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Willow Creek III
Tulsa, OK



Report #: 42921-1
Beginning: January 1, 2025
Expires: December 31, 2025

RESERVE STUDY
Update "No-Site-Visit"

March 20, 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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Willow Creek III

Report #: 42921-1

Tulsa, OK

of Units: 212

Level of Service: Update "No-Site-Visit"

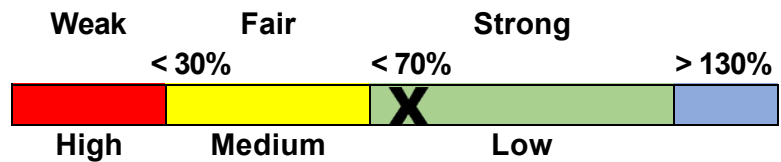
January 1, 2025 through December 31, 2025

Findings & Recommendations

as of January 1, 2025

Starting Reserve Balance	\$570,000
Current Fully Funded (Ideal) Reserve Balance	\$734,625
Average Reserve Deficit Per Unit	\$777
Percent Funded	77.6 %
Recommended 2025 Annual "Full Funding" Contributions	\$196,000
Alternate 2025 Annual "Full Funding" Contributions	\$143,000
Most Recent Reserve Contribution Rate	\$70,000

Reserve Fund Strength: 77.6%



Risk of Special Assessment:

Economic Assumptions:

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

- This is an Update "No-Site-Visit" Reserve Study.
- The information in this Reserve Study is based on a report our firm prepared for the association's 2022 fiscal year.
- This Reserve Study was prepared by, or under the supervision of a credentialed Reserve Specialist (RS™).
- Because your Reserve Fund is at 77.6 % Funded, this means the association's special assessment & deferred maintenance risk is currently Low.
- Based on this starting point, your anticipated future expenses, and your historical Reserve contribution rate, we recommend increasing your Reserve contributions to \$196,000/year.
- This Reserve Study has been prepared using the "pooled" method of Reserve funding (also known as the cash flow method). The terms "full funding" and/or "fully funding" as used in this Reserve Study are based on the National Reserve Study Standards definition of full funding: "setting a Reserve funding goal to attain and maintain Reserves at or near 100 percent funded." (The definition and means of calculating percent-funded are addressed later in this report.)

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
SITE AND GROUNDS			
103 Concrete Walkways - Repair	12	9	\$80,400
200 Asphalt - Mill/Overlay	25	20	\$350,000
202 Asphalt - Repair/Reseal/Stripe	5	0	\$42,000
205 Concrete Driveways - Repair	25	9	\$3,880
320 Pole Lights (General) - Replace	25	21	\$4,500
320 Street/Parking Lights - Replace	25	3	\$7,200
340 Electrical Assets - Upgrade/Replace	25	21	\$51,000
406 Benches - Replace	15	5	\$4,435
505 Trash Enclosures - Replace	20	15	\$13,500
1007 Landscaping - Upgrade/Replace	10	6	\$22,150
1008 Trees - Remove/Replace	5	1	\$66,500
1402 Monument Signs - Replace	15	9	\$13,300
BUILDING EXTERIORS			
105 Balcony Decks - Repair/Replace	20	17	\$115,000
107 Concrete Staircases - Repair	20	17	\$38,800
324 Exterior Lights - Replace	25	21	\$40,500
403 Mailboxes - Replace	20	13	\$14,700
503 Wood/Metal Rails - Repair/Replace	2	0	\$12,200
1116 Stucco/Wood Surfaces - Repaint	8	4	\$138,500
1117 Stucco/Wood Surfaces - Repair	16	12	\$135,500
1118 Building Structures/Frames - Repair	16	12	\$83,200
1120 Shingle Mansard Siding - Replace	32	28	\$353,000
1124 Stone/Brick Siding - Tuck Point	6	6	\$25,000
1303 Asphalt Shingle Roof - Replace	20	9	\$5,600
1307 TPO Roofs - Replace (A)	20	13	\$201,500
1307 TPO Roofs - Replace (B)	20	14	\$201,500
1307 TPO Roofs - Replace (C)	20	15	\$201,500
1307 TPO Roofs - Replace (D)	20	16	\$201,500
1307 TPO Roofs - Replace (E)	20	17	\$67,050
1307 TPO Roofs - Replace (F)	20	18	\$67,050
1307 TPO Roofs - Replace (G)	20	19	\$67,050
1307 TPO Roofs - Replace (H)	20	20	\$67,050
1307 TPO Roofs - Replace (I)	20	21	\$67,050
1307 TPO Roofs - Replace (J)	20	22	\$67,050
1307 TPO Roofs - Replace (K)	20	23	\$67,050
1307 TPO Roofs - Replace (L)	20	24	\$67,050
1310 Downspouts - Replace (A)	20	13	\$10,435

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
1310 Downspouts - Replace (B)	20	14	\$10,435
1310 Downspouts - Replace (C)	20	15	\$10,435
1310 Downspouts - Replace (D)	20	16	\$10,435
1310 Downspouts - Replace (E)	20	17	\$3,470
1310 Downspouts - Replace (F)	20	18	\$3,470
1310 Downspouts - Replace (G)	20	19	\$3,470
1310 Downspouts - Replace (H)	20	20	\$3,470
1310 Downspouts - Replace (I)	20	21	\$3,470
1310 Downspouts - Replace (J)	20	22	\$3,470
1310 Downspouts - Replace (K)	20	23	\$3,470
1310 Downspouts - Replace (L)	20	24	\$3,470
1900 Slabs/Foundations - Repair	16	12	\$41,050
POOL AREA			
320 Pole Lights (Pool) - Replace	25	22	\$1,995
506 Metal Pool Fence - Replace	30	25	\$11,900
704 Entry System - Replace	12	7	\$1,995
909 Bathrooms - Refurbish	15	4	\$5,540
1201 Pool Deck - Repair/Replace	20	7	\$15,850
1202 Pool - Replaster/Retile	12	7	\$10,000
1207 Pool Filter - Replace	12	3	\$1,500
1210 Pool Pump - Replace	12	3	\$1,500
1213 Pool Coping - Replace	20	7	\$4,465
1214 Pool Skimmer - Replace	20	7	\$2,775

58 Total Funded Components

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

Introduction



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

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



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

Methodology

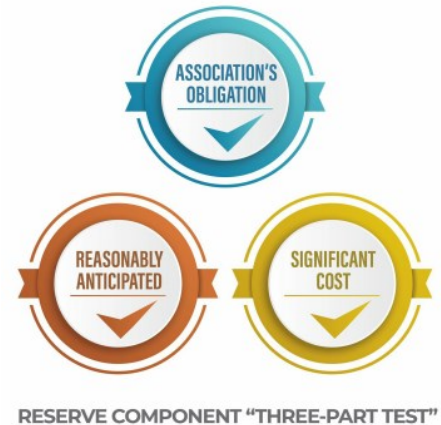


For this [Update No-Site-Visit Reserve Study](#), we started with a review of your prior Reserve Study, then looked into recent Reserve expenditures, evaluated how expenditures are handled (ongoing maintenance vs Reserves), and researched any well-established association

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

Which Physical Assets are Funded by Reserves?

There is a national-standard 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 contribute?



RESERVE FUNDING PRINCIPLES

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

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

What is our Recommended Funding Goal?

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



FUNDING OBJECTIVES

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

Projected Expenses

While this Reserve Study looks forward 30 years, we have no expectation that all these expenses will all take place as anticipated. This Reserve Study needs to be updated annually because we expect the timing of these expenses to shift and the size of these expenses to change. We do feel more certain of the timing and cost of near-term expenses than expenses many years away. Please be aware of your near-term expenses, which we are able to project more accurately than the more distant projections. The figure below summarizes the projected future expenses at your association as defined by your Reserve Component List. A summary of these components are shown in the Component Details table, while a summary of the expenses themselves are shown in the 30-yr Expense Summary table.

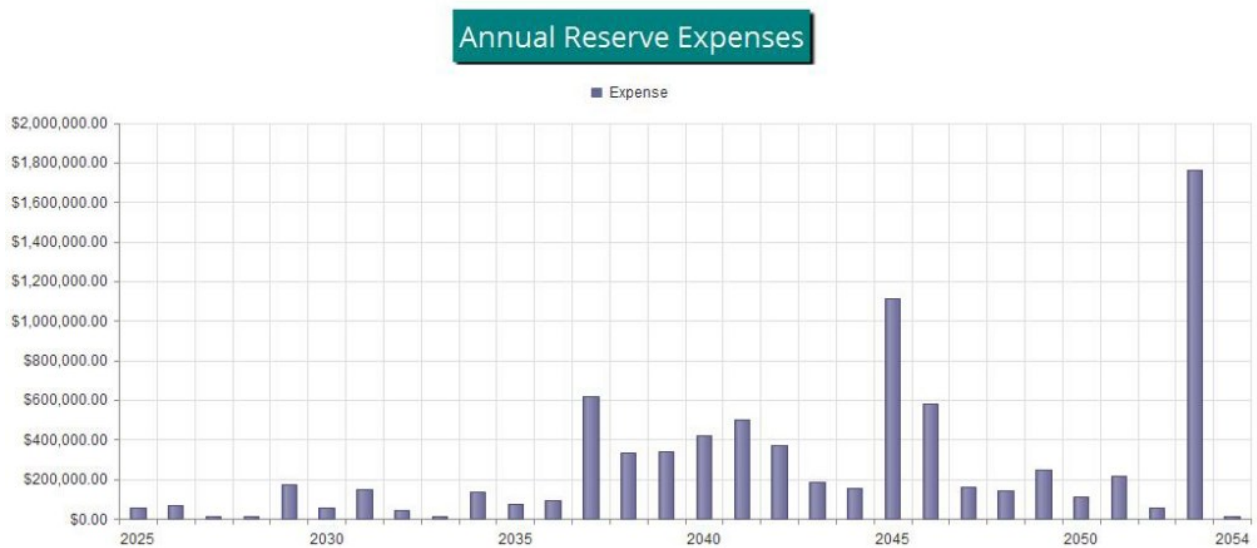


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$570,000 as-of the start of your Fiscal Year on 1/1/2025. This is based on your actual balance on 1/1/2025 of \$570,000 and anticipated Reserve contributions and expenses projected through the end of your Fiscal Year. As of your Fiscal Year Start, your Fully Funded Balance is computed to be \$734,625. This figure represents the deteriorated value of your common area components. Comparing your Reserve Balance to your Fully Funded Balance indicates your Reserves are 77.6 % Funded.

Recommended Funding Plan

Based on your current Percent Funded and your near-term and long-term Reserve needs, we are recommending budgeted contributions of \$196,000 this Fiscal Year. The overall 30-yr plan, in perspective, is shown below. This same information is shown numerically in both the 30-yr Summary and the Cash Flow Detail tables.

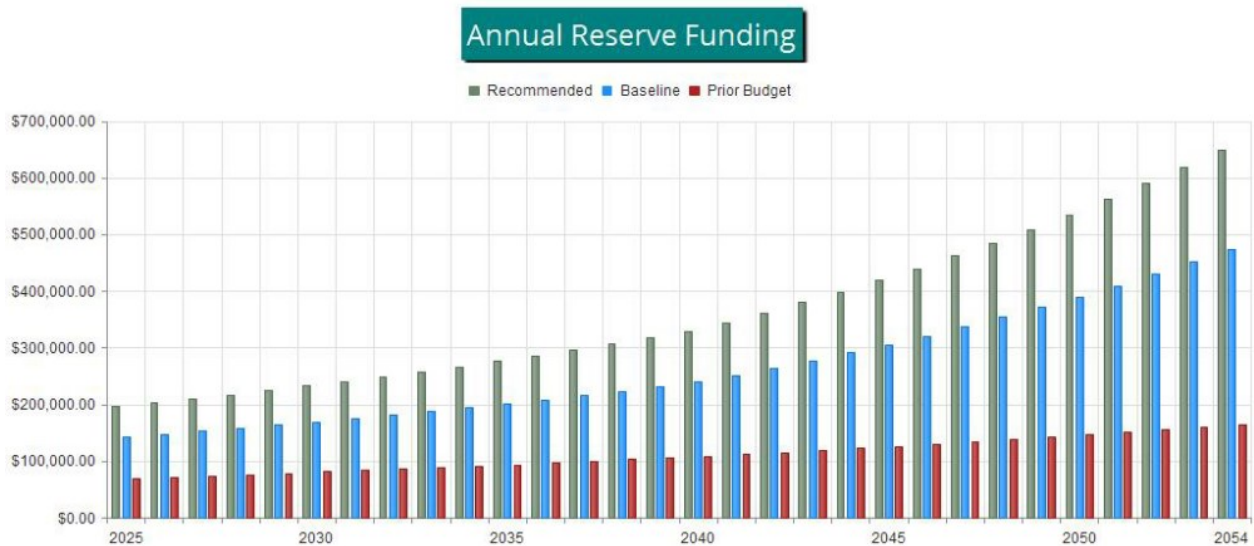


Figure 2

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

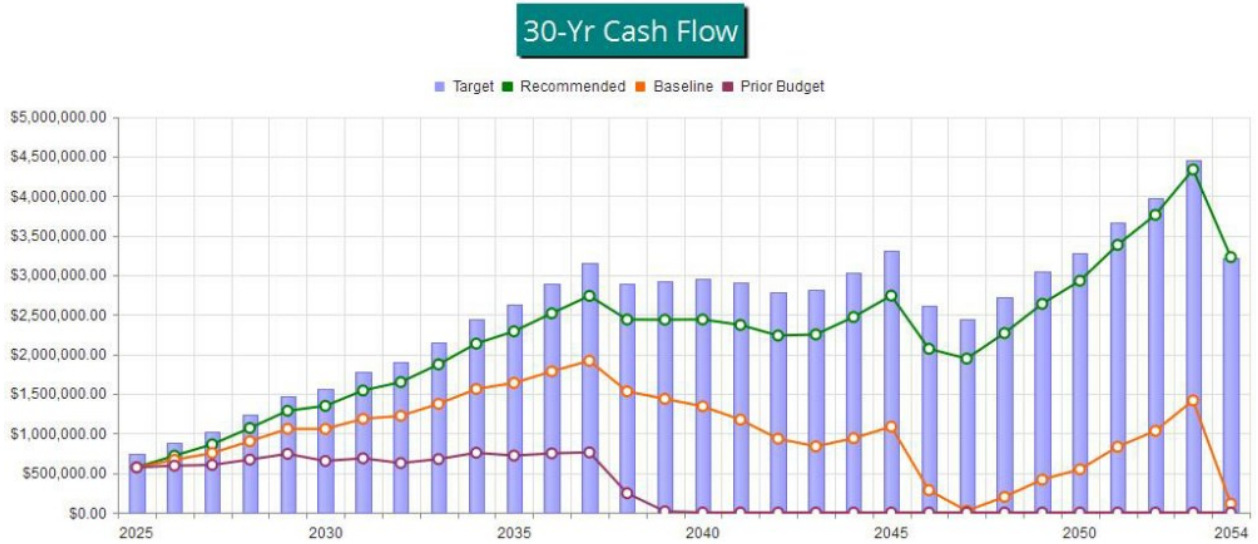


Figure 3

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

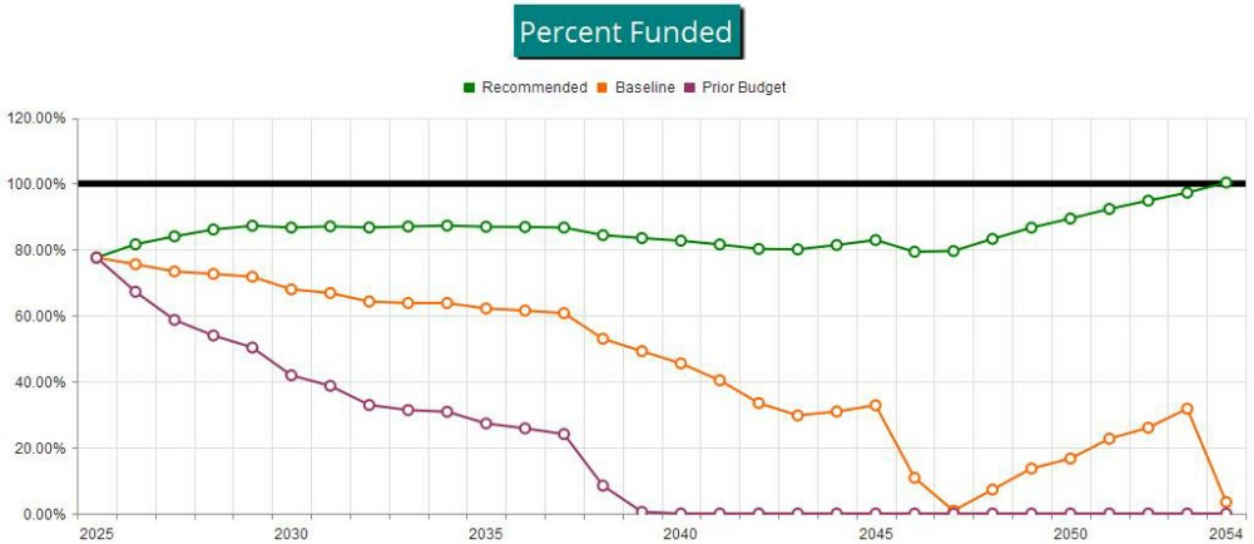


Figure 4



Executive Summary is a summary of your Reserve Components

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

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

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

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

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

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
SITE AND GROUNDS					
103	Concrete Walkways - Repair	Extensive GSF	12	9	\$80,400
200	Asphalt - Mill/Overlay	~ 139,800 GSF	25	20	\$350,000
202	Asphalt - Repair/Reseal/Stripe	~ 139,800 GSF	5	0	\$42,000
205	Concrete Driveways - Repair	~ 2,000 GSF	25	9	\$3,880
320	Pole Lights (General) - Replace	(9) 4' Fixtures	25	21	\$4,500
320	Street/Parking Lights - Replace	(9) 20' Fixtures	25	3	\$7,200
340	Electrical Assets - Upgrade/Replace	(212) Units	25	21	\$51,000
406	Benches - Replace	(8) Benches	15	5	\$4,435
505	Trash Enclosures - Replace	(11) Enclosures; ~ 304 LF	20	15	\$13,500
1007	Landscaping - Upgrade/Replace	Extensive GSF	10	6	\$22,150
1008	Trees - Remove/Replace	Numerous Trees	5	1	\$66,500
1402	Monument Signs - Replace	(2) Large, (4) Small	15	9	\$13,300
BUILDING EXTERIORS					
105	Balcony Decks - Repair/Replace	(115) Decks; ~ 4,720 GSF	20	17	\$115,000
107	Concrete Staircases - Repair	(51) Staircases	20	17	\$38,800
324	Exterior Lights - Replace	~ (456) Fixtures	25	21	\$40,500
403	Mailboxes - Replace	(51) 4-Box Clusters	20	13	\$14,700
503	Wood/Metal Rails - Repair/Replace	~ 3,170 LF	2	0	\$12,200
1116	Stucco/Wood Surfaces - Repaint	(212) Units	8	4	\$138,500
1117	Stucco/Wood Surfaces - Repair	~ 80,300 GSF	16	12	\$135,500
1118	Building Structures/Frames - Repair	Lump Sum Allowance	16	12	\$83,200
1120	Shingle Mansard Siding - Replace	~ 50,100 GSF	32	28	\$353,000
1124	Stone/Brick Siding - Tuck Point	~ 32,700 GSF	6	6	\$25,000
1303	Asphalt Shingle Roof - Replace	~ 1,010 GSF	20	9	\$5,600
1307	TPO Roofs - Replace (A)	15% of ~ 119,700 GSF	20	13	\$201,500
1307	TPO Roofs - Replace (B)	15% of ~ 119,700 GSF	20	14	\$201,500
1307	TPO Roofs - Replace (C)	15% of ~ 119,700 GSF	20	15	\$201,500
1307	TPO Roofs - Replace (D)	15% of ~ 119,700 GSF	20	16	\$201,500
1307	TPO Roofs - Replace (E)	5% of ~ 119,700 GSF	20	17	\$67,050
1307	TPO Roofs - Replace (F)	5% of ~ 119,700 GSF	20	18	\$67,050
1307	TPO Roofs - Replace (G)	5% of ~ 119,700 GSF	20	19	\$67,050
1307	TPO Roofs - Replace (H)	5% of ~ 119,700 GSF	20	20	\$67,050
1307	TPO Roofs - Replace (I)	5% of ~ 119,700 GSF	20	21	\$67,050
1307	TPO Roofs - Replace (J)	5% of ~ 119,700 GSF	20	22	\$67,050
1307	TPO Roofs - Replace (K)	5% of ~ 119,700 GSF	20	23	\$67,050
1307	TPO Roofs - Replace (L)	5% of ~ 119,700 GSF	20	24	\$67,050
1310	Downspouts - Replace (A)	15% of ~ 3,580 LF	20	13	\$10,435
1310	Downspouts - Replace (B)	15% of ~ 3,580 LF	20	14	\$10,435
1310	Downspouts - Replace (C)	15% of ~ 3,580 LF	20	15	\$10,435
1310	Downspouts - Replace (D)	15% of ~ 3,580 LF	20	16	\$10,435
1310	Downspouts - Replace (E)	5% of ~ 3,580 LF	20	17	\$3,470
1310	Downspouts - Replace (F)	5% of ~ 3,580 LF	20	18	\$3,470
1310	Downspouts - Replace (G)	5% of ~ 3,580 LF	20	19	\$3,470
1310	Downspouts - Replace (H)	5% of ~ 3,580 LF	20	20	\$3,470

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
1310	Downspouts - Replace (I)	5% of ~ 3,580 LF	20	21	\$3,470
1310	Downspouts - Replace (J)	5% of ~ 3,580 LF	20	22	\$3,470
1310	Downspouts - Replace (K)	5% of ~ 3,580 LF	20	23	\$3,470
1310	Downspouts - Replace (L)	5% of ~ 3,580 LF	20	24	\$3,470
1900	Slabs/Foundations - Repair	(19) Bldgs; (212) Units	16	12	\$41,050
POOL AREA					
320	Pole Lights (Pool) - Replace	(3) 20' Fixtures	25	22	\$1,995
506	Metal Pool Fence - Replace	~ 195 LF	30	25	\$11,900
704	Entry System - Replace	(1) System	12	7	\$1,995
909	Bathrooms - Refurbish	(2) Bathrooms	15	4	\$5,540
1201	Pool Deck - Repair/Replace	~ 1,300 GSF	20	7	\$15,850
1202	Pool - Replaster/Retile	(1) Pool	12	7	\$10,000
1207	Pool Filter - Replace	(1) Filter	12	3	\$1,500
1210	Pool Pump - Replace	(1) Pump	12	3	\$1,500
1213	Pool Coping - Replace	~ 115 LF	20	7	\$4,465
1214	Pool Skimmer - Replace	(1) Skimmer	20	7	\$2,775
<hr/>					
58	Total Funded Components				

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
SITE AND GROUNDS								
103	Concrete Walkways - Repair	\$80,400	X	3	/	12	=	\$20,100
200	Asphalt - Mill/Overlay	\$350,000	X	5	/	25	=	\$70,000
202	Asphalt - Repair/Reseal/Stripe	\$42,000	X	5	/	5	=	\$42,000
205	Concrete Driveways - Repair	\$3,880	X	16	/	25	=	\$2,483
320	Pole Lights (General) - Replace	\$4,500	X	4	/	25	=	\$720
320	Street/Parking Lights - Replace	\$7,200	X	22	/	25	=	\$6,336
340	Electrical Assets - Upgrade/Replace	\$51,000	X	4	/	25	=	\$8,160
406	Benches - Replace	\$4,435	X	10	/	15	=	\$2,957
505	Trash Enclosures - Replace	\$13,500	X	5	/	20	=	\$3,375
1007	Landscaping - Upgrade/Replace	\$22,150	X	4	/	10	=	\$8,860
1008	Trees - Remove/Replace	\$66,500	X	4	/	5	=	\$53,200
1402	Monument Signs - Replace	\$13,300	X	6	/	15	=	\$5,320
BUILDING EXTERIORS								
105	Balcony Decks - Repair/Replace	\$115,000	X	3	/	20	=	\$17,250
107	Concrete Staircases - Repair	\$38,800	X	3	/	20	=	\$5,820
324	Exterior Lights - Replace	\$40,500	X	4	/	25	=	\$6,480
403	Mailboxes - Replace	\$14,700	X	7	/	20	=	\$5,145
503	Wood/Metal Rails - Repair/Replace	\$12,200	X	2	/	2	=	\$12,200
1116	Stucco/Wood Surfaces - Repaint	\$138,500	X	4	/	8	=	\$69,250
1117	Stucco/Wood Surfaces - Repair	\$135,500	X	4	/	16	=	\$33,875
1118	Building Structures/Frames - Repair	\$83,200	X	4	/	16	=	\$20,800
1120	Shingle Mansard Siding - Replace	\$353,000	X	4	/	32	=	\$44,125
1124	Stone/Brick Siding - Tuck Point	\$25,000	X	0	/	6	=	\$0
1303	Asphalt Shingle Roof - Replace	\$5,600	X	11	/	20	=	\$3,080
1307	TPO Roofs - Replace (A)	\$201,500	X	7	/	20	=	\$70,525
1307	TPO Roofs - Replace (B)	\$201,500	X	6	/	20	=	\$60,450
1307	TPO Roofs - Replace (C)	\$201,500	X	5	/	20	=	\$50,375
1307	TPO Roofs - Replace (D)	\$201,500	X	4	/	20	=	\$40,300
1307	TPO Roofs - Replace (E)	\$67,050	X	3	/	20	=	\$10,058
1307	TPO Roofs - Replace (F)	\$67,050	X	2	/	20	=	\$6,705
1307	TPO Roofs - Replace (G)	\$67,050	X	1	/	20	=	\$3,353
1307	TPO Roofs - Replace (H)	\$67,050	X	0	/	20	=	\$0
1307	TPO Roofs - Replace (I)	\$67,050	X	0	/	20	=	\$0
1307	TPO Roofs - Replace (J)	\$67,050	X	0	/	20	=	\$0
1307	TPO Roofs - Replace (K)	\$67,050	X	0	/	20	=	\$0
1307	TPO Roofs - Replace (L)	\$67,050	X	0	/	20	=	\$0
1310	Downspouts - Replace (A)	\$10,435	X	7	/	20	=	\$3,652
1310	Downspouts - Replace (B)	\$10,435	X	6	/	20	=	\$3,131
1310	Downspouts - Replace (C)	\$10,435	X	5	/	20	=	\$2,609
1310	Downspouts - Replace (D)	\$10,435	X	4	/	20	=	\$2,087
1310	Downspouts - Replace (E)	\$3,470	X	3	/	20	=	\$521
1310	Downspouts - Replace (F)	\$3,470	X	2	/	20	=	\$347
1310	Downspouts - Replace (G)	\$3,470	X	1	/	20	=	\$174
1310	Downspouts - Replace (H)	\$3,470	X	0	/	20	=	\$0

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
1310	Downspouts - Replace (I)	\$3,470	X	0	/	20	=	\$0
1310	Downspouts - Replace (J)	\$3,470	X	0	/	20	=	\$0
1310	Downspouts - Replace (K)	\$3,470	X	0	/	20	=	\$0
1310	Downspouts - Replace (L)	\$3,470	X	0	/	20	=	\$0
1900	Slabs/Foundations - Repair	\$41,050	X	4	/	16	=	\$10,263
POOL AREA								
320	Pole Lights (Pool) - Replace	\$1,995	X	3	/	25	=	\$239
506	Metal Pool Fence - Replace	\$11,900	X	5	/	30	=	\$1,983
704	Entry System - Replace	\$1,995	X	5	/	12	=	\$831
909	Bathrooms - Refurbish	\$5,540	X	11	/	15	=	\$4,063
1201	Pool Deck - Repair/Replace	\$15,850	X	13	/	20	=	\$10,303
1202	Pool - Replaster/Retile	\$10,000	X	5	/	12	=	\$4,167
1207	Pool Filter - Replace	\$1,500	X	9	/	12	=	\$1,125
1210	Pool Pump - Replace	\$1,500	X	9	/	12	=	\$1,125
1213	Pool Coping - Replace	\$4,465	X	13	/	20	=	\$2,902
1214	Pool Skimmer - Replace	\$2,775	X	13	/	20	=	\$1,804
								\$734,625

# Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
SITE AND GROUNDS				
103 Concrete Walkways - Repair	12	\$80,400	\$6,700	3.56 %
200 Asphalt - Mill/Overlay	25	\$350,000	\$14,000	7.44 %
202 Asphalt - Repair/Reseal/Stripe	5	\$42,000	\$8,400	4.46 %
205 Concrete Driveways - Repair	25	\$3,880	\$155	0.08 %
320 Pole Lights (General) - Replace	25	\$4,500	\$180	0.10 %
320 Street/Parking Lights - Replace	25	\$7,200	\$288	0.15 %
340 Electrical Assets - Upgrade/Replace	25	\$51,000	\$2,040	1.08 %
406 Benches - Replace	15	\$4,435	\$296	0.16 %
505 Trash Enclosures - Replace	20	\$13,500	\$675	0.36 %
1007 Landscaping - Upgrade/Replace	10	\$22,150	\$2,215	1.18 %
1008 Trees - Remove/Replace	5	\$66,500	\$13,300	7.07 %
1402 Monument Signs - Replace	15	\$13,300	\$887	0.47 %
BUILDING EXTERIORS				
105 Balcony Decks - Repair/Replace	20	\$115,000	\$5,750	3.06 %
107 Concrete Staircases - Repair	20	\$38,800	\$1,940	1.03 %
324 Exterior Lights - Replace	25	\$40,500	\$1,620	0.86 %
403 Mailboxes - Replace	20	\$14,700	\$735	0.39 %
503 Wood/Metal Rails - Repair/Replace	2	\$12,200	\$6,100	3.24 %
1116 Stucco/Wood Surfaces - Repaint	8	\$138,500	\$17,313	9.20 %
1117 Stucco/Wood Surfaces - Repair	16	\$135,500	\$8,469	4.50 %
1118 Building Structures/Frames - Repair	16	\$83,200	\$5,200	2.76 %
1120 Shingle Mansard Siding - Replace	32	\$353,000	\$11,031	5.86 %
1124 Stone/Brick Siding - Tuck Point	6	\$25,000	\$4,167	2.21 %
1303 Asphalt Shingle Roof - Replace	20	\$5,600	\$280	0.15 %
1307 TPO Roofs - Replace (A)	20	\$201,500	\$10,075	5.35 %
1307 TPO Roofs - Replace (B)	20	\$201,500	\$10,075	5.35 %
1307 TPO Roofs - Replace (C)	20	\$201,500	\$10,075	5.35 %
1307 TPO Roofs - Replace (D)	20	\$201,500	\$10,075	5.35 %
1307 TPO Roofs - Replace (E)	20	\$67,050	\$3,353	1.78 %
1307 TPO Roofs - Replace (F)	20	\$67,050	\$3,353	1.78 %
1307 TPO Roofs - Replace (G)	20	\$67,050	\$3,353	1.78 %
1307 TPO Roofs - Replace (H)	20	\$67,050	\$3,353	1.78 %
1307 TPO Roofs - Replace (I)	20	\$67,050	\$3,353	1.78 %
1307 TPO Roofs - Replace (J)	20	\$67,050	\$3,353	1.78 %
1307 TPO Roofs - Replace (K)	20	\$67,050	\$3,353	1.78 %
1307 TPO Roofs - Replace (L)	20	\$67,050	\$3,353	1.78 %
1310 Downspouts - Replace (A)	20	\$10,435	\$522	0.28 %
1310 Downspouts - Replace (B)	20	\$10,435	\$522	0.28 %
1310 Downspouts - Replace (C)	20	\$10,435	\$522	0.28 %
1310 Downspouts - Replace (D)	20	\$10,435	\$522	0.28 %
1310 Downspouts - Replace (E)	20	\$3,470	\$174	0.09 %
1310 Downspouts - Replace (F)	20	\$3,470	\$174	0.09 %
1310 Downspouts - Replace (G)	20	\$3,470	\$174	0.09 %
1310 Downspouts - Replace (H)	20	\$3,470	\$174	0.09 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
1310	Downspouts - Replace (I)	20	\$3,470	\$174	0.09 %
1310	Downspouts - Replace (J)	20	\$3,470	\$174	0.09 %
1310	Downspouts - Replace (K)	20	\$3,470	\$174	0.09 %
1310	Downspouts - Replace (L)	20	\$3,470	\$174	0.09 %
1900	Slabs/Foundations - Repair	16	\$41,050	\$2,566	1.36 %
POOL AREA					
320	Pole Lights (Pool) - Replace	25	\$1,995	\$80	0.04 %
506	Metal Pool Fence - Replace	30	\$11,900	\$397	0.21 %
704	Entry System - Replace	12	\$1,995	\$166	0.09 %
909	Bathrooms - Refurbish	15	\$5,540	\$369	0.20 %
1201	Pool Deck - Repair/Replace	20	\$15,850	\$793	0.42 %
1202	Pool - Replaster/Retile	12	\$10,000	\$833	0.44 %
1207	Pool Filter - Replace	12	\$1,500	\$125	0.07 %
1210	Pool Pump - Replace	12	\$1,500	\$125	0.07 %
1213	Pool Coping - Replace	20	\$4,465	\$223	0.12 %
1214	Pool Skimmer - Replace	20	\$2,775	\$139	0.07 %
58	Total Funded Components			\$188,150	100.00 %

30-Year Reserve Plan Summary

Report # 42921-1
No-Site-Visit

Fiscal Year Start: 2025

Interest: 1.00 %

Inflation: 3.00 %

Reserve Fund Strength: as-of Fiscal Year Start Date	Projected Reserve Balance Changes
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Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	% Increase		Loan or Special Assmts	Interest Income	Reserve Expenses
					In Annual Reserve Funding	Reserve Funding			
2025	\$570,000	\$734,625	77.6 %	Low	180.00 %	\$196,000	\$0	\$6,438	\$54,200
2026	\$718,238	\$880,105	81.6 %	Low	3.50 %	\$202,860	\$0	\$7,890	\$68,495
2027	\$860,494	\$1,024,345	84.0 %	Low	3.50 %	\$209,960	\$0	\$9,634	\$12,943
2028	\$1,067,145	\$1,239,635	86.1 %	Low	3.50 %	\$217,309	\$0	\$11,756	\$11,146
2029	\$1,285,064	\$1,473,140	87.2 %	Low	3.50 %	\$224,915	\$0	\$13,156	\$175,849
2030	\$1,347,285	\$1,554,327	86.7 %	Low	3.50 %	\$232,787	\$0	\$14,434	\$53,831
2031	\$1,540,674	\$1,770,172	87.0 %	Low	3.50 %	\$240,934	\$0	\$15,933	\$150,271
2032	\$1,647,270	\$1,899,898	86.7 %	Low	3.50 %	\$249,367	\$0	\$17,584	\$43,150
2033	\$1,871,071	\$2,150,794	87.0 %	Low	3.50 %	\$258,095	\$0	\$20,015	\$15,455
2034	\$2,133,726	\$2,444,893	87.3 %	Low	3.50 %	\$267,128	\$0	\$22,101	\$134,626
2035	\$2,288,328	\$2,632,432	86.9 %	Low	3.50 %	\$276,477	\$0	\$24,011	\$72,840
2036	\$2,515,977	\$2,896,824	86.9 %	Low	3.50 %	\$286,154	\$0	\$26,250	\$92,052
2037	\$2,736,330	\$3,157,172	86.7 %	Low	3.50 %	\$296,169	\$0	\$25,858	\$620,848
2038	\$2,437,510	\$2,888,719	84.4 %	Low	3.50 %	\$306,535	\$0	\$24,355	\$332,821
2039	\$2,435,579	\$2,917,169	83.5 %	Low	3.50 %	\$317,264	\$0	\$24,358	\$339,024
2040	\$2,438,177	\$2,948,621	82.7 %	Low	3.50 %	\$328,368	\$0	\$24,027	\$421,329
2041	\$2,369,244	\$2,905,037	81.6 %	Low	5.00 %	\$344,787	\$0	\$23,012	\$501,928
2042	\$2,235,114	\$2,786,186	80.2 %	Low	5.00 %	\$362,026	\$0	\$22,410	\$370,767
2043	\$2,248,784	\$2,808,195	80.1 %	Low	5.00 %	\$380,127	\$0	\$23,579	\$183,386
2044	\$2,469,105	\$3,033,475	81.4 %	Low	5.00 %	\$399,134	\$0	\$26,034	\$154,405
2045	\$2,739,867	\$3,305,263	82.9 %	Low	5.00 %	\$419,090	\$0	\$24,026	\$1,115,554
2046	\$2,067,430	\$2,605,415	79.4 %	Low	5.00 %	\$440,045	\$0	\$20,051	\$583,054
2047	\$1,944,473	\$2,443,548	79.6 %	Low	5.00 %	\$462,047	\$0	\$21,040	\$162,323
2048	\$2,265,237	\$2,720,993	83.3 %	Low	5.00 %	\$485,150	\$0	\$24,494	\$139,177
2049	\$2,635,704	\$3,041,740	86.7 %	Low	5.00 %	\$509,407	\$0	\$27,801	\$246,009
2050	\$2,926,903	\$3,273,548	89.4 %	Low	5.00 %	\$534,877	\$0	\$31,523	\$112,855
2051	\$3,380,449	\$3,661,278	92.3 %	Low	5.00 %	\$561,621	\$0	\$35,688	\$217,492
2052	\$3,760,267	\$3,965,035	94.8 %	Low	5.00 %	\$589,702	\$0	\$40,446	\$57,953
2053	\$4,332,462	\$4,454,768	97.3 %	Low	5.00 %	\$619,188	\$0	\$37,777	\$1,763,191
2054	\$3,226,236	\$3,215,712	100.3 %	Low	5.00 %	\$650,147	\$0	\$35,610	\$13,197

30-Year Reserve Plan Summary (Alternate Funding Plan)

Report # 42921-1
No-Site-Visit

Fiscal Year Start: 2025

Interest: 1.00 %

Inflation: 3.00 %

Reserve Fund Strength: as-of Fiscal Year Start Date	Projected Reserve Balance Changes
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Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	% Increase		Loan or Special Assmts	Interest Income	Reserve Expenses
					In Annual Reserve Funding	Reserve Funding			
2025	\$570,000	\$734,625	77.6 %	Low	104.29 %	\$143,000	\$0	\$6,172	\$54,200
2026	\$664,972	\$880,105	75.6 %	Low	3.50 %	\$148,005	\$0	\$7,080	\$68,495
2027	\$751,562	\$1,024,345	73.4 %	Low	3.50 %	\$153,185	\$0	\$8,255	\$12,943
2028	\$900,059	\$1,239,635	72.6 %	Low	3.50 %	\$158,547	\$0	\$9,782	\$11,146
2029	\$1,057,242	\$1,473,140	71.8 %	Low	3.50 %	\$164,096	\$0	\$10,562	\$175,849
2030	\$1,056,050	\$1,554,327	67.9 %	Medium	3.50 %	\$169,839	\$0	\$11,192	\$53,831
2031	\$1,183,250	\$1,770,172	66.8 %	Medium	3.50 %	\$175,784	\$0	\$12,015	\$150,271
2032	\$1,220,777	\$1,899,898	64.3 %	Medium	3.50 %	\$181,936	\$0	\$12,961	\$43,150
2033	\$1,372,524	\$2,150,794	63.8 %	Medium	3.50 %	\$188,304	\$0	\$14,657	\$15,455
2034	\$1,560,030	\$2,444,893	63.8 %	Medium	3.50 %	\$194,894	\$0	\$15,975	\$134,626
2035	\$1,636,272	\$2,632,432	62.2 %	Medium	3.50 %	\$201,716	\$0	\$17,085	\$72,840
2036	\$1,782,233	\$2,896,824	61.5 %	Medium	3.50 %	\$208,776	\$0	\$18,491	\$92,052
2037	\$1,917,447	\$3,157,172	60.7 %	Medium	3.50 %	\$216,083	\$0	\$17,229	\$620,848
2038	\$1,529,912	\$2,888,719	53.0 %	Medium	3.50 %	\$223,646	\$0	\$14,821	\$332,821
2039	\$1,435,558	\$2,917,169	49.2 %	Medium	3.50 %	\$231,473	\$0	\$13,881	\$339,024
2040	\$1,341,888	\$2,948,621	45.5 %	Medium	3.50 %	\$239,575	\$0	\$12,568	\$421,329
2041	\$1,172,702	\$2,905,037	40.4 %	Medium	5.00 %	\$251,554	\$0	\$10,523	\$501,928
2042	\$932,851	\$2,786,186	33.5 %	Medium	5.00 %	\$264,131	\$0	\$8,836	\$370,767
2043	\$835,051	\$2,808,195	29.7 %	High	5.00 %	\$277,338	\$0	\$8,861	\$183,386
2044	\$937,863	\$3,033,475	30.9 %	Medium	5.00 %	\$291,205	\$0	\$10,109	\$154,405
2045	\$1,084,772	\$3,305,263	32.8 %	Medium	5.00 %	\$305,765	\$0	\$6,830	\$1,115,554
2046	\$281,813	\$2,605,415	10.8 %	High	5.00 %	\$321,053	\$0	\$1,515	\$583,054
2047	\$21,328	\$2,443,548	0.9 %	High	5.00 %	\$337,106	\$0	\$1,092	\$162,323
2048	\$197,204	\$2,720,993	7.2 %	High	5.00 %	\$353,961	\$0	\$3,060	\$139,177
2049	\$415,048	\$3,041,740	13.6 %	High	5.00 %	\$371,659	\$0	\$4,801	\$246,009
2050	\$545,499	\$3,273,548	16.7 %	High	5.00 %	\$390,242	\$0	\$6,873	\$112,855
2051	\$829,760	\$3,661,278	22.7 %	High	5.00 %	\$409,754	\$0	\$9,301	\$217,492
2052	\$1,031,323	\$3,965,035	26.0 %	High	5.00 %	\$430,242	\$0	\$12,231	\$57,953
2053	\$1,415,843	\$4,454,768	31.8 %	Medium	5.00 %	\$451,754	\$0	\$7,636	\$1,763,191
2054	\$112,042	\$3,215,712	3.5 %	High	5.00 %	\$474,342	\$0	\$3,442	\$13,197

Fiscal Year	2025	2026	2027	2028	2029
Starting Reserve Balance	\$570,000	\$718,238	\$860,494	\$1,067,145	\$1,285,064
Annual Reserve Funding	\$196,000	\$202,860	\$209,960	\$217,309	\$224,915
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$6,438	\$7,890	\$9,634	\$11,756	\$13,156
Total Income	\$772,438	\$928,989	\$1,080,088	\$1,296,210	\$1,523,135
# Component					
SITE AND GROUNDS					
103 Concrete Walkways - Repair	\$0	\$0	\$0	\$0	\$0
200 Asphalt - Mill/Overlay	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Repair/Reseal/Stripe	\$42,000	\$0	\$0	\$0	\$0
205 Concrete Driveways - Repair	\$0	\$0	\$0	\$0	\$0
320 Pole Lights (General) - Replace	\$0	\$0	\$0	\$0	\$0
320 Street/Parking Lights - Replace	\$0	\$0	\$0	\$7,868	\$0
340 Electrical Assets - Upgrade/Replace	\$0	\$0	\$0	\$0	\$0
406 Benches - Replace	\$0	\$0	\$0	\$0	\$0
505 Trash Enclosures - Replace	\$0	\$0	\$0	\$0	\$0
1007 Landscaping - Upgrade/Replace	\$0	\$0	\$0	\$0	\$0
1008 Trees - Remove/Replace	\$0	\$68,495	\$0	\$0	\$0
1402 Monument Signs - Replace	\$0	\$0	\$0	\$0	\$0
BUILDING EXTERIORS					
105 Balcony Decks - Repair/Replace	\$0	\$0	\$0	\$0	\$0
107 Concrete Staircases - Repair	\$0	\$0	\$0	\$0	\$0
324 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
403 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
503 Wood/Metal Rails - Repair/Replace	\$12,200	\$0	\$12,943	\$0	\$13,731
1116 Stucco/Wood Surfaces - Repaint	\$0	\$0	\$0	\$0	\$155,883
1117 Stucco/Wood Surfaces - Repair	\$0	\$0	\$0	\$0	\$0
1118 Building Structures/Frames - Repair	\$0	\$0	\$0	\$0	\$0
1120 Shingle Mansard Siding - Replace	\$0	\$0	\$0	\$0	\$0
1124 Stone/Brick Siding - Tuck Point	\$0	\$0	\$0	\$0	\$0
1303 Asphalt Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
1307 TPO Roofs - Replace (A)	\$0	\$0	\$0	\$0	\$0
1307 TPO Roofs - Replace (B)	\$0	\$0	\$0	\$0	\$0
1307 TPO Roofs - Replace (C)	\$0	\$0	\$0	\$0	\$0
1307 TPO Roofs - Replace (D)	\$0	\$0	\$0	\$0	\$0
1307 TPO Roofs - Replace (E)	\$0	\$0	\$0	\$0	\$0
1307 TPO Roofs - Replace (F)	\$0	\$0	\$0	\$0	\$0
1307 TPO Roofs - Replace (G)	\$0	\$0	\$0	\$0	\$0
1307 TPO Roofs - Replace (H)	\$0	\$0	\$0	\$0	\$0
1307 TPO Roofs - Replace (I)	\$0	\$0	\$0	\$0	\$0
1307 TPO Roofs - Replace (J)	\$0	\$0	\$0	\$0	\$0
1307 TPO Roofs - Replace (K)	\$0	\$0	\$0	\$0	\$0
1307 TPO Roofs - Replace (L)	\$0	\$0	\$0	\$0	\$0
1310 Downspouts - Replace (A)	\$0	\$0	\$0	\$0	\$0
1310 Downspouts - Replace (B)	\$0	\$0	\$0	\$0	\$0
1310 Downspouts - Replace (C)	\$0	\$0	\$0	\$0	\$0
1310 Downspouts - Replace (D)	\$0	\$0	\$0	\$0	\$0
1310 Downspouts - Replace (E)	\$0	\$0	\$0	\$0	\$0
1310 Downspouts - Replace (F)	\$0	\$0	\$0	\$0	\$0
1310 Downspouts - Replace (G)	\$0	\$0	\$0	\$0	\$0
1310 Downspouts - Replace (H)	\$0	\$0	\$0	\$0	\$0
1310 Downspouts - Replace (I)	\$0	\$0	\$0	\$0	\$0
1310 Downspouts - Replace (J)	\$0	\$0	\$0	\$0	\$0
1310 Downspouts - Replace (K)	\$0	\$0	\$0	\$0	\$0
1310 Downspouts - Replace (L)	\$0	\$0	\$0	\$0	\$0
1900 Slabs/Foundations - Repair	\$0	\$0	\$0	\$0	\$0
POOL AREA					
320 Pole Lights (Pool) - Replace	\$0	\$0	\$0	\$0	\$0
506 Metal Pool Fence - Replace	\$0	\$0	\$0	\$0	\$0
704 Entry System - Replace	\$0	\$0	\$0	\$0	\$0
909 Bathrooms - Refurbish	\$0	\$0	\$0	\$0	\$6,235
1201 Pool Deck - Repair/Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2025	2026	2027	2028	2029
1202 Pool - Replaster/Retile	\$0	\$0	\$0	\$0	\$0
1207 Pool Filter - Replace	\$0	\$0	\$0	\$1,639	\$0
1210 Pool Pump - Replace	\$0	\$0	\$0	\$1,639	\$0
1213 Pool Coping - Replace	\$0	\$0	\$0	\$0	\$0
1214 Pool Skimmer - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$54,200	\$68,495	\$12,943	\$11,146	\$175,849
Ending Reserve Balance	\$718,238	\$860,494	\$1,067,145	\$1,285,064	\$1,347,285

Fiscal Year	2030	2031	2032	2033	2034
Starting Reserve Balance	\$1,347,285	\$1,540,674	\$1,647,270	\$1,871,071	\$2,133,726
Annual Reserve Funding	\$232,787	\$240,934	\$249,367	\$258,095	\$267,128
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$14,434	\$15,933	\$17,584	\$20,015	\$22,101
Total Income	\$1,594,505	\$1,797,541	\$1,914,221	\$2,149,181	\$2,422,955

Component

SITE AND GROUNDS

103 Concrete Walkways - Repair	\$0	\$0	\$0	\$0	\$104,904
200 Asphalt - Mill/Overlay	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Repair/Reseal/Stripe	\$48,690	\$0	\$0	\$0	\$0
205 Concrete Driveways - Repair	\$0	\$0	\$0	\$0	\$5,063
320 Pole Lights (General) - Replace	\$0	\$0	\$0	\$0	\$0
320 Street/Parking Lights - Replace	\$0	\$0	\$0	\$0	\$0
340 Electrical Assets - Upgrade/Replace	\$0	\$0	\$0	\$0	\$0
406 Benches - Replace	\$5,141	\$0	\$0	\$0	\$0
505 Trash Enclosures - Replace	\$0	\$0	\$0	\$0	\$0
1007 Landscaping - Upgrade/Replace	\$0	\$26,448	\$0	\$0	\$0
1008 Trees - Remove/Replace	\$0	\$79,404	\$0	\$0	\$0
1402 Monument Signs - Replace	\$0	\$0	\$0	\$0	\$17,353

BUILDING EXTERIORS

105 Balcony Decks - Repair/Replace	\$0	\$0	\$0	\$0	\$0
107 Concrete Staircases - Repair	\$0	\$0	\$0	\$0	\$0
324 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
403 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
503 Wood/Metal Rails - Repair/Replace	\$0	\$14,567	\$0	\$15,455	\$0
1116 Stucco/Wood Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
1117 Stucco/Wood Surfaces - Repair	\$0	\$0	\$0	\$0	\$0
1118 Building Structures/Frames - Repair	\$0	\$0	\$0	\$0	\$0
1120 Shingle Mansard Siding - Replace	\$0	\$0	\$0	\$0	\$0
1124 Stone/Brick Siding - Tuck Point	\$0	\$29,851	\$0	\$0	\$0
1303 Asphalt Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$7,307
1307 TPO Roofs - Replace (A)	\$0	\$0	\$0	\$0	\$0
1307 TPO Roofs - Replace (B)	\$0	\$0	\$0	\$0	\$0
1307 TPO Roofs - Replace (C)	\$0	\$0	\$0	\$0	\$0
1307 TPO Roofs - Replace (D)	\$0	\$0	\$0	\$0	\$0
1307 TPO Roofs - Replace (E)	\$0	\$0	\$0	\$0	\$0
1307 TPO Roofs - Replace (F)	\$0	\$0	\$0	\$0	\$0
1307 TPO Roofs - Replace (G)	\$0	\$0	\$0	\$0	\$0
1307 TPO Roofs - Replace (H)	\$0	\$0	\$0	\$0	\$0
1307 TPO Roofs - Replace (I)	\$0	\$0	\$0	\$0	\$0
1307 TPO Roofs - Replace (J)	\$0	\$0	\$0	\$0	\$0
1307 TPO Roofs - Replace (K)	\$0	\$0	\$0	\$0	\$0
1307 TPO Roofs - Replace (L)	\$0	\$0	\$0	\$0	\$0
1310 Downspouts - Replace (A)	\$0	\$0	\$0	\$0	\$0
1310 Downspouts - Replace (B)	\$0	\$0	\$0	\$0	\$0
1310 Downspouts - Replace (C)	\$0	\$0	\$0	\$0	\$0
1310 Downspouts - Replace (D)	\$0	\$0	\$0	\$0	\$0
1310 Downspouts - Replace (E)	\$0	\$0	\$0	\$0	\$0
1310 Downspouts - Replace (F)	\$0	\$0	\$0	\$0	\$0
1310 Downspouts - Replace (G)	\$0	\$0	\$0	\$0	\$0
1310 Downspouts - Replace (H)	\$0	\$0	\$0	\$0	\$0
1310 Downspouts - Replace (I)	\$0	\$0	\$0	\$0	\$0
1310 Downspouts - Replace (J)	\$0	\$0	\$0	\$0	\$0
1310 Downspouts - Replace (K)	\$0	\$0	\$0	\$0	\$0
1310 Downspouts - Replace (L)	\$0	\$0	\$0	\$0	\$0
1900 Slabs/Foundations - Repair	\$0	\$0	\$0	\$0	\$0

POOL AREA

320 Pole Lights (Pool) - Replace	\$0	\$0	\$0	\$0	\$0
506 Metal Pool Fence - Replace	\$0	\$0	\$0	\$0	\$0
704 Entry System - Replace	\$0	\$0	\$2,454	\$0	\$0
909 Bathrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
1201 Pool Deck - Repair/Replace	\$0	\$0	\$19,494	\$0	\$0
1202 Pool - Replaster/Retile	\$0	\$0	\$12,299	\$0	\$0
1207 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
1210 Pool Pump - Replace	\$0	\$0	\$0	\$0	\$0
1213 Pool Coping - Replace	\$0	\$0	\$5,491	\$0	\$0
1214 Pool Skimmer - Replace	\$0	\$0	\$3,413	\$0	\$0

Total Expenses	\$53,831	\$150,271	\$43,150	\$15,455	\$134,626
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Fiscal Year	2030	2031	2032	2033	2034
Ending Reserve Balance	\$1,540,674	\$1,647,270	\$1,871,071	\$2,133,726	\$2,288,328

Fiscal Year	2035	2036	2037	2038	2039
Starting Reserve Balance	\$2,288,328	\$2,515,977	\$2,736,330	\$2,437,510	\$2,435,579
Annual Reserve Funding	\$276,477	\$286,154	\$296,169	\$306,535	\$317,264
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$24,011	\$26,250	\$25,858	\$24,355	\$24,358
Total Income	\$2,588,817	\$2,828,381	\$3,058,357	\$2,768,400	\$2,777,202

Component

SITE AND GROUNDS

103 Concrete Walkways - Repair	\$0	\$0	\$0	\$0	\$0
200 Asphalt - Mill/Overlay	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Repair/Reseal/Stripe	\$56,444	\$0	\$0	\$0	\$0
205 Concrete Driveways - Repair	\$0	\$0	\$0	\$0	\$0
320 Pole Lights (General) - Replace	\$0	\$0	\$0	\$0	\$0
320 Street/Parking Lights - Replace	\$0	\$0	\$0	\$0	\$0
340 Electrical Assets - Upgrade/Replace	\$0	\$0	\$0	\$0	\$0
406 Benches - Replace	\$0	\$0	\$0	\$0	\$0
505 Trash Enclosures - Replace	\$0	\$0	\$0	\$0	\$0
1007 Landscaping - Upgrade/Replace	\$0	\$0	\$0	\$0	\$0
1008 Trees - Remove/Replace	\$0	\$92,052	\$0	\$0	\$0
1402 Monument Signs - Replace	\$0	\$0	\$0	\$0	\$0

BUILDING EXTERIORS

105 Balcony Decks - Repair/Replace	\$0	\$0	\$0	\$0	\$0
107 Concrete Staircases - Repair	\$0	\$0	\$0	\$0	\$0
324 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
403 Mailboxes - Replace	\$0	\$0	\$0	\$21,587	\$0
503 Wood/Metal Rails - Repair/Replace	\$16,396	\$0	\$17,394	\$0	\$18,454
1116 Stucco/Wood Surfaces - Repaint	\$0	\$0	\$197,468	\$0	\$0
1117 Stucco/Wood Surfaces - Repair	\$0	\$0	\$193,191	\$0	\$0
1118 Building Structures/Frames - Repair	\$0	\$0	\$118,623	\$0	\$0
1120 Shingle Mansard Siding - Replace	\$0	\$0	\$0	\$0	\$0
1124 Stone/Brick Siding - Tuck Point	\$0	\$0	\$35,644	\$0	\$0
1303 Asphalt Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
1307 TPO Roofs - Replace (A)	\$0	\$0	\$0	\$295,910	\$0
1307 TPO Roofs - Replace (B)	\$0	\$0	\$0	\$0	\$304,787
1307 TPO Roofs - Replace (C)	\$0	\$0	\$0	\$0	\$0
1307 TPO Roofs - Replace (D)	\$0	\$0	\$0	\$0	\$0
1307 TPO Roofs - Replace (E)	\$0	\$0	\$0	\$0	\$0
1307 TPO Roofs - Replace (F)	\$0	\$0	\$0	\$0	\$0
1307 TPO Roofs - Replace (G)	\$0	\$0	\$0	\$0	\$0
1307 TPO Roofs - Replace (H)	\$0	\$0	\$0	\$0	\$0
1307 TPO Roofs - Replace (I)	\$0	\$0	\$0	\$0	\$0
1307 TPO Roofs - Replace (J)	\$0	\$0	\$0	\$0	\$0
1307 TPO Roofs - Replace (K)	\$0	\$0	\$0	\$0	\$0
1307 TPO Roofs - Replace (L)	\$0	\$0	\$0	\$0	\$0
1310 Downspouts - Replace (A)	\$0	\$0	\$0	\$15,324	\$0
1310 Downspouts - Replace (B)	\$0	\$0	\$0	\$0	\$15,784
1310 Downspouts - Replace (C)	\$0	\$0	\$0	\$0	\$0
1310 Downspouts - Replace (D)	\$0	\$0	\$0	\$0	\$0
1310 Downspouts - Replace (E)	\$0	\$0	\$0	\$0	\$0
1310 Downspouts - Replace (F)	\$0	\$0	\$0	\$0	\$0
1310 Downspouts - Replace (G)	\$0	\$0	\$0	\$0	\$0
1310 Downspouts - Replace (H)	\$0	\$0	\$0	\$0	\$0
1310 Downspouts - Replace (I)	\$0	\$0	\$0	\$0	\$0
1310 Downspouts - Replace (J)	\$0	\$0	\$0	\$0	\$0
1310 Downspouts - Replace (K)	\$0	\$0	\$0	\$0	\$0
1310 Downspouts - Replace (L)	\$0	\$0	\$0	\$0	\$0
1900 Slabs/Foundations - Repair	\$0	\$0	\$58,527	\$0	\$0

POOL AREA

320 Pole Lights (Pool) - Replace	\$0	\$0	\$0	\$0	\$0
506 Metal Pool Fence - Replace	\$0	\$0	\$0	\$0	\$0
704 Entry System - Replace	\$0	\$0	\$0	\$0	\$0
909 Bathrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
1201 Pool Deck - Repair/Replace	\$0	\$0	\$0	\$0	\$0
1202 Pool - Replaster/Retile	\$0	\$0	\$0	\$0	\$0
1207 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
1210 Pool Pump - Replace	\$0	\$0	\$0	\$0	\$0
1213 Pool Coping - Replace	\$0	\$0	\$0	\$0	\$0
1214 Pool Skimmer - Replace	\$0	\$0	\$0	\$0	\$0

Total Expenses	\$72,840	\$92,052	\$620,848	\$332,821	\$339,024
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Fiscal Year	2035	2036	2037	2038	2039
Ending Reserve Balance	\$2,515,977	\$2,736,330	\$2,437,510	\$2,435,579	\$2,438,177

Fiscal Year	2040	2041	2042	2043	2044
Starting Reserve Balance	\$2,438,177	\$2,369,244	\$2,235,114	\$2,248,784	\$2,469,105
Annual Reserve Funding	\$328,368	\$344,787	\$362,026	\$380,127	\$399,134
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$24,027	\$23,012	\$22,410	\$23,579	\$26,034
Total Income	\$2,790,573	\$2,737,043	\$2,619,551	\$2,652,491	\$2,894,272

Component

SITE AND GROUNDS					
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103 Concrete Walkways - Repair	\$0	\$0	\$0	\$0	\$0
200 Asphalt - Mill/Overlay	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Repair/Reseal/Stripe	\$65,435	\$0	\$0	\$0	\$0
205 Concrete Driveways - Repair	\$0	\$0	\$0	\$0	\$0
320 Pole Lights (General) - Replace	\$0	\$0	\$0	\$0	\$0
320 Street/Parking Lights - Replace	\$0	\$0	\$0	\$0	\$0
340 Electrical Assets - Upgrade/Replace	\$0	\$0	\$0	\$0	\$0
406 Benches - Replace	\$0	\$0	\$0	\$0	\$0
505 Trash Enclosures - Replace	\$21,033	\$0	\$0	\$0	\$0
1007 Landscaping - Upgrade/Replace	\$0	\$35,544	\$0	\$0	\$0
1008 Trees - Remove/Replace	\$0	\$106,713	\$0	\$0	\$0
1402 Monument Signs - Replace	\$0	\$0	\$0	\$0	\$0

BUILDING EXTERIORS					
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105 Balcony Decks - Repair/Replace	\$0	\$0	\$190,077	\$0	\$0
107 Concrete Staircases - Repair	\$0	\$0	\$64,130	\$0	\$0
324 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
403 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
503 Wood/Metal Rails - Repair/Replace	\$0	\$19,577	\$0	\$20,770	\$0
1116 Stucco/Wood Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
1117 Stucco/Wood Surfaces - Repair	\$0	\$0	\$0	\$0	\$0
1118 Building Structures/Frames - Repair	\$0	\$0	\$0	\$0	\$0
1120 Shingle Mansard Siding - Replace	\$0	\$0	\$0	\$0	\$0
1124 Stone/Brick Siding - Tuck Point	\$0	\$0	\$0	\$42,561	\$0
1303 Asphalt Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
1307 TPO Roofs - Replace (A)	\$0	\$0	\$0	\$0	\$0
1307 TPO Roofs - Replace (B)	\$0	\$0	\$0	\$0	\$0
1307 TPO Roofs - Replace (C)	\$313,930	\$0	\$0	\$0	\$0
1307 TPO Roofs - Replace (D)	\$0	\$323,348	\$0	\$0	\$0
1307 TPO Roofs - Replace (E)	\$0	\$0	\$110,823	\$0	\$0
1307 TPO Roofs - Replace (F)	\$0	\$0	\$0	\$114,148	\$0
1307 TPO Roofs - Replace (G)	\$0	\$0	\$0	\$0	\$117,573
1307 TPO Roofs - Replace (H)	\$0	\$0	\$0	\$0	\$0
1307 TPO Roofs - Replace (I)	\$0	\$0	\$0	\$0	\$0
1307 TPO Roofs - Replace (J)	\$0	\$0	\$0	\$0	\$0
1307 TPO Roofs - Replace (K)	\$0	\$0	\$0	\$0	\$0
1307 TPO Roofs - Replace (L)	\$0	\$0	\$0	\$0	\$0
1310 Downspouts - Replace (A)	\$0	\$0	\$0	\$0	\$0
1310 Downspouts - Replace (B)	\$0	\$0	\$0	\$0	\$0
1310 Downspouts - Replace (C)	\$16,257	\$0	\$0	\$0	\$0
1310 Downspouts - Replace (D)	\$0	\$16,745	\$0	\$0	\$0
1310 Downspouts - Replace (E)	\$0	\$0	\$5,735	\$0	\$0
1310 Downspouts - Replace (F)	\$0	\$0	\$0	\$5,907	\$0
1310 Downspouts - Replace (G)	\$0	\$0	\$0	\$0	\$6,085
1310 Downspouts - Replace (H)	\$0	\$0	\$0	\$0	\$0
1310 Downspouts - Replace (I)	\$0	\$0	\$0	\$0	\$0
1310 Downspouts - Replace (J)	\$0	\$0	\$0	\$0	\$0
1310 Downspouts - Replace (K)	\$0	\$0	\$0	\$0	\$0
1310 Downspouts - Replace (L)	\$0	\$0	\$0	\$0	\$0
1900 Slabs/Foundations - Repair	\$0	\$0	\$0	\$0	\$0

POOL AREA					
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320 Pole Lights (Pool) - Replace	\$0	\$0	\$0	\$0	\$0
506 Metal Pool Fence - Replace	\$0	\$0	\$0	\$0	\$0
704 Entry System - Replace	\$0	\$0	\$0	\$0	\$3,498
909 Bathrooms - Refurbish	\$0	\$0	\$0	\$0	\$9,714
1201 Pool Deck - Repair/Replace	\$0	\$0	\$0	\$0	\$0
1202 Pool - Replaster/Retile	\$0	\$0	\$0	\$0	\$17,535
1207 Pool Filter - Replace	\$2,337	\$0	\$0	\$0	\$0
1210 Pool Pump - Replace	\$2,337	\$0	\$0	\$0	\$0
1213 Pool Coping - Replace	\$0	\$0	\$0	\$0	\$0
1214 Pool Skimmer - Replace	\$0	\$0	\$0	\$0	\$0

Total Expenses	\$421,329	\$501,928	\$370,767	\$183,386	\$154,405
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Fiscal Year	2040	2041	2042	2043	2044
Ending Reserve Balance	\$2,369,244	\$2,235,114	\$2,248,784	\$2,469,105	\$2,739,867

Fiscal Year	2045	2046	2047	2048	2049
Starting Reserve Balance	\$2,739,867	\$2,067,430	\$1,944,473	\$2,265,237	\$2,635,704
Annual Reserve Funding	\$419,090	\$440,045	\$462,047	\$485,150	\$509,407
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$24,026	\$20,051	\$21,040	\$24,494	\$27,801
Total Income	\$3,182,984	\$2,527,526	\$2,427,560	\$2,774,881	\$3,172,912
# Component					
SITE AND GROUNDS					
103 Concrete Walkways - Repair	\$0	\$149,568	\$0	\$0	\$0
200 Asphalt - Mill/Overlay	\$632,139	\$0	\$0	\$0	\$0
202 Asphalt - Repair/Reseal/Stripe	\$75,857	\$0	\$0	\$0	\$0
205 Concrete Driveways - Repair	\$0	\$0	\$0	\$0	\$0
320 Pole Lights (General) - Replace	\$0	\$8,371	\$0	\$0	\$0
320 Street/Parking Lights - Replace	\$0	\$0	\$0	\$0	\$0
340 Electrical Assets - Upgrade/Replace	\$0	\$94,875	\$0	\$0	\$0
406 Benches - Replace	\$8,010	\$0	\$0	\$0	\$0
505 Trash Enclosures - Replace	\$0	\$0	\$0	\$0	\$0
1007 Landscaping - Upgrade/Replace	\$0	\$0	\$0	\$0	\$0
1008 Trees - Remove/Replace	\$0	\$123,710	\$0	\$0	\$0
1402 Monument Signs - Replace	\$0	\$0	\$0	\$0	\$27,036
BUILDING EXTERIORS					
105 Balcony Decks - Repair/Replace	\$0	\$0	\$0	\$0	\$0
107 Concrete Staircases - Repair	\$0	\$0	\$0	\$0	\$0
324 Exterior Lights - Replace	\$0	\$75,342	\$0	\$0	\$0
403 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
503 Wood/Metal Rails - Repair/Replace	\$22,035	\$0	\$23,376	\$0	\$24,800
1116 Stucco/Wood Surfaces - Repaint	\$250,146	\$0	\$0	\$0	\$0
1117 Stucco/Wood Surfaces - Repair	\$0	\$0	\$0	\$0	\$0
1118 Building Structures/Frames - Repair	\$0	\$0	\$0	\$0	\$0
1120 Shingle Mansard Siding - Replace	\$0	\$0	\$0	\$0	\$0
1124 Stone/Brick Siding - Tuck Point	\$0	\$0	\$0	\$0	\$50,820
1303 Asphalt Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
1307 TPO Roofs - Replace (A)	\$0	\$0	\$0	\$0	\$0
1307 TPO Roofs - Replace (B)	\$0	\$0	\$0	\$0	\$0
1307 TPO Roofs - Replace (C)	\$0	\$0	\$0	\$0	\$0
1307 TPO Roofs - Replace (D)	\$0	\$0	\$0	\$0	\$0
1307 TPO Roofs - Replace (E)	\$0	\$0	\$0	\$0	\$0
1307 TPO Roofs - Replace (F)	\$0	\$0	\$0	\$0	\$0
1307 TPO Roofs - Replace (G)	\$0	\$0	\$0	\$0	\$0
1307 TPO Roofs - Replace (H)	\$121,100	\$0	\$0	\$0	\$0
1307 TPO Roofs - Replace (I)	\$0	\$124,733	\$0	\$0	\$0
1307 TPO Roofs - Replace (J)	\$0	\$0	\$128,475	\$0	\$0
1307 TPO Roofs - Replace (K)	\$0	\$0	\$0	\$132,329	\$0
1307 TPO Roofs - Replace (L)	\$0	\$0	\$0	\$0	\$136,299
1310 Downspouts - Replace (A)	\$0	\$0	\$0	\$0	\$0
1310 Downspouts - Replace (B)	\$0	\$0	\$0	\$0	\$0
1310 Downspouts - Replace (C)	\$0	\$0	\$0	\$0	\$0
1310 Downspouts - Replace (D)	\$0	\$0	\$0	\$0	\$0
1310 Downspouts - Replace (E)	\$0	\$0	\$0	\$0	\$0
1310 Downspouts - Replace (F)	\$0	\$0	\$0	\$0	\$0
1310 Downspouts - Replace (G)	\$0	\$0	\$0	\$0	\$0
1310 Downspouts - Replace (H)	\$6,267	\$0	\$0	\$0	\$0
1310 Downspouts - Replace (I)	\$0	\$6,455	\$0	\$0	\$0
1310 Downspouts - Replace (J)	\$0	\$0	\$6,649	\$0	\$0
1310 Downspouts - Replace (K)	\$0	\$0	\$0	\$6,848	\$0
1310 Downspouts - Replace (L)	\$0	\$0	\$0	\$0	\$7,054
1900 Slabs/Foundations - Repair	\$0	\$0	\$0	\$0	\$0
POOL AREA					
320 Pole Lights (Pool) - Replace	\$0	\$0	\$3,823	\$0	\$0
506 Metal Pool Fence - Replace	\$0	\$0	\$0	\$0	\$0
704 Entry System - Replace	\$0	\$0	\$0	\$0	\$0
909 Bathrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
1201 Pool Deck - Repair/Replace	\$0	\$0	\$0	\$0	\$0
1202 Pool - Replaster/Retile	\$0	\$0	\$0	\$0	\$0
1207 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
1210 Pool Pump - Replace	\$0	\$0	\$0	\$0	\$0
1213 Pool Coping - Replace	\$0	\$0	\$0	\$0	\$0
1214 Pool Skimmer - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$1,115,554	\$583,054	\$162,323	\$139,177	\$246,009

Fiscal Year	2045	2046	2047	2048	2049
Ending Reserve Balance	\$2,067,430	\$1,944,473	\$2,265,237	\$2,635,704	\$2,926,903

Fiscal Year	2050	2051	2052	2053	2054
Starting Reserve Balance	\$2,926,903	\$3,380,449	\$3,760,267	\$4,332,462	\$3,226,236
Annual Reserve Funding	\$534,877	\$561,621	\$589,702	\$619,188	\$650,147
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$31,523	\$35,688	\$40,446	\$37,777	\$35,610
Total Income	\$3,493,304	\$3,977,759	\$4,390,416	\$4,989,427	\$3,911,993

Component

SITE AND GROUNDS

103 Concrete Walkways - Repair	\$0	\$0	\$0	\$0	\$0
200 Asphalt - Mill/Overlay	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Repair/Reseal/Stripe	\$87,939	\$0	\$0	\$0	\$0
205 Concrete Driveways - Repair	\$0	\$0	\$0	\$0	\$0
320 Pole Lights (General) - Replace	\$0	\$0	\$0	\$0	\$0
320 Street/Parking Lights - Replace	\$0	\$0	\$0	\$16,473	\$0
340 Electrical Assets - Upgrade/Replace	\$0	\$0	\$0	\$0	\$0
406 Benches - Replace	\$0	\$0	\$0	\$0	\$0
505 Trash Enclosures - Replace	\$0	\$0	\$0	\$0	\$0
1007 Landscaping - Upgrade/Replace	\$0	\$47,768	\$0	\$0	\$0
1008 Trees - Remove/Replace	\$0	\$143,413	\$0	\$0	\$0
1402 Monument Signs - Replace	\$0	\$0	\$0	\$0	\$0

BUILDING EXTERIORS

105 Balcony Decks - Repair/Replace	\$0	\$0	\$0	\$0	\$0
107 Concrete Staircases - Repair	\$0	\$0	\$0	\$0	\$0
324 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
403 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
503 Wood/Metal Rails - Repair/Replace	\$0	\$26,310	\$0	\$27,913	\$0
1116 Stucco/Wood Surfaces - Repaint	\$0	\$0	\$0	\$316,878	\$0
1117 Stucco/Wood Surfaces - Repair	\$0	\$0	\$0	\$310,014	\$0
1118 Building Structures/Frames - Repair	\$0	\$0	\$0	\$190,356	\$0
1120 Shingle Mansard Siding - Replace	\$0	\$0	\$0	\$807,638	\$0
1124 Stone/Brick Siding - Tuck Point	\$0	\$0	\$0	\$0	\$0
1303 Asphalt Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$13,197
1307 TPO Roofs - Replace (A)	\$0	\$0	\$0	\$0	\$0
1307 TPO Roofs - Replace (B)	\$0	\$0	\$0	\$0	\$0
1307 TPO Roofs - Replace (C)	\$0	\$0	\$0	\$0	\$0
1307 TPO Roofs - Replace (D)	\$0	\$0	\$0	\$0	\$0
1307 TPO Roofs - Replace (E)	\$0	\$0	\$0	\$0	\$0
1307 TPO Roofs - Replace (F)	\$0	\$0	\$0	\$0	\$0
1307 TPO Roofs - Replace (G)	\$0	\$0	\$0	\$0	\$0
1307 TPO Roofs - Replace (H)	\$0	\$0	\$0	\$0	\$0
1307 TPO Roofs - Replace (I)	\$0	\$0	\$0	\$0	\$0
1307 TPO Roofs - Replace (J)	\$0	\$0	\$0	\$0	\$0
1307 TPO Roofs - Replace (K)	\$0	\$0	\$0	\$0	\$0
1307 TPO Roofs - Replace (L)	\$0	\$0	\$0	\$0	\$0
1310 Downspouts - Replace (A)	\$0	\$0	\$0	\$0	\$0
1310 Downspouts - Replace (B)	\$0	\$0	\$0	\$0	\$0
1310 Downspouts - Replace (C)	\$0	\$0	\$0	\$0	\$0
1310 Downspouts - Replace (D)	\$0	\$0	\$0	\$0	\$0
1310 Downspouts - Replace (E)	\$0	\$0	\$0	\$0	\$0
1310 Downspouts - Replace (F)	\$0	\$0	\$0	\$0	\$0
1310 Downspouts - Replace (G)	\$0	\$0	\$0	\$0	\$0
1310 Downspouts - Replace (H)	\$0	\$0	\$0	\$0	\$0
1310 Downspouts - Replace (I)	\$0	\$0	\$0	\$0	\$0
1310 Downspouts - Replace (J)	\$0	\$0	\$0	\$0	\$0
1310 Downspouts - Replace (K)	\$0	\$0	\$0	\$0	\$0
1310 Downspouts - Replace (L)	\$0	\$0	\$0	\$0	\$0
1900 Slabs/Foundations - Repair	\$0	\$0	\$0	\$93,919	\$0

POOL AREA

320 Pole Lights (Pool) - Replace	\$0	\$0	\$0	\$0	\$0
506 Metal Pool Fence - Replace	\$24,916	\$0	\$0	\$0	\$0
704 Entry System - Replace	\$0	\$0	\$0	\$0	\$0
909 Bathrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
1201 Pool Deck - Repair/Replace	\$0	\$0	\$35,207	\$0	\$0
1202 Pool - Replaster/Retile	\$0	\$0	\$0	\$0	\$0
1207 Pool Filter - Replace	\$0	\$0	\$3,332	\$0	\$0
1210 Pool Pump - Replace	\$0	\$0	\$3,332	\$0	\$0
1213 Pool Coping - Replace	\$0	\$0	\$9,918	\$0	\$0
1214 Pool Skimmer - Replace	\$0	\$0	\$6,164	\$0	\$0

Total Expenses	\$112,855	\$217,492	\$57,953	\$1,763,191	\$13,197
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Fiscal Year	2050	2051	2052	2053	2054
Ending Reserve Balance	\$3,380,449	\$3,760,267	\$4,332,462	\$3,226,236	\$3,898,796



Accuracy, Limitations, and Disclosures

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



Terms and Definitions

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



Component Details

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

SITE AND GROUNDS

Comp #: 103 Concrete Walkways - Repair

Quantity: Extensive GSF

Location: Throughout common areas

Funded?: Yes.

History:

Comments: No changes have been reported since the last study. Remaining useful life and costs have been adjusted.

Useful Life: 12 years

Remaining Life: 9 years

Best Case: \$ 77,600

Worst Case: \$83,200

Cost Source: AR Cost Database

Comp #: 200 Asphalt - Mill/Overlay

Quantity: ~ 139,800 GSF

Location: Streets & parking throughout the association

Funded?: Yes.

History: Completed in 2019 for \$130,000

Comments: No changes have been reported since the last study. Remaining useful life and costs have been adjusted.

Useful Life: 25 years

Remaining Life: 20 years

Best Case: \$ 300,000

Worst Case: \$400,000

Cost Source: AR Cost Database

Comp #: 202 Asphalt - Repair/Reseal/Stripe

Quantity: ~ 139,800 GSF

Location: Streets & parking throughout the association

Funded?: Yes.

History:

Comments: No changes have been reported since the last study. Remaining useful life and costs have been adjusted.

Useful Life: 5 years

Remaining Life: 0 years

Best Case: \$ 32,000

Worst Case: \$52,000

Cost Source: AR Cost Database

Comp #: 205 Concrete Driveways - Repair

Quantity: ~ 2,000 GSF

Location: Entries

Funded?: Yes.

History:

Comments: No changes have been reported since the last study. Remaining useful life and costs have been adjusted.

Useful Life: 25 years

Remaining Life: 9 years

Best Case: \$ 3,330

Worst Case: \$4,430

Cost Source: AR Cost Database

Comp #: 305 Security Camera System - Replace

Quantity: (1) System

Location: Throughout common areas

Funded?: No. Too small for reserve designation - handle as an operating expense.

History:

Comments: No changes in policy or condition have been reported. We will continue to plan for these projects as an operating expenditure.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 320 Pole Lights (General) - Replace

Quantity: (9) 4' Fixtures

Location: Perimeter of units

Funded?: Yes.

History:

Comments: No changes have been reported since the last study. Remaining useful life and costs have been adjusted.

Useful Life: 25 years

Remaining Life: 21 years

Best Case: \$ 3,500

Worst Case: \$5,500

Cost Source: AR Cost Database

Comp #: 320 Street/Parking Lights - Replace

Quantity: (9) 20' Fixtures

Location: Along streets and parking areas

Funded?: Yes.

History:

Comments: No changes have been reported since the last study. Remaining useful life and costs have been adjusted.

Useful Life: 25 years

Remaining Life: 3 years

Best Case: \$ 6,200

Worst Case: \$8,200

Cost Source: AR Cost Database

Comp #: 340 Electrical Assets - Upgrade/Replace**Quantity: (212) Units**

Location: Adjacent to buildings

Funded?: Yes.

History:

Comments: No changes have been reported since the last study. Remaining useful life and costs have been adjusted.

Useful Life: 25 years

Remaining Life: 21 years

Best Case: \$ 44,300

Worst Case: \$57,700

Cost Source: AR Cost Database

Comp #: 406 Benches - Replace**Quantity: (8) Benches**

Location: Throughout common areas

Funded?: Yes.

History:

Comments: No changes have been reported since the last study. Remaining useful life and costs have been adjusted.

Useful Life: 15 years

Remaining Life: 5 years

Best Case: \$ 3,550

Worst Case: \$5,320

Cost Source: AR Cost Database

Comp #: 505 Trash Enclosures - Replace**Quantity: (11) Enclosures; ~ 304 LF**

Location: Along streets and parking areas

Funded?: Yes.

History:

Comments: No changes have been reported since the last study. Remaining useful life and costs have been adjusted.

Useful Life: 20 years

Remaining Life: 15 years

Best Case: \$ 11,800

Worst Case: \$15,200

Cost Source: AR Cost Database

Comp #: 1003 Irrigation Systems - Replace**Quantity: Controls, Valves, Etc.**

Location: Landscaped areas

Funded?: No.

History:

Comments: No changes in policy or condition have been reported. We will continue to plan for these projects as an operating expenditure.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 1007 Landscaping - Upgrade/Replace**Quantity: Extensive GSF**

Location: Landscaped areas

Funded?: Yes.

History:

Comments: No changes have been reported since the last study. Remaining useful life and costs have been adjusted.

Useful Life: 10 years

Remaining Life: 6 years

Best Case: \$ 16,600

Worst Case: \$27,700

Cost Source: AR Cost Database

Comp #: 1008 Trees - Remove/Replace**Quantity: Numerous Trees**

Location: Throughout common areas

Funded?: Yes.

History:

Comments: No changes have been reported since the last study. Remaining useful life and costs have been adjusted.

Useful Life: 5 years

Remaining Life: 1 years

Best Case: \$ 55,400

Worst Case: \$77,600

Cost Source: Client Cost History

Comp #: 1401 Directional Signs - Replace**Quantity: (6) Signs**

Location: Throughout common areas

Funded?: No.

History:

Comments: No changes in policy or condition have been reported. We will continue to plan for these projects as an operating expenditure.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 1402 Monument Signs - Replace

Quantity: (2) Large, (4) Small

Location: Entry areas

Funded?: Yes.

History: Replaced in 2019

Comments: No changes have been reported since the last study. Remaining useful life and costs have been adjusted.

Useful Life: 15 years

Remaining Life: 9 years

Best Case: \$ 11,100

Worst Case: \$15,500

Cost Source: Estimate Provided by Client

BUILDING EXTERIORS

Comp #: 105 Balcony Decks - Repair/Replace**Quantity: (115) Decks; ~ 4,720 GSF**

Location: Unit balconies

Funded?: Yes.

History:

Comments: No changes have been reported since the last study. Remaining useful life and costs have been adjusted.

Useful Life: 20 years

Remaining Life: 17 years

Best Case: \$ 111,000

Worst Case: \$119,000

Cost Source: Client Cost History, Plus Inflation

Comp #: 106 Unit Patios - Repair**Quantity: (113) Patios; ~ 8,230 GSF**

Location: Ground-level

Funded?: No.

History:

Comments: No changes in policy or condition have been reported. We will continue to plan for these projects as an operating expenditure.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 107 Concrete Staircases - Repair**Quantity: (51) Staircases**

Location: Upper unit entries

Funded?: Yes.

History:

Comments: No changes have been reported since the last study. Remaining useful life and costs have been adjusted.

Useful Life: 20 years

Remaining Life: 17 years

Best Case: \$ 33,300

Worst Case: \$44,300

Cost Source: AR Cost Database

Comp #: 324 Exterior Lights - Replace**Quantity: ~ (456) Fixtures**

Location: Building exteriors

Funded?: Yes.

History:

Comments: No changes have been reported since the last study. Remaining useful life and costs have been adjusted.

Useful Life: 25 years

Remaining Life: 21 years

Best Case: \$ 30,400

Worst Case: \$50,600

Cost Source: AR Cost Database

Comp #: 403 Mailboxes - Replace**Quantity: (51) 4-Box Clusters**

Location: Attached to walls

Funded?: Yes.

History:

Comments: No changes have been reported since the last study. Remaining useful life and costs have been adjusted.

Useful Life: 20 years

Remaining Life: 13 years

Best Case: \$ 12,400

Worst Case: \$17,000

Cost Source: AR Cost Database

Comp #: 503 Wood/Metal Rails - Repair/Replace**Quantity: ~ 3,170 LF**

Location: Throughout common areas

Funded?: Yes.

History:

Comments: No changes have been reported since the last study. Remaining useful life and costs have been adjusted.

Useful Life: 2 years

Remaining Life: 0 years

Best Case: \$ 11,100

Worst Case: \$13,300

Cost Source: Estimate Provided by Client

Comp #: 1101 Front Doors - Repaint**Quantity: (212) Doors**

Location: Entry to each unit

Funded?: No.

History:

Comments: Funding included with #1116

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 1116 Stucco/Wood Surfaces - Repair**Quantity: (212) Units**

Location: Building exterior surfaces

Funded?: Yes.

History:

Comments: No changes have been reported since the last study. Remaining useful life and costs have been adjusted.

Useful Life: 8 years

Remaining Life: 4 years

Best Case: \$ 111,000

Worst Case: \$166,000

Cost Source: Client Cost History; Plus Inflation

Comp #: 1117 Stucco/Wood Surfaces - Repair**Quantity: ~ 80,300 GSF**

Location: Building exterior surfaces

Funded?: Yes.

History:

Comments: No changes have been reported since the last study. Remaining useful life and costs have been adjusted.

Useful Life: 16 years

Remaining Life: 12 years

Best Case: \$ 111,000

Worst Case: \$160,000

Cost Source: Client Cost History; Plus Inflation

Comp #: 1118 Building Structures/Frames - Repair**Quantity: Lump Sum Allowance**

Location: Association buildings

Funded?: Yes.

History:

Comments: No changes have been reported since the last study. Remaining useful life and costs have been adjusted.

Useful Life: 16 years

Remaining Life: 12 years

Best Case: \$ 55,400

Worst Case: \$111,000

Cost Source: Estimate Provided by the Client

Comp #: 1120 Shingle Mansard Siding - Replace**Quantity: ~ 50,100 GSF**

Location: Building exteriors

Funded?: Yes.

History: Siding replacement and repairs in 2018 for \$500,000

Comments: No changes have been reported since the last study. Remaining useful life and costs have been adjusted.

Useful Life: 32 years

Remaining Life: 28 years

Best Case: \$ 333,000

Worst Case: \$373,000

Cost Source: Client Cost History; Plus Inflation

Comp #: 1124 Stone/Brick Siding - Tuck Point**Quantity: ~ 32,700 GSF**

Location: Building exteriors

Funded?: Yes.

History:

Comments: No changes have been reported since the last study. Remaining useful life and costs have been adjusted.

Useful Life: 6 years

Remaining Life: 6 years

Best Case: \$ 20,000

Worst Case: \$30,000

Cost Source: AR Cost Database

Comp #: 1303 Asphalt Shingle Roof - Replace**Quantity: ~ 1,010 GSF**

Location: Pool Building Roof

Funded?: Yes.

History:

Comments: No changes have been reported since the last study. Remaining useful life and costs have been adjusted.

Useful Life: 20 years

Remaining Life: 9 years

Best Case: \$ 4,480

Worst Case: \$6,720

Cost Source: AR Cost Database

Comp #: 1307 TPO Roofs - Replace (A)**Quantity: 15% of ~ 119,700 GSF**

Location: Rooftops of buildings

Funded?: Yes.

History:

Comments: No changes have been reported since the last study. Remaining useful life and costs have been adjusted.

Useful Life: 20 years

Remaining Life: 13 years

Best Case: \$ 200,000

Worst Case: \$203,000

Cost Source: Estimate Provided by Client

Comp #: 1307 TPO Roofs - Replace (B) **Quantity: 15% of ~ 119,700 GSF**
Location: Rooftops of buildings
Funded?: Yes.
History:
Comments: No changes have been reported since the last study. Remaining useful life and costs have been adjusted.
Useful Life: 20 years Remaining Life: 14 years
Best Case: \$ 200,000 Worst Case: \$203,000
Cost Source: Estimate Provided by Client

Comp #: 1307 TPO Roofs - Replace (C) **Quantity: 15% of ~ 119,700 GSF**
Location: Rooftops of buildings
Funded?: Yes.
History:
Comments: No changes have been reported since the last study. Remaining useful life and costs have been adjusted.
Useful Life: 20 years Remaining Life: 15 years
Best Case: \$ 200,000 Worst Case: \$203,000
Cost Source: Estimate Provided by Client

Comp #: 1307 TPO Roofs - Replace (D) **Quantity: 15% of ~ 119,700 GSF**
Location: Rooftops of buildings
Funded?: Yes.
History:
Comments: No changes have been reported since the last study. Remaining useful life and costs have been adjusted.
Useful Life: 20 years Remaining Life: 16 years
Best Case: \$ 200,000 Worst Case: \$203,000
Cost Source: Estimate Provided by Client

Comp #: 1307 TPO Roofs - Replace (E) **Quantity: 5% of ~ 119,700 GSF**
Location: Rooftops of buildings
Funded?: Yes.
History:
Comments: No changes have been reported since the last study. Remaining useful life and costs have been adjusted.
Useful Life: 20 years Remaining Life: 17 years
Best Case: \$ 55,400 Worst Case: \$78,700
Cost Source: Estimate Provided by Client

Comp #: 1307 TPO Roofs - Replace (F) **Quantity: 5% of ~ 119,700 GSF**
Location: Rooftops of buildings
Funded?: Yes.
History:
Comments: No changes have been reported since the last study. Remaining useful life and costs have been adjusted.
Useful Life: 20 years Remaining Life: 18 years
Best Case: \$ 55,400 Worst Case: \$78,700
Cost Source: Estimate Provided by Client

Comp #: 1307 TPO Roofs - Replace (G) **Quantity: 5% of ~ 119,700 GSF**
Location: Rooftops of buildings
Funded?: Yes.
History:
Comments: No changes have been reported since the last study. Remaining useful life and costs have been adjusted.
Useful Life: 20 years Remaining Life: 19 years
Best Case: \$ 55,400 Worst Case: \$78,700
Cost Source: Estimate Provided by Client

Comp #: 1307 TPO Roofs - Replace (H) **Quantity: 5% of ~ 119,700 GSF**
Location: Rooftops of buildings
Funded?: Yes.
History:
Comments: No changes have been reported since the last study. Remaining useful life and costs have been adjusted.
Useful Life: 20 years Remaining Life: 20 years
Best Case: \$ 55,400 Worst Case: \$78,700
Cost Source: Estimate Provided by Client

Comp #: 1307 TPO Roofs - Replace (I) **Quantity: 5% of ~ 119,700 GSF**
Location: Rooftops of buildings
Funded?: Yes.
History:
Comments: No changes have been reported since the last study. Remaining useful life and costs have been adjusted.
Useful Life: 20 years Remaining Life: 21 years
Best Case: \$ 55,400 Worst Case: \$78,700
Cost Source: Estimate Provided by Client

Comp #: 1307 TPO Roofs - Replace (J) **Quantity: 5% of ~ 119,700 GSF**
Location: Rooftops of buildings
Funded?: Yes.
History:
Comments: No changes have been reported since the last study. Remaining useful life and costs have been adjusted.
Useful Life: 20 years Remaining Life: 22 years
Best Case: \$ 55,400 Worst Case: \$78,700
Cost Source: Estimate Provided by Client

Comp #: 1307 TPO Roofs - Replace (K) **Quantity: 5% of ~ 119,700 GSF**
Location: Rooftops of buildings
Funded?: Yes.
History:
Comments: No changes have been reported since the last study. Remaining useful life and costs have been adjusted.
Useful Life: 20 years Remaining Life: 23 years
Best Case: \$ 55,400 Worst Case: \$78,700
Cost Source: Estimate Provided by Client

Comp #: 1307 TPO Roofs - Replace (L) **Quantity: 5% of ~ 119,700 GSF**
Location: Rooftops of buildings
Funded?: Yes.
History:
Comments: No changes have been reported since the last study. Remaining useful life and costs have been adjusted.
Useful Life: 20 years Remaining Life: 24 years
Best Case: \$ 55,400 Worst Case: \$78,700
Cost Source: Estimate Provided by Client

Comp #: 1310 Downspouts - Replace (A) **Quantity: 15% of ~ 3,580 LF**
Location: Perimeter roofs, exterior walls
Funded?: Yes.
History:
Comments: No changes have been reported since the last study. Remaining useful life and costs have been adjusted.
Useful Life: 20 years Remaining Life: 13 years
Best Case: \$ 8,870 Worst Case: \$12,000
Cost Source: Estimate Provided by Client

Comp #: 1310 Downspouts - Replace (B) **Quantity: 15% of ~ 3,580 LF**
Location: Perimeter roofs, exterior walls
Funded?: Yes.
History:
Comments: No changes have been reported since the last study. Remaining useful life and costs have been adjusted.
Useful Life: 20 years Remaining Life: 14 years
Best Case: \$ 8,870 Worst Case: \$12,000
Cost Source: Estimate Provided by Client

Comp #: 1310 Downspouts - Replace (C) **Quantity: 15% of ~ 3,580 LF**
Location: Perimeter roofs, exterior walls
Funded?: Yes.
History:
Comments: No changes have been reported since the last study. Remaining useful life and costs have been adjusted.
Useful Life: 20 years Remaining Life: 15 years
Best Case: \$ 8,870 Worst Case: \$12,000
Cost Source: Estimate Provided by Client

Comp #: 1310 Downspouts - Replace (D) **Quantity: 15% of ~ 3,580 LF**
Location: Perimeter roofs, exterior walls
Funded?: Yes.
History:
Comments: No changes have been reported since the last study. Remaining useful life and costs have been adjusted.
Useful Life: 20 years Remaining Life: 16 years
Best Case: \$ 8,870 Worst Case: \$12,000
Cost Source: Estimate Provided by Client

Comp #: 1310 Downspouts - Replace (E) **Quantity: 5% of ~ 3,580 LF**
Location: Perimeter roofs, exterior walls
Funded?: Yes.
History:
Comments: No changes have been reported since the last study. Remaining useful life and costs have been adjusted.
Useful Life: 20 years Remaining Life: 17 years
Best Case: \$ 2,970 Worst Case: \$3,970
Cost Source: Estimate Provided by Client

Comp #: 1310 Downspouts - Replace (F) **Quantity: 5% of ~ 3,580 LF**
Location: Perimeter roofs, exterior walls
Funded?: Yes.
History:
Comments: No changes have been reported since the last study. Remaining useful life and costs have been adjusted.
Useful Life: 20 years Remaining Life: 18 years
Best Case: \$ 2,970 Worst Case: \$3,970
Cost Source: Estimate Provided by Client

Comp #: 1310 Downspouts - Replace (G) **Quantity: 5% of ~ 3,580 LF**
Location: Perimeter roofs, exterior walls
Funded?: Yes.
History:
Comments: No changes have been reported since the last study. Remaining useful life and costs have been adjusted.
Useful Life: 20 years Remaining Life: 19 years
Best Case: \$ 2,970 Worst Case: \$3,970
Cost Source: Estimate Provided by Client

Comp #: 1310 Downspouts - Replace (H) **Quantity: 5% of ~ 3,580 LF**
Location: Perimeter roofs, exterior walls
Funded?: Yes.
History:
Comments: No changes have been reported since the last study. Remaining useful life and costs have been adjusted.
Useful Life: 20 years Remaining Life: 20 years
Best Case: \$ 2,970 Worst Case: \$3,970
Cost Source: Estimate Provided by Client

Comp #: 1310 Downspouts - Replace (I) **Quantity: 5% of ~ 3,580 LF**
Location: Perimeter roofs, exterior walls
Funded?: Yes.
History:
Comments: No changes have been reported since the last study. Remaining useful life and costs have been adjusted.
Useful Life: 20 years Remaining Life: 21 years
Best Case: \$ 2,970 Worst Case: \$3,970
Cost Source: Estimate Provided by Client

Comp #: 1310 Downspouts - Replace (J) **Quantity: 5% of ~ 3,580 LF**
Location: Perimeter roofs, exterior walls
Funded?: Yes.
History:
Comments: No changes have been reported since the last study. Remaining useful life and costs have been adjusted.
Useful Life: 20 years Remaining Life: 22 years
Best Case: \$ 2,970 Worst Case: \$3,970
Cost Source: Estimate Provided by Client

Comp #: 1310 Downspouts - Replace (K)**Quantity: 5% of ~ 3,580 LF**

Location: Perimeter roofs, exterior walls

Funded?: Yes.

History:

Comments: No changes have been reported since the last study. Remaining useful life and costs have been adjusted.

Useful Life: 20 years

Remaining Life: 23 years

Best Case: \$ 2,970

Worst Case: \$3,970

Cost Source: Estimate Provided by Client

Comp #: 1310 Downspouts - Replace (L)**Quantity: 5% of ~ 3,580 LF**

Location: Perimeter roofs, exterior walls

Funded?: Yes.

History:

Comments: No changes have been reported since the last study. Remaining useful life and costs have been adjusted.

Useful Life: 20 years

Remaining Life: 24 years

Best Case: \$ 2,970

Worst Case: \$3,970

Cost Source: Estimate Provided by Client

Comp #: 1403 Address Signs - Replace**Quantity: ~ (263) Signs**

Location: Mail areas and at each unit

Funded?: No. Too indeterminate for reserve designation - handle as an operating expense.

History:

Comments: No changes in policy or condition have been reported. We will continue to plan for these projects as an operating expenditure.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 1900 Slabs/Foundations - Repair**Quantity: (19) Bldgs; (212) Units**

Location: At each building

Funded?: Yes.

History:

Comments: No changes have been reported since the last study. Remaining useful life and costs have been adjusted.

Useful Life: 16 years

Remaining Life: 12 years

Best Case: \$ 33,300

Worst Case: \$48,800

Cost Source: Client Cost History; Plus Inflation

POOL AREA

Comp #: 320 Pole Lights (Pool) - Replace**Quantity: (3) 20' Fixtures**

Location: Pool area

Funded?: Yes.

History:

Comments: No changes have been reported since the last study. Remaining useful life and costs have been adjusted.

Useful Life: 25 years

Remaining Life: 22 years

Best Case: \$ 1,660

Worst Case: \$2,330

Cost Source: AR Cost Database

Comp #: 506 Metal Pool Fence - Replace**Quantity: ~ 195 LF**

Location: Pool area perimeter

Funded?: Yes.

History:

Comments: No changes have been reported since the last study. Remaining useful life and costs have been adjusted.

Useful Life: 30 years

Remaining Life: 25 years

Best Case: \$ 10,800

Worst Case: \$13,000

Cost Source: ARI Cost Database

Comp #: 704 Entry System - Replace**Quantity: (1) System**

Location: Pool area entry

Funded?: Yes.

History:

Comments: No changes have been reported since the last study. Remaining useful life and costs have been adjusted.

Useful Life: 12 years

Remaining Life: 7 years

Best Case: \$ 1,770

Worst Case: \$2,220

Cost Source: AR Cost Database

Comp #: 909 Bathrooms - Refurbish**Quantity: (2) Bathrooms**

Location: Pool area

Funded?: Yes.

History:

Comments: No changes have been reported since the last study. Remaining useful life and costs have been adjusted.

Useful Life: 15 years

Remaining Life: 4 years

Best Case: \$ 4,430

Worst Case: \$6,650

Cost Source: AR Cost Database

Comp #: 911 Workshop - Remodel**Quantity: (1) Building**

Location: Pool area

Funded?: No.

History:

Comments: No changes in policy or condition have been reported. We will continue to plan for these projects as an operating expenditure.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 1201 Pool Deck - Repair/Replace**Quantity: ~ 1,300 GSF**

Location: Pool area

Funded?: Yes.

History:

Comments: No changes have been reported since the last study. Remaining useful life and costs have been adjusted.

Useful Life: 20 years

Remaining Life: 7 years

Best Case: \$ 13,000

Worst Case: \$18,700

Cost Source: AR Cost Database

Comp #: 1202 Pool - Replaster/Retile**Quantity: (1) Pool**

Location: Center of property

Funded?: Yes.

History:

Comments: No changes have been reported since the last study. Remaining useful life and costs have been adjusted.

Useful Life: 12 years

Remaining Life: 7 years

Best Case: \$ 8,000

Worst Case: \$12,000

Cost Source: AR Cost Database

Comp #: 1204 Pool Furniture - Replace**Quantity: (20) Pieces**

Location: Pool area

Funded?: No.

History:

Comments: No changes in policy or condition have been reported. We will continue to plan for these projects as an operating expenditure.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 1206 Pool Cover - Replace**Quantity: (1) Cover**

Location: Pool area

Funded?: No.

History:

Comments: No changes in policy or condition have been reported. We will continue to plan for these projects as an operating expenditure.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 1207 Pool Filter - Replace**Quantity: (1) Filter**

Location: Pool equipment room

Funded?: Yes.

History:

Comments: No changes have been reported since the last study. Remaining useful life and costs have been adjusted.

Useful Life: 12 years

Remaining Life: 3 years

Best Case: \$ 1,000

Worst Case: \$2,000

Cost Source: AR Cost Database

Comp #: 1210 Pool Pump - Replace**Quantity: (1) Pump**

Location: Pool equipment room

Funded?: Yes.

History:

Comments: No changes have been reported since the last study. Remaining useful life and costs have been adjusted.

Useful Life: 12 years

Remaining Life: 3 years

Best Case: \$ 1,000

Worst Case: \$2,000

Cost Source: AR Cost Database

Comp #: 1213 Pool Coping - Replace**Quantity: ~ 115 LF**

Location: Pool perimeter

Funded?: Yes.

History: Replaced in 2012

Comments: No changes have been reported since the last study. Remaining useful life and costs have been adjusted.

Useful Life: 20 years

Remaining Life: 7 years

Best Case: \$ 3,830

Worst Case: \$5,100

Cost Source: ARCost Database

Comp #: 1214 Pool Skimmer - Replace**Quantity: (1) Skimmer**

Location: Pool area

Funded?: Yes.

History:

Comments: No changes have been reported since the last study. Remaining useful life and costs have been adjusted.

Useful Life: 20 years

Remaining Life: 7 years

Best Case: \$ 2,220

Worst Case: \$3,330

Cost Source: AR Cost Database