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110 E. Broward Blvd., Suite 1700
Fort Lauderdale, FL 33301

Tel : (954) 210-7925
Fax : (954) 210-7926
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**Sample Reserve Study
HOA/POA
*Anywhere, FL***



Report #: 35269-0
Beginning: January 1, 2022
Expires: December 31, 2022

RESERVE STUDY
"Full"

July 27, 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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**Sample Reserve Study - HOA/POA**

Anywhere, FL

Level of Service: "Full"

Report #: 35269-0

of Units: 500

January 1, 2022 through December 31, 2022

Findings & Recommendations

as of January 1, 2022

Projected Starting Reserve Balance	\$496,000
Projected "Fully Funded" (Ideal) Reserve Balance	\$1,953,720
Average Reserve Deficit (Surplus) Per Owner	\$2,915
Percent Funded	25.4 %
Recommended 2022 "Full Funding" Contributions	\$513,000
Recommended 2022 Special Assessments for Reserves	\$0
Most Recent Reserve Contribution Rate	\$425,000

Reserve Fund Strength: 25.4%**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 document is a "Full" Reserve Study (original, created "from scratch"), based on our site inspection on 6/6/2021.

This Reserve Study was prepared or overseen by a credentialed Reserve Specialist (RS). No assets appropriate for Reserve designation were excluded. As of the start of the initial fiscal year shown in this study, your Reserve fund is determined to be 25.4 % Funded. Based on this figure, the Client's risk of special assessments & deferred maintenance is currently High. The objective of your multi-year Funding Plan is to Fully Fund your Reserves, where clients enjoy a low risk of such Reserve cash flow problems.

Based on this starting point, your anticipated future expenses, and your historical Reserve contribution rate, our recommendation is to increase your Reserve contributions in the upcoming fiscal year. Going forward, the contribution rate recommended here should be increased as illustrated on the 30-yr Summary Table.

Reserve Funding Goals and Methodology:

This Reserve Study has been prepared using the "pooled" method of Reserve funding (also known as the cash flow method). The terms "full funding" and/or "fully funding" as used in this Reserve Study are based on the National Reserve Study Standards definition of full funding: "setting a Reserve funding goal to attain and maintain Reserves at or near 100 percent funded." (The definition and means of calculating percent-funded are addressed later in this report.)

In some jurisdictions, the minimum amount of Reserve contributions required when using the pooled method of funding may be less than the amount recommended in this study. For example, in Florida, state requirements require that, at minimum: "the current year contribution should not be less than that required to ensure that the balance on hand at the beginning of the period when the budget will go into effect plus the projected annual cash inflows over the estimated remaining lives of the items in the pool are greater than the estimated cash outflows over the estimated remaining lives of the items in the pool." In other words, the required contribution must be at least enough to ensure that the total Reserve fund balance does not fall below \$0 at any point in the foreseeable future, based on the current projections. The National Reserve Study Standards label this funding goal as "baseline funding."

In our opinion, the National Reserve Study Standards definition of fully funding not only complies with all relevant jurisdictional requirements, but is also more likely to provide an adequate "cushion" of accumulated funds, which will help mitigate financial risks in the event of higher-than-expected component costs, reduced component life expectancies, or other unforeseen negative circumstances. In our experience, Clients that choose to fund their Reserves using a baseline (or threshold) funding goal are significantly more likely to experience special assessments and deferred maintenance in the event of these circumstances.

For Clients using the "straight-line" method of Reserve funding (also known as the component method), an additional table may be added to the Reserve Study to provide alternate recommendations calculated using this method. By nature, the straight-line method may only be used to generate recommended contribution rates for one fiscal year at a time, and does not include any assumptions for interest earnings or inflationary cost increases. When using this method, the required contribution for each component is calculated by estimating the replacement cost for the component, subtracting any available funds already collected, and dividing the resulting difference (herein labeled as the "unfunded balance," measured in dollars) by the remaining useful life of the component, measured in years. The resulting figure is the required amount to fund that component. For groups of like components (i.e. multiple individual roof components, all falling within a 'roof reserve'), the individual contribution amounts are added together to determine the total amount required to fund the group as a whole.

For additional questions or to request more information about reserve funding goals and methods, please contact our office.

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
Site and Grounds			
2107 Concrete Sidewalks - Repair	4	0	\$25,250
2119 Pavers (Roadways) - Replace	40	35	\$175,500
2120 Pavers (Walks/Paths) - Replace	40	35	\$33,250
2123 Asphalt - Seal/Repair	4	0	\$125,500
2125 Asphalt - Resurface	20	16	\$1,220,000
2137 Site Fencing (Metal) - Replace	25	20	\$23,100
2145 Entry/Exit Gates - Replace	25	20	\$19,950
2150 Fountain/Water Feature - Refurbish	10	5	\$137,000
2157 Perimeter Walls - Repair/Paint	7	2	\$84,150
2166 Mailboxes (Kiosks) - Replace	20	15	\$86,350
2169 Sign/Monument - Refurbish/Replace	20	15	\$40,450
2175 Site Pole Lights - Replace	25	20	\$174,000
2181 Outdoor/Site Furniture - Replace	15	10	\$20,250
Building Exteriors			
2307 Awnings (Door/Entry) - Replace	10	5	\$4,370
2308 Shade/Canopy - Replace	10	5	\$171,500
2343 Building Exteriors - Seal/Paint	7	1	\$13,700
2367 Windows & Doors (Common) - Replace	40	35	\$404,000
2377 Roofs (Mod. Bitumen) - Replace	20	15	\$34,150
2383 Roofs (Tile) - Replace	25	20	\$426,500
Mechanical/Electrical/Plumbing			
2501 Intercom/Entry Systems - Replace	10	5	\$3,825
2507 Barcode Readers - Replace	10	5	\$20,250
2509 Gate Operators - Replace	10	5	\$14,800
2511 Barrier Arm Operators - Replace	10	5	\$41,800
2519 Wheelchair Lift - Replace	30	25	\$11,470
2522 HVAC System (Clubhouse) - Replace	15	10	\$445,500
2522 HVAC System (Guardhouse) - Replace	15	9	\$2,405
2522 HVAC System (Pro Shop) - Replace	15	9	\$3,170
2543 Security Cameras - Upgrade/Replace	10	5	\$38,450
2549 Generator - Replace	40	35	\$114,650
2557 Fire Alarm System - Modernize	20	15	\$28,450
2585 Irrigation Pump Stations - Replace	20	15	\$339,000
2587 Irrigation Controllers - Replace	15	10	\$19,650
2595 Pond Fountains - Replace	10	5	\$31,700
2599 Golf Carts - Replace	10	5	\$14,200
Clubhouse			

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
2725 Fitness Rooms - Remodel	15	10	\$28,700
2727 Fitness Eqpmt (Cardio) - Replace	10	5	\$84,150
2728 Fitness Eqpmt (Strength) - Replace	15	10	\$51,100
2731 Steam Rooms - Refurbish/Re-tile	10	5	\$12,700
2741 Clubhouse - Remodel Allowance	10	5	\$81,800
2745 A/V Equipment - Update/Replace	5	0	\$13,650
2746 Cafe - Remodel	10	5	\$54,900
2747 Cafe Appliances - Partial Replace	10	5	\$28,700
2749 Bathroom (Unisex) - Remodel	10	5	\$5,465
2749 Bathrooms (Large) - Remodel	10	5	\$33,900
2749 Bathrooms (Small) - Remodel	10	5	\$7,160
2749 Locker Rooms - Remodel	10	5	\$73,900
2752 Offices - Remodel	10	5	\$15,850
2753 Meeting/Social Room - Remodel	10	5	\$136,500
2754 Arts & Crafts Room - Remodel	10	5	\$12,600
2755 Billiards/Computer Room - Remodel	10	5	\$16,400
2756 Card Rooms - Remodel	10	5	\$131,500
2757 Cooking Studio - Remodel	10	5	\$35,500
2759 Pro Shop - Remodel	20	15	\$10,920
Pool and Tennis			
2763 Pool Deck Furniture - Replace	8	3	\$60,100
2769 Pool Deck (Pavers) - Resurface	30	25	\$173,000
2771 Pool Fence - Replace	25	20	\$60,100
2773 Lap Pool - Resurface	12	7	\$24,200
2773 Main Pool - Resurface	12	7	\$46,250
2773 Resistance Pool - Resurface	12	7	\$13,500
2773 Wading Pool - Resurface	12	7	\$2,595
2775 Spa/Jacuzzi - Resurface	12	7	\$3,140
2781 Pool/Spa Heaters - Replace	10	5	\$72,150
2787 Pool Equipment - Maintain/Replace	5	0	\$4,370
2812 Tennis Courts (Har-Tru) - Resurface	5	0	\$48,050
2813 Tennis Court Fencing - Replace	30	25	\$99,350
2815 Tennis Court Windscreen - Replace	10	5	\$27,450
2817 Tennis Court Lighting - Replace	30	25	\$139,000
2821 Sport Courts - Repair/Re-coat	5	0	\$26,800
2822 Sport Courts - Resurface	30	25	\$103,400
2823 Bocce Ball Courts - Repair/Maintain	5	0	\$5,465
2829 Sports Ct Furnishings - Replace	10	5	\$29,550

71 Total Funded Components

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

Introduction



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

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



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

Methodology



For this [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?

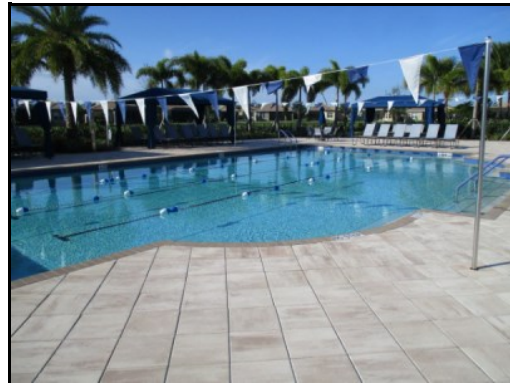
Maintaining the Reserve Fund at a level equal to the *value* of deterioration is called "Full Funding" (100% Funded). As each asset ages and becomes "used up," the Reserve Fund grows proportionally. **This is simple, responsible, and our recommendation.** Evidence shows that associations in the 70 - 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 June 20, 2020, we started with a brief meeting with Mr. John Smith, CAM and Ms. Jane Jones of the Board of Directors. We thank them for their assistance and input during this process. During our inspection, we visually inspected all common areas, amenities, and other components that are the responsibility of the Client. Please refer to the Component Details section at the end of this document for additional photos, observations and other information regarding each component.



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 components are shown in the Component Details table, while a summary of the expenses themselves are shown in the 30-yr Cash Flow Detail table.

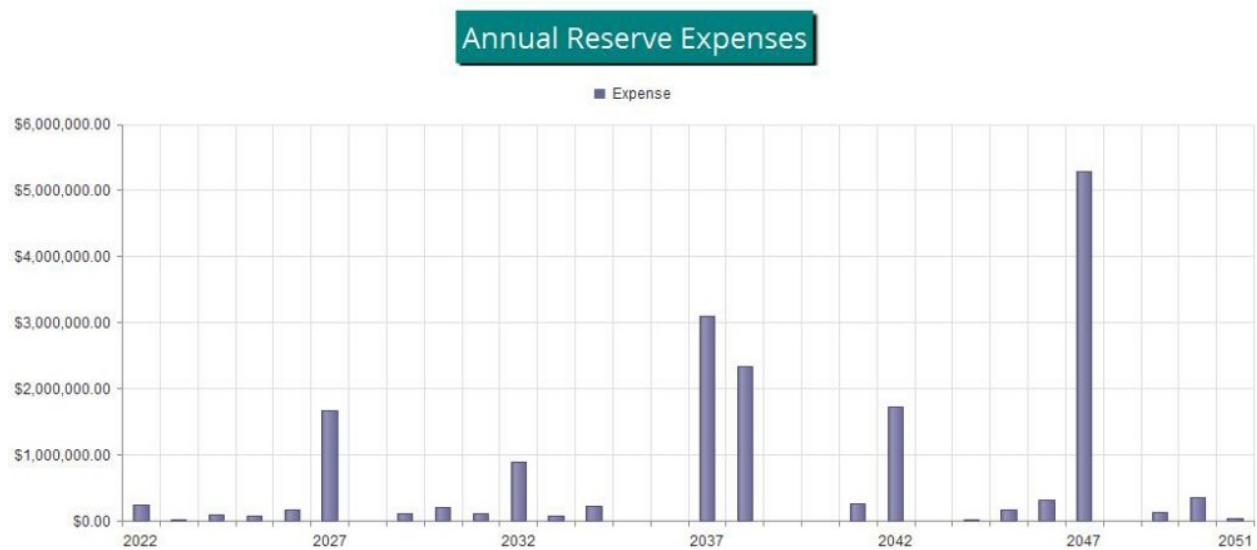


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$496,000 as-of the start of your Fiscal Year on 1/1/2022. This is based either on information provided directly to us, or using your most recent available Reserve account balance, plus any budgeted contributions and less any planned expenses through the end of your Fiscal Year. As of your Fiscal Year Start, your Fully Funded Balance is computed to be \$1,953,720. This figure represents the deteriorated value of your common area components. Comparing your Reserve Balance to your Fully Funded Balance indicates your Reserves are 25.4 % Funded. In our experience, approximately 35% of Clients funded in this range require special assessments as part of their recommended Reserve funding plans.

Recommended Funding Plan

Based on your current Percent Funded and your near-term and long-term Reserve needs, we are recommending budgeted contributions of \$513,000 this Fiscal Year. The overall 30-yr plan, in perspective, is shown below. This same information is shown numerically in both the 30-yr Summary and the Cash Flow Detail tables.

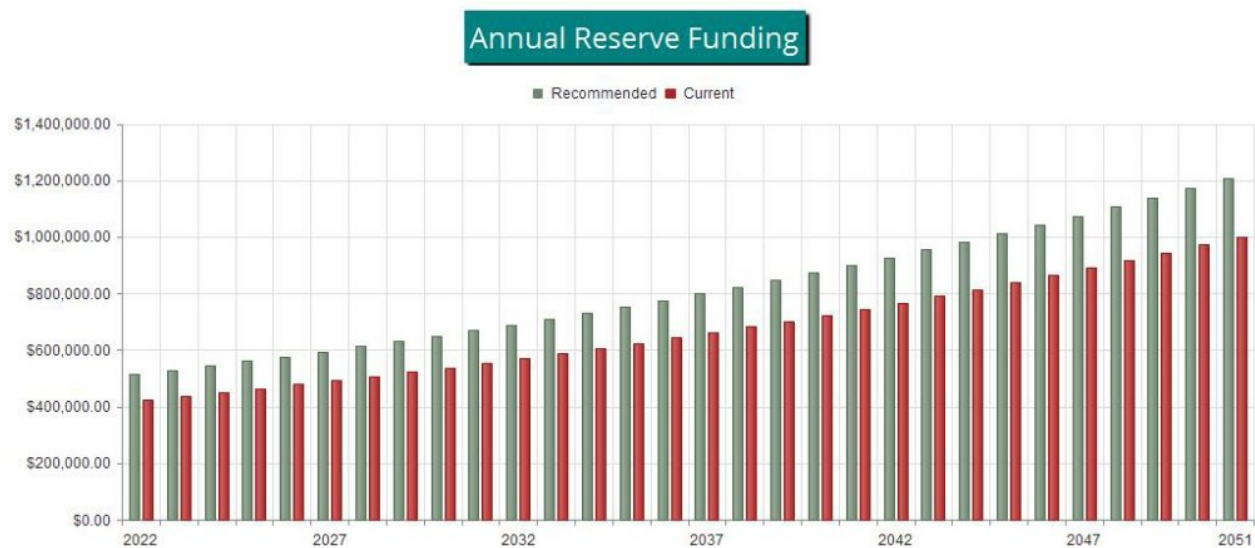


Figure 2

The following chart shows your Reserve balance under our recommended Full Funding Plan and at your current budgeted contribution rate, compared to your always-changing Fully Funded Balance target. Note that the "current" contribution rate as shown here is based on the most recent Reserve contribution rate as reported to us, and assumes an annual increase of 3% to that rate going forward. This rate is included here for comparison purposes only, to illustrate what might happen if the Client were to continue budgeting for Reserves at the same rate as it has most recently done, assuming routine, consistent annual increases.

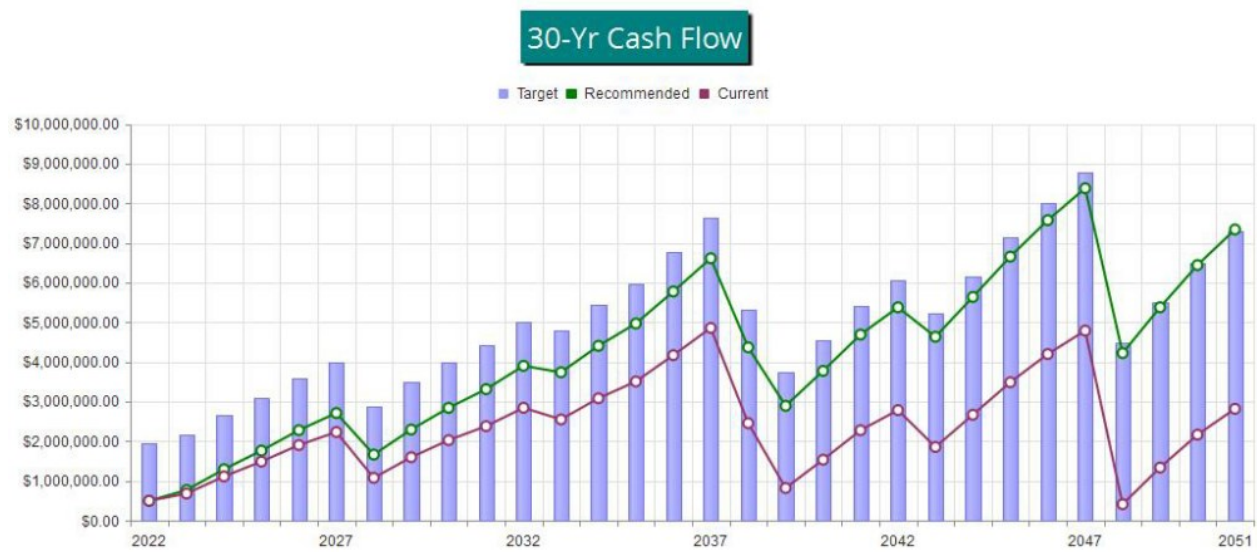


Figure 3

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

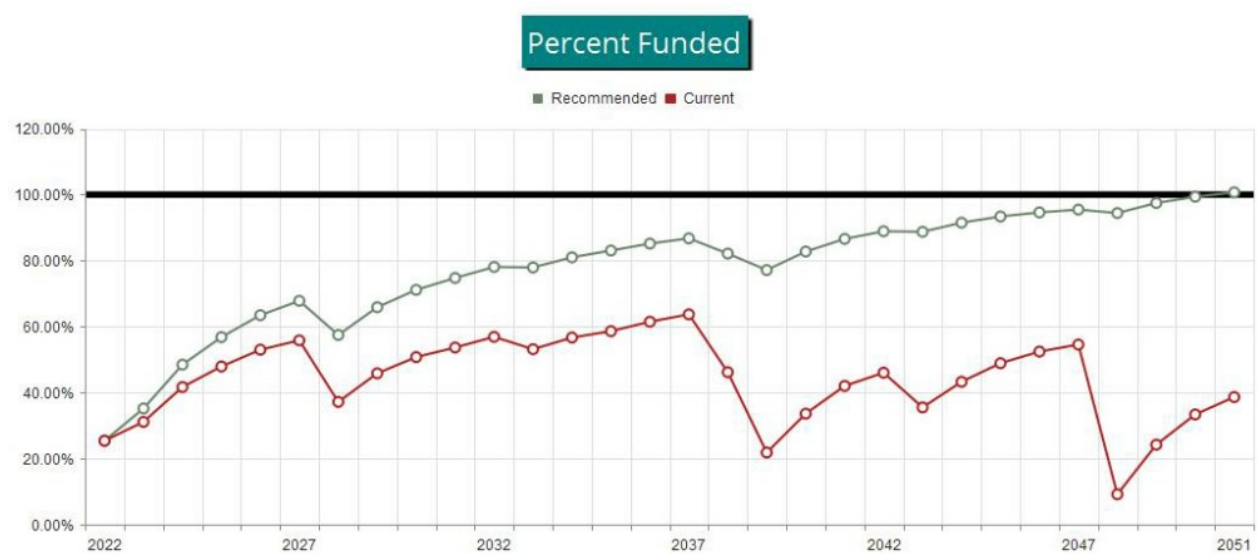


Figure 4



Table Descriptions

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.

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

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



#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
					Best Case	Worst Case
Site and Grounds						
2107	Concrete Sidewalks - Repair	Approx 230,700 GSF	4	0	\$22,700	\$27,800
2119	Pavers (Roadways) - Replace	Approx 30,600 GSF	40	35	\$158,000	\$193,000
2120	Pavers (Walks/Paths) - Replace	Approx 5,300 GSF	40	35	\$29,900	\$36,600
2123	Asphalt - Seal/Repair	Approx 109,000 GSY	4	0	\$113,000	\$138,000
2125	Asphalt - Resurface	Approx 109,000 GSY	20	16	\$1,100,000	\$1,340,000
2137	Site Fencing (Metal) - Replace	Approx 338 LF	25	20	\$20,800	\$25,400
2145	Entry/Exit Gates - Replace	(4) Gates	25	20	\$17,900	\$22,000
2150	Fountain/Water Feature - Refurbish	(2) Features	10	5	\$123,000	\$151,000
2157	Perimeter Walls - Repair/Paint	Approx 172,200 GSF	7	2	\$76,500	\$91,800
2166	Mailboxes (Kiosks) - Replace	(54) Kiosks	20	15	\$77,700	\$95,000
2169	Sign/Monument - Refurbish/Replace	(11) Sign(s)	20	15	\$36,400	\$44,500
2175	Site Pole Lights - Replace	Approx (58) Lights	25	20	\$158,000	\$190,000
2181	Outdoor/Site Furniture - Replace	Approx (17) Pieces	15	10	\$18,200	\$22,300
Building Exteriors						
2307	Awnings (Door/Entry) - Replace	(3) Awnings	10	5	\$3,930	\$4,810
2308	Shade/Canopy - Replace	Approx 4,760 GSF	10	5	\$154,000	\$189,000
2343	Building Exteriors - Seal/Paint	Approx 43,200 GSF	7	1	\$12,600	\$14,800
2367	Windows & Doors (Common) - Replace	(3) Buildings	40	35	\$364,000	\$444,000
2377	Roofs (Mod. Bitumen) - Replace	Approx 2,840 GSF	20	15	\$31,000	\$37,300
2383	Roofs (Tile) - Replace	Approx 48,800 GSF	25	20	\$384,000	\$469,000
Mechanical/Electrical/Plumbing						
2501	Intercom/Entry Systems - Replace	(1) Intercom	10	5	\$3,280	\$4,370
2507	Barcode Readers - Replace	(2) Readers	10	5	\$18,200	\$22,300
2509	Gate Operators - Replace	(4) Operators	10	5	\$13,300	\$16,300
2511	Barrier Arm Operators - Replace	(9) Operators	10	5	\$37,600	\$46,000
2519	Wheelchair Lift - Replace	(1) Lift	30	25	\$8,740	\$14,200
2522	HVAC System (Clubhouse) - Replace	(16) System(s)	15	10	\$401,000	\$490,000
2522	HVAC System (Guardhouse) - Replace	(1) System	15	9	\$2,190	\$2,620
2522	HVAC System (Pro Shop) - Replace	(1) System	15	9	\$2,840	\$3,500
2543	Security Cameras - Upgrade/Replace	Numerous Cameras	10	5	\$34,600	\$42,300
2549	Generator - Replace	(1) Generator	40	35	\$98,300	\$131,000
2557	Fire Alarm System - Modernize	(1) System	20	15	\$25,600	\$31,300
2585	Irrigation Pump Stations - Replace	(2) Pump Stations	20	15	\$305,000	\$373,000
2587	Irrigation Controllers - Replace	Approx (12) Controllers	15	10	\$15,700	\$23,600
2595	Pond Fountains - Replace	(4) Fountains	10	5	\$28,500	\$34,900
2599	Golf Carts - Replace	(2) Cart(s)	10	5	\$12,800	\$15,600
Clubhouse						
2725	Fitness Rooms - Remodel	(2) Rooms	15	10	\$24,600	\$32,800
2727	Fitness Eqpmt (Cardio) - Replace	(13) Pieces	10	5	\$75,700	\$92,600
2728	Fitness Eqpmt (Strength) - Replace	(15) Pieces	15	10	\$46,000	\$56,200
2731	Steam Rooms - Refurbish/Re-tile	(2) Steam Room(s)	10	5	\$10,200	\$15,200
2741	Clubhouse - Remodel Allowance	Numerous Components	10	5	\$54,600	\$109,000
2745	A/V Equipment - Update/Replace	Numerous Components	5	0	\$10,900	\$16,400

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
					Best Case	Worst Case
2746	Cafe - Remodel	(1) Kitchen	10	5	\$46,400	\$63,400
2747	Cafe Appliances - Partial Replace	Numerous Appliances	10	5	\$24,600	\$32,800
2749	Bathroom (Unisex) - Remodel	(1) Bathroom	10	5	\$4,370	\$6,560
2749	Bathrooms (Large) - Remodel	(2) Bathrooms	10	5	\$30,500	\$37,300
2749	Bathrooms (Small) - Remodel	(2) Bathrooms	10	5	\$6,450	\$7,870
2749	Locker Rooms - Remodel	(2) Bathrooms	10	5	\$66,500	\$81,300
2752	Offices - Remodel	(1) Office Area	10	5	\$13,700	\$18,000
2753	Meeting/Social Room - Remodel	(1) Room	10	5	\$109,000	\$164,000
2754	Arts & Crafts Room - Remodel	(1) Room	10	5	\$10,400	\$14,800
2755	Billiards/Computer Room - Remodel	(1) Room	10	5	\$13,100	\$19,700
2756	Card Rooms - Remodel	(4) Rooms	10	5	\$115,000	\$148,000
2757	Cooking Studio - Remodel	(1) Room	10	5	\$27,300	\$43,700
2759	Pro Shop - Remodel	(1) Room	20	15	\$8,740	\$13,100
Pool and Tennis						
2763	Pool Deck Furniture - Replace	Approx (322) Pieces	8	3	\$54,100	\$66,100
2769	Pool Deck (Pavers) - Resurface	Approx 26,400 GSF	30	25	\$144,000	\$202,000
2771	Pool Fence - Replace	Approx 1,000 LF	25	20	\$54,600	\$65,600
2773	Lap Pool - Resurface	(1) Pool	12	7	\$21,700	\$26,700
2773	Main Pool - Resurface	(1) Pool	12	7	\$41,600	\$50,900
2773	Resistance Pool - Resurface	(1) Pool	12	7	\$12,100	\$14,900
2773	Wading Pool - Resurface	(1) Pool	12	7	\$2,190	\$3,000
2775	Spa/Jacuzzi - Resurface	(1) Spa	12	7	\$2,730	\$3,550
2781	Pool/Spa Heaters - Replace	(11) Heaters	10	5	\$65,600	\$78,700
2787	Pool Equipment - Maintain/Replace	Numerous Components	5	0	\$3,280	\$5,460
2812	Tennis Courts (Har-Tru) - Resurface	(8) Courts	5	0	\$43,700	\$52,400
2813	Tennis Court Fencing - Replace	Approx 2,350 LF	30	25	\$89,700	\$109,000
2815	Tennis Court Windscreen - Replace	Approx 22,300 GSF	10	5	\$24,400	\$30,500
2817	Tennis Court Lighting - Replace	(26) Lights	30	25	\$125,000	\$153,000
2821	Sport Courts - Repair/Re-coat	(7) Courts	5	0	\$24,100	\$29,500
2822	Sport Courts - Resurface	(1) Half-Court	30	25	\$92,800	\$114,000
2823	Bocce Ball Courts - Repair/Maintain	(2) Court(s)	5	0	\$4,370	\$6,560
2829	Sports Ct Furnishings - Replace	(64) Pieces	10	5	\$26,600	\$32,500

71 Total Funded Components



#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
Site and Grounds								
2107	Concrete Sidewalks - Repair	\$25,250	X	4	/	4	=	\$25,250
2119	Pavers (Roadways) - Replace	\$175,500	X	5	/	40	=	\$21,938
2120	Pavers (Walks/Paths) - Replace	\$33,250	X	5	/	40	=	\$4,156
2123	Asphalt - Seal/Repair	\$125,500	X	4	/	4	=	\$125,500
2125	Asphalt - Resurface	\$1,220,000	X	4	/	20	=	\$244,000
2137	Site Fencing (Metal) - Replace	\$23,100	X	5	/	25	=	\$4,620
2145	Entry/Exit Gates - Replace	\$19,950	X	5	/	25	=	\$3,990
2150	Fountain/Water Feature - Refurbish	\$137,000	X	5	/	10	=	\$68,500
2157	Perimeter Walls - Repair/Paint	\$84,150	X	5	/	7	=	\$60,107
2166	Mailboxes (Kiosks) - Replace	\$86,350	X	5	/	20	=	\$21,588
2169	Sign/Monument - Refurbish/Replace	\$40,450	X	5	/	20	=	\$10,113
2175	Site Pole Lights - Replace	\$174,000	X	5	/	25	=	\$34,800
2181	Outdoor/Site Furniture - Replace	\$20,250	X	5	/	15	=	\$6,750
Building Exteriors								
2307	Awnings (Door/Entry) - Replace	\$4,370	X	5	/	10	=	\$2,185
2308	Shade/Canopy - Replace	\$171,500	X	5	/	10	=	\$85,750
2343	Building Exteriors - Seal/Paint	\$13,700	X	6	/	7	=	\$11,743
2367	Windows & Doors (Common) - Replace	\$404,000	X	5	/	40	=	\$50,500
2377	Roofs (Mod. Bitumen) - Replace	\$34,150	X	5	/	20	=	\$8,538
2383	Roofs (Tile) - Replace	\$426,500	X	5	/	25	=	\$85,300
Mechanical/Electrical/Plumbing								
2501	Intercom/Entry Systems - Replace	\$3,825	X	5	/	10	=	\$1,913
2507	Barcode Readers - Replace	\$20,250	X	5	/	10	=	\$10,125
2509	Gate Operators - Replace	\$14,800	X	5	/	10	=	\$7,400
2511	Barrier Arm Operators - Replace	\$41,800	X	5	/	10	=	\$20,900
2519	Wheelchair Lift - Replace	\$11,470	X	5	/	30	=	\$1,912
2522	HVAC System (Clubhouse) - Replace	\$445,500	X	5	/	15	=	\$148,500
2522	HVAC System (Guardhouse) - Replace	\$2,405	X	6	/	15	=	\$962
2522	HVAC System (Pro Shop) - Replace	\$3,170	X	6	/	15	=	\$1,268
2543	Security Cameras - Upgrade/Replace	\$38,450	X	5	/	10	=	\$19,225
2549	Generator - Replace	\$114,650	X	5	/	40	=	\$14,331
2557	Fire Alarm System - Modernize	\$28,450	X	5	/	20	=	\$7,113
2585	Irrigation Pump Stations - Replace	\$339,000	X	5	/	20	=	\$84,750
2587	Irrigation Controllers - Replace	\$19,650	X	5	/	15	=	\$6,550
2595	Pond Fountains - Replace	\$31,700	X	5	/	10	=	\$15,850
2599	Golf Carts - Replace	\$14,200	X	5	/	10	=	\$7,100
Clubhouse								
2725	Fitness Rooms - Remodel	\$28,700	X	5	/	15	=	\$9,567
2727	Fitness Eqpmt (Cardio) - Replace	\$84,150	X	5	/	10	=	\$42,075
2728	Fitness Eqpmt (Strength) - Replace	\$51,100	X	5	/	15	=	\$17,033
2731	Steam Rooms - Refurbish/Re-tile	\$12,700	X	5	/	10	=	\$6,350
2741	Clubhouse - Remodel Allowance	\$81,800	X	5	/	10	=	\$40,900
2745	A/V Equipment - Update/Replace	\$13,650	X	5	/	5	=	\$13,650
2746	Cafe - Remodel	\$54,900	X	5	/	10	=	\$27,450

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
2747	Cafe Appliances - Partial Replace	\$28,700	X	5	/	10	=	\$14,350
2749	Bathroom (Unisex) - Remodel	\$5,465	X	5	/	10	=	\$2,733
2749	Bathrooms (Large) - Remodel	\$33,900	X	5	/	10	=	\$16,950
2749	Bathrooms (Small) - Remodel	\$7,160	X	5	/	10	=	\$3,580
2749	Locker Rooms - Remodel	\$73,900	X	5	/	10	=	\$36,950
2752	Offices - Remodel	\$15,850	X	5	/	10	=	\$7,925
2753	Meeting/Social Room - Remodel	\$136,500	X	5	/	10	=	\$68,250
2754	Arts & Crafts Room - Remodel	\$12,600	X	5	/	10	=	\$6,300
2755	Billiards/Computer Room - Remodel	\$16,400	X	5	/	10	=	\$8,200
2756	Card Rooms - Remodel	\$131,500	X	5	/	10	=	\$65,750
2757	Cooking Studio - Remodel	\$35,500	X	5	/	10	=	\$17,750
2759	Pro Shop - Remodel	\$10,920	X	5	/	20	=	\$2,730
Pool and Tennis								
2763	Pool Deck Furniture - Replace	\$60,100	X	5	/	8	=	\$37,563
2769	Pool Deck (Pavers) - Resurface	\$173,000	X	5	/	30	=	\$28,833
2771	Pool Fence - Replace	\$60,100	X	5	/	25	=	\$12,020
2773	Lap Pool - Resurface	\$24,200	X	5	/	12	=	\$10,083
2773	Main Pool - Resurface	\$46,250	X	5	/	12	=	\$19,271
2773	Resistance Pool - Resurface	\$13,500	X	5	/	12	=	\$5,625
2773	Wading Pool - Resurface	\$2,595	X	5	/	12	=	\$1,081
2775	Spa/Jacuzzi - Resurface	\$3,140	X	5	/	12	=	\$1,308
2781	Pool/Spa Heaters - Replace	\$72,150	X	5	/	10	=	\$36,075
2787	Pool Equipment - Maintain/Replace	\$4,370	X	5	/	5	=	\$4,370
2812	Tennis Courts (Har-Tru) - Resurface	\$48,050	X	5	/	5	=	\$48,050
2813	Tennis Court Fencing - Replace	\$99,350	X	5	/	30	=	\$16,558
2815	Tennis Court Windscreen - Replace	\$27,450	X	5	/	10	=	\$13,725
2817	Tennis Court Lighting - Replace	\$139,000	X	5	/	30	=	\$23,167
2821	Sport Courts - Repair/Re-coat	\$26,800	X	5	/	5	=	\$26,800
2822	Sport Courts - Resurface	\$103,400	X	5	/	30	=	\$17,233
2823	Bocce Ball Courts - Repair/Maintain	\$5,465	X	5	/	5	=	\$5,465
2829	Sports Ct Furnishings - Replace	\$29,550	X	5	/	10	=	\$14,775
								\$1,953,720



30-Year Reserve Plan Summary

Report # 35269-0
Full

Fiscal Year Start: 2022

Interest:

1.00 %

Inflation:

3.00 %

Reserve Fund Strength: as-of Fiscal Year Start Date

Projected Reserve Balance Changes

Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	% Increase		Loan or Special Assmts	Interest Income	Reserve Expenses
					In Annual Reserve Contribs.	Reserve Contribs.			
2022	\$496,000	\$1,953,720	25.4 %	High	20.71 %	\$513,000	\$0	\$6,308	\$249,085
2023	\$766,223	\$2,178,090	35.2 %	Medium	3.00 %	\$528,390	\$0	\$10,281	\$14,111
2024	\$1,290,783	\$2,663,884	48.5 %	Medium	3.00 %	\$544,242	\$0	\$15,252	\$89,275
2025	\$1,761,003	\$3,099,882	56.8 %	Medium	3.00 %	\$560,569	\$0	\$20,177	\$65,673
2026	\$2,276,075	\$3,586,712	63.5 %	Medium	3.00 %	\$577,386	\$0	\$24,913	\$169,670
2027	\$2,708,704	\$3,994,873	67.8 %	Medium	3.00 %	\$594,708	\$0	\$21,835	\$1,665,187
2028	\$1,660,059	\$2,889,157	57.5 %	Medium	3.00 %	\$612,549	\$0	\$19,754	\$0
2029	\$2,292,362	\$3,480,099	65.9 %	Medium	3.00 %	\$630,925	\$0	\$25,644	\$110,301
2030	\$2,838,630	\$3,990,288	71.1 %	Low	3.00 %	\$649,853	\$0	\$30,735	\$208,320
2031	\$3,310,897	\$4,430,404	74.7 %	Low	3.00 %	\$669,349	\$0	\$36,035	\$117,071
2032	\$3,899,210	\$4,993,760	78.1 %	Low	3.00 %	\$689,429	\$0	\$38,155	\$891,736
2033	\$3,735,059	\$4,792,642	77.9 %	Low	3.00 %	\$710,112	\$0	\$40,671	\$83,192
2034	\$4,402,650	\$5,435,318	81.0 %	Low	3.00 %	\$731,415	\$0	\$46,823	\$214,933
2035	\$4,965,955	\$5,979,118	83.1 %	Low	3.00 %	\$753,358	\$0	\$53,672	\$0
2036	\$5,772,985	\$6,778,677	85.2 %	Low	3.00 %	\$775,959	\$0	\$61,893	\$0
2037	\$6,610,836	\$7,620,828	86.7 %	Low	3.00 %	\$799,237	\$0	\$54,858	\$3,099,459
2038	\$4,365,472	\$5,314,964	82.1 %	Low	3.00 %	\$823,214	\$0	\$36,263	\$2,334,687
2039	\$2,890,262	\$3,747,379	77.1 %	Low	3.00 %	\$847,911	\$0	\$33,295	\$0
2040	\$3,771,468	\$4,557,824	82.7 %	Low	3.00 %	\$873,348	\$0	\$42,275	\$0
2041	\$4,687,091	\$5,413,524	86.6 %	Low	3.00 %	\$899,549	\$0	\$50,285	\$262,649
2042	\$5,374,276	\$6,045,935	88.9 %	Low	3.00 %	\$926,535	\$0	\$50,000	\$1,720,745
2043	\$4,630,066	\$5,217,695	88.7 %	Low	3.00 %	\$954,331	\$0	\$51,307	\$0
2044	\$5,635,704	\$6,159,859	91.5 %	Low	3.00 %	\$982,961	\$0	\$61,422	\$26,251
2045	\$6,653,836	\$7,126,818	93.4 %	Low	3.00 %	\$1,012,450	\$0	\$71,095	\$166,077
2046	\$7,571,304	\$8,003,040	94.6 %	Low	3.00 %	\$1,042,823	\$0	\$79,703	\$317,777
2047	\$8,376,054	\$8,774,303	95.5 %	Low	3.00 %	\$1,074,108	\$0	\$62,956	\$5,292,704
2048	\$4,220,413	\$4,470,283	94.4 %	Low	3.00 %	\$1,106,331	\$0	\$47,955	\$0
2049	\$5,374,700	\$5,515,155	97.5 %	Low	3.00 %	\$1,139,521	\$0	\$59,047	\$133,499
2050	\$6,439,769	\$6,481,191	99.4 %	Low	3.00 %	\$1,173,707	\$0	\$68,857	\$344,905
2051	\$7,337,427	\$7,286,603	100.7 %	Low	3.00 %	\$1,208,918	\$0	\$79,622	\$32,285

30-Year Income/Expense Detail

Report # 35269-0
Full

Fiscal Year	2022	2023	2024	2025	2026
Starting Reserve Balance	\$496,000	\$766,223	\$1,290,783	\$1,761,003	\$2,276,075
Annual Reserve Contribution	\$513,000	\$528,390	\$544,242	\$560,569	\$577,386
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$6,308	\$10,281	\$15,252	\$20,177	\$24,913
Total Income	\$1,015,308	\$1,304,894	\$1,850,277	\$2,341,748	\$2,878,375
# Component					
Site and Grounds					
2107 Concrete Sidewalks - Repair	\$25,250	\$0	\$0	\$0	\$28,419
2119 Pavers (Roadways) - Replace	\$0	\$0	\$0	\$0	\$0
2120 Pavers (Walks/Paths) - Replace	\$0	\$0	\$0	\$0	\$0
2123 Asphalt - Seal/Repair	\$125,500	\$0	\$0	\$0	\$141,251
2125 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2137 Site Fencing (Metal) - Replace	\$0	\$0	\$0	\$0	\$0
2145 Entry/Exit Gates - Replace	\$0	\$0	\$0	\$0	\$0
2150 Fountain/Water Feature - Refurbish	\$0	\$0	\$0	\$0	\$0
2157 Perimeter Walls - Repair/Paint	\$0	\$0	\$89,275	\$0	\$0
2166 Mailboxes (Kiosks) - Replace	\$0	\$0	\$0	\$0	\$0
2169 Sign/Monument - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
2175 Site Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
2181 Outdoor/Site Furniture - Replace	\$0	\$0	\$0	\$0	\$0
Building Exteriors					
2307 Awnings (Door/Entry) - Replace	\$0	\$0	\$0	\$0	\$0
2308 Shade/Canopy - Replace	\$0	\$0	\$0	\$0	\$0
2343 Building Exteriors - Seal/Paint	\$0	\$14,111	\$0	\$0	\$0
2367 Windows & Doors (Common) - Replace	\$0	\$0	\$0	\$0	\$0
2377 Roofs (Mod. Bitumen) - Replace	\$0	\$0	\$0	\$0	\$0
2383 Roofs (Tile) - Replace	\$0	\$0	\$0	\$0	\$0
Mechanical/Electrical/Plumbing					
2501 Intercom/Entry Systems - Replace	\$0	\$0	\$0	\$0	\$0
2507 Barcode Readers - Replace	\$0	\$0	\$0	\$0	\$0
2509 Gate Operators - Replace	\$0	\$0	\$0	\$0	\$0
2511 Barrier Arm Operators - Replace	\$0	\$0	\$0	\$0	\$0
2519 Wheelchair Lift - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC System (Clubhouse) - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC System (Guardhouse) - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC System (Pro Shop) - Replace	\$0	\$0	\$0	\$0	\$0
2543 Security Cameras - Upgrade/Replace	\$0	\$0	\$0	\$0	\$0
2549 Generator - Replace	\$0	\$0	\$0	\$0	\$0
2557 Fire Alarm System - Modernize	\$0	\$0	\$0	\$0	\$0
2585 Irrigation Pump Stations - Replace	\$0	\$0	\$0	\$0	\$0
2587 Irrigation Controllers - Replace	\$0	\$0	\$0	\$0	\$0
2595 Pond Fountains - Replace	\$0	\$0	\$0	\$0	\$0
2599 Golf Carts - Replace	\$0	\$0	\$0	\$0	\$0
Clubhouse					
2725 Fitness Rooms - Remodel	\$0	\$0	\$0	\$0	\$0
2727 Fitness Eqpmt (Cardio) - Replace	\$0	\$0	\$0	\$0	\$0
2728 Fitness Eqpmt (Strength) - Replace	\$0	\$0	\$0	\$0	\$0
2731 Steam Rooms - Refurbish/Re-tile	\$0	\$0	\$0	\$0	\$0
2741 Clubhouse - Remodel Allowance	\$0	\$0	\$0	\$0	\$0
2745 A/V Equipment - Update/Replace	\$13,650	\$0	\$0	\$0	\$0
2746 Cafe - Remodel	\$0	\$0	\$0	\$0	\$0
2747 Cafe Appliances - Partial Replace	\$0	\$0	\$0	\$0	\$0
2749 Bathroom (Unisex) - Remodel	\$0	\$0	\$0	\$0	\$0
2749 Bathrooms (Large) - Remodel	\$0	\$0	\$0	\$0	\$0
2749 Bathrooms (Small) - Remodel	\$0	\$0	\$0	\$0	\$0
2749 Locker Rooms - Remodel	\$0	\$0	\$0	\$0	\$0
2752 Offices - Remodel	\$0	\$0	\$0	\$0	\$0
2753 Meeting/Social Room - Remodel	\$0	\$0	\$0	\$0	\$0
2754 Arts & Crafts Room - Remodel	\$0	\$0	\$0	\$0	\$0
2755 Billiards/Computer Room - Remodel	\$0	\$0	\$0	\$0	\$0
2756 Card Rooms - Remodel	\$0	\$0	\$0	\$0	\$0

Fiscal Year		2022	2023	2024	2025	2026
2757	Cooking Studio - Remodel	\$0	\$0	\$0	\$0	\$0
2759	Pro Shop - Remodel	\$0	\$0	\$0	\$0	\$0
Pool and Tennis						
2763	Pool Deck Furniture - Replace	\$0	\$0	\$0	\$65,673	\$0
2769	Pool Deck (Pavers) - Resurface	\$0	\$0	\$0	\$0	\$0
2771	Pool Fence - Replace	\$0	\$0	\$0	\$0	\$0
2773	Lap Pool - Resurface	\$0	\$0	\$0	\$0	\$0
2773	Main Pool - Resurface	\$0	\$0	\$0	\$0	\$0
2773	Resistance Pool - Resurface	\$0	\$0	\$0	\$0	\$0
2773	Wading Pool - Resurface	\$0	\$0	\$0	\$0	\$0
2775	Spa/Jacuzzi - Resurface	\$0	\$0	\$0	\$0	\$0
2781	Pool/Spa Heaters - Replace	\$0	\$0	\$0	\$0	\$0
2787	Pool Equipment - Maintain/Replace	\$4,370	\$0	\$0	\$0	\$0
2812	Tennis Courts (Har-Tru) - Resurface	\$48,050	\$0	\$0	\$0	\$0
2813	Tennis Court Fencing - Replace	\$0	\$0	\$0	\$0	\$0
2815	Tennis Court Windscreen - Replace	\$0	\$0	\$0	\$0	\$0
2817	Tennis Court Lighting - Replace	\$0	\$0	\$0	\$0	\$0
2821	Sport Courts - Repair/Re-coat	\$26,800	\$0	\$0	\$0	\$0
2822	Sport Courts - Resurface	\$0	\$0	\$0	\$0	\$0
2823	Bocce Ball Courts - Repair/Maintain	\$5,465	\$0	\$0	\$0	\$0
2829	Sports Ct Furnishings - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses		\$249,085	\$14,111	\$89,275	\$65,673	\$169,670
Ending Reserve Balance		\$766,223	\$1,290,783	\$1,761,003	\$2,276,075	\$2,708,704

Fiscal Year	2027	2028	2029	2030	2031
Starting Reserve Balance	\$2,708,704	\$1,660,059	\$2,292,362	\$2,838,630	\$3,310,897
Annual Reserve Contribution	\$594,708	\$612,549	\$630,925	\$649,853	\$669,349
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$21,835	\$19,754	\$25,644	\$30,735	\$36,035
Total Income	\$3,325,246	\$2,292,362	\$2,948,931	\$3,519,218	\$4,016,281
# Component					
Site and Grounds					
2107 Concrete Sidewalks - Repair	\$0	\$0	\$0	\$31,986	\$0
2119 Pavers (Roadways) - Replace	\$0	\$0	\$0	\$0	\$0
2120 Pavers (Walks/Paths) - Replace	\$0	\$0	\$0	\$0	\$0
2123 Asphalt - Seal/Repair	\$0	\$0	\$0	\$158,980	\$0
2125 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2137 Site Fencing (Metal) - Replace	\$0	\$0	\$0	\$0	\$0
2145 Entry/Exit Gates - Replace	\$0	\$0	\$0	\$0	\$0
2150 Fountain/Water Feature - Refurbish	\$158,821	\$0	\$0	\$0	\$0
2157 Perimeter Walls - Repair/Paint	\$0	\$0	\$0	\$0	\$109,797
2166 Mailboxes (Kiosks) - Replace	\$0	\$0	\$0	\$0	\$0
2169 Sign/Monument - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
2175 Site Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
2181 Outdoor/Site Furniture - Replace	\$0	\$0	\$0	\$0	\$0
Building Exteriors					
2307 Awnings (Door/Entry) - Replace	\$5,066	\$0	\$0	\$0	\$0
2308 Shade/Canopy - Replace	\$198,816	\$0	\$0	\$0	\$0
2343 Building Exteriors - Seal/Paint	\$0	\$0	\$0	\$17,355	\$0
2367 Windows & Doors (Common) - Replace	\$0	\$0	\$0	\$0	\$0
2377 Roofs (Mod. Bitumen) - Replace	\$0	\$0	\$0	\$0	\$0
2383 Roofs (Tile) - Replace	\$0	\$0	\$0	\$0	\$0
Mechanical/Electrical/Plumbing					
2501 Intercom/Entry Systems - Replace	\$4,434	\$0	\$0	\$0	\$0
2507 Barcode Readers - Replace	\$23,475	\$0	\$0	\$0	\$0
2509 Gate Operators - Replace	\$0	\$0	\$0	\$0	\$0
2511 Barrier Arm Operators - Replace	\$48,458	\$0	\$0	\$0	\$0
2519 Wheelchair Lift - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC System (Clubhouse) - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC System (Guardhouse) - Replace	\$0	\$0	\$0	\$0	\$3,138
2522 HVAC System (Pro Shop) - Replace	\$0	\$0	\$0	\$0	\$4,136
2543 Security Cameras - Upgrade/Replace	\$44,574	\$0	\$0	\$0	\$0
2549 Generator - Replace	\$0	\$0	\$0	\$0	\$0
2557 Fire Alarm System - Modernize	\$0	\$0	\$0	\$0	\$0
2585 Irrigation Pump Stations - Replace	\$0	\$0	\$0	\$0	\$0
2587 Irrigation Controllers - Replace	\$0	\$0	\$0	\$0	\$0
2595 Pond Fountains - Replace	\$36,749	\$0	\$0	\$0	\$0
2599 Golf Carts - Replace	\$16,462	\$0	\$0	\$0	\$0
Clubhouse					
2725 Fitness Rooms - Remodel	\$0	\$0	\$0	\$0	\$0
2727 Fitness Eqpmt (Cardio) - Replace	\$97,553	\$0	\$0	\$0	\$0
2728 Fitness Eqpmt (Strength) - Replace	\$0	\$0	\$0	\$0	\$0
2731 Steam Rooms - Refurbish/Re-tile	\$14,723	\$0	\$0	\$0	\$0
2741 Clubhouse - Remodel Allowance	\$94,829	\$0	\$0	\$0	\$0
2745 A/V Equipment - Update/Replace	\$15,824	\$0	\$0	\$0	\$0
2746 Cafe - Remodel	\$63,644	\$0	\$0	\$0	\$0
2747 Cafe Appliances - Partial Replace	\$33,271	\$0	\$0	\$0	\$0
2749 Bathroom (Unisex) - Remodel	\$6,335	\$0	\$0	\$0	\$0
2749 Bathrooms (Large) - Remodel	\$39,299	\$0	\$0	\$0	\$0
2749 Bathrooms (Small) - Remodel	\$8,300	\$0	\$0	\$0	\$0
2749 Locker Rooms - Remodel	\$85,670	\$0	\$0	\$0	\$0
2752 Offices - Remodel	\$18,374	\$0	\$0	\$0	\$0
2753 Meeting/Social Room - Remodel	\$158,241	\$0	\$0	\$0	\$0
2754 Arts & Crafts Room - Remodel	\$14,607	\$0	\$0	\$0	\$0
2755 Billiards/Computer Room - Remodel	\$19,012	\$0	\$0	\$0	\$0
2756 Card Rooms - Remodel	\$152,445	\$0	\$0	\$0	\$0
2757 Cooking Studio - Remodel	\$41,154	\$0	\$0	\$0	\$0
2759 Pro Shop - Remodel	\$0	\$0	\$0	\$0	\$0
Pool and Tennis					
2763 Pool Deck Furniture - Replace	\$0	\$0	\$0	\$0	\$0
2769 Pool Deck (Pavers) - Resurface	\$0	\$0	\$0	\$0	\$0
2771 Pool Fence - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2027	2028	2029	2030	2031
2773 Lap Pool - Resurface	\$0	\$0	\$29,763	\$0	\$0
2773 Main Pool - Resurface	\$0	\$0	\$56,882	\$0	\$0
2773 Resistance Pool - Resurface	\$0	\$0	\$16,603	\$0	\$0
2773 Wading Pool - Resurface	\$0	\$0	\$3,192	\$0	\$0
2775 Spa/Jacuzzi - Resurface	\$0	\$0	\$3,862	\$0	\$0
2781 Pool/Spa Heaters - Replace	\$83,642	\$0	\$0	\$0	\$0
2787 Pool Equipment - Maintain/Replace	\$5,066	\$0	\$0	\$0	\$0
2812 Tennis Courts (Har-Tru) - Resurface	\$55,703	\$0	\$0	\$0	\$0
2813 Tennis Court Fencing - Replace	\$0	\$0	\$0	\$0	\$0
2815 Tennis Court Windscreen - Replace	\$31,822	\$0	\$0	\$0	\$0
2817 Tennis Court Lighting - Replace	\$0	\$0	\$0	\$0	\$0
2821 Sport Courts - Repair/Re-coat	\$31,069	\$0	\$0	\$0	\$0
2822 Sport Courts - Resurface	\$0	\$0	\$0	\$0	\$0
2823 Bocce Ball Courts - Repair/Maintain	\$6,335	\$0	\$0	\$0	\$0
2829 Sports Ct Furnishings - Replace	\$34,257	\$0	\$0	\$0	\$0
Total Expenses	\$1,665,187	\$0	\$110,301	\$208,320	\$117,071
Ending Reserve Balance	\$1,660,059	\$2,292,362	\$2,838,630	\$3,310,897	\$3,899,210

Fiscal Year	2032	2033	2034	2035	2036
Starting Reserve Balance	\$3,899,210	\$3,735,059	\$4,402,650	\$4,965,955	\$5,772,985
Annual Reserve Contribution	\$689,429	\$710,112	\$731,415	\$753,358	\$775,959
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$38,155	\$40,671	\$46,823	\$53,672	\$61,893
Total Income	\$4,626,795	\$4,485,842	\$5,180,888	\$5,772,985	\$6,610,836
# Component					
Site and Grounds					
2107 Concrete Sidewalks - Repair	\$0	\$0	\$36,000	\$0	\$0
2119 Pavers (Roadways) - Replace	\$0	\$0	\$0	\$0	\$0
2120 Pavers (Walks/Paths) - Replace	\$0	\$0	\$0	\$0	\$0
2123 Asphalt - Seal/Repair	\$0	\$0	\$178,933	\$0	\$0
2125 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2137 Site Fencing (Metal) - Replace	\$0	\$0	\$0	\$0	\$0
2145 Entry/Exit Gates - Replace	\$0	\$0	\$0	\$0	\$0
2150 Fountain/Water Feature - Refurbish	\$0	\$0	\$0	\$0	\$0
2157 Perimeter Walls - Repair/Paint	\$0	\$0	\$0	\$0	\$0
2166 Mailboxes (Kiosks) - Replace	\$0	\$0	\$0	\$0	\$0
2169 Sign/Monument - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
2175 Site Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
2181 Outdoor/Site Furniture - Replace	\$27,214	\$0	\$0	\$0	\$0
Building Exteriors					
2307 Awnings (Door/Entry) - Replace	\$0	\$0	\$0	\$0	\$0
2308 Shade/Canopy - Replace	\$0	\$0	\$0	\$0	\$0
2343 Building Exteriors - Seal/Paint	\$0	\$0	\$0	\$0	\$0
2367 Windows & Doors (Common) - Replace	\$0	\$0	\$0	\$0	\$0
2377 Roofs (Mod. Bitumen) - Replace	\$0	\$0	\$0	\$0	\$0
2383 Roofs (Tile) - Replace	\$0	\$0	\$0	\$0	\$0
Mechanical/Electrical/Plumbing					
2501 Intercom/Entry Systems - Replace	\$0	\$0	\$0	\$0	\$0
2507 Barcode Readers - Replace	\$0	\$0	\$0	\$0	\$0
2509 Gate Operators - Replace	\$0	\$0	\$0	\$0	\$0
2511 Barrier Arm Operators - Replace	\$0	\$0	\$0	\$0	\$0
2519 Wheelchair Lift - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC System (Clubhouse) - Replace	\$598,715	\$0	\$0	\$0	\$0
2522 HVAC System (Guardhouse) - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC System (Pro Shop) - Replace	\$0	\$0	\$0	\$0	\$0
2543 Security Cameras - Upgrade/Replace	\$0	\$0	\$0	\$0	\$0
2549 Generator - Replace	\$0	\$0	\$0	\$0	\$0
2557 Fire Alarm System - Modernize	\$0	\$0	\$0	\$0	\$0
2585 Irrigation Pump Stations - Replace	\$0	\$0	\$0	\$0	\$0
2587 Irrigation Controllers - Replace	\$26,408	\$0	\$0	\$0	\$0
2595 Pond Fountains - Replace	\$0	\$0	\$0	\$0	\$0
2599 Golf Carts - Replace	\$0	\$0	\$0	\$0	\$0
Clubhouse					
2725 Fitness Rooms - Remodel	\$38,570	\$0	\$0	\$0	\$0
2727 Fitness Eqpmnt (Cardio) - Replace	\$0	\$0	\$0	\$0	\$0
2728 Fitness Eqpmnt (Strength) - Replace	\$68,674	\$0	\$0	\$0	\$0
2731 Steam Rooms - Refurbish/Re-tile	\$0	\$0	\$0	\$0	\$0
2741 Clubhouse - Remodel Allowance	\$0	\$0	\$0	\$0	\$0
2745 A/V Equipment - Update/Replace	\$18,344	\$0	\$0	\$0	\$0
2746 Cafe - Remodel	\$0	\$0	\$0	\$0	\$0
2747 Cafe Appliances - Partial Replace	\$0	\$0	\$0	\$0	\$0
2749 Bathroom (Unisex) - Remodel	\$0	\$0	\$0	\$0	\$0
2749 Bathrooms (Large) - Remodel	\$0	\$0	\$0	\$0	\$0
2749 Bathrooms (Small) - Remodel	\$0	\$0	\$0	\$0	\$0
2749 Locker Rooms - Remodel	\$0	\$0	\$0	\$0	\$0
2752 Offices - Remodel	\$0	\$0	\$0	\$0	\$0
2753 Meeting/Social Room - Remodel	\$0	\$0	\$0	\$0	\$0
2754 Arts & Crafts Room - Remodel	\$0	\$0	\$0	\$0	\$0
2755 Billiards/Computer Room - Remodel	\$0	\$0	\$0	\$0	\$0
2756 Card Rooms - Remodel	\$0	\$0	\$0	\$0	\$0
2757 Cooking Studio - Remodel	\$0	\$0	\$0	\$0	\$0
2759 Pro Shop - Remodel	\$0	\$0	\$0	\$0	\$0
Pool and Tennis					
2763 Pool Deck Furniture - Replace	\$0	\$83,192	\$0	\$0	\$0
2769 Pool Deck (Pavers) - Resurface	\$0	\$0	\$0	\$0	\$0
2771 Pool Fence - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2032	2033	2034	2035	2036
2773 Lap Pool - Resurface	\$0	\$0	\$0	\$0	\$0
2773 Main Pool - Resurface	\$0	\$0	\$0	\$0	\$0
2773 Resistance Pool - Resurface	\$0	\$0	\$0	\$0	\$0
2773 Wading Pool - Resurface	\$0	\$0	\$0	\$0	\$0
2775 Spa/Jacuzzi - Resurface	\$0	\$0	\$0	\$0	\$0
2781 Pool/Spa Heaters - Replace	\$0	\$0	\$0	\$0	\$0
2787 Pool Equipment - Maintain/Replace	\$5,873	\$0	\$0	\$0	\$0
2812 Tennis Courts (Har-Tru) - Resurface	\$64,575	\$0	\$0	\$0	\$0
2813 Tennis Court Fencing - Replace	\$0	\$0	\$0	\$0	\$0
2815 Tennis Court Windscreen - Replace	\$0	\$0	\$0	\$0	\$0
2817 Tennis Court Lighting - Replace	\$0	\$0	\$0	\$0	\$0
2821 Sport Courts - Repair/Re-coat	\$36,017	\$0	\$0	\$0	\$0
2822 Sport Courts - Resurface	\$0	\$0	\$0	\$0	\$0
2823 Bocce Ball Courts - Repair/Maintain	\$7,345	\$0	\$0	\$0	\$0
2829 Sports Ct Furnishings - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$891,736	\$83,192	\$214,933	\$0	\$0
Ending Reserve Balance	\$3,735,059	\$4,402,650	\$4,965,955	\$5,772,985	\$6,610,836

Fiscal Year	2037	2038	2039	2040	2041
Starting Reserve Balance	\$6,610,836	\$4,365,472	\$2,890,262	\$3,771,468	\$4,687,091
Annual Reserve Contribution	\$799,237	\$823,214	\$847,911	\$873,348	\$899,549
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$54,858	\$36,263	\$33,295	\$42,275	\$50,285
Total Income	\$7,464,931	\$5,224,950	\$3,771,468	\$4,687,091	\$5,636,925
# Component					
Site and Grounds					
2107 Concrete Sidewalks - Repair	\$0	\$40,519	\$0	\$0	\$0
2119 Pavers (Roadways) - Replace	\$0	\$0	\$0	\$0	\$0
2120 Pavers (Walks/Paths) - Replace	\$0	\$0	\$0	\$0	\$0
2123 Asphalt - Seal/Repair	\$0	\$201,391	\$0	\$0	\$0
2125 Asphalt - Resurface	\$0	\$1,957,742	\$0	\$0	\$0
2137 Site Fencing (Metal) - Replace	\$0	\$0	\$0	\$0	\$0
2145 Entry/Exit Gates - Replace	\$0	\$0	\$0	\$0	\$0
2150 Fountain/Water Feature - Refurbish	\$213,442	\$0	\$0	\$0	\$0
2157 Perimeter Walls - Repair/Paint	\$0	\$135,036	\$0	\$0	\$0
2166 Mailboxes (Kiosks) - Replace	\$134,530	\$0	\$0	\$134,530	\$0
2169 Sign/Monument - Refurbish/Replace	\$63,020	\$0	\$0	\$0	\$0
2175 Site Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
2181 Outdoor/Site Furniture - Replace	\$0	\$0	\$0	\$0	\$0
Building Exteriors					
2307 Awnings (Door/Entry) - Replace	\$6,808	\$0	\$0	\$0	\$0
2308 Shade/Canopy - Replace	\$267,191	\$0	\$0	\$0	\$0
2343 Building Exteriors - Seal/Paint	\$21,344	\$0	\$0	\$0	\$0
2367 Windows & Doors (Common) - Replace	\$0	\$0	\$0	\$0	\$0
2377 Roofs (Mod. Bitumen) - Replace	\$53,205	\$0	\$0	\$0	\$0
2383 Roofs (Tile) - Replace	\$0	\$0	\$0	\$0	\$0
Mechanical/Electrical/Plumbing					
2501 Intercom/Entry Systems - Replace	\$5,959	\$0	\$0	\$0	\$0
2507 Barcode Readers - Replace	\$31,549	\$0	\$0	\$0	\$0
2509 Gate Operators - Replace	\$23,058	\$0	\$0	\$0	\$0
2511 Barrier Arm Operators - Replace	\$65,123	\$0	\$0	\$0	\$0
2519 Wheelchair Lift - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC System (Clubhouse) - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC System (Guardhouse) - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC System (Pro Shop) - Replace	\$0	\$0	\$0	\$0	\$0
2543 Security Cameras - Upgrade/Replace	\$59,904	\$0	\$0	\$0	\$0
2549 Generator - Replace	\$0	\$0	\$0	\$0	\$0
2557 Fire Alarm System - Modernize	\$44,324	\$0	\$0	\$0	\$0
2585 Irrigation Pump Stations - Replace	\$528,151	\$0	\$0	\$0	\$0
2587 Irrigation Controllers - Replace	\$0	\$0	\$0	\$0	\$0
2595 Pond Fountains - Replace	\$49,388	\$0	\$0	\$0	\$0
2599 Golf Carts - Replace	\$22,123	\$0	\$0	\$0	\$0
Clubhouse					
2725 Fitness Rooms - Remodel	\$0	\$0	\$0	\$0	\$0
2727 Fitness Eqmpt (Cardio) - Replace	\$131,103	\$0	\$0	\$0	\$0
2728 Fitness Eqmpt (Strength) - Replace	\$0	\$0	\$0	\$0	\$0
2731 Steam Rooms - Refurbish/Re-tile	\$19,786	\$0	\$0	\$0	\$0
2741 Clubhouse - Remodel Allowance	\$127,442	\$0	\$0	\$0	\$0
2745 A/V Equipment - Update/Replace	\$21,266	\$0	\$0	\$0	\$0
2746 Cafe - Remodel	\$85,532	\$0	\$0	\$0	\$0
2747 Cafe Appliances - Partial Replace	\$44,714	\$0	\$0	\$0	\$0
2749 Bathroom (Unisex) - Remodel	\$8,514	\$0	\$0	\$0	\$0
2749 Bathrooms (Large) - Remodel	\$52,815	\$0	\$0	\$0	\$0
2749 Bathrooms (Small) - Remodel	\$11,155	\$0	\$0	\$0	\$0
2749 Locker Rooms - Remodel	\$115,134	\$0	\$0	\$0	\$0
2752 Offices - Remodel	\$24,694	\$0	\$0	\$0	\$0
2753 Meeting/Social Room - Remodel	\$212,663	\$0	\$0	\$0	\$0
2754 Arts & Crafts Room - Remodel	\$19,630	\$0	\$0	\$0	\$0
2755 Billiards/Computer Room - Remodel	\$25,551	\$0	\$0	\$0	\$0
2756 Card Rooms - Remodel	\$204,873	\$0	\$0	\$0	\$0
2757 Cooking Studio - Remodel	\$55,308	\$0	\$0	\$0	\$0
2759 Pro Shop - Remodel	\$17,013	\$0	\$0	\$0	\$0
Pool and Tennis					
2763 Pool Deck Furniture - Replace	\$0	\$0	\$0	\$0	\$105,386
2769 Pool Deck (Pavers) - Resurface	\$0	\$0	\$0	\$0	\$0
2771 Pool Fence - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2037	2038	2039	2040	2041
2773 Lap Pool - Resurface	\$0	\$0	\$0	\$0	\$42,435
2773 Main Pool - Resurface	\$0	\$0	\$0	\$0	\$81,100
2773 Resistance Pool - Resurface	\$0	\$0	\$0	\$0	\$23,672
2773 Wading Pool - Resurface	\$0	\$0	\$0	\$0	\$4,550
2775 Spa/Jacuzzi - Resurface	\$0	\$0	\$0	\$0	\$5,506
2781 Pool/Spa Heaters - Replace	\$112,407	\$0	\$0	\$0	\$0
2787 Pool Equipment - Maintain/Replace	\$6,808	\$0	\$0	\$0	\$0
2812 Tennis Courts (Har-Tru) - Resurface	\$74,860	\$0	\$0	\$0	\$0
2813 Tennis Court Fencing - Replace	\$0	\$0	\$0	\$0	\$0
2815 Tennis Court Windscreen - Replace	\$42,766	\$0	\$0	\$0	\$0
2817 Tennis Court Lighting - Replace	\$0	\$0	\$0	\$0	\$0
2821 Sport Courts - Repair/Re-coat	\$41,754	\$0	\$0	\$0	\$0
2822 Sport Courts - Resurface	\$0	\$0	\$0	\$0	\$0
2823 Bocce Ball Courts - Repair/Maintain	\$8,514	\$0	\$0	\$0	\$0
2829 Sports Ct Furnishings - Replace	\$46,038	\$0	\$0	\$0	\$0
Total Expenses	\$3,099,459	\$2,334,687	\$0	\$0	\$262,649
Ending Reserve Balance	\$4,365,472	\$2,890,262	\$3,771,468	\$4,687,091	\$5,374,276

Fiscal Year	2042	2043	2044	2045	2046
Starting Reserve Balance	\$5,374,276	\$4,630,066	\$5,635,704	\$6,653,836	\$7,571,304
Annual Reserve Contribution	\$926,535	\$954,331	\$982,961	\$1,012,450	\$1,042,823
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$50,000	\$51,307	\$61,422	\$71,095	\$79,703
Total Income	\$6,350,811	\$5,635,704	\$6,680,087	\$7,737,381	\$8,693,830
# Component					
Site and Grounds					
2107 Concrete Sidewalks - Repair	\$45,604	\$0	\$0	\$0	\$51,328
2119 Pavers (Roadways) - Replace	\$0	\$0	\$0	\$0	\$0
2120 Pavers (Walks/Paths) - Replace	\$0	\$0	\$0	\$0	\$0
2123 Asphalt - Seal/Repair	\$226,667	\$0	\$0	\$0	\$255,116
2125 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2137 Site Fencing (Metal) - Replace	\$41,721	\$0	\$0	\$0	\$0
2145 Entry/Exit Gates - Replace	\$36,032	\$0	\$0	\$0	\$0
2150 Fountain/Water Feature - Refurbish	\$0	\$0	\$0	\$0	\$0
2157 Perimeter Walls - Repair/Paint	\$0	\$0	\$0	\$166,077	\$0
2166 Mailboxes (Kiosks) - Replace	\$0	\$0	\$0	\$0	\$0
2169 Sign/Monument - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
2175 Site Pole Lights - Replace	\$314,263	\$0	\$0	\$0	\$0
2181 Outdoor/Site Furniture - Replace	\$0	\$0	\$0	\$0	\$0
Building Exteriors					
2307 Awnings (Door/Entry) - Replace	\$0	\$0	\$0	\$0	\$0
2308 Shade/Canopy - Replace	\$0	\$0	\$0	\$0	\$0
2343 Building Exteriors - Seal/Paint	\$0	\$0	\$26,251	\$0	\$0
2367 Windows & Doors (Common) - Replace	\$0	\$0	\$0	\$0	\$0
2377 Roofs (Mod. Bitumen) - Replace	\$0	\$0	\$0	\$0	\$0
2383 Roofs (Tile) - Replace	\$770,306	\$0	\$0	\$0	\$0
Mechanical/Electrical/Plumbing					
2501 Intercom/Entry Systems - Replace	\$0	\$0	\$0	\$0	\$0
2507 Barcode Readers - Replace	\$0	\$0	\$0	\$0	\$0
2509 Gate Operators - Replace	\$0	\$0	\$0	\$0	\$0
2511 Barrier Arm Operators - Replace	\$0	\$0	\$0	\$0	\$0
2519 Wheelchair Lift - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC System (Clubhouse) - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC System (Guardhouse) - Replace	\$0	\$0	\$0	\$0	\$4,889
2522 HVAC System (Pro Shop) - Replace	\$0	\$0	\$0	\$0	\$6,444
2543 Security Cameras - Upgrade/Replace	\$0	\$0	\$0	\$0	\$0
2549 Generator - Replace	\$0	\$0	\$0	\$0	\$0
2557 Fire Alarm System - Modernize	\$0	\$0	\$0	\$0	\$0
2585 Irrigation Pump Stations - Replace	\$0	\$0	\$0	\$0	\$0
2587 Irrigation Controllers - Replace	\$0	\$0	\$0	\$0	\$0
2595 Pond Fountains - Replace	\$0	\$0	\$0	\$0	\$0
2599 Golf Carts - Replace	\$0	\$0	\$0	\$0	\$0
Clubhouse					
2725 Fitness Rooms - Remodel	\$0	\$0	\$0	\$0	\$0
2727 Fitness Eqmpt (Cardio) - Replace	\$0	\$0	\$0	\$0	\$0
2728 Fitness Eqmpt (Strength) - Replace	\$0	\$0	\$0	\$0	\$0
2731 Steam Rooms - Refurbish/Re-tile	\$0	\$0	\$0	\$0	\$0
2741 Clubhouse - Remodel Allowance	\$0	\$0	\$0	\$0	\$0
2745 A/V Equipment - Update/Replace	\$24,653	\$0	\$0	\$0	\$0
2746 Cafe - Remodel	\$0	\$0	\$0	\$0	\$0
2747 Cafe Appliances - Partial Replace	\$0	\$0	\$0	\$0	\$0
2749 Bathroom (Unisex) - Remodel	\$0	\$0	\$0	\$0	\$0
2749 Bathrooms (Large) - Remodel	\$0	\$0	\$0	\$0	\$0
2749 Bathrooms (Small) - Remodel	\$0	\$0	\$0	\$0	\$0
2749 Locker Rooms - Remodel	\$0	\$0	\$0	\$0	\$0
2752 Offices - Remodel	\$0	\$0	\$0	\$0	\$0
2753 Meeting/Social Room - Remodel	\$0	\$0	\$0	\$0	\$0
2754 Arts & Crafts Room - Remodel	\$0	\$0	\$0	\$0	\$0
2755 Billiards/Computer Room - Remodel	\$0	\$0	\$0	\$0	\$0
2756 Card Rooms - Remodel	\$0	\$0	\$0	\$0	\$0
2757 Cooking Studio - Remodel	\$0	\$0	\$0	\$0	\$0
2759 Pro Shop - Remodel	\$0	\$0	\$0	\$0	\$0
Pool and Tennis					
2763 Pool Deck Furniture - Replace	\$0	\$0	\$0	\$0	\$0
2769 Pool Deck (Pavers) - Resurface	\$0	\$0	\$0	\$0	\$0
2771 Pool Fence - Replace	\$108,547	\$0	\$0	\$0	\$0

Fiscal Year	2042	2043	2044	2045	2046
2773 Lap Pool - Resurface	\$0	\$0	\$0	\$0	\$0
2773 Main Pool - Resurface	\$0	\$0	\$0	\$0	\$0
2773 Resistance Pool - Resurface	\$0	\$0	\$0	\$0	\$0
2773 Wading Pool - Resurface	\$0	\$0	\$0	\$0	\$0
2775 Spa/Jacuzzi - Resurface	\$0	\$0	\$0	\$0	\$0
2781 Pool/Spa Heaters - Replace	\$0	\$0	\$0	\$0	\$0
2787 Pool Equipment - Maintain/Replace	\$7,893	\$0	\$0	\$0	\$0
2812 Tennis Courts (Har-Tru) - Resurface	\$86,784	\$0	\$0	\$0	\$0
2813 Tennis Court Fencing - Replace	\$0	\$0	\$0	\$0	\$0
2815 Tennis Court Windscreen - Replace	\$0	\$0	\$0	\$0	\$0
2817 Tennis Court Lighting - Replace	\$0	\$0	\$0	\$0	\$0
2821 Sport Courts - Repair/Re-coat	\$48,404	\$0	\$0	\$0	\$0
2822 Sport Courts - Resurface	\$0	\$0	\$0	\$0	\$0
2823 Bocce Ball Courts - Repair/Maintain	\$9,870	\$0	\$0	\$0	\$0
2829 Sports Ct Furnishings - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$1,720,745	\$0	\$26,251	\$166,077	\$317,777
Ending Reserve Balance	\$4,630,066	\$5,635,704	\$6,653,836	\$7,571,304	\$8,376,054

Fiscal Year	2047	2048	2049	2050	2051
Starting Reserve Balance	\$8,376,054	\$4,220,413	\$5,374,700	\$6,439,769	\$7,337,427
Annual Reserve Contribution	\$1,074,108	\$1,106,331	\$1,139,521	\$1,173,707	\$1,208,918
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$62,956	\$47,955	\$59,047	\$68,857	\$79,622
Total Income	\$9,513,118	\$5,374,700	\$6,573,268	\$7,682,333	\$8,625,967
# Component					
Site and Grounds					
2107 Concrete Sidewalks - Repair	\$0	\$0	\$0	\$57,770	\$0
2119 Pavers (Roadways) - Replace	\$0	\$0	\$0	\$0	\$0
2120 Pavers (Walks/Paths) - Replace	\$0	\$0	\$0	\$0	\$0
2123 Asphalt - Seal/Repair	\$0	\$0	\$0	\$287,135	\$0
2125 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2137 Site Fencing (Metal) - Replace	\$0	\$0	\$0	\$0	\$0
2145 Entry/Exit Gates - Replace	\$0	\$0	\$0	\$0	\$0
2150 Fountain/Water Feature - Refurbish	\$286,848	\$0	\$0	\$0	\$0
2157 Perimeter Walls - Repair/Paint	\$0	\$0	\$0	\$0	\$0
2166 Mailboxes (Kiosks) - Replace	\$0	\$0	\$0	\$0	\$0
2169 Sign/Monument - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
2175 Site Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
2181 Outdoor/Site Furniture - Replace	\$42,399	\$0	\$0	\$0	\$0
Building Exteriors					
2307 Awnings (Door/Entry) - Replace	\$9,150	\$0	\$0	\$0	\$0
2308 Shade/Canopy - Replace	\$359,083	\$0	\$0	\$0	\$0
2343 Building Exteriors - Seal/Paint	\$0	\$0	\$0	\$0	\$32,285
2367 Windows & Doors (Common) - Replace	\$0	\$0	\$0	\$0	\$0
2377 Roofs (Mod. Bitumen) - Replace	\$0	\$0	\$0	\$0	\$0
2383 Roofs (Tile) - Replace	\$0	\$0	\$0	\$0	\$0
Mechanical/Electrical/Plumbing					
2501 Intercom/Entry Systems - Replace	\$8,009	\$0	\$0	\$0	\$0
2507 Barcode Readers - Replace	\$42,399	\$0	\$0	\$0	\$0
2509 Gate Operators - Replace	\$30,988	\$0	\$0	\$0	\$0
2511 Barrier Arm Operators - Replace	\$87,520	\$0	\$0	\$0	\$0
2519 Wheelchair Lift - Replace	\$24,016	\$0	\$0	\$0	\$0
2522 HVAC System (Clubhouse) - Replace	\$932,778	\$0	\$0	\$0	\$0
2522 HVAC System (Guardhouse) - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC System (Pro Shop) - Replace	\$0	\$0	\$0	\$0	\$0
2543 Security Cameras - Upgrade/Replace	\$80,506	\$0	\$0	\$0	\$0
2549 Generator - Replace	\$0	\$0	\$0	\$0	\$0
2557 Fire Alarm System - Modernize	\$0	\$0	\$0	\$0	\$0
2585 Irrigation Pump Stations - Replace	\$0	\$0	\$0	\$0	\$0
2587 Irrigation Controllers - Replace	\$41,143	\$0	\$0	\$0	\$0
2595 Pond Fountains - Replace	\$66,373	\$0	\$0	\$0	\$0
2599 Golf Carts - Replace	\$29,732	\$0	\$0	\$0	\$0
Clubhouse					
2725 Fitness Rooms - Remodel	\$60,091	\$0	\$0	\$0	\$0
2727 Fitness Eqpmnt (Cardio) - Replace	\$176,191	\$0	\$0	\$0	\$0
2728 Fitness Eqpmnt (Strength) - Replace	\$106,992	\$0	\$0	\$0	\$0
2731 Steam Rooms - Refurbish/Re-tile	\$26,591	\$0	\$0	\$0	\$0
2741 Clubhouse - Remodel Allowance	\$171,271	\$0	\$0	\$0	\$0
2745 A/V Equipment - Update/Replace	\$28,580	\$0	\$0	\$0	\$0
2746 Cafe - Remodel	\$114,948	\$0	\$0	\$0	\$0
2747 Cafe Appliances - Partial Replace	\$60,091	\$0	\$0	\$0	\$0
2749 Bathroom (Unisex) - Remodel	\$11,442	\$0	\$0	\$0	\$0
2749 Bathrooms (Large) - Remodel	\$70,979	\$0	\$0	\$0	\$0
2749 Bathrooms (Small) - Remodel	\$14,991	\$0	\$0	\$0	\$0
2749 Locker Rooms - Remodel	\$154,730	\$0	\$0	\$0	\$0
2752 Offices - Remodel	\$33,186	\$0	\$0	\$0	\$0
2753 Meeting/Social Room - Remodel	\$285,801	\$0	\$0	\$0	\$0
2754 Arts & Crafts Room - Remodel	\$26,382	\$0	\$0	\$0	\$0
2755 Billiards/Computer Room - Remodel	\$34,338	\$0	\$0	\$0	\$0
2756 Card Rooms - Remodel	\$275,332	\$0	\$0	\$0	\$0
2757 Cooking Studio - Remodel	\$74,329	\$0	\$0	\$0	\$0
2759 Pro Shop - Remodel	\$0	\$0	\$0	\$0	\$0
Pool and Tennis					
2763 Pool Deck Furniture - Replace	\$0	\$0	\$133,499	\$0	\$0
2769 Pool Deck (Pavers) - Resurface	\$362,224	\$0	\$0	\$0	\$0
2771 Pool Fence - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2047	2048	2049	2050	2051
2773 Lap Pool - Resurface	\$0	\$0	\$0	\$0	\$0
2773 Main Pool - Resurface	\$0	\$0	\$0	\$0	\$0
2773 Resistance Pool - Resurface	\$0	\$0	\$0	\$0	\$0
2773 Wading Pool - Resurface	\$0	\$0	\$0	\$0	\$0
2775 Spa/Jacuzzi - Resurface	\$0	\$0	\$0	\$0	\$0
2781 Pool/Spa Heaters - Replace	\$151,066	\$0	\$0	\$0	\$0
2787 Pool Equipment - Maintain/Replace	\$9,150	\$0	\$0	\$0	\$0
2812 Tennis Courts (Har-Tru) - Resurface	\$100,606	\$0	\$0	\$0	\$0
2813 Tennis Court Fencing - Replace	\$208,017	\$0	\$0	\$0	\$0
2815 Tennis Court Windscreen - Replace	\$57,474	\$0	\$0	\$0	\$0
2817 Tennis Court Lighting - Replace	\$291,035	\$0	\$0	\$0	\$0
2821 Sport Courts - Repair/Re-coat	\$56,113	\$0	\$0	\$0	\$0
2822 Sport Courts - Resurface	\$216,497	\$0	\$0	\$0	\$0
2823 Bocce Ball Courts - Repair/Maintain	\$11,442	\$0	\$0	\$0	\$0
2829 Sports Ct Furnishings - Replace	\$61,871	\$0	\$0	\$0	\$0
Total Expenses	\$5,292,704	\$0	\$133,499	\$344,905	\$32,285
Ending Reserve Balance	\$4,220,413	\$5,374,700	\$6,439,769	\$7,337,427	\$8,593,682



Accuracy, Limitations, and Disclosures

Association Reserves and its employees have no ownership, management, or other business relationships with the client other than this Reserve Study engagement. William G. Simons, RS is the President of Association Reserves – Florida, LLC and is a credentialed Reserve Specialist (#190). All work done by Association Reserves – Florida, LLC 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.

In accordance with National Reserve Study Standards, information provided by the official representative(s) of the client regarding financial details, component physical details and/or quantities, or historical issues/conditions will be deemed reliable for use in preparing the Reserve Study, and is not intended to be used for the purpose of performing any type of audit, quality/forensic analysis, or background checks of historical records.

For "Full" Reserve Study levels of service, we attempt to establish measurements and component quantities within 5% accuracy through a combination of on-site measurements and observations, review of any available building plans or drawings, and/or any other reliable means. For "Update, With Site Visit" and "Update, No Site Visit" Reserve Study levels of service, the client is considered to have deemed previously developed component quantities as accurate and reliable, including quantities that may have been established by other individuals/firms.

The scope of work for this Reserve Study includes visual inspection of accessible areas and components, and does not include any destructive or other means of testing. We do not inspect or investigate for construction defects, hazardous materials, or hidden issues such as plumbing or electrical problems, or problems with sub-surface drainage system components. Information provided to us about historical or upcoming projects, including information provided by the client's vendors and suppliers, will be considered reliable. Any on-site inspection should not be considered a project audit or quality inspection. Our opinions of component useful life, remaining useful life, and cost estimates assume proper original installation/construction, adherence to recommended preventive maintenance guidelines and best practices, a stable economic environment and do not consider the frequency or severity of natural disasters. Our opinions of component useful life, remaining useful life and current and future cost estimates are not a warranty or guarantee of the actual costs and timing of any component repairs or replacements.

The actual or projected total Reserve account balance(s) presented in the Reserve Study is/are based upon information provided and was/were not audited. Because the physical condition of the client's components, the client's Reserve balance, the economic environment, and the legislative environment change each year, this Reserve Study is by nature a "one-year" document. Reality often differs from even the best assumptions due to the changing economy, physical factors including weather and usage, client financial decisions, legislation, or owner expectations. It is only because a long-term perspective improves the accuracy of near-term planning that this Reserve Study 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 these expense projections, and the funding necessary to prepare for those estimated expenses. Because we have no control over future events, we do not expect that all the events we anticipate will occur as planned. We expect that inflationary trends will continue, and we expect Reserve funds to continue to earn interest, so we believe that reasonable estimates for these figures are much more accurate than ignoring these economic realities.

The Funding Plan in this Report was developed using the cash-flow methodology to achieve the specified Funding Objective. Compensation for this Reserve Study is not contingent upon client's agreement with our conclusions or recommendations, and Association Reserves' liability in any matter involving this Reserve Study is limited to our Fees for services rendered.



Terms and Definitions

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



Component Details

The following pages contain a great deal of detailed observations, photos, and commentary related to each component included in the Reserve Study. All components are included as necessary and appropriate, consistent with Florida Statutes and National Reserve Study Standards.

Inspecting for construction defects, performing destructive testing to search for hidden issues (such as plumbing or electrical problems), environmental hazards (asbestos, radon, lead, etc.), or accounting for unpredictable acts of nature are all outside our scope of work and such components are not included herein unless otherwise noted.

Site and Grounds

Comp #: 2107 Concrete Sidewalks - Repair**Quantity: Approx 230,700 GSF**

Location: Throughout development

Funded?: Yes.

History:

Comments: Good condition: Concrete sidewalks determined to be in good condition typically exhibit smooth surfaces with positive slopes. If present, cracking is minimal and sporadic, and any trip hazards are isolated, not consistent in all areas. Normal signs of wear and age. 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, especially as trees adjacent to sidewalks continue to grow. 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:
4 years

Remaining Life:
0 years



Best Case: \$ 22,700

Worst Case: \$ 27,800

Lower allowance to repair

Higher allowance

Cost Source: AR Cost Database

Comp #: 2109 Concrete Curbs & Gutters - Repair**Quantity: Numerous LF**

Location: Throughout development

Funded?: No.

History:

Comments: Annual preventive maintenance and repair work is typically performed as part of an Association's general maintenance/operating fund. Under normal circumstances, concrete curbing 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.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 2119 Pavers (Roadways) - Replace**Quantity: Approx 30,600 GSF**

Location: Roadways throughout development

Funded?: Yes.

History:

Comments: Good condition: Paver roadways and/or parking sections determined to be in good condition typically exhibit an even and positively sloped surface. No obvious trip hazards or significant cracking or damage. Good aesthetic appeal. As routine maintenance, pavers should be inspected to identify any physical issues such as lifting, cracking, and excessive surface wear. We recommend maintaining a small amount of spare pavers on site for replacement in the event of breakage. At long intervals, sunlight, weather and vehicle traffic can degrade the condition of the material, requiring replacement for structural and/or aesthetic reasons. Schedule shown here may be updated based on the aesthetic preferences of the association and standards in the local area. Some associations choose to apply a sealer coat, which may help preserve and/or enhance aesthetic appeal.

Useful Life:

40 years

Remaining Life:

35 years



Best Case: \$ 158,000

Worst Case: \$ 193,000

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2120 Pavers (Walks/Paths) - Replace

Quantity: Approx 5,300 GSF

Location: Walkways throughout development

Funded?: Yes.

History:

Comments: Good condition: Paver walkway and/or paths determined to be in good condition typically exhibit an even and positively sloped surface. No obvious trip hazards or significant cracking or damage. Good aesthetic appeal. Concrete pavers in sidewalk/path applications should have a very long useful life and typically are replaced for aesthetic reasons before physical failure. Should be inspected regularly for trip hazards, lifting, etc. to avoid liability issues. Individual sections can usually be removed and replaced to address settling issues, lifting from tree roots, cracked pavers, etc. A wide variety of sizes, color patterns and other design choices are available. Cost estimates shown here are based on replacement to a similar standard as existing pavers.

Useful Life:
40 years

Remaining Life:
35 years



Best Case: \$ 29,900

Worst Case: \$ 36,600

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2123 Asphalt - Seal/Repair

Quantity: Approx 109,000 GSY

Location: Asphalt throughout development

Funded?: Yes.

History:

Comments: N/A: Asphalt does not exhibit any signs of prior seal-coating. 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 asphalt pavement. 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 water-resistant 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 coating also provides uniform appearance, concealing the inevitable patching and repairs which accumulate over time. Seal coating ultimately can extend the useful life of asphalt, postponing the need for asphalt resurfacing. If asphalt is already cracked, raveled and otherwise deteriorated, seal-coating will not provide much physical benefit, but still may have aesthetic benefits for curb appeal.

Useful Life:

4 years

Remaining Life:

0 years



Best Case: \$ 113,000

Worst Case: \$ 138,000

Lower estimate to seal/repair

Higher estimate

Cost Source: AR Cost Database

Comp #: 2125 Asphalt - Resurface

Quantity: Approx 109,000 GSY

Location: Asphalt throughout development

Funded?: Yes.

History:

Comments: Good condition: 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. As routine maintenance, keep roadway clean, free of debris and well drained; fill/seal cracks to prevent water from penetrating into the sub-base and accelerating damage. Even with ordinary care and maintenance, plan for eventual large scale resurface (milling and overlay of all asphalt surfaces is recommended here, unless otherwise noted) at roughly the time frame below. Take note of any areas of ponding water or other drainage concerns, and incorporate repairs into scope of work for resurfacing. Our inspection is visual only and does not incorporate any core sampling or other testing, which may be advisable when asphalt is nearing end of useful life. Some communities choose to work with independent paving consultants or engineering firms in order to identify any hidden concerns and develop scope of work prior to bidding. If more comprehensive analysis becomes available, incorporate findings into future Reserve Study updates as appropriate.

Useful Life:
20 years

Remaining Life:
16 years



Best Case: \$ 1,100,000

Worst Case: \$ 1,340,000

Lower estimate to resurface

Higher estimate

Cost Source: AR Cost Database

Comp #: 2137 Site Fencing (Metal) - Replace

Quantity: Approx 338 LF

Location: North entry area of development

Funded?: Yes.

History:

Comments: 5' decorative fencing observed during inspection. Good condition: Metal fencing 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. Fencing is in good aesthetic condition. In our experience, metal fencing 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:
25 years

Remaining Life:
20 years



Best Case: \$ 20,800

Worst Case: \$ 25,400

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2145 Entry/Exit Gates - Replace

Quantity: (4) Gates

Location: North entrance/exit area

Funded?: Yes.

History:

Comments: (2) pairs of 19'x6' entry gates observed during inspection. Good condition: Gate(s) determined to be in good condition typically exhibit a uniform finish or coating, functioning hardware, and supports which are firm and secure. Overall appearance is good and upholding aesthetic standards for the development. We strongly recommend regular inspections, maintenance and repairs to help extend useful life cycles. Clean for appearance and paint/touch-up as needed within general maintenance/Operating funds. Although metal gates are typically durable, we recommend setting aside funding for regular intervals of replacement due to constant wear/usage, exposure and vehicle damage. Replacement can also be warranted for aesthetic changes over time. Plan to replace at roughly the time frame shown below.

Useful Life:
25 years

Remaining Life:
20 years



Best Case: \$ 17,900

Worst Case: \$ 22,000

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2150 Fountain/Water Feature - Refurbish

Quantity: (2) Features

Location: Entry to community
Funded?: Yes.
History:

Comments: Each consists of a large concrete basin, measuring approximately 12,800 GSF (footprint area) with jet features spraying on to walls (approximately 220 LF) with a stone finish. One fountain was not functioning at time of inspection. No reports of any unusual problems; only routine maintenance required. All water features should be inspected routinely for leaks and mechanical problems. This component represents a general allowance for inspection, waterproofing, repair/refurbishment, etc. Interior finishes should be regularly cleaned and sealed to ensure good appearance and watertight surface. Repairs/replacement of drains, lighting, pumps, filters, etc. should be included as needed.

Useful Life:
10 years

Remaining Life:
5 years



Best Case: \$ 123,000

Worst Case: \$ 151,000

Lower allowance to maintain/refurbish

Higher allowance

Cost Source: AR Cost Database

Comp #: 2157 Perimeter Walls - Repair/Paint

Quantity: Approx 172,200 GSF

Location: Perimeter sections of development

Funded?: Yes.

History:

Comments: Good condition: Perimeter walls determined to be in good condition typically exhibit consistent color and texture in all areas, with no signs of vandalism or other unusual conditions. If present, cracking is minimal, and no reports of any unusual settling or repair issues. Good curb appeal. Perimeter site walls should be inspected periodically to identify and weakened/leaning sections which may need to be stabilized. Expect to repair as needed and paint at roughly the interval shown here in order to maintain a good, consistent appearance in the common areas. If designed and constructed properly, perimeter walls should not have a predictable need for complete replacement. If settling, major deterioration or damage become evident over time, this component should be re-evaluated during future Reserve Study updates and funding recommendations for complete replacement added as appropriate.

Useful Life:

7 years

Remaining Life:

2 years



Best Case: \$ 76,500

Worst Case: \$ 91,800

Lower estimate to repair/paint

Higher estimate

Cost Source: Estimate Provided by Client

Comp #: 2160 Retention Ponds - Maintain**Quantity: Numerous Ponds**

Location: Throughout development

Funded?: No.

History:

Comments: We recommend having pond(s) inspected and treated on a regular basis as part of a maintenance/management contract with a qualified vendor. Under normal circumstances, well-maintained retention ponds should not require major repair/refurbishing projects on a predictable timeline. In some cases, large projects such as erosion control, weed abatement or dredging may be required, but the scope and frequency of such projects is very unpredictable. In general, costs related to this component are expected to be included in the Association's Operating budget if required. No recommendation for Reserve funding at this time. However, any significant expenditures for projects other than routine maintenance 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 #: 2166 Mailboxes (Kiosks) - Replace**Quantity: (54) Kiosks**

Location: Kiosks at common areas

Funded?: Yes.

History:

Comments: All kiosks inspected included (16) mailboxes and (2) parcel lockers. Good condition: Mailbox kiosks determined to be in good condition typically exhibit a uniform appearance without much surface wear. Hardware appears to be in good condition, and boxes/panels appear to close and lock properly. Appearance and style are consistent with the aesthetic standards of the development. 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.

Useful Life:
20 yearsRemaining Life:
15 years

Best Case: \$ 77,700

Worst Case: \$ 95,000

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2169 Sign/Monument - Refurbish/Replace**Quantity: (11) Sign(s)**

Location: Main entry to community

Funded?: Yes.

History:

Comments: Includes (2) sets of lettering at main entry, (1) entry sign at north entry, (1) sign at clubhouse, and (7) neighborhood signs/monuments. Good condition: Monument signage determined to be in good condition typically exhibits good appearance and aesthetics in keeping with local area. Generally uniform and attractive finishes. If present, lettering is clean, complete and legible and any surrounding landscaping, lighting, etc. is attractive and functioning. 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 Associations 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:

20 years

Remaining Life:

15 years



Best Case: \$ 36,400

Worst Case: \$ 44,500

Lower estimate to refurbish/replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2170 Directional/Street Signs - Replace**Quantity: Approx (35) Signs**

Location: Adjacent to streets and parking areas

Funded?: No.

History:

Comments: Good condition: Directional and street signs determined to be in good condition typically exhibit good surface finish and have straight and firm supports. Panels are clean and have good reflective and contrasting message lettering or symbols. Signs should be inspected regularly to make sure visibility is adequate, including at night. Repair any damaged or leaning posts as needed. At this time, costs related to this component are expected to be included in the Association'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 #: 2175 Site Pole Lights - Replace**Quantity: Approx (58) Lights**

Location: Common areas throughout development

Funded?: Yes.

History:

Comments: Includes (38) pole lights at clubhouse parking lot, (4) pole lights at north entry, and (16) more decorative pole lights at main entry. Good condition: Pole lights determined to be in good condition typically exhibit good surface finishes with only minor, normal signs of wear. Fixtures are intact and clear with no unusual signs of age. Style is consistent and appropriate for local 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 Association. Replacement costs can vary greatly; estimates shown here are based on replacement with a comparable size and design, unless otherwise noted.

Useful Life:
25 yearsRemaining Life:
20 years

Best Case: \$ 158,000

Worst Case: \$ 190,000

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2181 Outdoor/Site Furniture - Replace**Quantity: Approx (17) Pieces**

Location: Common areas throughout development

Funded?: Yes.

History:

Comments: (11) benches, (3) trash cans, and (3) water fountains counted during inspection. Good condition: 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:
15 years

Remaining Life:
10 years



Best Case: \$ 18,200

Worst Case: \$ 22,300

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2183 Trees - Trim/Remove**Quantity: Numerous Trees**

Location:

Funded?: No.

History:

Comments: Routine tree trimming is expected to be included within the association'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 Associations 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 #: 2185 Landscaping - Refurbish

Quantity: Numerous Areas

Location:

Funded?: No.

History:

Comments: Landscaping costs are expected to be included in the Association's annual Operating budget. No recommendation for Reserve funding at this time. Monitor and include funding in Reserve Study updates if needed.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Building Exteriors

Comp #: 2307 Awnings (Door/Entry) - Replace

Quantity: (3) Awnings

Location: Building exterior

Funded?: Yes.

History:

Comments: Approximately 8'x5' each. Good condition: Awnings determined to be in good condition typically exhibit few or no significant signs of wear or age. Color is bright and consistent, and all attachments and hardware are in good, serviceable condition. Fabric/canopy should be washed periodically to maintain appearance. Framing should be repaired and usually painted to prolong life expectancy. In most cases, existing framing can be re-used when new canopy is installed. Ensure that anchor points and hardware are intact and take note of any recommendations for removal during high winds or storms to prevent damage to the building structure.

Useful Life:

10 years

Remaining Life:

5 years



Best Case: \$ 3,930

Worst Case: \$ 4,810

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2308 Shade/Canopy - Replace

Quantity: Approx 4,760 GSF

Location: Miscellaneous common areas

Funded?: Yes.

History:

Comments: Good condition: Shade or canopy structures determined to be in good condition typically exhibit few or no significant signs of wear or age. Color is bright and consistent, and all attachments and hardware are in good, serviceable condition. Canopy should be inspected, cleaned and repaired as needed on a regular basis to preserve good aesthetic condition. In many cases, framework/structure can be repaired and painted if needed to prolong useful life, sometimes indefinitely. Ensure that anchor points and hardware are in good condition, and take note of any recommendations for removal during high winds or storms.

Useful Life:
10 years

Remaining Life:
5 years



Best Case: \$ 154,000

Worst Case: \$ 189,000

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2343 Building Exteriors - Seal/Paint**Quantity: Approx 43,200 GSF**

Location: Building exteriors (excluding homes)

Funded?: Yes.

History:

Comments: Cost reduced significant based on cost estimates provided by the Board of Directors, based on recent contract prices.

Good condition: Painted exterior surfaces determined to be in good condition typically exhibit consistent, attractive color and texture with no unusual or significant signs of wear or deterioration. Appearance is good and upholding the aesthetic standards of the development. There are two important reasons for painting and waterproofing a building: to protect the structure from damage caused by exposure to the elements, and to restore or maintain good aesthetic standards for curb appeal. As routine maintenance, we recommend that regular inspections, spot repairs and touch-up painting be included in the operating budget. Typical paint cycles can vary greatly depending upon many factors including; type of material painted, surface preparations, quality of material, application methods, weather conditions during application, moisture beneath paint, and exposure to weather conditions. Proper sealant/caulking at window and door perimeters and other "gaps" in the building structure are critical to preventing water intrusion and resulting damage. The general rule of thumb is that sealant/caulking should be in place wherever two dissimilar building surfaces meet, such as window frame to concrete structure junctions. For best results, the client may want to consult with a paint company representative, building envelope specialist and/or structural engineer to specify the types of materials to be used and define complete scope of work before bidding. In our experience, cost estimates for painting and waterproofing can vary widely, even when based on the same prescribed scope of work. Estimates shown here should be updated and revised as needed based on actual bids obtained or project cost history during future Reserve Study updates.

Useful Life:
7 years

Remaining Life:
1 years



Best Case: \$ 12,600

Worst Case: \$ 14,800

Lower estimate to seal/repaint

Higher estimate

Cost Source: Estimate Provided by Client

Comp #: 2367 Windows & Doors (Common) - Replace

Quantity: (3) Buildings

Location: Windows and doors at common areas (clubhouse, tennis pro shop, guardhouse)

Funded?: Yes.

History:

Comments: Good condition: Windows and doors determined to be in good condition typically exhibit only minor, routine signs of wear and age. Frames appear to be intact with no significant pitting or other surface wear. All moving parts appear to be functional, and glass appears to be clear and free from damage. Unless otherwise noted, this component refers only to exterior windows and doors. All are assumed to have been compliant with applicable building codes at time of installation. Inspect regularly for leaks and cracks around frame and repair as needed. For operable windows, clean tracks and ensure hardware is functional to prevent accidental damage during opening/closing. With ordinary care and maintenance, useful life is typically long but often difficult to predict. Many factors affect useful life including quality of window currently installed, waterproofing details, exposure to wind and rain, etc. Individual windows and doors should be replaced as an Operating expense if damaged or broken. Plan for comprehensive replacement of all areas (unless otherwise noted) at the approximate interval shown here. Costs are based on replacement with good quality, impact-resistant models.

Useful Life:
40 years

Remaining Life:
35 years



Best Case: \$ 364,000

Worst Case: \$ 444,000

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2377 Roofs (Mod. Bitumen) - Replace**Quantity: Approx 2,840 GSF**

Location: Building rooftop(s)

Funded?: Yes.

History:

Comments: No access to inspect. Presumed to be in good condition based on age. No problems reported during site inspection. Modified bitumen built up roofs determined to be in good condition typically exhibit uniform, thick granule cover, with minimal signs of wear or deterioration. Few or no signs of ponding water. Roof appears to drain water effectively and no serious or unusual leak problems reported. Few or no signs of bubbling/blistering of the roof surface. Our inspection is limited to a visual evaluation of accessible areas and is not a substitute for a comprehensive inspection including destructive testing, sub-surface moisture evaluation, core sampling, etc. The typical useful life of a flat (AKA "low-slope") roof will vary depending on the quality of the roof system installed, weather/storm activity, and the maintenance receives throughout its life. As routine maintenance, many manufacturers recommend professional roofing inspections at least twice annually and after storms. We generally recommend consideration of ongoing roof maintenance contracts with professional vendors. Ongoing routine inspections by maintenance personnel are also advisable, to remove accumulated debris, clear drains and inspect for minor problems. Keep all drainage elements (scuppers, drains, gutters/downspouts, etc.) clear to allow proper drainage and prevent the ponding of water on the roof surface. We also recommend using walk pads or extra roofing material to provide pathways in high-traffic areas, such as around any HVAC units or other equipment. Take care to minimize any penetrations in the roof system. Rooftop satellite dishes or other equipment should not be permanently mounted into the roof if avoidable; most equipment can instead be weighed down by concrete blocks or other ballast. All penetrations including drains, vent pipes, conduit, etc. should be carefully flashed and waterproofed. For more information, we recommend consulting with independent roofing consultants or with organizations such as the Roof Consultant Institute <http://www.rci-online.org/> and the National Roofing Contractors Association (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:
20 years

Remaining Life:
15 years



Best Case: \$ 31,000

Worst Case: \$ 37,300

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2383 Roofs (Tile) - Replace**Quantity: Approx 48,800 GSF**

Location: Building rooftop(s)

Funded?: Yes.

History:

Comments: The timeline for tile roof replacement is generally estimated based on the age of the roof. Remaining useful life can also be adjusted based on inspection of any accessible areas, looking for any cracked, slipping or missing tiles, as well as consultation with the client about history of repairs and preventive maintenance. Typical replacement includes removal and replacement of tiles and underlayment, with repairs to any damaged substrate made as needed. Tile roofing is typically a long-lived component assuming it was properly installed and is properly maintained. The primary reason to replace tile roofs is not based on the condition of the tiles themselves, whose main purpose is to provide a barrier for the underlayment which is the actual waterproofing layer of the roof system. As routine maintenance, many manufacturers recommend inspections at least twice annually 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 Association (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:
25 years

Remaining Life:
20 years



Best Case: \$ 384,000

Worst Case: \$ 469,000

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Mechanical/Electrical/Plumbing

Comp #: 2501 Intercom/Entry Systems - Replace**Quantity: (1) Intercom**

Location: Main entrance to association

Funded?: Yes.

History:

Comments: Linear 2-line display entry system observed during inspection. Showed manufacture date of 2015. Good condition: Intercom/tele-entry systems in good condition typically exhibit little to no surface wear and/or vandalism, and are clearly functional. Access/intercom system was not inspected internally during site inspection. Should be checked and repaired as needed by servicing vendor as routine maintenance. Individual components can often be replaced for relatively low cost as an Operating expense. Plan for complete replacement at the approximate interval shown here for functional and aesthetic considerations.

Useful Life:
10 years

Remaining Life:
5 years



Best Case: \$ 3,280

Worst Case: \$ 4,370

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2507 Barcode Readers - Replace

Quantity: (2) Readers

Location: Gate entrances

Funded?: Yes.

History:

Comments: BAI BA-440 readers observed during inspection. Both showing 2016 manufacture dates. 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. Should be evaluated and repaired as needed by servicing vendor to ensure proper function. For best pricing and to minimize downtime, best practice is to replace with other similar components, such as gate operators and/or barrier arms. Cost shown is for the reader device itself; decals are assumed to be paid for by unit/homeowners. Plan on replacing at the approximate interval shown here.

Useful Life:
10 years

Remaining Life:
5 years



Best Case: \$ 18,200

Worst Case: \$ 22,300

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2509 Gate Operators - Replace

Quantity: (4) Operators

Location: Gate entrances

Funded?: Yes.

History:

Comments: Chamberlain CSW24VDC operators observed during inspection. Showed manufacture dates of 2015. 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 regular inspections (including service and repair as needed) be paid through the Operating budget. Even with ongoing maintenance, plan for replacement at typical life expectancy indicated below. Useful life can vary greatly depending on level of use, exposure to the elements, etc. Monitor actual expenses closely for future Reserve Study updates. Unless otherwise noted, funding to replace with similar units.

Useful Life:
10 years

Remaining Life:
5 years



Best Case: \$ 13,300

Worst Case: \$ 16,300

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2511 Barrier Arm Operators - Replace

Quantity: (9) Operators

Location: Gate entrances

Funded?: Yes.

History:

Comments: Chamberlain MADCBB3 operators observed during inspection. All showed manufacture dates of 2015. 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. Funding recommendation is primarily for the motor/mechanical unit, not the arm itself, which is generally replaced as an Operating/maintenance expense as needed. Life expectancy can vary based on level of use, exposure to the elements, level of preventive maintenance, etc. Should be inspected and repaired as needed by servicing vendor to attain full life expectancy.

Useful Life:
10 years

Remaining Life:
5 years



Best Case: \$ 37,600

Worst Case: \$ 46,000

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2519 Wheelchair Lift - Replace

Quantity: (1) Lift

Location: Adjacent to stage

Funded?: Yes.

History:

Comments: Harmar Highlander 750-pound with a 4' rise observed during inspection. Showed a manufacture date of 2015. 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. Should be inspected for safety and proper function on a regular basis to prevent injury or misuse. Keep moving parts unobstructed and abide by any safety or weight restrictions posted on the device. Vendors report that useful life is not necessarily dependent on level of use, although it is a contributing factor. Replacement is sometimes warranted due to lack of available replacement parts, etc.

Useful Life:
30 years

Remaining Life:
25 years



Best Case: \$ 8,740

Worst Case: \$ 14,200

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2522 HVAC System (Clubhouse) - Replace**Quantity: (16) System(s)**

Location: Clubhouse

Funded?: Yes.

History:

Comments: Systems were Trane models showing 2015 manufacture dates. All original to the building. Mix of different types, including split systems, outside air units and packaged units. Sizes as follows:

Split systems:

- (3) 5-ton
- (1) 7.5 -ton
- (1) 15-ton
- (1) 20-ton

Packaged/Outside air units:

- (1) 5-ton
- (2) 7.5-ton
- (1) 10-ton
- (2) 12.5-ton
- (1) 15-ton
- (2) 20-ton
- (1) 50-ton

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:
15 years

Remaining Life:
10 years



Best Case: \$ 401,000

Worst Case: \$ 490,000

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2522 HVAC System (Guardhouse) - Replace**Quantity: (1) System**

Location: Guardhouse

Funded?: Yes.

History:

Comments: Includes (1) Trane model, 1.5-ton, showing 2014 manufacture dates. Refer to prior HVAC component(s) for additional general information regarding HVAC replacement guidelines. Plan to replace this system at the approximate interval shown here.

Useful Life:

15 years

Remaining Life:

9 years



Best Case: \$ 2,190

Worst Case: \$ 2,620

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2522 HVAC System (Pro Shop) - Replace**Quantity: (1) System**

Location: Pro shop

Funded?: Yes.

History:

Comments: Includes (1) Carrier model, 2-ton, showing 2014 manufacture dates. Refer to prior HVAC component(s) for additional general information regarding HVAC replacement guidelines. Plan to replace this system at the approximate interval shown here.

Useful Life:

15 years

Remaining Life:

9 years



Best Case: \$ 2,840

Worst Case: \$ 3,500

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2543 Security Cameras - Upgrade/Replace

Quantity: Numerous Cameras

Location: Central recording station, cameras in common areas

Funded?: Yes.

History:

Comments: 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: \$ 34,600

Worst Case: \$ 42,300

Lower allowance to upgrade/replace

Higher allowance

Cost Source: AR Cost Database

Comp #: 2549 Generator - Replace

Quantity: (1) Generator

Location: Adjacent to building

Funded?: Yes.

History:

Comments: Kohler 400-KW generator observed during inspection. 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. Vendors typically report that with ongoing maintenance (e.g. fluids, batteries, tune ups), useful life can be extended for many years. However, funding for complete replacement is often warranted due to lack of available replacement parts rather than failure of the generator as a whole. Treat periodic service and inspect as general maintenance expense within Operating budget, not Reserves. Generator is a key building element in this location due to risk of severe storms and power outages, and should be tested evaluated regularly to ensure proper function.

Useful Life:
40 years

Remaining Life:
35 years



Best Case: \$ 98,300

Worst Case: \$ 131,000

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2557 Fire Alarm System - Modernize

Quantity: (1) System

Location: Clubhouse

Funded?: Yes.

History:

Comments: Panel is a Firelite MS9200UDLS model. Based on inspection records or other information provided, the fire alarm system consists of: (21) pull stations, (10) photoelectric smoke detectors, (7) duct detectors, (1) waterflow switches, (3) supervisory switches, (35) speakers, and (55) strobes. Our inspection is for planning and budgeting purposes only; fire alarm equipment is assumed to have been designed and installed properly and is assumed to comply with all relevant building codes. Regular testing and inspections should be conducted as an Operating expense. In many cases, manufacturers discontinue support of equipment after a certain number of years, which may limit availability of replacement parts as the system ages. Cost estimates assume that existing wiring can be re-used and that only panel and devices will be replaced. If wiring requires replacement, estimates should be increased accordingly, but in our experience wiring should have an indefinite useful life. Cost estimates are based on quantity and type of existing equipment, not including any expansion or upgrades, which may be required. We recommend reviewing system components with fire alarm vendor on a regular basis. If expansion of system is found to be required, the Reserve Study should be updated and any additional costs should be factored accordingly.

Useful Life:
20 years

Remaining Life:
15 years



Best Case: \$ 25,600

Worst Case: \$ 31,300

Lower estimate to modernize

Higher estimate

Cost Source: AR Cost Database

Comp #: 2558 Exit/Emergency Fixtures - Replace**Quantity: Numerous Fixtures**

Location: Throughout common areas

Funded?: No.

History:

Comments: In general, costs related to this component are expected to be included in the Association'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 #: 2585 Irrigation Pump Stations - Replace**Quantity: (2) Pump Stations**

Location: Pump stations

Funded?: Yes.

History:

Comments: Hoover equipment. West pump station (site ID 8230) has (2) 50-HP pumps, (1) 15-HP pump, and (6) pairs of Arkal self-cleaning filters counted during inspection. According to vendor, typical replacement costs for packaged pump station includes variable frequency drives, controllers, skid, enclosure, pressure tank and discharge piping. The East pump station (site ID 8111) has more or less the same capacity and quantity of equipment, except that pumps are submersible, floating at the adjacent pond instead of located at the enclosure.

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.

Useful Life:
20 yearsRemaining Life:
15 years

Best Case: \$ 305,000

Worst Case: \$ 373,000

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database/Research with Vendor

Comp #: 2587 Irrigation Controllers - Replace

Quantity: Approx (12) Controllers

Location: Irrigation pump/controller locations

Funded?: Yes.

History:

Comments: Hunter controllers observed during inspection. 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. Irrigation controllers should have a relatively long life expectancy under normal circumstances. Replacement is often required due to lack of available replacement parts, lightning strikes, etc. as opposed to complete failure of existing equipment. Exposure to the elements can affect overall life expectancy, and controllers should be located in protected areas or within protective enclosures whenever possible. When evaluating replacement options, the Association should consider replacement with "smart" models (i.e. respond to projected weather data) to minimize unnecessary water usage. Payback period for efficient controllers that minimize water use is typically very short, easily justifying the additional costs of these options.

Useful Life:

15 years

Remaining Life:

10 years



Best Case: \$ 15,700

Worst Case: \$ 23,600

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2595 Pond Fountains - Replace**Quantity: (4) Fountains**

Location: At ponds

Funded?: Yes.

History:

Comments: Fountains are primarily aesthetic in nature and there are many different types available for replacement. Fountains should be inspected and maintained regularly by servicing vendor or maintenance staff to ensure proper function and maximize life expectancy. Consult with lake/pond vendor to ensure that fountains are properly-sized and positioned for the body of water. Costs to replace are based on similar size and features.

Useful Life:
10 years

Remaining Life:
5 years



Best Case: \$ 28,500

Worst Case: \$ 34,900

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2599 Golf Carts - Replace**Quantity: (2) Cart(s)**

Location: Parked at/near clubhouse

Funded?: Yes.

History:

Comments: EZ-Go golf carts observed during inspection. (1) owned and (1) leased. However, association wishes to buy a new one in place of the leased cart. 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. Routine maintenance should be performed to maximize useful life of the cart(s). Useful life will depend on application and level of daily use, but plan to replace at the approximate interval shown below. Unless otherwise noted, cost estimates reflect replacement with comparable type, either new or lightly used.

Useful Life:
10 years

Remaining Life:
5 years



Best Case: \$ 12,800

Worst Case: \$ 15,600

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Clubhouse

Comp #: 2725 Fitness Rooms - Remodel

Quantity: (2) Rooms

Location: Fitness room interiors

Funded?: Yes.

History:

Comments: Includes approximately 257 GSY of carpet tiles, (3) Tv's, (6) ceiling fans, (1) small evaluation room, and (1) office.

Aerobics room includes approximately 1,370 GSF of vinyl flooring, (4) ceiling fans, (15) sets of folding tables, (60) plastic chairs, (1) mirrored wall with ballet barre, (1) Tv, and (1) closet with A/V equipment. 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:

15 years

Remaining Life:

10 years



Best Case: \$ 24,600

Worst Case: \$ 32,800

Lower allowance to remodel

Higher allowance

Cost Source: AR Cost Database

Comp #: 2727 Fitness Eqpmt (Cardio) - Replace**Quantity: (13) Pieces**

Location: Fitness room

Funded?: Yes.

History:

Comments: High quality TRUE brand equipment observed during inspection. Includes (6) treadmills, (4) elliptical machines, and (3) exercise bikes. In our experience, cardio equipment tends to have a shorter useful life overall than strength equipment due to more 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: \$ 75,700

Worst Case: \$ 92,600

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2728 Fitness Eqpmt (Strength) - Replace**Quantity: (15) Pieces**

Location: Fitness room

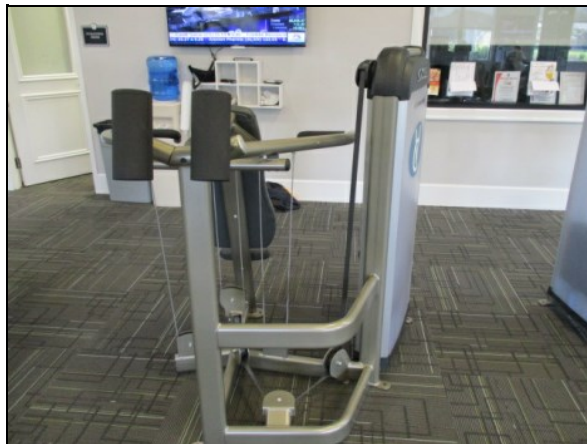
Funded?: Yes.

History:

Comments: Cybex brand equipment observed during inspection. Includes (11) strength stations, (2) dumbbell sets, and (2) cable towers. Strength equipment often has a longer useful life than cardio equipment, so it has been listed separately. However, many Associations still choose to replace all fitness equipment together on the same cycle. Equipment should be inspected periodically for safety and functional concerns. Cost estimates shown here are based on replacement with the same approximate types and quantities of existing assets.

Useful Life:
15 years

Remaining Life:
10 years



Best Case: \$ 46,000

Worst Case: \$ 56,200

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2731 Steam Rooms - Refurbish/Re-tile**Quantity: (2) Steam Room(s)**

Location: Steam room interior(s)

Funded?: Yes.

History:

Comments: Approximately 930 GSF total tile surface area. Clean, inspect and repair as needed as an Operating expense. Tile surfaces should eventually be replaced for aesthetic reasons. Life expectancy can vary greatly depending on level of use and aesthetic preferences. Funding recommendation shown here is based on our experience with similar properties, but schedule can be adjusted during future Reserve Study updates at the Association's discretion. Timing of remodeling is ultimately subjective. Best practice is to coordinate remodeling with other amenities, such as bathrooms or other facilities.

Useful Life:
10 years

Remaining Life:
5 years



Best Case: \$ 10,200

Worst Case: \$ 15,200

Lower estimate to refurbish/re-tile

Higher estimate

Cost Source: AR Cost Database

Comp #: 2741 Clubhouse - Remodel Allowance**Quantity: Numerous Components**

Location: Clubhouse interiors

Funded?: Yes.

History:

Comments: Above average styling and overall in good condition. Main hallway/corridor areas (not included in other room components) include: approximately 3,210 GSF of tile flooring, approximately 1,660 GSY of carpeting, (18) artwork pieces, (10) case goods, (17) decorative lights, (4) chandeliers, (4) trophy cases, (12) armchairs, (3) potted plants, (1) Tv, (2) bench seats, (1) extra-large bench seat, (3) sofas, (1) piano and (2) coffee tables. All in good condition at time of inspection.

Useful Life:
10 years

Remaining Life:
5 years



Best Case: \$ 54,600

Worst Case: \$ 109,000

Lower allowance for misc. remodeling/update projects

Higher allowance

Cost Source: AR Cost Database

Comp #: 2745 A/V Equipment - Update/Replace**Quantity: Numerous Components**

Location: A/V control area, Social hall

Funded?: Yes.

History:

Comments: Includes (7) amps, (1) mixer, (1) video switcher, (1) spot light, and other miscellaneous equipment. Audio/visual equipment should be maintained and tested periodically to ensure good function. For most Associations, ongoing replacement of individual components is treated as an Operating expense, but replacement of many (or all) system components may eventually be warranted. Funding allowance recommendation shown here is for replacement with new equipment, comparable in style and quality to the assets noted during our site inspection.

Useful Life:
5 years

Remaining Life:
0 years



Best Case: \$ 10,900

Worst Case: \$ 16,400

Lower allowance for new equipment

Higher allowance

Cost Source: AR Cost Database

Comp #: 2746 Cafe - Remodel**Quantity: (1) Kitchen**

Location: Clubhouse interior

Funded?: Yes.

History:

Comments: Includes approximately 1,170 GSF of tile flooring, (6) large tables, (3) booth seats, (14) small tables, (30) chairs, (3) Tv's, (1) P.O.S. Station, decorative paneling/lighting, and miscellaneous artwork pieces. This component also includes an allowance for exterior patio dining furniture. Cafe materials typically have an extended useful life. However, many Associations 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:
10 years

Remaining Life:
5 years



Best Case: \$ 46,400

Worst Case: \$ 63,400

Lower allowance to renovate/remodel

Higher allowance

Cost Source: AR Cost Database

Comp #: 2747 Cafe Appliances - Partial Replace**Quantity: Numerous Appliances**

Location: Kitchen interior

Funded?: Yes.

History:

Comments: (1) sink, (1) walk-in refrigerator/freezer, (5) total refrigerators, (1) glass-front beverage cooler, (1) 6-drawer cooler, (1) large beverage machine, (1) deep fryer, (1) 4-burger grill, (1) dishwasher, (1) exhaust hood, (1) beverage dispenser, and (1) tea-maker counted during inspection. 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. In our experience, individual pieces can typically be replaced as needed, with no likely need to replace all at one time. As such, an allowance for ongoing repairs/replacement is recommended here.

Useful Life:
10 years

Remaining Life:
5 years



Best Case: \$ 24,600

Worst Case: \$ 32,800

Lower allowance to replace

Higher allowance

Cost Source: AR Cost Database

Comp #: 2749 Bathroom (Unisex) - Remodel**Quantity: (1) Bathroom**

Location: Adjacent to locker rooms

Funded?: Yes.

History:

Comments: Includes approximately 85 GSF of floor tiling, approximately 185 GSF of wall tiling, (1) sink, (1) toilet, and (1) shower. 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, décor, etc. Costs can vary greatly depending on scope of work involved. In general, estimates shown are based primarily on cosmetic remodeling, not necessarily total "gut" remodel projects unless otherwise noted.

Useful Life:
10 years

Remaining Life:
5 years



Best Case: \$ 4,370

Worst Case: \$ 6,560

Lower allowance to remodel

Higher allowance

Cost Source: AR Cost Database

Comp #: 2749 Bathrooms (Large) - Remodel**Quantity: (2) Bathrooms**

Location: Hallway at clubhouse

Funded?: Yes.

History:

Comments: Men's bathroom includes approximately 225 GSF of tile flooring, approximately 248 GSF of wall tiling, (2) toilets, (2) urinals, and (3) sinks. Women's bathroom assumed to be of similar style and size. 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:
10 years

Remaining Life:
5 years



Best Case: \$ 30,500

Worst Case: \$ 37,300

Lower allowance to remodel

Higher allowance

Cost Source: AR Cost Database

Comp #: 2749 Bathrooms (Small) - Remodel**Quantity: (2) Bathrooms**

Location: Hallway at clubhouse

Funded?: Yes.

History:

Comments: Men's bathroom includes approximately 56 GSF of tile flooring, approximately 122 GSF of wall tiling, (1) sink, and (1) toilet. Women's bathroom assumed to be of similar style and size. 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:
10 years

Remaining Life:
5 years



Best Case: \$ 6,450

Worst Case: \$ 7,870

Lower allowance to remodel

Higher allowance

Cost Source: AR Cost Database

Comp #: 2749 Locker Rooms - Remodel**Quantity: (2) Bathrooms**

Location: Adjacent to gym

Funded?: Yes.

History:

Comments: Above average style. Men's locker room includes approximately 546 GSF of tile flooring, approximately 835 GSF of wall tiling, (2) urinals, (3) toilets, (2) showers, (3) sinks, and (20) lockers. Women's locker room assumed to be of similar size and style. 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:
10 years

Remaining Life:
5 years



Best Case: \$ 66,500

Worst Case: \$ 81,300

Lower allowance to remodel

Higher allowance

Cost Source: AR Cost Database

Comp #: 2752 Offices - Remodel**Quantity: (1) Office Area**

Location: Adjacent to lobby/entry area

Funded?: Yes.

History:

Comments: Includes approximately 112 GSY of carpeting, approximately 130 GSF of tile flooring, (2) large offices, (2) small offices, (1) break/staff room, and (1) reception desk area. 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 Association. If the office is used as a "public" area for hosting potential buyers and other important visitors, remodeling should be a high priority. Schedule and cost estimates should be re-evaluated during future Reserve Study updates and adjusted as needed based on any new information obtained.

Useful Life:
10 years

Remaining Life:
5 years



Best Case: \$ 13,700

Worst Case: \$ 18,000

Lower allowance to remodel

Higher allowance

Cost Source: AR Cost Database

Comp #: 2753 Meeting/Social Room - Remodel**Quantity: (1) Room**

Location: Clubhouse interior

Funded?: Yes.

History:

Comments: Includes approximately 1,026 GSY of carpeting, (1) large wooden stage, (11) large chandeliers, various window treatments, (2) wall sconces, (1) Yamaha piano, (1) drum kit, stage curtains, (20) total stage lights, (2) dressing rooms, (1) unisex bathroom, and (1) storage area. Social rooms should be considered a significant aesthetic priority. Costs to remodel shown here may include replacement/restoration of flooring, interior painting, lighting, furnishings, decor, etc. Costs can vary greatly depending on overall scope of work and types of finishes/furnishings selected. Comprehensive updating should be anticipated at longer intervals to maintain a current, high-quality standard attractive to existing owners as well as potential buyers.

Useful Life:
10 years

Remaining Life:
5 years



Best Case: \$ 109,000

Worst Case: \$ 164,000

Lower allowance to remodel

Higher allowance

Cost Source: AR Cost Database

Comp #: 2754 Arts & Crafts Room - Remodel**Quantity: (1) Room**

Location: Clubhouse interior

Funded?: Yes.

History:

Comments: Includes approximately 1,110 GSF of tile flooring, (17) folding tables, (18) wood lockers, (1) prep sink, (1) kiln room, (1) storage room, (1) projector with screen, and (7) various artwork pieces. Crafts room remodeling should ideally be scheduled at the same time as other amenities to maintain a good, coordinated aesthetic in all areas. Costs may include refurbishment or replacement of tables, lighting, furnishings, decor, etc., and will vary on scope of work. Estimates shown here are based on our experience with comparable developments but should be re-evaluated during later updates based on level of use, timing of other projects, etc.

Useful Life:
10 years

Remaining Life:
5 years



Best Case: \$ 10,400

Worst Case: \$ 14,800

Lower allowance to remodel

Higher allowance

Cost Source: AR Cost Database

Comp #: 2755 Billiards/Computer Room - Remodel**Quantity: (1) Room**

Location: Clubhouse interior

Funded?: Yes.

History:

Comments: Includes approximately 100 GSY of carpeting, (2) wall units, (4) Pc's, (2) printers, (2) benches, (1) pool table, (2) Tv's, (1) hanging light, and various window treatments. Billiards room remodeling should ideally be scheduled at the same time as other amenities to maintain a good, coordinated aesthetic in all areas. Costs may include refurbishment or replacement of billiards tables, lighting, furnishings, decor, etc., and will vary on scope of work. Estimates shown here are based on our experience with comparable developments but should be re-evaluated during later updates based on level of use, timing of other projects, etc.

Useful Life:
10 years

Remaining Life:
5 years



Best Case: \$ 13,100

Worst Case: \$ 19,700

Lower allowance to remodel

Higher allowance

Cost Source: AR Cost Database

Comp #: 2756 Card Rooms - Remodel**Quantity: (4) Rooms**

Location: Clubhouse interior

Funded?: Yes.

History:

Comments: Includes (3) smaller card rooms and (1) larger poker room. Each smaller room includes approximately 77 GSY of carpeting, (11) tables, (44) chairs, (4) ceiling fans, (6) artwork pieces, and (2) window treatments. Poker room includes (6) round poker tables, (2) oval poker tables, (52) chairs, (4) ceiling fans, and (8) artwork pieces. Card room remodeling costs may include refurbishment or replacement of game tables, chairs, lighting, furnishings, decor, etc., and will vary on scope of work. Estimates shown here are based on our experience with comparable developments but should be re-evaluated during later updates based on level of use, timing of other projects, etc.

Useful Life:
10 years

Remaining Life:
5 years



Best Case: \$ 115,000

Worst Case: \$ 148,000

Lower allowance to remodel

Higher allowance

Cost Source: AR Cost Database

Comp #: 2757 Cooking Studio - Remodel**Quantity: (1) Room**

Location: Clubhouse interior

Funded?: Yes.

History:

Comments: Cooking studio remodeling typically includes refurbishment or replacement of approximately 655 GSF of tile flooring, (4) tables, (16) chairs, (3) stools, all countertops and cabinets, (1) large exhaust hood, (1) ice machine, catering area with (2) refrigerators, (2) microwaves, and (1) sink. Appliances are Sub-Zero brand.

Useful Life:

10 years

Remaining Life:

5 years



Best Case: \$ 27,300

Worst Case: \$ 43,700

Lower allowance to remodel

Higher allowance

Cost Source: AR Cost Database

Comp #: 2759 Pro Shop - Remodel**Quantity: (1) Room**

Location: Adjacent to tennis courts

Funded?: Yes.

History:

Comments: No access to inspect interior, but viewed through doors and windows. Small area with adequate quantity and quality of furnishings. Pro shop should be remodeled periodically to maintain attractive appearance for owners and guests. Costs shown here are based primarily on refurbishment/replacement of flooring, lighting, painting, decor, etc. Shelving/display cases, merchandise, point of sale systems and other sales-related assets are not included unless otherwise noted. Bathroom remodeling can also be included here.

Useful Life:

20 years

Remaining Life:

15 years



Best Case: \$ 8,740

Worst Case: \$ 13,100

Lower allowance to remodel

Higher allowance

Cost Source: AR Cost Database

Pool and Tennis

Comp #: 2763 Pool Deck Furniture - Replace

Quantity: Approx (322) Pieces

Location: Pool deck

Funded?: Yes.

History:

Comments: (200) lounge chairs, (21) dining tables, (87) chairs, (7) trash cans, and (7) umbrellas counted during inspection and in good condition. 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:
8 years

Remaining Life:
3 years



Best Case: \$ 54,100

Worst Case: \$ 66,100

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2769 Pool Deck (Pavers) - Resurface**Quantity: Approx 26,400 GSF**

Location: Pool deck

Funded?: Yes.

History:

Comments: 16" concrete pavers in good condition. Paver decks should have a long useful life under normal circumstances. Should be pressure-washed as needed to preserve appearance and remove stains, chemical residue, etc. Replacement costs can vary depending on style of pavers chosen, configuration of deck, etc. We recommend budgeting for replacement at the approximate interval shown here.

Useful Life:
30 years

Remaining Life:
25 years



Best Case: \$ 144,000

Worst Case: \$ 202,000

Lower estimate to resurface

Higher estimate

Cost Source: AR Cost Database

Comp #: 2771 Pool Fence - Replace**Quantity: Approx 1,000 LF**

Location: Perimeter of pool area

Funded?: Yes.

History:

Comments: 48" plain aluminum fencing in good condition. As a routine maintenance item, fence should be inspected regularly and repaired as-needed to ensure safety. Periodically clean with an appropriate cleaner and touch up paint as needed in between regular paint cycles. When evaluating replacements, be sure to comply with any applicable building codes. Gates and locks should be inspected to make sure they close and lock properly. Faulty perimeter around a pool area can expose an Association to significant liability risk. When possible, replacement should be coordinated with other projects, such as pool deck projects, other fencing/railing work, etc.

Useful Life:
25 years

Remaining Life:
20 years



Best Case: \$ 54,600

Worst Case: \$ 65,600

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2773 Lap Pool - Resurface**Quantity: (1) Pool**

Location: Interior finishes of pool

Funded?: Yes.

History:

Comments: Approximately 2,126 GSF footprint area with 191 LF waterline/perimeter length. Depth ranges from 3' to 5'. 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 Association.

Useful Life:
12 years

Remaining Life:
7 years



Best Case: \$ 21,700

Worst Case: \$ 26,700

Lower estimate to resurface

Higher estimate

Cost Source: AR Cost Database

Comp #: 2773 Main Pool - Resurface**Quantity: (1) Pool**

Location: Interior finishes of pool

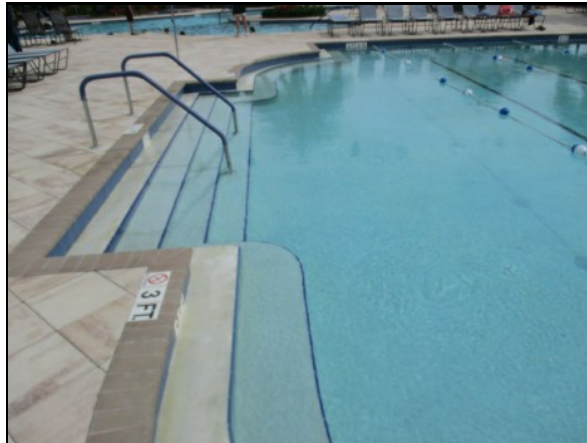
Funded?: Yes.

History:

Comments: Approximately 4,361 GSF footprint area with 310 LF waterline/perimeter length. Depth ranges from 3' to 5'. Refer to prior pool components for additional general information.

Useful Life:
12 years

Remaining Life:
7 years



Best Case: \$ 41,600

Worst Case: \$ 50,900

Lower estimate to resurface

Higher estimate

Cost Source: AR Cost Database

Comp #: 2773 Resistance Pool - Resurface**Quantity: (1) Pool**

Location: Interior finishes of pool

Funded?: Yes.

History:

Comments: Approximately 1,078 GSF footprint area with 145 LF waterline/perimeter length. Depth constant at 3'3". Refer to prior pool components for additional general information.

Useful Life:

12 years

Remaining Life:

7 years



Best Case: \$ 12,100

Worst Case: \$ 14,900

Lower estimate to resurface

Higher estimate

Cost Source: AR Cost Database

Comp #: 2773 Wading Pool - Resurface**Quantity: (1) Pool**

Location: Interior finishes of pool

Funded?: Yes.

History:

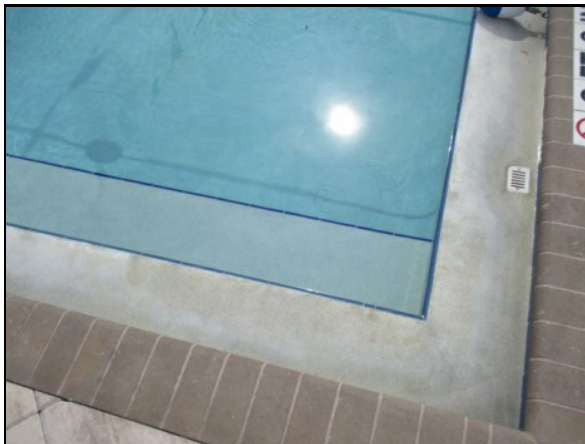
Comments: Approximately 122 GSF footprint area with 40 LF waterline/perimeter length. Depth constant at 1'. Refer to prior pool components for additional general information.

Useful Life:

12 years

Remaining Life:

7 years



Best Case: \$ 2,190

Worst Case: \$ 3,000

Lower estimate to resurface

Higher estimate

Cost Source: AR Cost Database

Comp #: 2775 Spa/Jacuzzi - Resurface**Quantity: (1) Spa**

Location: Interior finishes of spa

Funded?: Yes.

History:

Comments: 12' diameter. Spas sometimes need to be resurfaced more frequently than pools due to higher chance of chemical imbalances. Refer to prior pool components for additional general information.

Useful Life:

12 years

Remaining Life:

7 years



Best Case: \$ 2,730

Worst Case: \$ 3,550

Lower estimate to resurface

Higher estimate

Cost Source: AR Cost Database

Comp #: 2781 Pool/Spa Heaters - Replace**Quantity: (11) Heaters**

Location: Exposed location adjacent to pool deck

Funded?: Yes.

History:

Comments: (11) AquaCal Heatwave heaters showing manufacture dates of 2015. 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 Associations 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:

10 years

Remaining Life:

5 years



Best Case: \$ 65,600

Worst Case: \$ 78,700

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2787 Pool Equipment - Maintain/Replace**Quantity: Numerous Components**

Location: Enclosures adjacent to pool deck

Funded?: Yes.

History:

Comments: Includes (2) 1.5-HP pumps, (4) 7.5-HP pumps, (3) 1-HP pumps, (1) 3-HP pump, (1) 2-HP pump, and numerous standard grid filters. Pool and spa pumps, filters and other miscellaneous equipment can be repaired or replaced for relatively low cost in most cases. However, if multiple repairs or replacements are required at the same time, then it may be warranted to use Reserve funds for these expenses. An allowance for ongoing projects is recommended here based on our experience with other properties.

Useful Life:
5 years

Remaining Life:
0 years



Best Case: \$ 3,280

Worst Case: \$ 5,460

Lower allowance to repair/replace equipment

Higher allowance

Cost Source: AR Cost Database

Comp #: 2812 Tennis Courts (Har-Tru) - Resurface**Quantity: (8) Courts**

Location: Tennis courts

Funded?: Yes.

History:

Comments: Har-Tru (sometimes called "American clay") courts must be resurfaced periodically to restore adequate slope and depth of playing surface. Recommended project involves the use of grading equipment to remove excess material from downslope areas and addition of material to upslope areas. Project also includes removal and replacement of playing lines. Ideal surface depth is 1", with a 1" in 30' slope to allow for proper drainage. Costs can vary depending on amount of re-sloping required, along with any other repairs needed to restore good playing surface. If done on a regular, recommended interval, there should be no need for more substantial projects. Maintenance and repair costs for court irrigation systems should be considered an Operating expense.

Useful Life:
5 years

Remaining Life:
0 years



Best Case: \$ 43,700

Worst Case: \$ 52,400

Lower estimate to resurface

Higher estimate

Cost Source: AR Cost Database

Comp #: 2813 Tennis Court Fencing - Replace**Quantity: Approx 2,350 LF**

Location: Tennis court(s)

Funded?: Yes.

History:

Comments: Includes approximately 2,230 LF of 10' fencing, approximately 60 LF of 4' fencing, and approximately 60 LF of 6' fencing. Tennis court fencing should have a very long life expectancy assuming proper design and installation, lack of vandalism/abuse, etc. Best practice is to coordinate replacement with other major projects, such as court resurfacing, lighting replacement, etc. Vinyl-coated chain link fences normally have a longer life expectancy and are more attractive than those without. Gates and locks should be inspected and repaired as needed as an Operating expense in order to restrict access (if desired) to the tennis court.

Useful Life:
30 years

Remaining Life:
25 years



Best Case: \$ 89,700

Worst Case: \$ 109,000

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2815 Tennis Court Windscreen - Replace**Quantity: Approx 22,300 GSF**

Location: Tennis court(s)

Funded?: Yes.

History:

Comments: Tennis court windscreens should be inspected periodically, especially where attached to the chain link to identify and repair any rips or tears. Loose/sagging/faded sections should be replaced to maintain good aesthetic appearance in the common areas. Plan to replace all areas together at the approximate interval shown here to maintain consistent appearance.

Useful Life:
10 years

Remaining Life:
5 years



Best Case: \$ 24,400

Worst Case: \$ 30,500

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2817 Tennis Court Lighting - Replace**Quantity: (26) Lights**

Location: Tennis court(s)

Funded?: Yes.

History:

Comments: Includes (16) two-fixture poles and (10) four-fixture poles. 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. Best practice is to coordinate replacement with other tennis court projects, such as court resurfacing and/or fencing replacement.

Useful Life:
30 years

Remaining Life:
25 years



Best Case: \$ 125,000

Worst Case: \$ 153,000

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2821 Sport Courts - Repair/Re-coat**Quantity: (7) Courts**

Location: Adjacent to tennis courts

Funded?: Yes.

History:

Comments: (1) half basketball court, (4) pickleball courts and (2) handball courts. Sport courts should be inspected and repaired routinely as an Operating expense in order to preserve an attractive, playable court surface. Plan to repair (as-needed) and re-coat at the approximate interval shown here in order to protect the court from sunlight and weather.

Useful Life:
5 years

Remaining Life:
0 years



Best Case: \$ 24,100

Worst Case: \$ 29,500

Lower estimate to repair/re-coat

Higher estimate

Cost Source: AR Cost Database

Comp #: 2822 Sport Courts - Resurface**Quantity: (1) Half-Court**

Location: Adjacent to tennis courts

Funded?: Yes.

History:

Comments: (1) half basketball court, (4) pickleball courts and (2) handball courts. Assuming proper maintenance and proper re-coating schedules, the court surface should have a relatively long life expectancy. Over time, exposure to UV light, wind rain and foot traffic will deteriorate the surface to the point of failure. Prior to resurfacing, consult with vendors to identify any structural problems, such as poor grade, lack of drainage, high spots, etc. Plan to resurface at the approximate interval shown below in order to preserve the appearance and usefulness of the court surface. Best practice is to coordinate with other projects, such as fencing and/or lighting replacement.

Useful Life:
30 years

Remaining Life:
25 years



Best Case: \$ 92,800

Worst Case: \$ 114,000

Lower estimate to resurface

Higher estimate

Cost Source: AR Cost Database

Comp #: 2823 Bocce Ball Courts - Repair/Maintain**Quantity: (2) Court(s)**

Location: Adjacent to tennis courts

Funded?: Yes.

History:

Comments: Har-Tru surface. Bocce courts should be inspected periodically for trip hazards or impediments to play. Costs shown here assume courts will be resurfaced/replaced with same materials as currently in place unless otherwise noted.

Useful Life:
5 years

Remaining Life:
0 years



Best Case: \$ 4,370

Worst Case: \$ 6,560

Lower allowance for maintenance/repair projects

Higher allowance

Cost Source: AR Cost Database

Comp #: 2829 Sports Ct Furnishings - Replace

Quantity: (64) Pieces

Location: Common areas

Funded?: Yes.

History:

Comments: (8) drinking fountains, (6) tables, (43) chairs, and (7) trash cans counted during inspection. Inspect regularly and repair/replace net/hoop as needed within annual Operating budget. Although sturdy materials/equipment, plan for eventual replacement at the time frame below if not damaged or abused. Best timed with other larger court projects for cost efficiency/consistency.

Useful Life:
10 years

Remaining Life:
5 years



Best Case: \$ 26,600

Worst Case: \$ 32,500

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database
