-Site-Visit

Fiscal Year Start: 2024

Interest: 2.00 %

Inflation: 3.00 %

Reserve Fund Strength: as-of Fiscal Year Start Date					Projected Reserve Balance Changes			
Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	Reserve Funding	Loan or Special Assmts	Interest Income	Reserve Expenses
2024	\$627,413	\$4,307,089	14.6 %	High	\$654,000	\$760,000	\$11,278	\$1,551,300
2025	\$501,391	\$3,365,576	14.9 %	High	\$706,320	\$0	\$14,991	\$223,716
2026	\$998,986	\$3,779,042	26.4 %	High	\$727,510	\$0	\$25,282	\$220,349
2027	\$1,531,429	\$4,224,667	36.2 %	Medium	\$749,335	\$0	\$32,373	\$604,497
2028	\$1,708,640	\$4,304,766	39.7 %	Medium	\$771,815	\$0	\$39,400	\$285,091
2029	\$2,234,763	\$4,733,535	47.2 %	Medium	\$794,969	\$0	\$43,762	\$928,231
2030	\$2,145,264	\$4,530,532	47.4 %	Medium	\$818,818	\$0	\$49,159	\$238,333
2031	\$2,774,909	\$5,050,365	54.9 %	Medium	\$843,383	\$0	\$62,042	\$245,667
2032	\$3,434,666	\$5,597,121	61.4 %	Medium	\$868,685	\$0	\$71,430	\$660,241
2033	\$3,714,541	\$5,752,718	64.6 %	Medium	\$894,745	\$0	\$81,332	\$264,869
2034	\$4,425,749	\$6,152,099	71.9 %	Low	\$921,587	\$0	\$47,308	\$5,085,447
2035	\$309,198	\$1,613,254	19.2 %	High	\$949,235	\$0	\$10,479	\$529,331
2036	\$739,581	\$1,646,482	44.9 %	Medium	\$654,000	\$0	\$20,280	\$123,685
2037	\$1,290,176	\$2,114,423	61.0 %	Medium	\$673,620	\$0	\$31,084	\$173,948
2038	\$1,820,932	\$2,561,010	71.1 %	Low	\$693,829	\$0	\$42,532	\$121,385
2039	\$2,435,907	\$3,092,003	78.8 %	Low	\$714,643	\$0	\$46,697	\$959,396
2040	\$2,237,852	\$2,793,151	80.1 %	Low	\$736,083	\$0	\$49,648	\$292,378
2041	\$2,731,204	\$3,190,259	85.6 %	Low	\$758,165	\$0	\$61,737	\$103,303
2042	\$3,447,803	\$3,812,461	90.4 %	Low	\$780,910	\$0	\$75,775	\$168,200
2043	\$4,136,288	\$4,405,472	93.9 %	Low	\$804,338	\$0	\$90,089	\$150,275
2044	\$4,880,440	\$5,054,292	96.6 %	Low	\$828,468	\$0	\$93,150	\$1,359,460
2045	\$4,442,597	\$4,497,261	98.8 %	Low	\$853,322	\$0	\$97,116	\$115,617
2046	\$5,277,417	\$5,225,423	101.0 %	Low	\$878,921	\$0	\$113,821	\$155,588
2047	\$6,114,572	\$5,955,631	102.7 %	Low	\$905,289	\$0	\$130,394	\$214,134
2048	\$6,936,121	\$6,669,453	104.0 %	Low	\$932,448	\$0	\$146,193	\$318,945
2049	\$7,695,816	\$7,319,406	105.1 %	Low	\$960,421	\$0	\$151,697	\$1,320,860
2050	\$7,487,075	\$6,980,237	107.3 %	Low	\$989,234	\$0	\$159,593	\$149,883
2051	\$8,486,018	\$7,861,051	108.0 %	Low	\$1,018,911	\$0	\$180,170	\$138,497
2052	\$9,546,601	\$8,804,790	108.4 %	Low	\$1,049,478	\$0	\$180,833	\$2,224,552
2053	\$8,552,360	\$7,653,722	111.7 %	Low	\$1,080,962	\$0	\$182,323	\$119,949

Fiscal Year Start: 2024

Interest:

2.00 %

Inflation:

3.00 %

Reserve Fund Strength: as-of Fiscal Year Start Date				Projected Reserve Balance Changes				
Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	Reserve Funding	Loan or Special Assmts	Interest Income	Reserve Expenses
2024	\$627,413	\$4,307,089	14.6 %	High	\$636,000	\$760,000	\$11,097	\$1,551,300
2025	\$483,209	\$3,365,576	14.4 %	High	\$686,880	\$0	\$14,428	\$223,716
2026	\$960,801	\$3,779,042	25.4 %	High	\$707,486	\$0	\$24,309	\$220,349
2027	\$1,472,248	\$4,224,667	34.8 %	Medium	\$728,711	\$0	\$30,970	\$604,497
2028	\$1,627,432	\$4,304,766	37.8 %	Medium	\$750,572	\$0	\$37,546	\$285,091
2029	\$2,130,459	\$4,733,535	45.0 %	Medium	\$773,089	\$0	\$41,436	\$928,231
2030	\$2,016,754	\$4,530,532	44.5 %	Medium	\$796,282	\$0	\$46,338	\$238,333
2031	\$2,621,042	\$5,050,365	51.9 %	Medium	\$820,171	\$0	\$58,702	\$245,667
2032	\$3,254,247	\$5,597,121	58.1 %	Medium	\$844,776	\$0	\$67,547	\$660,241
2033	\$3,506,329	\$5,752,718	61.0 %	Medium	\$870,119	\$0	\$76,881	\$264,869
2034	\$4,188,461	\$6,152,099	68.1 %	Medium	\$896,223	\$0	\$42,263	\$5,085,447
2035	\$41,500	\$1,613,254	2.6 %	High	\$923,109	\$0	\$4,812	\$529,331
2036	\$440,090	\$1,646,482	26.7 %	High	\$950,803	\$0	\$17,230	\$123,685
2037	\$1,284,438	\$2,114,423	60.7 %	Medium	\$979,327	\$0	\$34,054	\$173,948
2038	\$2,123,870	\$2,561,010	82.9 %	Low	\$618,000	\$0	\$47,881	\$121,385
2039	\$2,668,366	\$3,092,003	86.3 %	Low	\$636,540	\$0	\$50,601	\$959,396
2040	\$2,396,110	\$2,793,151	85.8 %	Low	\$655,636	\$0	\$52,030	\$292,378
2041	\$2,811,399	\$3,190,259	88.1 %	Low	\$675,305	\$0	\$62,519	\$103,303
2042	\$3,445,920	\$3,812,461	90.4 %	Low	\$695,564	\$0	\$74,876	\$168,200
2043	\$4,048,160	\$4,405,472	91.9 %	Low	\$716,431	\$0	\$87,423	\$150,275
2044	\$4,701,739	\$5,054,292	93.0 %	Low	\$737,924	\$0	\$88,629	\$1,359,460
2045	\$4,168,833	\$4,497,261	92.7 %	Low	\$760,062	\$0	\$90,649	\$115,617
2046	\$4,903,927	\$5,225,423	93.8 %	Low	\$782,864	\$0	\$105,313	\$155,588
2047	\$5,636,516	\$5,955,631	94.6 %	Low	\$806,350	\$0	\$119,746	\$214,134
2048	\$6,348,478	\$6,669,453	95.2 %	Low	\$830,540	\$0	\$133,303	\$318,945
2049	\$6,993,376	\$7,319,406	95.5 %	Low	\$855,457	\$0	\$136,460	\$1,320,860
2050	\$6,664,432	\$6,980,237	95.5 %	Low	\$881,120	\$0	\$141,897	\$149,883
2051	\$7,537,567	\$7,861,051	95.9 %	Low	\$907,554	\$0	\$159,902	\$138,497
2052	\$8,466,525	\$8,804,790	96.2 %	Low	\$934,780	\$0	\$157,875	\$2,224,552
2053	\$7,334,629	\$7,653,722	95.8 %	Low	\$962,824	\$0	\$156,551	\$119,949

Fiscal Year	2024	2025	2026	2027	2028
Starting Reserve Balance	\$627,413	\$501,391	\$998,986	\$1,531,429	\$1,708,640
Annual Reserve Funding	\$654,000	\$706,320	\$727,510	\$749,335	\$771,815
Recommended Special Assessments	\$760,000	\$0	\$0	\$0	\$0
Interest Earnings	\$11,278	\$14,991	\$25,282	\$32,373	\$39,400
Total Income	\$2,052,691	\$1,222,702	\$1,751,778	\$2,313,136	\$2,519,854
# Component					
Paved Surfaces					
2100 Concrete - Repair/Replace	\$8,000	\$8,240	\$8,487	\$8,742	\$9,004
2220 Asphalt - Resurface	\$450,000	\$0	\$0	\$0	\$0
2230 Asphalt - Repair/Seal	\$20,000	\$0	\$0	\$0	\$22,510
2260 Street Concrete Swales - Replace	\$110,000	\$0	\$0	\$0	\$0
2280 Stamped Concrete - Replace	\$45,000	\$0	\$0	\$0	\$0
Painting Projects					
2300 Stucco - Repaint	\$0	\$0	\$0	\$0	\$0
2310 Wood Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
2330 Interior Surfaces - Repaint	\$2,200	\$0	\$0	\$0	\$0
2340 Metal Surfaces - Repaint	\$59,500	\$0	\$0	\$0	\$0
2520 Wood Surfaces - Repair	\$0	\$0	\$0	\$0	\$0
Roofing					
2440 Cap Sheet (Bitumen) Roof - Replace	\$0	\$0	\$0	\$0	\$0
2450 Comp Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
2480 Gutter System - Replace	\$0	\$0	\$0	\$0	\$0
2485 Skylights - Replace	\$0	\$0	\$0	\$0	\$0
2495 Roof Maintenance Program	\$23,000	\$23,690	\$24,401	\$25,133	\$25,887
Building Exterior					
2306 Siding - Repair/Replace/Paint	\$630,000	\$0	\$0	\$0	\$0
2640 Custom Utility Doors - Replace	\$0	\$0	\$0	\$0	\$0
4593 Slab Leak & Re-Pipe Projects	\$140,000	\$144,200	\$148,526	\$152,982	\$157,571
Lighting					
5005 Large Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
5020 Bollard Lights - Replace	\$0	\$7,365	\$0	\$0	\$0
5030 Small Wall Lights - Replace	\$0	\$0	\$0	\$0	\$0
5035 Large Wall Lights - Replace	\$0	\$0	\$0	\$0	\$0
Fences, Railings & Walls					
5520 Iron Fence - Replace	\$0	\$0	\$0	\$74,305	\$0
5560 Vinyl Fencing - Replace	\$0	\$0	\$0	\$0	\$0
Lower Pool Area					
2600 Cabana Doors - Replace	\$0	\$0	\$0	\$0	\$0
3349 Commercial Vent Hood - Replace	\$0	\$0	\$0	\$3,169	\$0
4570 Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
5700 Restrooms - Major Refurbish	\$0	\$0	\$0	\$0	\$0
5750 Pool Shower - Re-tile	\$0	\$0	\$0	\$0	\$0
5810 Pool - Resurface & Re-tile	\$0	\$0	\$0	\$0	\$32,640
5812 Pool Filter - Replace	\$0	\$0	\$0	\$1,967	\$0
5815 Pool Heater - Replace	\$0	\$0	\$0	\$6,447	\$0
5820 Spa - Resurface & Re-tile	\$0	\$9,785	\$0	\$0	\$0
5822 Spa Filter - Replace	\$0	\$1,854	\$0	\$0	\$0
5825 Spa Heater - Replace	\$0	\$0	\$0	\$0	\$0
5848 Chemical Controllers - Replace	\$0	\$0	\$11,670	\$0	\$0
6160 Drinking Fountain - Replace	\$0	\$0	\$0	\$0	\$0
6210 Gas BBQ Inset - Replace	\$0	\$0	\$0	\$0	\$0
Upper Pool Area					
2600 Doors - Replace	\$0	\$0	\$0	\$0	\$0
3042 Tile BBQ Area - Replace	\$0	\$0	\$0	\$0	\$0
3349 Commercial Vent Hood - Replace	\$0	\$0	\$0	\$0	\$0
4570 Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
5700 Restrooms - Major Refurbish	\$0	\$0	\$0	\$0	\$0
5810 Pool - Resurface & Re-tile	\$0	\$0	\$0	\$0	\$0
5812 Pool Filter - Replace	\$0	\$0	\$0	\$1,967	\$0
5815 Pool Heater - Replace	\$0	\$0	\$0	\$6,447	\$0

Fiscal Year	2024	2025	2026	2027	2028
5820 Spa - Resurface & Re-tile	\$0	\$0	\$0	\$0	\$0
5822 Spa Filter - Replace	\$0	\$0	\$0	\$0	\$0
5825 Spa Heater - Replace	\$0	\$5,047	\$0	\$0	\$0
5848 Chemical Controllers - Replace	\$0	\$0	\$11,670	\$0	\$0
6160 Drinking Fountain - Replace	\$0	\$0	\$0	\$0	\$0
6210 Gas BBQ Inset - Replace	\$0	\$0	\$0	\$0	\$0
Combined Pool Components					
5750 Teal Tile Areas - Re-tile	\$0	\$0	\$0	\$19,123	\$0
5800 Pool Deck Concrete - Repair/Replace	\$0	\$0	\$0	\$251,327	\$0
5840 Pool & Spa Pumps - Replace	\$2,600	\$0	\$0	\$2,841	\$0
5950 Pool Area Mastic - Replace	\$9,300	\$0	\$0	\$0	\$10,467
5990 Pool Furniture - Replace	\$25,000	\$0	\$0	\$0	\$0
Landscape & Irrigation					
6900 Irrigation Controllers - Replace	\$0	\$8,395	\$0	\$0	\$0
6910 Controller Enclosures - Replace	\$0	\$0	\$0	\$0	\$0
6920 Backflow Devices - Replace	\$0	\$0	\$0	\$4,480	\$0
7000 Trees - Trim/Maintain	\$14,700	\$15,141	\$15,595	\$16,063	\$16,545
7010 Landscape - Refurbish	\$12,000	\$0	\$0	\$0	\$0
7020 Slope - Refurbish/Maintenance	\$0	\$0	\$0	\$29,504	\$0
7030 Slope V-Ditch (Swales) - Repair	\$0	\$0	\$0	\$0	\$10,467
Ground & Miscellaneous					
4820 Fire Extinguisher Cabinet - Replace	\$0	\$0	\$0	\$0	\$0
6280 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
6351 Upper Pool Stairway - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$1,551,300	\$223,716	\$220,349	\$604,497	\$285,091
Ending Reserve Balance	\$501,391	\$998,986	\$1,531,429	\$1,708,640	\$2,234,763

Fiscal Year	2029	2030	2031	2032	2033
Starting Reserve Balance	\$2,234,763	\$2,145,264	\$2,774,909	\$3,434,666	\$3,714,541
Annual Reserve Funding	\$794,969	\$818,818	\$843,383	\$868,685	\$894,745
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$43,762	\$49,159	\$62,042	\$71,430	\$81,332
Total Income	\$3,073,495	\$3,013,242	\$3,680,334	\$4,374,781	\$4,690,618
# Component					
Paved Surfaces					
2100 Concrete - Repair/Replace	\$9,274	\$9,552	\$9,839	\$10,134	\$10,438
2220 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2230 Asphalt - Repair/Seal	\$0	\$0	\$0	\$25,335	\$0
2260 Street Concrete Swales - Replace	\$0	\$0	\$0	\$0	\$0
2280 Stamped Concrete - Replace	\$0	\$0	\$0	\$57,005	\$0
Painting Projects					
2300 Stucco - Repaint	\$0	\$0	\$0	\$0	\$0
2310 Wood Surfaces - Repaint	\$527,470	\$0	\$0	\$0	\$0
2330 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
2340 Metal Surfaces - Repaint	\$68,977	\$0	\$0	\$0	\$0
2520 Wood Surfaces - Repair	\$61,442	\$0	\$0	\$0	\$0
Roofing					
2440 Cap Sheet (Bitumen) Roof - Replace	\$0	\$0	\$0	\$0	\$0
2450 Comp Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
2480 Gutter System - Replace	\$0	\$0	\$0	\$0	\$0
2485 Skylights - Replace	\$0	\$0	\$0	\$0	\$0
2495 Roof Maintenance Program	\$26,663	\$27,463	\$28,287	\$29,136	\$30,010
Building Exterior					
2306 Siding - Repair/Replace/Paint	\$0	\$0	\$0	\$0	\$0
2640 Custom Utility Doors - Replace	\$0	\$0	\$0	\$158,346	\$0
4593 Slab Leak & Re-Pipe Projects	\$162,298	\$167,167	\$172,182	\$177,348	\$182,668
Lighting					
5005 Large Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
5020 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0
5030 Small Wall Lights - Replace	\$0	\$0	\$0	\$50,544	\$0
5035 Large Wall Lights - Replace	\$0	\$0	\$0	\$47,884	\$0
Fences, Railings & Walls					
5520 Iron Fence - Replace	\$0	\$0	\$0	\$0	\$0
5560 Vinyl Fencing - Replace	\$55,066	\$0	\$0	\$0	\$0
Lower Pool Area					
2600 Cabana Doors - Replace	\$0	\$0	\$0	\$0	\$0
3349 Commercial Vent Hood - Replace	\$0	\$0	\$0	\$0	\$0
4570 Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
5700 Restrooms - Major Refurbish	\$0	\$0	\$0	\$0	\$0
5750 Pool Shower - Re-tile	\$0	\$0	\$0	\$0	\$0
5810 Pool - Resurface & Re-tile	\$0	\$0	\$0	\$0	\$0
5812 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
5815 Pool Heater - Replace	\$0	\$0	\$0	\$0	\$0
5820 Spa - Resurface & Re-tile	\$0	\$0	\$0	\$0	\$12,395
5822 Spa Filter - Replace	\$0	\$0	\$0	\$0	\$0
5825 Spa Heater - Replace	\$0	\$0	\$0	\$0	\$6,785
5848 Chemical Controllers - Replace	\$0	\$0	\$0	\$0	\$0
6160 Drinking Fountain - Replace	\$0	\$0	\$0	\$0	\$0
6210 Gas BBQ Inset - Replace	\$0	\$0	\$3,936	\$0	\$0
Upper Pool Area					
2600 Doors - Replace	\$0	\$0	\$0	\$8,234	\$0
3042 Tile BBQ Area - Replace	\$0	\$0	\$0	\$0	\$0
3349 Commercial Vent Hood - Replace	\$0	\$0	\$0	\$0	\$0
4570 Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
5700 Restrooms - Major Refurbish	\$0	\$0	\$0	\$0	\$0
5810 Pool - Resurface & Re-tile	\$0	\$0	\$0	\$0	\$0
5812 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
5815 Pool Heater - Replace	\$0	\$0	\$0	\$0	\$0
5820 Spa - Resurface & Re-tile	\$0	\$11,343	\$0	\$0	\$0
5822 Spa Filter - Replace	\$0	\$2,149	\$0	\$0	\$0
5825 Spa Heater - Replace	\$0	\$0	\$0	\$0	\$0
5848 Chemical Controllers - Replace	\$0	\$0	\$0	\$0	\$0
6160 Drinking Fountain - Replace	\$0	\$0	\$1,845	\$0	\$0
6210 Gas BBQ Inset - Replace	\$0	\$0	\$5,042	\$0	\$0

Fiscal Year	2029	2030	2031	2032	2033
Combined Pool Components					
5750 Teal Tile Areas - Re-tile	\$0	\$0	\$0	\$0	\$0
5800 Pool Deck Concrete - Repair/Replace	\$0	\$0	\$0	\$0	\$0
5840 Pool & Spa Pumps - Replace	\$0	\$3,105	\$0	\$0	\$3,392
5950 Pool Area Mastic - Replace	\$0	\$0	\$0	\$11,781	\$0
5990 Pool Furniture - Replace	\$0	\$0	\$0	\$31,669	\$0
Landscape & Irrigation					
6900 Irrigation Controllers - Replace	\$0	\$0	\$0	\$0	\$0
6910 Controller Enclosures - Replace	\$0	\$0	\$0	\$0	\$0
6920 Backflow Devices - Replace	\$0	\$0	\$0	\$0	\$0
7000 Trees - Trim/Maintain	\$17,041	\$17,553	\$18,079	\$18,622	\$19,180
7010 Landscape - Refurbish	\$0	\$0	\$0	\$0	\$0
7020 Slope - Refurbish/Maintenance	\$0	\$0	\$0	\$34,203	\$0
7030 Slope V-Ditch (Swales) - Repair	\$0	\$0	\$0	\$0	\$0
Ground & Miscellaneous					
4820 Fire Extinguisher Cabinet - Replace	\$0	\$0	\$6,457	\$0	\$0
6280 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
6351 Upper Pool Stairway - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$928,231	\$238,333	\$245,667	\$660,241	\$264,869
Ending Reserve Balance	\$2,145,264	\$2,774,909	\$3,434,666	\$3,714,541	\$4,425,749

Fiscal Year	2034	2035	2036	2037	2038
Starting Reserve Balance	\$4,425,749	\$309,198	\$739,581	\$1,290,176	\$1,820,932
Annual Reserve Funding	\$921,587	\$949,235	\$654,000	\$673,620	\$693,829
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$47,308	\$10,479	\$20,280	\$31,084	\$42,532
Total Income	\$5,394,645	\$1,268,912	\$1,413,861	\$1,994,880	\$2,557,293
# Component					
Paved Surfaces					
2100 Concrete - Repair/Replace	\$10,751	\$11,074	\$11,406	\$11,748	\$12,101
2220 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2230 Asphalt - Repair/Seal	\$0	\$0	\$28,515	\$0	\$0
2260 Street Concrete Swales - Replace	\$0	\$0	\$0	\$0	\$0
2280 Stamped Concrete - Replace	\$0	\$0	\$0	\$0	\$0
Painting Projects					
2300 Stucco - Repaint	\$129,016	\$0	\$0	\$0	\$0
2310 Wood Surfaces - Repaint	\$611,482	\$0	\$0	\$0	\$0
2330 Interior Surfaces - Repaint	\$2,957	\$0	\$0	\$0	\$0
2340 Metal Surfaces - Repaint	\$79,963	\$0	\$0	\$0	\$0
2520 Wood Surfaces - Repair	\$71,228	\$0	\$0	\$0	\$0
Roofing					
2440 Cap Sheet (Bitumen) Roof - Replace	\$78,821	\$0	\$0	\$0	\$0
2450 Comp Shingle Roof - Replace	\$3,695,770	\$0	\$0	\$0	\$0
2480 Gutter System - Replace	\$215,027	\$0	\$0	\$0	\$0
2485 Skylights - Replace	\$0	\$456,797	\$0	\$0	\$0
2495 Roof Maintenance Program	\$30,910	\$31,837	\$32,793	\$33,776	\$34,790
Building Exterior					
2306 Siding - Repair/Replace/Paint	\$0	\$0	\$0	\$0	\$0
2640 Custom Utility Doors - Replace	\$0	\$0	\$0	\$0	\$0
4593 Slab Leak & Re-Pipe Projects	\$0	\$0	\$0	\$0	\$0
Lighting					
5005 Large Pole Lights - Replace	\$0	\$0	\$0	\$8,297	\$0
5020 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0
5030 Small Wall Lights - Replace	\$0	\$0	\$0	\$0	\$0
5035 Large Wall Lights - Replace	\$0	\$0	\$0	\$0	\$0
Fences, Railings & Walls					
5520 Iron Fence - Replace	\$0	\$0	\$0	\$0	\$0
5560 Vinyl Fencing - Replace	\$0	\$0	\$0	\$0	\$0
Lower Pool Area					
2600 Cabana Doors - Replace	\$0	\$0	\$0	\$0	\$11,496
3349 Commercial Vent Hood - Replace	\$0	\$0	\$0	\$0	\$0
4570 Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
5700 Restrooms - Major Refurbish	\$29,566	\$0	\$0	\$0	\$0
5750 Pool Shower - Re-tile	\$0	\$0	\$0	\$6,682	\$0
5810 Pool - Resurface & Re-tile	\$0	\$0	\$0	\$0	\$0
5812 Pool Filter - Replace	\$0	\$0	\$0	\$2,643	\$0
5815 Pool Heater - Replace	\$0	\$0	\$0	\$8,664	\$0
5820 Spa - Resurface & Re-tile	\$0	\$0	\$0	\$0	\$0
5822 Spa Filter - Replace	\$0	\$2,492	\$0	\$0	\$0
5825 Spa Heater - Replace	\$0	\$0	\$0	\$0	\$0
5848 Chemical Controllers - Replace	\$14,783	\$0	\$0	\$0	\$0
6160 Drinking Fountain - Replace	\$0	\$0	\$0	\$0	\$0
6210 Gas BBQ Inset - Replace	\$0	\$0	\$0	\$0	\$0
Upper Pool Area					
2600 Doors - Replace	\$0	\$0	\$0	\$0	\$0
3042 Tile BBQ Area - Replace	\$0	\$0	\$8,911	\$0	\$0
3349 Commercial Vent Hood - Replace	\$0	\$0	\$4,135	\$0	\$0
4570 Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
5700 Restrooms - Major Refurbish	\$29,566	\$0	\$0	\$0	\$0
5810 Pool - Resurface & Re-tile	\$34,942	\$0	\$0	\$0	\$0
5812 Pool Filter - Replace	\$0	\$0	\$0	\$2,643	\$0
5815 Pool Heater - Replace	\$0	\$0	\$0	\$8,664	\$0
5820 Spa - Resurface & Re-tile	\$0	\$0	\$0	\$0	\$14,370
5822 Spa Filter - Replace	\$0	\$0	\$0	\$0	\$0
5825 Spa Heater - Replace	\$0	\$6,783	\$0	\$0	\$0
5848 Chemical Controllers - Replace	\$14,783	\$0	\$0	\$0	\$0
6160 Drinking Fountain - Replace	\$0	\$0	\$0	\$0	\$0
6210 Gas BBQ Inset - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2034	2035	2036	2037	2038
Combined Pool Components					
5750 Teal Tile Areas - Re-tile	\$0	\$0	\$0	\$0	\$0
5800 Pool Deck Concrete - Repair/Replace	\$0	\$0	\$0	\$0	\$0
5840 Pool & Spa Pumps - Replace	\$0	\$0	\$3,707	\$0	\$0
5950 Pool Area Mastic - Replace	\$0	\$0	\$13,260	\$0	\$0
5990 Pool Furniture - Replace	\$0	\$0	\$0	\$0	\$0
Landscape & Irrigation					
6900 Irrigation Controllers - Replace	\$0	\$0	\$0	\$11,969	\$0
6910 Controller Enclosures - Replace	\$0	\$0	\$0	\$0	\$12,328
6920 Backflow Devices - Replace	\$0	\$0	\$0	\$0	\$0
7000 Trees - Trim/Maintain	\$19,756	\$20,348	\$20,959	\$21,587	\$22,235
7010 Landscape - Refurbish	\$16,127	\$0	\$0	\$0	\$0
7020 Slope - Refurbish/Maintenance	\$0	\$0	\$0	\$39,650	\$0
7030 Slope V-Ditch (Swales) - Repair	\$0	\$0	\$0	\$0	\$14,067
Ground & Miscellaneous					
4820 Fire Extinguisher Cabinet - Replace	\$0	\$0	\$0	\$0	\$0
6280 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
6351 Upper Pool Stairway - Replace	\$0	\$0	\$0	\$17,622	\$0
Total Expenses	\$5,085,447	\$529,331	\$123,685	\$173,948	\$121,385
Ending Reserve Balance	\$309,198	\$739,581	\$1,290,176	\$1,820,932	\$2,435,907

Fiscal Year	2039	2040	2041	2042	2043
Starting Reserve Balance	\$2,435,907	\$2,237,852	\$2,731,204	\$3,447,803	\$4,136,288
Annual Reserve Funding	\$714,643	\$736,083	\$758,165	\$780,910	\$804,338
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$46,697	\$49,648	\$61,737	\$75,775	\$90,089
Total Income	\$3,197,248	\$3,023,582	\$3,551,106	\$4,304,489	\$5,030,715
# Component					
Paved Surfaces					
2100 Concrete - Repair/Replace	\$12,464	\$12,838	\$13,223	\$13,619	\$14,028
2220 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2230 Asphalt - Repair/Seal	\$0	\$32,094	\$0	\$0	\$0
2260 Street Concrete Swales - Replace	\$0	\$0	\$0	\$0	\$0
2280 Stamped Concrete - Replace	\$0	\$72,212	\$0	\$0	\$0
Painting Projects					
2300 Stucco - Repaint	\$0	\$0	\$0	\$0	\$0
2310 Wood Surfaces - Repaint	\$708,875	\$0	\$0	\$0	\$0
2330 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
2340 Metal Surfaces - Repaint	\$92,699	\$0	\$0	\$0	\$0
2520 Wood Surfaces - Repair	\$82,572	\$0	\$0	\$0	\$0
Roofing					
2440 Cap Sheet (Bitumen) Roof - Replace	\$0	\$0	\$0	\$0	\$0
2450 Comp Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
2480 Gutter System - Replace	\$0	\$0	\$0	\$0	\$0
2485 Skylights - Replace	\$0	\$0	\$0	\$0	\$0
2495 Roof Maintenance Program	\$35,833	\$36,908	\$38,015	\$39,156	\$40,331
Building Exterior					
2306 Siding - Repair/Replace/Paint	\$0	\$0	\$0	\$0	\$0
2640 Custom Utility Doors - Replace	\$0	\$0	\$0	\$0	\$0
4593 Slab Leak & Re-Pipe Projects	\$0	\$0	\$0	\$0	\$0
Lighting					
5005 Large Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
5020 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0
5030 Small Wall Lights - Replace	\$0	\$0	\$0	\$0	\$0
5035 Large Wall Lights - Replace	\$0	\$0	\$0	\$0	\$0
Fences, Railings & Walls					
5520 Iron Fence - Replace	\$0	\$0	\$0	\$0	\$0
5560 Vinyl Fencing - Replace	\$0	\$0	\$0	\$0	\$0
Lower Pool Area					
2600 Cabana Doors - Replace	\$0	\$0	\$0	\$0	\$0
3349 Commercial Vent Hood - Replace	\$0	\$0	\$0	\$0	\$0
4570 Water Heater - Replace	\$0	\$6,419	\$0	\$0	\$0
5700 Restrooms - Major Refurbish	\$0	\$0	\$0	\$0	\$0
5750 Pool Shower - Re-tile	\$0	\$0	\$0	\$0	\$0
5810 Pool - Resurface & Re-tile	\$0	\$46,536	\$0	\$0	\$0
5812 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
5815 Pool Heater - Replace	\$0	\$0	\$0	\$0	\$0
5820 Spa - Resurface & Re-tile	\$0	\$0	\$15,702	\$0	\$0
5822 Spa Filter - Replace	\$0	\$0	\$0	\$0	\$0
5825 Spa Heater - Replace	\$0	\$0	\$0	\$0	\$9,118
5848 Chemical Controllers - Replace	\$0	\$0	\$0	\$18,727	\$0
6160 Drinking Fountain - Replace	\$0	\$0	\$0	\$2,554	\$0
6210 Gas BBQ Inset - Replace	\$0	\$0	\$5,289	\$0	\$0
Upper Pool Area					
2600 Doors - Replace	\$0	\$0	\$0	\$0	\$0
3042 Tile BBQ Area - Replace	\$0	\$0	\$0	\$0	\$0
3349 Commercial Vent Hood - Replace	\$0	\$0	\$0	\$0	\$0
4570 Water Heater - Replace	\$0	\$3,851	\$0	\$0	\$0
5700 Restrooms - Major Refurbish	\$0	\$0	\$0	\$0	\$0
5810 Pool - Resurface & Re-tile	\$0	\$0	\$0	\$0	\$0
5812 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
5815 Pool Heater - Replace	\$0	\$0	\$0	\$0	\$0
5820 Spa - Resurface & Re-tile	\$0	\$0	\$0	\$0	\$0
5822 Spa Filter - Replace	\$0	\$2,888	\$0	\$0	\$0
5825 Spa Heater - Replace	\$0	\$0	\$0	\$0	\$0
5848 Chemical Controllers - Replace	\$0	\$0	\$0	\$18,727	\$0
6160 Drinking Fountain - Replace	\$0	\$0	\$0	\$0	\$0
6210 Gas BBQ Inset - Replace	\$0	\$0	\$6,777	\$0	\$0

Fiscal Year	2039	2040	2041	2042	2043
Combined Pool Components					
5750 Teal Tile Areas - Re-tile	\$0	\$0	\$0	\$0	\$0
5800 Pool Deck Concrete - Repair/Replace	\$0	\$0	\$0	\$0	\$0
5840 Pool & Spa Pumps - Replace	\$4,051	\$0	\$0	\$4,426	\$0
5950 Pool Area Mastic - Replace	\$0	\$14,924	\$0	\$0	\$0
5990 Pool Furniture - Replace	\$0	\$40,118	\$0	\$0	\$0
Landscape & Irrigation					
6900 Irrigation Controllers - Replace	\$0	\$0	\$0	\$0	\$0
6910 Controller Enclosures - Replace	\$0	\$0	\$0	\$0	\$0
6920 Backflow Devices - Replace	\$0	\$0	\$0	\$0	\$0
7000 Trees - Trim/Maintain	\$22,902	\$23,589	\$24,297	\$25,026	\$25,777
7010 Landscape - Refurbish	\$0	\$0	\$0	\$0	\$0
7020 Slope - Refurbish/Maintenance	\$0	\$0	\$0	\$45,966	\$0
7030 Slope V-Ditch (Swales) - Repair	\$0	\$0	\$0	\$0	\$0
Ground & Miscellaneous					
4820 Fire Extinguisher Cabinet - Replace	\$0	\$0	\$0	\$0	\$0
6280 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$61,022
6351 Upper Pool Stairway - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$959,396	\$292,378	\$103,303	\$168,200	\$150,275
Ending Reserve Balance	\$2,237,852	\$2,731,204	\$3,447,803	\$4,136,288	\$4,880,440

Fiscal Year	2044	2045	2046	2047	2048
Starting Reserve Balance	\$4,880,440	\$4,442,597	\$5,277,417	\$6,114,572	\$6,936,121
Annual Reserve Funding	\$828,468	\$853,322	\$878,921	\$905,289	\$932,448
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$93,150	\$97,116	\$113,821	\$130,394	\$146,193
Total Income	\$5,802,057	\$5,393,035	\$6,270,160	\$7,150,255	\$8,014,761
# Component					
Paved Surfaces					
2100 Concrete - Repair/Replace	\$14,449	\$14,882	\$15,329	\$15,789	\$16,262
2220 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2230 Asphalt - Repair/Seal	\$36,122	\$0	\$0	\$0	\$40,656
2260 Street Concrete Swales - Replace	\$0	\$0	\$0	\$0	\$0
2280 Stamped Concrete - Replace	\$0	\$0	\$0	\$0	\$91,476
Painting Projects					
2300 Stucco - Repaint	\$173,387	\$0	\$0	\$0	\$0
2310 Wood Surfaces - Repaint	\$821,781	\$0	\$0	\$0	\$0
2330 Interior Surfaces - Repaint	\$3,973	\$0	\$0	\$0	\$0
2340 Metal Surfaces - Repaint	\$107,464	\$0	\$0	\$0	\$0
2520 Wood Surfaces - Repair	\$95,724	\$0	\$0	\$0	\$0
Roofing					
2440 Cap Sheet (Bitumen) Roof - Replace	\$0	\$0	\$0	\$0	\$0
2450 Comp Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
2480 Gutter System - Replace	\$0	\$0	\$0	\$0	\$0
2485 Skylights - Replace	\$0	\$0	\$0	\$0	\$0
2495 Roof Maintenance Program	\$41,541	\$42,787	\$44,070	\$45,392	\$46,754
Building Exterior					
2306 Siding - Repair/Replace/Paint	\$0	\$0	\$0	\$0	\$0
2640 Custom Utility Doors - Replace	\$0	\$0	\$0	\$0	\$0
4593 Slab Leak & Re-Pipe Projects	\$0	\$0	\$0	\$0	\$0
Lighting					
5005 Large Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
5020 Bollard Lights - Replace	\$0	\$13,301	\$0	\$0	\$0
5030 Small Wall Lights - Replace	\$0	\$0	\$0	\$0	\$0
5035 Large Wall Lights - Replace	\$0	\$0	\$0	\$0	\$0
Fences, Railings & Walls					
5520 Iron Fence - Replace	\$0	\$0	\$0	\$0	\$0
5560 Vinyl Fencing - Replace	\$0	\$0	\$0	\$0	\$0
Lower Pool Area					
2600 Cabana Doors - Replace	\$0	\$0	\$0	\$0	\$0
3349 Commercial Vent Hood - Replace	\$0	\$0	\$0	\$5,723	\$0
4570 Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
5700 Restrooms - Major Refurbish	\$0	\$0	\$0	\$0	\$0
5750 Pool Shower - Re-tile	\$0	\$0	\$0	\$0	\$0
5810 Pool - Resurface & Re-tile	\$0	\$0	\$0	\$0	\$0
5812 Pool Filter - Replace	\$0	\$0	\$0	\$3,552	\$0
5815 Pool Heater - Replace	\$0	\$0	\$0	\$11,644	\$0
5820 Spa - Resurface & Re-tile	\$0	\$0	\$0	\$0	\$0
5822 Spa Filter - Replace	\$0	\$3,349	\$0	\$0	\$0
5825 Spa Heater - Replace	\$0	\$0	\$0	\$0	\$0
5848 Chemical Controllers - Replace	\$0	\$0	\$0	\$0	\$0
6160 Drinking Fountain - Replace	\$0	\$0	\$0	\$0	\$0
6210 Gas BBQ Inset - Replace	\$0	\$0	\$0	\$0	\$0
Upper Pool Area					
2600 Doors - Replace	\$0	\$0	\$0	\$0	\$0
3042 Tile BBQ Area - Replace	\$0	\$0	\$0	\$0	\$0
3349 Commercial Vent Hood - Replace	\$0	\$0	\$0	\$0	\$0
4570 Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
5700 Restrooms - Major Refurbish	\$0	\$0	\$0	\$0	\$0
5810 Pool - Resurface & Re-tile	\$0	\$0	\$49,819	\$0	\$0
5812 Pool Filter - Replace	\$0	\$0	\$0	\$3,552	\$0
5815 Pool Heater - Replace	\$0	\$0	\$0	\$11,644	\$0
5820 Spa - Resurface & Re-tile	\$0	\$0	\$18,203	\$0	\$0
5822 Spa Filter - Replace	\$0	\$0	\$0	\$0	\$0
5825 Spa Heater - Replace	\$0	\$9,115	\$0	\$0	\$0
5848 Chemical Controllers - Replace	\$0	\$0	\$0	\$0	\$0
6160 Drinking Fountain - Replace	\$0	\$0	\$0	\$0	\$0
6210 Gas BBQ Inset - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2044	2045	2046	2047	2048
Combined Pool Components					
5750 Teal Tile Areas - Re-tile	\$0	\$0	\$0	\$34,538	\$0
5800 Pool Deck Concrete - Repair/Replace	\$0	\$0	\$0	\$0	\$0
5840 Pool & Spa Pumps - Replace	\$0	\$4,837	\$0	\$0	\$5,285
5950 Pool Area Mastic - Replace	\$16,797	\$0	\$0	\$0	\$18,905
5990 Pool Furniture - Replace	\$0	\$0	\$0	\$0	\$50,820
Landscape & Irrigation					
6900 Irrigation Controllers - Replace	\$0	\$0	\$0	\$0	\$0
6910 Controller Enclosures - Replace	\$0	\$0	\$0	\$0	\$0
6920 Backflow Devices - Replace	\$0	\$0	\$0	\$0	\$0
7000 Trees - Trim/Maintain	\$26,550	\$27,346	\$28,167	\$29,012	\$29,882
7010 Landscape - Refurbish	\$21,673	\$0	\$0	\$0	\$0
7020 Slope - Refurbish/Maintenance	\$0	\$0	\$0	\$53,287	\$0
7030 Slope V-Ditch (Swales) - Repair	\$0	\$0	\$0	\$0	\$18,905
Ground & Miscellaneous					
4820 Fire Extinguisher Cabinet - Replace	\$0	\$0	\$0	\$0	\$0
6280 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
6351 Upper Pool Stairway - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$1,359,460	\$115,617	\$155,588	\$214,134	\$318,945
Ending Reserve Balance	\$4,442,597	\$5,277,417	\$6,114,572	\$6,936,121	\$7,695,816

Fiscal Year	2049	2050	2051	2052	2053
Starting Reserve Balance	\$7,695,816	\$7,487,075	\$8,486,018	\$9,546,601	\$8,552,360
Annual Reserve Funding	\$960,421	\$989,234	\$1,018,911	\$1,049,478	\$1,080,962
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$151,697	\$159,593	\$180,170	\$180,833	\$182,323
Total Income	\$8,807,934	\$8,635,901	\$9,685,099	\$10,776,912	\$9,815,645
# Component					
Paved Surfaces					
2100 Concrete - Repair/Replace	\$16,750	\$17,253	\$17,770	\$18,303	\$18,853
2220 Asphalt - Resurface	\$0	\$0	\$0	\$1,029,567	\$0
2230 Asphalt - Repair/Seal	\$0	\$0	\$0	\$45,759	\$0
2260 Street Concrete Swales - Replace	\$0	\$0	\$0	\$251,672	\$0
2280 Stamped Concrete - Replace	\$0	\$0	\$0	\$0	\$0
Painting Projects					
2300 Stucco - Repaint	\$0	\$0	\$0	\$0	\$0
2310 Wood Surfaces - Repaint	\$952,669	\$0	\$0	\$0	\$0
2330 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
2340 Metal Surfaces - Repaint	\$124,580	\$0	\$0	\$0	\$0
2520 Wood Surfaces - Repair	\$110,970	\$0	\$0	\$0	\$0
Roofing					
2440 Cap Sheet (Bitumen) Roof - Replace	\$0	\$0	\$0	\$0	\$0
2450 Comp Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
2480 Gutter System - Replace	\$0	\$0	\$0	\$0	\$0
2485 Skylights - Replace	\$0	\$0	\$0	\$0	\$0
2495 Roof Maintenance Program	\$48,157	\$49,602	\$51,090	\$52,622	\$54,201
Building Exterior					
2306 Siding - Repair/Replace/Paint	\$0	\$0	\$0	\$0	\$0
2640 Custom Utility Doors - Replace	\$0	\$0	\$0	\$285,991	\$0
4593 Slab Leak & Re-Pipe Projects	\$0	\$0	\$0	\$0	\$0
Lighting					
5005 Large Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
5020 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0
5030 Small Wall Lights - Replace	\$0	\$0	\$0	\$91,288	\$0
5035 Large Wall Lights - Replace	\$0	\$0	\$0	\$86,484	\$0
Fences, Railings & Walls					
5520 Iron Fence - Replace	\$0	\$0	\$0	\$155,579	\$0
5560 Vinyl Fencing - Replace	\$0	\$0	\$0	\$0	\$0
Lower Pool Area					
2600 Cabana Doors - Replace	\$0	\$0	\$0	\$0	\$0
3349 Commercial Vent Hood - Replace	\$0	\$0	\$0	\$0	\$0
4570 Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
5700 Restrooms - Major Refurbish	\$0	\$0	\$0	\$0	\$0
5750 Pool Shower - Re-tile	\$0	\$0	\$0	\$0	\$0
5810 Pool - Resurface & Re-tile	\$0	\$0	\$0	\$66,350	\$0
5812 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
5815 Pool Heater - Replace	\$0	\$0	\$0	\$0	\$0
5820 Spa - Resurface & Re-tile	\$19,891	\$0	\$0	\$0	\$0
5822 Spa Filter - Replace	\$0	\$0	\$0	\$0	\$0
5825 Spa Heater - Replace	\$0	\$0	\$0	\$0	\$12,254
5848 Chemical Controllers - Replace	\$0	\$23,723	\$0	\$0	\$0
6160 Drinking Fountain - Replace	\$0	\$0	\$0	\$0	\$0
6210 Gas BBQ Inset - Replace	\$0	\$0	\$7,108	\$0	\$0
Upper Pool Area					
2600 Doors - Replace	\$0	\$0	\$0	\$14,872	\$0
3042 Tile BBQ Area - Replace	\$0	\$0	\$0	\$0	\$0
3349 Commercial Vent Hood - Replace	\$0	\$0	\$0	\$0	\$0
4570 Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
5700 Restrooms - Major Refurbish	\$0	\$0	\$0	\$0	\$0
5810 Pool - Resurface & Re-tile	\$0	\$0	\$0	\$0	\$0
5812 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
5815 Pool Heater - Replace	\$0	\$0	\$0	\$0	\$0
5820 Spa - Resurface & Re-tile	\$0	\$0	\$0	\$0	\$0
5822 Spa Filter - Replace	\$0	\$3,882	\$0	\$0	\$0
5825 Spa Heater - Replace	\$0	\$0	\$0	\$0	\$0
5848 Chemical Controllers - Replace	\$0	\$23,723	\$0	\$0	\$0
6160 Drinking Fountain - Replace	\$0	\$0	\$3,332	\$0	\$0
6210 Gas BBQ Inset - Replace	\$0	\$0	\$9,107	\$0	\$0

Fiscal Year	2049	2050	2051	2052	2053
Combined Pool Components					
5750 Teal Tile Areas - Re-tile	\$0	\$0	\$0	\$0	\$0
5800 Pool Deck Concrete - Repair/Replace	\$0	\$0	\$0	\$0	\$0
5840 Pool & Spa Pumps - Replace	\$0	\$0	\$5,775	\$0	\$0
5950 Pool Area Mastic - Replace	\$0	\$0	\$0	\$21,278	\$0
5990 Pool Furniture - Replace	\$0	\$0	\$0	\$0	\$0
Landscape & Irrigation					
6900 Irrigation Controllers - Replace	\$17,064	\$0	\$0	\$0	\$0
6910 Controller Enclosures - Replace	\$0	\$0	\$0	\$0	\$0
6920 Backflow Devices - Replace	\$0	\$0	\$0	\$9,381	\$0
7000 Trees - Trim/Maintain	\$30,779	\$31,702	\$32,653	\$33,633	\$34,642
7010 Landscape - Refurbish	\$0	\$0	\$0	\$0	\$0
7020 Slope - Refurbish/Maintenance	\$0	\$0	\$0	\$61,774	\$0
7030 Slope V-Ditch (Swales) - Repair	\$0	\$0	\$0	\$0	\$0
Ground & Miscellaneous					
4820 Fire Extinguisher Cabinet - Replace	\$0	\$0	\$11,662	\$0	\$0
6280 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
6351 Upper Pool Stairway - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$1,320,860	\$149,883	\$138,497	\$2,224,552	\$119,949
Ending Reserve Balance	\$7,487,075	\$8,486,018	\$9,546,601	\$8,552,360	\$9,695,696



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. Sean Erik Andersen, R.S., company President is a credentialed Reserve Specialist (#68). 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.

The Reserve Study was prepared in accordance with National Reserve Study Standards and California's Davis-Stirling Act body of law.

Our inspections do not include code compliance to existing and added components.



Terms and Definitions

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



Component Details

The primary purpose of the Component Details appendix is to provide the reader with the basis of our funding assumptions resulting from our physical analysis and subsequent research. The information presented here represents a wide range of components that were observed and measured against National Reserve Study Standards to determine if they meet the criteria for reserve funding.

- 1) Common area repair & replacement responsibility
- 2) Component must have a limited useful life
- 3) Life limit must be predictable
- 4) Above a minimum threshold cost (board's discretion – typically ½ to 1% of Annual operating expenses).

Not all your components may have been found appropriate for reserve funding. In our judgment, the components meeting the above four criteria are shown with the Useful Life (how often the project is expected to occur), Remaining Useful Life (when the next instance of the expense will be) and representative market cost range termed “Best Cost” and “Worst Cost”. There are many factors that can result in a wide variety of potential costs, and we have attempted to present the cost range in which your actual expense will occur.

Where no Useful Life, Remaining Useful Life, or pricing exists, the component was deemed inappropriate for Reserve Funding.

Paved Surfaces

Comp #: 2100 Concrete - Repair/Replace**Quantity: Approx 18,000 GSF**

Location: Throughout common areas

Funded?: Yes.

History: 2015: \$6,600.

Comments: Generally a lifetime component, however, sectional repair or replacement will be required over time. Monitor for cracking, shifting and uneven surfaces which may cause trip hazards.

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 8,000

Worst Case: \$8,000

Cost Source: ARI Cost Database

Comp #: 2220 Asphalt - Resurface**Quantity: Approx 84,100 GSF**

Location:

Funded?: Yes.

History:

Comments: It is recommended the association consult with a qualified asphalt resurfacing contractor to evaluate the overall conditions and make recommendations for sectional repair or resurfacing projects. Some properties opt to hire a consultant to draft a scope of work and oversee the process of obtaining estimates, and overseeing the project for compliance to the specifications of the contract. This is a petroleum based product subject to significant cost fluctuations. The haul away is included in cost estimates. Keep surface on routine seal cycle to protect base and potentially extend the average life.

Useful Life: 28 years

Remaining Life: 0 years

Best Case: \$ 450,000

Worst Case: \$450,000

Cost Source: ARI Cost Database

Comp #: 2230 Asphalt - Repair/Seal**Quantity: Approx 84,100 GSF**

Location:

Funded?: Yes.

History: 2016: 2017: (repairs) \$7,800. 2018: (repairs) \$6,150. 2019: (repairs) \$8,157. 2021: \$16,850.

Comments: Keep surface well sealed on a 4 year routine cycle to protect base from premature deterioration. Perform remedial repair projects recommended by a licensed asphalt contractor with each seal cycle. This is a petroleum based product subject to significant cost fluctuations. This cost includes re-stripping cost.

Useful Life: 4 years

Remaining Life: 0 years

Best Case: \$ 15,000

Worst Case: \$25,000

Cost Source: ARI Cost Database

Comp #: 2260 Street Concrete Swales - Replace**Quantity: Approx. 2,500 LF**

Location:

Funded?: Yes.

History: 2018: (concrete swales, curb and ribbon repairs) \$42,800.

Comments: Repairs should be performed with other major asphalt seal/repair or resurfacing projects. No expectation to replace all of the swales, however, sectional replacement may be required to maintain proper flow and avoid water penetration under asphalt surfaces.

Useful Life: 28 years

Remaining Life: 0 years

Best Case: \$ 90,000

Worst Case: \$130,000

Cost Source: ARI Cost Database

Comp #: 2280 Stamped Concrete - Replace**Quantity: Approx 10% of 23,000 GSF**

Location:

Funded?: Yes.

History:

Comments: Generally a lifetime component, however, over time cracking may occur and major repairs will be required. Due to color and pattern matching additional sections or all portions of the stamped concrete will require replacement to maintain appearance.

Useful Life: 8 years

Remaining Life: 0 years

Best Case: \$ 45,000

Worst Case: \$45,000

Cost Source: ARI Cost Database

Painting Projects

Comp #: 2300 Stucco - Repaint**Quantity: Approx 60,000 GSF**

Location:

Funded?: Yes.

History: 2023-25, Wood & Stucco \$590,183.

Comments: Regular uniform, professional paint applications are recommended for appearance, protection and maximum design life. Repairs and cleaning should be completed as-needed prior to application. Assuming proper care and preventative maintenance, plan for regular paint applications as shown below. The cost is for good quality preparation and paint products.

Useful Life: 10 years

Remaining Life: 10 years

Best Case: \$ 96,000

Worst Case: \$96,000

Cost Source: Client Cost History

Comp #: 2310 Wood Surfaces - Repaint**Quantity: Approx 352,000 GSF**

Location: Building trim and railings

Funded?: Yes.

History: 2023-24, Wood & Stucco \$590,183.

Comments:

Useful Life: 5 years

Remaining Life: 5 years

Best Case: \$ 455,000

Worst Case: \$455,000

Cost Source: Client Cost History

Comp #: 2330 Interior Surfaces - Repaint**Quantity: Approx 1,400 GSF**

Location: Interior room surfaces

Funded?: Yes.

History:

Comments: The cost is for good quality preparation and paint products. Painting the interior is typically performed with the exterior stucco painting project. Monitor for scuffing, paint surface deterioration, discoloration and fading. Maintain a routine paint cycle to provide a quality appearance. Touch up may be required between paint cycles over full surface painting. Plan for painting at the time frame below. Follow the recommendations of a qualified contractor for types of paint products and maintenance of the surfaces after painting is performed.

Useful Life: 10 years

Remaining Life: 0 years

Best Case: \$ 2,200

Worst Case: \$2,200

Cost Source: ARI Cost Database

Comp #: 2340 Metal Surfaces - Repaint**Quantity: Approx 2,876 GSF**

Location:

Funded?: Yes.

History: 2002. 2012. 2017: (repair & paint) \$88,100.

Comments: This is to cover two sides of fencing & railings as well as all other metal surfaces, primed and painted with good quality preparation and paint products. Expect to perform minor remedial repair with each paint cycle. Keep on routine paint cycle to avoid unnecessary repair projects and to protect metal from moisture causing corrosion and rust. Cost can increase if there is not reasonable access to all areas or if landscape is not removed from surfaces prior to painting. Cost is also increased if there is major prep work required prior to painting. This is typically caused by deferred painting projects.

Useful Life: 5 years

Remaining Life: 0 years

Best Case: \$ 51,000

Worst Case: \$68,000

Cost Source: ARI Cost Database

Comp #: 2520 Wood Surfaces - Repair**Quantity: (26) bldgs & (2) Pools**

Location:

Funded?: Yes.

History: 2020: \$16,500. 2021: \$40,000.

Comments: Expect to perform major wood repair project prior to wood surface painting projects. Keep wood well painted to avoid premature wood deterioration. Consult with a qualified contractor for actual evaluation of repair needs. This is an allowance to do some of the major repair work. It is beyond the scope of the reserve study to determine actual repair expenses.

Useful Life: 5 years

Remaining Life: 5 years

Best Case: \$ 53,000

Worst Case: \$53,000

Cost Source: ARI Cost Database

Roofing

Comp #: 2440 Cap Sheet (Bitumen) Roof - Replace**Quantity: Approx 6,900 GSF**

Location:

Funded?: Yes.

History: 2005. 2014.

Comments: Consult with a qualified roofing contractor to provide accurate evaluation of all buildings roof systems and their repair or replacement needs.

Useful Life: 20 years

Remaining Life: 10 years

Best Case: \$ 48,300

Worst Case: \$69,000

Cost Source: ARI Cost Database

Comp #: 2450 Comp Shingle Roof - Replace**Quantity: Approx 275,000 GSF**

Location:

Funded?: Yes.

History: 2004: (new).

Comments: Consult with a qualified roofing contractor to provide accurate evaluation of all buildings roof systems and their repair or replacement needs.

Useful Life: 30 years

Remaining Life: 10 years

Best Case: \$ 2,200,000

Worst Case: \$3,300,000

Cost Source: ARI Cost Database

Comp #: 2480 Gutter System - Replace**Quantity: Approx 18,000 LF**

Location: Perimeter of buildings and downspouts

Funded?: Yes.

History: 2020: (new).

Comments: The gutters should be cleaned and free flowing annually to avoid premature repair or replacement needs. Monitor for mounting failures or dents in the flow lines and plan sectional repairs between replacement cycles. The gutter system is typically a very long life component if properly maintained and repaired. Anticipate replacement with the roof replacement projects for cost savings.

Useful Life: 30 years

Remaining Life: 10 years

Best Case: \$ 150,000

Worst Case: \$170,000

Cost Source: ARI Cost Database

Comp #: 2485 Skylights - Replace**Quantity: Approx (304) Skylights**

Location:

Funded?: Yes.

History: 2004: (new) \$83,000.

Comments: Follow the recommendations of a qualified contractor for replacement. This study does not evaluate the functionality or maintenance of the skylights unless provided by the client. Reported problems, conditions or planned replacement projects by the client would be included in this study.

Useful Life: 25 years

Remaining Life: 11 years

Best Case: \$ 330,000

Worst Case: \$330,000

Cost Source: ARI Cost Database

Comp #: 2490 Chimney Caps - Replace**Quantity: (152) Metal Caps**

Location: Each chimney

Funded?: No. These are a lifetime component, there is no intention to replace in mass. Expect to perform remedial repairs when needed.

History: 2005: (major repair/replace). 2023: \$2,350.

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 2495 Roof Maintenance Program**Quantity: (1) Provision**

Location:

Funded?: Yes.

History: 2020: \$5,456. 2022: (maint) \$22,963. 2023: (thru December) \$25,209.

Comments:

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 23,000

Worst Case: \$23,000

Cost Source: Client cost history with inflation

Building Exterior

Comp #: 2306 Siding - Repair/Replace/Paint**Quantity: (26) Bldgs & (2) Pools**

Location: Siding and wood repair work throughout community
Funded?: Yes.

History: 2012: (40,000 GSF). 2017: (3,000 GSF). 2017: \$310,000. 2021: \$90,300. 2023-24 Project to be completed \$931,508
Comments: The original wood siding and wood repairs replaced with HARDE Cement siding between 2017-2024. This is a one-time project. The project is contracted with Precision Painting to complete the siding replacement & all surface painting. The funding amount is the balance of the contract started 2023-24 and completing by Dec. 2024. This also includes the 8% construction management cost and 10% for change orders. This should complete the community wide project.

Useful Life: 50 years

Remaining Life: 0 years

Best Case: \$ 630,000

Worst Case: \$630,000

Cost Source: Estimate Provided by Client

Comp #: 2640 Custom Utility Doors - Replace**Quantity: (152) Wood Doors**

Location: Exterior building locations
Funded?: Yes.

History: 1994: (new). 2012: (refurb).

Comments: Keep well painted to avoid premature warping or need for replacement. Monitor for mounting failure or failure to latch, repair as needed using Operating Funds. Replacement cost is for mid-quality standard size doors, including hardware, installation and disposal of old doors.

Useful Life: 20 years

Remaining Life: 8 years

Best Case: \$ 110,000

Worst Case: \$140,000

Cost Source: ARI Cost Database

Comp #: 2670 Sgl Metal Garage Doors - Replace**Quantity: (1) Provision**

Location:

Funded?: No. The individual owner is responsible for repairs and replacement. This is for inventory purposes only.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 2750 Major Termite Treatment**Quantity: (1) Provision**

Location: Throughout Community

Funded?: No. The association is not currently funding for major treatment. Consult with a qualified pest control company for treatment options.

History:

Comments: California Civil Code Section 1364, unless otherwise provided in the declaration, the association is responsible for the repair and maintenance of the common area occasioned by the presence of wood-destroying pests or organisms. Recommended termite treatment program to avoid infestation should be implemented. Typical cycle for major treatment is 10-15 years. Follow the recommendations of a qualified pest control contractor.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 4593 Slab Leak & Re-Pipe Projects**Quantity: (1) Provision**

Location: Building

Funded?: Yes.

History: 2017: \$10,000. 2019: \$67,242. 2020: \$18,300. 2021: \$14,100. 2022: \$140,000. 2023: \$65,433.

Comments:

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 140,000

Worst Case: \$140,000

Cost Source: Estimate Provided by Client

Comp #: 5555 Wood Railings - Repair/Replace**Quantity: Approx 1,850' LF**

Location: Deck railings

Funded?: No. The wood railing repair or replacement is included in the Wood Surface Repair project with painting projects. No separate funding required.

History: Replaced in 2002 - 2003.

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 6300 Wood Trellis/Shade Structure

Quantity: Approx 4,400 GSF

Location:

Funded?: No. These are not free standing but part of the building exterior wood surfaces. Repair and replacement is included in wood repair projects.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 6350 Unit Trex Decks - Repair

Quantity: Approx. 14,000 GSF

Location: Residential units

Funded?: No. Repairs are to be handled through operating funds.

History: Replaced in 2002 - 2003.

Comments: This is an extended life product if properly maintained and not abused. Follow maintenance recommendations of the manufacturer to reach or extend average life.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 6355 Deck Main Beam & Bracket - Replace

Quantity: (87) Main Beams

Location:

Funded?: No. This was previously funded. There has been no expense for several years. Client will research and add if future funding is required.

History: 1987: (original). 2017: (8 beams) \$24,000

Comments: Per Board notes 2017: Beams surveyed by Carasso Construction in 2016. (8) beams replaced in 2017 with new brackets. Hold down brackets to foundation badly corroded on beams. Assume (5) beams every (5) years at \$3,000 per beam.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 6356 Deck Joists - Repair

Quantity: (74) Decks

Location:

Funded?: No. This was previously funded. There has been no expense for several years. Client will research and add if future funding is required.

History: Replaced in 2002 - 2003.

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Lighting

Comp #: 5005 Large Pole Lights - Replace

Quantity: (3) Metal Poles

Location:

Funded?: Yes.

History: 2012: (new fixtures). 2016: (new poles).

Comments:

Useful Life: 25 years

Remaining Life: 13 years

Best Case: \$ 5,100

Worst Case: \$6,200

Cost Source: ARI Cost Database

Comp #: 5020 Bollard Lights - Replace

Quantity: (7) Fixtures

Location:

Funded?: Yes.

History: 2016: (refurb).

Comments:

Useful Life: 20 years

Remaining Life: 1 years

Best Case: \$ 6,000

Worst Case: \$8,300

Cost Source: ARI Cost Database

Comp #: 5030 Small Wall Lights - Replace

Quantity: (228) Fixtures

Location: Porches, garage walls and pool buildings

Funded?: Yes.

History: 2012.

Comments:

Useful Life: 20 years

Remaining Life: 8 years

Best Case: \$ 39,900

Worst Case: \$39,900

Cost Source: ARI Cost Database

Comp #: 5035 Large Wall Lights - Replace

Quantity: (151) Fixtures

Location:

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Remaining Life: 8 years

Best Case: \$ 37,800

Worst Case: \$37,800

Cost Source: ARI Cost Database

Comp #: 5083 Flood Lights - Replace

Quantity: (2) Fixtures

Location: Lower Pool

Funded?: No. The cost to replace these is below the reserve threshold. Expect to replace when necessary with operating funds. This is for inventory purposes only.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 5085 Pagoda Lights - Replace

Quantity: (5) Fixtures

Location:

Funded?: No. The individual cost is below the reserve threshold. Expect to replace when necessary using Operating funds.

History: 2015: (1) replaced.

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Fences, Railings & Walls

Comp #: 5520 Iron Fence - Replace

Quantity: Approx 25% of 2,876 LF

Location: Throughout common areas

Funded?: Yes.

History: 2012. 2017: (repair & paint) \$88,100.

Comments: Keep well painted to protect against rust and corrosion. Monitor for structural integrity.

Useful Life: 25 years

Remaining Life: 3 years

Best Case: \$ 63,000

Worst Case: \$73,000

Cost Source: ARI Cost Database

Comp #: 5560 Vinyl Fencing - Replace

Quantity: Approx 450 LF

Location:

Funded?: Yes.

History:

Comments:

Useful Life: 25 years

Remaining Life: 5 years

Best Case: \$ 42,000

Worst Case: \$53,000

Cost Source: ARI Cost Database

Lower Pool Area

Comp #: 2600 Cabana Doors - Replace**Quantity: (2) Alum, (2) Fiberglas**

Location: Exit gates

Funded?: Yes.

History: 2018.

Comments:

Useful Life: 20 years

Remaining Life: 14 years

Best Case: \$ 7,000

Worst Case: \$8,200

Cost Source: ARI Cost Database

Comp #: 3313 Tile BBQ Area - Replace**Quantity: Approx 105 GSF**

Location: Pool and BBQ area

Funded?: No. This is included in the Combined Pool Components under Teal Tile - Replace. No separate funding required.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 3349 Commercial Vent Hood - Replace**Quantity: (1) Metal Vent**

Location: Lower Pool

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Remaining Life: 3 years

Best Case: \$ 2,700

Worst Case: \$3,100

Cost Source: ARI Cost Database

Comp #: 4570 Water Heater - Replace**Quantity: (1) 40 Gal. American**

Location: Santa Rosa Pool Area

Funded?: Yes.

History: 2012. 2020: \$3,875.

Comments: Regular inspections and maintenance is recommended. Flush tanks and inspect pressure relief valve each year. Funding includes removal and disposal of the old tank and replacement with a similar size and quality by a qualified plumbing contractor. Plan for replacement when the unit no longer functions reliably.

Useful Life: 20 years

Remaining Life: 16 years

Best Case: \$ 4,000

Worst Case: \$4,000

Cost Source: ARI Cost Database

Comp #: 5700 Restrooms - Major Refurbish**Quantity: (2) Restrooms**

Location:

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Remaining Life: 10 years

Best Case: \$ 22,000

Worst Case: \$22,000

Cost Source: ARI Cost Database

Comp #: 5750 Pool Shower - Re-tile**Quantity: Approx 80 GSF**

Location: Pool area wall

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Remaining Life: 13 years

Best Case: \$ 3,900

Worst Case: \$5,200

Cost Source: ARI Cost Database

Comp #: 5810 Pool - Resurface & Re-tile Location: Pool Funded?: Yes. History: 2003. 2017: \$16,200. Comments: Useful Life: 12 years Best Case: \$ 23,000 Cost Source: Client Cost History	Quantity: (1) Pool Remaining Life: 4 years Worst Case: \$35,000
Comp #: 5812 Pool Filter - Replace Location: Funded?: Yes. History: 2017: \$1,500 Comments: Useful Life: 10 years Best Case: \$ 1,800 Cost Source: ARI Cost Database	Quantity: (1) Hayward DE 72 sq ft Remaining Life: 3 years Worst Case: \$1,800
Comp #: 5815 Pool Heater - Replace Location: Funded?: Yes. History: 2017: \$3,400. Comments: Useful Life: 10 years Best Case: \$ 5,900 Cost Source: ARI Cost Database	Quantity: (1) Heater Remaining Life: 3 years Worst Case: \$5,900
Comp #: 5820 Spa - Resurface & Re-tile Location: Funded?: Yes. History: 2017: \$16,200. Comments: Useful Life: 8 years Best Case: \$ 9,500 Cost Source: ARI Cost Database	Quantity: (1) Spa Remaining Life: 1 years Worst Case: \$9,500
Comp #: 5822 Spa Filter - Replace Location: Funded?: Yes. History: 2015. Comments: Useful Life: 10 years Best Case: \$ 1,800 Cost Source: ARI Cost Database	Quantity: (1) Hayward 60 sq ft Remaining Life: 1 years Worst Case: \$1,800
Comp #: 5825 Spa Heater - Replace Location: Funded?: Yes. History: 2015. 2023: \$5,150. Comments: Useful Life: 10 years Best Case: \$ 5,200 Cost Source: Client Cost History	Quantity: (1) Raypak 266K BTU Remaining Life: 9 years Worst Case: \$5,200
Comp #: 5848 Chemical Controllers - Replace Location: Pool equipment area Funded?: Yes. History: 2018. Comments: Useful Life: 8 years Best Case: \$ 11,000 Cost Source: ARI Cost Database	Quantity: (2) Controllers Remaining Life: 2 years Worst Case: \$11,000

Comp #: 6160 Drinking Fountain - Replace

Quantity: (1) Cultured Stone

Location: Wall mounted

Funded?: Yes.

History: 2017.

Comments: Should be cleaned and inspected regularly as an Operating expense to ensure safe/sanitary conditions and proper function. The cost includes removal and disposal of old units, and installation of similar size and quality of existing by a qualified plumbing contractor. Plan for full replacement when the equipment no longer functions reliably. Avoid calcium build up and keep clean and free flowing.

Useful Life: 25 years

Remaining Life: 18 years

Best Case: \$ 1,200

Worst Case: \$1,800

Cost Source: ARI Cost Database

Comp #: 6210 Gas BBQ Inset - Replace

Quantity: (1) Fire Magic Stainless

Location:

Funded?: Yes.

History:

Comments:

Useful Life: 10 years

Remaining Life: 7 years

Best Case: \$ 2,600

Worst Case: \$3,800

Cost Source: ARI Cost Database

Upper Pool Area

Comp #: 2600 Doors - Replace**Quantity: (6) Fiberglas Doors**

Location: Exit gates

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Remaining Life: 8 years

Best Case: \$ 6,500

Worst Case: \$6,500

Cost Source: ARI Cost Database

Comp #: 3042 Tile BBQ Area - Replace**Quantity: Approx 115 GSF**

Location: Pool and BBQ area

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Remaining Life: 12 years

Best Case: \$ 5,000

Worst Case: \$7,500

Cost Source: ARI Cost Database

Comp #: 3349 Commercial Vent Hood - Replace**Quantity: (1) Stainless Steel**

Location:

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Remaining Life: 12 years

Best Case: \$ 2,700

Worst Case: \$3,100

Cost Source: ARI Cost Database

Comp #: 4570 Water Heater - Replace**Quantity: (1) 40 Gal. American**

Location: San Nicholas Pool Area

Funded?: Yes.

History: 2020: \$1,540.

Comments: Regular inspections and maintenance is recommended. Flush tanks and inspect pressure relief valve each year. Funding includes removal and disposal of the old tank and replacement with a similar size and quality by a qualified plumbing contractor. Plan for replacement when the unit no longer functions reliably.

Useful Life: 20 years

Remaining Life: 16 years

Best Case: \$ 2,400

Worst Case: \$2,400

Cost Source: ARI Cost Database

Comp #: 5700 Restrooms - Major Refurbish**Quantity: (2) Restrooms**

Location:

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Remaining Life: 10 years

Best Case: \$ 22,000

Worst Case: \$22,000

Cost Source: ARI Cost Database

Comp #: 5810 Pool - Resurface & Re-tile**Quantity: (1) Pool**

Location: Pool

Funded?: Yes.

History: 2012. 2022: (pool) \$23,958.

Comments:

Useful Life: 12 years

Remaining Life: 10 years

Best Case: \$ 22,000

Worst Case: \$30,000

Cost Source: Client Cost History

Comp #: 5812 Pool Filter - Replace **Quantity: (1) Hayward DE 72 sq ft**
Location:
Funded?: Yes.
History: 2017: \$1,500.
Comments:
Useful Life: 10 years Remaining Life: 3 years
Best Case: \$ 1,800 Worst Case: \$1,800
Cost Source: ARI Cost Database

Comp #: 5815 Pool Heater - Replace **Quantity: (1) Raypak 407K BTU**
Location:
Funded?: Yes.
History: 2017: \$3,400.
Comments:
Useful Life: 10 years Remaining Life: 3 years
Best Case: \$ 5,900 Worst Case: \$5,900
Cost Source: ARI Cost Database

Comp #: 5820 Spa - Resurface & Re-tile **Quantity: (1) Circular Spa**
Location:
Funded?: Yes.
History: 2022: \$8,458.
Comments:
Useful Life: 8 years Remaining Life: 6 years
Best Case: \$ 9,500 Worst Case: \$9,500
Cost Source: ARI Cost Database

Comp #: 5822 Spa Filter - Replace **Quantity: (1) Filter**
Location:
Funded?: Yes.
History: 2020.
Comments:
Useful Life: 10 years Remaining Life: 6 years
Best Case: \$ 1,800 Worst Case: \$1,800
Cost Source: ARI Cost Database

Comp #: 5825 Spa Heater - Replace **Quantity: (1) Raypak 266K BTU**
Location:
Funded?: Yes.
History: 2015.
Comments:
Useful Life: 10 years Remaining Life: 1 years
Best Case: \$ 4,900 Worst Case: \$4,900
Cost Source: ARI Cost Database

Comp #: 5848 Chemical Controllers - Replace **Quantity: (2) Controllers**
Location:
Funded?: Yes.
History: 2018.
Comments:
Useful Life: 8 years Remaining Life: 2 years
Best Case: \$ 11,000 Worst Case: \$11,000
Cost Source: ARI Cost Database

Comp #: 6160 Drinking Fountain - Replace **Quantity: (1) Small Porcelain**
Location:
Funded?: Yes.
History: 2011.
Comments: Should be cleaned and inspected regularly as an Operating expense to ensure safe/sanitary conditions and proper function. The cost includes removal and disposal of old units, and installation of similar size and quality of existing by a qualified plumbing contractor. Plan for full replacement when the equipment no longer functions reliably. Avoid calcium build up and keep clean and free flowing.
Useful Life: 20 years Remaining Life: 7 years
Best Case: \$ 1,200 Worst Case: \$1,800
Cost Source: ARI Cost Database

Comp #: 6210 Gas BBQ Inset - Replace

Quantity: (1) Fire Magic Stainless

Location:

Funded?: Yes.

History: 2011.

Comments:

Useful Life: 10 years

Remaining Life: 7 years

Best Case: \$ 3,700

Worst Case: \$4,500

Cost Source: ARI Cost Database

Combined Pool Components

Comp #: 5750 Teal Tile Areas - Re-tile

Quantity: Approx 310 GSF

Location: Both pool areas

Funded?: Yes.

History: 2017: (lower pool only)

Comments:

Useful Life: 20 years

Remaining Life: 3 years

Best Case: \$ 15,000

Worst Case: \$20,000

Cost Source: ARI Cost Database

Comp #: 5800 Pool Deck Concrete - Repair/Replace

Quantity: Approx 9,000 GSF

Location: Pool deck

Funded?: Yes.

History:

Comments:

Useful Life: 30 years

Remaining Life: 3 years

Best Case: \$ 190,000

Worst Case: \$270,000

Cost Source: ARI Cost Database

Comp #: 5840 Pool & Spa Pumps - Replace

Quantity: (6) Various Sizes

Location: Pool equipment room, enclosed

Funded?: Yes.

History:

Comments:

Useful Life: 3 years

Remaining Life: 0 years

Best Case: \$ 2,600

Worst Case: \$2,600

Cost Source: ARI Cost Database

Comp #: 5950 Pool Area Mastic - Replace

Quantity: Approx 950 LF

Location: Pool and spa perimeter

Funded?: Yes.

History:

Comments:

Useful Life: 4 years

Remaining Life: 0 years

Best Case: \$ 9,300

Worst Case: \$9,300

Cost Source: ARI Cost Database

Comp #: 5990 Pool Furniture - Replace

Quantity: (72) Various Pieces

Location: (24) chaise lounges, (25) chairs, (7) tables, (5) tea tables, (11) umbrellas

Funded?: Yes.

History: 2017: (umbrellas) \$2,206.

Comments:

Useful Life: 8 years

Remaining Life: 0 years

Best Case: \$ 21,000

Worst Case: \$29,000

Cost Source: ARI Cost Database

Comp #: 6120 Concrete Trash Receptacles & Pots

Quantity: (4) Containers

Location: Pool areas

Funded?: No. Generally these are extensive life components if not abused. Clean periodically to maintain appearance.

History:

Comments: Generally these are extensive life components if not abused. Eventual staining, chipping, and wear will occur. Keep cleaned and avoid damage to extend life. Replace tops and liners using operating funds.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Landscape & Irrigation

Comp #: 6900 Irrigation Controllers - Replace

Quantity: (3) 24 Station Hunter

Location:
 Funded?: Yes.
 History: 2019: (repairs only to entire community) \$39,163. 2022: (repairs) \$3,200.
 Comments:
 Useful Life: 12 years Remaining Life: 1 years
 Best Case: \$ 7,600 Worst Case: \$8,700
 Cost Source: ARI Cost Database

Comp #: 6910 Controller Enclosures - Replace

Quantity: (3) Stainless Steel

Location: Grounds
 Funded?: Yes.
 History:
 Comments: Monitor for any mounting failures or damage. Eventually they will become unsightly and may require replacement to improve appearance. Upgraded technology may also prompt a replacement for size and appropriate protection of components. Follow the recommendations of the contracted landscape maintenance vendor for replacement needs.
 Useful Life: 30 years Remaining Life: 14 years
 Best Case: \$ 7,600 Worst Case: \$8,700
 Cost Source: ARI Cost Database

Comp #: 6920 Backflow Devices - Replace

Quantity: (3) 2" Devices

Location:
 Funded?: Yes.
 History:
 Comments:
 Useful Life: 25 years Remaining Life: 3 years
 Best Case: \$ 3,800 Worst Case: \$4,400
 Cost Source: ARI Cost Database

Comp #: 7000 Trees - Trim/Maintain

Quantity: (1) Provision

Location:
 Funded?: Yes.
 History: 2017: \$19,700. 2019: \$44,180. 2023: \$54,722.
 Comments: The cycle of tree trimming will be different between even and odd years. This is an allowance for tree trimming and maintenance as needed by the community. Keep trees trimmed away from structures to avoid damage in high wind conditions. Follow the recommendations of the appropriate maintenance contractor.
 Useful Life: 1 years Remaining Life: 0 years
 Best Case: \$ 14,700 Worst Case: \$14,700
 Cost Source: Estimate Provided by Client

Comp #: 7010 Landscape - Refurbish

Quantity: (1) Provision

Location:
 Funded?: Yes.
 History: 2023: (irrigation) \$3,954.
 Comments:
 Useful Life: 10 years Remaining Life: 0 years
 Best Case: \$ 12,000 Worst Case: \$12,000
 Cost Source: ARI Cost Database

Comp #: 7020 Slope - Refurbish/Maintenance

Quantity: (1) Provision

Location:
 Funded?: Yes.
 History: 2019: (El Toro slope) \$29,068. 2023: (upper slope erosion control) \$8,000.
 Comments:
 Useful Life: 5 years Remaining Life: 3 years
 Best Case: \$ 27,000 Worst Case: \$27,000
 Cost Source: ARI Cost Database

Comp #: 7030 Slope V-Ditch (Swales) - Repair

Quantity: Approx. 2,800 LF

Location:

Funded?: Yes.

History: 2023: \$3,658.

Comments:

Useful Life: 10 years

Remaining Life: 4 years

Best Case: \$ 8,700

Worst Case: \$9,900

Cost Source: ARI Cost Database

Ground & Miscellaneous

Comp #: 4820 Fire Extinguisher Cabinet - Replace**Quantity: (28) Exterior Mount Metal**

Location: Exterior building locations

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Remaining Life: 7 years

Best Case: \$ 4,500

Worst Case: \$6,000

Cost Source: ARI Cost Database

Comp #: 6280 Mailboxes - Replace**Quantity: (7) 8-Box & (6) 16-Box**

Location:

Funded?: Yes.

History: 2023: (4) \$10,250. 2024: (planned 9) \$24,500.

Comments:

Useful Life: 20 years

Remaining Life: 19 years

Best Case: \$ 34,800

Worst Case: \$34,800

Cost Source: Estimate Provided by Client

Comp #: 6350 Trex Stairway Rail & Deck - Replace**Quantity: Approx 90 LF**

Location:

Funded?: No. The association advised this is a 50 year product with no expectation to replace.

History:

Comments: This is an extended life product if properly maintained and not abused. Follow maintenance recommendations of the manufacturer to reach or extend average life. It is beyond the scope of this study to determine the structural integrity of the decks. Consult with a qualified contractor if deterioration is evident or there are reported problems with the structure(s). Follow the recommendations of the manufacturer for proper maintenance and repair.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 6351 Upper Pool Stairway - Replace**Quantity: Approx. 210 LF**

Location: Stairway to upper pool area

Funded?: Yes.

History: 2017: (replaced support structure made of pressure treated wood).

Comments:

Useful Life: 20 years

Remaining Life: 13 years

Best Case: \$ 12,000

Worst Case: \$12,000

Cost Source: ARI Cost Database