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Erie Highlands Metro District
Erie, CO



Report #: 41496-0
Beginning: January 1, 2022
Expires: December 31, 2022

RESERVE STUDY
"Full"

June 17, 2021

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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Erie Highlands Metro District -

Erie, CO

Level of Service: "Full"

Report #: 41496-0

of Units: 550

January 1, 2022 through December 31, 2022

Findings & Recommendations

as of January 1, 2022

.Starting Reserve Balance	\$20,100
.Fully Funded Reserve Balance	\$403,521
Percent Funded	5.0 %
.Recommended 2022 Annual "Fully Funding" Contributions	\$119,000
Alternate/Baseline Annual Minimum Contributions to Keep Reserves Above \$0	\$99,000
Recommended 2022 Special Assessments for Reserves	\$0
.Most Recent Annual Reserve Contribution Rate	\$5,000

Reserve Fund Strength: 5.0%

Weak

Fair

Strong

< 30%

< 70%

> 130%



Risk of Special Assessment:

High

Medium

Low

Economic Assumptions:

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

Annual Inflation Rate 3.00 %

- This "Full", (original, created "from scratch"), is based on our site inspection on 4/22/2021.
- The Reserve Study was reviewed by a credentialed Reserve Specialist (RS).
- Your Reserve Fund is currently 5.0 % Funded. This means the client's special assessment & deferred maintenance risk is currently High.
- Based on this starting point and your anticipated future expenses, our recommendation is to budget the Annual Reserve contributions at \$119,000 with 3% annual increases in order to be within the 70% to 130% level as noted above. 100% "Full" contribution rates are designed to achieve these funding objectives by the end of our 30-year report scope.
- The goal of the Reserve Study is to help the client offset inevitable annual deterioration of the common area components. The Reserve Study will guide the client to establish an appropriate Reserve Contribution rate that offsets the annual deterioration of the components and 'keep pace' with the rate of ongoing deterioration. No assets appropriate for Reserve designation were excluded. See photo appendix for component details; the basis of our assumptions.
- We recommend that this Reserve Study be updated annually, with a With-Site-Visit Reserve Study every three years. Research has found that clients who update their Reserve Study annually with a No-Site-Visit Reserve Study reduce their risk of special assessment by ~ 35%.



#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
Sites and Grounds				
21090	Concrete Walkways - Repair - 5%	5	3	\$28,500
21190	Asphalt - Seal/Repair	4	0	\$3,950
21200	Asphalt - Resurface	25	20	\$30,900
21350	Site Fencing - Replace (Ph. 1)	30	25	\$371,450
21360	Site Fencing - Replace (Ph. 2)	30	27	\$347,350
21440	Gazebo Roof/Siding – Repair/Replace	25	20	\$25,750
21460	Trash Enclosure - Replace	25	20	\$3,000
21600	Mailbox Kiosks - Replace	25	20	\$55,100
21610	Monuments - Refurbish/Replace	30	25	\$41,550
21620	Pet Waste Stations - Replace	20	15	\$3,600
21660	Site Pole Lights - Replace	30	25	\$11,500
Amenities				
26030	Playground Cover - Refill/Replace	10	6	\$33,100
26050	Playground Equipment - Replace	25	21	\$121,050
26060	Picnic Tables/Benches - Replace	30	25	\$7,500
26070	Grills/BBQs – Replace	10	5	\$3,800
Clubhouse				
27030	Metal Roof - Replace	30	25	\$55,850
27060	Windows - Replace	30	25	\$16,800
27080	Clubhouse Siding - Repair/Replace	60	55	\$57,200
27090	Doors - Repair/Replace	40	35	\$7,500
27095	Pergola – Repair/Replace	30	25	\$5,700
27100	Ext. Lights - Replace	25	20	\$1,150
27110	Interior Walls - Repaint	10	5	\$4,650
27160	Wood Flooring - Replace	40	35	\$21,000
27170	Wood Flooring - Refinish	10	5	\$7,400
27180	Bathroom - Refurbish	20	15	\$8,000
27220	Fitness Equipment - Replace	10	5	\$37,000
27230	Fitness Flooring/Room - Remodel	10	5	\$21,700
27240	Clubhouse Conference - Remodel	10	5	\$5,950
27250	Clubhouse Furniture - Replace	10	5	\$29,600
27290	A/V Equipment - Replace	10	5	\$6,100
27310	Clubhouse Kitchen - Remodel	30	25	\$12,100
27320	Kitchen Appliances - Replace	10	5	\$2,650
27330	Drinking Fountains - Replace	20	15	\$4,800
29380	Fireplace - Replace	20	15	\$4,000
Mechanicals				

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
25020	Fob Readers - Replace	15	10	\$6,450
25180	Furnace - Replace	20	15	\$10,500
25190	Condenser - Replace	20	15	\$14,250
25220	Space Heaters - Replace	15	10	\$4,350
25330	Surveillance System–Upgrade/Replace	10	5	\$19,800
25460	Water Heater/Tank - Replace	20	15	\$13,500
Pool & Spa				
28010	Bathroom - Refurbish	20	15	\$8,000
28030	Pool Fence - Replace	30	25	\$44,400
28040	Pool Deck Furniture - Replace	10	5	\$53,250
28050	Waterslide - Replace	25	20	\$25,000
28060	Pool Deck - Resurface	5	0	\$6,000
28090	Coping Stones - Repair	24	19	\$26,050
28100	Pool/Spa - Re-Tile	24	19	\$27,600
28110	Pool - Resurface	12	7	\$84,950
28120	Spa - Resurface	12	7	\$7,200
28170	Pool Heater - Replace	12	7	\$20,000
28180	Spa Heater - Replace	12	7	\$5,500
28190	Pool Filter - Replace	30	25	\$20,000
28200	Spa Filter - Replace	20	0	\$1,150
28220	Pool/Spa Pumps – Repair/Replace	15	0	\$1,950
28230	Lifeguard Stands - Replace	15	10	\$3,000
55 Total Funded Components				

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

Introduction



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

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



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

Methodology



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

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

Which Physical Assets are Funded by Reserves?

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



RESERVE COMPONENT "FOUR-PART TEST"

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

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

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

How do we establish Current Repair/Replacement Cost Estimates?

In this order...

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

How much Reserves are enough?

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

Adequacy is measured in a two-step process:

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



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

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

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

How much should we contribute?



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

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

What is our Recommended Funding Goal?

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



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

Site Inspection Notes

During our site visit on 4/22/2021 we visually inspected the common area assets and were able to see a majority of the common areas.

Please see photo appendix for component details; the basis of our assumptions.



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 as defined by your Reserve Component List. A summary of these expenses are shown in the 30-Year Reserve Plan Summary Table, while details of the projects that make up these expenses are shown in the 30-Year Income/Expense Detail.

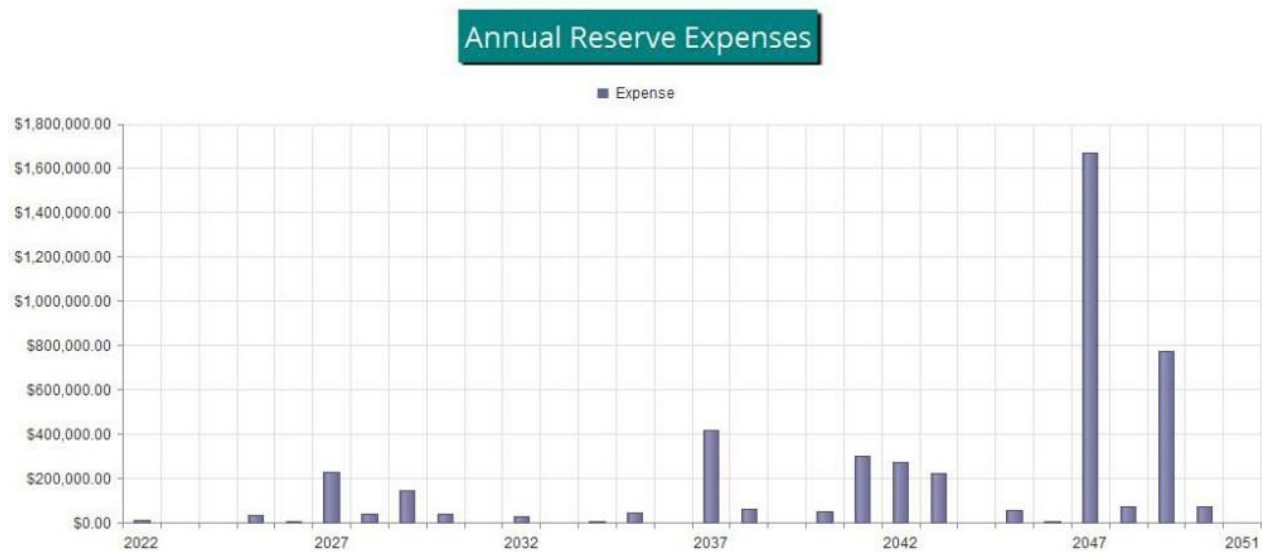


Figure 1

Reserve Fund Status

As of 1/1/2022 your Reserve Fund balance is projected to be \$20,100 and your Fully Funded Balance is computed to be \$403,521 (see the Fully Funded Balance Table). The Fully Funded Balance represents the deteriorated value of your common area components. Comparing your Reserve Balance to your Fully Funded Balance indicates your Reserves are 5.0 % Funded.

Recommended Funding Plan

Based on your current Percent Funded and your near-term and long-term Reserve needs, we are recommending Annual budgeted contributions of \$119,000. The overall 30-Year Plan, in perspective, is shown below in the Annual Reserve Funding (Fig. 2). This same information is shown numerically in both the 30-Year Reserve Plan Summary Table and the 30-Year Income/Expense Detail.

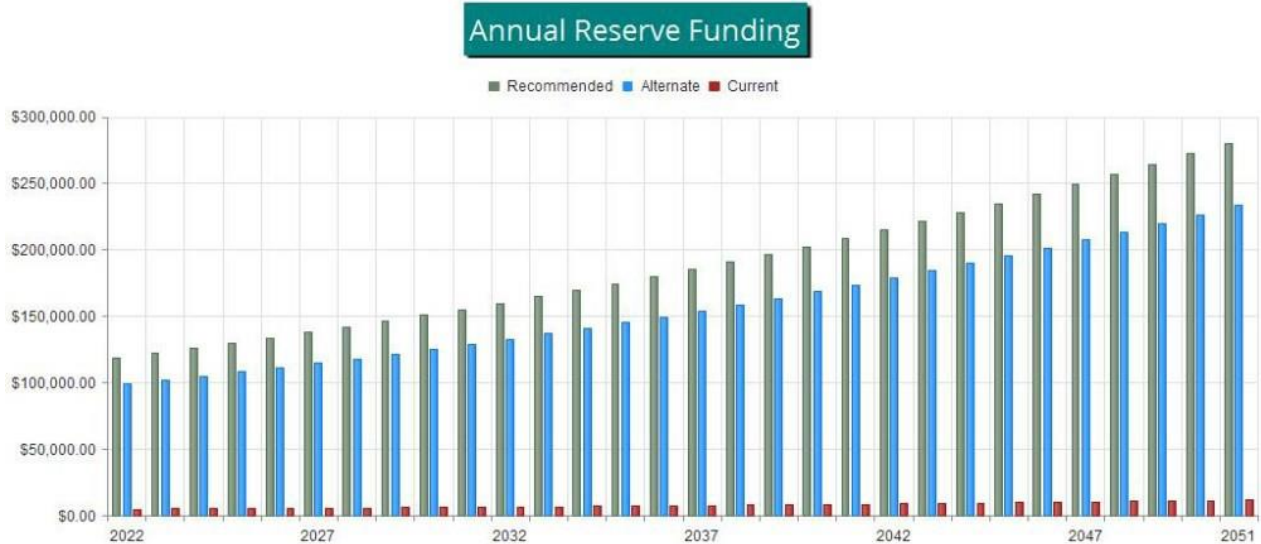


Figure 2

The reserve balance under our recommended Full Funding Plan, an alternate Baseline Funding Plan, and at your current budgeted contribution rate, compared to your always—changing Fully Funded Balance target is shown in the 30-Yr Cash Flow (Fig. 3).



Figure 3

The information from Figure 3 is plotted on a Percent Funded scale in Figure 4. It is clear here to see how your Reserve Fund strength approaches the 100% Funded level under our recommended multi-yr Funding Plan. A client that has a percent funded level of <30% may experience an ~ 20%-60% chance risk of special assessment. A client that is between 30% and 70% may experience an ~ 20%-5% chance risk of special assessment. A client that has a percent funded of >70% may experience an ~ <1% chance risk of special assessment.



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.



					Current Cost Estimate	
# Component	Quantity	Useful Life	Rem. Useful Life	Best Case	Worst Case	
Sites and Grounds						
21090 Concrete Walkways - Repair - 5%	5% of ~ 45600 GSF	5	3	\$22,800	\$34,200	
21190 Asphalt - Seal/Repair	~ 17600 GSF	4	0	\$3,500	\$4,400	
21200 Asphalt - Resurface	~ 17600 GSF	25	20	\$26,500	\$35,300	
21350 Site Fencing - Replace(Ph. 1)	~ 10500 LF	30	25	\$318,900	\$424,000	
21360 Site Fencing - Replace(Ph. 2)	~ 11900 LF	30	27	\$287,700	\$407,000	
21440 Gazebo Roof/Siding– Repair/Replace	~ (2) Gazebos	25	20	\$21,000	\$30,500	
21460 Trash Enclosure - Replace	(1) Enclosure	25	20	\$2,000	\$4,000	
21600 Mailbox Kiosks - Replace	~ (38) CBUs	25	20	\$49,400	\$60,800	
21610 Monuments - Refurbish/Replace	~ (10) Monuments	30	25	\$34,700	\$48,400	
21620 Pet Waste Stations - Replace	~ (12) Poles	20	15	\$3,000	\$4,200	
21660 Site Pole Lights - Replace	~ (8) Pole Lights	30	25	\$9,900	\$13,100	
Amenities						
26030 Playground Cover- Refill/Replace	~ 4800 GSF	10	6	\$30,200	\$36,000	
26050 Playground Equipment- Replace	~ (7) Pieces	25	21	\$108,600	\$133,500	
26060 Picnic Tables/Benches- Replace	~ (9) Pieces	30	25	\$6,100	\$8,900	
26070 Grills/BBQs – Replace	~ (5) BBQs	10	5	\$3,300	\$4,300	
Clubhouse						
27030 Metal Roof- Replace	~ 5600 GSF	30	25	\$44,700	\$67,000	
27060 Windows - Replace	~ (28) Windows	30	25	\$14,000	\$19,600	
27080 Clubhouse Siding- Repair/Replace	~ 4200 GSF	60	55	\$46,800	\$67,600	
27090 Doors - Repair/Replace	~ (10) Doors	40	35	\$6,000	\$9,000	
27095 Pergola – Repair/Replace	~ (1) Pergolas	30	25	\$4,900	\$6,500	
27100 Ext. Lights- Replace	~ (9) Lights	25	20	\$900	\$1,400	
27110 Interior Walls - Repaint	~ 2900 GSF	10	5	\$3,600	\$5,700	
27160 Wood Flooring - Replace	~ 1200 GSF	40	35	\$18,000	\$24,000	
27170 Wood Flooring - Refinish	~ 1200 GSF	10	5	\$6,200	\$8,600	
27180 Bathroom - Refurbish	~ (2) Bathrooms	20	15	\$6,000	\$10,000	
27220 Fitness Equipment - Replace	~ (6) Pieces	10	5	\$31,000	\$43,000	
Fitness Flooring/Room - Remodel	~ 1200 GSF / GSY	10	5	\$19,500	\$23,900	
Clubhouse Conference- Remodel	(1) Office	10	5	\$5,000	\$6,900	
27250 Clubhouse Furniture - Replace	~ (41) Pieces	10	5	\$25,000	\$34,200	
27290 A/V Equipment - Replace	~ (12) Pieces	10	5	\$5,100	\$7,100	
27310 Clubhouse Kitchen- Remodel	(1) Kitchen	30	25	\$10,900	\$13,300	
27320 Kitchen Appliances - Replace	~ (3) Appliances	10	5	\$1,900	\$3,400	
27330 Drinking Fountains - Replace	~ (4) Units	20	15	\$4,000	\$5,600	
29380 Fireplace - Replace	~ (1) Fireplaces	20	15	\$3,000	\$5,000	
Mechanicals						
25020 Fob Readers - Replace	~ (3) Units	15	10	\$5,400	\$7,500	
25180 Furnace - Replace	~ (3) Units	20	15	\$9,000	\$12,000	
25190 Condenser - Replace	~ (3) Units	20	15	\$13,500	\$15,000	
25220 Space Heaters - Replace	~ (3) Heaters	15	10	\$3,500	\$5,200	
25330 Surveillance System–Upgrade/Replace	~ (15) Cameras	10	5	\$16,500	\$23,100	
25460 Water Heater/Tank- Replace	~ (1) Tank	20	15	\$12,000	\$15,000	

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
					Best Case	Worst Case
Pool & Spa						
28010	Bathroom - Refurbish	~ (2) Bathrooms	20	15	\$6,000	\$10,000
28030	Pool Fence - Replace	~ 520 LF	30	25	\$41,800	\$47,000
28040	Pool Deck Furniture - Replace	~ (120) Pieces	10	5	\$40,000	\$66,500
28050	Waterslide - Replace	(1) Slide	25	20	\$20,000	\$30,000
28060	Pool Deck - Resurface	~ 9600 GSF	5	0	\$4,800	\$7,200
28090	Coping Stones - Repair	~ 430 LF	24	19	\$23,900	\$28,200
28100	Pool/Spa - Re-Tile	~ 580 LF	24	19	\$23,200	\$32,000
28110	Pool - Resurface	~ (5900) Pool	12	7	\$70,300	\$99,600
28120	Spa - Resurface	~ (500) Spa	12	7	\$6,000	\$8,400
28170	Pool Heater - Replace	~ (1) Unit	12	7	\$18,000	\$22,000
28180	Spa Heater - Replace	~ (1) Unit	12	7	\$5,000	\$6,000
28190	Pool Filter - Replace	~ (1) Filter	30	25	\$18,000	\$22,000
28200	Spa Filter - Replace	~ (1) Filter	20	0	\$1,000	\$1,300
28220	Pool/Spa Pumps – Repair/Replace	~ (2) Pumps	15	0	\$1,600	\$2,300
28230	Lifeguard Stands - Replace	~ (2) Pieces	15	10	\$2,800	\$3,200
55 Total Funded Components						



#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
Sites and Grounds								
21090	Concrete Walkways - Repair - 5%	\$28,500	X	2	/	5	=	\$11,400
21190	Asphalt - Seal/Repair	\$3,950	X	4	/	4	=	\$3,950
21200	Asphalt - Resurface	\$30,900	X	5	/	25	=	\$6,180
21350	Site Fencing - Replace (Ph. 1)	\$371,450	X	5	/	30	=	\$61,908
21360	Site Fencing - Replace (Ph. 2)	\$347,350	X	3	/	30	=	\$34,735
21440	Gazebo Roof/Siding – Repair/Replace	\$25,750	X	5	/	25	=	\$5,150
21460	Trash Enclosure - Replace	\$3,000	X	5	/	25	=	\$600
21600	Mailbox Kiosks - Replace	\$55,100	X	5	/	25	=	\$11,020
21610	Monuments - Refurbish/Replace	\$41,550	X	5	/	30	=	\$6,925
21620	Pet Waste Stations - Replace	\$3,600	X	5	/	20	=	\$900
21660	Site Pole Lights - Replace	\$11,500	X	5	/	30	=	\$1,917
Amenities								
26030	Playground Cover - Refill/Replace	\$33,100	X	4	/	10	=	\$13,240
26050	Playground Equipment - Replace	\$121,050	X	4	/	25	=	\$19,368
26060	Picnic Tables/Benches - Replace	\$7,500	X	5	/	30	=	\$1,250
26070	Grills/BBQs – Replace	\$3,800	X	5	/	10	=	\$1,900
Clubhouse								
27030	Metal Roof - Replace	\$55,850	X	5	/	30	=	\$9,308
27060	Windows - Replace	\$16,800	X	5	/	30	=	\$2,800
27080	Clubhouse Siding - Repair/Replace	\$57,200	X	5	/	60	=	\$4,767
27090	Doors - Repair/Replace	\$7,500	X	5	/	40	=	\$938
27095	Pergola – Repair/Replace	\$5,700	X	5	/	30	=	\$950
27100	Ext. Lights - Replace	\$1,150	X	5	/	25	=	\$230
27110	Interior Walls - Repaint	\$4,650	X	5	/	10	=	\$2,325
27160	Wood Flooring - Replace	\$21,000	X	5	/	40	=	\$2,625
27170	Wood Flooring - Refinish	\$7,400	X	5	/	10	=	\$3,700
27180	Bathroom - Refurbish	\$8,000	X	5	/	20	=	\$2,000
27220	Fitness Equipment - Replace	\$37,000	X	5	/	10	=	\$18,500
27230	Fitness Flooring/Room - Remodel	\$21,700	X	5	/	10	=	\$10,850
27240	Clubhouse Conference - Remodel	\$5,950	X	5	/	10	=	\$2,975
27250	Clubhouse Furniture - Replace	\$29,600	X	5	/	10	=	\$14,800
27290	A/V Equipment - Replace	\$6,100	X	5	/	10	=	\$3,050
27310	Clubhouse Kitchen - Remodel	\$12,100	X	5	/	30	=	\$2,017
27320	Kitchen Appliances - Replace	\$2,650	X	5	/	10	=	\$1,325
27330	Drinking Fountains - Replace	\$4,800	X	5	/	20	=	\$1,200
29380	Fireplace - Replace	\$4,000	X	5	/	20	=	\$1,000
Mechanicals								
25020	Fob Readers - Replace	\$6,450	X	5	/	15	=	\$2,150
25180	Furnace - Replace	\$10,500	X	5	/	20	=	\$2,625
25190	Condenser - Replace	\$14,250	X	5	/	20	=	\$3,563
25220	Space Heaters - Replace	\$4,350	X	5	/	15	=	\$1,450
25330	Surveillance System–Upgrade/Replace	\$19,800	X	5	/	10	=	\$9,900
25460	Water Heater/Tank - Replace	\$13,500	X	5	/	20	=	\$3,375
Pool & Spa								

# Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
28010 Bathroom - Refurbish	\$8,000	X	5	/	20	=	\$2,000
28030 Pool Fence - Replace	\$44,400	X	5	/	30	=	\$7,400
28040 Pool Deck Furniture - Replace	\$53,250	X	5	/	10	=	\$26,625
28050 Waterslide - Replace	\$25,000	X	5	/	25	=	\$5,000
28060 Pool Deck - Resurface	\$6,000	X	5	/	5	=	\$6,000
28090 Coping Stones - Repair	\$26,050	X	5	/	24	=	\$5,427
28100 Pool/Spa - Re-Tile	\$27,600	X	5	/	24	=	\$5,750
28110 Pool - Resurface	\$84,950	X	5	/	12	=	\$35,396
28120 Spa - Resurface	\$7,200	X	5	/	12	=	\$3,000
28170 Pool Heater - Replace	\$20,000	X	5	/	12	=	\$8,333
28180 Spa Heater - Replace	\$5,500	X	5	/	12	=	\$2,292
28190 Pool Filter - Replace	\$20,000	X	5	/	30	=	\$3,333
28200 Spa Filter - Replace	\$1,150	X	20	/	20	=	\$1,150
28220 Pool/Spa Pumps – Repair/Replace	\$1,950	X	15	/	15	=	\$1,950
28230 Lifeguard Stands - Replace	\$3,000	X	5	/	15	=	\$1,000
							\$403,521



#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
Sites and Grounds					
21090	Concrete Walkways - Repair - 5%	5	\$28,500	\$5,700	6.32 %
21190	Asphalt - Seal/Repair	4	\$3,950	\$988	1.10 %
21200	Asphalt - Resurface	25	\$30,900	\$1,236	1.37 %
21350	Site Fencing - Replace (Ph. 1)	30	\$371,450	\$12,382	13.73 %
21360	Site Fencing - Replace (Ph. 2)	30	\$347,350	\$11,578	12.84 %
21440	Gazebo Roof/Siding – Repair/Replace	25	\$25,750	\$1,030	1.14 %
21460	Trash Enclosure - Replace	25	\$3,000	\$120	0.13 %
21600	Mailbox Kiosks - Replace	25	\$55,100	\$2,204	2.44 %
21610	Monuments - Refurbish/Replace	30	\$41,550	\$1,385	1.54 %
21620	Pet Waste Stations - Replace	20	\$3,600	\$180	0.20 %
21660	Site Pole Lights - Replace	30	\$11,500	\$383	0.43 %
Amenities					
26030	Playground Cover - Refill/Replace	10	\$33,100	\$3,310	3.67 %
26050	Playground Equipment - Replace	25	\$121,050	\$4,842	5.37 %
26060	Picnic Tables/Benches - Replace	30	\$7,500	\$250	0.28 %
26070	Grills/BBQs – Replace	10	\$3,800	\$380	0.42 %
Clubhouse					
27030	Metal Roof - Replace	30	\$55,850	\$1,862	2.07 %
27060	Windows - Replace	30	\$16,800	\$560	0.62 %
27080	Clubhouse Siding - Repair/Replace	60	\$57,200	\$953	1.06 %
27090	Doors - Repair/Replace	40	\$7,500	\$188	0.21 %
27095	Pergola – Repair/Replace	30	\$5,700	\$190	0.21 %
27100	Ext. Lights - Replace	25	\$1,150	\$46	0.05 %
27110	Interior Walls - Repaint	10	\$4,650	\$465	0.52 %
27160	Wood Flooring - Replace	40	\$21,000	\$525	0.58 %
27170	Wood Flooring - Refinish	10	\$7,400	\$740	0.82 %
27180	Bathroom - Refurbish	20	\$8,000	\$400	0.44 %
27220	Fitness Equipment - Replace	10	\$37,000	\$3,700	4.10 %
27230	Fitness Flooring/Room - Remodel	10	\$21,700	\$2,170	2.41 %
27240	Clubhouse Conference - Remodel	10	\$5,950	\$595	0.66 %
27250	Clubhouse Furniture - Replace	10	\$29,600	\$2,960	3.28 %
27290	A/V Equipment - Replace	10	\$6,100	\$610	0.68 %
27310	Clubhouse Kitchen - Remodel	30	\$12,100	\$403	0.45 %
27320	Kitchen Appliances - Replace	10	\$2,650	\$265	0.29 %
27330	Drinking Fountains - Replace	20	\$4,800	\$240	0.27 %
29380	Fireplace - Replace	20	\$4,000	\$200	0.22 %
Mechanicals					
25020	Fob Readers - Replace	15	\$6,450	\$430	0.48 %
25180	Furnace - Replace	20	\$10,500	\$525	0.58 %
25190	Condenser - Replace	20	\$14,250	\$713	0.79 %
25220	Space Heaters - Replace	15	\$4,350	\$290	0.32 %
25330	Surveillance System–Upgrade/Replace	10	\$19,800	\$1,980	2.20 %
25460	Water Heater/Tank - Replace	20	\$13,500	\$675	0.75 %
Pool & Spa					

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
28010	Bathroom - Refurbish	20	\$8,000	\$400	0.44 %
28030	Pool Fence - Replace	30	\$44,400	\$1,480	1.64 %
28040	Pool Deck Furniture - Replace	10	\$53,250	\$5,325	5.91 %
28050	Waterslide - Replace	25	\$25,000	\$1,000	1.11 %
28060	Pool Deck - Resurface	5	\$6,000	\$1,200	1.33 %
28090	Coping Stones - Repair	24	\$26,050	\$1,085	1.20 %
28100	Pool/Spa - Re-Tile	24	\$27,600	\$1,150	1.28 %
28110	Pool - Resurface	12	\$84,950	\$7,079	7.85 %
28120	Spa - Resurface	12	\$7,200	\$600	0.67 %
28170	Pool Heater - Replace	12	\$20,000	\$1,667	1.85 %
28180	Spa Heater - Replace	12	\$5,500	\$458	0.51 %
28190	Pool Filter - Replace	30	\$20,000	\$667	0.74 %
28200	Spa Filter - Replace	20	\$1,150	\$58	0.06 %
28220	Pool/Spa Pumps – Repair/Replace	15	\$1,950	\$130	0.14 %
28230	Lifeguard Stands - Replace	15	\$3,000	\$200	0.22 %
55	TotalFunded Components			\$90,151	100.00 %



30-Year Reserve Plan Summary

Report # 41496-0
Full

Fiscal Year Start: 2022

Interest:

1.00 %

Inflation:

3.00 %

Reserve Fund Strength: as-of Fiscal Year Start Date

Projected Reserve Balance Changes

	% Increase									
	Starting	Fully			Special	In	Annual		Loan or	
Year	Reserve	Funded	Percent		Assmt	Reserve	Reserve	Special	Interest	Reserve
	Balance	Balance	Funded		Risk	Contribs.	Contribs.	Assmts	Income	Expenses
2022	\$20,100	\$403,521	5.0 %	Red	High	2,280.00 %	\$119,000	\$0	\$734	\$13,050
2023	\$126,784	\$495,040	25.6 %		High	3.00 %	\$122,570	\$0	\$1,889	\$0
2024	\$251,243	\$605,533	41.5 %	Yellow	Medium	3.00 %	\$126,247	\$0	\$3,158	\$0
2025	\$380,649	\$722,209	52.7 %		Medium	3.00 %	\$130,035	\$0	\$4,321	\$31,143
2026	\$483,861	\$813,264	59.5 %		Medium	3.00 %	\$133,936	\$0	\$5,511	\$4,446
2027	\$618,862	\$937,592	66.0 %		Medium	3.00 %	\$137,954	\$0	\$5,758	\$229,420
2028	\$533,153	\$837,062	63.7 %	Green	Medium	3.00 %	\$142,092	\$0	\$5,871	\$39,523
2029	\$641,593	\$932,340	68.8 %		Medium	3.00 %	\$146,355	\$0	\$6,454	\$144,695
2030	\$649,708	\$925,475	70.2 %		Low	3.00 %	\$150,746	\$0	\$7,078	\$41,107
2031	\$766,424	\$1,028,526	74.5 %		Low	3.00 %	\$155,268	\$0	\$8,479	\$0
2032	\$930,172	\$1,180,537	78.8 %		Low	3.00 %	\$159,926	\$0	\$10,014	\$26,610
2033	\$1,073,502	\$1,313,335	81.7 %		Low	3.00 %	\$164,724	\$0	\$11,612	\$0
2034	\$1,249,838	\$1,481,268	84.4 %		Low	3.00 %	\$169,666	\$0	\$13,380	\$5,632
2035	\$1,427,251	\$1,652,296	86.4 %		Low	3.00 %	\$174,756	\$0	\$15,006	\$41,853
2036	\$1,575,159	\$1,795,117	87.7 %		Low	3.00 %	\$179,998	\$0	\$16,728	\$0
2037	\$1,771,886	\$1,989,423	89.1 %		Low	3.00 %	\$185,398	\$0	\$16,646	\$415,198
2038	\$1,558,731	\$1,766,117	88.3 %	Low	3.00 %	\$190,960	\$0	\$16,320	\$59,454	
2039	\$1,706,557	\$1,906,868	89.5 %	Low	3.00 %	\$196,689	\$0	\$18,132	\$0	
2040	\$1,921,377	\$2,117,550	90.7 %	Low	3.00 %	\$202,590	\$0	\$20,076	\$48,519	
2041	\$2,095,524	\$2,289,182	91.5 %	Low	3.00 %	\$208,667	\$0	\$20,591	\$300,376	
2042	\$2,024,406	\$2,211,293	91.5 %	Low	3.00 %	\$214,927	\$0	\$20,038	\$274,529	
2043	\$1,984,842	\$2,162,574	91.8 %	Low	3.00 %	\$221,375	\$0	\$19,920	\$225,189	
2044	\$2,000,949	\$2,168,246	92.3 %	Low	3.00 %	\$228,016	\$0	\$21,247	\$0	
2045	\$2,250,212	\$2,411,214	93.3 %	Low	3.00 %	\$234,857	\$0	\$23,503	\$56,247	
2046	\$2,452,324	\$2,608,874	94.0 %	Low	3.00 %	\$241,902	\$0	\$25,811	\$8,030	
2047	\$2,712,008	\$2,867,625	94.6 %	Low	3.00 %	\$249,160	\$0	\$20,098	\$1,671,986	
2048	\$1,309,279	\$1,425,927	91.8 %	Low	3.00 %	\$256,634	\$0	\$14,083	\$71,383	
2049	\$1,508,614	\$1,595,431	94.6 %	Low	3.00 %	\$264,333	\$0	\$12,608	\$771,565	
2050	\$1,013,990	\$1,054,841	96.1 %	Low	3.00 %	\$272,263	\$0	\$11,181	\$74,243	
2051	\$1,223,191	\$1,222,462	100.1 %	Low	3.00 %	\$280,431	\$0	\$13,697	\$0	



30-Year Income/Expense Detail

Report # 41496-0
Full

Fiscal Year	2022	2023	2024	2025	2026
Starting Reserve Balance	\$20,100	\$126,784	\$251,243	\$380,649	\$483,861
Annual Reserve Contribution	\$119,000	\$122,570	\$126,247	\$130,035	\$133,936
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$734	\$1,889	\$3,158	\$4,321	\$5,511
Total Income	\$139,834	\$251,243	\$380,649	\$515,004	\$623,308
# Component					
Sites and Grounds					
21090 Concrete Walkways - Repair - 5%	\$0	\$0	\$0	\$31,143	\$0
21190 Asphalt - Seal/Repair	\$3,950	\$0	\$0	\$0	\$4,446
21200 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
21350 Site Fencing - Replace (Ph. 1)	\$0	\$0	\$0	\$0	\$0
21360 Site Fencing - Replace (Ph. 2)	\$0	\$0	\$0	\$0	\$0
21440 Gazebo Roof/Siding - Repair/Replace	\$0	\$0	\$0	\$0	\$0
21460 Trash Enclosure - Replace	\$0	\$0	\$0	\$0	\$0
21600 Mailbox Kiosks - Replace	\$0	\$0	\$0	\$0	\$0
21610 Monuments - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
21620 Pet Waste Stations - Replace	\$0	\$0	\$0	\$0	\$0
21660 Site Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
Amenities					
26030 Playground Cover - Refill/Replace	\$0	\$0	\$0	\$0	\$0
26050 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
26060 Picnic Tables/Benches - Replace	\$0	\$0	\$0	\$0	\$0
26070 Grills/BBQs - Replace	\$0	\$0	\$0	\$0	\$0
Clubhouse					
27030 Metal Roof - Replace	\$0	\$0	\$0	\$0	\$0
27060 Windows - Replace	\$0	\$0	\$0	\$0	\$0
27080 Clubhouse Siding - Repair/Replace	\$0	\$0	\$0	\$0	\$0
27090 Doors - Repair/Replace	\$0	\$0	\$0	\$0	\$0
27095 Pergola - Repair/Replace	\$0	\$0	\$0	\$0	\$0
27100 Ext. Lights - Replace	\$0	\$0	\$0	\$0	\$0
27110 Interior Walls - Repaint	\$0	\$0	\$0	\$0	\$0
27160 Wood Flooring - Replace	\$0	\$0	\$0	\$0	\$0
27170 Wood Flooring - Refinish	\$0	\$0	\$0	\$0	\$0
27180 Bathroom - Refurbish	\$0	\$0	\$0	\$0	\$0
27220 Fitness Equipment - Replace	\$0	\$0	\$0	\$0	\$0
27230 Fitness Flooring/Room - Remodel	\$0	\$0	\$0	\$0	\$0
27240 Clubhouse Conference - Remodel	\$0	\$0	\$0	\$0	\$0
27250 Clubhouse Furniture - Replace	\$0	\$0	\$0	\$0	\$0
27290 A/V Equipment - Replace	\$0	\$0	\$0	\$0	\$0
27310 Clubhouse Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
27320 Kitchen Appliances - Replace	\$0	\$0	\$0	\$0	\$0
27330 Drinking Fountains - Replace	\$0	\$0	\$0	\$0	\$0
29380 Fireplace - Replace	\$0	\$0	\$0	\$0	\$0
Mechanicals					
25020 Fob Readers - Replace	\$0	\$0	\$0	\$0	\$0
25180 Furnace - Replace	\$0	\$0	\$0	\$0	\$0
25190 Condenser - Replace	\$0	\$0	\$0	\$0	\$0
25220 Space Heaters - Replace	\$0	\$0	\$0	\$0	\$0
25330 Surveillance System—Upgrade/Replace	\$0	\$0	\$0	\$0	\$0
25460 Water Heater/Tank - Replace	\$0	\$0	\$0	\$0	\$0
Pool & Spa					
28010 Bathroom - Refurbish	\$0	\$0	\$0	\$0	\$0
28030 Pool Fence - Replace	\$0	\$0	\$0	\$0	\$0
28040 Pool Deck Furniture - Replace	\$0	\$0	\$0	\$0	\$0
28050 Waterslide - Replace	\$0	\$0	\$0	\$0	\$0
28060 Pool Deck - Resurface	\$6,000	\$0	\$0	\$0	\$0
28090 Coping Stones - Repair	\$0	\$0	\$0	\$0	\$0
28100 Pool/Spa - Re-Tile	\$0	\$0	\$0	\$0	\$0
28110 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
28120 Spa - Resurface	\$0	\$0	\$0	\$0	\$0
28170 Pool Heater - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2022	2023	2024	2025	2026
28180 Spa Heater - Replace	\$0	\$0	\$0	\$0	\$0
28190 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
28200 Spa Filter - Replace	\$1,150	\$0	\$0	\$0	\$0
28220 Pool/Spa Pumps – Repair/Replace	\$1,950	\$0	\$0	\$0	\$0
28230 Lifeguard Stands - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$13,050	\$0	\$0	\$31,143	\$4,446
Ending Reserve Balance	\$126,784	\$251,243	\$380,649	\$483,861	\$618,862

Fiscal Year	2027	2028	2029	2030	2031
Starting Reserve Balance	\$618,862	\$533,153	\$641,593	\$649,708	\$766,424
Annual Reserve Contribution	\$137,954	\$142,092	\$146,355	\$150,746	\$155,268
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$5,758	\$5,871	\$6,454	\$7,078	\$8,479
Total Income	\$762,573	\$681,117	\$794,402	\$807,531	\$930,172
# Component					
Sites and Grounds					
21090 Concrete Walkways - Repair - 5%	\$0	\$0	\$0	\$36,103	\$0
21190 Asphalt - Seal/Repair	\$0	\$0	\$0	\$5,004	\$0
21200 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
21350 Site Fencing - Replace (Ph. 1)	\$0	\$0	\$0	\$0	\$0
21360 Site Fencing - Replace (Ph. 2)	\$0	\$0	\$0	\$0	\$0
21440 Gazebo Roof/Siding – Repair/Replace	\$0	\$0	\$0	\$0	\$0
21460 Trash Enclosure - Replace	\$0	\$0	\$0	\$0	\$0
21600 Mailbox Kiosks - Replace	\$0	\$0	\$0	\$0	\$0
21610 Monuments - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
21620 Pet Waste Stations - Replace	\$0	\$0	\$0	\$0	\$0
21660 Site Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
Amenities					
26030 Playground Cover - Refill/Replace	\$0	\$39,523	\$0	\$0	\$0
26050 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
26060 Picnic Tables/Benches - Replace	\$0	\$0	\$0	\$0	\$0
26070 Grills/BBQs – Replace	\$4,405	\$0	\$0	\$0	\$0
Clubhouse					
27030 Metal Roof - Replace	\$0	\$0	\$0	\$0	\$0
27060 Windows - Replace	\$0	\$0	\$0	\$0	\$0
27080 Clubhouse Siding - Repair/Replace	\$0	\$0	\$0	\$0	\$0
27090 Doors - Repair/Replace	\$0	\$0	\$0	\$0	\$0
27095 Pergola – Repair/Replace	\$0	\$0	\$0	\$0	\$0
27100 Ext. Lights - Replace	\$0	\$0	\$0	\$0	\$0
27110 Interior Walls - Repaint	\$5,391	\$0	\$0	\$0	\$0
27160 Wood Flooring - Replace	\$0	\$0	\$0	\$0	\$0
27170 Wood Flooring - Refinish	\$8,579	\$0	\$0	\$0	\$0
27180 Bathroom - Refurbish	\$0	\$0	\$0	\$0	\$0
27220 Fitness Equipment - Replace	\$42,893	\$0	\$0	\$0	\$0
27230 Fitness Flooring/Room - Remodel	\$25,156	\$0	\$0	\$0	\$0
27240 Clubhouse Conference - Remodel	\$6,898	\$0	\$0	\$0	\$0
27250 Clubhouse Furniture - Replace	\$34,315	\$0	\$0	\$0	\$0
27290 A/V Equipment - Replace	\$7,072	\$0	\$0	\$0	\$0
27310 Clubhouse Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
27320 Kitchen Appliances - Replace	\$3,072	\$0	\$0	\$0	\$0
27330 Drinking Fountains - Replace	\$0	\$0	\$0	\$0	\$0
29380 Fireplace - Replace	\$0	\$0	\$0	\$0	\$0
Mechanicals					
25020 Fob Readers - Replace	\$0	\$0	\$0	\$0	\$0
25180 Furnace - Replace	\$0	\$0	\$0	\$0	\$0
25190 Condenser - Replace	\$0	\$0	\$0	\$0	\$0
25220 Space Heaters - Replace	\$0	\$0	\$0	\$0	\$0
25330 Surveillance System–Upgrade/Replace	\$22,954	\$0	\$0	\$0	\$0
25460 Water Heater/Tank - Replace	\$0	\$0	\$0	\$0	\$0
Pool & Spa					
28010 Bathroom - Refurbish	\$0	\$0	\$0	\$0	\$0
28030 Pool Fence - Replace	\$0	\$0	\$0	\$0	\$0
28040 Pool Deck Furniture - Replace	\$61,731	\$0	\$0	\$0	\$0
28050 Waterslide - Replace	\$0	\$0	\$0	\$0	\$0
28060 Pool Deck - Resurface	\$6,956	\$0	\$0	\$0	\$0
28090 Coping Stones - Repair	\$0	\$0	\$0	\$0	\$0
28100 Pool/Spa - Re-Tile	\$0	\$0	\$0	\$0	\$0
28110 Pool - Resurface	\$0	\$0	\$104,478	\$0	\$0
28120 Spa - Resurface	\$0	\$0	\$8,855	\$0	\$0
28170 Pool Heater - Replace	\$0	\$0	\$24,597	\$0	\$0
28180 Spa Heater - Replace	\$0	\$0	\$6,764	\$0	\$0
28190 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
28200 Spa Filter - Replace	\$0	\$0	\$0	\$0	\$0
28220 Pool/Spa Pumps – Repair/Replace	\$0	\$0	\$0	\$0	\$0
28230 Lifeguard Stands - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$229,420	\$39,523	\$144,695	\$41,107	\$0

Fiscal Year	2027	2028	2029	2030	2031
Ending Reserve Balance	\$533,153	\$641,593	\$649,708	\$766,424	\$930,172

Fiscal Year	2032	2033	2034	2035	2036
Starting Reserve Balance	\$930,172	\$1,073,502	\$1,249,838	\$1,427,251	\$1,575,159
Annual Reserve Contribution	\$159,926	\$164,724	\$169,666	\$174,756	\$179,998
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$10,014	\$11,612	\$13,380	\$15,006	\$16,728
Total Income	\$1,100,112	\$1,249,838	\$1,432,883	\$1,617,012	\$1,771,886
# Component					
Sites and Grounds					
21090 Concrete Walkways - Repair - 5%	\$0	\$0	\$0	\$41,853	\$0
21190 Asphalt - Seal/Repair	\$0	\$0	\$5,632	\$0	\$0
21200 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
21350 Site Fencing - Replace (Ph. 1)	\$0	\$0	\$0	\$0	\$0
21360 Site Fencing - Replace (Ph. 2)	\$0	\$0	\$0	\$0	\$0
21440 Gazebo Roof/Siding – Repair/Replace	\$0	\$0	\$0	\$0	\$0
21460 Trash Enclosure - Replace	\$0	\$0	\$0	\$0	\$0
21600 Mailbox Kiosks - Replace	\$0	\$0	\$0	\$0	\$0
21610 Monuments - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
21620 Pet Waste Stations - Replace	\$0	\$0	\$0	\$0	\$0
21660 Site Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
Amenities					
26030 Playground Cover - Refill/Replace	\$0	\$0	\$0	\$0	\$0
26050 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
26060 Picnic Tables/Benches - Replace	\$0	\$0	\$0	\$0	\$0
26070 Grills/BBQs – Replace	\$0	\$0	\$0	\$0	\$0
Clubhouse					
27030 Metal Roof - Replace	\$0	\$0	\$0	\$0	\$0
27060 Windows - Replace	\$0	\$0	\$0	\$0	\$0
27080 Clubhouse Siding - Repair/Replace	\$0	\$0	\$0	\$0	\$0
27090 Doors - Repair/Replace	\$0	\$0	\$0	\$0	\$0
27095 Pergola – Repair/Replace	\$0	\$0	\$0	\$0	\$0
27100 Ext. Lights - Replace	\$0	\$0	\$0	\$0	\$0
27110 Interior Walls - Repaint	\$0	\$0	\$0	\$0	\$0
27160 Wood Flooring - Replace	\$0	\$0	\$0	\$0	\$0
27170 Wood Flooring - Refinish	\$0	\$0	\$0	\$0	\$0
27180 Bathroom - Refurbish	\$0	\$0	\$0	\$0	\$0
27220 Fitness Equipment - Replace	\$0	\$0	\$0	\$0	\$0
27230 Fitness Flooring/Room - Remodel	\$0	\$0	\$0	\$0	\$0
27240 Clubhouse Conference - Remodel	\$0	\$0	\$0	\$0	\$0
27250 Clubhouse Furniture - Replace	\$0	\$0	\$0	\$0	\$0
27290 A/V Equipment - Replace	\$0	\$0	\$0	\$0	\$0
27310 Clubhouse Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
27320 Kitchen Appliances - Replace	\$0	\$0	\$0	\$0	\$0
27330 Drinking Fountains - Replace	\$0	\$0	\$0	\$0	\$0
29380 Fireplace - Replace	\$0	\$0	\$0	\$0	\$0
Mechanicals					
25020 Fob Readers - Replace	\$8,668	\$0	\$0	\$0	\$0
25180 Furnace - Replace	\$0	\$0	\$0	\$0	\$0
25190 Condenser - Replace	\$0	\$0	\$0	\$0	\$0
25220 Space Heaters - Replace	\$5,846	\$0	\$0	\$0	\$0
25330 Surveillance System–Upgrade/Replace	\$0	\$0	\$0	\$0	\$0
25460 Water Heater/Tank - Replace	\$0	\$0	\$0	\$0	\$0
Pool & Spa					
28010 Bathroom - Refurbish	\$0	\$0	\$0	\$0	\$0
28030 Pool Fence - Replace	\$0	\$0	\$0	\$0	\$0
28040 Pool Deck Furniture - Replace	\$0	\$0	\$0	\$0	\$0
28050 Waterslide - Replace	\$0	\$0	\$0	\$0	\$0
28060 Pool Deck - Resurface	\$8,063	\$0	\$0	\$0	\$0
28090 Coping Stones - Repair	\$0	\$0	\$0	\$0	\$0
28100 Pool/Spa - Re-Tile	\$0	\$0	\$0	\$0	\$0
28110 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
28120 Spa - Resurface	\$0	\$0	\$0	\$0	\$0
28170 Pool Heater - Replace	\$0	\$0	\$0	\$0	\$0
28180 Spa Heater - Replace	\$0	\$0	\$0	\$0	\$0
28190 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
28200 Spa Filter - Replace	\$0	\$0	\$0	\$0	\$0
28220 Pool/Spa Pumps – Repair/Replace	\$0	\$0	\$0	\$0	\$0
28230 Lifeguard Stands - Replace	\$4,032	\$0	\$0	\$0	\$0
Total Expenses	\$26,610	\$0	\$5,632	\$41,853	\$0

Fiscal Year	2032	2033	2034	2035	2036
Ending Reserve Balance	\$1,073,502	\$1,249,838	\$1,427,251	\$1,575,159	\$1,771,886

Fiscal Year	2037	2038	2039	2040	2041
Starting Reserve Balance	\$1,771,886	\$1,558,731	\$1,706,557	\$1,921,377	\$2,095,524
Annual Reserve Contribution	\$185,398	\$190,960	\$196,689	\$202,590	\$208,667
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$16,646	\$16,320	\$18,132	\$20,076	\$20,591
Total Income	\$1,973,930	\$1,766,011	\$1,921,377	\$2,144,043	\$2,324,782
# Component					
Sites and Grounds					
21090 Concrete Walkways - Repair - 5%	\$0	\$0	\$0	\$48,519	\$0
21190 Asphalt - Seal/Repair	\$0	\$6,339	\$0	\$0	\$0
21200 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
21350 Site Fencing - Replace (Ph. 1)	\$0	\$0	\$0	\$0	\$0
21360 Site Fencing - Replace (Ph. 2)	\$0	\$0	\$0	\$0	\$0
21440 Gazebo Roof/Siding – Repair/Replace	\$0	\$0	\$0	\$0	\$0
21460 Trash Enclosure - Replace	\$0	\$0	\$0	\$0	\$0
21600 Mailbox Kiosks - Replace	\$0	\$0	\$0	\$0	\$0
21610 Monuments - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
21620 Pet Waste Stations - Replace	\$5,609	\$0	\$0	\$0	\$0
21660 Site Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
Amenities					
26030 Playground Cover - Refill/Replace	\$0	\$53,116	\$0	\$0	\$0
26050 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
26060 Picnic Tables/Benches - Replace	\$0	\$0	\$0	\$0	\$0
26070 Grills/BBQs – Replace	\$5,920	\$0	\$0	\$0	\$0
Clubhouse					
27030 Metal Roof - Replace	\$0	\$0	\$0	\$0	\$0
27060 Windows - Replace	\$0	\$0	\$0	\$0	\$0
27080 Clubhouse Siding - Repair/Replace	\$0	\$0	\$0	\$0	\$0
27090 Doors - Repair/Replace	\$0	\$0	\$0	\$0	\$0
27095 Pergola – Repair/Replace	\$0	\$0	\$0	\$0	\$0
27100 Ext. Lights - Replace	\$0	\$0	\$0	\$0	\$0
27110 Interior Walls - Repaint	\$7,245	\$0	\$0	\$0	\$0
27160 Wood Flooring - Replace	\$0	\$0	\$0	\$0	\$0
27170 Wood Flooring - Refinish	\$11,529	\$0	\$0	\$0	\$0
27180 Bathroom - Refurbish	\$12,464	\$0	\$0	\$0	\$0
27220 Fitness Equipment - Replace	\$57,645	\$0	\$0	\$0	\$0
27230 Fitness Flooring/Room - Remodel	\$33,808	\$0	\$0	\$0	\$0
27240 Clubhouse Conference - Remodel	\$9,270	\$0	\$0	\$0	\$0
27250 Clubhouse Furniture - Replace	\$46,116	\$0	\$0	\$0	\$0
27290 A/V Equipment - Replace	\$9,504	\$0	\$0	\$0	\$0
27310 Clubhouse Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
27320 Kitchen Appliances - Replace	\$4,129	\$0	\$0	\$0	\$0
27330 Drinking Fountains - Replace	\$7,478	\$0	\$0	\$0	\$0
29380 Fireplace - Replace	\$6,232	\$0	\$0	\$0	\$0
Mechanicals					
25020 Fob Readers - Replace	\$0	\$0	\$0	\$0	\$0
25180 Furnace - Replace	\$16,359	\$0	\$0	\$0	\$0
25190 Condenser - Replace	\$22,201	\$0	\$0	\$0	\$0
25220 Space Heaters - Replace	\$0	\$0	\$0	\$0	\$0
25330 Surveillance System–Upgrade/Replace	\$30,848	\$0	\$0	\$0	\$0
25460 Water Heater/Tank - Replace	\$21,033	\$0	\$0	\$0	\$0
Pool & Spa					
28010 Bathroom - Refurbish	\$12,464	\$0	\$0	\$0	\$0
28030 Pool Fence - Replace	\$0	\$0	\$0	\$0	\$0
28040 Pool Deck Furniture - Replace	\$82,962	\$0	\$0	\$0	\$0
28050 Waterslide - Replace	\$0	\$0	\$0	\$0	\$0
28060 Pool Deck - Resurface	\$9,348	\$0	\$0	\$0	\$0
28090 Coping Stones - Repair	\$0	\$0	\$0	\$0	\$45,679
28100 Pool/Spa - Re-Tile	\$0	\$0	\$0	\$0	\$48,397
28110 Pool - Resurface	\$0	\$0	\$0	\$0	\$148,960
28120 Spa - Resurface	\$0	\$0	\$0	\$0	\$12,625
28170 Pool Heater - Replace	\$0	\$0	\$0	\$0	\$35,070
28180 Spa Heater - Replace	\$0	\$0	\$0	\$0	\$9,644
28190 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
28200 Spa Filter - Replace	\$0	\$0	\$0	\$0	\$0
28220 Pool/Spa Pumps – Repair/Replace	\$3,038	\$0	\$0	\$0	\$0
28230 Lifeguard Stands - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$415,198	\$59,454	\$0	\$48,519	\$300,376

Fiscal Year	2037	2038	2039	2040	2041
Ending Reserve Balance	\$1,558,731	\$1,706,557	\$1,921,377	\$2,095,524	\$2,024,406

Fiscal Year	2042	2043	2044	2045	2046
Starting Reserve Balance	\$2,024,406	\$1,984,842	\$2,000,949	\$2,250,212	\$2,452,324
Annual Reserve Contribution	\$214,927	\$221,375	\$228,016	\$234,857	\$241,902
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$20,038	\$19,920	\$21,247	\$23,503	\$25,811
Total Income	\$2,259,371	\$2,226,138	\$2,250,212	\$2,508,572	\$2,720,038
# Component					
Sites and Grounds					
21090 Concrete Walkways - Repair - 5%	\$0	\$0	\$0	\$56,247	\$0
21190 Asphalt - Seal/Repair	\$7,134	\$0	\$0	\$0	\$8,030
21200 Asphalt - Resurface	\$55,809	\$0	\$0	\$0	\$0
21350 Site Fencing - Replace (Ph. 1)	\$0	\$0	\$0	\$0	\$0
21360 Site Fencing - Replace (Ph. 2)	\$0	\$0	\$0	\$0	\$0
21440 Gazebo Roof/Siding – Repair/Replace	\$46,507	\$0	\$0	\$0	\$0
21460 Trash Enclosure - Replace	\$5,418	\$0	\$0	\$0	\$0
21600 Mailbox Kiosks - Replace	\$99,517	\$0	\$0	\$0	\$0
21610 Monuments - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
21620 Pet Waste Stations - Replace	\$0	\$0	\$0	\$0	\$0
21660 Site Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
Amenities					
26030 Playground Cover - Refill/Replace	\$0	\$0	\$0	\$0	\$0
26050 Playground Equipment - Replace	\$0	\$225,189	\$0	\$0	\$0
26060 Picnic Tables/Benches - Replace	\$0	\$0	\$0	\$0	\$0
26070 Grills/BBQs – Replace	\$0	\$0	\$0	\$0	\$0
Clubhouse					
27030 Metal Roof - Replace	\$0	\$0	\$0	\$0	\$0
27060 Windows - Replace	\$0	\$0	\$0	\$0	\$0
27080 Clubhouse Siding - Repair/Replace	\$0	\$0	\$0	\$0	\$0
27090 Doors - Repair/Replace	\$0	\$0	\$0	\$0	\$0
27095 Pergola – Repair/Replace	\$0	\$0	\$0	\$0	\$0
27100 Ext. Lights - Replace	\$2,077	\$0	\$0	\$0	\$0
27110 Interior Walls - Repaint	\$0	\$0	\$0	\$0	\$0
27160 Wood Flooring - Replace	\$0	\$0	\$0	\$0	\$0
27170 Wood Flooring - Refinish	\$0	\$0	\$0	\$0	\$0
27180 Bathroom - Refurbish	\$0	\$0	\$0	\$0	\$0
27220 Fitness Equipment - Replace	\$0	\$0	\$0	\$0	\$0
27230 Fitness Flooring/Room - Remodel	\$0	\$0	\$0	\$0	\$0
27240 Clubhouse Conference - Remodel	\$0	\$0	\$0	\$0	\$0
27250 Clubhouse Furniture - Replace	\$0	\$0	\$0	\$0	\$0
27290 A/V Equipment - Replace	\$0	\$0	\$0	\$0	\$0
27310 Clubhouse Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
27320 Kitchen Appliances - Replace	\$0	\$0	\$0	\$0	\$0
27330 Drinking Fountains - Replace	\$0	\$0	\$0	\$0	\$0
29380 Fireplace - Replace	\$0	\$0	\$0	\$0	\$0
Mechanicals					
25020 Fob Readers - Replace	\$0	\$0	\$0	\$0	\$0
25180 Furnace - Replace	\$0	\$0	\$0	\$0	\$0
25190 Condenser - Replace	\$0	\$0	\$0	\$0	\$0
25220 Space Heaters - Replace	\$0	\$0	\$0	\$0	\$0
25330 Surveillance System–Upgrade/Replace	\$0	\$0	\$0	\$0	\$0
25460 Water Heater/Tank - Replace	\$0	\$0	\$0	\$0	\$0
Pool & Spa					
28010 Bathroom - Refurbish	\$0	\$0	\$0	\$0	\$0
28030 Pool Fence - Replace	\$0	\$0	\$0	\$0	\$0
28040 Pool Deck Furniture - Replace	\$0	\$0	\$0	\$0	\$0
28050 Waterslide - Replace	\$45,153	\$0	\$0	\$0	\$0
28060 Pool Deck - Resurface	\$10,837	\$0	\$0	\$0	\$0
28090 Coping Stones - Repair	\$0	\$0	\$0	\$0	\$0
28100 Pool/Spa - Re-Tile	\$0	\$0	\$0	\$0	\$0
28110 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
28120 Spa - Resurface	\$0	\$0	\$0	\$0	\$0
28170 Pool Heater - Replace	\$0	\$0	\$0	\$0	\$0
28180 Spa Heater - Replace	\$0	\$0	\$0	\$0	\$0
28190 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
28200 Spa Filter - Replace	\$2,077	\$0	\$0	\$0	\$0
28220 Pool/Spa Pumps – Repair/Replace	\$0	\$0	\$0	\$0	\$0
28230 Lifeguard Stands - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$274,529	\$225,189	\$0	\$56,247	\$8,030

Fiscal Year	2042	2043	2044	2045	2046
Ending Reserve Balance	\$1,984,842	\$2,000,949	\$2,250,212	\$2,452,324	\$2,712,008

Fiscal Year	2047	2048	2049	2050	2051
Starting Reserve Balance	\$2,712,008	\$1,309,279	\$1,508,614	\$1,013,990	\$1,223,191
Annual Reserve Contribution	\$249,160	\$256,634	\$264,333	\$272,263	\$280,431
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$20,098	\$14,083	\$12,608	\$11,181	\$13,697
Total Income	\$2,981,266	\$1,579,997	\$1,785,555	\$1,297,435	\$1,517,320
# Component					
Sites and Grounds					
21090 Concrete Walkways - Repair - 5%	\$0	\$0	\$0	\$65,206	\$0
21190 Asphalt - Seal/Repair	\$0	\$0	\$0	\$9,037	\$0
21200 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
21350 Site Fencing - Replace (Ph. 1)	\$777,734	\$0	\$0	\$0	\$0
21360 Site Fencing - Replace (Ph. 2)	\$0	\$0	\$771,565	\$0	\$0
21440 Gazebo Roof/Siding – Repair/Replace	\$0	\$0	\$0	\$0	\$0
21460 Trash Enclosure - Replace	\$0	\$0	\$0	\$0	\$0
21600 Mailbox Kiosks - Replace	\$0	\$0	\$0	\$0	\$0
21610 Monuments - Refurbish/Replace	\$86,996	\$0	\$0	\$0	\$0
21620 Pet Waste Stations - Replace	\$0	\$0	\$0	\$0	\$0
21660 Site Pole Lights - Replace	\$24,078	\$0	\$0	\$0	\$0
Amenities					
26030 Playground Cover - Refill/Replace	\$0	\$71,383	\$0	\$0	\$0
26050 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
26060 Picnic Tables/Benches - Replace	\$15,703	\$0	\$0	\$0	\$0
26070 Grills/BBQs – Replace	\$7,956	\$0	\$0	\$0	\$0
Clubhouse					
27030 Metal Roof - Replace	\$116,937	\$0	\$0	\$0	\$0
27060 Windows - Replace	\$35,175	\$0	\$0	\$0	\$0
27080 Clubhouse Siding - Repair/Replace	\$0	\$0	\$0	\$0	\$0
27090 Doors - Repair/Replace	\$0	\$0	\$0	\$0	\$0
27095 Pergola – Repair/Replace	\$11,935	\$0	\$0	\$0	\$0
27100 Ext. Lights - Replace	\$0	\$0	\$0	\$0	\$0
27110 Interior Walls - Repaint	\$9,736	\$0	\$0	\$0	\$0
27160 Wood Flooring - Replace	\$0	\$0	\$0	\$0	\$0
27170 Wood Flooring - Refinish	\$15,494	\$0	\$0	\$0	\$0
27180 Bathroom - Refurbish	\$0	\$0	\$0	\$0	\$0
27220 Fitness Equipment - Replace	\$77,470	\$0	\$0	\$0	\$0
27230 Fitness Flooring/Room - Remodel	\$45,435	\$0	\$0	\$0	\$0
27240 Clubhouse Conference - Remodel	\$12,458	\$0	\$0	\$0	\$0
27250 Clubhouse Furniture - Replace	\$61,976	\$0	\$0	\$0	\$0
27290 A/V Equipment - Replace	\$12,772	\$0	\$0	\$0	\$0
27310 Clubhouse Kitchen - Remodel	\$25,335	\$0	\$0	\$0	\$0
27320 Kitchen Appliances - Replace	\$5,549	\$0	\$0	\$0	\$0
27330 Drinking Fountains - Replace	\$0	\$0	\$0	\$0	\$0
29380 Fireplace - Replace	\$0	\$0	\$0	\$0	\$0
Mechanicals					
25020 Fob Readers - Replace	\$13,505	\$0	\$0	\$0	\$0
25180 Furnace - Replace	\$0	\$0	\$0	\$0	\$0
25190 Condenser - Replace	\$0	\$0	\$0	\$0	\$0
25220 Space Heaters - Replace	\$9,108	\$0	\$0	\$0	\$0
25330 Surveillance System–Upgrade/Replace	\$41,457	\$0	\$0	\$0	\$0
25460 Water Heater/Tank - Replace	\$0	\$0	\$0	\$0	\$0
Pool & Spa					
28010 Bathroom - Refurbish	\$0	\$0	\$0	\$0	\$0
28030 Pool Fence - Replace	\$92,964	\$0	\$0	\$0	\$0
28040 Pool Deck Furniture - Replace	\$111,494	\$0	\$0	\$0	\$0
28050 Waterslide - Replace	\$0	\$0	\$0	\$0	\$0
28060 Pool Deck - Resurface	\$12,563	\$0	\$0	\$0	\$0
28090 Coping Stones - Repair	\$0	\$0	\$0	\$0	\$0
28100 Pool/Spa - Re-Tile	\$0	\$0	\$0	\$0	\$0
28110 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
28120 Spa - Resurface	\$0	\$0	\$0	\$0	\$0
28170 Pool Heater - Replace	\$0	\$0	\$0	\$0	\$0
28180 Spa Heater - Replace	\$0	\$0	\$0	\$0	\$0
28190 Pool Filter - Replace	\$41,876	\$0	\$0	\$0	\$0
28200 Spa Filter - Replace	\$0	\$0	\$0	\$0	\$0
28220 Pool/Spa Pumps – Repair/Replace	\$0	\$0	\$0	\$0	\$0
28230 Lifeguard Stands - Replace	\$6,281	\$0	\$0	\$0	\$0
Total Expenses	\$1,671,986	\$71,383	\$771,565	\$74,243	\$0

Fiscal Year	2047	2048	2049	2050	2051
Ending Reserve Balance	\$1,309,279	\$1,508,614	\$1,013,990	\$1,223,191	\$1,517,320

Association Reserves and its employees have no ownership, management, or other business relationships with the client other than this Reserve Study engagement. Bryan Farley, R.S., president of the Colorado LLC, is a credentialed Reserve Specialist (#260). 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.

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 photographic appendix is to provide the reader with the basis of our funding assumptions resulting from our physical analysis and subsequent research. The photographs herein represent a wide range of elements that were observed and measured against National Reserve Study Standards to determine if they meet the criteria for reserve funding:

- 1) Common are maintenance, repair & replacement reasonability
- 2) Components must have a limited life
- 3) Life limit must be predictable
- 4) Above a minimum threshold cost (board's discretion – typically ½ to 1% of annual operating expenses).

Some components are recommended for reserve funding, while others are not. The components that meet these criteria in our judgment are shown with corresponding maintenance, repair or replacement cycles to the left of the photo (UL = Useful Life or how often the project is expected to occur, RUL = Remaining Useful Life or how many years from our reporting period) and a representative market cost range termed “Best Cost” and “Worst Cost” below the photo. There are many factors that can result in a wide variety of potential cost; we are attempting to represent a market average for budget purposes. Where there is no UL, the component is expected to be a one-time expense. Where no pricing, the component deemed inappropriate for Reserve Funding.

Sites and Grounds

Comp #: 21090 Concrete Walkways - Repair - 5%

Quantity: 5% of ~ 45600 GSF

Location: Common Areas

Funded?: Yes.

History:

Comments: Concrete sidewalks determined to be in fair condition typically exhibit minor changes in slope and a moderate percentage of cracking and surface wear. Trip hazards may be increasing in frequency and severity and should be closely monitored to prevent further risks. The Rocky Mountain Region is home to expansive soils. One of the causes of concrete damage in this type of soil moisture. Expansive soils tend to swell in size when wet and contract as they dry out. As the soil expands and contracts it can create enough force to cause major damage to sidewalks. Repair any trip and fall hazards immediately to ensure safety. As routine maintenance inspect regularly pressure wash for appearance and repair promptly as needed to prevent water penetrating into the base and causing further damage. In our experience larger repair/replacement expenses emerge as the community ages. Although difficult to predict timing cost and scope we suggest a rotating funding allowance to supplement the operating/maintenance budget for periodic larger repairs. Adjust as conditions actual expense patterns dictate within future reserve study updates.

Useful Life:

5 years

Remaining Life:

3 years



Best Case: \$ 22,800

Worst Case: \$ 34,200

Cost Source: Allowance

Comp #: 21100 Site Drainage System - Clean/Repair

Quantity: Common Areas

Location: Common Areas

Funded?: No.

History:

Comments: No access to inspect in-ground drainage infrastructure. Annual preventive maintenance work is typically performed as part of an client's general maintenance/operating fund. Under normal circumstances site drainage components are constructed of very durable materials which should have a very long useful life (often assumed to be 50 years or more). Repairs may occasionally be required but timing and scope of work is too unpredictable for Reserve funding in accordance with National Reserve Study Standards. If there are specific known concerns with drainage system we recommend further investigation using cameras or other means to document and identify conditions. Some clients consult with civil and/or geotechnical engineers in order to develop scopes of work for repair/replacement. If more comprehensive analysis becomes available findings should be incorporated into Reserve Study updates as appropriate.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 21190 Asphalt - Seal/Repair**Quantity: ~ 17600 GSF**

Location: Common Areas

Funded?: Yes.

History:

Comments: Asphalt seal was observed to be in fair condition with no major issues noted at the time of the inspection. Regular cycles of seal coating (along with any needed repair) has proven to be the best program in our opinion for the long term care of lower traffic asphalt areas such as these. The primary reason to seal coat asphalt pavement is to protect the pavement from the deteriorating effects of sun and water. When asphalt pavement is exposed the asphalt oxidizes or hardens which causes the pavement to become more brittle. As a result the pavement will be more likely to crack because it is unable to bend and flex when subjected to traffic and temperature changes. A seal coat combats this situation by providing a waterproof membrane which not only slows down the oxidation process but also helps the pavement to shed water preventing it from entering the base material. Seal coat also provides uniform appearance concealing the inevitable patching and repairs which accumulate over time. Seal coat ultimately extends useful life of asphalt postponing the asphalt resurfacing which can be one of the larger cost items in this study (see component #21200 for asphalt resurfacing costs). Repair asphalt before seal coating. Surface preparation and dry weather during and following application is key to lasting performance. The ideal conditions are a warm sunny day with low humidity rain can cause major problems when seal coating and should never be done when showers are threatening. Incorporate any striping and curb repair into this project. Fill cracks and clean oil stains promptly in between cycles as routine maintenance. Prior to a seal coat application the areas will be cleaned with push blowers and wire brooms. Be aware that sealcoat will not adhere to heavily saturated oil spots. Vendors typically recommend infrared patching on areas with saturated oil spots to ensure adherence of sealcoat.

Useful Life:
4 years

Remaining Life:
0 years



Best Case: \$ 3,500

Worst Case: \$ 4,400

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 21200 Asphalt - Resurface**Quantity: ~ 17600 GSF**

Location: Common Areas

Funded?: Yes.

History:

Comments: Asphalt pavement determined to be in good condition typically exhibits a consistent appearance with uniform coloring and relatively smooth texture with only light to moderate signs of wear or age. If present cracking and raveling or other signs of wear are sporadic in nature and asphalt is still up to aesthetic standards for the development. No unusual signs of wear considering the age of the asphalt surface. Useful life below assumes regular seal coating and repairs. The lack of seal coating and repairs can greatly decrease the asphalt's useful life. Resurfacing is typically one of the larger expense items in a reserve study. When need to resurface is apparent within a couple of years consult with geotechnical engineer for recommendations specifications / scope of work and project oversight. As routine maintenance keep surfaces clean and free of debris ensure that drains are free flowing repair cracks and clean oil stains promptly. Assuming proactive maintenance plan to resurface at roughly the time frame below. If regular maintenance and sealing is deferred client may need more extensive repair and replacement projects. Funding below assumes that asphalt has adequate subgrade as well as asphalt fill depth. If fill depth is less than 2" client may need to consider a remove and replacement project which can increase costs by 50% or more. Further resources: Pavement Surface Condition Field Rating Manual for Asphalt Pavement. <http://co-asphalt.com/resources/maintenance-and-preservation/>

Useful Life:
25 yearsRemaining Life:
20 years

Best Case: \$ 26,500

Worst Case: \$ 35,300

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 21210 Asphalt - Crack Fill/Repair**Quantity: ~ 0 GSF**

Location: Common Areas

Funded?: No.

History:

Comments: Costs for this project are expected to be included in the client's Operating budget not as a Reserve expense. This component may be re-evaluated during future Reserve Study updates based on conditions observed and any new information provided.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 21350 Site Fencing - Replace (Ph. 1)**Quantity: ~ 10500 LF**

Location: Common Areas

Funded?: Yes.

History:

Comments: Includes (1956 LF) vinyl privacy (7309 LF) vinyl split rail (1248 LF) Trex privacy. Fencing determined to be in fair condition typically exhibits some surface wear warping fading and/or chalking. May also exhibit some loose or missing panels and possibly minor leaning or damage. Overall appearance is consistent but declining. As routine maintenance inspect regularly for any damage and repair as needed from Operating budget pressure-clean as a general maintenance item or along with larger building projects not as separate Reserve item. Even with proactive maintenance plan to replace at roughly the time frame below due to damage/deterioration that will result from constant exposure.

Useful Life:
30 years

Remaining Life:
25 years



Best Case: \$ 318,900

Worst Case: \$ 424,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 21360 Site Fencing - Replace (Ph. 2)**Quantity: ~ 11900 LF**

Location: Common Areas

Funded?: Yes.

History:

Comments: Includes (1640 LF) vinyl privacy (10287 LF) vinyl split rail. Chain-link site fencing determined to be in fair condition typically exhibits some isolated sections of loose and/or damaged areas and may show minor to moderate surface wear and corrosion. If present vinyl coating is still intact but usually faded and cracking at edges. Curb appeal is declining at this stage. Chain link fencing generally has lower aesthetic value than other materials so remaining useful life is mostly based on structural conditions although appearance is also considered. Inspect regularly clean and repair locally as needed as part of general maintenance/Operating funds. Assuming ordinary care and maintenance plan to replace this fence as shown below.

Useful Life:
30 years

Remaining Life:
27 years



Best Case: \$ 287,700

Worst Case: \$ 407,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 21440 Gazebo Roof/Siding – Repair/Replace**Quantity: ~ (2) Gazebos**

Location: Common Areas

Funded?: Yes.

History:

Comments: Includes (678 GSF) Rolling prairie Comp shingle roof with wood under, (678 GSF) wood underside, (678 GSF) Summit view tile roof, (678 GSF) wood underside. Gazebos determined to be in good condition typically exhibit good consistent finishes or coatings and all frame members and hardware appear to be strong and sturdy. Appearance is good and upholding aesthetic standards of the development.

Useful Life:
25 years

Remaining Life:
20 years



Best Case: \$ 21,000

Worst Case: \$ 30,500

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 21460 Trash Enclosure - Replace**Quantity: (1) Enclosure**

Location: Common Areas

Funded?: Yes.

History:

Comments: Trash enclosures determined to be in fair condition typically exhibit moderate signs of wear and deterioration. If present gates and hardware may be in need of repair or have deteriorated from an aesthetic standpoint. Trash enclosures should be cleaned and inspected regularly and repaired as needed to ensure safety and good function. Enclosures left to deteriorate can become an eyesore and will have a negative effect on the aesthetic value in the common areas. Due to exposed location and occasional damage from garbage trucks trash enclosures generally require replacement at the interval shown here.

Useful Life:
25 years

Remaining Life:
20 years



Best Case: \$ 2,000

Worst Case: \$ 4,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 21600 Mailbox Kiosks - Replace

Quantity: ~ (38) CBUs

Location: Common Areas

Funded?: Yes.

History:

Comments: Mailbox kiosks determined to be in fair condition typically exhibit minor to moderate surface wear at this stage. All components and hardware appear to function properly but appearance is diminishing. Inspect regularly and clean by wiping down exterior surfaces. If necessary change lock cylinders lubricate hinges and repair as an Operating expense. Best to plan for total replacement at roughly the time frame below due to constant exposure usage and wear over time. Note USPS has a limited budget for replacement and should not be relied upon for purposes of long term planning.

Useful Life:
25 years

Remaining Life:
20 years



Best Case: \$ 49,400

Worst Case: \$ 60,800

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 21610 Monuments - Refurbish/Replace

Quantity: ~ (10) Monuments

Location: Common Areas

Funded?: Yes.

History:

Comments: Costs below include (6) small monuments, (3) park signs, and (2) entrance monuments. Monument signage determined to be in fair condition typically exhibits acceptable appearance and aesthetics in keeping with local area but with more weathering and wear showing on surfaces. If present landscaping and lighting are still in serviceable condition. At this stage signage may be becoming more dated and diminishing in appeal. As routine maintenance inspect regularly clean/touch-up and repair as an Operating expense. Plan to refurbish or replace at the interval below. Timing and scope of refurbishing or replacement projects is subjective but should always be scheduled in order to maintain good curb appeal. In our experience most clients choose to refurbish or replace signage periodically in order to maintain good appearance and aesthetics in keeping with local area often before signage is in poor physical condition. If present concrete walls are expected to be painted and repaired as part of refurbishing but not fully replaced unless otherwise noted. Costs can vary significantly depending on style/type desired and may include additional costs for design work landscaping lighting water features etc. Reserve Study updates should incorporate any estimates or information collected regarding potential projects.

Useful Life:
30 years

Remaining Life:
25 years



Best Case: \$ 34,700

Worst Case: \$ 48,400

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 21620 Pet Waste Stations - Replace**Quantity: ~ (12) Poles**

Location: Common Areas

Funded?: Yes.

History:

Comments: Directional and street signs determined to be in fair condition typically exhibit somewhat faded surface finish and may have minor damage to their supports/posts/hardware. Panels are clean but reflectiveness and contrasting of lettering or symbols may be diminished. Decorative street signs and posts are generally replaced at longer intervals due to weathering or style changes or to coincide with other exterior projects such as replacement of entry signage street lighting etc. Signs should be inspected regularly to make sure visibility is adequate including at night. Repair any damaged or leaning posts as needed. Costs for replacement can vary greatly depending on style selected unless otherwise noted costs shown here are based on replacement with a comparable type as are currently in place.

Useful Life:
20 years

Remaining Life:
15 years



Best Case: \$ 3,000

Worst Case: \$ 4,200

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 21660 Site Pole Lights - Replace**Quantity: ~ (8) Pole Lights**

Location: Common Areas

Funded?: Yes.

History:

Comments: Pole lights determined to be in fair condition typically exhibit somewhat faded/worn appearance but overall assembly is sturdy and aging normally. Serviceable physical condition and still appropriate for aesthetic standards. Observed during daylight hours assumed to be in functional operating condition. As routine maintenance inspect repair/change bulbs as needed. Best to plan for large scale replacement at roughly the time frame below for cost efficiency and consistent quality/appearance throughout client. Replacement costs can vary greatly estimates shown here are based on replacement with a comparable size and design unless otherwise noted.

Useful Life:
30 years

Remaining Life:
25 years



Best Case: \$ 9,900

Worst Case: \$ 13,100

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 21700 Benches - Replace**Quantity: ~ (6) Pieces**

Location: Common Areas

Funded?: No.

History:

Comments: In general costs related to this component are expected to be included in the Client's Operating budget. No recommendation for Reserve funding at this time. However any repair and maintenance or other related expenditures should be tracked and this component should be re-evaluated during future Reserve Study updates based on most recent information and data available at that time. If deemed appropriate for Reserve funding component can be included in the funding plan at that time.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 21710 Trees - Trim/Remove**Quantity: Numerous Trees**

Location: Common Areas

Funded?: No.

History:

Comments: Routine tree trimming is expected to be included within the client's landscaping contract or otherwise reflected in the annual Operating budget. No need for Reserve funding at this time. If a pattern of larger expenses develops or if substantial removal or replacement becomes necessary the Reserve Study should be updated to incorporate new information. In this case many clients choose to work with a qualified arborist or other landscaping professional to develop appropriate guidelines and scope of work.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 21720 Landscaping - Refurbish

Quantity: Common Areas

Location: Common Areas

Funded?: No.

History:

Comments: In general costs related to this component are expected to be included in the client's Operating budget. No recommendation for Reserve funding at this time. However any repair and maintenance or other related expenditures should be tracked and this component should be re-evaluated during future Reserve Study updates based on most recent information and data available at that time. If deemed appropriate for Reserve funding component can be included in the funding plan at that time.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Amenities

Comp #: 26030 Playground Cover - Refill/Replace**Quantity: ~ 4800 GSF**

Location: Common Areas

Funded?: Yes.

History:

Comments: Coverage was generally sufficient but small areas of heavy use were noted. Playground surfaces should be inspected regularly for hazards slip and fall risks etc. Plan to replace at the approximate interval shown here for aesthetic and functional reasons. When evaluating replacement options the client should consult with vendors to ensure adequate protection from falls. Costs shown are based on replacement with same surface type unless otherwise noted.

Useful Life:
10 years

Remaining Life:
6 years



Best Case: \$ 30,200

Worst Case: \$ 36,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 26050 Playground Equipment - Replace**Quantity: ~ (7) Pieces**

Location: Common Areas

Funded?: Yes.

History:

Comments: The equipment was observed to be in fair condition with minor issues observed at the time of the inspection. Our inspection is not intended to identify any structural or latent defects safety hazards or other liability concerns. Funding recommendation shown here is strictly for budget purposes. As a routine maintenance expense inspect for stability damage and excessive wear and utilize maintenance funds for any repairs needed between replacement cycles. Life expectancy can vary depending on the amount of use/abuse. Unless otherwise noted cost estimates assume replacement would be with comparable size and style of equipment as noted during inspection.

Useful Life:
25 years

Remaining Life:
21 years



Best Case: \$ 108,600

Worst Case: \$ 133,500

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 26060 Picnic Tables/Benches - Replace**Quantity: ~ (9) Pieces**

Location: Common Areas

Funded?: Yes.

History:

Comments: Outdoor/site furniture determined to be in good condition typically exhibits little to no significant signs of wear or age. Style is attractive and appropriate for the local aesthetic standards of the development. Inspect regularly clean for appearance and repair as needed from general Operating funds. Cost to replace individual pieces may not meet threshold for Reserve funding. We recommend planning for regular intervals of complete replacement at the time frame indicated below to maintain a good consistent appearance in the common areas. Costs shown are based on replacement with comparable types unless otherwise noted.

Useful Life:
30 years

Remaining Life:
25 years



Best Case: \$ 6,100

Worst Case: \$ 8,900

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 26070 Grills/BBQs – Replace**Quantity: ~ (5) BBQs**

Location: Common Areas

Funded?: Yes.

History:

Comments: BBQ was observed to be in fair condition. No major cracking or missing observed. Barbecues were not tested during site inspection and are assumed to be functional. Should be cleaned after each use and covered when not in use in order to prolong life expectancy. Unless otherwise noted funding recommendation assumes that barbecues would be replaced with comparable types. Schedule for replacement is subject to the client's preferences and standards in the local area. Life estimates shown here are based on our experience with similar properties.

Useful Life:
10 years

Remaining Life:
5 years



Best Case: \$ 3,300

Worst Case: \$ 4,300

Cost Source: ARI Cost Database: Similar Project Cost History

Clubhouse

Comp #: 27030 Metal Roof - Replace

Quantity: ~ 5600 GSF

Location: Common Areas

Funded?: Yes.

History:

Comments: Typically metal roofs are either Pro-Panel seamed roofs or Standing Seam roofs. Pro Panel roofs are installed with exposed metal screws and fasteners while Standing Seam will snap lock panels over the mechanical seam with no penetrations to the underlayment. Advantages of metal roofs include long life expectancies with relatively low need to repair. Metal roofing is typically a long-lived component assuming it was properly installed and is properly maintained. As routine maintenance many manufacturers recommend inspections at least twice annually (once in the fall before the rainy season and again in the spring) and after large storm events. Promptly replace any damaged/missing sections or conduct any other repair needed to ensure waterproof integrity of roof. We recommend having roof inspected in greater detail (including conditions of sub-surface materials) by an independent roofing consultant prior to replacement. There is a wealth of information available through organizations such as the Roof Consultant Institute <http://www.rci-online.org> and the National Roofing Contractors client (NRCA) <http://www.nrca.net/>. If the roof has a warranty be sure to review terms and conduct proper inspections/repairs as needed to keep warranty in force.

Useful Life:
30 years

Remaining Life:
25 years



Best Case: \$ 44,700

Worst Case: \$ 67,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 27060 Windows - Replace**Quantity: ~ (28) Windows**

Location: Common Areas

Funded?: Yes.

History:

Comments: Windows determined to be in fair condition typically exhibit normal signs of wear for their age including more surface wear to framework and hardware but no advanced corrosion or other concerns. At this stage windows and doors are believed to be functional and aging normally but more advanced technology may be available. Windows were XX vinyl OR metal OR wood XX frames with XX horizontal sliders and fixed XX operation. Inspect regularly including sealant if any and repair as needed. Proper sealant/caulking is critical to keeping water out of the walls and preventing water damage. With ordinary care and maintenance useful life is long but difficult to predict. Many factors affect useful life including quality of window installed waterproofing flashing details exposure to wind driven rain. In many cases windows are replaced on an ongoing basis to select areas as-needed rather than to an entire building at one time. This component should be re-evaluated as the building ages and more problems develop and funding recommendations should be adjusted accordingly. An allowance for partial replacements may be warranted if certain windows are more deteriorated than others. Consult with vendors to ensure replacement windows are compliant with all applicable building codes. Note there are many types of windows available in today's market and costs can vary greatly.

Useful Life:

30 years

Remaining Life:

25 years



Best Case: \$ 14,000

Worst Case: \$ 19,600

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 27080 Clubhouse Siding - Repair/Replace**Quantity: ~ 4200 GSF**

Location: Common Areas

Funded?: Yes.

History:

Comments: Includes (3640 GSF) Wood (518 GSF) Metal. Siding was horizontal clapboard and corrugated metal. Inspect and repair as needed using operation and maintenance funds. Keep wood siding painted to protect the wood from decay cause by water. In most cases clients can repair or replace small sections as needed with no expectation for complete replacement at one time. If a pattern of large repair expenses develops over time an allowance for partial replacements may be included within the Reserve Study. For older clients or those with more advanced deterioration comprehensive replacement of all areas may be advisable.

Useful Life:
60 years

Remaining Life:
55 years



Best Case: \$ 46,800

Worst Case: \$ 67,600

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 27090 Doors - Repair/Replace**Quantity: ~ (10) Doors**

Location: Common Areas

Funded?: Yes.

History:

Comments: Doors determined to be in fair condition typically exhibit more signs of wear and tear and noticeable aesthetic decline. Doors are still functional. At this stage framework sometimes has issues with rust and expansion causing doors to stick. Doors should have a very long useful life expectancy in most cases. However occasional replacements may be required especially for doors located in more exposed areas. Inspect periodically and repair as needed to maintain appearance security and operation with maintenance funds. Should be painted along with building exteriors or other painting/waterproofing projects to preserve appearance and prolong useful life. Based on our experience with comparable properties we recommend planning for ongoing partial replacements at the approximate interval shown here.

Useful Life:
40 years

Remaining Life:
35 years



Best Case: \$ 6,000

Worst Case: \$ 9,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 27095 Pergola – Repair/Replace**Quantity: ~ (1) Pergolas**

Location: Common Areas

Funded?: Yes.

History:

Comments: Pergola structures determined to be in fair condition typically exhibit more wear and tear possibly including some warped split and/or deteriorated components. Framework/structure should still be sturdy but may have sections showing minor leaning or damage.

Useful Life:

30 years

Remaining Life:

25 years



Best Case: \$ 4,900

Worst Case: \$ 6,500

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 27100 Ext. Lights - Replace**Quantity: ~ (9) Lights**

Location: Common Areas

Funded?: Yes.

History:

Comments: Exterior lights determined to be in fair condition typically exhibit more moderate signs of wear and age but are generally believed to be aging normally with no unusual conditions noted. 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. Best practice is to plan for replacement of all lighting together at roughly the time frame below for cost efficiency and consistent quality/appearance throughout development. Should be coordinated with exterior painting projects whenever possible. 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 replacement.

Useful Life:

25 years

Remaining Life:

20 years



Best Case: \$ 900

Worst Case: \$ 1,400

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 27110 Interior Walls - Repaint**Quantity: ~ 2900 GSF**

Location: Common Areas

Funded?: Yes.

History:

Comments: Interior areas determined to be in fair condition typically exhibit some minor routine marks and scuffs small sections of peeling paint etc. Overall appearance is satisfactory. Regular cycles of professional painting are recommended to maintain appearance. Small touch-up projects can be conducted as needed as a maintenance expense but comprehensive painting of interior areas will restore a consistent look and quality to all areas. Best practice is to coordinate at same time as other interior projects (flooring furnishings lighting etc.) whenever possible to minimize downtime and maintain consistent quality standard.

Useful Life:
10 years

Remaining Life:
5 years



Best Case: \$ 3,600

Worst Case: \$ 5,700

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 27130 Interior Lights - Replace**Quantity: ~ (27) Lights**

Location: Building Interiors

Funded?: No.

History:

Comments: Interior wall lights were noted to be in fair condition with no significant damage/deterioration observed or reported to us. As routine maintenance inspect repair and change bulbs as needed. Best practice is to coordinate at same time as other interior projects (especially painting) whenever possible to minimize downtime and maintain consistent quality standard. Timing of replacements is ultimately subjective. Estimates shown here are based on our experience with similar properties and general aesthetic qualities. A wide variety of fixture styles is available funding recommendations are based on replacement with comparable quality fixtures.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 27160 Wood Flooring - Replace**Quantity: ~ 1200 GSF**

Location: Common Areas

Funded?: Yes.

History:

Comments: Wood flooring surfaces were determined to be in good condition. Floors did not exhibit any un-even or broken sections. No evidence of deterioration. At longer intervals wood flooring may eventually be replaced due to wear and deterioration as well as for aesthetic changes in the common areas. Estimates shown here are based on our experience with similar properties and general aesthetic qualities. Schedule can be updated/adjusted at the discretion of the client for planning purposes.

Useful Life:
40 years

Remaining Life:
35 years



Best Case: \$ 18,000

Worst Case: \$ 24,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 27170 Wood Flooring - Refinish**Quantity: ~ 1200 GSF**

Location: Common Areas

Funded?: Yes.

History:

Comments: Wood surfaces were determined to be in fair condition. Minor evidence of staining observed. Wood flooring should be refinished periodically to restore appearance and prolong total life of the surface prior to replacement.

Useful Life:
10 years

Remaining Life:
5 years



Best Case: \$ 6,200

Worst Case: \$ 8,600

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 27180 Bathroom - Refurbish**Quantity: ~ (2) Bathrooms**

Location: Common Areas

Funded?: Yes.

History:

Comments: Bathrooms were determined to be in fair condition. Flooring did not exhibit any un-even or broken sections. Fixtures appeared to be in slightly outdated condition but no major issues observed. As routine maintenance inspect regularly and perform any needed repairs promptly utilizing general Operating funds. Typical remodeling project can include some or all of the following replacement of plumbing fixtures partitions countertops lighting flooring ventilation fans accessories decor etc. Best practice is to coordinate this type of project with other areas whenever possible. Schedule and cost estimates should be re-evaluated during future Reserve Study updates and adjusted as needed based on the client's good judgment.

Useful Life:
20 years

Remaining Life:
15 years



Best Case: \$ 6,000

Worst Case: \$ 10,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 27220 Fitness Equipment - Replace**Quantity: ~ (6) Pieces**

Location: Common Areas

Funded?: Yes.

History:

Comments: The equipment was observed to be in fair condition with no major issues observed at the time of the inspection. In our experience equipment can vary in useful life due to use electronic components moving parts and advancements in technology. Inspect regularly clean for appearance maintain and repair promptly as needed from Operating budget to ensure safety. Best practice is to coordinate replacement of all equipment together to obtain better pricing and achieve consistent style and quality.

Useful Life:
10 years

Remaining Life:
5 years



Best Case: \$ 31,000

Worst Case: \$ 43,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 27230 Fitness Flooring/Room - Remodel**Quantity: ~ 1200 GSF / GSY**

Location: Common Areas

Funded?: Yes.

History:

Comments: Room was observed to be in good condition. Flooring was clean and free of issues. Fixtures and equipment appeared to be in good condition. Fitness room should be remodeled at the approximate interval shown here in order to maintain good appearance and functionality. Remodeling typically includes replacement of flooring lighting mirrors (if necessary) and can also incorporate replacement of other furnishings such as televisions. Best practice is to coordinate remodeling with other projects such as remodeling of other amenity areas or with replacement of exercise equipment.

Useful Life:
10 years

Remaining Life:
5 years



Best Case: \$ 19,500

Worst Case: \$ 23,900

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 27240 Clubhouse Conference - Remodel**Quantity: (1) Office**

Location: Common Areas

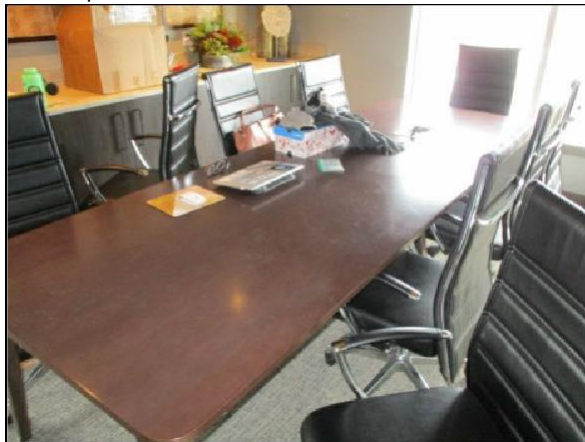
Funded?: Yes.

History:

Comments: Includes (1) Table (2) Chairs (1) Cabinet (40 GSY) Carpet (432) Wall paint.. Office was observed to be in good condition. Flooring was clean and free of issues. Fixtures and equipment appeared to be in good condition. Periodic office remodeling is prudent in order to maintain an attractive functional workspace for personnel. Typical projects often include replacement of room finishes and furnishings and may also include replacement of IT equipment phones office supplies storage units etc. Life estimates can vary greatly depending on level of use and preferences of client. If the office is used as a public" area for hosting potential buyers and other important visitors

Useful Life:
10 years

Remaining Life:
5 years



Best Case: \$ 5,000

Worst Case: \$ 6,900

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 27250 Clubhouse Furniture - Replace

Quantity: ~ (41) Pieces

Location: Common Areas

Funded?: Yes.

History:

Comments: Includes (8) Lounge chair (3) Side table (6) Table (19) Chairs (1) Sofa (4) Lamps. The furniture and decor appeared in generally good condition. No damage fading or outdated appearances of the furniture was observed. This component recommends funding for periodic replacement/refurbishment of interior furnishings and decor such as furniture artwork window treatments misc. decorative items etc. in order to maintain a desirable aesthetic in the common areas. Cost estimates can vary greatly depending on the amount of items to be replaced at each project and the style and quality of replacement options. Best practice is to coordinate this type of project with other interior projects such as flooring replacement painting etc. Schedule and cost estimates should be re-evaluated during future Reserve Study updates and adjusted as needed based on the client's good judgment.

Useful Life:

10 years

Remaining Life:

5 years



Best Case: \$ 25,000

Worst Case: \$ 34,200

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 27290 A/V Equipment - Replace**Quantity: ~ (12) Pieces**

Location: Common Areas

Funded?: Yes.

History:

Comments: Includes (3) TVs (3) Soundbar (6) Speaker. Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted remaining useful life expectancy is based primarily on original installation or last replacement/purchase date our experience with similar systems/components and assuming normal amount of usage and good preventive maintenance. A/V equipment have a relatively short useful life (depending on the application and level of use) due to advancements in technology. Plan to replace/upgrade the existing equipment at the approximate interval shown here to ensure proper function and uninterrupted service. Keep track of any partial replacements and include cost history during future Reserve Study updates.

Useful Life:
10 years

Remaining Life:
5 years



Best Case: \$ 5,100

Worst Case: \$ 7,100

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 27310 Clubhouse Kitchen - Remodel**Quantity: (1) Kitchen**

Location: Common Areas

Funded?: Yes.

History:

Comments: Includes (52) GSF of Counters (18) LF of Base Cabinets. Kitchen was observed to be in fair condition. Counters and cabinets were clean and mostly free of issues. Fixtures appeared to be in fair condition. Kitchen materials typically have an extended useful life. However many clients choose to refurbish the kitchen periodically for aesthetic updating. This may include refurbishment/refinishing of kitchen cabinets and countertops replacement of sinks installation/replacement of under-cabinet lighting etc. Should ideally be coordinated with replacement of the kitchen appliances. Best practice is to coordinate this project with other amenity areas such as bathrooms or other amenity rooms.

Useful Life:
30 years

Remaining Life:
25 years



Best Case: \$ 10,900

Worst Case: \$ 13,300

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 27320 Kitchen Appliances - Replace**Quantity: ~ (3) Appliances**

Location: Common Areas

Funded?: Yes.

History:

Comments: Includes (1) Mini fridge (1) Microwave (1) Oven/Range. Individual appliances were not tested during inspection and are assumed to be in functional operating condition unless otherwise noted. Useful life can vary greatly depending on level of use quality care and maintenance etc. Funding recommendation shown here is for replacing with comparable quality commercial-grade appliances.

Useful Life:
10 years

Remaining Life:
5 years



Best Case: \$ 1,900

Worst Case: \$ 3,400

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 27330 Drinking Fountains - Replace**Quantity: ~ (4) Units**

Location: Common Areas

Funded?: Yes.

History:

Comments: No noted or reported issues with the drinking fountains at the time of the inspection however the drinking fountains may need to be upgraded in the future due to aesthetic reasons. Drinking fountains were not tested during site inspection but are assumed to be functional. Should be cleaned and inspected regularly as an Operating expense to ensure safe/sanitary conditions and proper function. Best practice is often to replace at the same time as other exterior furnishings if present such as pool furniture picnic tables etc. Funding recommendation shown here assumes replacement with comparable types.

Useful Life:
20 years

Remaining Life:
15 years



Best Case: \$ 4,000

Worst Case: \$ 5,600

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 29380 Fireplace - Replace

Quantity: ~ (1) Fireplaces

Location: Unit Interiors

Funded?: Yes.

History:

Comments: Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted remaining useful life expectancy is based primarily on original installation or last replacement/purchase date our experience with similar systems/components and assuming normal amount of usage and good preventive maintenance. Fireplaces should be inspected and evaluated regularly by servicing vendor. In some cases replacement is warranted due to lack of available replacement parts or to upgrade to more efficient technology. Treat routine repairs/maintenance as an Operating expense. Plan for replacement at the typical service life expectancy indicated below. Useful life can often be extended with proactive service and maintenance. Unless otherwise noted funding for system with same size/capacity as the current system.

Useful Life:

20 years

Remaining Life:

15 years



Best Case: \$ 3,000

Worst Case: \$ 5,000

Cost Source: ARI Cost Database: Similar Project Cost History

Mechanicals

Comp #: 25020 Fob Readers - Replace

Quantity: ~ (3) Units

Location:

Funded?: Yes.

History:

Comments: Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance. Card/fob reader devices were/were observed to be functional during site inspection. Due to use, exposure, and advancements in technology, plan to replace devices and control system at the approximate interval shown here. Individual readers can often be replaced as an Operating expense due to damage or localized failures. To ensure a functional, compatible system and obtain better pricing, plan on replacing all devices together as one project.

Useful Life:
15 years

Remaining Life:
10 years



Best Case: \$ 5,400

Worst Case: \$ 7,500

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 25180 Furnace - Replace

Quantity: ~ (3) Units

Location: Mechanical Room

Funded?: Yes.

History:

Comments: Includes (3) Infinity Model 59MN&A Serial #3216A43820. Please refer to the prior component in this series for more general information. Useful life remaining useful life and cost ranges for this specific component are provided below.

Useful Life:
20 years

Remaining Life:
15 years



Best Case: \$ 9,000

Worst Case: \$ 12,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 25190 Condenser - Replace

Quantity: ~ (3) Units

Location: Mechanical Room

Funded?: Yes.

History:

Comments: Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted remaining useful life expectancy is based primarily on original installation or last replacement/purchase date our experience with similar systems/components and assuming normal amount of usage and good preventive maintenance. We recommend that routine repairs and maintenance such as filter replacements system flushing etc. be budgeted as an Operating expense. Useful life can often be extended with proactive service and maintenance. Unless otherwise noted funding for system with same size/capacity as the current system. For split systems we recommend budgeting to replace the entire system (condensing unit and air handler) together in order to obtain better unit pricing and ensure maximum efficiency refrigerant compatibility etc. If additional costs are expected during replacement such as for system reconfiguration or expansion ductwork repairs electrical work etc. costs should be re-evaluated and adjusted as needed during future Reserve Study updates.

Useful Life:

20 years

Remaining Life:

15 years



Best Case: \$ 13,500

Worst Case: \$ 15,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 25220 Space Heaters - Replace

Quantity: ~ (3) Heaters

Location:

Funded?: Yes.

History:

Comments: Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance. Heaters should be inspected and evaluated regularly by servicing vendor. In some cases, replacement is warranted due to lack of available replacement parts, or to upgrade to more efficient technology. Treat routine repairs/maintenance as an Operating expense. Plan for replacement at the typical service life expectancy indicated below. Useful life can often be extended with proactive service and maintenance. Unless otherwise noted, funding for system with same size/capacity as the current system.

Useful Life:
15 years

Remaining Life:
10 years



Best Case: \$ 3,500

Worst Case: \$ 5,200

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 25330 Surveillance System—Upgrade/Replace

Quantity: ~ (15) Cameras

Location: Common Areas

Funded?: Yes.

History:

Comments: Includes (14) Camera (1) DVR. Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted remaining useful life expectancy is based primarily on original installation or last replacement/purchase date our experience with similar systems/components and assuming normal amount of usage and good preventive maintenance. Security/surveillance systems should be monitored closely to ensure proper function. Whenever possible camera locations should be protected and isolated to prevent tampering and/or theft. Typical modernization projects may include addition and/or replacement of cameras recording equipment monitors software etc. Unless otherwise noted costs assume that existing wiring can be re-used and only the actual cameras and other equipment will be replaced. In many cases replacement or modernization is warranted due to advancement in technology not necessarily due to functional failure of the existing system. Keep track of any partial replacements and include cost history during future Reserve Study updates.

Useful Life:
10 years

Remaining Life:
5 years



Best Case: \$ 16,500

Worst Case: \$ 23,100

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 25460 Water Heater/Tank - Replace**Quantity: ~ (1) Tank**

Location: Mechanical Room

Funded?: Yes.

History:

Comments: Includes (1) Rheem Model Proe20 Serial #M101712924. Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted remaining useful life expectancy is based primarily on original installation or last replacement/purchase date our experience with similar systems/components and assuming normal amount of usage and good preventive maintenance. Water heater life expectancies can vary greatly depending on level of use type of technology amount of preventive maintenance and other factors. Should be inspected and repaired as needed by servicing vendor or maintenance staff. Unless otherwise noted expected to be functional. Plan to replace at the approximate interval shown below. When evaluating replacements we recommend choosing high-efficiency or tankless models if possible in order to minimize energy usage.

Useful Life:
20 years

Remaining Life:
15 years



Best Case: \$ 12,000

Worst Case: \$ 15,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 25570 Irrigation Clocks - Replace**Quantity: ~ (6) Controllers**

Location: Common Areas

Funded?: No.

History:

Comments: Vendor reported a low cost to replace each controller, therefore, plan to replace the controllers as needed. In general costs related to this component are expected to be included in the client's Operating budget. No recommendation for Reserve funding at this time. However any repair and maintenance or other related expenditures should be tracked and this component should be re-evaluated during future Reserve Study updates based on most recent information and data available at that time. If deemed appropriate for Reserve funding component can be included in the funding plan at that time.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Pool & Spa

Comp #: 28010 Bathroom - Refurbish**Quantity: ~ (2) Bathrooms**

Location: Pool

Funded?: Yes.

History:

Comments: Bathrooms were determined to be in good condition. Flooring did not exhibit any un-even or broken sections. Fixtures appeared to be in good condition.

Useful Life:
20 years

Remaining Life:
15 years



Best Case: \$ 6,000

Worst Case: \$ 10,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 28030 Pool Fence - Replace**Quantity: ~ 520 LF**

Location: Pool

Funded?: Yes.

History:

Comments: Metal railing determined to be in good physical/structural condition is stable and upright with no signs or reports of damage or required repairs. All components and hardware appear to be in serviceable condition with no unusual or advanced signs of wear or age. Railing is in good aesthetic condition. In our experience metal railing will typically eventually break down due to a combination of sun and weather exposure which is sometimes exacerbated by other factors such as irrigation overspray abuse and lack of preventive maintenance. For some types of fencing complete replacement is advisable over recoating or refinishing due to relatively short lifespan of coatings and consideration of total life-cycle cost.

Useful Life:
30 years

Remaining Life:
25 years



Best Case: \$ 41,800

Worst Case: \$ 47,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 28040 Pool Deck Furniture - Replace**Quantity: ~ (120) Pieces**

Location: Pool

Funded?: Yes.

History:

Comments: Includes (30) Chairs, (84) Chaise Lounges, (5) Tables, (1) Fire pit. The furniture appeared in fair condition. No damage fading or outdated appearances of the furniture was observed. We recommend regular inspections and repair or replacement of any damaged pieces promptly to ensure safety. Protected storage of furniture when not in use can help to extend useful life. Best practice is to replace all pieces together in order to maintain consistent style and quality in the pool/recreation area. Costs can vary greatly based on type of pieces selected for replacement. Funding recommendation shown here is based on replacement with comparable number and quality of pieces.

Useful Life:
10 years

Remaining Life:
5 years



Best Case: \$ 40,000

Worst Case: \$ 66,500

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 28050 Waterslide - Replace**Quantity: (1) Slide**

Location: Common areas

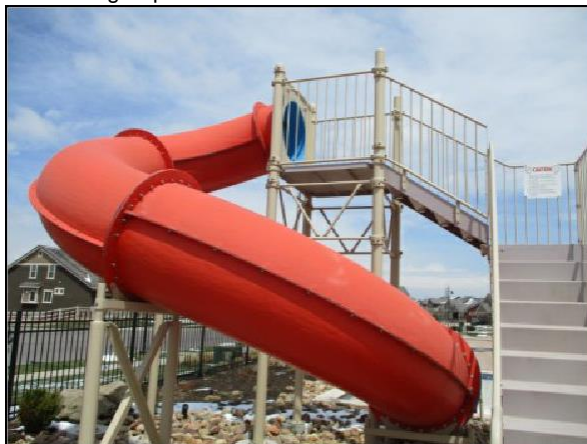
Funded?: Yes.

History:

Comments: The equipment was observed to be in fair condition with minor issues observed at the time of the inspection. Our inspection is not intended to identify any structural or latent defects, safety hazards, or other liability concerns. Funding recommendation shown here is strictly for budget purposes. As a routine maintenance expense, inspect for stability, damage and excessive wear and utilize maintenance funds for any repairs needed between replacement cycles. Life expectancy can vary depending on the amount of use/abuse. Unless otherwise noted, cost estimates assume replacement would be with comparable size and style of equipment as noted during inspection.

Useful Life:
25 years

Remaining Life:
20 years



Best Case: \$ 20,000

Worst Case: \$ 30,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 28060 Pool Deck - Resurface**Quantity: ~ 9600 GSF**

Location: Pool

Funded?: Yes.

History:

Comments: Decking was observed to be in fair condition. The concrete surfaces exhibited minor hairline cracking and with some shrinkage and settlement cracks observed which can result in water entry to the base which can ultimately lead to trip hazards. Pool decks may be exposed to harsh chemicals that can leave stains if not addressed properly. Periodic pressure-washing and re-coating will restore the appearance and prolong the need for major restoration or replacement of the deck surface. Take note of any places where water is ponding which may result in slip-and-fall hazards if not corrected.

Useful Life:
5 years

Remaining Life:
0 years



Best Case: \$ 4,800

Worst Case: \$ 7,200

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 28090 Coping Stones - Repair**Quantity: ~ 430 LF**

Location: Pool

Funded?: Yes.

History:

Comments: Coping stones were observed to be in fair condition. The concrete surfaces exhibited minor hairline cracking and with some shrinkage and settlement cracks observed which can result in water entry to the base which can ultimately lead to trip hazards. Although complete replacement of all areas together should not be required conditions observed merit inclusion of an allowance for ongoing repairs and partial replacements. Exposure to sunlight weather and frequent vehicle traffic can lead to larger more frequent repairs especially for older properties. Inspect all areas periodically to identify trip hazards or other safety issues. Timeline and cost ranges shown here should be re-evaluated during future Reserve Study updates.

Useful Life:
24 years

Remaining Life:
19 years



Best Case: \$ 23,900

Worst Case: \$ 28,200

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 28100 Pool/Spa - Re-Tile**Quantity: ~ 580 LF**

Location: Pool

Funded?: Yes.

History:

Comments: Pool/Spa was observed to be in fair condition. Pavers exhibited minor cracking. Appearance was noted to be upholding appropriate aesthetic standards for the property. Small repairs to waterline tile should be done as needed as an Operating expense. Complete re-tiling is warranted at longer intervals to restore the look and feel of the interior finish. While drained for resurfacing any other repairs to lighting handrails stairs ladders etc. should be conducted as needed. 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 to preserve this important amenity of the client.

Useful Life:
24 years

Remaining Life:
19 years



Best Case: \$ 23,200

Worst Case: \$ 32,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 28110 Pool - Resurface**Quantity: ~ (5900) Pool**

Location: Pool

Funded?: Yes.

History:

Comments: Pool surfaces exhibited considerable pitting chipping un-even and broken surfaces. Cracks were observed to be substantial. Approximately XXX GSF footprint area with XX waterline/perimeter length. Depth ranges from X' to X'. Pool resurfacing will restore the aesthetic quality of the pool while protecting the actual concrete shell of the pool from deterioration. While drained for resurfacing any other repairs to lighting handrails stairs ladders etc. should be conducted as needed. 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.

Useful Life:
12 years

Remaining Life:
7 years



Best Case: \$ 70,300

Worst Case: \$ 99,600

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 28120 Spa - Resurface**Quantity: ~ (500) Spa**

Location: Pool

Funded?: Yes.

History:

Comments: Spa surfaces exhibited some pitting chipping un-even and broken surfaces. Cracks were observed to be substantial. Spas sometimes need to be resurfaced more frequently than pools due to higher chance of chemical imbalances. Whenever possible both should be done at the same time to achieve better pricing and minimize downtime. While drained for resurfacing any other repairs to lighting handrails stairs ladders etc. should be conducted as needed. This type of project is best suited for slow/offseason to minimize downtime during periods when spa is used heavily.

Useful Life:
12 years

Remaining Life:
7 years



Best Case: \$ 6,000

Worst Case: \$ 8,400

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 28150 Pool/Spa Cover - Replace**Quantity: ~ (1) Cover**

Location: Pool

Funded?: No.

History:

Comments: In general costs related to this component are expected to be included in the client's Operating budget. No recommendation for Reserve funding at this time. However any repair and maintenance or other related expenditures should be tracked and this component should be re-evaluated during future Reserve Study updates based on most recent information and data available at that time. If deemed appropriate for Reserve funding component can be included in the funding plan at that time.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 28170 Pool Heater - Replace

Quantity: ~ (1) Unit

Location: Pool Mechanical

Funded?: Yes.

History:

Comments: Includes (1) Raypak Model P-1631A, Serial #1703440839. Pool vendor should inspect heater regularly to ensure proper function identify any required repairs etc. 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. 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:
12 years

Remaining Life:
7 years



Best Case: \$ 18,000

Worst Case: \$ 22,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 28180 Spa Heater - Replace**Quantity: ~ (1) Unit**

Location: Pool Mechanical

Funded?: Yes.

History:

Comments: Includes (1) Raypak Model C-R406A, Serial #1703440415. Pool vendor should inspect heater regularly to ensure proper function identify any required repairs etc. Internal components were not analyzed during our site inspection but typical signs of age and failure include rusting and corrosion around the burners worn electrical components etc. Many clients choose not to heat their pools year-round which can prolong the life of the heater while reducing energy costs. 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. Vendor should inspect heater regularly to ensure proper function identify any required repairs etc. 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. 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:

12 years

Remaining Life:

7 years



Best Case: \$ 5,000

Worst Case: \$ 6,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 28190 Pool Filter - Replace**Quantity: ~ (1) Filter**

Location: Pool Mechanical

Funded?: Yes.

History:

Comments: Includes (1) Pentair High Rate sand filter, serial #2243. Vendor should inspect regularly for optimal performance and address any repairs or preventive maintenance as needed. Life can vary depending on location as well as level of use and preventive maintenance. Plan to replace at the approximate interval shown below.

Useful Life:

30 years

Remaining Life:

25 years



Best Case: \$ 18,000

Worst Case: \$ 22,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 28200 Spa Filter - Replace**Quantity: ~ (1) Filter**

Location: Pool Mechanical

Funded?: Yes.

History:

Comments: Client reported replacement needed now.

Pool vendor should inspect regularly for optimal performance and address any repairs or preventive maintenance as needed. Life can vary depending on location as well as level of use and preventive maintenance. In most cases replacement cost does not meet threshold for Reserve funding. Replace as needed within annual Operating budget. Vendor should inspect regularly for optimal performance and address any repairs or preventive maintenance as needed. Life can vary depending on location as well as level of use and preventive maintenance. Plan to replace at the approximate interval shown below.

Useful Life:
20 yearsRemaining Life:
0 years

Best Case: \$ 1,000

Worst Case: \$ 1,300

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 28220 Pool/Spa Pumps – Repair/Replace**Quantity: ~ (2) Pumps**

Location: Pool Mechanical

Funded?: Yes.

History:

Comments: Pumps should be inspected regularly for leaks and other mechanical problems. Cost shown is based on replacement with the same type and size unless otherwise noted and includes small allowance for new piping/valves/other repairs as needed.

Useful Life:
15 yearsRemaining Life:
0 years

Best Case: \$ 1,600

Worst Case: \$ 2,300

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 28230 Lifeguard Stands - Replace

Quantity: ~ (2) Pieces

Location: Pool Mechanical

Funded?: Yes.

History:

Comments: An allowance for ongoing projects is recommended here based on our experience with other properties.

Useful Life:
15 years

Remaining Life:
10 years



Best Case: \$ 2,800

Worst Case: \$ 3,200

Cost Source: ARI Cost Database: Similar Project Cost History
