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**San Lorenzo Community Assoc.
Yorba Linda, CA**



Report #: 1613-0
Beginning: January 1, 2025
Expires: December 31, 2025

**RESERVE STUDY
Update "With-Site-Visit"**

October 11, 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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San Lorenzo Community Assoc.

Report #: 1613-0

Yorba Linda, CA

of Units: 174

Level of Service: Update "With-Site-Visit"

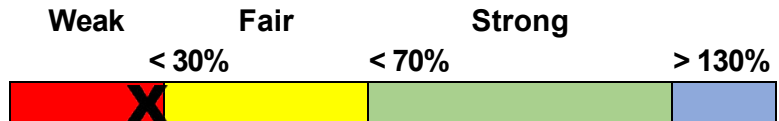
January 1, 2025 through December 31, 2025

Findings & Recommendations

as of January 1, 2025

Projected Starting Reserve Balance	\$1,711,417
Current Full Funding Reserve Balance	\$6,493,394
Average Reserve Deficit (Surplus) Per Unit	\$.27,483
Percent Funded	26.4 %
Recommended 2025 "Monthly Full Funding Allocation"	\$65,500
Alternate minimum allocations to keep Reserve above \$0	\$58,500
Recommended 2025 Special Assessments for Reserves	\$1,131,000
Most Recent Reserve Allocation Rate	\$.53,135
Monthly Rate of Deterioration	\$.44,632

Reserve Fund Strength: 26.4%



Risk of Special Assessment:

High Medium Low

Economic Assumptions:

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

This is an Update "With-Site-Visit", and is based on a prior Report prepared by another Reserve Study company for your 2024 Fiscal Year. We performed the site inspection on 8/28/2024.

This Reserve Study was prepared by a credentialed Reserve Specialist, Sean Erik Andersen, PRA, RS #68.

The Association is townhome style community.

The Reserve Fund is below the 30% funded level at **26.4 % 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 \$1,131,000 is needed.

The Deterioration rate for your Reserve Components is **\$44,632**.

Based on this starting point, your annual deterioration rate, your anticipated future expenses, and your historical Reserve allocations rate, our recommendation is to **increase** your Reserve allocations to **\$65,500, in addition to the recommended Special Assessment.**

*The Alternative Allocation rate, also called Baseline Funding will keep the Reserve Funds above \$0. This figure for your association is \$58,500, **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	\$2,000
2200	Street & Walkway Pavers - Repair/Replace	10	2	\$12,000
2220	Asphalt - Resurface	28	14	\$756,000
2230	Asphalt - Repair/Seal	4	2	\$52,000
Painting Projects				
2300	Stucco - Repaint	10	4	\$192,000
2310	Wood Surfaces - Repaint	5	4	\$322,000
2330	Interior Surfaces - Repaint	10	4	\$8,000
2340	Metal Surfaces - Repaint	5	4	\$191,000
2520	Wood Surfaces - Repair	5	4	\$62,000
Roofing				
2400	Tile Roof - Replace	35	5	\$4,500,000
2480	Gutter System - Replace	35	17	\$310,000
Buildings				
2500	Waterproof Decks - Resurface	16	5	\$450,000
2505	Waterproof Decks - Seal/Repair	5	0	\$130,000
2510	Elevated Structure Evaluation	9	8	\$23,000
2515	Elevated Structure - Repair	9	0	\$218,000
2600	Doors - Replace	5	4	\$40,000
2675	Garage Doors - Replace	25	7	\$209,000
2750	(2028) Major Termite Treatment	15	3	\$60,000
2750	(2029) Major Termite Treatment	15	4	\$60,000
2750	(2030) Major Termite Treatment	15	5	\$60,000
2750	(2031) Major Termite Treatment	15	6	\$60,000
4820	Fire Extinguisher Cabinet - Replace	5	0	\$14,600
4821	Fire Extinguishers - Replace	5	0	\$10,000
4840	Fire System 5 Year - Testing	5	3	\$55,000
Clubhouse				
3040	Clubhouse Tile Floor - Replace	30	12	\$40,000
3200	Furniture/Furnishings - Replace	20	12	\$30,000
3245	Built-in Cabinet - Replace	30	12	\$6,000
3310	Kitchen Cabinet/Counter - Replace	30	12	\$35,000
3320	Kitchen Appliances - Replace	20	2	\$8,500
4210	Audio-Video Equipment - Replace	10	3	\$5,500
4570	Water Heater - Replace	20	19	\$2,200
4600	HVAC Systems - Replace	20	2	\$12,000
4800	Fire Alarm System - Replace	20	15	\$8,000

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
5700	Restrooms - Major Refurbish	20	12	\$50,000
5750	Pool Shower & Walkway Tile - Re-tile	30	12	\$12,500
Pool Area & Equip Room				
2145	Concrete Deck Coating - Seal/Repair	5	0	\$22,400
5810	Pool - Resurface & Re-tile	12	0	\$20,000
5812	Pool Filter - Replace	10	6	\$2,800
5815	Pool Heater - Replace	10	0	\$6,000
5817	Pool Pump - Replace	10	8	\$3,000
5820	Spa - Resurface & Re-tile	8	4	\$11,000
5822	Spa Filter - Replace	10	0	\$2,300
5825	Spa Heater - Replace	10	7	\$6,000
5827	Spa Pumps - Replace	10	5	\$4,800
5848	Chemical Controllers - Replace	10	4	\$7,000
5860	Pool/Spa Skimmers - Replace	24	0	\$9,450
5870	Pool & Spa Lights - Replace	12	8	\$4,500
5950	Pool Area Mastic - Replace	4	0	\$8,000
5990	Pool Furniture - Replace	8	5	\$25,500
6160	Drinking Fountains - Replace	20	12	\$5,500
6210	Gas BBQ Inset - Replace	10	4	\$6,600
6211	BBQ Tile Counter Top - Replace	24	7	\$4,100
6300	Wood Trellis/Shade Structure	20	10	\$43,500
Walls, Fencing, Railings & Gates				
5520	(2029) Iron Fence - Repair/Replace	20	4	\$273,000
5520	(2044) Iron Fence - Repair/Replace	20	19	\$273,000
5545	View Fencing - Replace	30	12	\$60,600
5548	Wood Patio Gates - Replace	20	4	\$82,800
Lighting Projects				
5005	Large Pole Lights - Replace	25	7	\$12,500
5030	Wall Lights - Replace	20	4	\$125,000
5050	Interior Lights & Fans - Replace	30	12	\$12,600
5054	Monument Lights	12	3	\$6,300
Landscape & Irrigation				
6900	Irrigation Controllers - Replace	12	5	\$30,000
6910	Controller Enclosures - Replace	30	5	\$10,500
6920	Backflow Devices - Replace	25	5	\$7,500
6940	Irrigation Pumps - Replace	25	5	\$24,000
7010	Landscape - Refurbish	5	3	\$50,000
Grounds & Miscellaneous				
4690	Storm Drain Filters - Replace	5	4	\$9,100
4692	Annual Storm Drain Maintenance	1	0	\$2,600
6275	Mailbox Kiosk - Refurbish	14	14	\$4,000
6280	Mailboxes - Replace	25	7	\$30,000

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
6810	Monument Letters - Replace/Refurb	10	5	\$3,000
6890	Bulletin Boards - Replace	15	14	\$2,250

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

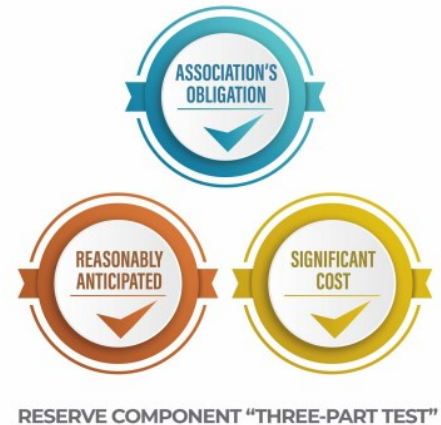
Methodology



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

Which Physical Assets are Funded by Reserves?

There is a national-standard three-part test to determine which projects should appear in a Reserve Component List. First, it must be a common area maintenance obligation. Second, both the need and schedule of a component's project can be reasonably anticipated. Third, the project's total cost is material to the client, can be reasonably anticipated, and includes all direct and related costs. A project cost is commonly considered *material* if it is more than 0.5% to 1% of the total annual budget. This limits Reserve components to major, predictable expenses. Within this framework, it is inappropriate to include *lifetime* components, unpredictable expenses (such as damage due to natural disasters and/or insurable events), and expenses more appropriately handled from the Operational budget.



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 transfer to Reserves?



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 rate of ongoing Reserve transfers is desirable because it keeps these naturally irregular expenses from unsettling the budget.

Reserve transfers 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 Board members to recommend to their association. Remember, it is the Board's job to provide for the ongoing care of the common areas. Board members invite liability exposure when Reserve transfers are inadequate to offset ongoing common area deterioration.

What is our Recommended Funding Goal?

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



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

Site Inspection Notes

During our site visit on 8/28/2024 we visually inspected the property and were able to see most areas. Please see the Photographic Inventory Appendix at the end of this report for a detailed look at each component including information from the vendors from whom we were able to obtain information.



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.

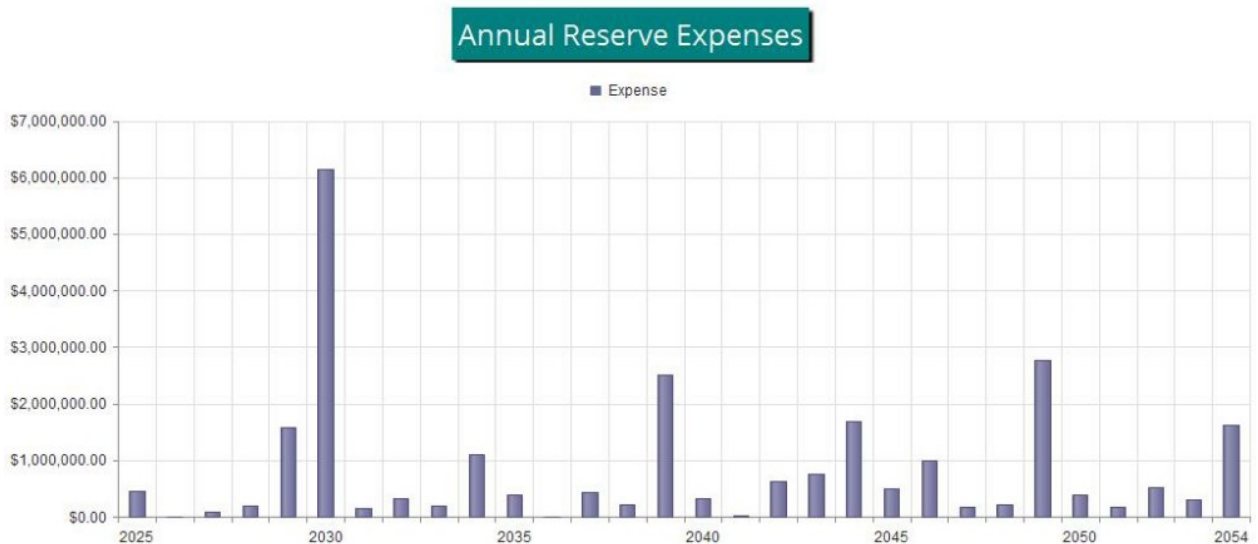


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, **minus the "Due from Operating"** amount, projected to be \$1,711,417 as-of the start of your Fiscal Year on 1/1/2025.

This is based on your actual balance on 8/2/2024 of \$1,505,742 and anticipated Reserve allocations and expenses projected through the end of your Fiscal Year.

As of your Fiscal Year Start, your Fully Funded Balance is computed to be \$6,493,394. This figure represents the deteriorated value of your common area components.

Comparing your Reserve Balance to your Fully Funded Balance indicates your Reserves are 26.4 % Funded.

Across the country approximately **35%** 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 allocations of \$65,500 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.

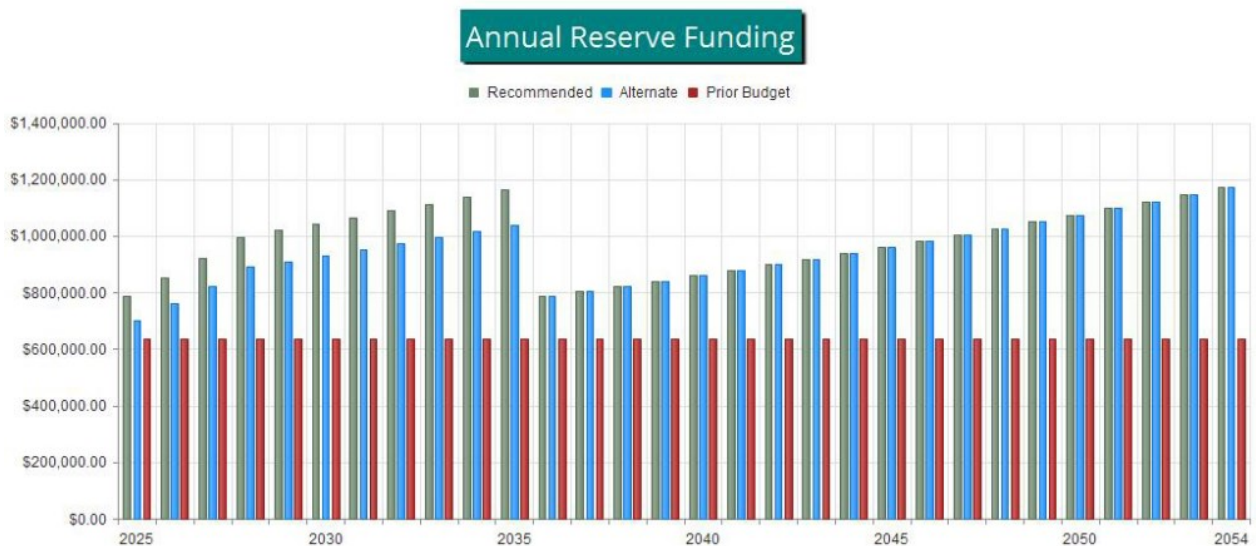


Figure 2

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

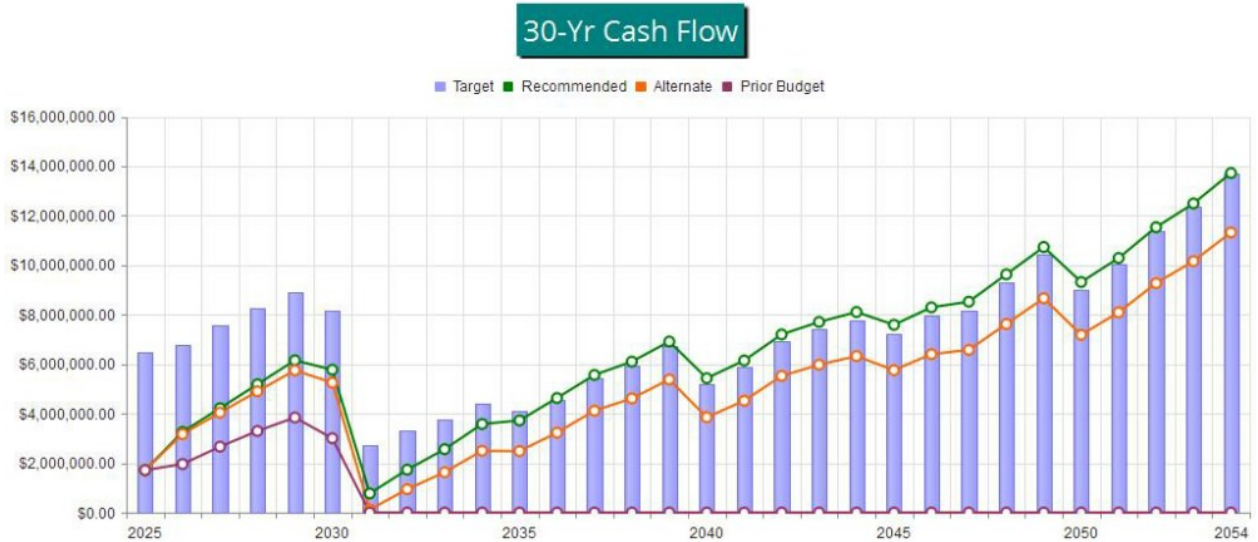


Figure 3

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.

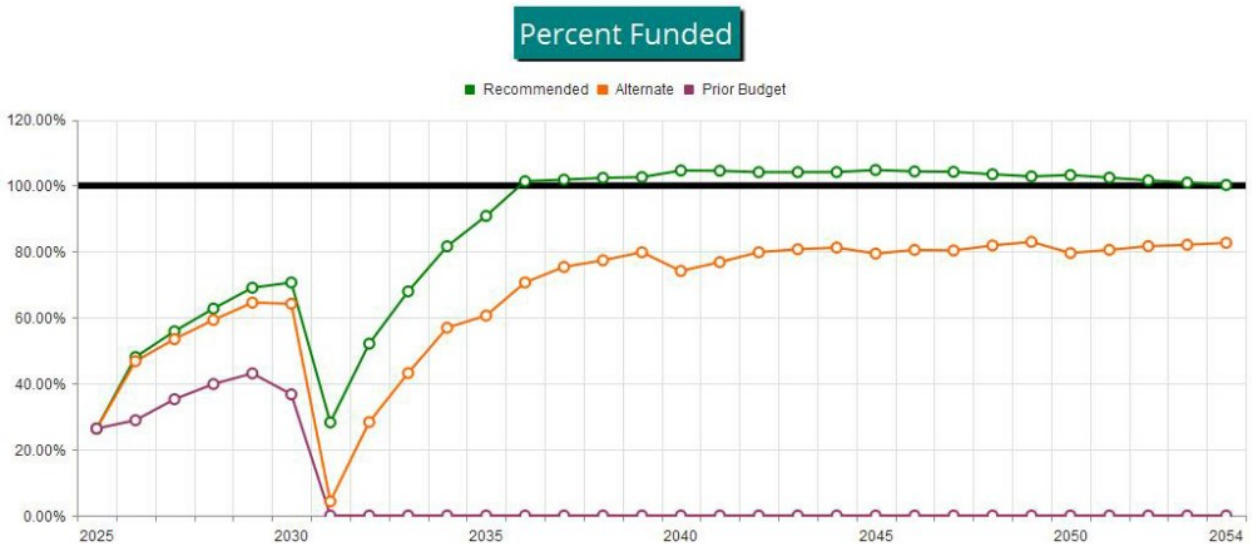


Figure 4



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 specific proportion related 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 funding requirements. 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 transfer shown is a portion of the total current transfer 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		2025 Rem. Useful Life		Estimated Replacement Cost in 2025	2025 Expenditures	01/01/2025 Current Fund Balance	01/01/2025 Fully Funded Balance	Remaining Bal. to be Funded	2025 Funding
	Min	Max	Min	Max						
Paved Surfaces	1	28	0	14	\$822,000	\$2,000	\$37,600	\$415,600	\$784,400	\$63,399
Painting Projects	5	10	4	4	\$775,000	\$0	\$235,000	\$235,000	\$540,000	\$198,121
Roofing	35	35	5	17	\$4,810,000	\$0	\$12,035	\$4,016,571	\$4,797,966	\$201,685
Buildings	5	25	0	8	\$1,389,600	\$372,600	\$843,975	\$1,033,011	\$545,625	\$189,584
Clubhouse	10	30	2	19	\$209,700	\$0	\$22,300	\$112,510	\$187,400	\$13,504
Pool Area & Equip Room	4	24	0	12	\$192,450	\$68,150	\$93,773	\$125,647	\$98,678	\$29,276
Walls, Fencing, Railings & Gates	20	30	4	19	\$689,400	\$0	\$284,640	\$334,650	\$404,760	\$49,105
Lighting Projects	12	30	3	12	\$156,400	\$0	\$104,725	\$121,285	\$51,675	\$11,293
Landscape & Irrigation	5	30	3	5	\$122,000	\$0	\$71,450	\$71,450	\$50,550	\$20,707
Grounds & Miscellaneous	1	25	0	14	\$50,950	\$2,600	\$5,920	\$27,670	\$45,030	\$9,327
					\$9,217,500	\$445,350	\$1,711,417	\$6,493,394	\$7,506,083	\$786,000

Percent Funded: 26.4%

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
Paved Surfaces					
2100	Concrete - Repair/Replace	(1) Allowance	1	0	\$2,000
2200	Street & Walkway Pavers - Repair/Replace	Approx 8,000 GSF	10	2	\$12,000
2220	Asphalt - Resurface	Approx 189,000 GSF	28	14	\$756,000
2230	Asphalt - Repair/Seal	Approx 189,000	4	2	\$52,000
Painting Projects					
2300	Stucco - Repaint	Approx 187,000 GSF	10	4	\$192,000
2310	Wood Surfaces - Repaint	Approx 125,000	5	4	\$322,000
2330	Interior Surfaces - Repaint	Approx 6,415	10	4	\$8,000
2340	Metal Surfaces - Repaint	Approx 39,300 GSF	5	4	\$191,000
2520	Wood Surfaces - Repair	Approx 125,000 GSF	5	4	\$62,000
Roofing					
2400	Tile Roof - Replace	Approx 297,000 GSF	35	5	\$4,500,000
2480	Gutter System - Replace	Approx 31,000 LF	35	17	\$310,000
Buildings					
2500	Waterproof Decks - Resurface	Approx 28,200 GSF	16	5	\$450,000
2505	Waterproof Decks - Seal/Repair	Approx 28,200 GSF	5	0	\$130,000
2510	Elevated Structure Evaluation		9	8	\$23,000
2515	Elevated Structure - Repair	(1) Allowance	9	0	\$218,000
2600	Doors - Replace	10% of (445) Metal Doors	5	4	\$40,000
2675	Garage Doors - Replace	(174) Alum Roll-up	25	7	\$209,000
2750	(2028) Major Termite Treatment	25% (45) Buildings	15	3	\$60,000
2750	(2029) Major Termite Treatment	25% (45) Buildings	15	4	\$60,000
2750	(2030) Major Termite Treatment	25% (45) Buildings	15	5	\$60,000
2750	(2031) Major Termite Treatment	25% (45) Buildings	15	6	\$60,000
4820	Fire Extinguisher Cabinet - Replace	20% (122) Metal w/doors	5	0	\$14,600
4821	Fire Extinguishers - Replace	(122) Units	5	0	\$10,000
4840	Fire System 5 Year - Testing	(1) Provision	5	3	\$55,000
Clubhouse					
3040	Clubhouse Tile Floor - Replace	Approx 1,000	30	12	\$40,000
3200	Furniture/Furnishings - Replace	(1) Allow	20	12	\$30,000
3245	Built-in Cabinet - Replace	(1) 6'w x 8' H	30	12	\$6,000
3310	Kitchen Cabinet/Counter - Replace	Approx 48' LF	30	12	\$35,000
3320	Kitchen Appliances - Replace	(4) Various Units	20	2	\$8,500
4210	Audio-Video Equipment - Replace	(1) Allowance	10	3	\$5,500
4570	Water Heater - Replace	(1) 50 Gal Bradford	20	19	\$2,200
4600	HVAC Systems - Replace	(1) Lennox 5-Ton Split	20	2	\$12,000
4800	Fire Alarm System - Replace	(1) Honeywell System	20	15	\$8,000
5700	Restrooms - Major Refurbish	(2) Multi-Use	20	12	\$50,000
5750	Pool Shower & Walkway Tile - Re-tile	Approx 312 GSF	30	12	\$12,500
Pool Area & Equip Room					
2145	Concrete Deck Coating - Seal/Repair	Approx 4,800 GSF	5	0	\$22,400
5810	Pool - Resurface & Re-tile	Approx 965 GSF	12	0	\$20,000
5812	Pool Filter - Replace	(1) Pentair	10	6	\$2,800

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
5815	Pool Heater - Replace	(1) Raypak	10	0	\$6,000
5817	Pool Pump - Replace	(1) 3 hp Pentair	10	8	\$3,000
5820	Spa - Resurface & Re-tile	(1) 98 sq ft	8	4	\$11,000
5822	Spa Filter - Replace	(1) 60 sq ft Hayward	10	0	\$2,300
5825	Spa Heater - Replace	(1) Raypak 407	10	7	\$6,000
5827	Spa Pumps - Replace	(2) 3hp VSP	10	5	\$4,800
5848	Chemical Controllers - Replace	(2) IPS-M920	10	4	\$7,000
5860	Pool/Spa Skimmers - Replace	(3) Skimmers	24	0	\$9,450
5870	Pool & Spa Lights - Replace	(3) Fixtures	12	8	\$4,500
5950	Pool Area Mastic - Replace	Approx 760' LF	4	0	\$8,000
5990	Pool Furniture - Replace	(62) Various Pieces	8	5	\$25,500
6160	Drinking Fountains - Replace		20	12	\$5,500
6210	Gas BBQ Inset - Replace	(2) Blaze Grills	10	4	\$6,600
6211	BBQ Tile Counter Top - Replace	Approx 15' LF	24	7	\$4,100
6300	Wood Trellis/Shade Structure	Approx 930 GSF	20	10	\$43,500
Walls, Fencing, Railings & Gates					
5520	(2029) Iron Fence - Repair/Replace	50% of Approx 22,560' GSF	20	4	\$273,000
5520	(2044) Iron Fence - Repair/Replace	50% of Approx 22,560' GSF	20	19	\$273,000
5545	View Fencing - Replace	Approx 655' LF x 5' H	30	12	\$60,600
5548	Wood Patio Gates - Replace	(90) 3' x 6' Gates	20	4	\$82,800
Lighting Projects					
5005	Large Pole Lights - Replace	(5) Decor Lights	25	7	\$12,500
5030	Wall Lights - Replace	Approx 570 Fixtures	20	4	\$125,000
5050	Interior Lights & Fans - Replace	(50) Various Fixtures	30	12	\$12,600
5054	Monument Lights	(4) Fluorescent Fixt.	12	3	\$6,300
Landscape & Irrigation					
6900	Irrigation Controllers - Replace	(6) Rainmaster 32-stn	12	5	\$30,000
6910	Controller Enclosures - Replace	(3) Dbl SS	30	5	\$10,500
6920	Backflow Devices - Replace	(3) Devices w/cages	25	5	\$7,500
6940	Irrigation Pumps - Replace	(3) Pumps	25	5	\$24,000
7010	Landscape - Refurbish	(1) Provision	5	3	\$50,000
Grounds & Miscellaneous					
4690	Storm Drain Filters - Replace	(9) Debris Screens	5	4	\$9,100
4692	Annual Storm Drain Maintenance	(1) Allowance	1	0	\$2,600
6275	Mailbox Kiosk - Refurbish	(2) Wood Structures	14	14	\$4,000
6280	Mailboxes - Replace	(11) 16-box/2-Parcel	25	7	\$30,000
6810	Monument Letters - Replace/Refurb	(2) Carved Concrete	10	5	\$3,000
6890	Bulletin Boards - Replace	(3) Locking	15	14	\$2,250

72 Total Funded Components

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
Paved Surfaces								
2100	Concrete - Repair/Replace	\$2,000	X	1	/	1	=	\$2,000
2200	Street & Walkway Pavers - Repair/Replace	\$12,000	X	8	/	10	=	\$9,600
2220	Asphalt - Resurface	\$756,000	X	14	/	28	=	\$378,000
2230	Asphalt - Repair/Seal	\$52,000	X	2	/	4	=	\$26,000
Painting Projects								
2300	Stucco - Repaint	\$192,000	X	6	/	10	=	\$115,200
2310	Wood Surfaces - Repaint	\$322,000	X	1	/	5	=	\$64,400
2330	Interior Surfaces - Repaint	\$8,000	X	6	/	10	=	\$4,800
2340	Metal Surfaces - Repaint	\$191,000	X	1	/	5	=	\$38,200
2520	Wood Surfaces - Repair	\$62,000	X	1	/	5	=	\$12,400
Roofing								
2400	Tile Roof - Replace	\$4,500,000	X	30	/	35	=	\$3,857,143
2480	Gutter System - Replace	\$310,000	X	18	/	35	=	\$159,429
Buildings								
2500	Waterproof Decks - Resurface	\$450,000	X	11	/	16	=	\$309,375
2505	Waterproof Decks - Seal/Repair	\$130,000	X	5	/	5	=	\$130,000
2510	Elevated Structure Evaluation	\$23,000	X	1	/	9	=	\$2,556
2515	Elevated Structure - Repair	\$218,000	X	9	/	9	=	\$218,000
2600	Doors - Replace	\$40,000	X	1	/	5	=	\$8,000
2675	Garage Doors - Replace	\$209,000	X	18	/	25	=	\$150,480
2750	(2028) Major Termite Treatment	\$60,000	X	12	/	15	=	\$48,000
2750	(2029) Major Termite Treatment	\$60,000	X	11	/	15	=	\$44,000
2750	(2030) Major Termite Treatment	\$60,000	X	10	/	15	=	\$40,000
2750	(2031) Major Termite Treatment	\$60,000	X	9	/	15	=	\$36,000
4820	Fire Extinguisher Cabinet - Replace	\$14,600	X	5	/	5	=	\$14,600
4821	Fire Extinguishers - Replace	\$10,000	X	5	/	5	=	\$10,000
4840	Fire System 5 Year - Testing	\$55,000	X	2	/	5	=	\$22,000
Clubhouse								
3040	Clubhouse Tile Floor - Replace	\$40,000	X	18	/	30	=	\$24,000
3200	Furniture/Furnishings - Replace	\$30,000	X	8	/	20	=	\$12,000
3245	Built-in Cabinet - Replace	\$6,000	X	18	/	30	=	\$3,600
3310	Kitchen Cabinet/Counter - Replace	\$35,000	X	18	/	30	=	\$21,000
3320	Kitchen Appliances - Replace	\$8,500	X	18	/	20	=	\$7,650
4210	Audio-Video Equipment - Replace	\$5,500	X	7	/	10	=	\$3,850
4570	Water Heater - Replace	\$2,200	X	1	/	20	=	\$110
4600	HVAC Systems - Replace	\$12,000	X	18	/	20	=	\$10,800
4800	Fire Alarm System - Replace	\$8,000	X	5	/	20	=	\$2,000
5700	Restrooms - Major Refurbish	\$50,000	X	8	/	20	=	\$20,000
5750	Pool Shower & Walkway Tile - Re-tile	\$12,500	X	18	/	30	=	\$7,500
Pool Area & Equip Room								
2145	Concrete Deck Coating - Seal/Repair	\$22,400	X	5	/	5	=	\$22,400
5810	Pool - Resurface & Re-tile	\$20,000	X	12	/	12	=	\$20,000
5812	Pool Filter - Replace	\$2,800	X	4	/	10	=	\$1,120
5815	Pool Heater - Replace	\$6,000	X	10	/	10	=	\$6,000

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
5817	Pool Pump - Replace	\$3,000	X	2	/	10	=	\$600
5820	Spa - Resurface & Re-tile	\$11,000	X	4	/	8	=	\$5,500
5822	Spa Filter - Replace	\$2,300	X	10	/	10	=	\$2,300
5825	Spa Heater - Replace	\$6,000	X	3	/	10	=	\$1,800
5827	Spa Pumps - Replace	\$4,800	X	5	/	10	=	\$2,400
5848	Chemical Controllers - Replace	\$7,000	X	6	/	10	=	\$4,200
5860	Pool/Spa Skimmers - Replace	\$9,450	X	24	/	24	=	\$9,450
5870	Pool & Spa Lights - Replace	\$4,500	X	4	/	12	=	\$1,500
5950	Pool Area Mastic - Replace	\$8,000	X	4	/	4	=	\$8,000
5990	Pool Furniture - Replace	\$25,500	X	3	/	8	=	\$9,563
6160	Drinking Fountains - Replace	\$5,500	X	8	/	20	=	\$2,200
6210	Gas BBQ Inset - Replace	\$6,600	X	6	/	10	=	\$3,960
6211	BBQ Tile Counter Top - Replace	\$4,100	X	17	/	24	=	\$2,904
6300	Wood Trellis/Shade Structure	\$43,500	X	10	/	20	=	\$21,750
Walls, Fencing, Railings & Gates								
5520	(2029) Iron Fence - Repair/Replace	\$273,000	X	16	/	20	=	\$218,400
5520	(2044) Iron Fence - Repair/Replace	\$273,000	X	1	/	20	=	\$13,650
5545	View Fencing - Replace	\$60,600	X	18	/	30	=	\$36,360
5548	Wood Patio Gates - Replace	\$82,800	X	16	/	20	=	\$66,240
Lighting Projects								
5005	Large Pole Lights - Replace	\$12,500	X	18	/	25	=	\$9,000
5030	Wall Lights - Replace	\$125,000	X	16	/	20	=	\$100,000
5050	Interior Lights & Fans - Replace	\$12,600	X	18	/	30	=	\$7,560
5054	Monument Lights	\$6,300	X	9	/	12	=	\$4,725
Landscape & Irrigation								
6900	Irrigation Controllers - Replace	\$30,000	X	7	/	12	=	\$17,500
6910	Controller Enclosures - Replace	\$10,500	X	25	/	30	=	\$8,750
6920	Backflow Devices - Replace	\$7,500	X	20	/	25	=	\$6,000
6940	Irrigation Pumps - Replace	\$24,000	X	20	/	25	=	\$19,200
7010	Landscape - Refurbish	\$50,000	X	2	/	5	=	\$20,000
Grounds & Miscellaneous								
4690	Storm Drain Filters - Replace	\$9,100	X	1	/	5	=	\$1,820
4692	Annual Storm Drain Maintenance	\$2,600	X	1	/	1	=	\$2,600
6275	Mailbox Kiosk - Refurbish	\$4,000	X	0	/	14	=	\$0
6280	Mailboxes - Replace	\$30,000	X	18	/	25	=	\$21,600
6810	Monument Letters - Replace/Refurb	\$3,000	X	5	/	10	=	\$1,500
6890	Bulletin Boards - Replace	\$2,250	X	1	/	15	=	\$150
								\$6,493,394

# Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
Paved Surfaces				
2100 Concrete - Repair/Replace	1	\$2,000	\$2,000	0.37 %
2200 Street & Walkway Pavers - Repair/Replace	10	\$12,000	\$1,200	0.22 %
2220 Asphalt - Resurface	28	\$756,000	\$27,000	5.04 %
2230 Asphalt - Repair/Seal	4	\$52,000	\$13,000	2.43 %
Painting Projects				
2300 Stucco - Repaint	10	\$192,000	\$19,200	3.58 %
2310 Wood Surfaces - Repaint	5	\$322,000	\$64,400	12.02 %
2330 Interior Surfaces - Repaint	10	\$8,000	\$800	0.15 %
2340 Metal Surfaces - Repaint	5	\$191,000	\$38,200	7.13 %
2520 Wood Surfaces - Repair	5	\$62,000	\$12,400	2.32 %
Roofing				
2400 Tile Roof - Replace	35	\$4,500,000	\$128,571	24.01 %
2480 Gutter System - Replace	35	\$310,000	\$8,857	1.65 %
Buildings				
2500 Waterproof Decks - Resurface	16	\$450,000	\$28,125	5.25 %
2505 Waterproof Decks - Seal/Repair	5	\$130,000	\$26,000	4.85 %
2510 Elevated Structure Evaluation	9	\$23,000	\$2,556	0.48 %
2515 Elevated Structure - Repair	9	\$218,000	\$24,222	4.52 %
2600 Doors - Replace	5	\$40,000	\$8,000	1.49 %
2675 Garage Doors - Replace	25	\$209,000	\$8,360	1.56 %
2750 (2028) Major Termite Treatment	15	\$60,000	\$4,000	0.75 %
2750 (2029) Major Termite Treatment	15	\$60,000	\$4,000	0.75 %
2750 (2030) Major Termite Treatment	15	\$60,000	\$4,000	0.75 %
2750 (2031) Major Termite Treatment	15	\$60,000	\$4,000	0.75 %
4820 Fire Extinguisher Cabinet - Replace	5	\$14,600	\$2,920	0.55 %
4821 Fire Extinguishers - Replace	5	\$10,000	\$2,000	0.37 %
4840 Fire System 5 Year - Testing	5	\$55,000	\$11,000	2.05 %
Clubhouse				
3040 Clubhouse Tile Floor - Replace	30	\$40,000	\$1,333	0.25 %
3200 Furniture/Furnishings - Replace	20	\$30,000	\$1,500	0.28 %
3245 Built-in Cabinet - Replace	30	\$6,000	\$200	0.04 %
3310 Kitchen Cabinet/Counter - Replace	30	\$35,000	\$1,167	0.22 %
3320 Kitchen Appliances - Replace	20	\$8,500	\$425	0.08 %
4210 Audio-Video Equipment - Replace	10	\$5,500	\$550	0.10 %
4570 Water Heater - Replace	20	\$2,200	\$110	0.02 %
4600 HVAC Systems - Replace	20	\$12,000	\$600	0.11 %
4800 Fire Alarm System - Replace	20	\$8,000	\$400	0.07 %
5700 Restrooms - Major Refurbish	20	\$50,000	\$2,500	0.47 %
5750 Pool Shower & Walkway Tile - Re-tile	30	\$12,500	\$417	0.08 %
Pool Area & Equip Room				
2145 Concrete Deck Coating - Seal/Repair	5	\$22,400	\$4,480	0.84 %
5810 Pool - Resurface & Re-tile	12	\$20,000	\$1,667	0.31 %
5812 Pool Filter - Replace	10	\$2,800	\$280	0.05 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
5815	Pool Heater - Replace	10	\$6,000	\$600	0.11 %
5817	Pool Pump - Replace	10	\$3,000	\$300	0.06 %
5820	Spa - Resurface & Re-tile	8	\$11,000	\$1,375	0.26 %
5822	Spa Filter - Replace	10	\$2,300	\$230	0.04 %
5825	Spa Heater - Replace	10	\$6,000	\$600	0.11 %
5827	Spa Pumps - Replace	10	\$4,800	\$480	0.09 %
5848	Chemical Controllers - Replace	10	\$7,000	\$700	0.13 %
5860	Pool/Spa Skimmers - Replace	24	\$9,450	\$394	0.07 %
5870	Pool & Spa Lights - Replace	12	\$4,500	\$375	0.07 %
5950	Pool Area Mastic - Replace	4	\$8,000	\$2,000	0.37 %
5990	Pool Furniture - Replace	8	\$25,500	\$3,188	0.60 %
6160	Drinking Fountains - Replace	20	\$5,500	\$275	0.05 %
6210	Gas BBQ Inset - Replace	10	\$6,600	\$660	0.12 %
6211	BBQ Tile Counter Top - Replace	24	\$4,100	\$171	0.03 %
6300	Wood Trellis/Shade Structure	20	\$43,500	\$2,175	0.41 %
Walls, Fencing, Railings & Gates					
5520	(2029) Iron Fence - Repair/Replace	20	\$273,000	\$13,650	2.55 %
5520	(2044) Iron Fence - Repair/Replace	20	\$273,000	\$13,650	2.55 %
5545	View Fencing - Replace	30	\$60,600	\$2,020	0.38 %
5548	Wood Patio Gates - Replace	20	\$82,800	\$4,140	0.77 %
Lighting Projects					
5005	Large Pole Lights - Replace	25	\$12,500	\$500	0.09 %
5030	Wall Lights - Replace	20	\$125,000	\$6,250	1.17 %
5050	Interior Lights & Fans - Replace	30	\$12,600	\$420	0.08 %
5054	Monument Lights	12	\$6,300	\$525	0.10 %
Landscape & Irrigation					
6900	Irrigation Controllers - Replace	12	\$30,000	\$2,500	0.47 %
6910	Controller Enclosures - Replace	30	\$10,500	\$350	0.07 %
6920	Backflow Devices - Replace	25	\$7,500	\$300	0.06 %
6940	Irrigation Pumps - Replace	25	\$24,000	\$960	0.18 %
7010	Landscape - Refurbish	5	\$50,000	\$10,000	1.87 %
Grounds & Miscellaneous					
4690	Storm Drain Filters - Replace	5	\$9,100	\$1,820	0.34 %
4692	Annual Storm Drain Maintenance	1	\$2,600	\$2,600	0.49 %
6275	Mailbox Kiosk - Refurbish	14	\$4,000	\$286	0.05 %
6280	Mailboxes - Replace	25	\$30,000	\$1,200	0.22 %
6810	Monument Letters - Replace/Refurb	10	\$3,000	\$300	0.06 %
6890	Bulletin Boards - Replace	15	\$2,250	\$150	0.03 %
72	Total Funded Components			\$535,582	100.00 %

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Proportional Reserve Funding
Paved Surfaces						
2100	Concrete - Repair/Replace	1	0	\$2,000	\$2,000	\$244.59
2200	Street & Walkway Pavers - Repair/Replace	10	2	\$12,000	\$9,600	\$146.76
2220	Asphalt - Resurface	28	14	\$756,000	\$378,000	\$3,302.01
2230	Asphalt - Repair/Seal	4	2	\$52,000	\$26,000	\$1,589.86
Painting Projects						
2300	Stucco - Repaint	10	4	\$192,000	\$115,200	\$2,348.10
2310	Wood Surfaces - Repaint	5	4	\$322,000	\$64,400	\$7,875.91
2330	Interior Surfaces - Repaint	10	4	\$8,000	\$4,800	\$97.84
2340	Metal Surfaces - Repaint	5	4	\$191,000	\$38,200	\$4,671.74
2520	Wood Surfaces - Repair	5	4	\$62,000	\$12,400	\$1,516.48
Roofing						
2400	Tile Roof - Replace	35	5	\$4,500,000	\$3,857,143	\$15,723.87
2480	Gutter System - Replace	35	17	\$310,000	\$159,429	\$1,083.20
Buildings						
2500	Waterproof Decks - Resurface	16	5	\$450,000	\$309,375	\$3,439.60
2505	Waterproof Decks - Seal/Repair	5	0	\$130,000	\$130,000	\$3,179.72
2510	Elevated Structure Evaluation	9	8	\$23,000	\$2,556	\$312.54
2515	Elevated Structure - Repair	9	0	\$218,000	\$218,000	\$2,962.30
2600	Doors - Replace	5	4	\$40,000	\$8,000	\$978.37
2675	Garage Doors - Replace	25	7	\$209,000	\$150,480	\$1,022.40
2750	(2028) Major Termite Treatment	15	3	\$60,000	\$48,000	\$489.19
2750	(2029) Major Termite Treatment	15	4	\$60,000	\$44,000	\$489.19
2750	(2030) Major Termite Treatment	15	5	\$60,000	\$40,000	\$489.19
2750	(2031) Major Termite Treatment	15	6	\$60,000	\$36,000	\$489.19
4820	Fire Extinguisher Cabinet - Replace	5	0	\$14,600	\$14,600	\$357.11
4821	Fire Extinguishers - Replace	5	0	\$10,000	\$10,000	\$244.59
4840	Fire System 5 Year - Testing	5	3	\$55,000	\$22,000	\$1,345.26
Clubhouse						
3040	Clubhouse Tile Floor - Replace	30	12	\$40,000	\$24,000	\$163.06
3200	Furniture/Furnishings - Replace	20	12	\$30,000	\$12,000	\$183.45
3245	Built-in Cabinet - Replace	30	12	\$6,000	\$3,600	\$24.46
3310	Kitchen Cabinet/Counter - Replace	30	12	\$35,000	\$21,000	\$142.68
3320	Kitchen Appliances - Replace	20	2	\$8,500	\$7,650	\$51.98
4210	Audio-Video Equipment - Replace	10	3	\$5,500	\$3,850	\$67.26
4570	Water Heater - Replace	20	19	\$2,200	\$110	\$13.45
4600	HVAC Systems - Replace	20	2	\$12,000	\$10,800	\$73.38
4800	Fire Alarm System - Replace	20	15	\$8,000	\$2,000	\$48.92
5700	Restrooms - Major Refurbish	20	12	\$50,000	\$20,000	\$305.74
5750	Pool Shower & Walkway Tile - Re-tile	30	12	\$12,500	\$7,500	\$50.96
Pool Area & Equip Room						
2145	Concrete Deck Coating - Seal/Repair	5	0	\$22,400	\$22,400	\$547.89
5810	Pool - Resurface & Re-tile	12	0	\$20,000	\$20,000	\$203.83
5812	Pool Filter - Replace	10	6	\$2,800	\$1,120	\$34.24

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Proportional Reserve Funding
5815	Pool Heater - Replace	10	0	\$6,000	\$6,000	\$73.38
5817	Pool Pump - Replace	10	8	\$3,000	\$600	\$36.69
5820	Spa - Resurface & Re-tile	8	4	\$11,000	\$5,500	\$168.16
5822	Spa Filter - Replace	10	0	\$2,300	\$2,300	\$28.13
5825	Spa Heater - Replace	10	7	\$6,000	\$1,800	\$73.38
5827	Spa Pumps - Replace	10	5	\$4,800	\$2,400	\$58.70
5848	Chemical Controllers - Replace	10	4	\$7,000	\$4,200	\$85.61
5860	Pool/Spa Skimmers - Replace	24	0	\$9,450	\$9,450	\$48.15
5870	Pool & Spa Lights - Replace	12	8	\$4,500	\$1,500	\$45.86
5950	Pool Area Mastic - Replace	4	0	\$8,000	\$8,000	\$244.59
5990	Pool Furniture - Replace	8	5	\$25,500	\$9,563	\$389.82
6160	Drinking Fountains - Replace	20	12	\$5,500	\$2,200	\$33.63
6210	Gas BBQ Inset - Replace	10	4	\$6,600	\$3,960	\$80.72
6211	BBQ Tile Counter Top - Replace	24	7	\$4,100	\$2,904	\$20.89
6300	Wood Trellis/Shade Structure	20	10	\$43,500	\$21,750	\$266.00
Walls, Fencing, Railings & Gates						
5520	(2029) Iron Fence - Repair/Replace	20	4	\$273,000	\$218,400	\$1,669.35
5520	(2044) Iron Fence - Repair/Replace	20	19	\$273,000	\$13,650	\$1,669.35
5545	View Fencing - Replace	30	12	\$60,600	\$36,360	\$247.04
5548	Wood Patio Gates - Replace	20	4	\$82,800	\$66,240	\$506.31
Lighting Projects						
5005	Large Pole Lights - Replace	25	7	\$12,500	\$9,000	\$61.15
5030	Wall Lights - Replace	20	4	\$125,000	\$100,000	\$764.35
5050	Interior Lights & Fans - Replace	30	12	\$12,600	\$7,560	\$51.36
5054	Monument Lights	12	3	\$6,300	\$4,725	\$64.21
Landscape & Irrigation						
6900	Irrigation Controllers - Replace	12	5	\$30,000	\$17,500	\$305.74
6910	Controller Enclosures - Replace	30	5	\$10,500	\$8,750	\$42.80
6920	Backflow Devices - Replace	25	5	\$7,500	\$6,000	\$36.69
6940	Irrigation Pumps - Replace	25	5	\$24,000	\$19,200	\$117.40
7010	Landscape - Refurbish	5	3	\$50,000	\$20,000	\$1,222.97
Grounds & Miscellaneous						
4690	Storm Drain Filters - Replace	5	4	\$9,100	\$1,820	\$222.58
4692	Annual Storm Drain Maintenance	1	0	\$2,600	\$2,600	\$317.97
6275	Mailbox Kiosk - Refurbish	14	14	\$4,000	\$0	\$34.94
6280	Mailboxes - Replace	25	7	\$30,000	\$21,600	\$146.76
6810	Monument Letters - Replace/Refurb	10	5	\$3,000	\$1,500	\$36.69
6890	Bulletin Boards - Replace	15	14	\$2,250	\$150	\$18.34
72	Total Funded Components				\$6,493,394	\$65,500

30-Year Reserve Plan Summary

Report # 1613-0
With-Site-Visit

Fiscal Year Start: 2025

Interest: 3.00 %

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
2025	\$1,711,417	\$6,493,394	26.4 %	High	\$786,000	\$1,131,000	\$74,435	\$445,350
2026	\$3,257,502	\$6,781,135	48.0 %	Medium	\$850,845	\$0	\$111,948	\$4,738
2027	\$4,215,557	\$7,547,888	55.9 %	Medium	\$921,040	\$0	\$140,790	\$94,526
2028	\$5,182,860	\$8,262,208	62.7 %	Medium	\$997,025	\$0	\$169,790	\$198,221
2029	\$6,151,455	\$8,908,710	69.0 %	Medium	\$1,019,459	\$0	\$178,607	\$1,578,076
2030	\$5,771,444	\$8,171,440	70.6 %	Low	\$1,042,396	\$0	\$98,011	\$6,140,559
2031	\$771,293	\$2,731,321	28.2 %	High	\$1,065,850	\$0	\$37,501	\$142,570
2032	\$1,732,075	\$3,325,113	52.1 %	Medium	\$1,089,832	\$0	\$64,278	\$327,392
2033	\$2,558,792	\$3,766,112	67.9 %	Medium	\$1,114,353	\$0	\$91,922	\$187,609
2034	\$3,577,458	\$4,384,672	81.6 %	Low	\$1,139,426	\$0	\$109,339	\$1,104,751
2035	\$3,721,472	\$4,098,096	90.8 %	Low	\$1,165,063	\$0	\$125,077	\$383,554
2036	\$4,628,059	\$4,567,350	101.3 %	Low	\$786,000	\$0	\$152,623	\$6,367
2037	\$5,560,315	\$5,461,425	101.8 %	Low	\$803,685	\$0	\$174,671	\$438,849
2038	\$6,099,821	\$5,959,774	102.3 %	Low	\$821,768	\$0	\$194,889	\$206,476
2039	\$6,910,003	\$6,736,013	102.6 %	Low	\$840,258	\$0	\$184,847	\$2,505,681
2040	\$5,429,427	\$5,191,663	104.6 %	Low	\$859,163	\$0	\$173,381	\$317,358
2041	\$6,144,613	\$5,879,987	104.5 %	Low	\$878,495	\$0	\$199,879	\$24,712
2042	\$7,198,274	\$6,916,169	104.1 %	Low	\$898,261	\$0	\$223,212	\$617,504
2043	\$7,702,243	\$7,399,418	104.1 %	Low	\$918,472	\$0	\$236,780	\$753,497
2044	\$8,103,998	\$7,784,446	104.1 %	Low	\$939,137	\$0	\$235,069	\$1,690,204
2045	\$7,587,999	\$7,244,390	104.7 %	Low	\$960,268	\$0	\$237,890	\$493,791
2046	\$8,292,367	\$7,949,459	104.3 %	Low	\$981,874	\$0	\$251,872	\$1,004,745
2047	\$8,521,368	\$8,179,286	104.2 %	Low	\$1,003,966	\$0	\$271,857	\$170,725
2048	\$9,626,467	\$9,305,837	103.4 %	Low	\$1,026,555	\$0	\$304,955	\$227,160
2049	\$10,730,818	\$10,439,766	102.8 %	Low	\$1,049,653	\$0	\$300,290	\$2,765,718
2050	\$9,315,042	\$9,025,660	103.2 %	Low	\$1,073,270	\$0	\$293,617	\$396,562
2051	\$10,285,368	\$10,043,004	102.4 %	Low	\$1,097,419	\$0	\$326,826	\$177,703
2052	\$11,531,910	\$11,350,944	101.6 %	Low	\$1,122,110	\$0	\$359,884	\$521,781
2053	\$12,492,124	\$12,379,412	100.9 %	Low	\$1,147,358	\$0	\$392,691	\$310,243
2054	\$13,721,929	\$13,693,379	100.2 %	Low	\$1,173,174	\$0	\$410,606	\$1,617,664

30-Year Reserve Plan Summary (Alternate Funding Plan)

Report # 1613-0
With-Site-Visit

Fiscal Year Start: 2025

Interest:

3.00 %

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
2025	\$1,711,417	\$6,493,394	26.4 %	High	\$702,000	\$1,131,000	\$73,158	\$445,350
2026	\$3,172,225	\$6,781,135	46.8 %	Medium	\$759,915	\$0	\$107,971	\$4,738
2027	\$4,035,373	\$7,547,888	53.5 %	Medium	\$822,608	\$0	\$133,812	\$94,526
2028	\$4,897,267	\$8,262,208	59.3 %	Medium	\$890,473	\$0	\$159,483	\$198,221
2029	\$5,749,002	\$8,908,710	64.5 %	Medium	\$910,509	\$0	\$164,709	\$1,578,076
2030	\$5,246,144	\$8,171,440	64.2 %	Medium	\$930,995	\$0	\$80,340	\$6,140,559
2031	\$116,920	\$2,731,321	4.3 %	High	\$951,943	\$0	\$15,865	\$142,570
2032	\$942,158	\$3,325,113	28.3 %	High	\$973,361	\$0	\$38,481	\$327,392
2033	\$1,626,607	\$3,766,112	43.2 %	Medium	\$995,262	\$0	\$61,758	\$187,609
2034	\$2,496,018	\$4,384,672	56.9 %	Medium	\$1,017,655	\$0	\$74,594	\$1,104,751
2035	\$2,483,517	\$4,098,096	60.6 %	Medium	\$1,040,553	\$0	\$85,530	\$383,554
2036	\$3,226,046	\$4,567,350	70.6 %	Low	\$786,000	\$0	\$109,980	\$6,367
2037	\$4,115,658	\$5,461,425	75.4 %	Low	\$803,685	\$0	\$130,730	\$438,849
2038	\$4,611,224	\$5,959,774	77.4 %	Low	\$821,768	\$0	\$149,612	\$206,476
2039	\$5,376,128	\$6,736,013	79.8 %	Low	\$840,258	\$0	\$138,192	\$2,505,681
2040	\$3,848,898	\$5,191,663	74.1 %	Low	\$859,163	\$0	\$125,308	\$317,358
2041	\$4,516,011	\$5,879,987	76.8 %	Low	\$878,495	\$0	\$150,343	\$24,712
2042	\$5,520,136	\$6,916,169	79.8 %	Low	\$898,261	\$0	\$172,170	\$617,504
2043	\$5,973,063	\$7,399,418	80.7 %	Low	\$918,472	\$0	\$184,185	\$753,497
2044	\$6,322,223	\$7,784,446	81.2 %	Low	\$939,137	\$0	\$180,874	\$1,690,204
2045	\$5,752,030	\$7,244,390	79.4 %	Low	\$960,268	\$0	\$182,048	\$493,791
2046	\$6,400,555	\$7,949,459	80.5 %	Low	\$981,874	\$0	\$194,331	\$1,004,745
2047	\$6,572,015	\$8,179,286	80.3 %	Low	\$1,003,966	\$0	\$212,566	\$170,725
2048	\$7,617,822	\$9,305,837	81.9 %	Low	\$1,026,555	\$0	\$243,861	\$227,160
2049	\$8,661,078	\$10,439,766	83.0 %	Low	\$1,049,653	\$0	\$237,337	\$2,765,718
2050	\$7,182,350	\$9,025,660	79.6 %	Low	\$1,073,270	\$0	\$228,749	\$396,562
2051	\$8,087,808	\$10,043,004	80.5 %	Low	\$1,097,419	\$0	\$259,985	\$177,703
2052	\$9,267,509	\$11,350,944	81.6 %	Low	\$1,122,110	\$0	\$291,010	\$521,781
2053	\$10,158,848	\$12,379,412	82.1 %	Low	\$1,147,358	\$0	\$321,722	\$310,243
2054	\$11,317,685	\$13,693,379	82.7 %	Low	\$1,173,174	\$0	\$337,478	\$1,617,664

Fiscal Year	2025	2026	2027	2028	2029
Starting Reserve Balance	\$1,711,417	\$3,257,502	\$4,215,557	\$5,182,860	\$6,151,455
Annual Reserve Funding	\$786,000	\$850,845	\$921,040	\$997,025	\$1,019,459
Recommended Special Assessments	\$1,131,000	\$0	\$0	\$0	\$0
Interest Earnings	\$74,435	\$111,948	\$140,790	\$169,790	\$178,607
Total Income	\$3,702,852	\$4,220,295	\$5,277,386	\$6,349,675	\$7,349,520
# Component					
Paved Surfaces					
2100 Concrete - Repair/Replace	\$2,000	\$2,060	\$2,122	\$2,185	\$2,251
2200 Street & Walkway Pavers - Repair/Replace	\$0	\$0	\$12,731	\$0	\$0
2220 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2230 Asphalt - Repair/Seal	\$0	\$0	\$55,167	\$0	\$0
Painting Projects					
2300 Stucco - Repaint	\$0	\$0	\$0	\$0	\$216,098
2310 Wood Surfaces - Repaint	\$0	\$0	\$0	\$0	\$362,414
2330 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$9,004
2340 Metal Surfaces - Repaint	\$0	\$0	\$0	\$0	\$214,972
2520 Wood Surfaces - Repair	\$0	\$0	\$0	\$0	\$69,782
Roofing					
2400 Tile Roof - Replace	\$0	\$0	\$0	\$0	\$0
2480 Gutter System - Replace	\$0	\$0	\$0	\$0	\$0
Buildings					
2500 Waterproof Decks - Resurface	\$0	\$0	\$0	\$0	\$0
2505 Waterproof Decks - Seal/Repair	\$130,000	\$0	\$0	\$0	\$0
2510 Elevated Structure Evaluation	\$0	\$0	\$0	\$0	\$0
2515 Elevated Structure - Repair	\$218,000	\$0	\$0	\$0	\$0
2600 Doors - Replace	\$0	\$0	\$0	\$0	\$45,020
2675 Garage Doors - Replace	\$0	\$0	\$0	\$0	\$0
2750 (2028) Major Termite Treatment	\$0	\$0	\$0	\$65,564	\$0
2750 (2029) Major Termite Treatment	\$0	\$0	\$0	\$0	\$67,531
2750 (2030) Major Termite Treatment	\$0	\$0	\$0	\$0	\$0
2750 (2031) Major Termite Treatment	\$0	\$0	\$0	\$0	\$0
4820 Fire Extinguisher Cabinet - Replace	\$14,600	\$0	\$0	\$0	\$0
4821 Fire Extinguishers - Replace	\$10,000	\$0	\$0	\$0	\$0
4840 Fire System 5 Year - Testing	\$0	\$0	\$0	\$60,100	\$0
Clubhouse					
3040 Clubhouse Tile Floor - Replace	\$0	\$0	\$0	\$0	\$0
3200 Furniture/Furnishings - Replace	\$0	\$0	\$0	\$0	\$0
3245 Built-in Cabinet - Replace	\$0	\$0	\$0	\$0	\$0
3310 Kitchen Cabinet/Counter - Replace	\$0	\$0	\$0	\$0	\$0
3320 Kitchen Appliances - Replace	\$0	\$0	\$9,018	\$0	\$0
4210 Audio-Video Equipment - Replace	\$0	\$0	\$0	\$6,010	\$0
4570 Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
4600 HVAC Systems - Replace	\$0	\$0	\$12,731	\$0	\$0
4800 Fire Alarm System - Replace	\$0	\$0	\$0	\$0	\$0
5700 Restrooms - Major Refurbish	\$0	\$0	\$0	\$0	\$0
5750 Pool Shower & Walkway Tile - Re-tile	\$0	\$0	\$0	\$0	\$0
Pool Area & Equip Room					
2145 Concrete Deck Coating - Seal/Repair	\$22,400	\$0	\$0	\$0	\$0
5810 Pool - Resurface & Re-tile	\$20,000	\$0	\$0	\$0	\$0
5812 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
5815 Pool Heater - Replace	\$6,000	\$0	\$0	\$0	\$0
5817 Pool Pump - Replace	\$0	\$0	\$0	\$0	\$0
5820 Spa - Resurface & Re-tile	\$0	\$0	\$0	\$0	\$12,381
5822 Spa Filter - Replace	\$2,300	\$0	\$0	\$0	\$0
5825 Spa Heater - Replace	\$0	\$0	\$0	\$0	\$0
5827 Spa Pumps - Replace	\$0	\$0	\$0	\$0	\$0
5848 Chemical Controllers - Replace	\$0	\$0	\$0	\$0	\$7,879
5860 Pool/Spa Skimmers - Replace	\$9,450	\$0	\$0	\$0	\$0
5870 Pool & Spa Lights - Replace	\$0	\$0	\$0	\$0	\$0
5950 Pool Area Mastic - Replace	\$8,000	\$0	\$0	\$0	\$9,004
5990 Pool Furniture - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2025	2026	2027	2028	2029
6160 Drinking Fountains - Replace	\$0	\$0	\$0	\$0	\$0
6210 Gas BBQ Inset - Replace	\$0	\$0	\$0	\$0	\$7,428
6211 BBQ Tile Counter Top - Replace	\$0	\$0	\$0	\$0	\$0
6300 Wood Trellis/Shade Structure	\$0	\$0	\$0	\$0	\$0
Walls, Fencing, Railings & Gates					
5520 (2029) Iron Fence - Repair/Replace	\$0	\$0	\$0	\$0	\$307,264
5520 (2044) Iron Fence - Repair/Replace	\$0	\$0	\$0	\$0	\$0
5545 View Fencing - Replace	\$0	\$0	\$0	\$0	\$0
5548 Wood Patio Gates - Replace	\$0	\$0	\$0	\$0	\$93,192
Lighting Projects					
5005 Large Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
5030 Wall Lights - Replace	\$0	\$0	\$0	\$0	\$140,689
5050 Interior Lights & Fans - Replace	\$0	\$0	\$0	\$0	\$0
5054 Monument Lights	\$0	\$0	\$0	\$6,884	\$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
6940 Irrigation Pumps - Replace	\$0	\$0	\$0	\$0	\$0
7010 Landscape - Refurbish	\$0	\$0	\$0	\$54,636	\$0
Grounds & Miscellaneous					
4690 Storm Drain Filters - Replace	\$0	\$0	\$0	\$0	\$10,242
4692 Annual Storm Drain Maintenance	\$2,600	\$2,678	\$2,758	\$2,841	\$2,926
6275 Mailbox Kiosk - Refurbish	\$0	\$0	\$0	\$0	\$0
6280 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
6810 Monument Letters - Replace/Refurb	\$0	\$0	\$0	\$0	\$0
6890 Bulletin Boards - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$445,350	\$4,738	\$94,526	\$198,221	\$1,578,076
Ending Reserve Balance	\$3,257,502	\$4,215,557	\$5,182,860	\$6,151,455	\$5,771,444

Fiscal Year	2030	2031	2032	2033	2034
Starting Reserve Balance	\$5,771,444	\$771,293	\$1,732,075	\$2,558,792	\$3,577,458
Annual Reserve Funding	\$1,042,396	\$1,065,850	\$1,089,832	\$1,114,353	\$1,139,426
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$98,011	\$37,501	\$64,278	\$91,922	\$109,339
Total Income	\$6,911,852	\$1,874,644	\$2,886,184	\$3,765,067	\$4,826,224
# Component					
Paved Surfaces					
2100 Concrete - Repair/Replace	\$2,319	\$2,388	\$2,460	\$2,534	\$2,610
2200 Street & Walkway Pavers - Repair/Replace	\$0	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2230 Asphalt - Repair/Seal	\$0	\$62,091	\$0	\$0	\$0
Painting Projects					
2300 Stucco - Repaint	\$0	\$0	\$0	\$0	\$0
2310 Wood Surfaces - Repaint	\$0	\$0	\$0	\$0	\$420,137
2330 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
2340 Metal Surfaces - Repaint	\$0	\$0	\$0	\$0	\$249,212
2520 Wood Surfaces - Repair	\$0	\$0	\$0	\$0	\$80,896
Roofing					
2400 Tile Roof - Replace	\$5,216,733	\$0	\$0	\$0	\$0
2480 Gutter System - Replace	\$0	\$0	\$0	\$0	\$0
Buildings					
2500 Waterproof Decks - Resurface	\$521,673	\$0	\$0	\$0	\$0
2505 Waterproof Decks - Seal/Repair	\$150,706	\$0	\$0	\$0	\$0
2510 Elevated Structure Evaluation	\$0	\$0	\$0	\$29,136	\$0
2515 Elevated Structure - Repair	\$0	\$0	\$0	\$0	\$284,441
2600 Doors - Replace	\$0	\$0	\$0	\$0	\$52,191
2675 Garage Doors - Replace	\$0	\$0	\$257,044	\$0	\$0
2750 (2028) Major Termite Treatment	\$0	\$0	\$0	\$0	\$0
2750 (2029) Major Termite Treatment	\$0	\$0	\$0	\$0	\$0
2750 (2030) Major Termite Treatment	\$69,556	\$0	\$0	\$0	\$0
2750 (2031) Major Termite Treatment	\$0	\$71,643	\$0	\$0	\$0
4820 Fire Extinguisher Cabinet - Replace	\$16,925	\$0	\$0	\$0	\$0
4821 Fire Extinguishers - Replace	\$11,593	\$0	\$0	\$0	\$0
4840 Fire System 5 Year - Testing	\$0	\$0	\$0	\$69,672	\$0
Clubhouse					
3040 Clubhouse Tile Floor - Replace	\$0	\$0	\$0	\$0	\$0
3200 Furniture/Furnishings - Replace	\$0	\$0	\$0	\$0	\$0
3245 Built-in Cabinet - Replace	\$0	\$0	\$0	\$0	\$0
3310 Kitchen Cabinet/Counter - Replace	\$0	\$0	\$0	\$0	\$0
3320 Kitchen Appliances - Replace	\$0	\$0	\$0	\$0	\$0
4210 Audio-Video Equipment - Replace	\$0	\$0	\$0	\$0	\$0
4570 Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
4600 HVAC Systems - Replace	\$0	\$0	\$0	\$0	\$0
4800 Fire Alarm System - Replace	\$0	\$0	\$0	\$0	\$0
5700 Restrooms - Major Refurbish	\$0	\$0	\$0	\$0	\$0
5750 Pool Shower & Walkway Tile - Re-tile	\$0	\$0	\$0	\$0	\$0
Pool Area & Equip Room					
2145 Concrete Deck Coating - Seal/Repair	\$25,968	\$0	\$0	\$0	\$0
5810 Pool - Resurface & Re-tile	\$0	\$0	\$0	\$0	\$0
5812 Pool Filter - Replace	\$0	\$3,343	\$0	\$0	\$0
5815 Pool Heater - Replace	\$0	\$0	\$0	\$0	\$0
5817 Pool Pump - Replace	\$0	\$0	\$0	\$3,800	\$0
5820 Spa - Resurface & Re-tile	\$0	\$0	\$0	\$0	\$0
5822 Spa Filter - Replace	\$0	\$0	\$0	\$0	\$0
5825 Spa Heater - Replace	\$0	\$0	\$7,379	\$0	\$0
5827 Spa Pumps - Replace	\$5,565	\$0	\$0	\$0	\$0
5848 Chemical Controllers - Replace	\$0	\$0	\$0	\$0	\$0
5860 Pool/Spa Skimmers - Replace	\$0	\$0	\$0	\$0	\$0
5870 Pool & Spa Lights - Replace	\$0	\$0	\$0	\$5,700	\$0
5950 Pool Area Mastic - Replace	\$0	\$0	\$0	\$10,134	\$0
5990 Pool Furniture - Replace	\$29,561	\$0	\$0	\$0	\$0
6160 Drinking Fountains - Replace	\$0	\$0	\$0	\$0	\$0
6210 Gas BBQ Inset - Replace	\$0	\$0	\$0	\$0	\$0
6211 BBQ Tile Counter Top - Replace	\$0	\$0	\$5,042	\$0	\$0
6300 Wood Trellis/Shade Structure	\$0	\$0	\$0	\$0	\$0
Walls, Fencing, Railings & Gates					

Fiscal Year	2030	2031	2032	2033	2034
5520 (2029) Iron Fence - Repair/Replace	\$0	\$0	\$0	\$0	\$0
5520 (2044) Iron Fence - Repair/Replace	\$0	\$0	\$0	\$0	\$0
5545 View Fencing - Replace	\$0	\$0	\$0	\$0	\$0
5548 Wood Patio Gates - Replace	\$0	\$0	\$0	\$0	\$0
Lighting Projects					
5005 Large Pole Lights - Replace	\$0	\$0	\$15,373	\$0	\$0
5030 Wall Lights - Replace	\$0	\$0	\$0	\$0	\$0
5050 Interior Lights & Fans - Replace	\$0	\$0	\$0	\$0	\$0
5054 Monument Lights	\$0	\$0	\$0	\$0	\$0
Landscape & Irrigation					
6900 Irrigation Controllers - Replace	\$34,778	\$0	\$0	\$0	\$0
6910 Controller Enclosures - Replace	\$12,172	\$0	\$0	\$0	\$0
6920 Backflow Devices - Replace	\$8,695	\$0	\$0	\$0	\$0
6940 Irrigation Pumps - Replace	\$27,823	\$0	\$0	\$0	\$0
7010 Landscape - Refurbish	\$0	\$0	\$0	\$63,339	\$0
Grounds & Miscellaneous					
4690 Storm Drain Filters - Replace	\$0	\$0	\$0	\$0	\$11,873
4692 Annual Storm Drain Maintenance	\$3,014	\$3,105	\$3,198	\$3,294	\$3,392
6275 Mailbox Kiosk - Refurbish	\$0	\$0	\$0	\$0	\$0
6280 Mailboxes - Replace	\$0	\$0	\$36,896	\$0	\$0
6810 Monument Letters - Replace/Refurb	\$3,478	\$0	\$0	\$0	\$0
6890 Bulletin Boards - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$6,140,559	\$142,570	\$327,392	\$187,609	\$1,104,751
Ending Reserve Balance	\$771,293	\$1,732,075	\$2,558,792	\$3,577,458	\$3,721,472

Fiscal Year	2035	2036	2037	2038	2039
Starting Reserve Balance	\$3,721,472	\$4,628,059	\$5,560,315	\$6,099,821	\$6,910,003
Annual Reserve Funding	\$1,165,063	\$786,000	\$803,685	\$821,768	\$840,258
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$125,077	\$152,623	\$174,671	\$194,889	\$184,847
Total Income	\$5,011,613	\$5,566,682	\$6,538,671	\$7,116,479	\$7,935,107
# Component					
Paved Surfaces					
2100 Concrete - Repair/Replace	\$2,688	\$2,768	\$2,852	\$2,937	\$3,025
2200 Street & Walkway Pavers - Repair/Replace	\$0	\$0	\$17,109	\$0	\$0
2220 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$1,143,518
2230 Asphalt - Repair/Seal	\$69,884	\$0	\$0	\$0	\$78,655
Painting Projects					
2300 Stucco - Repaint	\$0	\$0	\$0	\$0	\$290,417
2310 Wood Surfaces - Repaint	\$0	\$0	\$0	\$0	\$487,054
2330 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$12,101
2340 Metal Surfaces - Repaint	\$0	\$0	\$0	\$0	\$288,905
2520 Wood Surfaces - Repair	\$0	\$0	\$0	\$0	\$93,781
Roofing					
2400 Tile Roof - Replace	\$0	\$0	\$0	\$0	\$0
2480 Gutter System - Replace	\$0	\$0	\$0	\$0	\$0
Buildings					
2500 Waterproof Decks - Resurface	\$0	\$0	\$0	\$0	\$0
2505 Waterproof Decks - Seal/Repair	\$174,709	\$0	\$0	\$0	\$0
2510 Elevated Structure Evaluation	\$0	\$0	\$0	\$0	\$0
2515 Elevated Structure - Repair	\$0	\$0	\$0	\$0	\$0
2600 Doors - Replace	\$0	\$0	\$0	\$0	\$60,504
2675 Garage Doors - Replace	\$0	\$0	\$0	\$0	\$0
2750 (2028) Major Termite Treatment	\$0	\$0	\$0	\$0	\$0
2750 (2029) Major Termite Treatment	\$0	\$0	\$0	\$0	\$0
2750 (2030) Major Termite Treatment	\$0	\$0	\$0	\$0	\$0
2750 (2031) Major Termite Treatment	\$0	\$0	\$0	\$0	\$0
4820 Fire Extinguisher Cabinet - Replace	\$19,621	\$0	\$0	\$0	\$0
4821 Fire Extinguishers - Replace	\$13,439	\$0	\$0	\$0	\$0
4840 Fire System 5 Year - Testing	\$0	\$0	\$0	\$80,769	\$0
Clubhouse					
3040 Clubhouse Tile Floor - Replace	\$0	\$0	\$57,030	\$0	\$0
3200 Furniture/Furnishings - Replace	\$0	\$0	\$42,773	\$0	\$0
3245 Built-in Cabinet - Replace	\$0	\$0	\$8,555	\$0	\$0
3310 Kitchen Cabinet/Counter - Replace	\$0	\$0	\$49,902	\$0	\$0
3320 Kitchen Appliances - Replace	\$0	\$0	\$0	\$0	\$0
4210 Audio-Video Equipment - Replace	\$0	\$0	\$0	\$8,077	\$0
4570 Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
4600 HVAC Systems - Replace	\$0	\$0	\$0	\$0	\$0
4800 Fire Alarm System - Replace	\$0	\$0	\$0	\$0	\$0
5700 Restrooms - Major Refurbish	\$0	\$0	\$71,288	\$0	\$0
5750 Pool Shower & Walkway Tile - Re-tile	\$0	\$0	\$17,822	\$0	\$0
Pool Area & Equip Room					
2145 Concrete Deck Coating - Seal/Repair	\$30,104	\$0	\$0	\$0	\$0
5810 Pool - Resurface & Re-tile	\$0	\$0	\$28,515	\$0	\$0
5812 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
5815 Pool Heater - Replace	\$8,063	\$0	\$0	\$0	\$0
5817 Pool Pump - Replace	\$0	\$0	\$0	\$0	\$0
5820 Spa - Resurface & Re-tile	\$0	\$0	\$15,683	\$0	\$0
5822 Spa Filter - Replace	\$3,091	\$0	\$0	\$0	\$0
5825 Spa Heater - Replace	\$0	\$0	\$0	\$0	\$0
5827 Spa Pumps - Replace	\$0	\$0	\$0	\$0	\$0
5848 Chemical Controllers - Replace	\$0	\$0	\$0	\$0	\$10,588
5860 Pool/Spa Skimmers - Replace	\$0	\$0	\$0	\$0	\$0
5870 Pool & Spa Lights - Replace	\$0	\$0	\$0	\$0	\$0
5950 Pool Area Mastic - Replace	\$0	\$0	\$11,406	\$0	\$0
5990 Pool Furniture - Replace	\$0	\$0	\$0	\$37,448	\$0
6160 Drinking Fountains - Replace	\$0	\$0	\$7,842	\$0	\$0
6210 Gas BBQ Inset - Replace	\$0	\$0	\$0	\$0	\$9,983
6211 BBQ Tile Counter Top - Replace	\$0	\$0	\$0	\$0	\$0
6300 Wood Trellis/Shade Structure	\$58,460	\$0	\$0	\$0	\$0
Walls, Fencing, Railings & Gates					

Fiscal Year	2035	2036	2037	2038	2039
5520 (2029) Iron Fence - Repair/Replace	\$0	\$0	\$0	\$0	\$0
5520 (2044) Iron Fence - Repair/Replace	\$0	\$0	\$0	\$0	\$0
5545 View Fencing - Replace	\$0	\$0	\$86,401	\$0	\$0
5548 Wood Patio Gates - Replace	\$0	\$0	\$0	\$0	\$0
Lighting Projects					
5005 Large Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
5030 Wall Lights - Replace	\$0	\$0	\$0	\$0	\$0
5050 Interior Lights & Fans - Replace	\$0	\$0	\$17,965	\$0	\$0
5054 Monument Lights	\$0	\$0	\$0	\$0	\$0
Landscape & Irrigation					
6900 Irrigation Controllers - Replace	\$0	\$0	\$0	\$0	\$0
6910 Contoller Enclosures - Replace	\$0	\$0	\$0	\$0	\$0
6920 Backflow Devices - Replace	\$0	\$0	\$0	\$0	\$0
6940 Irrigation Pumps - Replace	\$0	\$0	\$0	\$0	\$0
7010 Landscape - Refurbish	\$0	\$0	\$0	\$73,427	\$0
Grounds & Miscellaneous					
4690 Storm Drain Filters - Replace	\$0	\$0	\$0	\$0	\$13,765
4692 Annual Storm Drain Maintenance	\$3,494	\$3,599	\$3,707	\$3,818	\$3,933
6275 Mailbox Kiosk - Refurbish	\$0	\$0	\$0	\$0	\$6,050
6280 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
6810 Monument Letters - Replace/Refurb	\$0	\$0	\$0	\$0	\$0
6890 Bulletin Boards - Replace	\$0	\$0	\$0	\$0	\$3,403
Total Expenses	\$383,554	\$6,367	\$438,849	\$206,476	\$2,505,681
Ending Reserve Balance	\$4,628,059	\$5,560,315	\$6,099,821	\$6,910,003	\$5,429,427

Fiscal Year	2040	2041	2042	2043	2044
Starting Reserve Balance	\$5,429,427	\$6,144,613	\$7,198,274	\$7,702,243	\$8,103,998
Annual Reserve Funding	\$859,163	\$878,495	\$898,261	\$918,472	\$939,137
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$173,381	\$199,879	\$223,212	\$236,780	\$235,069
Total Income	\$6,461,971	\$7,222,986	\$8,319,747	\$8,857,495	\$9,278,204
# Component					
Paved Surfaces					
2100 Concrete - Repair/Replace	\$3,116	\$3,209	\$3,306	\$3,405	\$3,507
2200 Street & Walkway Pavers - Repair/Replace	\$0	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2230 Asphalt - Repair/Seal	\$0	\$0	\$0	\$88,527	\$0
Painting Projects					
2300 Stucco - Repaint	\$0	\$0	\$0	\$0	\$0
2310 Wood Surfaces - Repaint	\$0	\$0	\$0	\$0	\$564,629
2330 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
2340 Metal Surfaces - Repaint	\$0	\$0	\$0	\$0	\$334,920
2520 Wood Surfaces - Repair	\$0	\$0	\$0	\$0	\$108,717
Roofing					
2400 Tile Roof - Replace	\$0	\$0	\$0	\$0	\$0
2480 Gutter System - Replace	\$0	\$0	\$512,383	\$0	\$0
Buildings					
2500 Waterproof Decks - Resurface	\$0	\$0	\$0	\$0	\$0
2505 Waterproof Decks - Seal/Repair	\$202,536	\$0	\$0	\$0	\$0
2510 Elevated Structure Evaluation	\$0	\$0	\$38,015	\$0	\$0
2515 Elevated Structure - Repair	\$0	\$0	\$0	\$371,130	\$0
2600 Doors - Replace	\$0	\$0	\$0	\$0	\$70,140
2675 Garage Doors - Replace	\$0	\$0	\$0	\$0	\$0
2750 (2028) Major Termite Treatment	\$0	\$0	\$0	\$102,146	\$0
2750 (2029) Major Termite Treatment	\$0	\$0	\$0	\$0	\$105,210
2750 (2030) Major Termite Treatment	\$0	\$0	\$0	\$0	\$0
2750 (2031) Major Termite Treatment	\$0	\$0	\$0	\$0	\$0
4820 Fire Extinguisher Cabinet - Replace	\$22,746	\$0	\$0	\$0	\$0
4821 Fire Extinguishers - Replace	\$15,580	\$0	\$0	\$0	\$0
4840 Fire System 5 Year - Testing	\$0	\$0	\$0	\$93,634	\$0
Clubhouse					
3040 Clubhouse Tile Floor - Replace	\$0	\$0	\$0	\$0	\$0
3200 Furniture/Furnishings - Replace	\$0	\$0	\$0	\$0	\$0
3245 Built-in Cabinet - Replace	\$0	\$0	\$0	\$0	\$0
3310 Kitchen Cabinet/Counter - Replace	\$0	\$0	\$0	\$0	\$0
3320 Kitchen Appliances - Replace	\$0	\$0	\$0	\$0	\$0
4210 Audio-Video Equipment - Replace	\$0	\$0	\$0	\$0	\$0
4570 Water Heater - Replace	\$0	\$0	\$0	\$0	\$3,858
4600 HVAC Systems - Replace	\$0	\$0	\$0	\$0	\$0
4800 Fire Alarm System - Replace	\$12,464	\$0	\$0	\$0	\$0
5700 Restrooms - Major Refurbish	\$0	\$0	\$0	\$0	\$0
5750 Pool Shower & Walkway Tile - Re-tile	\$0	\$0	\$0	\$0	\$0
Pool Area & Equip Room					
2145 Concrete Deck Coating - Seal/Repair	\$34,898	\$0	\$0	\$0	\$0
5810 Pool - Resurface & Re-tile	\$0	\$0	\$0	\$0	\$0
5812 Pool Filter - Replace	\$0	\$4,493	\$0	\$0	\$0
5815 Pool Heater - Replace	\$0	\$0	\$0	\$0	\$0
5817 Pool Pump - Replace	\$0	\$0	\$0	\$5,107	\$0
5820 Spa - Resurface & Re-tile	\$0	\$0	\$0	\$0	\$0
5822 Spa Filter - Replace	\$0	\$0	\$0	\$0	\$0
5825 Spa Heater - Replace	\$0	\$0	\$9,917	\$0	\$0
5827 Spa Pumps - Replace	\$7,478	\$0	\$0	\$0	\$0
5848 Chemical Controllers - Replace	\$0	\$0	\$0	\$0	\$0
5860 Pool/Spa Skimmers - Replace	\$0	\$0	\$0	\$0	\$0
5870 Pool & Spa Lights - Replace	\$0	\$0	\$0	\$0	\$0
5950 Pool Area Mastic - Replace	\$0	\$12,838	\$0	\$0	\$0
5990 Pool Furniture - Replace	\$0	\$0	\$0	\$0	\$0
6160 Drinking Fountains - Replace	\$0	\$0	\$0	\$0	\$0
6210 Gas BBQ Inset - Replace	\$0	\$0	\$0	\$0	\$0
6211 BBQ Tile Counter Top - Replace	\$0	\$0	\$0	\$0	\$0
6300 Wood Trellis/Shade Structure	\$0	\$0	\$0	\$0	\$0
Walls, Fencing, Railings & Gates					

Fiscal Year	2040	2041	2042	2043	2044
5520 (2029) Iron Fence - Repair/Replace	\$0	\$0	\$0	\$0	\$0
5520 (2044) Iron Fence - Repair/Replace	\$0	\$0	\$0	\$0	\$478,707
5545 View Fencing - Replace	\$0	\$0	\$0	\$0	\$0
5548 Wood Patio Gates - Replace	\$0	\$0	\$0	\$0	\$0
Lighting Projects					
5005 Large Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
5030 Wall Lights - Replace	\$0	\$0	\$0	\$0	\$0
5050 Interior Lights & Fans - Replace	\$0	\$0	\$0	\$0	\$0
5054 Monument Lights	\$9,815	\$0	\$0	\$0	\$0
Landscape & Irrigation					
6900 Irrigation Controllers - Replace	\$0	\$0	\$49,585	\$0	\$0
6910 Contoller Enclosures - Replace	\$0	\$0	\$0	\$0	\$0
6920 Backflow Devices - Replace	\$0	\$0	\$0	\$0	\$0
6940 Irrigation Pumps - Replace	\$0	\$0	\$0	\$0	\$0
7010 Landscape - Refurbish	\$0	\$0	\$0	\$85,122	\$0
Grounds & Miscellaneous					
4690 Storm Drain Filters - Replace	\$0	\$0	\$0	\$0	\$15,957
4692 Annual Storm Drain Maintenance	\$4,051	\$4,172	\$4,297	\$4,426	\$4,559
6275 Mailbox Kiosk - Refurbish	\$0	\$0	\$0	\$0	\$0
6280 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
6810 Monument Letters - Replace/Refurb	\$4,674	\$0	\$0	\$0	\$0
6890 Bulletin Boards - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$317,358	\$24,712	\$617,504	\$753,497	\$1,690,204
Ending Reserve Balance	\$6,144,613	\$7,198,274	\$7,702,243	\$8,103,998	\$7,587,999

Fiscal Year	2045	2046	2047	2048	2049
Starting Reserve Balance	\$7,587,999	\$8,292,367	\$8,521,368	\$9,626,467	\$10,730,818
Annual Reserve Funding	\$960,268	\$981,874	\$1,003,966	\$1,026,555	\$1,049,653
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$237,890	\$251,872	\$271,857	\$304,955	\$300,290
Total Income	\$8,786,157	\$9,526,113	\$9,797,191	\$10,957,977	\$12,080,760
# Component					
Paved Surfaces					
2100 Concrete - Repair/Replace	\$3,612	\$3,721	\$3,832	\$3,947	\$4,066
2200 Street & Walkway Pavers - Repair/Replace	\$0	\$0	\$22,993	\$0	\$0
2220 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2230 Asphalt - Repair/Seal	\$0	\$0	\$99,637	\$0	\$0
Painting Projects					
2300 Stucco - Repaint	\$0	\$0	\$0	\$0	\$390,296
2310 Wood Surfaces - Repaint	\$0	\$0	\$0	\$0	\$654,560
2330 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$16,262
2340 Metal Surfaces - Repaint	\$0	\$0	\$0	\$0	\$388,264
2520 Wood Surfaces - Repair	\$0	\$0	\$0	\$0	\$126,033
Roofing					
2400 Tile Roof - Replace	\$0	\$0	\$0	\$0	\$0
2480 Gutter System - Replace	\$0	\$0	\$0	\$0	\$0
Buildings					
2500 Waterproof Decks - Resurface	\$0	\$837,133	\$0	\$0	\$0
2505 Waterproof Decks - Seal/Repair	\$234,794	\$0	\$0	\$0	\$0
2510 Elevated Structure Evaluation	\$0	\$0	\$0	\$0	\$0
2515 Elevated Structure - Repair	\$0	\$0	\$0	\$0	\$0
2600 Doors - Replace	\$0	\$0	\$0	\$0	\$81,312
2675 Garage Doors - Replace	\$0	\$0	\$0	\$0	\$0
2750 (2028) Major Termite Treatment	\$0	\$0	\$0	\$0	\$0
2750 (2029) Major Termite Treatment	\$0	\$0	\$0	\$0	\$0
2750 (2030) Major Termite Treatment	\$108,367	\$0	\$0	\$0	\$0
2750 (2031) Major Termite Treatment	\$0	\$111,618	\$0	\$0	\$0
4820 Fire Extinguisher Cabinet - Replace	\$26,369	\$0	\$0	\$0	\$0
4821 Fire Extinguishers - Replace	\$18,061	\$0	\$0	\$0	\$0
4840 Fire System 5 Year - Testing	\$0	\$0	\$0	\$108,547	\$0
Clubhouse					
3040 Clubhouse Tile Floor - Replace	\$0	\$0	\$0	\$0	\$0
3200 Furniture/Furnishings - Replace	\$0	\$0	\$0	\$0	\$0
3245 Built-in Cabinet - Replace	\$0	\$0	\$0	\$0	\$0
3310 Kitchen Cabinet/Counter - Replace	\$0	\$0	\$0	\$0	\$0
3320 Kitchen Appliances - Replace	\$0	\$0	\$16,287	\$0	\$0
4210 Audio-Video Equipment - Replace	\$0	\$0	\$0	\$10,855	\$0
4570 Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
4600 HVAC Systems - Replace	\$0	\$0	\$22,993	\$0	\$0
4800 Fire Alarm System - Replace	\$0	\$0	\$0	\$0	\$0
5700 Restrooms - Major Refurbish	\$0	\$0	\$0	\$0	\$0
5750 Pool Shower & Walkway Tile - Re-tile	\$0	\$0	\$0	\$0	\$0
Pool Area & Equip Room					
2145 Concrete Deck Coating - Seal/Repair	\$40,457	\$0	\$0	\$0	\$0
5810 Pool - Resurface & Re-tile	\$0	\$0	\$0	\$0	\$40,656
5812 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
5815 Pool Heater - Replace	\$10,837	\$0	\$0	\$0	\$0
5817 Pool Pump - Replace	\$0	\$0	\$0	\$0	\$0
5820 Spa - Resurface & Re-tile	\$19,867	\$0	\$0	\$0	\$0
5822 Spa Filter - Replace	\$4,154	\$0	\$0	\$0	\$0
5825 Spa Heater - Replace	\$0	\$0	\$0	\$0	\$0
5827 Spa Pumps - Replace	\$0	\$0	\$0	\$0	\$0
5848 Chemical Controllers - Replace	\$0	\$0	\$0	\$0	\$14,230
5860 Pool/Spa Skimmers - Replace	\$0	\$0	\$0	\$0	\$19,210
5870 Pool & Spa Lights - Replace	\$8,128	\$0	\$0	\$0	\$0
5950 Pool Area Mastic - Replace	\$14,449	\$0	\$0	\$0	\$16,262
5990 Pool Furniture - Replace	\$0	\$47,438	\$0	\$0	\$0
6160 Drinking Fountains - Replace	\$0	\$0	\$0	\$0	\$0
6210 Gas BBQ Inset - Replace	\$0	\$0	\$0	\$0	\$13,416
6211 BBQ Tile Counter Top - Replace	\$0	\$0	\$0	\$0	\$0
6300 Wood Trellis/Shade Structure	\$0	\$0	\$0	\$0	\$0
Walls, Fencing, Railings & Gates					

Fiscal Year	2045	2046	2047	2048	2049
5520 (2029) Iron Fence - Repair/Replace	\$0	\$0	\$0	\$0	\$554,953
5520 (2044) Iron Fence - Repair/Replace	\$0	\$0	\$0	\$0	\$0
5545 View Fencing - Replace	\$0	\$0	\$0	\$0	\$0
5548 Wood Patio Gates - Replace	\$0	\$0	\$0	\$0	\$168,315
Lighting Projects					
5005 Large Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
5030 Wall Lights - Replace	\$0	\$0	\$0	\$0	\$254,099
5050 Interior Lights & Fans - Replace	\$0	\$0	\$0	\$0	\$0
5054 Monument Lights	\$0	\$0	\$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
6940 Irrigation Pumps - Replace	\$0	\$0	\$0	\$0	\$0
7010 Landscape - Refurbish	\$0	\$0	\$0	\$98,679	\$0
Grounds & Miscellaneous					
4690 Storm Drain Filters - Replace	\$0	\$0	\$0	\$0	\$18,498
4692 Annual Storm Drain Maintenance	\$4,696	\$4,837	\$4,982	\$5,131	\$5,285
6275 Mailbox Kiosk - Refurbish	\$0	\$0	\$0	\$0	\$0
6280 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
6810 Monument Letters - Replace/Refurb	\$0	\$0	\$0	\$0	\$0
6890 Bulletin Boards - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$493,791	\$1,004,745	\$170,725	\$227,160	\$2,765,718
Ending Reserve Balance	\$8,292,367	\$8,521,368	\$9,626,467	\$10,730,818	\$9,315,042

Fiscal Year	2050	2051	2052	2053	2054
Starting Reserve Balance	\$9,315,042	\$10,285,368	\$11,531,910	\$12,492,124	\$13,721,929
Annual Reserve Funding	\$1,073,270	\$1,097,419	\$1,122,110	\$1,147,358	\$1,173,174
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$293,617	\$326,826	\$359,884	\$392,691	\$410,606
Total Income	\$10,681,930	\$11,709,613	\$13,013,904	\$14,032,172	\$15,305,708
# Component					
Paved Surfaces					
2100 Concrete - Repair/Replace	\$4,188	\$4,313	\$4,443	\$4,576	\$4,713
2200 Street & Walkway Pavers - Repair/Replace	\$0	\$0	\$0	\$0	\$0
2220 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2230 Asphalt - Repair/Seal	\$0	\$112,143	\$0	\$0	\$0
Painting Projects					
2300 Stucco - Repaint	\$0	\$0	\$0	\$0	\$0
2310 Wood Surfaces - Repaint	\$0	\$0	\$0	\$0	\$758,814
2330 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
2340 Metal Surfaces - Repaint	\$0	\$0	\$0	\$0	\$450,104
2520 Wood Surfaces - Repair	\$0	\$0	\$0	\$0	\$146,107
Roofing					
2400 Tile Roof - Replace	\$0	\$0	\$0	\$0	\$0
2480 Gutter System - Replace	\$0	\$0	\$0	\$0	\$0
Buildings					
2500 Waterproof Decks - Resurface	\$0	\$0	\$0	\$0	\$0
2505 Waterproof Decks - Seal/Repair	\$272,191	\$0	\$0	\$0	\$0
2510 Elevated Structure Evaluation	\$0	\$49,602	\$0	\$0	\$0
2515 Elevated Structure - Repair	\$0	\$0	\$484,241	\$0	\$0
2600 Doors - Replace	\$0	\$0	\$0	\$0	\$94,263
2675 Garage Doors - Replace	\$0	\$0	\$0	\$0	\$0
2750 (2028) Major Termite Treatment	\$0	\$0	\$0	\$0	\$0
2750 (2029) Major Termite Treatment	\$0	\$0	\$0	\$0	\$0
2750 (2030) Major Termite Treatment	\$0	\$0	\$0	\$0	\$0
2750 (2031) Major Termite Treatment	\$0	\$0	\$0	\$0	\$0
4820 Fire Extinguisher Cabinet - Replace	\$30,569	\$0	\$0	\$0	\$0
4821 Fire Extinguishers - Replace	\$20,938	\$0	\$0	\$0	\$0
4840 Fire System 5 Year - Testing	\$0	\$0	\$0	\$125,836	\$0
Clubhouse					
3040 Clubhouse Tile Floor - Replace	\$0	\$0	\$0	\$0	\$0
3200 Furniture/Furnishings - Replace	\$0	\$0	\$0	\$0	\$0
3245 Built-in Cabinet - Replace	\$0	\$0	\$0	\$0	\$0
3310 Kitchen Cabinet/Counter - Replace	\$0	\$0	\$0	\$0	\$0
3320 Kitchen Appliances - Replace	\$0	\$0	\$0	\$0	\$0
4210 Audio-Video Equipment - Replace	\$0	\$0	\$0	\$0	\$0
4570 Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
4600 HVAC Systems - Replace	\$0	\$0	\$0	\$0	\$0
4800 Fire Alarm System - Replace	\$0	\$0	\$0	\$0	\$0
5700 Restrooms - Major Refurbish	\$0	\$0	\$0	\$0	\$0
5750 Pool Shower & Walkway Tile - Re-tile	\$0	\$0	\$0	\$0	\$0
Pool Area & Equip Room					
2145 Concrete Deck Coating - Seal/Repair	\$46,901	\$0	\$0	\$0	\$0
5810 Pool - Resurface & Re-tile	\$0	\$0	\$0	\$0	\$0
5812 Pool Filter - Replace	\$0	\$6,038	\$0	\$0	\$0
5815 Pool Heater - Replace	\$0	\$0	\$0	\$0	\$0
5817 Pool Pump - Replace	\$0	\$0	\$0	\$6,864	\$0
5820 Spa - Resurface & Re-tile	\$0	\$0	\$0	\$25,167	\$0
5822 Spa Filter - Replace	\$0	\$0	\$0	\$0	\$0
5825 Spa Heater - Replace	\$0	\$0	\$13,328	\$0	\$0
5827 Spa Pumps - Replace	\$10,050	\$0	\$0	\$0	\$0
5848 Chemical Controllers - Replace	\$0	\$0	\$0	\$0	\$0
5860 Pool/Spa Skimmers - Replace	\$0	\$0	\$0	\$0	\$0
5870 Pool & Spa Lights - Replace	\$0	\$0	\$0	\$0	\$0
5950 Pool Area Mastic - Replace	\$0	\$0	\$0	\$18,303	\$0
5990 Pool Furniture - Replace	\$0	\$0	\$0	\$0	\$60,092
6160 Drinking Fountains - Replace	\$0	\$0	\$0	\$0	\$0
6210 Gas BBQ Inset - Replace	\$0	\$0	\$0	\$0	\$0
6211 BBQ Tile Counter Top - Replace	\$0	\$0	\$0	\$0	\$0
6300 Wood Trellis/Shade Structure	\$0	\$0	\$0	\$0	\$0
Walls, Fencing, Railings & Gates					

Fiscal Year	2050	2051	2052	2053	2054
5520 (2029) Iron Fence - Repair/Replace	\$0	\$0	\$0	\$0	\$0
5520 (2044) Iron Fence - Repair/Replace	\$0	\$0	\$0	\$0	\$0
5545 View Fencing - Replace	\$0	\$0	\$0	\$0	\$0
5548 Wood Patio Gates - Replace	\$0	\$0	\$0	\$0	\$0
Lighting Projects					
5005 Large Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
5030 Wall Lights - Replace	\$0	\$0	\$0	\$0	\$0
5050 Interior Lights & Fans - Replace	\$0	\$0	\$0	\$0	\$0
5054 Monument Lights	\$0	\$0	\$13,994	\$0	\$0
Landscape & Irrigation					
6900 Irrigation Controllers - Replace	\$0	\$0	\$0	\$0	\$70,697
6910 Controller Enclosures - Replace	\$0	\$0	\$0	\$0	\$0
6920 Backflow Devices - Replace	\$0	\$0	\$0	\$0	\$0
6940 Irrigation Pumps - Replace	\$0	\$0	\$0	\$0	\$0
7010 Landscape - Refurbish	\$0	\$0	\$0	\$114,396	\$0
Grounds & Miscellaneous					
4690 Storm Drain Filters - Replace	\$0	\$0	\$0	\$0	\$21,445
4692 Annual Storm Drain Maintenance	\$5,444	\$5,607	\$5,775	\$5,949	\$6,127
6275 Mailbox Kiosk - Refurbish	\$0	\$0	\$0	\$9,152	\$0
6280 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
6810 Monument Letters - Replace/Refurb	\$6,281	\$0	\$0	\$0	\$0
6890 Bulletin Boards - Replace	\$0	\$0	\$0	\$0	\$5,302
Total Expenses	\$396,562	\$177,703	\$521,781	\$310,243	\$1,617,664
Ending Reserve Balance	\$10,285,368	\$11,531,910	\$12,492,124	\$13,721,929	\$13,688,044



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.

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.

The Three-Part Test:

1. **Association's obligation to maintain/replace existing elements.**
2. **Schedule/need for projects can be reasonably anticipated.**
3. **The total cost for the project is material to the association, can be reasonably estimated, and includes direct/related costs.**

Not all your components may have been found appropriate for reserve funding. In our judgment, the components meeting the above 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: (1) Allowance

Location:

Funded?: Yes.

History:

Comments: As routine maintenance utilizing operating funds, inspect regularly, and pressure wash for appearance. Repair promptly as needed to prevent water penetrating into the base, which can cause further damage. Factors affecting the quality of the concrete include the preparation of the underlying soil and drainage, thickness and strength of the concrete used, steel reinforcement (none likely), and the amount and weight of vehicle traffic if relevant. Monitor for lifting and cracking causing trip hazards and perform remedial repairs immediately. Not all of the concrete was inspected during the site visit.

Resource: <http://www.mrsc.org/subjects/pubworks/sidew.aspx>

Useful Life:
1 years

Remaining Life:
0 years



Best Case: \$ 2,000

Worst Case: \$ 2,000

Cost Source: ARI Cost Database

Comp #: 2200 Street & Walkway Pavers - Repair/Replace

Quantity: Approx 8,000 GSF

Location: Entry (3,780 gsf); street ribbons (700 gsf); fire exit (3,200 gsf) and mailbox end of Balmoral Dr. (370 gsf),

Funded?: Yes.

History: 2024, \$3,150.

Comments: There is no expectation to replace all of the pavers at one time. Sectional removal, re-compaction and replacement should be considered as the base fails over time or pavers become cracked. Periodic cleaning can improve appearance. This is an allowance to sectionally repair to maintain appearance and functionality.

Useful Life:
10 years

Remaining Life:
2 years



Best Case: \$ 12,000

Worst Case: \$ 12,000

Cost Source: ARI Cost Database

Comp #: 2220 Asphalt - Resurface

Quantity: Approx 189,000 GSF

Location: Streets and parking

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 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. The client should provide the reserve analyst with all the asphalt contractors and consultants recommendations and cost information.

Useful Life:
28 years

Remaining Life:
14 years



Best Case: \$ 756,000

Worst Case: \$ 756,000

Cost Source: Prior reserve study with inflation

Comp #: 2230 Asphalt - Repair/Seal

Quantity: Approx 189,000

Location: Streets and parking

Funded?: Yes.

History: 2022, Repairs \$19,400; Sealed & striped \$30,230.

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. 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. It is beyond the scope of the reserve study to determine an actual cost for repair work. This is a petroleum based product subject to significant cost fluctuations. The estimated cost would include normal re-striping. The client should provide the reserve analyst with the asphalt contractors and consultants recommendations and cost information.

Useful Life:
4 years

Remaining Life:
2 years



Best Case: \$ 52,000

Worst Case: \$ 52,000

Cost Source: Client Cost History

Painting Projects

Comp #: 2300 Stucco - Repaint**Quantity: Approx 187,000 GSF**

Location: Exteriors

Funded?: Yes.

History: 2017, \$291,642 (w/iron painting)

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 yearsRemaining Life:
4 years

Best Case: \$ 178,000

Worst Case: \$ 206,000

Cost Source: ARI Cost Database

Comp #: 2310 Wood Surfaces - Repaint**Quantity: Approx 125,000**

Location: Exterior building iron, eaves, trim, etc.

Funded?: Yes.

History: 2023, \$513,300 w/pool & perm iron.

Comments: Regular uniform, professional paint or sealer applications are recommended for appearance, protection of wood, 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/sealant applications as shown below. The cost is for good quality preparation and paint products.

Useful Life:
5 yearsRemaining Life:
4 years

Best Case: \$ 322,000

Worst Case: \$ 322,000

Cost Source: Client Cost History

Comp #: 2330 Interior Surfaces - Repaint

Quantity: Approx 6,415

Location: Interior clubhouse & restrooms

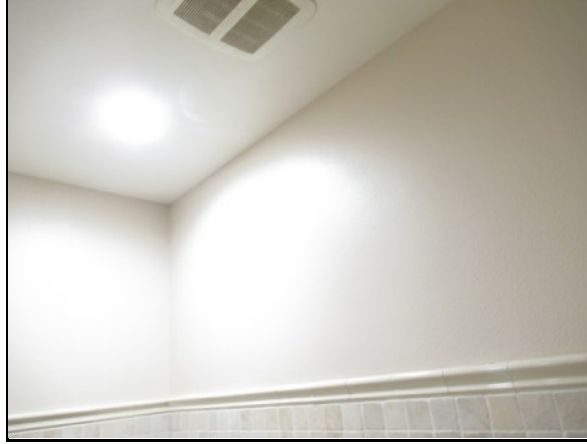
Funded?: Yes.

History: 2011, \$2,800

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:
4 years



Best Case: \$ 8,000

Worst Case: \$ 8,000

Cost Source: ARI Cost Database

Comp #: 2340 Metal Surfaces - Repaint

Quantity: Approx 39,300 GSF

Location: Pool fence 800 gsf; grounds 38,500 gsf.

Funded?: Yes.

History: Painted: 2013, \$93,864 repair/paint. \$2017, \$291,642 w/wood. 2024, \$513,300 w/wood.

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:
4 years



Best Case: \$ 176,000

Worst Case: \$ 206,000

Cost Source: Client Cost History

Comp #: 2520 Wood Surfaces - Repair

Quantity: Approx 125,000 GSF

Location: Exterior building surfaces

Funded?: Yes.

History:

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:
4 years



Best Case: \$ 62,000

Worst Case: \$ 62,000

Cost Source: ARI Cost Database

Roofing

Comp #: 2400 Tile Roof - Replace

Quantity: Approx 297,000 GSF

Location: (45) Buildings

Funded?: Yes.

History:

Comments: Significant leaks reported. The roofing is older and is nearing the end of its useful life. Consult with a qualified roofing contractor to provide accurate evaluation of all buildings roof systems and their repair or replacement needs. The roofs were not accessed at the time of inspection, the roofs are inspected from ground level. It is recommended an annual roof maintenance be put in place to make sure roof drainage is good and seals are inspected and the roof system is performing as expected. Follow all recommendations of the roof maintenance vendor. It is beyond the scope of this study to evaluate the performance or anticipated remaining life from a visual inspection. The client should provide all roof evaluations to the reserve analyst to keep the recommended cycle and funding up to date.

National Roofing Contractors Association (NRCA) <http://www.nrca.net/>.

Roof Consultant Institute (RCI) <http://www.rci-online.org/>

Western States Roofing Contractors Association (WSRCA) <http://www.wsrca.com/>

Useful Life:
35 years

Remaining Life:
5 years



Best Case: \$ 4,000,000

Worst Case: \$ 5,000,000

Cost Source: Estimate Provided by Client

Comp #: 2480 Gutter System - Replace

Quantity: Approx 31,000 LF

Location: Roof edges and downspouts

Funded?: Yes.

History:

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 full replacement with the roof replacement projects for cost savings.

Useful Life:
35 years

Remaining Life:
17 years



Best Case: \$ 279,000

Worst Case: \$ 341,000

Cost Source: ARI Cost Database

Buildings

Comp #: 2500 Waterproof Decks - Resurface**Quantity: Approx 28,200 GSF**

Location: Balcony decks

Funded?: Yes.

History: 2024, approx \$60K worst ones.

Comments: It is beyond the scope of the reserve study to determine the extent of any resurface needs. Consult with a qualified waterproofing contractor for resurface or seal requirements. The decks should be inspected at least every 3-4 years to determine the need for seal or resurfacing. Good quality resurface and routine seal will prevent water penetration into the structure which may cause major remedial repairs. This study does not evaluate the structural integrity or performance of your decking system.

Useful Life:
16 yearsRemaining Life:
5 years

Best Case: \$ 420,000

Worst Case: \$ 480,000

Cost Source: ARI Cost Database

Comp #: 2505 Waterproof Decks - Seal/Repair**Quantity: Approx 28,200 GSF**

Location: Upper level decks

Funded?: Yes.

History: 2020, \$116,850. 2024, (w/#2515 repairs)

Comments: Not accessed at the time of the study. It is beyond the scope of the reserve study to determine the extent of any repair needs. Consult with a qualified waterproofing contractor for resurface or seal requirements and follow product manufacturer's maintenance recommendations. Typically seal application is every 4-5 years. Good quality resurface and routine seal will prevent water penetration into the structure which may cause major remedial repairs and accelerate deterioration. This study does not evaluate the structural integrity or performance of your decking system.

Useful Life:
5 yearsRemaining Life:
0 years

No Photo Available

Best Case: \$ 120,000

Worst Case: \$ 140,000

Cost Source: ARI Cost Database

Comp #: 2510 Elevated Structure Evaluation

Quantity:

Location:

Funded?: Yes.

History: Done 2024, \$22,972

Comments: This funding relates to the Civil Code Section 5551. Every nine years, condominium associations would be required to conduct a visual inspection (by an architect or structural engineer) of a statistically significant sample of elevated structures such as balconies, decks, stairways and railings. If evidence of water intrusion is found, the inspector would use their best professional judgment in deciding on any further needed investigation.

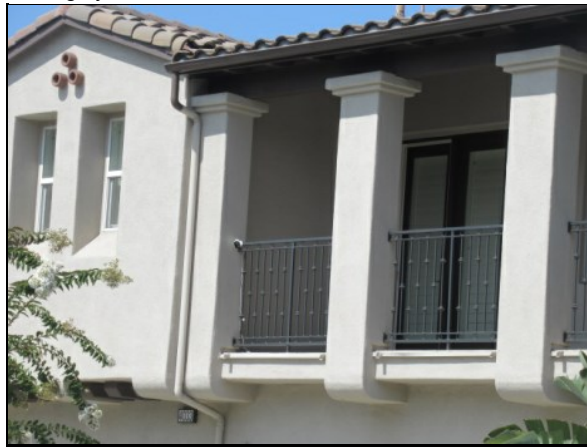
The inspector would write a report including the current condition of the elevated structures, their expected future life and anticipated performance, and any repair recommendations. The inspector would also notify the local code enforcement agency of any imminent threat to personal safety. If the S.B. 326 Bill "The Balcony Bill" applies to your association, please provide the completed report by the qualified hired entity that completed said report.

The first inspection must be completed by January 1, 2025.

Due to the limited availability of qualified structural engineers in the industry it is recommended the client seek the services as soon as possible rather than waiting until the deadline to meet the code. The allowance for the inspection is based on many factors and the cost varies widely. While this is our best estimate, it is beyond the scope of this study for our staff to ascertain what the structural engineers will charge for their services. We are certain it will increase as it gets closer to the 12/31/24 deadline. The client should not delay in starting the project to get the decks inspected. This study does not evaluate the structural integrity or performance of your decking system.

Useful Life:
9 years

Remaining Life:
8 years



Best Case: \$ 23,000

Worst Case: \$ 23,000

Cost Source: Client Cost History

Comp #: 2515 Elevated Structure - Repair

Quantity: (1) Allowance

Location: Upper level decks

Funded?: Yes.

History:

Comments: It is beyond the scope of the reserve study to determine the extent of any repair needs. Information contained in this component should come from the Elevated Structure Evaluation as required by Civil Code Section 5551. Consult with your qualified contractor for repair details. The information contained in this component is provided by the client. Good quality resurface and routine seal of any waterproof compound will prevent water penetration into the structure. Water intrusion may cause major extensive remedial repairs and accelerate deterioration. Some decks are not built with a waterproof surfaces. Follow manufacturer's recommendations of any materials applied to the decks. Funding is an allowance to perform repairs with each Elevated Structure evaluation. Cost should be adjusted as more information of repair history is available.

Useful Life:
9 years

Remaining Life:
0 years



Best Case: \$ 208,000

Worst Case: \$ 228,000

Cost Source: Estimate Provided by Client

Comp #: 2600 Doors - Replace

Quantity: 10% of (445) Metal Doors

Location: Clubhouse: (6) Metal w/vents; (4) French doors. (174) Metal Unit Entry door w/windows; (261) Metal Utility doors w/vents

Funded?: Yes.

History:

Comments: Some of the utility doors have minor rust. There is no expectation to replace all of the doors at one time and not all doors are inspected during the site visit. This is an allowance to replace the individual doors when necessary to properly maintain appearance and functionality. Typical major replacement occurs with paint cycles. Routine maintenance of closures, hinges, latches and hardware and other minor repairs should be handled using Operating funds. Keep all surfaces (other than glass) well painted and protected from moisture causing premature deterioration. As the history for replacement becomes evident, this should be adjusted to accurately meet the needs of the client.

Useful Life:
5 years

Remaining Life:
4 years



Best Case: \$ 40,000

Worst Case: \$ 40,000

Cost Source: ARI Cost Database

Comp #: 2675 Garage Doors - Replace

Quantity: (174) Alum Roll-up

Location: (174) 16' x 7' aluminum roll-up with lights (windows)

Funded?: Yes.

History: New 2007

Comments: These aluminum doors are a long life component if properly maintained. Initially the doors have a powder coated paint finish. This will eventually fade over time. The doors should be painted periodically thereafter to maintain appearance. The garage door opener are the responsibility of the individual owners. Replacement of the doors is eventual, however, quality maintenance and repairs when necessary can extend the average life.

Useful Life:
25 years

Remaining Life:
7 years



Best Case: \$ 191,000

Worst Case: \$ 227,000

Cost Source: ARI Cost Database

Comp #: 2750 (2028) Major Termite Treatment

Quantity: 25% (45) Buildings

Location: (42) 4-unit buildings & (3) 2-unit buildings

Funded?: Yes.

History: 2021, \$22,760.

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:
15 years

Remaining Life:
3 years



Best Case: \$ 60,000

Worst Case: \$ 60,000

Cost Source: Prior Reserve Study with Inflation

Comp #: 2750 (2029) Major Termite Treatment

Quantity: 25% (45) Buildings

Location: (42) 4-unit buildings & (3) 2-unit buildings

Funded?: Yes.

History: 2021, \$22,760.

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:
15 years

Remaining Life:
4 years



Best Case: \$ 60,000

Worst Case: \$ 60,000

Cost Source: Prior Reserve Study with Inflation

Comp #: 2750 (2030) Major Termite Treatment

Quantity: 25% (45) Buildings

Location: (42) 4-unit buildings & (3) 2-unit buildings

Funded?: Yes.

History: 2021, \$22,760.

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:
15 years

Remaining Life:
5 years



Best Case: \$ 60,000

Worst Case: \$ 60,000

Cost Source: Prior Reserve Study with Inflation

Comp #: 2750 (2031) Major Termite Treatment

Quantity: 25% (45) Buildings

Location: (42) 4-unit buildings & (3) 2-unit buildings

Funded?: Yes.

History: 2021, \$22,760.

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:
15 years

Remaining Life:
6 years



Best Case: \$ 60,000

Worst Case: \$ 60,000

Cost Source: Prior Reserve Study with Inflation

Comp #: 4820 Fire Extinguisher Cabinet - Replace

Quantity: 20% (122) Metal w/doors

Location: Exterior building locations

Funded?: Yes.

History: 2019, (2) \$946.

Comments: We are not licensed to inspect or test the fire extinguishers. We did not verify that their locations are in line with current safety codes. These duties should be conducted by a licensed fire-safety professional. Annual inspections and testing by licensed fire-safety professionals is required by law (refer to yellow tags). These inspections and any required replacement and/or maintenance should be handled as part of the Operating budget. This is for the replacement of the boxes only, the equipment replacement should be handled using Operating Funds. Keep metal painted to prevent premature rust and corrosion. Plan for major replacement with extinguisher replacement cycle.

Useful Life:
5 years

Remaining Life:
0 years



Best Case: \$ 14,600

Worst Case: \$ 14,600

Cost Source: ARI Cost Database

Comp #: 4821 Fire Extinguishers - Replace

Quantity: (122) Units

Location:

Funded?: Yes.

History: 2011, \$8,191. 2017, \$,400

Comments:

Useful Life:
5 years

Remaining Life:
0 years



Best Case: \$ 10,000

Worst Case: \$ 10,000

Cost Source: Client Cost History With Inflation

Comp #: 4840 Fire System 5 Year - Testing

Quantity: (1) Provision

Location:

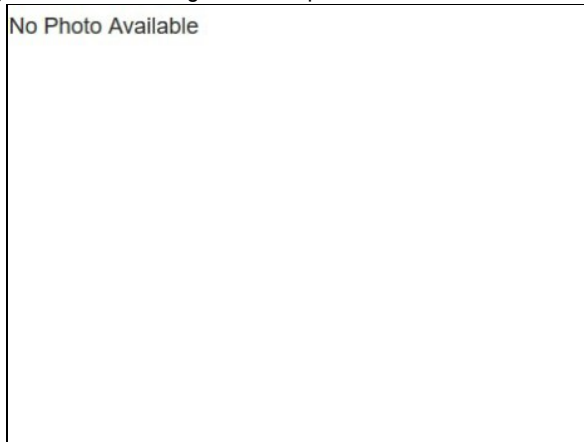
Funded?: Yes.

History: 2020, \$50,700. 2023-2024, repairs \$51,307.

Comments: The client is required to have the fire sprinkler system and panel testing every 5 years. This funding is to provide for the required testing and certification. It is beyond the scope of the reserve study to estimate the cost for these inspections. Follow all mandates and/or recommendations for remediations as reported with testing. The cost for such work is not included and can not be estimated. The client may establish a funding at their request for additional work if deemed appropriate for the community.

Useful Life:
5 years

Remaining Life:
3 years



Best Case: \$ 50,000

Worst Case: \$ 60,000

Cost Source: Client Cost History With Inflation

Clubhouse

Comp #: 3040 Clubhouse Tile Floor - Replace

Quantity: Approx 1,000

Location: Plank tiles

Funded?: Yes.

History:

Comments: As part of ongoing maintenance program, tile should be inspected regularly and damaged sections repaired/replaced as needed. Best practice is to keep a collection of replacement tiles on hand for partial replacements. With ordinary care and maintenance, tile in interior locations can last for an extended period of time, but replacement is often warranted eventually to enhance and restore aesthetic appeal throughout the common areas. Based on evident conditions, original installation, and project history provided by the Client, we recommend planning for replacement at the approximate interval shown below. Replacement costs can vary greatly depending on size, material, and design of tiles selected. Unless otherwise noted, cost estimates below assume replacement with similar quantity and quality as existing. Measurements are approximate and include waste cutting.

Useful Life:
30 years

Remaining Life:
12 years



Best Case: \$ 35,000

Worst Case: \$ 45,000

Cost Source: ARI Cost Database

Comp #: 3200 Furniture/Furnishings - Replace

Quantity: (1) Allow

Location: Clubhouse interior furniture & fixtures

Funded?: Yes.

History: 2023 Refreshed

Comments: The replacement cycle will depend greatly on use and abuse. Provide routine cleaning and maintenance to reach or extend average life. There is no anticipation to replace "like for like". This is an allowance for replacement to update the facilities and provide functionality as needed for the community.

Useful Life:
20 years

Remaining Life:
12 years



Best Case: \$ 30,000

Worst Case: \$ 30,000

Cost Source: ARI Cost Database

Comp #: 3245 Built-in Cabinet - Replace

Quantity: (1) 6'w x 8' H

Location: TV Entertainment Cabinet

Funded?: Yes.

History:

Comments: The cost for cabinets and countertops can vary widely depending on the grade, configuration and labor cost. This is an allowance to replace with approximately the same quantity and quality as the existing cabinet and counters. Keep surfaces clean and well sealed, avoid damage and abuse. Monitor for cracking or major structure failure.

Useful Life:
30 years

Remaining Life:
12 years



Best Case: \$ 5,000

Worst Case: \$ 7,000

Cost Source: ARI Cost Database

Comp #: 3310 Kitchen Cabinet/Counter - Replace

Quantity: Approx 48' LF

Location: Kitchen: (22' LF) base cabinets; (26' LF) upper cabinets; (22' LF) quartz

Funded?: Yes.

History:

Comments: These are long life components if properly treated and not abused. Plan for routine cleaning, minor repairs and door adjustments between replacement cycles. Keep cleaned and sealed, avoid abuse or mistreatment. Replacement would include cabinets, counters, backsplash, sink(s), and faucets. Replacement cycle will depend a great deal on use and abuse as well as the quality of the selected materials.

Useful Life:
30 years

Remaining Life:
12 years



Best Case: \$ 30,000

Worst Case: \$ 40,000

Cost Source: ARI Cost Database

Comp #: 3320 Kitchen Appliances - Replace

Quantity: (4) Various Units

Location: GE Stainless Steel Appliances: (1) refrigerator/freezer; (1) dual wall ovens; (1) range/oven; and (1) built-in microwave

Funded?: Yes.

History: 2023 Microwave replaced.

Comments: The replacement cycle will depend greatly on use and abuse. Provide routine cleaning and maintenance to reach or extend average life. There is no expectation the appliances will be replaced with "like-for-like" units. This is an allowance to provide appliances that meet the needs of the community.

Useful Life:
20 years

Remaining Life:
2 years



Best Case: \$ 6,000

Worst Case: \$ 11,000

Cost Source: ARI Cost Database

Comp #: 4210 Audio-Video Equipment - Replace

Quantity: (1) Allowance

Location: (1) TV, (1) DVD player & (1) speaker system

Funded?: Yes.

History: 2017, (1) TV \$4,186.

Comments: Keep equipment maintained by a qualified contractor to reach or extend average life. Minor replacement or repairs are best handled using Operating funds. A detailed list of components is maintained by the client and it is beyond the scope of this study to ascertain the actual replacement cost of all components. It is not anticipated the replacement will be "like for like" due to industry changes and needs of the community. This is an allowance for future replacement which can be changed by the client for cost and replacement cycle. Advise the reserve analyst when equipment replacement cost or cycle changes are anticipated.

Useful Life:
10 years

Remaining Life:
3 years



Best Case: \$ 4,500

Worst Case: \$ 6,500

Cost Source: ARI Cost Database

Comp #: 4570 Water Heater - Replace

Quantity: (1) 50 Gal Bradford

Location:

Funded?: Yes.

History: New 2024, \$2,162.

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:
19 years



Best Case: \$ 2,200

Worst Case: \$ 2,200

Cost Source: Client Cost History

Comp #: 4600 HVAC Systems - Replace

Quantity: (1) Lennox 5-Ton Split

Location: Outside on concrete pad

Funded?: Yes.

History: New 2007

Comments: Some debris accumulation and advanced age. As routine maintenance, regular professional inspections and maintenance will help to extend useful life cycles and achieve lowest annualized costs. Follow the maintenance recommendations of the manufacturer and installation contractor to maintain the warranty and receive optimum performance.

Useful Life:
20 years

Remaining Life:
2 years



Best Case: \$ 10,000

Worst Case: \$ 14,000

Cost Source: ARI Cost Database

Comp #: 4800 Fire Alarm System - Replace

Quantity: (1) Honeywell System

Location:

Funded?: Yes.

History:

Comments: Not tested during site visit, these should be inspected and tested on a regular schedule by a qualified, licensed contractor. Follow all repair or replacement recommendations of the vendor. The actual replacement cost is based on numerous variables. This funding is an estimate only, including a separate power supply and should be evaluated by a qualified professional. The client should report to the reserve analyst any cost information or change in remaining life when provided by their alarm system contractor.

Useful Life:
20 years

Remaining Life:
15 years



Best Case: \$ 7,000

Worst Case: \$ 9,000

Cost Source: Client Cost History With Inflation

Comp #: 5700 Restrooms - Major Refurbish

Quantity: (2) Multi-Use

Location: Restrooms: Floor & Wall tile (1,030 gsf); Laminate counters (12' LF); (5) toilets; (1) urinal; (4) inset sinks; (5) Partitions; mirrors; dispensers, etc.

Funded?: Yes.

History: New 2007

Comments: Frequency of refurbishing will depend a great deal on active use and abuse. This should be adjusted when conditions warrant. Replacing these components as one will be cost saving and are typically performed together to update the facilities.

Useful Life:
20 years

Remaining Life:
12 years



Best Case: \$ 40,000

Worst Case: \$ 60,000

Cost Source: ARI Cost Database

Comp #: 5750 Pool Shower & Walkway Tile - Re-tile

Quantity: Approx 312 GSF

Location: Pool area outdoor showers and area at entry to showers

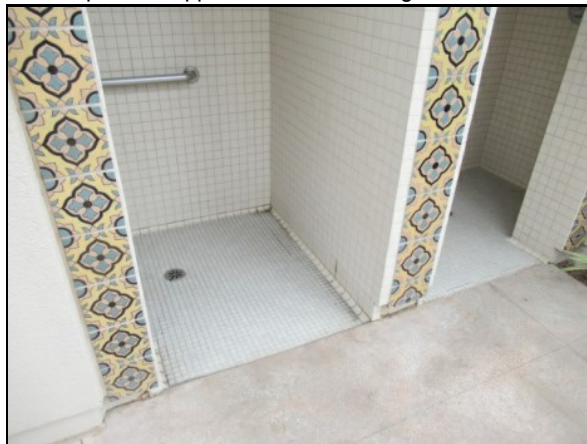
Funded?: Yes.

History: New 2007

Comments: Replacement of waterproof barrier, valves, plumbing fixtures and drain pans are included in the re-tile project. Keep facilities cleaned and remove calcium deposit for appearance and avoid grout deterioration.

Useful Life:
30 years

Remaining Life:
12 years



Best Case: \$ 10,500

Worst Case: \$ 14,500

Cost Source: ARI Cost Database

Pool Area & Equip Room

Comp #: 2145 Concrete Deck Coating - Seal/Repair

Quantity: Approx 4,800 GSF

Location: Pool deck surface

Funded?: Yes.

History: 2012, \$12,317. 2024,

Comments: We recommend sealing these surfaces every 5-6 years to protect against cracking, peeling and lifting. Water intrusion under the surface, abuse and other factors can accelerate deterioration. Consult with a qualified contractor for frequency of seal. Follow the product manufacturer's recommendations.

Useful Life:
5 years

Remaining Life:
0 years



Best Case: \$ 21,500

Worst Case: \$ 23,300

Cost Source: Client's Estimate, Prior Reserve Study

Comp #: 5810 Pool - Resurface & Re-tile

Quantity: Approx 965 GSF

Location: Pool Surfaces: Plaster (965 gsf); Trim tile (148' LF); and Lane tile (76' LF).

Funded?: Yes.

History:

Comments: The vendor reports this needs to be done at this time. Minor repairs and routine cleaning/maintenance should be considered an Operating expense. Pool resurfacing will restore the aesthetic quality of the pool while protecting the actual concrete shell of the pool from deterioration. This type of project is best suited for slow/offseason to minimize downtime during periods when pool is used heavily. Should be expected at the approximate interval shown below; in some cases, schedule may need to be accelerated due to improper chemical balances or aesthetic preferences of the Client. While drained for resurfacing, any other repairs to lighting, handrails, stairs, ladders, etc. should be conducted as needed and funding is included for these components. This cost does not include any re-plumbing of water or drain lines or related work.

<https://www.nationalplastererscouncil.com/pool-resurfacing/>

Useful Life:
12 years

Remaining Life:
0 years



Best Case: \$ 17,000

Worst Case: \$ 23,000

Cost Source: ARI Cost Database

Comp #: 5812 Pool Filter - Replace

Quantity: (1) Pentair

Location: Pool equipment room

Funded?: Yes.

History:

Comments: Pool vendor should inspect regularly for optimal performance and address any repairs or preventive maintenance as needed. Minimal or no subjective/aesthetic value for pool and spa equipment and useful life is based primarily on normal expectations for service/performance life in this location. Life expectancy can vary depending on location, as well as level of use and preventive maintenance. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance. Cost estimates shown below assume replacement with similar filter types/sizes as existing.

Useful Life:
10 years

Remaining Life:
6 years



Best Case: \$ 2,800

Worst Case: \$ 2,800

Cost Source: Client's Maintenance Vendor

Comp #: 5815 Pool Heater - Replace

Quantity: (1) Raypak

Location: Pool equipment room

Funded?: Yes.

History: New 2022,

Comments: Expect to follow the recommendation of the pool maintenance vendor. Pool vendor should inspect heater regularly to ensure proper function, identify any required repairs, etc. Minimal or no subjective/aesthetic value for pool and spa equipment. Internal components were not analyzed during our site inspection. Useful life is based primarily on normal expectations for service/performance life in this location. Many Clients choose not to heat their pools year-round, which can prolong the life of the heater while reducing energy costs. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance. When replacement models are being evaluated, we recommend considering high efficiency models which may have a higher initial cost but will ultimately be less expensive due to reduced energy usage.

Useful Life:
10 years

Remaining Life:
0 years



Best Case: \$ 6,000

Worst Case: \$ 6,000

Cost Source: Client's Maintenance Vendor

Comp #: 5817 Pool Pump - Replace

Quantity: (1) 3 hp Pentair

Location: Pool equipment area

Funded?: Yes.

History: New 2023

Comments: Repair or replace motors using Operating Funds. Expect to follow the recommendation of the pool maintenance vendor. Pumps should be inspected regularly for leaks and other mechanical problems. Minimal or no subjective/aesthetic value for pool and spa equipment. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance. Cost shown is based on replacement with the same types/sizes, and may include a small allowance for new piping, valve replacements, and other repairs to be conducted as needed.

Useful Life:
10 years

Remaining Life:
8 years



Best Case: \$ 3,000

Worst Case: \$ 3,000

Cost Source: Client's Maintenance Vendor

Comp #: 5820 Spa - Resurface & Re-tile

Quantity: (1) 98 sq ft

Location: Pool area: (96 sq ft) plaster & (81' LF) tile

Funded?: Yes.

History: Replastered 2013

Comments: Minor repairs and routine cleaning/maintenance should be considered an Operating expense. Pool resurfacing will restore the aesthetic quality of the spa while protecting the actual concrete shell of the spa from deterioration. This type of project is best suited for slow/offseason to minimize downtime during periods when spa is used heavily. Should be expected at the approximate interval shown below; in some cases, schedule may need to be accelerated due to improper chemical balances or aesthetic preferences of the Client. While drained for resurfacing, any other repairs to lighting, handrails, stairs, ladders, etc. should be conducted as needed and funding is included for these components. This cost does not include any re-plumbing of water or drain lines or related work.

<https://www.nationalplastererscouncil.com/pool-resurfacing/>

Useful Life:
8 years

Remaining Life:
4 years



Best Case: \$ 9,500

Worst Case: \$ 12,500

Cost Source: ARI Cost Database

Comp #: 5822 Spa Filter - Replace

Quantity: (1) 60 sq ft Hayward

Location: Pool equipment room

Funded?: Yes.

History:

Comments: Expect to follow the recommendation of the pool maintenance vendor. Pool vendor should inspect regularly for optimal performance and address any repairs or preventive maintenance as needed. Minimal or no subjective/aesthetic value for pool and spa equipment and useful life is based primarily on normal expectations for service/performance life in this location. Life expectancy can vary depending on location, as well as level of use and preventive maintenance. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance. Cost estimates shown below assume replacement with similar filter types/sizes as existing.

Useful Life:
10 years

Remaining Life:
0 years



Best Case: \$ 2,300

Worst Case: \$ 2,300

Cost Source: Client's Maintenance Vendor

Comp #: 5825 Spa Heater - Replace

Quantity: (1) Raypak 407

Location: Pool equipment area

Funded?: Yes.

History: New about 2022

Comments: Expect to follow the recommendation of the pool maintenance vendor. Pool vendor should inspect heater regularly to ensure proper function, identify any required repairs, etc. Minimal or no subjective/aesthetic value for pool and spa equipment. Internal components were not analyzed during our site inspection. Many Clients choose not to heat their pools year-round, which can prolong the life of the heater while reducing energy costs. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance. When replacement models are being evaluated, we recommend considering high efficiency models which may have a higher initial cost but will ultimately be less expensive due to reduced energy usage.

Useful Life:
10 years

Remaining Life:
7 years



Best Case: \$ 6,000

Worst Case: \$ 6,000

Cost Source: Client's Maintenance Vendor

Comp #: 5827 Spa Pumps - Replace

Quantity: (2) 3hp VSP

Location: Pool

Funded?: Yes.

History: 2024, (1) \$2,359.

Comments: Repair or replace motors using Operating Funds. Expect to follow the recommendation of the pool maintenance vendor. Pumps should be inspected regularly for leaks and other mechanical problems. Minimal or no subjective/aesthetic value for pool and spa equipment. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance. Cost shown is based on replacement with the same types/sizes, and may include a small allowance for new piping, valve replacements, and other repairs to be conducted as needed.

Useful Life:
10 years

Remaining Life:
5 years



Best Case: \$ 4,800

Worst Case: \$ 4,800

Cost Source: Client Cost History

Comp #: 5848 Chemical Controllers - Replace

Quantity: (2) IPS-M920

Location: Pool equipment room for Pool & Spa

Funded?: Yes.

History: New 2019

Comments: The California code of Regulations (Title 22) requires daily testing and written recording of pH, chlorine, and heated pool water temperature at public pools. For sites where there are less than 25 housing units, testing and recording is required twice a week, no more than four days apart. —Every automated chemical controller needs regular calibration in order to work properly. Follow all manufacturer's instructions. Install the automated chemical controller according to the manufacturer's instructions and follow all safety precautions. Keep the automated chemical controller manufacturer's instructions at the pool site for reference.

Useful Life:
10 years

Remaining Life:
4 years



Best Case: \$ 7,000

Worst Case: \$ 7,000

Cost Source: Client's Maintenance Vendor

Comp #: 5860 Pool/Spa Skimmers - Replace

Quantity: (3) Skimmers

Location:

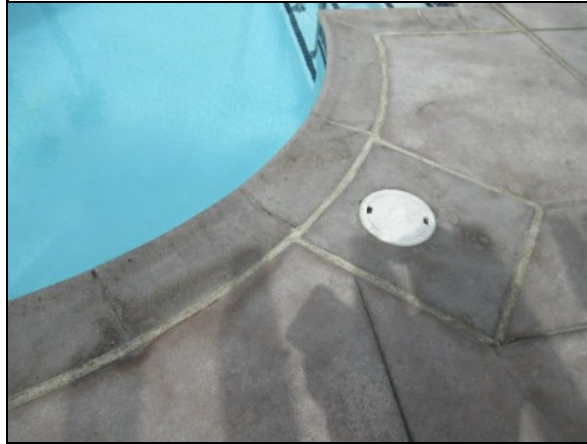
Funded?: Yes.

History: New 2007

Comments: The vendor reports the one at the deep end of the pool is cracked. These have a long and unpredictable useful life and are not a routine reserve component. It is best to rely on the expertise of the maintenance vendor or other reliable contractor for replacement consideration. The replacement is best done when the pool and/or spa is being resurfaced. It is beyond the scope of this study to ascertain the condition of the skimmer as it is below deck surface.

Useful Life:
24 years

Remaining Life:
0 years



Best Case: \$ 8,400

Worst Case: \$ 10,500

Cost Source: ARI Cost Database

Comp #: 5870 Pool & Spa Lights - Replace

Quantity: (3) Fixtures

Location:

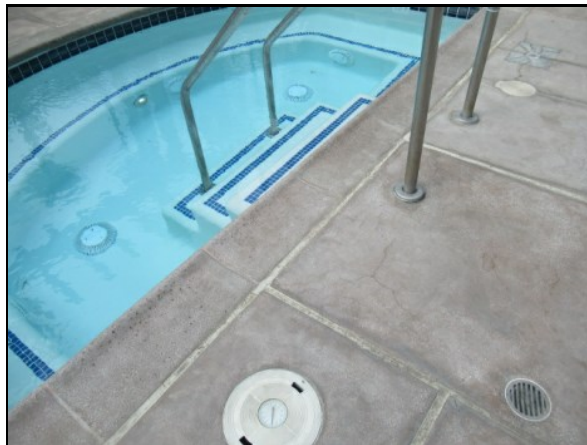
Funded?: Yes.

History:

Comments: These were not tested during daylight hours. Follow the recommendations of the maintenance vendor. We recommend replacement with LED fixtures when appropriate. Follow recommendations of the manufacturer for use and maintenance. The replacement is best done when the pool and/or spa is being resurfaced. It is beyond the scope of this study to ascertain the condition of the fixtures, typically unlit during daylight hours. They will be presumed functional unless notified otherwise.

Useful Life:
12 years

Remaining Life:
8 years



Best Case: \$ 4,500

Worst Case: \$ 4,500

Cost Source: Client's Maintenance Vendor

Comp #: 5950 Pool Area Mastic - Replace

Quantity: Approx 760' LF

Location: Pool & spa perimeter

Funded?: Yes.

History: Newly installed 2011

Comments: Keep mastic in good condition to prevent water penetration under deck causing expansion cracking to deck and coping.

Useful Life:
4 years

Remaining Life:
0 years



Best Case: \$ 7,600

Worst Case: \$ 8,400

Cost Source: ARI Cost Database

Comp #: 5990 Pool Furniture - Replace

Quantity: (62) Various Pieces

Location: (23) chaise lounges w/o arms; (20) brunch chairs; (5) brunch tables; (6) drink tables; (7) umbrellas; and (8) trash receptacles

Funded?: Yes.

History: New 2021-22, \$7,441.

Comments: There is no expectation the client will replace the furniture "like for like". This is an allowance to replace with approximately the same quantity and quality as the existing furniture.

Useful Life:
8 years

Remaining Life:
5 years



Best Case: \$ 25,500

Worst Case: \$ 25,500

Cost Source: Cost History with Inflation

Comp #: 6160 Drinking Fountains - Replace

Quantity:

Location:

Funded?: Yes.

History:

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:
12 years



Best Case: \$ 4,500

Worst Case: \$ 6,500

Cost Source: ARI Cost Database

Comp #: 6210 Gas BBQ Inset - Replace

Quantity: (2) Blaze Grills

Location: Outdoor BBQ area

Funded?: Yes.

History: 2019, \$5,700

Comments: The replacement cycle will depend greatly on use, abuse, and maintenance. Keep clean, avoid rust and maintain exterior. Interior components can be replaced as needed using Operating funds to reach or extend life.

Useful Life:
10 years

Remaining Life:
4 years



Best Case: \$ 6,100

Worst Case: \$ 7,100

Cost Source: Cost History with Inflation

Comp #: 6211 BBQ Tile Counter Top - Replace

Quantity: Approx 15' LF

Location: Outdoor BBQ Counter

Funded?: Yes.

History: New 2007

Comments: The counters are typically long life surfaces. The base structure is a lifetime component. Monitor for damage or abuse, perform remedial repairs as needed using Operating funds. Keep clean of grease and oils. Eventually the surface will become stained and unsightly if used on a normal basis. Life can be extended with proper care and maintenance. Plan for eventual replacement at the interval below with similar material and size.

Useful Life:
24 years

Remaining Life:
7 years



Best Case: \$ 3,600

Worst Case: \$ 4,600

Cost Source: ARI Cost Database

Comp #: 6300 Wood Trellis/Shade Structure

Quantity: Approx 930 GSF

Location: Pool area

Funded?: Yes.

History: 2023, repaired \$41,209.

Comments: As routine maintenance, inspect regularly and repair individual pieces or sections as-needed from general Operating funds. Clean and paint/stain along with other larger projects or as general maintenance to preserve the appearance of the trellis and extend its useful life. If present, vegetation should be well-maintained and not allowed to become overgrown, which can eventually compromise the structure. Assuming ordinary care and maintenance, plan for major repairs or possibly complete replacement (if warranted) at roughly the interval indicated below.

Useful Life:
20 years

Remaining Life:
10 years



Best Case: \$ 40,000

Worst Case: \$ 47,000

Cost Source: ARI Cost Database

Walls, Fencing, Railings & Gates

Comp #: 5520 (2029) Iron Fence - Repair/Replace

Quantity: 50% of Approx 22,560' GSF

Location: Pool: 122' LF x 4'H; 28' x 6' H (3) 4' x 6' gates. Grounds: 6,580' LF x 5.5' H and 390' LF x 6' H.

Funded?: Yes.

History: Bids for major work: 2022-23, 50% repaired to "like new", remainder scheduled 2028.

Comments: Not all of the fencing was accessed during inspection, consult with a qualified contractor to evaluate the structural integrity of the entire fencing and recommend repairing options or replacement. All metal will eventually break down due to a combination of sun and weather exposure. Sometimes this is exacerbated by other factors such as irrigation overspray, abuse and lack of preventive maintenance. For some types of fencing, complete replacement is advisable over minor repairs. Remaining useful life of the fencing may be prolonged by regular painting to protect the metal from rust and corrosion. Cost estimate range below assumes full replacement with similar material, style and quantity as existing. Remaining life can often be extended with partial repair and/or replacement and quality painting application.

Useful Life:
20 years

Remaining Life:
4 years



Best Case: \$ 273,000

Worst Case: \$ 273,000

Cost Source: Cost History with Inflation

Comp #: 5520 (2044) Iron Fence - Repair/Replace

Quantity: 50% of Approx 22,560' GSF

Location: Pool: 122' LF x 4'H; 28' x 6' H (3) 4' x 6' gates. Grounds: 6,580' LF x 5.5' H and 390' LF x 6' H.

Funded?: Yes.

History: Bids for major work: 2022-23, 50% repaired to "like new", remainder scheduled 2028.

Comments: Not all of the fencing was accessed during inspection, consult with a qualified contractor to evaluate the structural integrity of the entire fencing and recommend repairing options or replacement. All metal will eventually break down due to a combination of sun and weather exposure. Sometimes this is exacerbated by other factors such as irrigation overspray, abuse and lack of preventive maintenance. For some types of fencing, complete replacement is advisable over minor repairs. Remaining useful life of the fencing may be prolonged by regular painting to protect the metal from rust and corrosion. Cost estimate range below assumes full replacement with similar material, style and quantity as existing. Remaining life can often be extended with partial repair and/or replacement and quality painting application.

Useful Life:
20 years

Remaining Life:
19 years



Best Case: \$ 273,000

Worst Case: \$ 273,000

Cost Source: Cost History with Inflation

Comp #: 5545 View Fencing - Replace

Quantity: Approx 655' LF x 5' H

Location: Pool 217' LF; Perimeter 438' LF

Funded?: Yes.

History: New 2007

Comments: Not all of the fencing was inspected during the site visit. Consult with a qualified contractor to evaluate the structural integrity of the entire fencing and recommend repairing options or replacement. Monitor for structural integrity, inspect and repair framework as necessary using Operating Funds. Plexiglas is an extensive life component if properly maintained and not damaged. Keep clean using Operating funds. Avoid irrigation overspray to eliminate calcium build-up.. Eventually the material will become "foggy" and deteriorated. To maintain aesthetics, plan to replace the fencing in the future.

Useful Life:
30 years

Remaining Life:
12 years



Best Case: \$ 50,600

Worst Case: \$ 70,600

Cost Source: ARI Cost Database

Comp #: 5548 Wood Patio Gates - Replace

Quantity: (90) 3' x 6' Gates

Location: Solid board patio gates, 3' x 6'.

Funded?: Yes.

History: New 2007. 2/2020, \$842 (1) Gate.

Comments:

Useful Life:
20 years

Remaining Life:
4 years



Best Case: \$ 72,800

Worst Case: \$ 92,800

Cost Source: Cost History with Inflation

Lighting Projects

Comp #: 5000 Street Lights - Replace

Quantity: (1) Comment

Location: Curbside

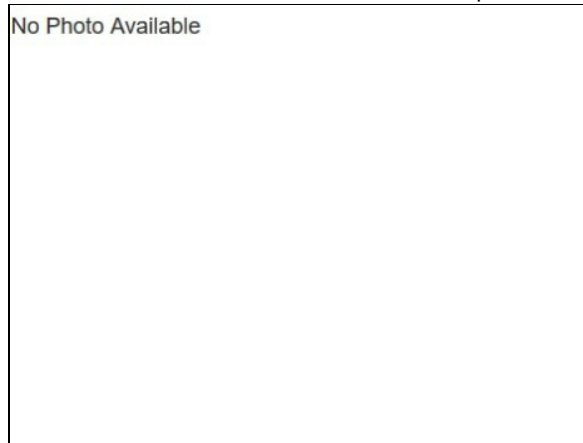
Funded?: No. These lights are the responsibility of the association's electric company. No funding required.

History:

Comments: Observed during daylight hours but assumed to be in functional, operating condition. Best practice is to plan for total replacement to periodically restore an attractive aesthetic standard within the community. Based on evident conditions, we recommend financially preparing for comprehensive replacement at the approximate time frame below. Unless otherwise noted, costs shown here are based on replacement with comparable quantity and style of lights as existing and installed by a qualified professional electrician. We recommend consideration of LED fixtures or other energy-saving options whenever possible. Even though they show advanced age and deterioration, it is more cost effective to replace with a painting project.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 5005 Large Pole Lights - Replace

Quantity: (5) Decor Lights

Location: Pool Area

Funded?: Yes.

History: New 2007

Comments: Observed during daylight hours but assumed to be in functional, operating condition. Best practice is to plan for total replacement to periodically restore an attractive aesthetic standard within the community. Based on evident conditions, we recommend financially preparing for comprehensive replacement at the approximate time frame below. Unless otherwise noted, costs shown here are based on replacement with comparable quantity and style of lights as existing and installed by a qualified professional lighting contractor. We recommend consideration of LED fixtures or other energy-saving options whenever possible.

Useful Life:

25 years

Remaining Life:

7 years



Best Case: \$ 10,500

Worst Case: \$ 14,500

Cost Source: ARI Cost Database

Comp #: 5030 Wall Lights - Replace

Quantity: Approx 570 Fixtures

Location: (558) Units & (10) Clubhouse

Funded?: Yes.

History: New 2007. 2019 (2) added \$1,200

Comments: Observed during daylight hours but assumed to be in functional, operating condition. As routine maintenance, clean by wiping down with an appropriate cleaner, change bulbs and repair as needed. Individual replacements should be considered an Operating expense. If available, an extra supply of replacement fixtures should be kept on-site to allow for prompt individual replacements. Best practice is to plan for total replacement to periodically restore an attractive aesthetic standard within the property's common areas. Based on evident conditions and repair/replacement history provided by the Client during this engagement, we recommend financially preparing for comprehensive replacement at the approximate time frame below. Unless otherwise noted, costs shown here are based on replacement with comparable quantity and style of lights as existing and installed by a qualified professional electrician. We recommend consideration of LED fixtures or other energy-saving options whenever possible.

Useful Life:
20 years

Remaining Life:
4 years



Best Case: \$ 115,000

Worst Case: \$ 135,000

Cost Source: ARI Cost Database

Comp #: 5042 Recessed/Can Lights - Replace

Quantity: (13) Fixtures

Location: Clubhouse

Funded?: No. The cost to replace these is minimal and below the reserve threshold. Replace when necessary using Operating funds.

History:

Comments: Observed during daylight hours but assumed to be in functional, operating condition. As routine maintenance, clean by wiping down with an appropriate cleaner, change bulbs and repair as needed. Individual replacements should be considered an Operating expense. If available, an extra supply of replacement fixtures should be kept on-site to allow for prompt individual replacements. Best practice is to plan for total replacement to periodically restore an attractive aesthetic standard within the property's common areas. Based on evident conditions and repair/replacement history provided by the Client during this engagement, we recommend financially preparing for comprehensive replacement at the approximate time frame below. Unless otherwise noted, costs shown here are based on replacement with comparable quantity and style of lights as existing and installed by a qualified professional electrician. We recommend consideration of LED fixtures or other energy-saving options whenever possible.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 5050 Interior Lights & Fans - Replace

Quantity: (50) Various Fixtures

Location: (42) Recessed spots; (4) wall sconces; (2) ceiling fans; and (2) restroom exhaust fans

Funded?: Yes.

History:

Comments: Not all lights were tested during inspection. It is assumed all to be in functional, operating condition. As routine maintenance, clean by wiping down with an appropriate cleaner, change bulbs and repair as needed. Individual replacements should be considered an Operating expense. If décor coordination is desired, an extra supply of replacement fixtures should be kept on-site to allow for prompt individual replacements. Unless otherwise noted, costs shown here are based on replacement with comparable quantity and style of lights as existing and installed by a qualified professional electrician. We recommend consideration of LED fixtures or other energy-saving options whenever possible.

Useful Life:
30 years

Remaining Life:
12 years



Best Case: \$ 10,600

Worst Case: \$ 14,600

Cost Source: ARI Cost Database

Comp #: 5054 Monument Lights

Quantity: (4) Fluorescent Fixt.

Location: Signs

Funded?: Yes.

History: New 2007. 2024, (1) \$1,571

Comments: Observed during daylight hours but assumed to be in functional, operating condition. As routine maintenance, clean by wiping down with an appropriate cleaner, change bulbs and repair as needed. Individual replacements should be considered an Operating expense. If available, an extra supply of replacement fixtures should be kept on-site to allow for prompt individual replacements. Based on evident conditions and repair/replacement history provided by the Client during this engagement, we recommend financially preparing for comprehensive replacement at the approximate time frame below. Unless otherwise noted, costs shown here are based on replacement with comparable quantity and style of lights as existing and installed by a qualified professional electrician. We recommend consideration of LED fixtures or other energy-saving options whenever possible.

Useful Life:
12 years

Remaining Life:
3 years



Best Case: \$ 6,300

Worst Case: \$ 6,300

Cost Source: Client Cost History

Comp #: 5080 Trellis & Landscape Lights - Replace

Quantity: (12) Fixtures

Location: Clubhouse low voltage and trellis fixtures

Funded?: No. The cost of these fixtures is minimal and below the reserve threshold. Replace as needed using Operating funds.

History:

Comments: Observed during daylight hours and assumed to be functional. Landscape lights should be inspected periodically to ensure proper function and adequate lighting in all areas. We recommend consideration of LED fixtures or other energy-saving options whenever possible. Individual fixtures should be replaced as needed as an Operating expense. However, we recommend comprehensive replacement at the approximate interval shown below. Unless otherwise noted, cost estimates shown below assume replacement with similar designs and sizes.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Landscape & Irrigation

Comp #: 6900 Irrigation Controllers - Replace

Quantity: (6) Rainmaster 32-stn

Location:

Funded?: Yes.

History:

Comments: Follow the recommendations of the contracted landscape maintenance vendor for repair or replacement needs. There are many types of controllers with options available for water saving and weather sensors. The client should request the vendor's assistance with providing recommendations for any needed upgrades or replacement needs. All information should be provided to the reserve analyst to keep funding levels at an appropriate level. When the information is not available the funding is established for mid-size controllers with minimal options.

Useful Life:
12 years

Remaining Life:
5 years



Best Case: \$ 30,000

Worst Case: \$ 30,000

Cost Source: Client's Maintenance Vendor

Comp #: 6910 Controller Enclosures - Replace

Quantity: (3) Dbl SS

Location:

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:
5 years



Best Case: \$ 10,500

Worst Case: \$ 10,500

Cost Source: Client's Maintenance Vendor

Comp #: 6920 Backflow Devices - Replace

Quantity: (3) Devices w/cages

Location:

Funded?: Yes.

History:

Comments: These devices require annual inspection and certification. Expect to replace when the device could no longer be certified. These typically have an extensive life and can be repaired throughout the life. Follow the repair or replacement recommendations of the maintenance vendor. Not all landscape maintenance contractors will replace backflow devices, this may require a plumbing contractor to do so. Costs can vary depending on the size and type of device to replace. The funding is for average replacement cost of similar size(s). Not all devices may have been inspected during the site visit.

Useful Life:
25 years

Remaining Life:
5 years



Best Case: \$ 7,500

Worst Case: \$ 7,500

Cost Source: Client's Maintenance Vendor

Comp #: 6940 Irrigation Pumps - Replace

Quantity: (3) Pumps

Location:

Funded?: Yes.

History:

Comments: We recommend periodic inspection by a licensed professional to ensure the pumps are functioning properly. Replace or repair motors using Operating funds. Enclosed pumps were not accessed during the site visit. Consult with a qualified contractor to provide conditions and maintenance needs. The size and age should be provided by the appropriate maintenance vendor to update the client's reserves. This funding is for mid-size pumps (5 hp) of good condition. The client should provide all information related to the replacement cost and age when this information is available.

Useful Life:
25 years

Remaining Life:
5 years



Best Case: \$ 24,000

Worst Case: \$ 24,000

Cost Source: ARI Cost Database

Comp #: 7010 Landscape - Refurbish

Quantity: (1) Provision

Location:

Funded?: Yes.

History:

Comments: The client has established a funding for major landscape refurbishing projects to routinely update the landscape. Follow the recommendations of the maintenance vendor. This funding can be adjusted by the association for frequency and amount as desired to maintain aesthetics of the community.

Useful Life:
5 years

Remaining Life:
3 years



Best Case: \$ 50,000

Worst Case: \$ 50,000

Cost Source: Client Cost History

Grounds & Miscellaneous

Comp #: 4690 Storm Drain Filters - Replace

Quantity: (9) Debris Screens

Location: Storm Drains

Funded?: Yes.

History: 2024, (9) \$9,090.

Comments: These were not accessed at the time of inspection. Follow the recommendations of the qualified maintenance vendor for replacement needs.

Useful Life:
5 years

Remaining Life:
4 years

No Photo Available

Best Case: \$ 9,100

Worst Case: \$ 9,100

Cost Source: Client Cost History

Comp #: 4692 Annual Storm Drain Maintenance

Quantity: (1) Allowance

Location:

Funded?: Yes.

History: 2024, \$2,561

Comments:

Useful Life:
1 years

Remaining Life:
0 years

No Photo Available

Best Case: \$ 2,600

Worst Case: \$ 2,600

Cost Source: Client Cost History

Comp #: 6275 Mailbox Kiosk - Refurbish

Quantity: (2) Wood Structures

Location: Curbside: (2) 30' x 4' Wood structures w/tile roofs

Funded?: Yes.

History:

Comments: These structures are lifetime components if properly maintained. Routine inspection and wood repair work may be necessary, however, no complete replacement of the structures is anticipated. Wood repairs should be performed prior to each painting. Typically a refurbish project is performed in conjunction with the mailbox replacement.

Useful Life:
14 years

Remaining Life:
14 years



Best Case: \$ 4,000

Worst Case: \$ 4,000

Cost Source: ARI Cost Database

Comp #: 6280 Mailboxes - Replace

Quantity: (11) 16-box/2-Parcel

Location: Curbside

Funded?: Yes.

History:

Comments: Inspect regularly, and clean by wiping down exterior surfaces. If necessary, change lock cylinders, lubricate hinges and repair as an Operating expense. The mailboxes will wear over time and eventually become an eyesore to residents. Best practice is to plan for total replacement to periodically restore an attractive aesthetic standard within the property's common areas. Based on evident conditions and repair/replacement history provided by the Client during this engagement, we recommend financially preparing for replacement at the approximate time frame below. Unless otherwise noted, costs shown here are based on replacement with comparable quantity and style of boxes, including removal and haul away of old boxes.

Useful Life:
25 years

Remaining Life:
7 years



Best Case: \$ 25,000

Worst Case: \$ 35,000

Cost Source: ARI Cost Database

Comp #: 6810 Monument Letters - Replace/Refurb

Quantity: (2) Carved Concrete

Location: Entry, 2-sided stone monument with concrete "San Lorenzo at Vista Del Verde", sandblasted & painted lettering.

Funded?: Yes.

History:

Comments: The monument is legible but could use cleaning and touch-up paint. The letters are sandblasted into the concrete and then painted. Letters become faded over time. Expect to clean the concrete and repaint the letters to maintain a quality appearance.

Useful Life:
10 years

Remaining Life:
5 years



Best Case: \$ 2,500

Worst Case: \$ 3,500

Cost Source: ARI Cost Database

Comp #: 6830 Signage - Replace/Refurbish

Quantity: (1) Allowance

Location:

Funded?: No.

History: Major replacements 2024.

Comments: There is no expectation to replace all of the signage at one time. This is an allowance for major sign replacement as necessary to maintain appearance and keep the facilities fresh looking. The cost should be adjusted as necessary as history of expenses present themselves.

Useful Life:
10 years

Remaining Life:
9 years



Best Case:

Worst Case:

Cost Source: Client Cost History

Comp #: 6890 Bulletin Boards - Replace

Quantity: (3) Locking

Location: (2) at Mailbox locations & (1) at Clubhouse

Funded?: Yes.

History:

Comments: The size and styles can vary widely. We recommend periodic cleaning and check for minor repair as needed.

Useful Life:
15 years

Remaining Life:
14 years



Best Case: \$ 1,800

Worst Case: \$ 2,700

Cost Source: ARI Cost Database
