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**Sample Association**  
**PUD/HOA**  
***Anywhere, FL***



Report #: 17918-11  
Beginning: January 1, 2025  
Expires: December 31, 2025

**RESERVE STUDY**  
**Update "No-Site-Visit"**

October 25, 2024

# Welcome to your Reserve Study!

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

**R**egardless 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 Association - PUD/HOA

Report #: 17918-11

Anywhere, FL

# of Units: 150

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

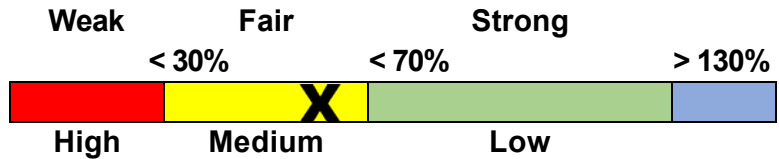
January 1, 2025 through December 31, 2025

Findings & Recommendations

as of January 1, 2025

Projected Starting Reserve Balance	\$150,000
Projected "Fully Funded" (Ideal) Reserve Balance	\$246,973
Percent Funded	60.7 %
Recommended 2025 Annual Reserve Funding	\$56,800
Recommended 2025 Special Assessments	\$0
Budgeted 2024 Annual Reserve Funding	\$55,000

Reserve Fund Strength: 60.7%



Risk of Special Assessment:

Economic Assumptions:

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

Annual Inflation Rate 3.00 %

This is a No-Site Visit Reserve Study update based on a prior Reserve Study prepared by Association Reserves for your 2022 Fiscal Year. No site inspection was performed as part of this Reserve Study.

This Reserve Study was prepared by a credentialed Reserve Specialist (RS).

Your Reserve Fund is currently at 60.7 % Funded. Being between 30% and 70% Funded represents a fair Reserve position. Associations in this range have a Medium risk of Reserve cash-flow problems (such as special assessments and/or deferred maintenance) in the near future.

Based on this starting point, your anticipated future expenses, and your historical Reserve funding rate, our recommendation is to increase your annual Reserve funding levels in 2025 and beyond.

Your multi-year Funding Plan is designed to provide for timely execution of Reserve projects and gradually bring your association closer to the "Fully Funded" (100%) level.

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
<b>Entry/Exit Area</b>			
2145 Entry/Exit Gates - Replace	25	20	\$25,000
2169 Entry Monuments - Refurbish/Replace	20	15	\$20,000
2501 Intercom/Entry System - Replace	10	5	\$5,500
2509 Gate Operators - Replace	15	10	\$22,000
<b>Site and Grounds</b>			
2107 Concrete Sidewalks - Repair	10	5	\$8,500
2109 Concrete Curbs & Gutters - Repair	20	14	\$12,500
2123 Asphalt - Seal/Repair	4	3	\$25,000
2125 Asphalt - Resurface	20	14	\$250,000
2137 Metal Fencing - Replace	25	19	\$41,250
2141 Vinyl Fencing - Replace	25	19	\$75,000
2157 Perimeter Walls - Repair/Paint	7	1	\$24,000
2166 Mailbox Kiosks - Replace	15	9	\$26,000
2591 Irrigation System - Repair/Replace	10	5	\$10,000
2595 Pond Fountain - Replace	10	5	\$14,000
<b>Pool Cabana</b>			
2343 Building Exterior - Seal/Paint	7	2	\$10,000
2371 Bathroom/Utility Doors - Replace	30	25	\$10,000
2381 Asphalt Shingle Roofing - Replace	20	15	\$15,000
2389 Gutters/Downspouts - Replace	30	25	\$4,000
2543 Surveillance System - Replace	10	5	\$5,000
2749 Bathrooms - Remodel	20	15	\$10,000
<b>Swimming Pool &amp; Deck</b>			
2763 Pool Deck Furniture - Replace	8	3	\$17,500
2768 Pool Deck - Coated - Resurface	30	25	\$12,000
2769 Pool Deck - Pavers - Resurface	30	25	\$25,000
2771 Pool Fence - Replace	20	15	\$22,750
2773 Swimming Pool - Resurface	12	7	\$45,000
2787 Pool Enclosure/Equipment - Replace	25	20	\$35,000

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

## Methodology

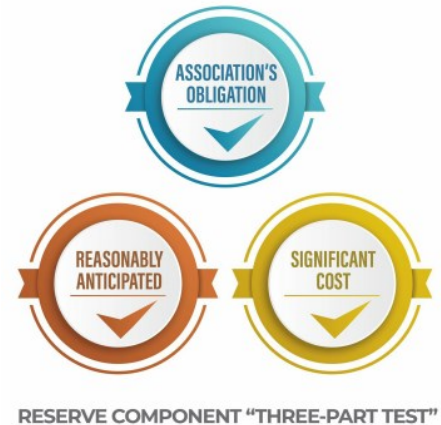


For this [Update No-Site-Visit Reserve Study](#), we started with a review of your prior Reserve Study, then looked into recent Reserve expenditures, evaluated how expenditures are handled (ongoing maintenance vs Reserves), and researched any well-established association

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

## *Which Physical Assets are Funded by Reserves?*

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



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

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

## *How do we establish Current Repair/Replacement Cost Estimates?*

In this order...

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



## How much Reserves are enough?

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

Adequacy is measured in a two-step process:

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



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

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

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



## How much should we transfer to Reserves?



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

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

### What is our Recommended Funding Goal?

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



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

## Projected Expenses

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

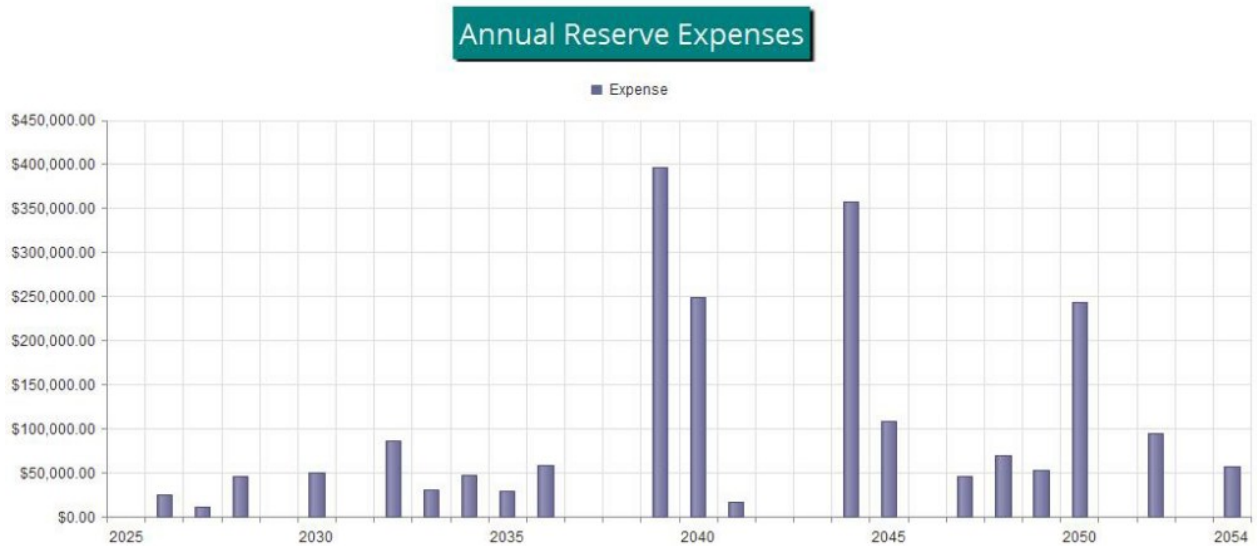


Figure 1

## Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$150,000 as-of the start of your Fiscal Year on 1/1/2025. As of your Fiscal Year Start, your Fully Funded Balance is computed to be \$246,973. This figure represents the deteriorated value of your common area components. Comparing your Reserve Balance to your Fully Funded Balance indicates your Reserves are 60.7 % Funded.

## Recommended Funding Plan

Based on your current Percent Funded and your near-term and long-term Reserve needs, we are recommending annual Reserve funding of \$56,800 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.

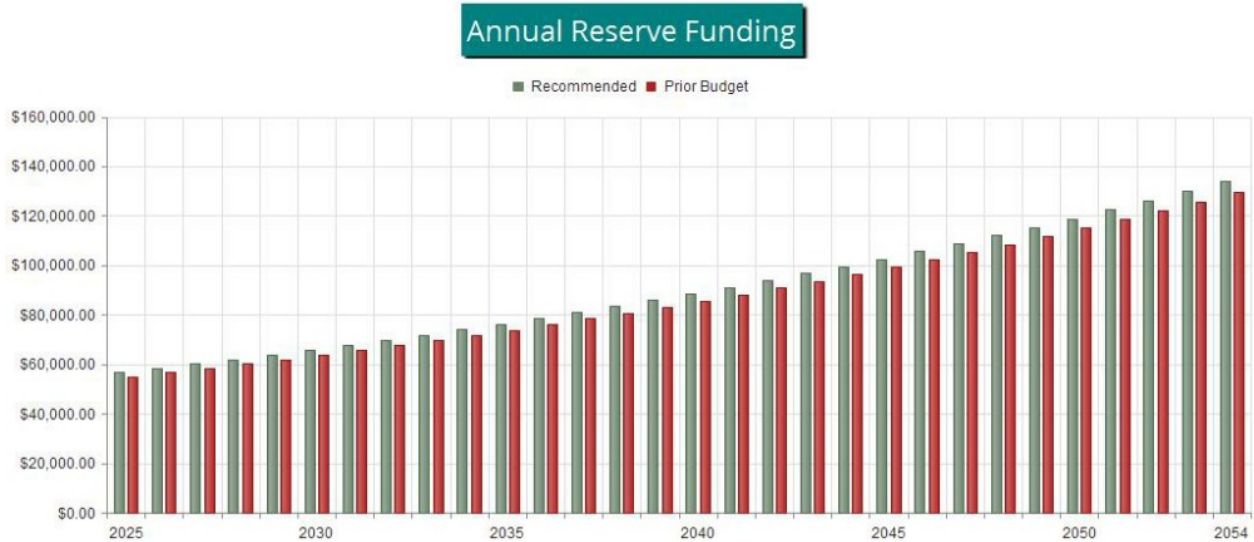


Figure 2

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

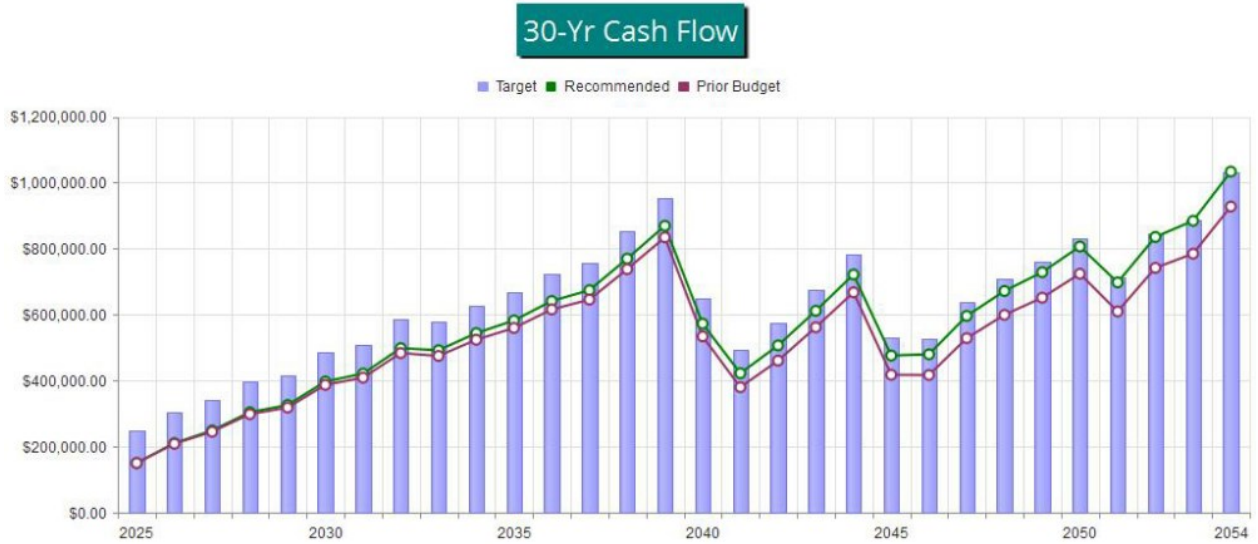


Figure 3

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

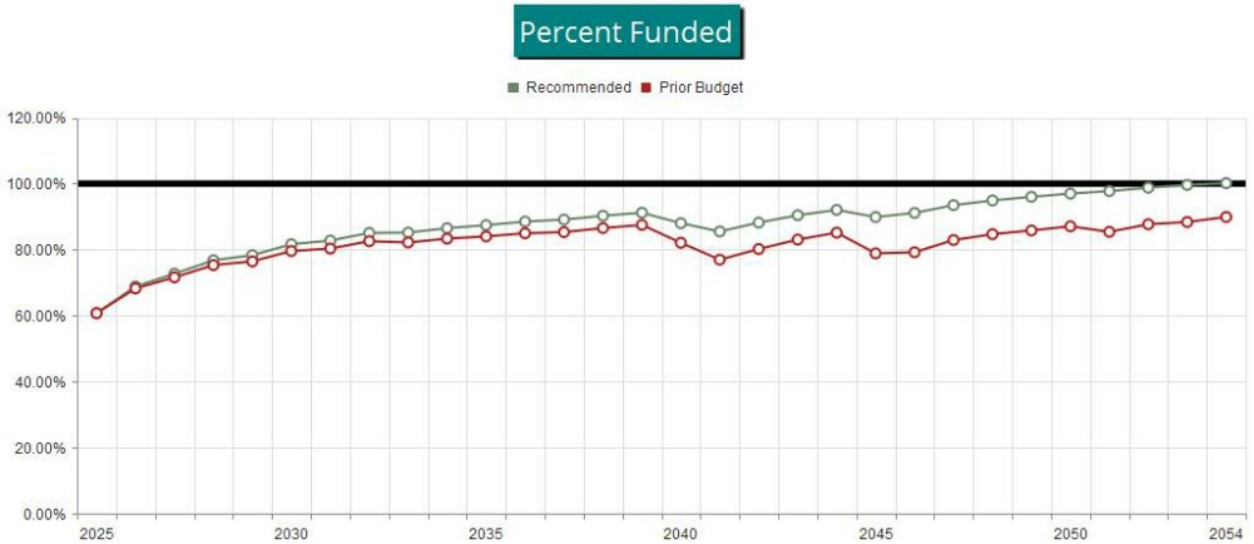


Figure 4



Executive Summary is a summary of your Reserve Components

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

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

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

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
<b>Entry/Exit Area</b>					
2145	Entry/Exit Gates - Replace	(4) Vehicular Gates	25	20	\$25,000
2169	Entry Monuments - Refurbish/Replace	(2) Monuments/Signs	20	15	\$20,000
2501	Intercom/Entry System - Replace	(1) Intercom	10	5	\$5,500
2509	Gate Operators - Replace	(4) Operators	15	10	\$22,000
<b>Site and Grounds</b>					
2107	Concrete Sidewalks - Repair	Approx 40,000 GSF	10	5	\$8,500
2109	Concrete Curbs & Gutters - Repair	Approx 7,000 LF	20	14	\$12,500
2123	Asphalt - Seal/Repair	Approx 17,000 GSY	4	3	\$25,000
2125	Asphalt - Resurface	Approx 17,000 GSY	20	14	\$250,000
2137	Metal Fencing - Replace	Approx 750 LF	25	19	\$41,250
2141	Vinyl Fencing - Replace	Approx 2,000 LF	25	19	\$75,000
2157	Perimeter Walls - Repair/Paint	Approx 32,000 GSF	7	1	\$24,000
2166	Mailbox Kiosks - Replace	(9) Kiosks	15	9	\$26,000
2591	Irrigation System - Repair/Replace	(1) System	10	5	\$10,000
2595	Pond Fountain - Replace	(1) Fountain	10	5	\$14,000
<b>Pool Cabana</b>					
2343	Building Exterior - Seal/Paint	(1) Building	7	2	\$10,000
2371	Bathroom/Utility Doors - Replace	(4) Doors	30	25	\$10,000
2381	Asphalt Shingle Roofing - Replace	Approx 2,700 GSF	20	15	\$15,000
2389	Gutters/Downspouts - Replace	Approx 300 LF	30	25	\$4,000
2543	Surveillance System - Replace	(1) System, (4) Cameras	10	5	\$5,000
2749	Bathrooms - Remodel	(2) Bathrooms	20	15	\$10,000
<b>Swimming Pool &amp; Deck</b>					
2763	Pool Deck Furniture - Replace	Lump Sum Allowance	8	3	\$17,500
2768	Pool Deck - Coated - Resurface	Approx 2,000 GSF	30	25	\$12,000
2769	Pool Deck - Pavers - Resurface	Approx 2,500 GSF	30	25	\$25,000
2771	Pool Fence - Replace	Approx 350 LF	20	15	\$22,750
2773	Swimming Pool - Resurface	(1) Pool	12	7	\$45,000
2787	Pool Enclosure/Equipment - Replace	Numerous Pieces	25	20	\$35,000

26 Total Funded Components

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
<b>Entry/Exit Area</b>								
2145	Entry/Exit Gates - Replace	\$25,000	X	5	/	25	=	\$5,000
2169	Entry Monuments - Refurbish/Replace	\$20,000	X	5	/	20	=	\$5,000
2501	Intercom/Entry System - Replace	\$5,500	X	5	/	10	=	\$2,750
2509	Gate Operators - Replace	\$22,000	X	5	/	15	=	\$7,333
<b>Site and Grounds</b>								
2107	Concrete Sidewalks - Repair	\$8,500	X	5	/	10	=	\$4,250
2109	Concrete Curbs & Gutters - Repair	\$12,500	X	6	/	20	=	\$3,750
2123	Asphalt - Seal/Repair	\$25,000	X	1	/	4	=	\$6,250
2125	Asphalt - Resurface	\$250,000	X	6	/	20	=	\$75,000
2137	Metal Fencing - Replace	\$41,250	X	6	/	25	=	\$9,900
2141	Vinyl Fencing - Replace	\$75,000	X	6	/	25	=	\$18,000
2157	Perimeter Walls - Repair/Paint	\$24,000	X	6	/	7	=	\$20,571
2166	Mailbox Kiosks - Replace	\$26,000	X	6	/	15	=	\$10,400
2591	Irrigation System - Repair/Replace	\$10,000	X	5	/	10	=	\$5,000
2595	Pond Fountain - Replace	\$14,000	X	5	/	10	=	\$7,000
<b>Pool Cabana</b>								
2343	Building Exterior - Seal/Paint	\$10,000	X	5	/	7	=	\$7,143
2371	Bathroom/Utility Doors - Replace	\$10,000	X	5	/	30	=	\$1,667
2381	Asphalt Shingle Roofing - Replace	\$15,000	X	5	/	20	=	\$3,750
2389	Gutters/Downspouts - Replace	\$4,000	X	5	/	30	=	\$667
2543	Surveillance System - Replace	\$5,000	X	5	/	10	=	\$2,500
2749	Bathrooms - Remodel	\$10,000	X	5	/	20	=	\$2,500
<b>Swimming Pool &amp; Deck</b>								
2763	Pool Deck Furniture - Replace	\$17,500	X	5	/	8	=	\$10,938
2768	Pool Deck - Coated - Resurface	\$12,000	X	5	/	30	=	\$2,000
2769	Pool Deck - Pavers - Resurface	\$25,000	X	5	/	30	=	\$4,167
2771	Pool Fence - Replace	\$22,750	X	5	/	20	=	\$5,688
2773	Swimming Pool - Resurface	\$45,000	X	5	/	12	=	\$18,750
2787	Pool Enclosure/Equipment - Replace	\$35,000	X	5	/	25	=	\$7,000
								\$246,973



#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
<b>Entry/Exit Area</b>					
2145	Entry/Exit Gates - Replace	25	\$25,000	\$1,000	2.01 %
2169	Entry Monuments - Refurbish/Replace	20	\$20,000	\$1,000	2.01 %
2501	Intercom/Entry System - Replace	10	\$5,500	\$550	1.10 %
2509	Gate Operators - Replace	15	\$22,000	\$1,467	2.94 %
<b>Site and Grounds</b>					
2107	Concrete Sidewalks - Repair	10	\$8,500	\$850	1.71 %
2109	Concrete Curbs & Gutters - Repair	20	\$12,500	\$625	1.25 %
2123	Asphalt - Seal/Repair	4	\$25,000	\$6,250	12.55 %
2125	Asphalt - Resurface	20	\$250,000	\$12,500	25.10 %
2137	Metal Fencing - Replace	25	\$41,250	\$1,650	3.31 %
2141	Vinyl Fencing - Replace	25	\$75,000	\$3,000	6.02 %
2157	Perimeter Walls - Repair/Paint	7	\$24,000	\$3,429	6.88 %
2166	Mailbox Kiosks - Replace	15	\$26,000	\$1,733	3.48 %
2591	Irrigation System - Repair/Replace	10	\$10,000	\$1,000	2.01 %
2595	Pond Fountain - Replace	10	\$14,000	\$1,400	2.81 %
<b>Pool Cabana</b>					
2343	Building Exterior - Seal/Paint	7	\$10,000	\$1,429	2.87 %
2371	Bathroom/Utility Doors - Replace	30	\$10,000	\$333	0.67 %
2381	Asphalt Shingle Roofing - Replace	20	\$15,000	\$750	1.51 %
2389	Gutters/Downspouts - Replace	30	\$4,000	\$133	0.27 %
2543	Surveillance System - Replace	10	\$5,000	\$500	1.00 %
2749	Bathrooms - Remodel	20	\$10,000	\$500	1.00 %
<b>Swimming Pool &amp; Deck</b>					
2763	Pool Deck Furniture - Replace	8	\$17,500	\$2,188	4.39 %
2768	Pool Deck - Coated - Resurface	30	\$12,000	\$400	0.80 %
2769	Pool Deck - Pavers - Resurface	30	\$25,000	\$833	1.67 %
2771	Pool Fence - Replace	20	\$22,750	\$1,138	2.28 %
2773	Swimming Pool - Resurface	12	\$45,000	\$3,750	7.53 %
2787	Pool Enclosure/Equipment - Replace	25	\$35,000	\$1,400	2.81 %
26	Total Funded Components			\$49,807	100.00 %

# 30-Year Reserve Plan Summary

Report # 17918-11  
No-Site-Visit

Fiscal Year Start: 2025

Interest: 2.00 %

Inflation: 3.00 %

Reserve Fund Strength: as-of Fiscal Year Start Date	Projected Reserve Balance Changes
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Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	% Increase		Loan or Special Assmts	Interest Income	Reserve Expenses
					In Annual Reserve Funding	Reserve Funding			
2025	\$150,000	\$246,973	60.7 %	Medium	3.27 %	\$56,800	\$0	\$3,601	\$0
2026	\$210,401	\$305,683	68.8 %	Medium	3.00 %	\$58,504	\$0	\$4,588	\$24,720
2027	\$248,773	\$342,232	72.7 %	Low	3.00 %	\$60,259	\$0	\$5,522	\$10,609
2028	\$303,945	\$395,998	76.8 %	Low	3.00 %	\$62,067	\$0	\$6,293	\$46,441
2029	\$325,864	\$416,102	78.3 %	Low	3.00 %	\$63,929	\$0	\$7,223	\$0
2030	\$397,015	\$486,325	81.6 %	Low	3.00 %	\$65,847	\$0	\$8,175	\$49,849
2031	\$421,188	\$509,043	82.7 %	Low	3.00 %	\$67,822	\$0	\$9,186	\$0
2032	\$498,196	\$585,571	85.1 %	Low	3.00 %	\$69,857	\$0	\$9,892	\$86,091
2033	\$491,854	\$577,558	85.2 %	Low	3.00 %	\$71,953	\$0	\$10,347	\$30,402
2034	\$543,751	\$628,557	86.5 %	Low	3.00 %	\$74,111	\$0	\$11,249	\$46,972
2035	\$582,139	\$665,970	87.4 %	Low	3.00 %	\$76,334	\$0	\$12,222	\$29,566
2036	\$641,130	\$724,440	88.5 %	Low	3.00 %	\$78,624	\$0	\$13,141	\$58,830
2037	\$674,065	\$756,592	89.1 %	Low	3.00 %	\$80,983	\$0	\$14,423	\$0
2038	\$769,471	\$852,433	90.3 %	Low	3.00 %	\$83,413	\$0	\$16,373	\$0
2039	\$869,257	\$953,344	91.2 %	Low	3.00 %	\$85,915	\$0	\$14,405	\$397,055
2040	\$572,522	\$650,576	88.0 %	Low	3.00 %	\$88,493	\$0	\$9,937	\$248,885
2041	\$422,067	\$493,667	85.5 %	Low	3.00 %	\$91,147	\$0	\$9,277	\$16,047
2042	\$506,444	\$574,272	88.2 %	Low	3.00 %	\$93,882	\$0	\$11,170	\$0
2043	\$611,496	\$676,294	90.4 %	Low	3.00 %	\$96,698	\$0	\$13,319	\$0
2044	\$721,512	\$783,919	92.0 %	Low	3.00 %	\$99,599	\$0	\$11,963	\$357,277
2045	\$475,797	\$529,399	89.9 %	Low	3.00 %	\$102,587	\$0	\$9,545	\$108,367
2046	\$479,563	\$526,319	91.1 %	Low	3.00 %	\$105,665	\$0	\$10,746	\$0
2047	\$595,974	\$637,545	93.5 %	Low	3.00 %	\$108,835	\$0	\$12,664	\$45,986
2048	\$671,486	\$707,604	94.9 %	Low	3.00 %	\$112,100	\$0	\$13,988	\$69,076
2049	\$728,498	\$758,932	96.0 %	Low	3.00 %	\$115,463	\$0	\$15,336	\$52,853
2050	\$806,444	\$831,546	97.0 %	Low	3.00 %	\$118,927	\$0	\$15,027	\$242,878
2051	\$697,519	\$713,742	97.7 %	Low	3.00 %	\$122,494	\$0	\$15,315	\$0
2052	\$835,329	\$845,790	98.8 %	Low	3.00 %	\$126,169	\$0	\$17,181	\$94,405
2053	\$884,274	\$887,882	99.6 %	Low	3.00 %	\$129,954	\$0	\$19,160	\$0
2054	\$1,033,388	\$1,031,892	100.1 %	Low	3.00 %	\$133,853	\$0	\$21,638	\$56,558

Fiscal Year	2025	2026	2027	2028	2029
Starting Reserve Balance	\$150,000	\$210,401	\$248,773	\$303,945	\$325,864
Annual Reserve Funding	\$56,800	\$58,504	\$60,259	\$62,067	\$63,929
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$3,601	\$4,588	\$5,522	\$6,293	\$7,223
<b>Total Income</b>	<b>\$210,401</b>	<b>\$273,493</b>	<b>\$314,554</b>	<b>\$372,305</b>	<b>\$397,015</b>
# Component					
<b>Entry/Exit Area</b>					
2145 Entry/Exit Gates - Replace	\$0	\$0	\$0	\$0	\$0
2169 Entry Monuments - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
2501 Intercom/Entry System - Replace	\$0	\$0	\$0	\$0	\$0
2509 Gate Operators - Replace	\$0	\$0	\$0	\$0	\$0
<b>Site and Grounds</b>					
2107 Concrete Sidewalks - Repair	\$0	\$0	\$0	\$0	\$0
2109 Concrete Curbs & Gutters - Repair	\$0	\$0	\$0	\$0	\$0
2123 Asphalt - Seal/Repair	\$0	\$0	\$0	\$27,318	\$0
2125 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2137 Metal Fencing - Replace	\$0	\$0	\$0	\$0	\$0
2141 Vinyl Fencing - Replace	\$0	\$0	\$0	\$0	\$0
2157 Perimeter Walls - Repair/Paint	\$0	\$24,720	\$0	\$0	\$0
2166 Mailbox Kiosks - Replace	\$0	\$0	\$0	\$0	\$0
2591 Irrigation System - Repair/Replace	\$0	\$0	\$0	\$0	\$0
2595 Pond Fountain - Replace	\$0	\$0	\$0	\$0	\$0
<b>Pool Cabana</b>					
2343 Building Exterior - Seal/Paint	\$0	\$0	\$10,609	\$0	\$0
2371 Bathroom/Utility Doors - Replace	\$0	\$0	\$0	\$0	\$0
2381 Asphalt Shingle Roofing - Replace	\$0	\$0	\$0	\$0	\$0
2389 Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
2543 Surveillance System - Replace	\$0	\$0	\$0	\$0	\$0
2749 Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
<b>Swimming Pool &amp; Deck</b>					
2763 Pool Deck Furniture - Replace	\$0	\$0	\$0	\$19,123	\$0
2768 Pool Deck - Coated - Resurface	\$0	\$0	\$0	\$0	\$0
2769 Pool Deck - Pavers - Resurface	\$0	\$0	\$0	\$0	\$0
2771 Pool Fence - Replace	\$0	\$0	\$0	\$0	\$0
2773 Swimming Pool - Resurface	\$0	\$0	\$0	\$0	\$0
2787 Pool Enclosure/Equipment - Replace	\$0	\$0	\$0	\$0	\$0
<b>Total Expenses</b>	<b>\$0</b>	<b>\$24,720</b>	<b>\$10,609</b>	<b>\$46,441</b>	<b>\$0</b>
Ending Reserve Balance	\$210,401	\$248,773	\$303,945	\$325,864	\$397,015

<b>Fiscal Year</b>	<b>2030</b>	<b>2031</b>	<b>2032</b>	<b>2033</b>	<b>2034</b>
Starting Reserve Balance	\$397,015	\$421,188	\$498,196	\$491,854	\$543,751
Annual Reserve Funding	\$65,847	\$67,822	\$69,857	\$71,953	\$74,111
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$8,175	\$9,186	\$9,892	\$10,347	\$11,249
<b>Total Income</b>	<b>\$471,037</b>	<b>\$498,196</b>	<b>\$577,945</b>	<b>\$574,153</b>	<b>\$629,111</b>
<b># Component</b>					
<b>Entry/Exit Area</b>					
2145 Entry/Exit Gates - Replace	\$0	\$0	\$0	\$0	\$0
2169 Entry Monuments - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
2501 Intercom/Entry System - Replace	\$6,376	\$0	\$0	\$0	\$0
2509 Gate Operators - Replace	\$0	\$0	\$0	\$0	\$0
<b>Site and Grounds</b>					
2107 Concrete Sidewalks - Repair	\$9,854	\$0	\$0	\$0	\$0
2109 Concrete Curbs & Gutters - Repair	\$0	\$0	\$0	\$0	\$0
2123 Asphalt - Seal/Repair	\$0	\$0	\$30,747	\$0	\$0
2125 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2137 Metal Fencing - Replace	\$0	\$0	\$0	\$0	\$0
2141 Vinyl Fencing - Replace	\$0	\$0	\$0	\$0	\$0
2157 Perimeter Walls - Repair/Paint	\$0	\$0	\$0	\$30,402	\$0
2166 Mailbox Kiosks - Replace	\$0	\$0	\$0	\$0	\$33,924
2591 Irrigation System - Repair/Replace	\$11,593	\$0	\$0	\$0	\$0
2595 Pond Fountain - Replace	\$16,230	\$0	\$0	\$0	\$0
<b>Pool Cabana</b>					
2343 Building Exterior - Seal/Paint	\$0	\$0	\$0	\$0	\$13,048
2371 Bathroom/Utility Doors - Replace	\$0	\$0	\$0	\$0	\$0
2381 Asphalt Shingle Roofing - Replace	\$0	\$0	\$0	\$0	\$0
2389 Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
2543 Surveillance System - Replace	\$5,796	\$0	\$0	\$0	\$0
2749 Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
<b>Swimming Pool &amp; Deck</b>					
2763 Pool Deck Furniture - Replace	\$0	\$0	\$0	\$0	\$0
2768 Pool Deck - Coated - Resurface	\$0	\$0	\$0	\$0	\$0
2769 Pool Deck - Pavers - Resurface	\$0	\$0	\$0	\$0	\$0
2771 Pool Fence - Replace	\$0	\$0	\$0	\$0	\$0
2773 Swimming Pool - Resurface	\$0	\$0	\$55,344	\$0	\$0
2787 Pool Enclosure/Equipment - Replace	\$0	\$0	\$0	\$0	\$0
<b>Total Expenses</b>	<b>\$49,849</b>	<b>\$0</b>	<b>\$86,091</b>	<b>\$30,402</b>	<b>\$46,972</b>
Ending Reserve Balance	\$421,188	\$498,196	\$491,854	\$543,751	\$582,139

<b>Fiscal Year</b>	<b>2035</b>	<b>2036</b>	<b>2037</b>	<b>2038</b>	<b>2039</b>
Starting Reserve Balance	\$582,139	\$641,130	\$674,065	\$769,471	\$869,257
Annual Reserve Funding	\$76,334	\$78,624	\$80,983	\$83,413	\$85,915
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$12,222	\$13,141	\$14,423	\$16,373	\$14,405
<b>Total Income</b>	<b>\$670,696</b>	<b>\$732,895</b>	<b>\$769,471</b>	<b>\$869,257</b>	<b>\$969,577</b>
<b># Component</b>					
<b>Entry/Exit Area</b>					
2145 Entry/Exit Gates - Replace	\$0	\$0	\$0	\$0	\$0
2169 Entry Monuments - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
2501 Intercom/Entry System - Replace	\$0	\$0	\$0	\$0	\$0
2509 Gate Operators - Replace	\$29,566	\$0	\$0	\$0	\$0
<b>Site and Grounds</b>					
2107 Concrete Sidewalks - Repair	\$0	\$0	\$0	\$0	\$0
2109 Concrete Curbs & Gutters - Repair	\$0	\$0	\$0	\$0	\$18,907
2123 Asphalt - Seal/Repair	\$0	\$34,606	\$0	\$0	\$0
2125 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$378,147
2137 Metal Fencing - Replace	\$0	\$0	\$0	\$0	\$0
2141 Vinyl Fencing - Replace	\$0	\$0	\$0	\$0	\$0
2157 Perimeter Walls - Repair/Paint	\$0	\$0	\$0	\$0	\$0
2166 Mailbox Kiosks - Replace	\$0	\$0	\$0	\$0	\$0
2591 Irrigation System - Repair/Replace	\$0	\$0	\$0	\$0	\$0
2595 Pond Fountain - Replace	\$0	\$0	\$0	\$0	\$0
<b>Pool Cabana</b>					
2343 Building Exterior - Seal/Paint	\$0	\$0	\$0	\$0	\$0
2371 Bathroom/Utility Doors - Replace	\$0	\$0	\$0	\$0	\$0
2381 Asphalt Shingle Roofing - Replace	\$0	\$0	\$0	\$0	\$0
2389 Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
2543 Surveillance System - Replace	\$0	\$0	\$0	\$0	\$0
2749 Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
<b>Swimming Pool &amp; Deck</b>					
2763 Pool Deck Furniture - Replace	\$0	\$24,224	\$0	\$0	\$0
2768 Pool Deck - Coated - Resurface	\$0	\$0	\$0	\$0	\$0
2769 Pool Deck - Pavers - Resurface	\$0	\$0	\$0	\$0	\$0
2771 Pool Fence - Replace	\$0	\$0	\$0	\$0	\$0
2773 Swimming Pool - Resurface	\$0	\$0	\$0	\$0	\$0
2787 Pool Enclosure/Equipment - Replace	\$0	\$0	\$0	\$0	\$0
<b>Total Expenses</b>	<b>\$29,566</b>	<b>\$58,830</b>	<b>\$0</b>	<b>\$0</b>	<b>\$397,055</b>
Ending Reserve Balance	\$641,130	\$674,065	\$769,471	\$869,257	\$572,522

<b>Fiscal Year</b>	<b>2040</b>	<b>2041</b>	<b>2042</b>	<b>2043</b>	<b>2044</b>
Starting Reserve Balance	\$572,522	\$422,067	\$506,444	\$611,496	\$721,512
Annual Reserve Funding	\$88,493	\$91,147	\$93,882	\$96,698	\$99,599
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$9,937	\$9,277	\$11,170	\$13,319	\$11,963
<b>Total Income</b>	<b>\$670,952</b>	<b>\$522,491</b>	<b>\$611,496</b>	<b>\$721,512</b>	<b>\$833,074</b>
<b># Component</b>					
<b>Entry/Exit Area</b>					
2145 Entry/Exit Gates - Replace	\$0	\$0	\$0	\$0	\$0
2169 Entry Monuments - Refurbish/Replace	\$31,159	\$0	\$0	\$0	\$0
2501 Intercom/Entry System - Replace	\$8,569	\$0	\$0	\$0	\$0
2509 Gate Operators - Replace	\$0	\$0	\$0	\$0	\$0
<b>Site and Grounds</b>					
2107 Concrete Sidewalks - Repair	\$13,243	\$0	\$0	\$0	\$0
2109 Concrete Curbs & Gutters - Repair	\$0	\$0	\$0	\$0	\$0
2123 Asphalt - Seal/Repair	\$38,949	\$0	\$0	\$0	\$43,838
2125 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2137 Metal Fencing - Replace	\$0	\$0	\$0	\$0	\$72,332
2141 Vinyl Fencing - Replace	\$0	\$0	\$0	\$0	\$131,513
2157 Perimeter Walls - Repair/Paint	\$37,391	\$0	\$0	\$0	\$0
2166 Mailbox Kiosks - Replace	\$0	\$0	\$0	\$0	\$0
2591 Irrigation System - Repair/Replace	\$15,580	\$0	\$0	\$0	\$0
2595 Pond Fountain - Replace	\$21,812	\$0	\$0	\$0	\$0
<b>Pool Cabana</b>					
2343 Building Exterior - Seal/Paint	\$0	\$16,047	\$0	\$0	\$0
2371 Bathroom/Utility Doors - Replace	\$0	\$0	\$0	\$0	\$0
2381 Asphalt Shingle Roofing - Replace	\$23,370	\$0	\$0	\$0	\$0
2389 Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
2543 Surveillance System - Replace	\$7,790	\$0	\$0	\$0	\$0
2749 Bathrooms - Remodel	\$15,580	\$0	\$0	\$0	\$0
<b>Swimming Pool &amp; Deck</b>					
2763 Pool Deck Furniture - Replace	\$0	\$0	\$0	\$0	\$30,686
2768 Pool Deck - Coated - Resurface	\$0	\$0	\$0	\$0	\$0
2769 Pool Deck - Pavers - Resurface	\$0	\$0	\$0	\$0	\$0
2771 Pool Fence - Replace	\$35,444	\$0	\$0	\$0	\$0
2773 Swimming Pool - Resurface	\$0	\$0	\$0	\$0	\$78,908
2787 Pool Enclosure/Equipment - Replace	\$0	\$0	\$0	\$0	\$0
<b>Total Expenses</b>	<b>\$248,885</b>	<b>\$16,047</b>	<b>\$0</b>	<b>\$0</b>	<b>\$357,277</b>
Ending Reserve Balance	\$422,067	\$506,444	\$611,496	\$721,512	\$475,797

<b>Fiscal Year</b>	<b>2045</b>	<b>2046</b>	<b>2047</b>	<b>2048</b>	<b>2049</b>
Starting Reserve Balance	\$475,797	\$479,563	\$595,974	\$671,486	\$728,498
Annual Reserve Funding	\$102,587	\$105,665	\$108,835	\$112,100	\$115,463
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$9,545	\$10,746	\$12,664	\$13,988	\$15,336
<b>Total Income</b>	<b>\$587,930</b>	<b>\$595,974</b>	<b>\$717,472</b>	<b>\$797,573</b>	<b>\$859,297</b>
<b># Component</b>					
<b>Entry/Exit Area</b>					
2145 Entry/Exit Gates - Replace	\$45,153	\$0	\$0	\$0	\$0
2169 Entry Monuments - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
2501 Intercom/Entry System - Replace	\$0	\$0	\$0	\$0	\$0
2509 Gate Operators - Replace	\$0	\$0	\$0	\$0	\$0
<b>Site and Grounds</b>					
2107 Concrete Sidewalks - Repair	\$0	\$0	\$0	\$0	\$0
2109 Concrete Curbs & Gutters - Repair	\$0	\$0	\$0	\$0	\$0
2123 Asphalt - Seal/Repair	\$0	\$0	\$0	\$49,340	\$0
2125 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2137 Metal Fencing - Replace	\$0	\$0	\$0	\$0	\$0
2141 Vinyl Fencing - Replace	\$0	\$0	\$0	\$0	\$0
2157 Perimeter Walls - Repair/Paint	\$0	\$0	\$45,986	\$0	\$0
2166 Mailbox Kiosks - Replace	\$0	\$0	\$0	\$0	\$52,853
2591 Irrigation System - Repair/Replace	\$0	\$0	\$0	\$0	\$0
2595 Pond Fountain - Replace	\$0	\$0	\$0	\$0	\$0
<b>Pool Cabana</b>					
2343 Building Exterior - Seal/Paint	\$0	\$0	\$0	\$19,736	\$0
2371 Bathroom/Utility Doors - Replace	\$0	\$0	\$0	\$0	\$0
2381 Asphalt Shingle Roofing - Replace	\$0	\$0	\$0	\$0	\$0
2389 Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
2543 Surveillance System - Replace	\$0	\$0	\$0	\$0	\$0
2749 Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
<b>Swimming Pool &amp; Deck</b>					
2763 Pool Deck Furniture - Replace	\$0	\$0	\$0	\$0	\$0
2768 Pool Deck - Coated - Resurface	\$0	\$0	\$0	\$0	\$0
2769 Pool Deck - Pavers - Resurface	\$0	\$0	\$0	\$0	\$0
2771 Pool Fence - Replace	\$0	\$0	\$0	\$0	\$0
2773 Swimming Pool - Resurface	\$0	\$0	\$0	\$0	\$0
2787 Pool Enclosure/Equipment - Replace	\$63,214	\$0	\$0	\$0	\$0
<b>Total Expenses</b>	<b>\$108,367</b>	<b>\$0</b>	<b>\$45,986</b>	<b>\$69,076</b>	<b>\$52,853</b>
Ending Reserve Balance	\$479,563	\$595,974	\$671,486	\$728,498	\$806,444



<b>Fiscal Year</b>	<b>2050</b>	<b>2051</b>	<b>2052</b>	<b>2053</b>	<b>2054</b>
Starting Reserve Balance	\$806,444	\$697,519	\$835,329	\$884,274	\$1,033,388
Annual Reserve Funding	\$118,927	\$122,494	\$126,169	\$129,954	\$133,853
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$15,027	\$15,315	\$17,181	\$19,160	\$21,638
<b>Total Income</b>	<b>\$940,397</b>	<b>\$835,329</b>	<b>\$978,679</b>	<b>\$1,033,388</b>	<b>\$1,188,880</b>
<b># Component</b>					
<b>Entry/Exit Area</b>					
2145 Entry/Exit Gates - Replace	\$0	\$0	\$0	\$0	\$0
2169 Entry Monuments - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
2501 Intercom/Entry System - Replace	\$11,516	\$0	\$0	\$0	\$0
2509 Gate Operators - Replace	\$46,063	\$0	\$0	\$0	\$0
<b>Site and Grounds</b>					
2107 Concrete Sidewalks - Repair	\$17,797	\$0	\$0	\$0	\$0
2109 Concrete Curbs & Gutters - Repair	\$0	\$0	\$0	\$0	\$0
2123 Asphalt - Seal/Repair	\$0	\$0	\$55,532	\$0	\$0
2125 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2137 Metal Fencing - Replace	\$0	\$0	\$0	\$0	\$0
2141 Vinyl Fencing - Replace	\$0	\$0	\$0	\$0	\$0
2157 Perimeter Walls - Repair/Paint	\$0	\$0	\$0	\$0	\$56,558
2166 Mailbox Kiosks - Replace	\$0	\$0	\$0	\$0	\$0
2591 Irrigation System - Repair/Replace	\$20,938	\$0	\$0	\$0	\$0
2595 Pond Fountain - Replace	\$29,313	\$0	\$0	\$0	\$0
<b>Pool Cabana</b>					
2343 Building Exterior - Seal/Paint	\$0	\$0	\$0	\$0	\$0
2371 Bathroom/Utility Doors - Replace	\$20,938	\$0	\$0	\$0	\$0
2381 Asphalt Shingle Roofing - Replace	\$0	\$0	\$0	\$0	\$0
2389 Gutters/Downspouts - Replace	\$8,375	\$0	\$0	\$0	\$0
2543 Surveillance System - Replace	\$10,469	\$0	\$0	\$0	\$0
2749 Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
<b>Swimming Pool &amp; Deck</b>					
2763 Pool Deck Furniture - Replace	\$0	\$0	\$38,873	\$0	\$0
2768 Pool Deck - Coated - Resurface	\$25,125	\$0	\$0	\$0	\$0
2769 Pool Deck - Pavers - Resurface	\$52,344	\$0	\$0	\$0	\$0
2771 Pool Fence - Replace	\$0	\$0	\$0	\$0	\$0
2773 Swimming Pool - Resurface	\$0	\$0	\$0	\$0	\$0
2787 Pool Enclosure/Equipment - Replace	\$0	\$0	\$0	\$0	\$0
<b>Total Expenses</b>	<b>\$242,878</b>	<b>\$0</b>	<b>\$94,405</b>	<b>\$0</b>	<b>\$56,558</b>
Ending Reserve Balance	\$697,519	\$835,329	\$884,274	\$1,033,388	\$1,132,322





## Terms and Definitions

<b>BTU</b>	British Thermal Unit (a standard unit of energy)
<b>DIA</b>	Diameter
<b>GSF</b>	Gross Square Feet (area). Equivalent to Square Feet
<b>GSY</b>	Gross Square Yards (area). Equivalent to Square Yards
<b>HP</b>	Horsepower
<b>LF</b>	Linear Feet (length)
<b>Effective Age</b>	The difference between Useful Life and Remaining Useful Life. Note that this is not necessarily equivalent to the chronological age of the component.
<b>Fully Funded Balance (FFB)</b>	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.
<b>Inflation</b>	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.
<b>Interest</b>	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.
<b>Percent Funded</b>	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.
<b>Remaining Useful Life (RUL)</b>	The estimated time, in years, that a common area component can be expected to continue to serve its intended function.
<b>Useful Life (UL)</b>	The estimated time, in years, that a common area component can be expected to serve its intended function.



## Component Details

## Entry/Exit Area

**Comp #: 2145 Entry/Exit Gates - Replace****Quantity: (4) Vehicular Gates**

Location: Entrance/exit to development

Funded?: Yes. Meets the CAI Reserve Study Standards three-part test.

History: Presumed to be original to the construction of the entry/exit area (2019-2020, per information provided/satellite imagery)

Comments: No project history or other relevant information provided by the client during this engagement (2024). Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2021 for the 2022 fiscal year).

Useful Life: 25 years

Remaining Life: 20 years

Best Case: \$ 22,000

Worst Case: \$28,000

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

**Comp #: 2169 Entry Monuments - Refurbish/Replace****Quantity: (2) Monuments/Signs**

Location: Entrance/exit to development

Funded?: Yes. Meets the CAI Reserve Study Standards three-part test.

History: Presumed to be original to the construction of the entry/exit area (2019-2020, per information provided/satellite imagery)

Comments: No project history or other relevant information provided by the client during this engagement (2024). Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2021 for the 2022 fiscal year).

Useful Life: 20 years

Remaining Life: 15 years

Best Case: \$ 15,000

Worst Case: \$25,000

Lower allowance to refurbish/replace

Higher allowance

Cost Source: AR Cost Database

**Comp #: 2179 Landscape Lights - Replace****Quantity: Numerous Lights**

Location: Entrance/exit to development

Funded?: No. No expectation for comprehensive replacement - Individual/partial replacement costs too small for Reserve designation.

History:

Comments: No project history or other relevant information provided by the client during this engagement (2024). Costs for individual/partial landscape light replacements are not anticipated to meet the minimum threshold set for Reserve funding (\$3,000).

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

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

Location: Entrance to development

Funded?: Yes. Meets the CAI Reserve Study Standards three-part test.

History: Presumed to be original to the construction of the entry/exit area (2019-2020, per information provided/satellite imagery)

Comments: No project history or other relevant information provided by the client during this engagement (2024). Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2021 for the 2022 fiscal year).

Useful Life: 10 years

Remaining Life: 5 years

Best Case: \$ 4,500

Worst Case: \$6,500

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

**Comp #: 2509 Gate Operators - Replace****Quantity: (4) Operators**

Location: Entrance/exit to development

Funded?: Yes. Meets the CAI Reserve Study Standards three-part test.

History: Presumed to be original to the construction of the entry/exit area (2019-2020, per information provided/satellite imagery)

Comments: No project history or other relevant information provided by the client during this engagement (2024). Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2021 for the 2022 fiscal year).

Useful Life: 15 years

Remaining Life: 10 years

Best Case: \$ 19,000

Worst Case: \$25,000

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

## Site and Grounds

**Comp #: 2107 Concrete Sidewalks - Repair****Quantity: Approx 40,000 GSF**

Location: Throughout property/development

Funded?: Yes. Meets the CAI Reserve Study Standards three-part test.

History: Installed during construction of the property (2019-2020, per information provided/satellite imagery)

Comments: No project history or other relevant information provided by the client during this engagement (2024). Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2021 for the 2022 fiscal year).

Useful Life: 10 years

Remaining Life: 5 years

Best Case: \$ 7,500

Worst Case: \$9,500

Lower allowance for grinding and repairs

Higher allowance

Cost Source: AR Cost Database

**Comp #: 2109 Concrete Curbs & Gutters - Repair****Quantity: Approx 7,000 LF**

Location: Throughout property/development

Funded?: Yes. Meets the CAI Reserve Study Standards three-part test.

History: Roadways installed/constructed in approximately 2019 (per information provided/satellite imagery)

Comments: No project history or other relevant information provided by the client during this engagement (2024). Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2021 for the 2022 fiscal year).

Useful Life: 20 years

Remaining Life: 14 years

Best Case: \$ 10,000

Worst Case: \$15,000

Lower allowance for grinding and repairs

Higher allowance

Cost Source: AR Cost Database

**Comp #: 2113 Stormwater Drainage System - Repair****Quantity: (1) System**

Location: Throughout property/development

Funded?: No. Too indeterminate for Reserve designation.

History:

Comments: No project history or other relevant information provided by the client during this engagement (2024).

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

**Comp #: 2123 Asphalt - Seal/Repair****Quantity: Approx 17,000 GSY**

Location: Throughout development

Funded?: Yes. Meets the CAI Reserve Study Standards three-part test.

History: Sealing completed in 2024 at an approximate cost of \$25,000 (per information provided)

Comments: No project history or other relevant information provided by the client during this engagement (2024). Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2021 for the 2022 fiscal year).

Useful Life: 4 years

Remaining Life: 3 years

Best Case: \$ 22,500

Worst Case: \$27,500

Lower estimate to seal/repair

Higher estimate

Cost Source: Client Cost History

**Comp #: 2125 Asphalt - Resurface****Quantity: Approx 17,000 GSY**

Location: Throughout property/development

Funded?: Yes. Meets the CAI Reserve Study Standards three-part test.

History: Roadways installed/constructed in approximately 2019 (per information provided/satellite imagery)

Comments: No project history or other relevant information provided by the client during this engagement (2024). Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2021 for the 2022 fiscal year).

Useful Life: 20 years

Remaining Life: 14 years

Best Case: \$ 225,000

Worst Case: \$275,000

Lower estimate to resurface

Higher estimate

Cost Source: AR Cost Database

**Comp #: 2137 Metal Fencing - Replace****Quantity: Approx 750 LF**

Location: Perimeter of development (South)

Funded?: Yes. Meets the CAI Reserve Study Standards three-part test.

History: Installed in approximately 2019 (per information provided/satellite imagery)

Comments: No project history or other relevant information provided by the client during this engagement (2024). Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2021 for the 2022 fiscal year).

Useful Life: 25 years

Remaining Life: 19 years

Best Case: \$ 36,250

Worst Case: \$46,250

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

**Comp #: 2141 Vinyl Fencing - Replace****Quantity: Approx 2,000 LF**

Location: Perimeter of development (East, North, West)

Funded?: Yes. Meets the CAI Reserve Study Standards three-part test.

History: Installed in approximately 2019 (per information provided/satellite imagery)

Comments: No project history or other relevant information provided by the client during this engagement (2024). Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2021 for the 2022 fiscal year).

Useful Life: 25 years

Remaining Life: 19 years

Best Case: \$ 67,500

Worst Case: \$82,500

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

**Comp #: 2157 Perimeter Walls - Repair/Paint****Quantity: Approx 32,000 GSF**

Location: Perimeter of development

Funded?: Yes. Meets the CAI Reserve Study Standards three-part test.

History: Installed/constructed in approximately 2019 (per information provided/satellite imagery)

Comments: No project history or other relevant information provided by the client during this engagement (2024). Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2021 for the 2022 fiscal year).

Useful Life: 7 years

Remaining Life: 1 years

Best Case: \$ 21,000

Worst Case: \$27,000

Lower estimate to repair/paint

Higher estimate

Cost Source: AR Cost Database

**Comp #: 2166 Mailbox Kiosks - Replace****Quantity: (9) Kiosks**

Location: Parking lot (pool cabana)

Funded?: Yes. Meets the CAI Reserve Study Standards three-part test.

History: Installed in approximately 2019 (per information provided/satellite imagery)

Comments: No project history or other relevant information provided by the client during this engagement (2024). Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2021 for the 2022 fiscal year).

Useful Life: 15 years

Remaining Life: 9 years

Best Case: \$ 23,000

Worst Case: \$29,000

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database/Research with Vendor

**Comp #: 2170 Directional/Street Signs - Replace****Quantity: (20) Signs**

Location: Throughout property/development

Funded?: No. No expectation for comprehensive replacement - Individual/partial replacement costs too small for Reserve designation.

History:

Comments: No project history or other relevant information provided by the client during this engagement (2024). Comprehensive replacement not anticipated due to signage style (u-channel). Costs for individual/partial replacements are not anticipated to meet the minimum threshold set for Reserve funding (\$3,000).

Useful Life: 20 years

Remaining Life:

Best Case:

Worst Case: Higher estimate

Lower estimate to replace

Cost Source: AR Cost Database



**Comp #: 2173 Street Lights - Replace** **Quantity: Numerous Lights**  
Location: Throughout property/development  
Funded?: No. Per information provided - Client/Association not responsible (Leased).  
History:  
Comments: No relevant information provided by the client during this engagement (2024).  
Useful Life: Remaining Life:  
Best Case: Worst Case:  
Cost Source:

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**Comp #: 2185 Landscaping - Refurbish** **Quantity: Numerous Areas**  
Location: Landscaped common areas throughout property/development  
Funded?: No. Per information provided - Expected to be handled through the Operating budget.  
History:  
Comments: No project history or other relevant information provided by the client during this engagement (2024). Landscaping maintenance and refurbishment projects are still anticipated to be completed through the client's Operating budget.  
Useful Life: Remaining Life:  
Best Case: Worst Case:  
Cost Source:

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**Comp #: 2582 Utility Infrastructure - Repair** **Quantity: Extensive Area**  
Location: Throughout property/development  
Funded?: No. Too indeterminate for Reserve designation.  
History:  
Comments: No project history or other relevant information provided by the client during this engagement (2024).  
Useful Life: Remaining Life:  
Best Case: Worst Case:  
Cost Source:

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**Comp #: 2583 Lift Station - Refurbish/Replace** **Quantity: (1) Station**  
Location: Lift station enclosure (Anywhere Road)  
Funded?: No. Per information provided - Client/Association not responsible.  
History:  
Comments: No relevant information provided by the client during this engagement (2024).  
Useful Life: Remaining Life:  
Best Case: Worst Case:  
Cost Source:

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**Comp #: 2587 Irrigation Controller - Replace** **Quantity: (1) Controller**  
Location: Adjacent to retention pond (Anywhere Road)  
Funded?: No. Too small for Reserve designation.  
History:  
Comments: No project history or other relevant information provided by the client during this engagement (2024). Cost estimates are still not anticipated to meet the minimum threshold set for Reserve funding (\$5,000).  
Useful Life: Remaining Life:  
Best Case: Worst Case:  
Cost Source:

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**Comp #: 2591 Irrigation System - Repair/Replace** **Quantity: (1) System**  
Location: Throughout property/development  
Funded?: Yes. Meets the CAI Reserve Study Standards three-part test.  
History: Presumed to be original to the construction of the property (2019-2020, per information provided/satellite imagery)  
Comments: No project history or other relevant information provided by the client during this engagement (2024). Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2021 for the 2022 fiscal year).  
Useful Life: 10 years Remaining Life: 5 years  
Best Case: \$ 8,000 Worst Case: \$12,000  
Lower allowance for miscellaneous repairs Higher allowance  
Cost Source: AR Cost Database

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**Comp #: 2595 Pond Fountain - Replace**

**Quantity: (1) Fountain**

Location: Retention pond

Funded?: Yes. Meets the CAI Reserve Study Standards three-part test.

History: Installed in approximately 2019-2020 (per information provided/satellite imagery)

Comments: No project history or other relevant information provided by the client during this engagement (2024). Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2021 for the 2022 fiscal year).

Useful Life: 10 years

Remaining Life: 5 years

Best Case: \$ 12,000

Worst Case: \$16,000

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

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## Pool Cabana

**Comp #: 2303 Exterior Lights - Replace****Quantity: (7) Lights**

Location: Building exterior (pool cabana)

Funded?: No. Too small for Reserve designation.

History:

Comments: No project history or other relevant information provided by the client during this engagement (2024). Cost estimates are still not anticipated to meet the minimum threshold set for Reserve funding (\$3,000).

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

**Comp #: 2343 Building Exterior - Seal/Paint****Quantity: (1) Building**

Location: Building exterior (pool cabana)

Funded?: Yes. Meets the CAI Reserve Study Standards three-part test.

History: Presumed to be original to the construction of the pool cabana (2019-2020, per information provided/satellite imagery)

Comments: No project history or other relevant information provided by the client during this engagement (2024). Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2021 for the 2022 fiscal year).

Useful Life: 7 years

Remaining Life: 2 years

Best Case: \$ 8,000

Worst Case: \$12,000

Lower estimate to seal/repaint

Higher estimate

Cost Source: AR Cost Database

**Comp #: 2371 Bathroom/Utility Doors - Replace****Quantity: (4) Doors**

Location: Building exterior (pool cabana)

Funded?: Yes. Meets the CAI Reserve Study Standards three-part test.

History: Presumed to be original to the construction of the pool cabana (2019-2020, per information provided/satellite imagery)

Comments: No project history or other relevant information provided by the client during this engagement (2024). Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2021 for the 2022 fiscal year).

Useful Life: 30 years

Remaining Life: 25 years

Best Case: \$ 8,000

Worst Case: \$12,000

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

**Comp #: 2381 Asphalt Shingle Roofing - Replace****Quantity: Approx 2,700 GSF**

Location: Building rooftop (pool cabana)

Funded?: Yes. Meets the CAI Reserve Study Standards three-part test.

History: Presumed to be original to the construction of the pool cabana (2019-2020, per information provided/satellite imagery)

Comments: No project history or other relevant information provided by the client during this engagement (2024). Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2021 for the 2022 fiscal year).

Useful Life: 20 years

Remaining Life: 15 years

Best Case: \$ 13,000

Worst Case: \$17,000

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

**Comp #: 2389 Gutters/Downspouts - Replace****Quantity: Approx 300 LF**

Location: Building rooftop (pool cabana)

Funded?: Yes. Meets the CAI Reserve Study Standards three-part test.

History: Presumed to be original to the construction of the pool cabana (2019-2020, per information provided/satellite imagery)

Comments: No project history or other relevant information provided by the client during this engagement (2024). Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2021 for the 2022 fiscal year).

Useful Life: 30 years

Remaining Life: 25 years

Best Case: \$ 3,500

Worst Case: \$4,500

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

**Comp #: 2543 Surveillance System - Replace****Quantity: (1) System, (4) Cameras**

Location: Throughout pool/amenity area (controls/monitor within pool cabana)

Funded?: Yes. Meets the CAI Reserve Study Standards three-part test.

History: Presumed to be original to the construction of the pool cabana (2019-2020, per information provided/satellite imagery)

Comments: No project history or other relevant information provided by the client during this engagement (2024). Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2021 for the 2022 fiscal year).

Useful Life: 10 years

Remaining Life: 5 years

Best Case: \$ 4,500

Worst Case: \$5,500

Lower allowance to upgrade/replace

Higher allowance

Cost Source: AR Cost Database

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

Location: Building interior (Pool cabana)

Funded?: Yes. Meets the CAI Reserve Study Standards three-part test.

History: Presumed to be original to the construction of the pool cabana (2019-2020, per information provided/satellite imagery)

Comments: No project history or other relevant information provided by the client during this engagement (2024). Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2021 for the 2022 fiscal year).

Useful Life: 20 years

Remaining Life: 15 years

Best Case: \$ 7,500

Worst Case: \$12,500

Lower allowance to remodel

Higher allowance

Cost Source: AR Cost Database

## Swimming Pool & Deck

**Comp #: 2763 Pool Deck Furniture - Replace****Quantity: Lump Sum Allowance**

Location: Pool deck

Funded?: Yes. Meets the CAI Reserve Study Standards three-part test.

History: Presumed to be original to the construction of the pool area (2019-2020, per information provided/satellite imagery)

Comments: No project history or other relevant information provided by the client during this engagement (2024). Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2021 for the 2022 fiscal year).

Useful Life: 8 years

Remaining Life: 3 years

Best Case: \$ 15,000

Worst Case: \$20,000

Lower allowance for replacement

Higher allowance

Cost Source: AR Cost Database

**Comp #: 2768 Pool Deck - Coated - Resurface****Quantity: Approx 2,000 GSF**

Location: Pool deck

Funded?: Yes. Meets the CAI Reserve Study Standards three-part test.

History: Presumed to be original to the construction of the pool area (2019-2020, per information provided/satellite imagery)

Comments: No project history or other relevant information provided by the client during this engagement (2024). Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2021 for the 2022 fiscal year).

Useful Life: 30 years

Remaining Life: 25 years

Best Case: \$ 10,000

Worst Case: \$14,000

Lower estimate to resurface

Higher estimate

Cost Source: AR Cost Database

**Comp #: 2769 Pool Deck - Pavers - Resurface****Quantity: Approx 2,500 GSF**

Location: Pool deck

Funded?: Yes. Meets the CAI Reserve Study Standards three-part test.

History: Presumed to be original to the construction of the pool area (2019-2020, per information provided/satellite imagery)

Comments: No project history or other relevant information provided by the client during this engagement (2024). Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2021 for the 2022 fiscal year).

Useful Life: 30 years

Remaining Life: 25 years

Best Case: \$ 22,500

Worst Case: \$27,500

Lower estimate to resurface

Higher estimate

Cost Source: AR Cost Database

**Comp #: 2771 Pool Fence - Replace****Quantity: Approx 350 LF**

Location: Perimeter of pool deck/area

Funded?: Yes. Meets the CAI Reserve Study Standards three-part test.

History: Presumed to be original to the construction of the pool area (2019-2020, per information provided/satellite imagery)

Comments: No project history or other relevant information provided by the client during this engagement (2024). Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2021 for the 2022 fiscal year).

Useful Life: 20 years

Remaining Life: 15 years

Best Case: \$ 20,250

Worst Case: \$25,250

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

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

Location: Pool deck (interior surfaces of pool)

Funded?: Yes. Meets the CAI Reserve Study Standards three-part test.

History: Presumed to be original to the construction of the pool area (2019-2020, per information provided/satellite imagery)

Comments: No project history or other relevant information provided by the client during this engagement (2024). Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2021 for the 2022 fiscal year).

Useful Life: 12 years

Remaining Life: 7 years

Best Case: \$ 40,000

Worst Case: \$50,000

Lower estimate to resurface

Higher estimate

Cost Source: AR Cost Database

**Comp #: 2787 Pool Enclosure/Equipment - Replace**

**Quantity: Numerous Pieces**

Location: Enclosure

Funded?: Yes. Meets the CAI Reserve Study Standards three-part test.

History: Presumed to be original to the construction of the pool area (2019-2020, per information provided/satellite imagery)

Comments: No project history or other relevant information provided by the client during this engagement (2024). Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2021 for the 2022 fiscal year).

Useful Life: 25 years

Remaining Life: 20 years

Best Case: \$ 25,000

Worst Case: \$45,000

Lower allowance to replace enclosure/equipment

Higher allowance

Cost Source: AR Cost Database

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