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# Williamson County Oak Brook HOA

## *Round Rock, TX*

ELON GOLDMAN
CAI-RS
00358
DESIGNATION
RESERVE SPECIALIST

Report #: 38975-0
Beginning: January 1, 2021
Expires: December 31, 2021

# RESERVE STUDY

## "Full"

April 4, 2021

# Welcome to your Reserve Study!

A Reserve Study is a valuable tool to help you budget responsibility 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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# Table of Contents

## Reserve Study Executive Summary — Full

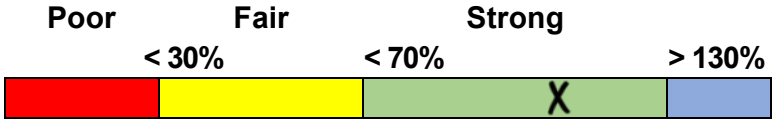
**Williamson County Oak Brook HOA**
Round Rock, TX
Level of Service: **"Full"**

Report #: **38975-0**
# of Units: 500
**January 1, 2021** through **December 31, 2021**

### Findings & Recommendations — as of January 1, 2021

| | |
|---|---|
| **Starting Reserve Balance** | **$335,864** |
| **Current Fully Funding Reserve Balance** | **$303,629** |
| **Average Reserve Deficit (Surplus) Per Unit** | **($64)** |
| **Percent Funded** | **110.6 %** |
| **Recommended 2021 Monthly "Full Funding" Contributions** | **$4,500** |
| **Most Recent Reserve Contribution Rate** | **$2,800** |

**Reserve Fund Strength: 110.6%**




**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 is a "Full".

• The information in this Reserve Study is based on our site inspection on 10/28/2020.

• This Reserve Study was prepared by, or under the supervision of a credentialed Reserve Specialist (RS™).

• Because your Reserve Fund is at 110.6 % Funded, this means the association's special assessment & deferred maintenance risk is currently Low.

• Based on this starting point, your anticipated future expenses, and your historical Reserve contribution rate, our recommendation is for you to increase your Reserve contributions to $4,500/month.

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

| # | Component | Useful Life (yrs) | Rem. Useful Life (yrs) | Current Average Cost |
|---|---|---|---|---|
| | **GROUNDS** | | | |
| 416 | Mailbox Covers - Refurbish | 20 | 0 | $15,000 |
| 503 | Metal Fencing - Replace | 30 | 10 | $5,500 |
| 503 | Street Guardrails - Replace 50% | 40 | 17 | $9,000 |
| 507 | Precast Conc. Fence - Replace 50% | 30 | 27 | $278,000 |
| 1119 | Precast Concrete Fence - Repaint | 10 | 7 | $38,000 |
| 1402 | Monument Signs - Refurbish | 20 | 0 | $3,500 |
| | **AMENITY CENTER** | | | |
| 105 | Pool Deck - Resurface | 16 | 12 | $27,000 |
| 206 | Conc. Parking lot/Walkways - Repair | 10 | 5 | $20,000 |
| 305 | Surveillance System - Modernize | 10 | 6 | $3,000 |
| 402 | Sun Shade (A) - Replace | 10 | 6 | $1,600 |
| 402 | Sun Shades (B) - Replace | 10 | 1 | $8,400 |
| 405 | Play Equipment - Replace | 18 | 9 | $60,000 |
| 406 | Park Furniture - Replace | 15 | 11 | $12,000 |
| 411 | Drinking Fountain - Replace | 15 | 14 | $2,600 |
| 412 | Playground Gravel - Replenish | 10 | 5 | $5,000 |
| 418 | Dog Park Pieces - Replace | 15 | 13 | $6,000 |
| 502 | Dog Park Fence - Replace | 30 | 28 | $7,200 |
| 503 | Metal Fencing - Replace | 30 | 23 | $7,400 |
| 510 | Pavilion - Replace/Refurbish | 30 | 7 | $25,000 |
| 603 | Tile - Replace | 30 | 7 | $14,750 |
| 700 | Utility Doors - Replace | 35 | 12 | $5,600 |
| 711 | FOB Entry System - Modernize | 10 | 5 | $2,000 |
| 909 | Restrooms - Refurbish | 15 | 11 | $10,000 |
| 1107 | Pool Perimeter Fence - Repaint | 5 | 0 | $6,575 |
| 1115 | Building/Restrooms - Seal/Paint | 10 | 7 | $4,000 |
| 1116 | Wood Surfaces - Stain/Seal | 10 | 7 | $8,000 |
| 1121 | Wood Soffits - Replace | 40 | 37 | $4,400 |
| 1201 | Pool Deck - Repair | 15 | 11 | $12,500 |
| 1202 | Pool - Replaster | 10 | 6 | $55,000 |
| 1207 | Pool Filters - Replace | 16 | 12 | $15,000 |
| 1208 | Sand Filters - Replace Media | 4 | 0 | $3,000 |
| 1209 | Chemical Controller - Replace | 10 | 6 | $2,500 |
| 1210 | Pool Pumps - Replace | 8 | 4 | $7,500 |
| 1225 | Pool Perimeter Fence - Replace | 30 | 7 | $36,750 |
| 1230 | Pool Furniture - Replace | 10 | 6 | $20,000 |
| 1308 | Metal Roof - Replace | 30 | 7 | $34,200 |

| # | Component | Useful Life (yrs) | Rem. Useful Life (yrs) | Current Average Cost |
|---|---|---|---|---|
| 1604 | Tennis/Basketball Courts -Resurface | 7 | 1 | $8,500 |
| 1605 | Windscreens - Replace | 10 | 5 | $2,700 |
| 1606 | Tennis Court Backboard - Replace | 15 | 13 | $3,000 |
| 1608 | Chain Link (Tennis/BBall) - Replace | 30 | 7 | $18,000 |
| 1610 | Basketball Hoop - Replace | 15 | 5 | $2,500 |

**41 Total Funded Components**

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

## Introduction

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

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

RESERVE STUDY RESULTS

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?*

RESERVE COMPONENT "FOUR-PART TEST"

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 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?*

RESERVE FUNDING PRINCIPLES

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

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

*What is our Recommended Funding Goal?*

FUNDING OBJECTIVES

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 10/28/2020, we visually inspected and were able to see all common areas. Please refer to the Component Details section at the bottom of the report for additional information on each of your Reserve components.


## Projected Expenses

While this Reserve Study looks forward 30 years, we have no expectation that all these expenses will all take place as anticipated. This Reserve Study needs to be updated annually because we expect the timing of these expenses to shift and the size of these expenses to change. We do feel more certain of the timing and cost of near-term expenses than expenses many years away. Please be aware of your near-term expenses, which we are able to project more accurately than the more distant projections.

The figure below summarizes the projected future expenses at your association as defined by your Reserve Component List. A summary of these components are shown in the Component Details table, while a summary of the expenses themselves are shown in the 30-yr Expense Summary table.

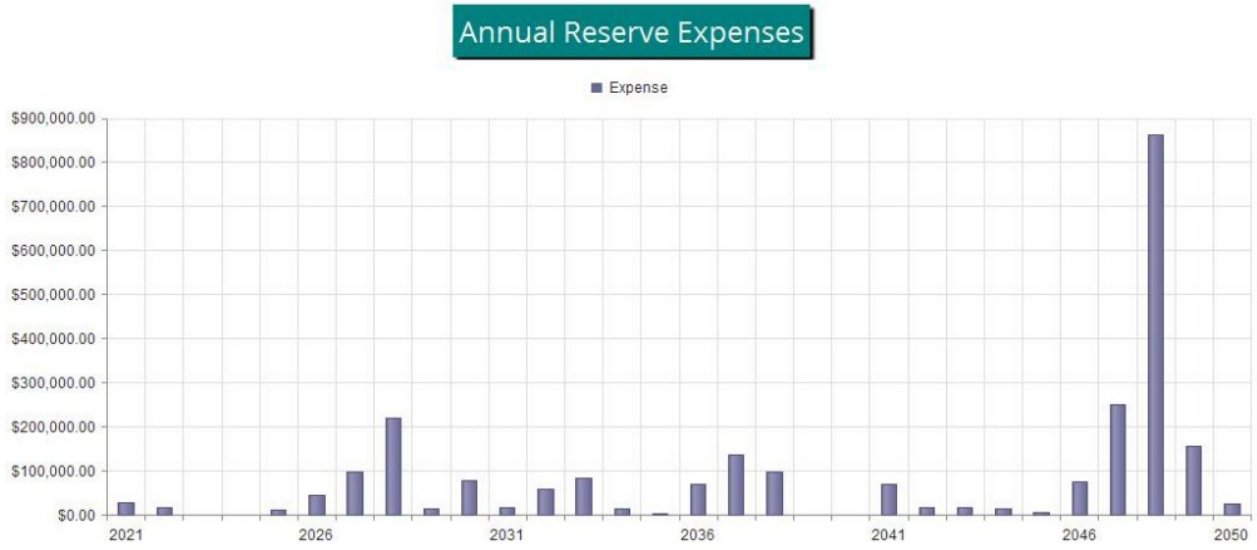



Figure 1

## Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be $335,864 as-of the start of your Fiscal Year on 1/1/2021. This is based on your actual balance on 1/1/2021 of $335,864 and anticipated Reserve contributions and expenses projected through the end of your Fiscal Year. As of your Fiscal Year Start, your Fully Funded Balance is computed to be $303,629. This figure represents the deteriorated value of your common area components. Comparing your Reserve Balance to your Fully Funded Balance indicates your Reserves are 110.6 % Funded.

## Recommended Funding Plan

Based on your current Percent Funded and your near-term and long-term Reserve needs, we are recommending budgeted contributions of $4,500 per month this Fiscal Year. The overall 30-yr plan, in perspective, is shown below. This same information is shown numerically in both the 30-yr Summary and the Cash Flow Detail tables.

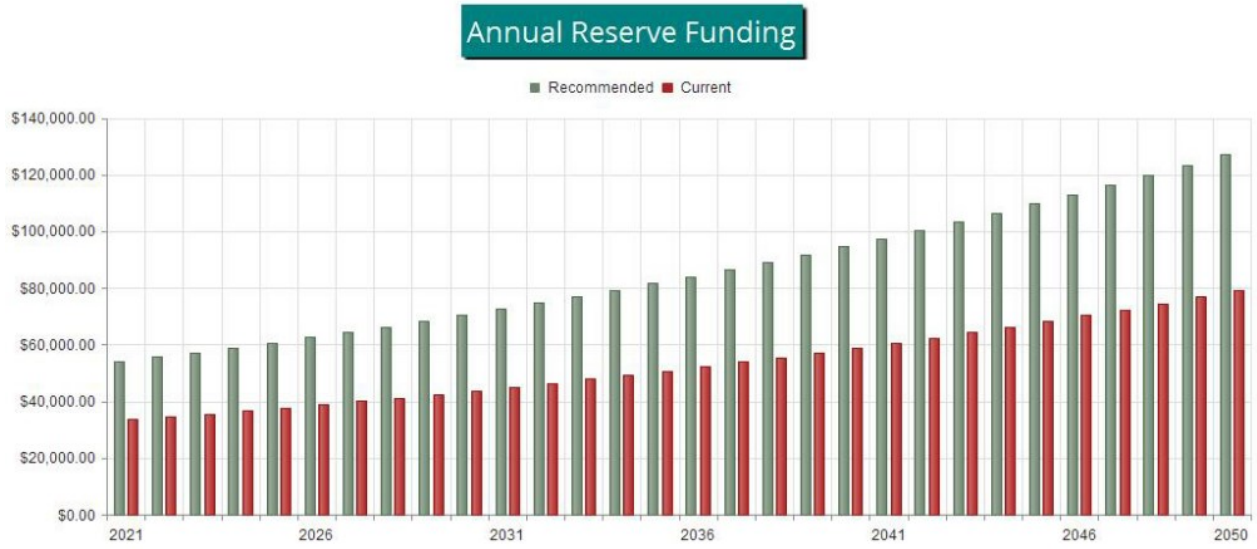



Figure 2

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

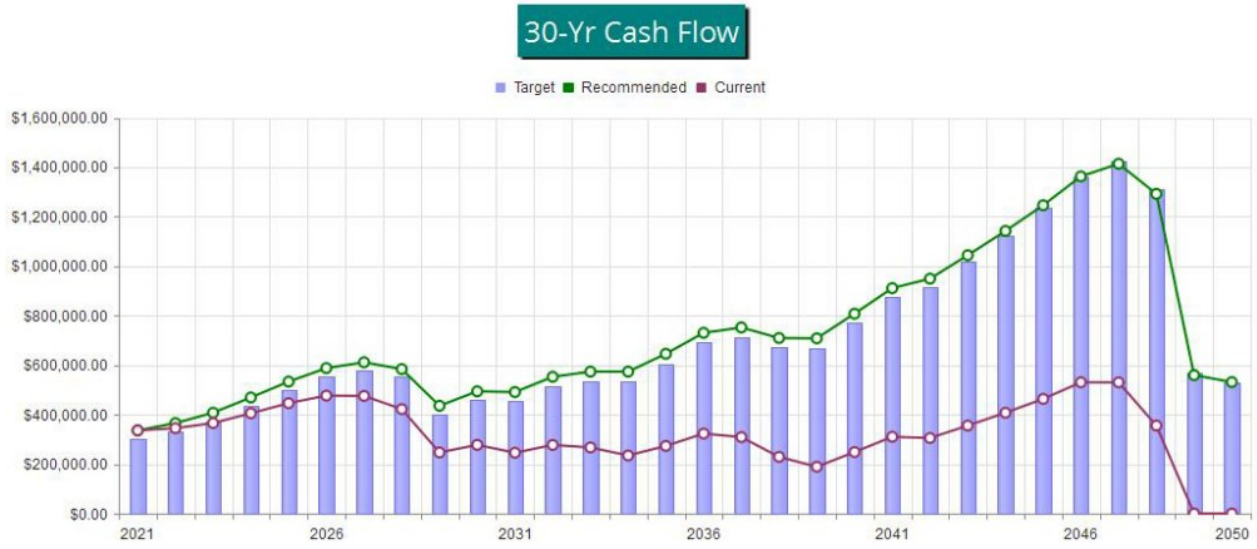



Figure 3

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

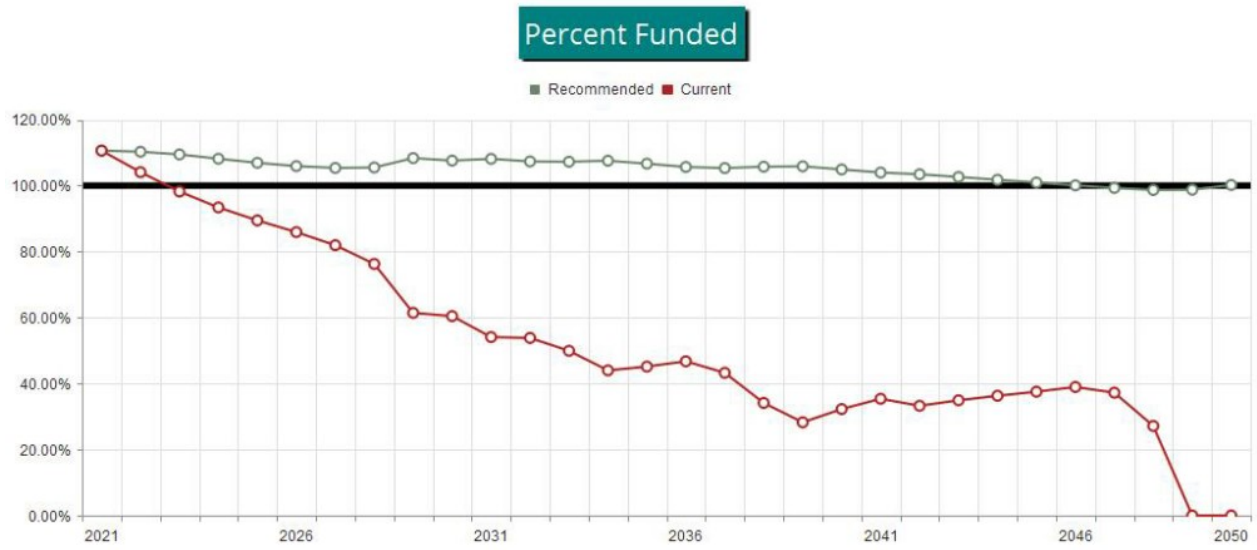



Figure 4

## Table Descriptions

Executive Summary is a summary of your Reserve Components

Budget Summary is a management and accounting tool, summarizing groupings of your Reserve Components.

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

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

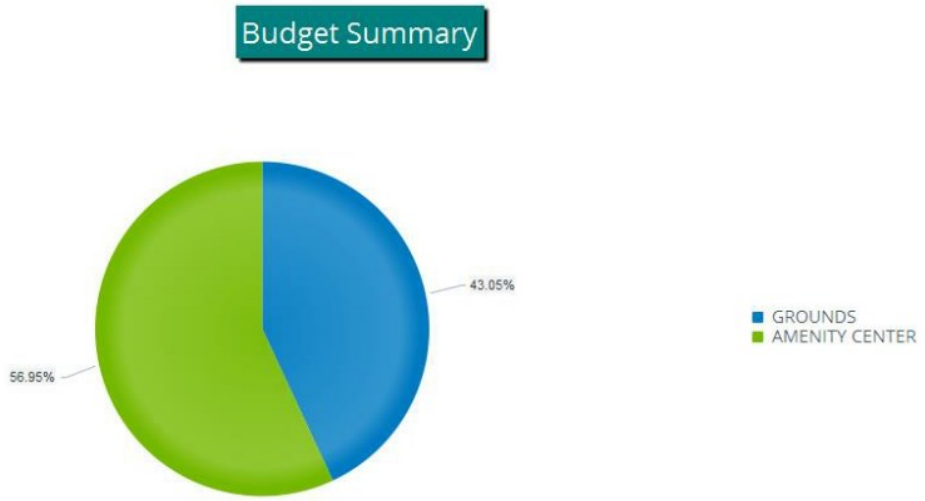
Component Significance shows the relative significance of each component to Reserve funding needs of the property, helping you see which components have more (or less) influence than others on your total Reserve contribution rate. The deterioration cost/yr of each component is calculated by dividing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

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

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

| | Useful Life | | 2021 Rem. Useful Life | | Estimated Replacement Cost in 2021 | 2021 Expenditures | 01/01/2021 Current Fund Balance | 01/01/2021 Fully Funded Balance | Remaining Bal. to be Funded | 2021 Contributions |
|---|---|---|---|---|---|---|---|---|---|---|
| | Min | Max | Min | Max | | | | | | |
| GROUNDS | 10 | 40 | 0 | 27 | $349,000 | $18,500 | $73,606 | $66,542 | $275,394 | $16,874 |
| AMENITY CENTER | 4 | 40 | 0 | 37 | $461,675 | $9,575 | $262,258 | $237,087 | $199,417 | $37,126 |
| | | | | | $810,675 | $28,075 | $335,864 | $303,629 | $474,811 | $54,000 |

Percent Funded: 110.6%



| # | Component | Quantity | Useful Life | Rem. Useful Life | Current Cost Estimate Best Case | Current Cost Estimate Worst Case |
|---|---|---|---|---|---|---|
| | GROUNDS | | | | | |
| 416 | Mailbox Covers - Refurbish | (7) Covers | 20 | 0 | $10,000 | $20,000 |
| 503 | Metal Fencing - Replace | ~ 110 LF | 30 | 10 | $5,000 | $6,000 |
| 503 | Street Guardrails - Replace 50% | ~ 370 LF | 40 | 17 | $8,000 | $10,000 |
| 507 | Precast Conc. Fence - Replace 50% | ~ 5,570 LF | 30 | 27 | $268,000 | $288,000 |
| 1119 | Precast Concrete Fence - Repaint | ~ 33,400 GSF | 10 | 7 | $36,000 | $40,000 |
| 1402 | Monument Signs - Refurbish | (2) Signs | 20 | 0 | $2,000 | $5,000 |
| | AMENITY CENTER | | | | | |
| 105 | Pool Deck - Resurface | ~ 5,400 GSF | 16 | 12 | $25,000 | $29,000 |
| 206 | Conc. Parking lot/Walkways - Repair | ~ 16,700 GSF | 10 | 5 | $15,000 | $25,000 |
| 305 | Surveillance System - Modernize | (1) System | 10 | 6 | $2,500 | $3,500 |
| 402 | Sun Shade (A) - Replace | (1) Shade; ~ 270 GSF | 10 | 6 | $1,400 | $1,800 |
| 402 | Sun Shades (B) - Replace | (2) Shades; ~ 1,400 GSF | 10 | 1 | $8,000 | $8,800 |
| 405 | Play Equipment - Replace | (3) Pieces | 18 | 9 | $50,000 | $70,000 |
| 406 | Park Furniture - Replace | (12) Pieces | 15 | 11 | $10,000 | $14,000 |
| 411 | Drinking Fountain - Replace | (1) Fountain | 15 | 14 | $2,000 | $3,200 |
| 412 | Playground Gravel - Replenish | ~ 4,400 GSF | 10 | 5 | $4,000 | $6,000 |
| 418 | Dog Park Pieces - Replace | (4) Pieces | 15 | 13 | $5,000 | $7,000 |
| 502 | Dog Park Fence - Replace | ~ 246 LF | 30 | 28 | $7,000 | $7,400 |
| 503 | Metal Fencing - Replace | ~ 92 LF | 30 | 23 | $7,000 | $7,800 |
| 510 | Pavilion - Replace/Refurbish | (1) Pavilion; ~ 1,200 GSF | 30 | 7 | $20,000 | $30,000 |
| 603 | Tile - Replace | ~ 740 GSF | 30 | 7 | $11,000 | $18,500 |
| 700 | Utility Doors - Replace | (8) Doors | 35 | 12 | $4,800 | $6,400 |
| 711 | FOB Entry System - Modernize | (1) System | 10 | 5 | $1,000 | $3,000 |
| 909 | Restrooms - Refurbish | (2) Restrooms | 15 | 11 | $8,000 | $12,000 |
| 1107 | Pool Perimeter Fence - Repaint | ~ 525 LF | 5 | 0 | $5,250 | $7,900 |
| 1115 | Building/Restrooms - Seal/Paint | ~ 2,000 GSF | 10 | 7 | $3,000 | $5,000 |
| 1116 | Wood Surfaces - Stain/Seal | ~ 1,600 GSF | 10 | 7 | $7,000 | $9,000 |
| 1121 | Wood Soffits - Replace | ~ 350 GSF | 40 | 37 | $3,500 | $5,300 |
| 1201 | Pool Deck - Repair | ~ 5,400 GSF | 15 | 11 | $10,000 | $15,000 |
| 1202 | Pool - Replaster | (1) Pool; ~ 5,500 GSF | 10 | 6 | $50,000 | $60,000 |
| 1207 | Pool Filters - Replace | (5) Sand Filters | 16 | 12 | $12,500 | $17,500 |
| 1208 | Sand Filters - Replace Media | (5) Sand Filters | 4 | 0 | $2,500 | $3,500 |
| 1209 | Chemical Controller - Replace | (1) System | 10 | 6 | $2,000 | $3,000 |
| 1210 | Pool Pumps - Replace | (5) Pumps | 8 | 4 | $5,000 | $10,000 |
| 1225 | Pool Perimeter Fence - Replace | ~ 525 LF | 30 | 7 | $31,500 | $42,000 |
| 1230 | Pool Furniture - Replace | (87) Pieces | 10 | 6 | $18,000 | $22,000 |
| 1308 | Metal Roof - Replace | ~ 2,280 GSF | 30 | 7 | $27,400 | $41,000 |
| 1604 | Tennis/Basketball Courts -Resurface | (2) Courts; ~ 9,000 GSF | 7 | 1 | $8,000 | $9,000 |
| 1605 | Windscreens - Replace | ~ 340 LF | 10 | 5 | $2,500 | $2,900 |
| 1606 | Tennis Court Backboard - Replace | (1) Backboard | 15 | 13 | $2,000 | $4,000 |
| 1608 | Chain Link (Tennis/BBall) - Replace | ~ 526 LF | 30 | 7 | $16,000 | $20,000 |
| 1610 | Basketball Hoop - Replace | (1) Hoop | 15 | 5 | $2,000 | $3,000 |

41 Total Funded Components

| # | Component | Current Cost Estimate | X | Effective Age | / | Useful Life | = | Fully Funded Balance |
|---|---|---|---|---|---|---|---|---|
| | GROUNDS | | | | | | | |
| 416 | Mailbox Covers - Refurbish | $15,000 | X | 20 | / | 20 | = | $15,000 |
| 503 | Metal Fencing - Replace | $5,500 | X | 20 | / | 30 | = | $3,667 |
| 503 | Street Guardrails - Replace 50% | $9,000 | X | 23 | / | 40 | = | $5,175 |
| 507 | Precast Conc. Fence - Replace 50% | $278,000 | X | 3 | / | 30 | = | $27,800 |
| 1119 | Precast Concrete Fence - Repaint | $38,000 | X | 3 | / | 10 | = | $11,400 |
| 1402 | Monument Signs - Refurbish | $3,500 | X | 20 | / | 20 | = | $3,500 |
| | AMENITY CENTER | | | | | | | |
| 105 | Pool Deck - Resurface | $27,000 | X | 4 | / | 16 | = | $6,750 |
| 206 | Conc. Parking lot/Walkways - Repair | $20,000 | X | 5 | / | 10 | = | $10,000 |
| 305 | Surveillance System - Modernize | $3,000 | X | 4 | / | 10 | = | $1,200 |
| 402 | Sun Shade (A) - Replace | $1,600 | X | 4 | / | 10 | = | $640 |
| 402 | Sun Shades (B) - Replace | $8,400 | X | 9 | / | 10 | = | $7,560 |
| 405 | Play Equipment - Replace | $60,000 | X | 9 | / | 18 | = | $30,000 |
| 406 | Park Furniture - Replace | $12,000 | X | 4 | / | 15 | = | $3,200 |
| 411 | Drinking Fountain - Replace | $2,600 | X | 1 | / | 15 | = | $173 |
| 412 | Playground Gravel - Replenish | $5,000 | X | 5 | / | 10 | = | $2,500 |
| 418 | Dog Park Pieces - Replace | $6,000 | X | 2 | / | 15 | = | $800 |
| 502 | Dog Park Fence - Replace | $7,200 | X | 2 | / | 30 | = | $480 |
| 503 | Metal Fencing - Replace | $7,400 | X | 7 | / | 30 | = | $1,727 |
| 510 | Pavilion - Replace/Refurbish | $25,000 | X | 23 | / | 30 | = | $19,167 |
| 603 | Tile - Replace | $14,750 | X | 23 | / | 30 | = | $11,308 |
| 700 | Utility Doors - Replace | $5,600 | X | 23 | / | 35 | = | $3,680 |
| 711 | FOB Entry System - Modernize | $2,000 | X | 5 | / | 10 | = | $1,000 |
| 909 | Restrooms - Refurbish | $10,000 | X | 4 | / | 15 | = | $2,667 |
| 1107 | Pool Perimeter Fence - Repaint | $6,575 | X | 5 | / | 5 | = | $6,575 |
| 1115 | Building/Restrooms - Seal/Paint | $4,000 | X | 3 | / | 10 | = | $1,200 |
| 1116 | Wood Surfaces - Stain/Seal | $8,000 | X | 3 | / | 10 | = | $2,400 |
| 1121 | Wood Soffits - Replace | $4,400 | X | 3 | / | 40 | = | $330 |
| 1201 | Pool Deck - Repair | $12,500 | X | 4 | / | 15 | = | $3,333 |
| 1202 | Pool - Replaster | $55,000 | X | 4 | / | 10 | = | $22,000 |
| 1207 | Pool Filters - Replace | $15,000 | X | 4 | / | 16 | = | $3,750 |
| 1208 | Sand Filters - Replace Media | $3,000 | X | 4 | / | 4 | = | $3,000 |
| 1209 | Chemical Controller - Replace | $2,500 | X | 4 | / | 10 | = | $1,000 |
| 1210 | Pool Pumps - Replace | $7,500 | X | 4 | / | 8 | = | $3,750 |
| 1225 | Pool Perimeter Fence - Replace | $36,750 | X | 23 | / | 30 | = | $28,175 |
| 1230 | Pool Furniture - Replace | $20,000 | X | 4 | / | 10 | = | $8,000 |
| 1308 | Metal Roof - Replace | $34,200 | X | 23 | / | 30 | = | $26,220 |
| 1604 | Tennis/Basketball Courts -Resurface | $8,500 | X | 6 | / | 7 | = | $7,286 |
| 1605 | Windscreens - Replace | $2,700 | X | 5 | / | 10 | = | $1,350 |
| 1606 | Tennis Court Backboard - Replace | $3,000 | X | 2 | / | 15 | = | $400 |
| 1608 | Chain Link (Tennis/BBall) - Replace | $18,000 | X | 23 | / | 30 | = | $13,800 |
| 1610 | Basketball Hoop - Replace | $2,500 | X | 10 | / | 15 | = | $1,667 |
| | | | | | | | | $303,629 |

| # | Component | Useful Life (yrs) | Current Cost Estimate | Deterioration Cost/Yr | Deterioration Significance |
|---|---|---|---|---|---|
| | GROUNDS | | | | |
| 416 | Mailbox Covers - Refurbish | 20 | $15,000 | $750 | 1.63 % |
| 503 | Metal Fencing - Replace | 30 | $5,500 | $183 | 0.40 % |
| 503 | Street Guardrails - Replace 50% | 40 | $9,000 | $225 | 0.49 % |
| 507 | Precast Conc. Fence - Replace 50% | 30 | $278,000 | $9,267 | 20.11 % |
| 1119 | Precast Concrete Fence - Repaint | 10 | $38,000 | $3,800 | 8.25 % |
| 1402 | Monument Signs - Refurbish | 20 | $3,500 | $175 | 0.38 % |
| | AMENITY CENTER | | | | |
| 105 | Pool Deck - Resurface | 16 | $27,000 | $1,688 | 3.66 % |
| 206 | Conc. Parking lot/Walkways - Repair | 10 | $20,000 | $2,000 | 4.34 % |
| 305 | Surveillance System - Modernize | 10 | $3,000 | $300 | 0.65 % |
| 402 | Sun Shade (A) - Replace | 10 | $1,600 | $160 | 0.35 % |
| 402 | Sun Shades (B) - Replace | 10 | $8,400 | $840 | 1.82 % |
| 405 | Play Equipment - Replace | 18 | $60,000 | $3,333 | 7.23 % |
| 406 | Park Furniture - Replace | 15 | $12,000 | $800 | 1.74 % |
| 411 | Drinking Fountain - Replace | 15 | $2,600 | $173 | 0.38 % |
| 412 | Playground Gravel - Replenish | 10 | $5,000 | $500 | 1.09 % |
| 418 | Dog Park Pieces - Replace | 15 | $6,000 | $400 | 0.87 % |
| 502 | Dog Park Fence - Replace | 30 | $7,200 | $240 | 0.52 % |
| 503 | Metal Fencing - Replace | 30 | $7,400 | $247 | 0.54 % |
| 510 | Pavilion - Replace/Refurbish | 30 | $25,000 | $833 | 1.81 % |
| 603 | Tile - Replace | 30 | $14,750 | $492 | 1.07 % |
| 700 | Utility Doors - Replace | 35 | $5,600 | $160 | 0.35 % |
| 711 | FOB Entry System - Modernize | 10 | $2,000 | $200 | 0.43 % |
| 909 | Restrooms - Refurbish | 15 | $10,000 | $667 | 1.45 % |
| 1107 | Pool Perimeter Fence - Repaint | 5 | $6,575 | $1,315 | 2.85 % |
| 1115 | Building/Restrooms - Seal/Paint | 10 | $4,000 | $400 | 0.87 % |
| 1116 | Wood Surfaces - Stain/Seal | 10 | $8,000 | $800 | 1.74 % |
| 1121 | Wood Soffits - Replace | 40 | $4,400 | $110 | 0.24 % |
| 1201 | Pool Deck - Repair | 15 | $12,500 | $833 | 1.81 % |
| 1202 | Pool - Replaster | 10 | $55,000 | $5,500 | 11.94 % |
| 1207 | Pool Filters - Replace | 16 | $15,000 | $938 | 2.03 % |
| 1208 | Sand Filters - Replace Media | 4 | $3,000 | $750 | 1.63 % |
| 1209 | Chemical Controller - Replace | 10 | $2,500 | $250 | 0.54 % |
| 1210 | Pool Pumps - Replace | 8 | $7,500 | $938 | 2.03 % |
| 1225 | Pool Perimeter Fence - Replace | 30 | $36,750 | $1,225 | 2.66 % |
| 1230 | Pool Furniture - Replace | 10 | $20,000 | $2,000 | 4.34 % |
| 1308 | Metal Roof - Replace | 30 | $34,200 | $1,140 | 2.47 % |
| 1604 | Tennis/Basketball Courts -Resurface | 7 | $8,500 | $1,214 | 2.64 % |
| 1605 | Windscreens - Replace | 10 | $2,700 | $270 | 0.59 % |
| 1606 | Tennis Court Backboard - Replace | 15 | $3,000 | $200 | 0.43 % |
| 1608 | Chain Link (Tennis/BBall) - Replace | 30 | $18,000 | $600 | 1.30 % |
| 1610 | Basketball Hoop - Replace | 15 | $2,500 | $167 | 0.36 % |
| 41 | Total Funded Components | | | $46,082 | 100.00 % |

# 30-Year Reserve Plan Summary

**Report # 38975-0**
**Full**

| Fiscal Year Start: 2021 | Interest: 1.00 % | Inflation: 3.00 % |
|---|---|---|
| Reserve Fund Strength Calculations: (All values of Fiscal Year Start Date) | Projected Reserve Balance Changes | |

| Year | Starting Reserve Balance | Fully Funded Balance | Percent Funded | Special Assmt Risk | % Increase In Annual Reserve Contribs. | Reserve Contribs. | Loan or Special Assmts | Interest Income | Reserve Expenses |
|---|---|---|---|---|---|---|---|---|---|
| 2021 | $335,864 | $303,629 | 110.6 % | Low | 60.71 % | $54,000 | $0 | $3,504 | $28,075 |
| 2022 | $365,293 | $331,285 | 110.3 % | Low | 3.00 % | $55,620 | $0 | $3,862 | $17,407 |
| 2023 | $407,368 | $372,182 | 109.5 % | Low | 3.00 % | $57,289 | $0 | $4,380 | $0 |
| 2024 | $469,037 | $433,703 | 108.1 % | Low | 3.00 % | $59,007 | $0 | $5,008 | $0 |
| 2025 | $533,052 | $498,579 | 106.9 % | Low | 3.00 % | $60,777 | $0 | $5,601 | $11,818 |
| 2026 | $587,613 | $554,786 | 105.9 % | Low | 3.00 % | $62,601 | $0 | $5,992 | $44,951 |
| 2027 | $611,255 | $580,154 | 105.4 % | Low | 3.00 % | $64,479 | $0 | $5,972 | $98,032 |
| 2028 | $583,674 | $553,261 | 105.5 % | Low | 3.00 % | $66,413 | $0 | $5,093 | $219,778 |
| 2029 | $435,402 | $401,862 | 108.3 % | Low | 3.00 % | $68,406 | $0 | $4,644 | $14,568 |
| 2030 | $493,884 | $459,039 | 107.6 % | Low | 3.00 % | $70,458 | $0 | $4,922 | $78,286 |
| 2031 | $490,978 | $454,105 | 108.1 % | Low | 3.00 % | $72,571 | $0 | $5,215 | $16,228 |
| 2032 | $552,537 | $514,802 | 107.3 % | Low | 3.00 % | $74,749 | $0 | $5,628 | $59,384 |
| 2033 | $573,530 | $534,782 | 107.2 % | Low | 3.00 % | $76,991 | $0 | $5,732 | $82,837 |
| 2034 | $573,416 | $533,177 | 107.5 % | Low | 3.00 % | $79,301 | $0 | $6,092 | $13,217 |
| 2035 | $645,593 | $605,261 | 106.7 % | Low | 3.00 % | $81,680 | $0 | $6,876 | $3,933 |
| 2036 | $730,216 | $691,162 | 105.7 % | Low | 3.00 % | $84,130 | $0 | $7,408 | $69,758 |
| 2037 | $751,996 | $713,994 | 105.3 % | Low | 3.00 % | $86,654 | $0 | $7,304 | $136,561 |
| 2038 | $709,394 | $670,923 | 105.7 % | Low | 3.00 % | $89,254 | $0 | $7,085 | $97,518 |
| 2039 | $708,214 | $669,058 | 105.9 % | Low | 3.00 % | $91,931 | $0 | $7,576 | $0 |
| 2040 | $807,722 | $769,935 | 104.9 % | Low | 3.00 % | $94,689 | $0 | $8,590 | $0 |
| 2041 | $911,001 | $876,262 | 104.0 % | Low | 3.00 % | $97,530 | $0 | $9,296 | $68,768 |
| 2042 | $949,060 | $917,444 | 103.4 % | Low | 3.00 % | $100,456 | $0 | $9,960 | $15,626 |
| 2043 | $1,043,850 | $1,017,170 | 102.6 % | Low | 3.00 % | $103,470 | $0 | $10,924 | $16,287 |
| 2044 | $1,141,957 | $1,121,856 | 101.8 % | Low | 3.00 % | $106,574 | $0 | $11,934 | $14,605 |
| 2045 | $1,245,860 | $1,234,144 | 100.9 % | Low | 3.00 % | $109,771 | $0 | $13,037 | $6,098 |
| 2046 | $1,362,569 | $1,361,372 | 100.1 % | Low | 3.00 % | $113,064 | $0 | $13,875 | $75,952 |
| 2047 | $1,413,556 | $1,423,362 | 99.3 % | Low | 3.00 % | $116,456 | $0 | $13,522 | $251,459 |
| 2048 | $1,292,076 | $1,309,422 | 98.7 % | Low | 3.00 % | $119,950 | $0 | $9,254 | $861,860 |
| 2049 | $559,419 | $566,420 | 98.8 % | Low | 3.00 % | $123,548 | $0 | $5,451 | $157,181 |
| 2050 | $531,237 | $530,111 | 100.2 % | Low | 3.00 % | $127,255 | $0 | $5,845 | $26,158 |

| | Fiscal Year | 2021 | 2022 | 2023 | 2024 | 2025 |
|---|---|---|---|---|---|---|
| | Starting Reserve Balance | $335,864 | $365,293 | $407,368 | $469,037 | $533,052 |
| | Annual Reserve Contribution | $54,000 | $55,620 | $57,289 | $59,007 | $60,777 |
| | Recommended Special Assessments | $0 | $0 | $0 | $0 | $0 |
| | Interest Earnings | $3,504 | $3,862 | $4,380 | $5,008 | $5,601 |
| | Total Income | $393,368 | $424,775 | $469,037 | $533,052 | $599,431 |
| # | Component | | | | | |
| | **GROUNDS** | | | | | |
| 416 | Mailbox Covers - Refurbish | $15,000 | $0 | $0 | $0 | $0 |
| 503 | Metal Fencing - Replace | $0 | $0 | $0 | $0 | $0 |
| 503 | Street Guardrails - Replace 50% | $0 | $0 | $0 | $0 | $0 |
| 507 | Precast Conc. Fence - Replace 50% | $0 | $0 | $0 | $0 | $0 |
| 1119 | Precast Concrete Fence - Repaint | $0 | $0 | $0 | $0 | $0 |
| 1402 | Monument Signs - Refurbish | $3,500 | $0 | $0 | $0 | $0 |
| | **AMENITY CENTER** | | | | | |
| 105 | Pool Deck - Resurface | $0 | $0 | $0 | $0 | $0 |
| 206 | Conc. Parking lot/Walkways - Repair | $0 | $0 | $0 | $0 | $0 |
| 305 | Surveillance System - Modernize | $0 | $0 | $0 | $0 | $0 |
| 402 | Sun Shade (A) - Replace | $0 | $0 | $0 | $0 | $0 |
| 402 | Sun Shades (B) - Replace | $0 | $8,652 | $0 | $0 | $0 |
| 405 | Play Equipment - Replace | $0 | $0 | $0 | $0 | $0 |
| 406 | Park Furniture - Replace | $0 | $0 | $0 | $0 | $0 |
| 411 | Drinking Fountain - Replace | $0 | $0 | $0 | $0 | $0 |
| 412 | Playground Gravel - Replenish | $0 | $0 | $0 | $0 | $0 |
| 418 | Dog Park Pieces - Replace | $0 | $0 | $0 | $0 | $0 |
| 502 | Dog Park Fence - Replace | $0 | $0 | $0 | $0 | $0 |
| 503 | Metal Fencing - Replace | $0 | $0 | $0 | $0 | $0 |
| 510 | Pavilion - Replace/Refurbish | $0 | $0 | $0 | $0 | $0 |
| 603 | Tile - Replace | $0 | $0 | $0 | $0 | $0 |
| 700 | Utility Doors - Replace | $0 | $0 | $0 | $0 | $0 |
| 711 | FOB Entry System - Modernize | $0 | $0 | $0 | $0 | $0 |
| 909 | Restrooms - Refurbish | $0 | $0 | $0 | $0 | $0 |
| 1107 | Pool Perimeter Fence - Repaint | $6,575 | $0 | $0 | $0 | $0 |
| 1115 | Building/Restrooms - Seal/Paint | $0 | $0 | $0 | $0 | $0 |
| 1116 | Wood Surfaces - Stain/Seal | $0 | $0 | $0 | $0 | $0 |
| 1121 | Wood Soffits - Replace | $0 | $0 | $0 | $0 | $0 |
| 1201 | Pool Deck - Repair | $0 | $0 | $0 | $0 | $0 |
| 1202 | Pool - Replaster | $0 | $0 | $0 | $0 | $0 |
| 1207 | Pool Filters - Replace | $0 | $0 | $0 | $0 | $0 |
| 1208 | Sand Filters - Replace Media | $3,000 | $0 | $0 | $0 | $3,377 |
| 1209 | Chemical Controller - Replace | $0 | $0 | $0 | $0 | $0 |
| 1210 | Pool Pumps - Replace | $0 | $0 | $0 | $0 | $8,441 |
| 1225 | Pool Perimeter Fence - Replace | $0 | $0 | $0 | $0 | $0 |
| 1230 | Pool Furniture - Replace | $0 | $0 | $0 | $0 | $0 |
| 1308 | Metal Roof - Replace | $0 | $0 | $0 | $0 | $0 |
| 1604 | Tennis/Basketball Courts -Resurface | $0 | $8,755 | $0 | $0 | $0 |
| 1605 | Windscreens - Replace | $0 | $0 | $0 | $0 | $0 |
| 1606 | Tennis Court Backboard - Replace | $0 | $0 | $0 | $0 | $0 |
| 1608 | Chain Link (Tennis/BBall) - Replace | $0 | $0 | $0 | $0 | $0 |
| 1610 | Basketball Hoop - Replace | $0 | $0 | $0 | $0 | $0 |
| | Total Expenses | $28,075 | $17,407 | $0 | $0 | $11,818 |
| | Ending Reserve Balance | $365,293 | $407,368 | $469,037 | $533,052 | $587,613 |

| | Fiscal Year | 2026 | 2027 | 2028 | 2029 | 2030 |
|---|---|---|---|---|---|---|
| | Starting Reserve Balance | $587,613 | $611,255 | $583,674 | $435,402 | $493,884 |
| | Annual Reserve Contribution | $62,601 | $64,479 | $66,413 | $68,406 | $70,458 |
| | Recommended Special Assessments | $0 | $0 | $0 | $0 | $0 |
| | Interest Earnings | $5,992 | $5,972 | $5,093 | $4,644 | $4,922 |
| | Total Income | $656,205 | $681,706 | $655,180 | $508,452 | $569,264 |
| # | Component | | | | | |
| | **GROUNDS** | | | | | |
| 416 | Mailbox Covers - Refurbish | $0 | $0 | $0 | $0 | $0 |
| 503 | Metal Fencing - Replace | $0 | $0 | $0 | $0 | $0 |
| 503 | Street Guardrails - Replace 50% | $0 | $0 | $0 | $0 | $0 |
| 507 | Precast Conc. Fence - Replace 50% | $0 | $0 | $0 | $0 | $0 |
| 1119 | Precast Concrete Fence - Repaint | $0 | $0 | $46,735 | $0 | $0 |
| 1402 | Monument Signs - Refurbish | $0 | $0 | $0 | $0 | $0 |
| | **AMENITY CENTER** | | | | | |
| 105 | Pool Deck - Resurface | $0 | $0 | $0 | $0 | $0 |
| 206 | Conc. Parking lot/Walkways - Repair | $23,185 | $0 | $0 | $0 | $0 |
| 305 | Surveillance System - Modernize | $0 | $3,582 | $0 | $0 | $0 |
| 402 | Sun Shade (A) - Replace | $0 | $1,910 | $0 | $0 | $0 |
| 402 | Sun Shades (B) - Replace | $0 | $0 | $0 | $0 | $0 |
| 405 | Play Equipment - Replace | $0 | $0 | $0 | $0 | $78,286 |
| 406 | Park Furniture - Replace | $0 | $0 | $0 | $0 | $0 |
| 411 | Drinking Fountain - Replace | $0 | $0 | $0 | $0 | $0 |
| 412 | Playground Gravel - Replenish | $5,796 | $0 | $0 | $0 | $0 |
| 418 | Dog Park Pieces - Replace | $0 | $0 | $0 | $0 | $0 |
| 502 | Dog Park Fence - Replace | $0 | $0 | $0 | $0 | $0 |
| 503 | Metal Fencing - Replace | $0 | $0 | $0 | $0 | $0 |
| 510 | Pavilion - Replace/Refurbish | $0 | $0 | $30,747 | $0 | $0 |
| 603 | Tile - Replace | $0 | $0 | $18,141 | $0 | $0 |
| 700 | Utility Doors - Replace | $0 | $0 | $0 | $0 | $0 |
| 711 | FOB Entry System - Modernize | $2,319 | $0 | $0 | $0 | $0 |
| 909 | Restrooms - Refurbish | $0 | $0 | $0 | $0 | $0 |
| 1107 | Pool Perimeter Fence - Repaint | $7,622 | $0 | $0 | $0 | $0 |
| 1115 | Building/Restrooms - Seal/Paint | $0 | $0 | $4,919 | $0 | $0 |
| 1116 | Wood Surfaces - Stain/Seal | $0 | $0 | $9,839 | $0 | $0 |
| 1121 | Wood Soffits - Replace | $0 | $0 | $0 | $0 | $0 |
| 1201 | Pool Deck - Repair | $0 | $0 | $0 | $0 | $0 |
| 1202 | Pool - Replaster | $0 | $65,673 | $0 | $0 | $0 |
| 1207 | Pool Filters - Replace | $0 | $0 | $0 | $0 | $0 |
| 1208 | Sand Filters - Replace Media | $0 | $0 | $0 | $3,800 | $0 |
| 1209 | Chemical Controller - Replace | $0 | $2,985 | $0 | $0 | $0 |
| 1210 | Pool Pumps - Replace | $0 | $0 | $0 | $0 | $0 |
| 1225 | Pool Perimeter Fence - Replace | $0 | $0 | $45,198 | $0 | $0 |
| 1230 | Pool Furniture - Replace | $0 | $23,881 | $0 | $0 | $0 |
| 1308 | Metal Roof - Replace | $0 | $0 | $42,062 | $0 | $0 |
| 1604 | Tennis/Basketball Courts -Resurface | $0 | $0 | $0 | $10,768 | $0 |
| 1605 | Windscreens - Replace | $3,130 | $0 | $0 | $0 | $0 |
| 1606 | Tennis Court Backboard - Replace | $0 | $0 | $0 | $0 | $0 |
| 1608 | Chain Link (Tennis/BBall) - Replace | $0 | $0 | $22,138 | $0 | $0 |
| 1610 | Basketball Hoop - Replace | $2,898 | $0 | $0 | $0 | $0 |
| | Total Expenses | $44,951 | $98,032 | $219,778 | $14,568 | $78,286 |
| | Ending Reserve Balance | $611,255 | $583,674 | $435,402 | $493,884 | $490,978 |

| | Fiscal Year | 2031 | 2032 | 2033 | 2034 | 2035 |
|---|---|---|---|---|---|---|
| | Starting Reserve Balance | $490,978 | $552,537 | $573,530 | $573,416 | $645,593 |
| | Annual Reserve Contribution | $72,571 | $74,749 | $76,991 | $79,301 | $81,680 |
| | Recommended Special Assessments | $0 | $0 | $0 | $0 | $0 |
| | Interest Earnings | $5,215 | $5,628 | $5,732 | $6,092 | $6,876 |
| | Total Income | $568,764 | $632,913 | $656,253 | $658,809 | $734,149 |
| # | Component | | | | | |
| | **GROUNDS** | | | | | |
| 416 | Mailbox Covers - Refurbish | $0 | $0 | $0 | $0 | $0 |
| 503 | Metal Fencing - Replace | $7,392 | $0 | $0 | $0 | $0 |
| 503 | Street Guardrails - Replace 50% | $0 | $0 | $0 | $0 | $0 |
| 507 | Precast Conc. Fence - Replace 50% | $0 | $0 | $0 | $0 | $0 |
| 1119 | Precast Concrete Fence - Repaint | $0 | $0 | $0 | $0 | $0 |
| 1402 | Monument Signs - Refurbish | $0 | $0 | $0 | $0 | $0 |
| | **AMENITY CENTER** | | | | | |
| 105 | Pool Deck - Resurface | $0 | $0 | $38,496 | $0 | $0 |
| 206 | Conc. Parking lot/Walkways - Repair | $0 | $0 | $0 | $0 | $0 |
| 305 | Surveillance System - Modernize | $0 | $0 | $0 | $0 | $0 |
| 402 | Sun Shade (A) - Replace | $0 | $0 | $0 | $0 | $0 |
| 402 | Sun Shades (B) - Replace | $0 | $11,628 | $0 | $0 | $0 |
| 405 | Play Equipment - Replace | $0 | $0 | $0 | $0 | $0 |
| 406 | Park Furniture - Replace | $0 | $16,611 | $0 | $0 | $0 |
| 411 | Drinking Fountain - Replace | $0 | $0 | $0 | $0 | $3,933 |
| 412 | Playground Gravel - Replenish | $0 | $0 | $0 | $0 | $0 |
| 418 | Dog Park Pieces - Replace | $0 | $0 | $0 | $8,811 | $0 |
| 502 | Dog Park Fence - Replace | $0 | $0 | $0 | $0 | $0 |
| 503 | Metal Fencing - Replace | $0 | $0 | $0 | $0 | $0 |
| 510 | Pavilion - Replace/Refurbish | $0 | $0 | $0 | $0 | $0 |
| 603 | Tile - Replace | $0 | $0 | $0 | $0 | $0 |
| 700 | Utility Doors - Replace | $0 | $0 | $7,984 | $0 | $0 |
| 711 | FOB Entry System - Modernize | $0 | $0 | $0 | $0 | $0 |
| 909 | Restrooms - Refurbish | $0 | $13,842 | $0 | $0 | $0 |
| 1107 | Pool Perimeter Fence - Repaint | $8,836 | $0 | $0 | $0 | $0 |
| 1115 | Building/Restrooms - Seal/Paint | $0 | $0 | $0 | $0 | $0 |
| 1116 | Wood Surfaces - Stain/Seal | $0 | $0 | $0 | $0 | $0 |
| 1121 | Wood Soffits - Replace | $0 | $0 | $0 | $0 | $0 |
| 1201 | Pool Deck - Repair | $0 | $17,303 | $0 | $0 | $0 |
| 1202 | Pool - Replaster | $0 | $0 | $0 | $0 | $0 |
| 1207 | Pool Filters - Replace | $0 | $0 | $21,386 | $0 | $0 |
| 1208 | Sand Filters - Replace Media | $0 | $0 | $4,277 | $0 | $0 |
| 1209 | Chemical Controller - Replace | $0 | $0 | $0 | $0 | $0 |
| 1210 | Pool Pumps - Replace | $0 | $0 | $10,693 | $0 | $0 |
| 1225 | Pool Perimeter Fence - Replace | $0 | $0 | $0 | $0 | $0 |
| 1230 | Pool Furniture - Replace | $0 | $0 | $0 | $0 | $0 |
| 1308 | Metal Roof - Replace | $0 | $0 | $0 | $0 | $0 |
| 1604 | Tennis/Basketball Courts -Resurface | $0 | $0 | $0 | $0 | $0 |
| 1605 | Windscreens - Replace | $0 | $0 | $0 | $0 | $0 |
| 1606 | Tennis Court Backboard - Replace | $0 | $0 | $0 | $4,406 | $0 |
| 1608 | Chain Link (Tennis/BBall) - Replace | $0 | $0 | $0 | $0 | $0 |
| 1610 | Basketball Hoop - Replace | $0 | $0 | $0 | $0 | $0 |
| | Total Expenses | $16,228 | $59,384 | $82,837 | $13,217 | $3,933 |
| | Ending Reserve Balance | $552,537 | $573,530 | $573,416 | $645,593 | $730,216 |

| | Fiscal Year | 2036 | 2037 | 2038 | 2039 | 2040 |
|---|---|---|---|---|---|---|
| | Starting Reserve Balance | $730,216 | $751,996 | $709,394 | $708,214 | $807,722 |
| | Annual Reserve Contribution | $84,130 | $86,654 | $89,254 | $91,931 | $94,689 |
| | Recommended Special Assessments | $0 | $0 | $0 | $0 | $0 |
| | Interest Earnings | $7,408 | $7,304 | $7,085 | $7,576 | $8,590 |
| | Total Income | $821,754 | $845,954 | $805,732 | $807,722 | $911,001 |
| # | Component | | | | | |
| | **GROUNDS** | | | | | |
| 416 | Mailbox Covers - Refurbish | $0 | $0 | $0 | $0 | $0 |
| 503 | Metal Fencing - Replace | $0 | $0 | $0 | $0 | $0 |
| 503 | Street Guardrails - Replace 50% | $0 | $0 | $14,876 | $0 | $0 |
| 507 | Precast Conc. Fence - Replace 50% | $0 | $0 | $0 | $0 | $0 |
| 1119 | Precast Concrete Fence - Repaint | $0 | $0 | $62,808 | $0 | $0 |
| 1402 | Monument Signs - Refurbish | $0 | $0 | $0 | $0 | $0 |
| | **AMENITY CENTER** | | | | | |
| 105 | Pool Deck - Resurface | $0 | $0 | $0 | $0 | $0 |
| 206 | Conc. Parking lot/Walkways - Repair | $31,159 | $0 | $0 | $0 | $0 |
| 305 | Surveillance System - Modernize | $0 | $4,814 | $0 | $0 | $0 |
| 402 | Sun Shade (A) - Replace | $0 | $2,568 | $0 | $0 | $0 |
| 402 | Sun Shades (B) - Replace | $0 | $0 | $0 | $0 | $0 |
| 405 | Play Equipment - Replace | $0 | $0 | $0 | $0 | $0 |
| 406 | Park Furniture - Replace | $0 | $0 | $0 | $0 | $0 |
| 411 | Drinking Fountain - Replace | $0 | $0 | $0 | $0 | $0 |
| 412 | Playground Gravel - Replenish | $7,790 | $0 | $0 | $0 | $0 |
| 418 | Dog Park Pieces - Replace | $0 | $0 | $0 | $0 | $0 |
| 502 | Dog Park Fence - Replace | $0 | $0 | $0 | $0 | $0 |
| 503 | Metal Fencing - Replace | $0 | $0 | $0 | $0 | $0 |
| 510 | Pavilion - Replace/Refurbish | $0 | $0 | $0 | $0 | $0 |
| 603 | Tile - Replace | $0 | $0 | $0 | $0 | $0 |
| 700 | Utility Doors - Replace | $0 | $0 | $0 | $0 | $0 |
| 711 | FOB Entry System - Modernize | $3,116 | $0 | $0 | $0 | $0 |
| 909 | Restrooms - Refurbish | $0 | $0 | $0 | $0 | $0 |
| 1107 | Pool Perimeter Fence - Repaint | $10,244 | $0 | $0 | $0 | $0 |
| 1115 | Building/Restrooms - Seal/Paint | $0 | $0 | $6,611 | $0 | $0 |
| 1116 | Wood Surfaces - Stain/Seal | $0 | $0 | $13,223 | $0 | $0 |
| 1121 | Wood Soffits - Replace | $0 | $0 | $0 | $0 | $0 |
| 1201 | Pool Deck - Repair | $0 | $0 | $0 | $0 | $0 |
| 1202 | Pool - Replaster | $0 | $88,259 | $0 | $0 | $0 |
| 1207 | Pool Filters - Replace | $0 | $0 | $0 | $0 | $0 |
| 1208 | Sand Filters - Replace Media | $0 | $4,814 | $0 | $0 | $0 |
| 1209 | Chemical Controller - Replace | $0 | $4,012 | $0 | $0 | $0 |
| 1210 | Pool Pumps - Replace | $0 | $0 | $0 | $0 | $0 |
| 1225 | Pool Perimeter Fence - Replace | $0 | $0 | $0 | $0 | $0 |
| 1230 | Pool Furniture - Replace | $0 | $32,094 | $0 | $0 | $0 |
| 1308 | Metal Roof - Replace | $0 | $0 | $0 | $0 | $0 |
| 1604 | Tennis/Basketball Courts -Resurface | $13,243 | $0 | $0 | $0 | $0 |
| 1605 | Windscreens - Replace | $4,207 | $0 | $0 | $0 | $0 |
| 1606 | Tennis Court Backboard - Replace | $0 | $0 | $0 | $0 | $0 |
| 1608 | Chain Link (Tennis/BBall) - Replace | $0 | $0 | $0 | $0 | $0 |
| 1610 | Basketball Hoop - Replace | $0 | $0 | $0 | $0 | $0 |
| | Total Expenses | $69,758 | $136,561 | $97,518 | $0 | $0 |
| | Ending Reserve Balance | $751,996 | $709,394 | $708,214 | $807,722 | $911,001 |

| | Fiscal Year | 2041 | 2042 | 2043 | 2044 | 2045 |
|---|---|---|---|---|---|---|
| | Starting Reserve Balance | $911,001 | $949,060 | $1,043,850 | $1,141,957 | $1,245,860 |
| | Annual Reserve Contribution | $97,530 | $100,456 | $103,470 | $106,574 | $109,771 |
| | Recommended Special Assessments | $0 | $0 | $0 | $0 | $0 |
| | Interest Earnings | $9,296 | $9,960 | $10,924 | $11,934 | $13,037 |
| | Total Income | $1,017,828 | $1,059,476 | $1,158,244 | $1,260,465 | $1,368,668 |
| # | Component | | | | | |
| | **GROUNDS** | | | | | |
| 416 | Mailbox Covers - Refurbish | $27,092 | $0 | $0 | $0 | $0 |
| 503 | Metal Fencing - Replace | $0 | $0 | $0 | $0 | $0 |
| 503 | Street Guardrails - Replace 50% | $0 | $0 | $0 | $0 | $0 |
| 507 | Precast Conc. Fence - Replace 50% | $0 | $0 | $0 | $0 | $0 |
| 1119 | Precast Concrete Fence - Repaint | $0 | $0 | $0 | $0 | $0 |
| 1402 | Monument Signs - Refurbish | $6,321 | $0 | $0 | $0 | $0 |
| | **AMENITY CENTER** | | | | | |
| 105 | Pool Deck - Resurface | $0 | $0 | $0 | $0 | $0 |
| 206 | Conc. Parking lot/Walkways - Repair | $0 | $0 | $0 | $0 | $0 |
| 305 | Surveillance System - Modernize | $0 | $0 | $0 | $0 | $0 |
| 402 | Sun Shade (A) - Replace | $0 | $0 | $0 | $0 | $0 |
| 402 | Sun Shades (B) - Replace | $0 | $15,626 | $0 | $0 | $0 |
| 405 | Play Equipment - Replace | $0 | $0 | $0 | $0 | $0 |
| 406 | Park Furniture - Replace | $0 | $0 | $0 | $0 | $0 |
| 411 | Drinking Fountain - Replace | $0 | $0 | $0 | $0 | $0 |
| 412 | Playground Gravel - Replenish | $0 | $0 | $0 | $0 | $0 |
| 418 | Dog Park Pieces - Replace | $0 | $0 | $0 | $0 | $0 |
| 502 | Dog Park Fence - Replace | $0 | $0 | $0 | $0 | $0 |
| 503 | Metal Fencing - Replace | $0 | $0 | $0 | $14,605 | $0 |
| 510 | Pavilion - Replace/Refurbish | $0 | $0 | $0 | $0 | $0 |
| 603 | Tile - Replace | $0 | $0 | $0 | $0 | $0 |
| 700 | Utility Doors - Replace | $0 | $0 | $0 | $0 | $0 |
| 711 | FOB Entry System - Modernize | $0 | $0 | $0 | $0 | $0 |
| 909 | Restrooms - Refurbish | $0 | $0 | $0 | $0 | $0 |
| 1107 | Pool Perimeter Fence - Repaint | $11,875 | $0 | $0 | $0 | $0 |
| 1115 | Building/Restrooms - Seal/Paint | $0 | $0 | $0 | $0 | $0 |
| 1116 | Wood Surfaces - Stain/Seal | $0 | $0 | $0 | $0 | $0 |
| 1121 | Wood Soffits - Replace | $0 | $0 | $0 | $0 | $0 |
| 1201 | Pool Deck - Repair | $0 | $0 | $0 | $0 | $0 |
| 1202 | Pool - Replaster | $0 | $0 | $0 | $0 | $0 |
| 1207 | Pool Filters - Replace | $0 | $0 | $0 | $0 | $0 |
| 1208 | Sand Filters - Replace Media | $5,418 | $0 | $0 | $0 | $6,098 |
| 1209 | Chemical Controller - Replace | $0 | $0 | $0 | $0 | $0 |
| 1210 | Pool Pumps - Replace | $13,546 | $0 | $0 | $0 | $0 |
| 1225 | Pool Perimeter Fence - Replace | $0 | $0 | $0 | $0 | $0 |
| 1230 | Pool Furniture - Replace | $0 | $0 | $0 | $0 | $0 |
| 1308 | Metal Roof - Replace | $0 | $0 | $0 | $0 | $0 |
| 1604 | Tennis/Basketball Courts -Resurface | $0 | $0 | $16,287 | $0 | $0 |
| 1605 | Windscreens - Replace | $0 | $0 | $0 | $0 | $0 |
| 1606 | Tennis Court Backboard - Replace | $0 | $0 | $0 | $0 | $0 |
| 1608 | Chain Link (Tennis/BBall) - Replace | $0 | $0 | $0 | $0 | $0 |
| 1610 | Basketball Hoop - Replace | $4,515 | $0 | $0 | $0 | $0 |
| | Total Expenses | $68,768 | $15,626 | $16,287 | $14,605 | $6,098 |
| | Ending Reserve Balance | $949,060 | $1,043,850 | $1,141,957 | $1,245,860 | $1,362,569 |

| | Fiscal Year | 2046 | 2047 | 2048 | 2049 | 2050 |
|---|---|---|---|---|---|---|
| | Starting Reserve Balance | $1,362,569 | $1,413,556 | $1,292,076 | $559,419 | $531,237 |
| | Annual Reserve Contribution | $113,064 | $116,456 | $119,950 | $123,548 | $127,255 |
| | Recommended Special Assessments | $0 | $0 | $0 | $0 | $0 |
| | Interest Earnings | $13,875 | $13,522 | $9,254 | $5,451 | $5,845 |
| | Total Income | $1,489,508 | $1,543,535 | $1,421,279 | $688,418 | $664,337 |
| # | Component | | | | | |
| | **GROUNDS** | | | | | |
| 416 | Mailbox Covers - Refurbish | $0 | $0 | $0 | $0 | $0 |
| 503 | Metal Fencing - Replace | $0 | $0 | $0 | $0 | $0 |
| 503 | Street Guardrails - Replace 50% | $0 | $0 | $0 | $0 | $0 |
| 507 | Precast Conc. Fence - Replace 50% | $0 | $0 | $617,518 | $0 | $0 |
| 1119 | Precast Concrete Fence - Repaint | $0 | $0 | $84,409 | $0 | $0 |
| 1402 | Monument Signs - Refurbish | $0 | $0 | $0 | $0 | $0 |
| | **AMENITY CENTER** | | | | | |
| 105 | Pool Deck - Resurface | $0 | $0 | $0 | $61,774 | $0 |
| 206 | Conc. Parking lot/Walkways - Repair | $41,876 | $0 | $0 | $0 | $0 |
| 305 | Surveillance System - Modernize | $0 | $6,470 | $0 | $0 | $0 |
| 402 | Sun Shade (A) - Replace | $0 | $3,451 | $0 | $0 | $0 |
| 402 | Sun Shades (B) - Replace | $0 | $0 | $0 | $0 | $0 |
| 405 | Play Equipment - Replace | $0 | $0 | $133,277 | $0 | $0 |
| 406 | Park Furniture - Replace | $0 | $25,879 | $0 | $0 | $0 |
| 411 | Drinking Fountain - Replace | $0 | $0 | $0 | $0 | $6,127 |
| 412 | Playground Gravel - Replenish | $10,469 | $0 | $0 | $0 | $0 |
| 418 | Dog Park Pieces - Replace | $0 | $0 | $0 | $13,728 | $0 |
| 502 | Dog Park Fence - Replace | $0 | $0 | $0 | $16,473 | $0 |
| 503 | Metal Fencing - Replace | $0 | $0 | $0 | $0 | $0 |
| 510 | Pavilion - Replace/Refurbish | $0 | $0 | $0 | $0 | $0 |
| 603 | Tile - Replace | $0 | $0 | $0 | $0 | $0 |
| 700 | Utility Doors - Replace | $0 | $0 | $0 | $0 | $0 |
| 711 | FOB Entry System - Modernize | $4,188 | $0 | $0 | $0 | $0 |
| 909 | Restrooms - Refurbish | $0 | $21,566 | $0 | $0 | $0 |
| 1107 | Pool Perimeter Fence - Repaint | $13,767 | $0 | $0 | $0 | $0 |
| 1115 | Building/Restrooms - Seal/Paint | $0 | $0 | $8,885 | $0 | $0 |
| 1116 | Wood Surfaces - Stain/Seal | $0 | $0 | $17,770 | $0 | $0 |
| 1121 | Wood Soffits - Replace | $0 | $0 | $0 | $0 | $0 |
| 1201 | Pool Deck - Repair | $0 | $26,957 | $0 | $0 | $0 |
| 1202 | Pool - Replaster | $0 | $118,613 | $0 | $0 | $0 |
| 1207 | Pool Filters - Replace | $0 | $0 | $0 | $34,319 | $0 |
| 1208 | Sand Filters - Replace Media | $0 | $0 | $0 | $6,864 | $0 |
| 1209 | Chemical Controller - Replace | $0 | $5,391 | $0 | $0 | $0 |
| 1210 | Pool Pumps - Replace | $0 | $0 | $0 | $17,159 | $0 |
| 1225 | Pool Perimeter Fence - Replace | $0 | $0 | $0 | $0 | $0 |
| 1230 | Pool Furniture - Replace | $0 | $43,132 | $0 | $0 | $0 |
| 1308 | Metal Roof - Replace | $0 | $0 | $0 | $0 | $0 |
| 1604 | Tennis/Basketball Courts -Resurface | $0 | $0 | $0 | $0 | $20,031 |
| 1605 | Windscreens - Replace | $5,653 | $0 | $0 | $0 | $0 |
| 1606 | Tennis Court Backboard - Replace | $0 | $0 | $0 | $6,864 | $0 |
| 1608 | Chain Link (Tennis/BBall) - Replace | $0 | $0 | $0 | $0 | $0 |
| 1610 | Basketball Hoop - Replace | $0 | $0 | $0 | $0 | $0 |
| | Total Expenses | $75,952 | $251,459 | $861,860 | $157,181 | $26,158 |
| | Ending Reserve Balance | $1,413,556 | $1,292,076 | $559,419 | $531,237 | $638,179 |

## Accuracy, Limitations, and Disclosures

Association Reserves and its employees have no ownership, management, or other business relationships with the client other than this Reserve Study engagement. Robert M. Nordlund, P.E., R.S., company Founder/CEO, is a California licensed Professional Engineer (Mechanical, #22322), and credentialed Reserve Specialist (#5). All work done by Association Reserves is performed under his Responsible Charge and is performed in accordance with National Reserve Study Standards (NRSS). There are no material issues to our knowledge that have not been disclosed to the client that would cause a distortion of the client's situation.

Per NRSS, information provided by official representative(s) of the client, vendors, and suppliers regarding financial details, component physical details and/or quantities, or historical issues/conditions will be deemed reliable, and is not intended to be used for the purpose of any type of audit, quality/forensic analysis, or background checks of historical records. As such, information provided to us has not been audited or independently verified.

Estimates for interest and inflation have been included, because including such estimates are more accurate than ignoring them completely. When we are hired to prepare Update reports, the client is considered to have deemed those previously developed component quantities as accurate and reliable, whether established by our firm or other individuals/firms (unless specifically mentioned in our Site Inspection Notes). During inspections our company standard is to establish measurements within 5% accuracy, and our scope includes visual inspection of accessible areas and components and does not include any destructive or other testing. Our work is done only for budget purposes. Uses or expectations outside our expertise and scope of work include, but are not limited to, project audit, quality inspection, and the identification of construction defects, hazardous materials, or dangerous conditions. Identifying hidden issues such as but not limited to plumbing or electrical problems are also outside our scope of work. Our estimates assume proper original installation & construction, adherence to recommended preventive maintenance, a stable economic environment, and do not consider frequency or severity of natural disasters. Our opinions of component Useful Life, Remaining Useful Life, and current or future cost estimates are not a warranty or guarantee of actual costs or timing.

Because the physical and financial status of the property, legislation, the economy, weather, owner expectations, and usage are all in a continual state of change over which we have no control, we do not expect that the events projected in this document will all occur exactly as planned. This Reserve Study is by nature a "one-year" document in need of being updated annually so that more accurate estimates can be incorporated. It is only because a long-term perspective improves the accuracy of near-term planning that this Report projects expenses into the future. We fully expect a number of adjustments will be necessary through the interim years to the cost and timing of expense projections and the funding necessary to prepare for those estimated expenses.

In this engagement our compensation is not contingent upon our conclusions, and our liability in any matter involving this Reserve Study is limited to our fee for services rendered.

## Terms and Definitions

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

## Component Details

The primary purpose of the Component Details appendix is to provide the reader with the basis of our funding assumptions resulting from our physical analysis and subsequent research. The information presented here represents a wide range of components that were observed and measured against National Reserve Study Standards to determine if they meet the criteria for reserve funding.

1) Common area repair & replacement responsibility
2) Component must have a limited useful life
3) Life limit must be predictable
4) Above a minimum threshold cost (board's discretion – typically ½ to 1% of Annual operating expenses).

Not all your components may have been found appropriate for reserve funding. In our judgment, the components meeting the above four criteria are shown with the Useful Life (how often the project is expected to occur), Remaining Useful Life (when the next instance of the expense will be) and representative market cost range termed "Best Cost" and "Worst Cost". There are many factors that can result in a wide variety of potential costs, and we have attempted to present the cost range in which your actual expense will occur.

Where no Useful Life, Remaining Useful Life, or pricing exists, the component was deemed inappropriate for Reserve Funding.

## GROUNDS

**Comp #: 416 Mailbox Covers - Refurbish** **Quantity: (7) Covers**
Location: At each mailbox
Funded?: Yes.
History:
Comments: The association expects to replace the cover roofs and make repairs. Funding provided for expected projects.

Useful Life:
20 years

Remaining Life:
0 years

Best Case: $ 10,000 Worst Case: $ 20,000

Cost Source: AR Cost Database

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**Comp #: 503 Metal Fencing - Replace** **Quantity: ~ 110 LF**
Location: Adjacent to entry monument and mail area
Funded?: Yes.
History:
Comments: Metal fencing determined to be in fair condition typically exhibits some minor to moderate amounts of surface wear and other signs of age, which may include corrosion, loose or unstable pieces/sections or hardware, and/or overgrowth by surrounding vegetation. Overall, appears to be in serviceable but declining 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:
30 years

Remaining Life:
10 years

Best Case: $ 5,000 Worst Case: $ 6,000

Cost Source: AR Cost Database

---

**Comp #: 503 Street Guardrails - Replace 50%** **Quantity: ~ 370 LF**

Location: Adjacent to street

Funded?: Yes.

History:

Comments: Metal railings determined to be in fair condition typically exhibits some minor to moderate amounts of surface wear and other signs of age, which may include corrosion, loose or unstable pieces/sections or hardware, and/or overgrowth by surrounding vegetation. Overall, appears to be in serviceable but declining 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. It was reported that the MUD will be paying for 50% of all future replacement projects. Funding provided for 50% of future costs.

Useful Life:
40 years

Remaining Life:
17 years

Best Case: $ 8,000 Worst Case: $ 10,000

Cost Source: AR Cost Database

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**Comp #: 507 Precast Conc. Fence - Replace 50%** **Quantity: ~ 5,570 LF**

Location: Perimeter of association

Funded?: Yes.

History:

Comments: Isolated cracking observed. Some repairs/replacements were made in 2019. Concrete precast walls have varying life expediencies based on many factors. In general, these walls will have a long life without constant maintenance. Overtime walls and columns may crack, but should be repaired locally. Best to re-evaluate during future updates to determine if partial replacements are required at an earlier time. Sub-surface soils and bases may cause premature deterioration of wall structures which is why regular inspections are necessary.

Useful Life:
30 years

Remaining Life:
27 years

Best Case: $ 268,000 Worst Case: $ 288,000

Cost Source: AR Cost Database

---

**Comp #: 1003 Irrigation Controller - Replace** **Quantity: (1) Controller**

Location: Attached to pool building

Funded?: No. Too indeterminate for Reserve designation - handle as an Operational Expense.

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 #: 1119 Precast Concrete Fence - Repaint** **Quantity: ~ 33,400 GSF**

Location: Perimeter of association

Funded?: Yes.

History: 2018 for $30,014

Comments: The fencing was painted in 2018. Good conditions observed at this time. Expect a full useful life.

Useful Life:
10 years

Remaining Life:
7 years

Best Case: $ 36,000 Worst Case: $ 40,000

Cost Source: Client Cost History

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**Comp #: 1402 Monument Signs - Refurbish** **Quantity: (2) Signs**

Location: Entry and recreation area

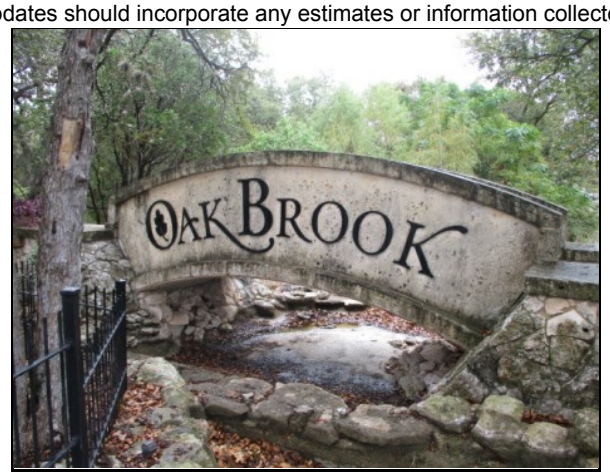
Funded?: Yes.

History:

Comments: Monument signage determined to be in poor condition typically exhibits poor appearance and aesthetics not up to aesthetic standards for the development. In some cases, determination may be made on physical/structural condition, or based on aesthetics/style alone. At this stage, major refurbishment or complete replacement should be considered. 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:
0 years




Best Case: $ 2,000 Worst Case: $ 5,000

Cost Source: AR Cost Database

## AMENITY CENTER

**Comp #: 105 Pool Deck - Resurface** **Quantity: ~ 5,400 GSF**
Location: Pool deck
Funded?: Yes.
History:
Comments: The decking is in good condition at this time. This component refers to the eventual need to completely resurface decking systems, typically required after multiple finish coats have been applied, or in cases of advanced deterioration. Timeline for complete resurfacing may sometimes be prolonged, but at longer intervals, most decking systems/membranes should be completely stripped/removed to expose bare substrate, which should then be repaired or re-sloped as needed. Once structure is deemed to be in good condition, waterproofing system should be applied by trained professionals in accordance with manufacturer's specifications. If not resurfaced or replaced with a new system, water penetration can damage the building structure. We generally recommend consulting with a structural engineer or waterproofing specialist to help define a comprehensive scope of work before obtaining bids.

Useful Life:
16 years

Remaining Life:
12 years

Best Case: $ 25,000 Worst Case: $ 29,000

Cost Source: AR Cost Database

**Comp #: 206 Conc. Parking lot/Walkways - Repair** **Quantity: ~ 16,700 GSF**
Location: Parking lot at rec center/entry mail area and walkways
Funded?: Yes.
History: 2016
Comments: Concrete parking lot and walkways determined to be in fair condition typically may exhibit small changes in slope and narrow “hair-line” wide cracks. Overall, no unusual or extreme signs of age noted. Although complete replacement of all areas together should not be required, conditions observed merit inclusion of an allowance for ongoing repairs and partial replacements. Timeline and cost ranges shown here should be re-evaluated during future Reserve Study updates.

Useful Life:
10 years

Remaining Life:
5 years

Best Case: $ 15,000 Worst Case: $ 25,000

Cost Source: AR Cost Database

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**Comp #: 305 Surveillance System - Modernize** **Quantity: (1) System**
Location: Pool area
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. Costs assume that existing wiring can be re-used and only the actual 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:
6 years

Best Case: $ 2,500 Worst Case: $ 3,500

Cost Source: AR Cost Database

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**Comp #: 324 Wall Lights - Replace** **Quantity: (4) Lights**

Location: Exterior walls

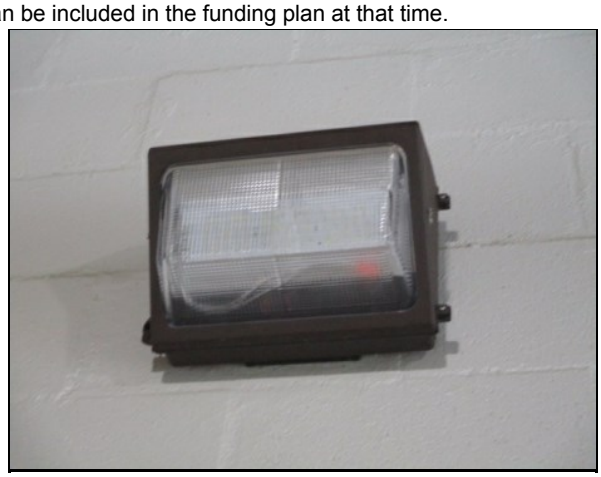
Funded?: No. Too indeterminate for Reserve designation - handle as an Operational Expense.

History:

Comments: Observed during daylight hours, but assumed to be in functional operating condition. As routine maintenance, clean by wiping down with an appropriate cleaner, change bulbs and repair as needed. 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:

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**Comp #: 331 Landscape Lights - Replace** **Quantity: (8) Lights**

Location: Landscaped areas

Funded?: No. Too indeterminate for Reserve designation - handle as an Operational Expense.

History:

Comments: Observed during daylight hours and assumed to be functional. Individual replacement costs typically do not meet threshold for Reserve funding. Landscape light fixtures are generally considered to have little to no aesthetic value and do not typically need to be replaced all at one time. Repairs and replacements should be made as needed and considered to be an Operating expense. If a pattern of larger expenses develops over time, Reserve funding recommendations may be incorporated during future Reserve Study updates.

Useful Life:

Remaining Life:

Best Case: Worst Case:

Cost Source:

---

**Comp #: 402 Sun Shade (A) - Replace** **Quantity: (1) Shade; ~ 270 GSF**
Location: Pool area
Funded?: Yes.
History:
Comments: Shade or canopy structures determined to be in fair condition typically exhibit more moderate signs of age, including noticeable color fading, loose/sagging material or other aesthetic problems. Attachments and hardware remain in 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:
6 years

Best Case: $ 1,400 Worst Case: $ 1,800

Cost Source: AR Cost Database

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**Comp #: 402 Sun Shades (B) - Replace** **Quantity: (2) Shades; ~ 1,400 GSF**
Location: Pool area
Funded?: Yes.
History:
Comments: Shade or canopy structures determined to be in fair condition typically exhibit more moderate signs of age, including noticeable color fading, loose/sagging material or other aesthetic problems. Attachments and hardware remain in 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:
1 years

Best Case: $ 8,000 Worst Case: $ 8,800

Cost Source: AR Cost Database

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**Comp #: 405 Play Equipment - Replace** **Quantity: (3) Pieces**

Location: Park

Funded?: Yes.

History: 2012

Comments: Includes: (2) play pieces and (1) swing set. The equipment is in fair condition at this time. No areas of concern. Our inspection is not intended to identify any structural or latent defects, safety hazards, or other liability concerns. Funding recommendation shown here is strictly for budget purposes. As a routine maintenance expense, inspect for stability, damage and excessive wear and utilize maintenance funds for any repairs needed between replacement cycles. Life expectancy can vary depending on the amount of use/abuse. Unless otherwise noted, cost estimates assume replacement would be with comparable size and style of equipment as noted during inspection.

Useful Life:
18 years

Remaining Life:
9 years

Best Case: $ 50,000 Worst Case: $ 70,000

Cost Source: AR Cost Database

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**Comp #: 406 Park Furniture - Replace** **Quantity: (12) Pieces**

Location: Park area and pavilion

Funded?: Yes.

History:

Comments: Includes: (8) tables, (1) bench and (3) trash. 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:
11 years

Best Case: $ 10,000 Worst Case: $ 14,000

Cost Source: AR Cost Database

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**Comp #: 411 Drinking Fountain - Replace** **Quantity: (1) Fountain**
Location: Pool area
Funded?: Yes.
History: 2021
Comments: Replaced in 2021. The drinking fountain was in good condition. No damage or corrosion noted. Expect a full useful life.

Useful Life:
15 years

Remaining Life:
14 years

Best Case: $ 2,000 Worst Case: $ 3,200

Cost Source: Client Cost History

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**Comp #: 412 Playground Gravel - Replenish** **Quantity: ~ 4,400 GSF**
Location: Playground
Funded?: Yes.
History:
Comments: The gravel surfaces are in fair condition at this time. Debris and other plant material present at the time of inspection. Best to clean on a regular basis in order to maintain appearance. Funding provided for periodic replenishment.

Useful Life:
10 years

Remaining Life:
5 years

Best Case: $ 4,000 Worst Case: $ 6,000

Cost Source: AR Cost Database

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**Comp #: 418 Dog Park Pieces - Replace** **Quantity: (4) Pieces**
Location: Dog park
Funded?: Yes.
History:
Comments: Includes: (3) agility pieces and (1) dog drinking fountain. The pieces are in good condition. No areas of concern.

Useful Life:
15 years

Remaining Life:
13 years

Best Case: $ 5,000 Worst Case: $ 7,000

Cost Source: AR Cost Database

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**Comp #: 502 Dog Park Fence - Replace** **Quantity: ~ 246 LF**
Location: Dog park
Funded?: Yes.
History: 2019 for $7,200
Comments: Chain-link fencing determined to be in good condition typically exhibit tights fabric and stable, upright posts. If present, vinyl coating on links is thick and providing good protection. No observed or reported concerns with appearance and curb appeal. Chain link fencing generally has lower aesthetic value than other materials, so remaining useful life is mostly based on structural conditions, although appearance is also considered. Inspect regularly; clean and repair locally as needed as part of general maintenance/Operating funds. Assuming ordinary care and maintenance, plan to replace this fence as shown below.

Useful Life:
30 years

Remaining Life:
28 years

Best Case: $ 7,000 Worst Case: $ 7,400

Cost Source: Client Cost History

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**Comp #: 503 Metal Fencing - Replace** **Quantity: ~ 92 LF**

Location: Adjacent to tennis and basketball court

Funded?: Yes.

History: 2014

Comments: Metal fencing determined to be in fair condition typically exhibits some minor to moderate amounts of surface wear and other signs of age, which may include corrosion, loose or unstable pieces/sections or hardware, and/or overgrowth by surrounding vegetation. Overall, appears to be in serviceable but declining 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:
30 years

Remaining Life:
23 years

Best Case: $ 7,000 Worst Case: $ 7,800

Cost Source: AR Cost Database

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**Comp #: 510 Pavilion - Replace/Refurbish** **Quantity: (1) Pavilion; ~ 1,200 GSF**

Location: Recreation area

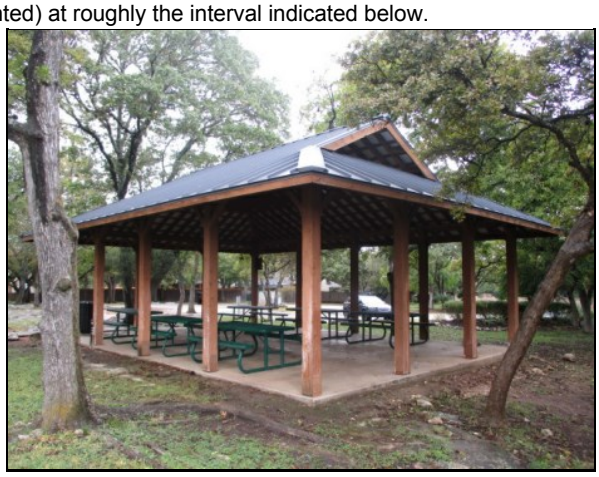
Funded?: Yes.

History:

Comments: Pavilion determined to be in good condition typically exhibit good, consistent finishes or coatings and all frame members and hardware appear to be strong and sturdy. Appearance is good and upholding aesthetic standards of the development. As routine maintenance, inspect regularly and repair individual pieces or sections as needed from general Operating funds. Clean and paint/stain along with other larger projects or as general maintenance to preserve the appearance of the pavilion and extend its useful life. If present, vegetation should be well-maintained and not allowed to become overgrown, which can eventually compromise the structure. Assuming ordinary care and maintenance, plan for major repairs or possibly complete replacement (if warranted) at roughly the interval indicated below.

Useful Life:
30 years

Remaining Life:
7 years



Best Case: $ 20,000 Worst Case: $ 30,000

Cost Source: AR Cost Database

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**Comp #: 603 Tile - Replace** **Quantity: ~ 740 GSF**

Location: Walkways and restrooms

Funded?: Yes.

History:

Comments: Tile flooring is in fair condition at this time and may exhibit isolated cracking and deterioration. If present, cracking may be observed along grout lines. As part of ongoing maintenance program, inspect regularly and repair or replace damaged sections as needed. If available, best practice is to keep a collection of replacement tiles on hand for partial replacements. With ordinary care and maintenance, tile in interior locations can last for an extended period of time, but replacement is often warranted eventually to enhance and restore aesthetic appeal in the common areas. Replacement costs can vary greatly depending on size and type of tiles selected. Our recommendation is to replace at the approximate schedule shown here, but this schedule can be adjusted at the Association's discretion.

Useful Life:
30 years

Remaining Life:
7 years

Best Case: $ 11,000 Worst Case: $ 18,500

Cost Source: AR Cost Database

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**Comp #: 700 Utility Doors - Replace** **Quantity: (8) Doors**

Location: Exterior locations on buildings

Funded?: Yes.

History:

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

Useful Life:
35 years

Remaining Life:
12 years


Best Case: $ 4,800 Worst Case: $ 6,400

Cost Source: AR Cost Database

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**Comp #: 711 FOB Entry System - Modernize** **Quantity: (1) System**

Location: Pool area

Funded?: Yes.

History:

Comments: Card/fob reader devices are assumed to be functional. Due to use, exposure, and advancements in technology, plan to replace devices and control systems at the approximate interval shown here. Individual readers can often be replaced as an Operating expense due to damage or localized failures. To ensure a functional, compatible system and obtain better pricing, plan on replacing all devices together as one project.

Useful Life:
10 years

Remaining Life:
5 years

Best Case: $ 1,000 Worst Case: $ 3,000

Cost Source: AR Cost Database

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

Location: Pool area

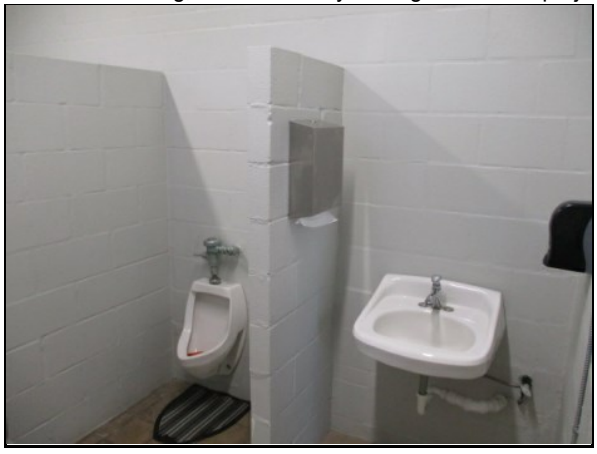
Funded?: Yes.

History:

Comments: Includes: (3) toilets, (1) urinal, (2) sinks, (3) partition doors, (2) benches, (2) changing stations, and (4) lights. The interiors are in good condition at this time. These restrooms were addressed during the last pool rehab project in 2017. 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:
15 years

Remaining Life:
11 years



Best Case: $ 8,000 Worst Case: $ 12,000

Cost Source: AR Cost Database

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**Comp #: 1107 Pool Perimeter Fence - Repaint** **Quantity: ~ 525 LF**

Location: Pool perimeter

Funded?: Yes.

History:

Comments: Metal fencing determined to be in poor condition typically exhibits more advanced deterioration of coating or surface finish, with notable wear, possibly including corrosion and rust. In advanced cases, coating may be flaking or peeling away to expose metal structure. Poor curb appeal. Metal fencing should be painted at the interval shown here in order to inhibit or delay onset of rust/corrosion and prevent or minimize costly repairs. Painting not only protects the metal surface from excessive wear, but promotes a good, attractive appearance in the common areas. Costs can vary greatly depending on existing conditions of fencing, which will dictate amount of repair/prep work required.

Useful Life:
5 years

Remaining Life:
0 years

Best Case: $ 5,250 Worst Case: $ 7,900

Cost Source: AR Cost Database

**Comp #: 1115 Building/Restrooms - Seal/Paint** **Quantity: ~ 2,000 GSF**

Location: Building exteriors and restrooms

Funded?: Yes.

History:

Comments: 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:
10 years

Remaining Life:
7 years

Best Case: $ 3,000 Worst Case: $ 5,000

Cost Source: AR Cost Database

**Comp #: 1116 Wood Surfaces - Stain/Seal** **Quantity: ~ 1,600 GSF**
Location: Building soffits
Funded?: Yes.
History:
Comments: Wood determined to be in good condition typically exhibits a uniform coating or surface finish with only minor deterioration or color fading. Appearance is consistent over most/all areas and has good curb appeal. Regular uniform, professional paint or sealer applications are recommended for appearance, protection of wood and maximum design life. Repair as needed and clean prior to application. Plan for regular applications as shown below. Timing of repair/paint cycles may need to be coordinated with eventual fence replacement.

Useful Life:
10 years

Remaining Life:
7 years

Best Case: $ 7,000 Worst Case: $ 9,000

Cost Source: AR Cost Database

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**Comp #: 1121 Wood Soffits - Replace** **Quantity: ~ 350 GSF**
Location: Building siding
Funded?: Yes.
History:
Comments: Wood soffits determined to be in fair condition. At this stage siding is beginning to show areas of warping, splitting, and dry rot may be present. It's recommended that annual inspections are completed in order to identify any potential areas of premature deterioration. Those ares should be treated on an as-needed basis if small and local using general Operating funds. Exterior surfaces should be painted on a regular basis to reduce the risk of premature deterioration and protect the surfaces from outdoor weather elements (refer to #1121). Funding provided for complete replacement following the schedule below.

Useful Life:
40 years

Remaining Life:
37 years

Best Case: $ 3,500 Worst Case: $ 5,300

Cost Source: AR Cost Database

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**Comp #: 1126 Stone Siding - Replace** **Quantity: ~ 3,100 GSF**

Location: Building exteriors

Funded?: No. Too indeterminate for Reserve designation - handle as an Operational Expense.

History:

Comments: Stone siding is a long life component that should be inspected on a regular basis. In general, projects related to maintaining the exterior stone surfaces should be completed as a general Operating expense. Regular pressure washing and crack sealing should occur to maintain a water tight seal and curb appeal. There's no expectation to replace these exterior surfaces within the scope of this study. This component should be re-evaluated in future Reserve Study updates to determine if funding is appropriate. No Reserve funding required at this time.

Useful Life:

Remaining Life:


Best Case: Worst Case:

Cost Source:

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**Comp #: 1201 Pool Deck - Repair** **Quantity: ~ 5,400 GSF**

Location: Pool deck

Funded?: Yes.

History:

Comments: The decking surfaces are in good condition at this time. Pool decks may be exposed to harsh chemicals that can leave stains if not addressed properly. Periodic pressure-washing and re-coating will restore the appearance and prolong the need for major restoration or replacement of the deck surface. Take note of any places where water is ponding, which may result in slip-and-fall hazards if not corrected.

Useful Life:
15 years

Remaining Life:
11 years

Best Case: $ 10,000 Worst Case: $ 15,000

Cost Source: AR Cost Database

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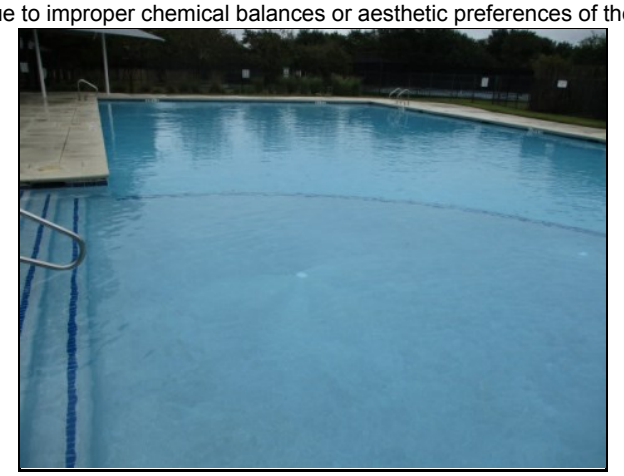
**Comp #: 1202 Pool - Replaster** **Quantity: (1) Pool; ~ 5,500 GSF**

Location: Pool area
Funded?: Yes.
History: 2017
Comments: The pool surfaces are in good condition. 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:
10 years

Remaining Life:
6 years



Best Case: $ 50,000 Worst Case: $ 60,000

Cost Source: AR Cost Database

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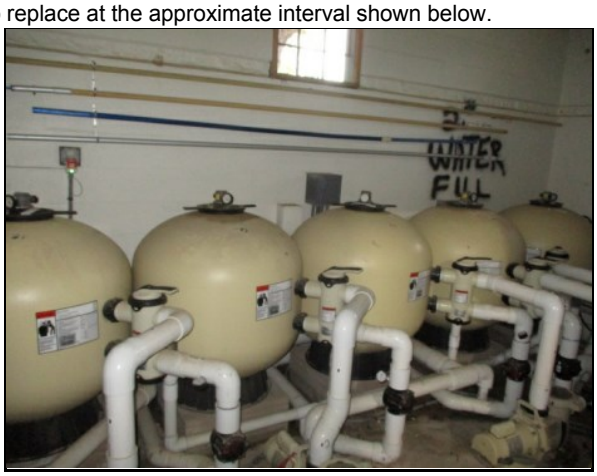
**Comp #: 1207 Pool Filters - Replace** **Quantity: (5) Sand Filters**

Location: Pool equipment area; enclosed
Funded?: Yes.
History: 2017
Comments: Filters are intact and in good condition. No issues noted. Pool vendor should inspect regularly for optimal performance and address any repairs or preventive maintenance as needed. Life can vary depending on location, as well as level of use and preventive maintenance. Plan to replace at the approximate interval shown below.

Useful Life:
16 years

Remaining Life:
12 years



Best Case: $ 12,500 Worst Case: $ 17,500

Cost Source: AR Cost Database

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**Comp #: 1208 Sand Filters - Replace Media** **Quantity: (5) Sand Filters**
Location: Pool equipment area; enclosed
Funded?: Yes.
History: 2017
Comments: It is recommended that the media within the filters be inspected and replaced on a regular basis. Recommendations for timing and media type should be acquired by your service provider. Often times the media within the filter will have to be cleaned or replaced due to build-up and flow issues. This project is beneficial for the longevity of the filter system and can greatly effect the efficiency of the overall system.

Useful Life:
4 years

Remaining Life:
0 years


Best Case: $ 2,500 Worst Case: $ 3,500

Cost Source: AR Cost Database

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**Comp #: 1209 Chemical Controller - Replace** **Quantity: (1) System**
Location: Adjacent to pool equipment
Funded?: Yes.
History:
Comments: The chemical controllers were not tested during inspection, but are assumed to be functional. No reported issues at this time. Funding has been provided for the periodic replacement of control panels and motors following roughly the schedule below.

Useful Life:
10 years

Remaining Life:
6 years


Best Case: $ 2,000 Worst Case: $ 3,000

Cost Source: AR Cost Database

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**Comp #: 1210 Pool Pumps - Replace** **Quantity: (5) Pumps**
Location: Pool equipment area; enclosed
Funded?: Yes.
History: 2017
Comments: Pumps are in good condition. Pumps should be inspected regularly for leaks and other mechanical problems. Cost shown is based on replacement with the same type and size unless otherwise noted, and includes small allowance for new piping/valves/other repairs as needed.

Useful Life:
8 years

Remaining Life:
4 years

Best Case: $ 5,000 Worst Case: $ 10,000

Cost Source: AR Cost Database

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**Comp #: 1225 Pool Perimeter Fence - Replace** **Quantity: ~ 525 LF**
Location: Incl
Funded?: Yes.
History:
Comments: Metal fencing determined to be in fair condition typically exhibits some minor to moderate amounts of surface wear and other signs of age, which may include corrosion, loose or unstable pieces/sections or hardware, and/or overgrowth by surrounding vegetation. Overall, appears to be in serviceable but declining 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:
30 years

Remaining Life:
7 years

Best Case: $ 31,500 Worst Case: $ 42,000

Cost Source: AR Cost Database

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**Comp #: 1230 Pool Furniture - Replace** **Quantity: (87) Pieces**

Location: Pool area

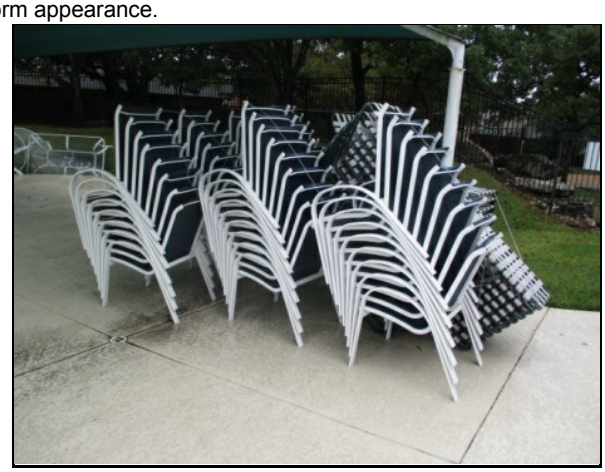
Funded?: Yes.

History:

Comments: Includes: (15) tables, (52) chairs, and (20) chaise lounges. Pool furniture is determined to be in good condition. Normal wear an aging noted at this time. No signs of rips or tears in fabric/straps. Best to replace all of the pieces at the same time in order to maintain a uniform appearance.

Useful Life:
10 years

Remaining Life:
6 years



Best Case: $ 18,000 Worst Case: $ 22,000

Cost Source: AR Cost Database

**Comp #: 1308 Metal Roof - Replace** **Quantity: ~ 2,280 GSF**

Location: Pool building roof

Funded?: Yes.

History:

Comments: The roof is in fair condition at this time. No reports of water intrusion. The timeline for metal 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 damaged or lifting sections, signs of advanced corrosion or wear to panels and hardware, as well as consultation with the client about history of repairs and preventive maintenance. Advantages of metal roofs include long life expectancies with relatively low need to repair. Metal roofing is typically a long-lived component assuming it was properly installed and is properly maintained. As routine maintenance, many manufacturers recommend inspections at least twice annually 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:
30 years

Remaining Life:
7 years

Best Case: $ 27,400 Worst Case: $ 41,000

Cost Source: AR Cost Database

**Comp #: 1604 Tennis/Basketball Courts -Resurface** **Quantity: (2) Courts; ~ 9,000 GSF**

Location: Recreation area
Funded?: Yes.
History: 2015 for $7,900
Comments: The courts are in fair condition at this time. 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:
7 years

Remaining Life:
1 years

Best Case: $ 8,000 Worst Case: $ 9,000

Cost Source: Client Cost History; Plus Inflation

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**Comp #: 1605 Windscreens - Replace** **Quantity: ~ 340 LF**

Location: Perimeter of tennis courts
Funded?: Yes.
History:
Comments: Windscreens are in fair condition. 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: $ 2,500 Worst Case: $ 2,900

Cost Source: AR Cost Database

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**Comp #: 1606 Tennis Court Backboard - Replace** **Quantity: (1) Backboard**
Location: Tennis court
Funded?: Yes.
History:
Comments: The backboard is in good condition at this time. No reported issues. Expect a full useful life.

Useful Life:
15 years

Remaining Life:
13 years

Best Case: $ 2,000 Worst Case: $ 4,000

Cost Source: AR Cost Database

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**Comp #: 1608 Chain Link (Tennis/BBall) - Replace** **Quantity: ~ 526 LF**
Location: Tennis and basketball courts
Funded?: Yes.
History:
Comments: Chain-link fencing determined to be in fair condition typically exhibits some isolated sections of loose and/or damaged fabric, and may show minor to moderate surface wear and corrosion. If present, vinyl coating is still intact but usually faded and cracking at edges. Curb appeal is declining at this stage. Chain link fencing generally has lower aesthetic value than other materials, so remaining useful life is mostly based on structural conditions, although appearance is also considered. Inspect regularly; clean and repair locally as needed as part of general maintenance/Operating funds. Assuming ordinary care and maintenance, plan to replace this fence as shown below.

Useful Life:
30 years

Remaining Life:
7 years

Best Case: $ 16,000 Worst Case: $ 20,000

Cost Source: AR Cost Database

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**Comp #: 1610 Basketball Hoop - Replace** **Quantity: (1) Hoop**

Location: Basketball court

Funded?: Yes.

History:

Comments: The basketball hoop is in fair condition. Normal wear and aging observed. Expect a full useful life.

Useful Life:
15 years

Remaining Life:
5 years

Best Case: $ 2,000 Worst Case: $ 3,000

Cost Source: AR Cost Database