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Update "With-Site-Visit" Reserve Study



Tempe Gardens Tempe, AZ

**Report #: 25627-1
For Period Beginning: July 1, 2018
Expires: June 30, 2019**

Date Prepared: August 28, 2018



Hello, and welcome to your Reserve Study!

This Report is a valuable budget planning tool, for with it you control the future of your association. It contains all the fundamental information needed to understand your current and future Reserve obligations, the most significant expenditures your association will face.

With respect to Reserves, this Report will tell you "where you are," and "where to go from here."

In this Report, you will find...

- 1) A List of What you're Reserving For**
- 2) An Evaluation of your Reserve Fund Size and Strength**
- 3) A Recommended Multi-Year Reserve Funding Plan**

More Questions?

Visit our website at www.ReserveStudy.com or call us at:

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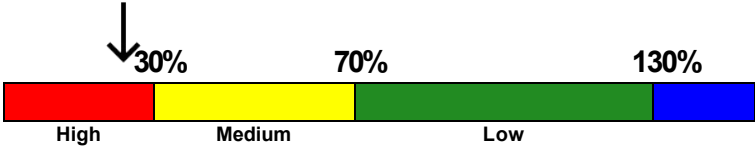
3- Minute Executive Summary

Association:	Tempe Gardens	Assoc. #: 25627-1
Location:	Tempe, AZ	# of Units:169
Report Period:	July 1, 2018 through June 30, 2019	

Findings/Recommendations as-of: July 1, 2018

Projected Starting Reserve Balance	\$167,759
Current Fully Funded Reserve Balance	\$687,342
Average Reserve Deficit (Surplus) Per Unit	\$3,074
Percent Funded	24.4 %
Recommended 2018 Monthly Reserve Contribution	\$9,700
Most Recent Reserve Contribution Rate	\$8,805

Reserves % Funded: 24.4%



Special Assessment Risk:

Economic Assumptions:

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

- This is an Update "With-Site-Visit" Reserve Study based on a prior report prepared by Association Reserves for your 2013 Fiscal Year. We performed the site inspection on 8/2/2018.
- The Reserve expense threshold for this analysis is \$1,000, which means no expenses under that amount are funded in the Reserve Study.
- Your Reserve Fund is 24.4 % Funded. This means the Reserve Fund status is weak, and special assessment risk is currently High.
- The objective of your multi-year Funding Plan is to Fully Fund Reserves, where associations enjoy a low risk of Reserve cash flow problems.
- Based on this starting point, anticipated future expenses, and your historical Reserve contribution rate, we recommend budgeting Monthly Reserve contributions of \$9,700. Nominal annual increases are scheduled to help offset inflation (see tables herein for details).

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
COMMON AREA				
103	Concrete - Repair	5	1	\$3,300
201	Asphalt - Resurface (A)	24	19	\$65,000
202	Asphalt - Seal/Repair (A)	4	0	\$6,100
205	Asphalt - Resurface (B&C)	24	20	\$67,000
206	Asphalt - Seal/Repair (B&C)	4	0	\$6,300
209	Asphalt - Resurface (D&E)	24	18	\$82,500
210	Asphalt - Seal/Repair (D&E)	4	0	\$8,000
211	Valley Gutters - Partial Replace	16	0	\$11,500
260	Carport Roofs - Repair	8	7	\$12,000
270	Carport Metal - Repaint	8	1	\$35,500
503	Metal Fence - Replace	15	4	\$4,000
603	Irrig. Timers - Partial Replace	4	1	\$2,250
680	Sewer Pipes - Partial Replace	2	1	\$10,000
1107	Metal Fence - Repaint	5	4	\$3,100
BUILDING EXTERIORS				
800	Exterior Lights - Replace	20	0	\$51,500
1115	Building Exteriors - Repaint	10	9	\$124,000
1117	Wood Surfaces - Repaint/Repair	5	4	\$90,000
1303	Shingle Roofs (2008) - Replace	20	10	\$415,000
1304	Shingle Roofs (2009) - Replace	20	11	\$70,000
1305	Shingle Roofs (2011) - Replace	20	13	\$85,000
NORTH CLUBHOUSE				
880	Doors & Windows - Replace	30	1	\$6,600
901	Carpet Floor - Replace	10	0	\$1,950
904	Vinyl Floor - Replace	15	0	\$1,100
910	Interior Lights - Replace	30	0	\$5,000
920	Furniture - Replace	12	0	\$10,500
934	Furnace - Replace	30	0	\$1,750
940	Kitchen - Remodel	30	0	\$5,500
942	Kitchen Appliances - Replace	15	0	\$3,000
950	Restrooms - Remodel	30	15	\$8,550
1100	Interior Surfaces - Repaint	10	1	\$3,000
1330	Evaporative Coolers - Replace	20	0	\$4,500
NORTH RECREATION				
405	Park Benches - Replace	15	1	\$3,600
410	Playground Equipment - Replace	20	2	\$17,500
412	Playground Equipment - Repair	5	1	\$2,000
416	Playground Surface - Replenish	5	0	\$2,200
503	Metal Fence - Replace	15	4	\$13,200
1200	Pool Deck - Resurface	12	9	\$20,000
1201	Pool Deck - Seal/Repair	3	0	\$6,000
1202	Pool - Resurface	10	2	\$15,000
1210	Ramada - Refurbish	20	7	\$1,750
1220	Pool Filter - Replace (A)	15	1	\$1,450
1220	Pool Filter - Replace (B)	15	14	\$1,450

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
1224 Pool Pump - Replace	10	2	\$1,150
SOUTH CLUBHOUSE			
880 Doors & Windows - Replace	30	1	\$6,600
901 Carpet Floor - Replace	10	0	\$1,950
904 Vinyl Floor - Replace	15	0	\$1,100
910 Interior Lights - Replace	30	0	\$5,000
920 Furniture - Replace	12	0	\$14,300
934 Furnace - Replace	30	0	\$1,750
940 Kitchen - Remodel	30	0	\$5,500
942 Kitchen Appliances - Replace	15	0	\$3,000
950 Restrooms - Remodel	30	15	\$8,550
1100 Interior Surfaces - Repaint	10	1	\$2,900
1330 Evaporative Coolers - Replace	20	0	\$3,000
SOUTH RECREATION			
405 Park Bench - Replace	15	1	\$1,200
410 Playground Equipment - Replace	20	2	\$17,500
412 Playground Equipment - Repair	5	1	\$2,000
416 Playground Surface - Replenish	5	0	\$2,200
430 Ramada (Play) - Refurbish	20	11	\$1,750
432 Ramada (Pool) - Refurbish	20	0	\$1,750
503 Metal Fence - Replace	15	4	\$14,800
1200 Pool Deck - Resurface	12	9	\$20,000
1201 Pool Deck - Seal/Repair	3	0	\$6,450
1202 Pool - Resurface	10	2	\$15,000
1220 Pool Filter - Replace (A)	15	6	\$1,450
1220 Pool Filter - Replace (B)	15	14	\$1,450
1224 Pool Pump - Replace	10	2	\$1,150
67 Total Funded Components			

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

Introduction



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

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



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

Methodology



For this [Update With-Site-Visit Reserve Study](#), we started with a review of your prior Reserve Study, then looked into recent Reserve expenditures, evaluated how expenditures are handled (ongoing maintenance vs Reserves), and researched any well-established association precedents. We performed an on-site inspection to evaluate your common areas, updating and adjusting your Reserve Component List as appropriate.

Which Physical Assets are Funded by Reserves?

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



RESERVE COMPONENT "FOUR-PART TEST"

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

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

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

How do we establish Current Repair/Replacement Cost Estimates?

In this order...

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

How much Reserves are enough?

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

Adequacy is measured in a two-step process:

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



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

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

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

How much should we contribute?



RESERVE FUNDING PRINCIPLES

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

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

What is our Recommended Funding Goal?

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



FUNDING OBJECTIVES

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

Site Inspection Notes

During the site visit on 8/2/2018, I started by meeting with Robert Helms. We spent time reviewing reserve related expenses and projects that have occurred in the recent past and are planned in the near future. After the meeting, I visually inspected the common areas.

Please see the Component Details Appendix at the end of this report for a detailed look at each component.



Projected Expenses

While this Reserve Study looks forward 30 years, we have no expectation that all of these expenses will take place as anticipated. This Reserve Study needs to be updated annually, because we expect the timing of expenses to shift and the size of the 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 chart below summarizes the projected future expenses at your association as defined by the Reserve Component List. A summary of these components is shown in the Component Details Table, while a summary of the expenses themselves is shown in the 30-yr Expense Summary Table.

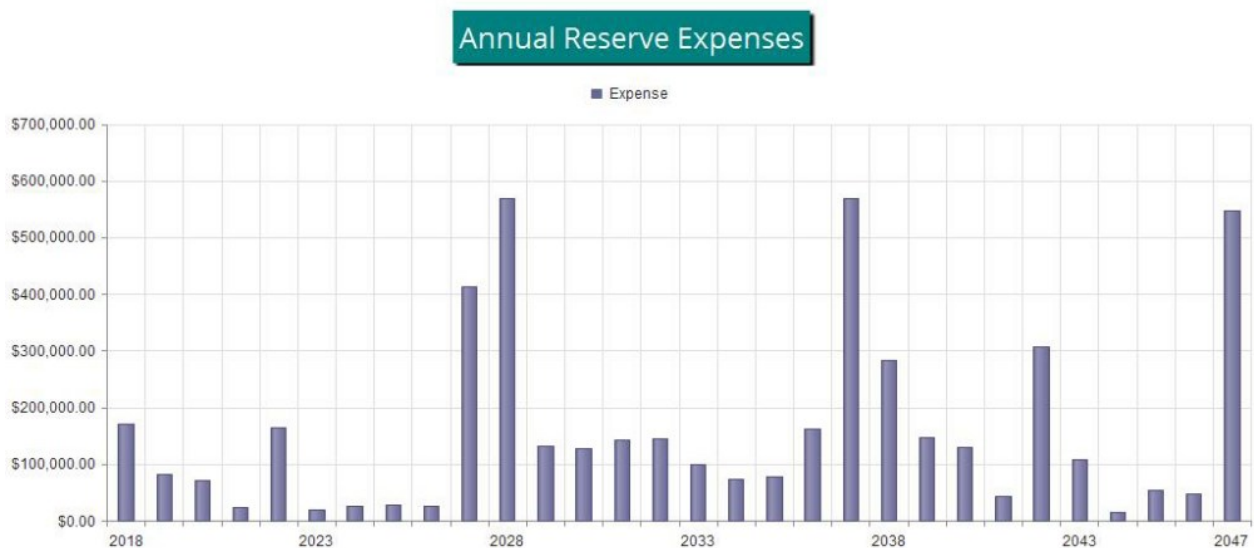


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$167,759 as-of the start of your fiscal year on 7/1/2018. This is based on your actual balance of \$154,919 on 5/31/2018 and anticipated Reserve contributions and expenses projected through the end of your Fiscal Year. As of 7/1/2018, your Fully Funded Balance is computed to be \$687,342. This figure represents the deteriorated value of your common area components. Comparing your Reserve Balance to the Fully Funded Balance indicates Reserves are 24.4 % Funded.

Recommended Funding Plan

Based on your current Percent Funded and cash flow requirements, we recommend budgeting Monthly Reserve contributions of \$9,700 this Fiscal Year. The overall 30-year plan, in perspective, is shown below. This same information is shown numerically in both the 30-yr Summary and the Cash Flow Detail tables.

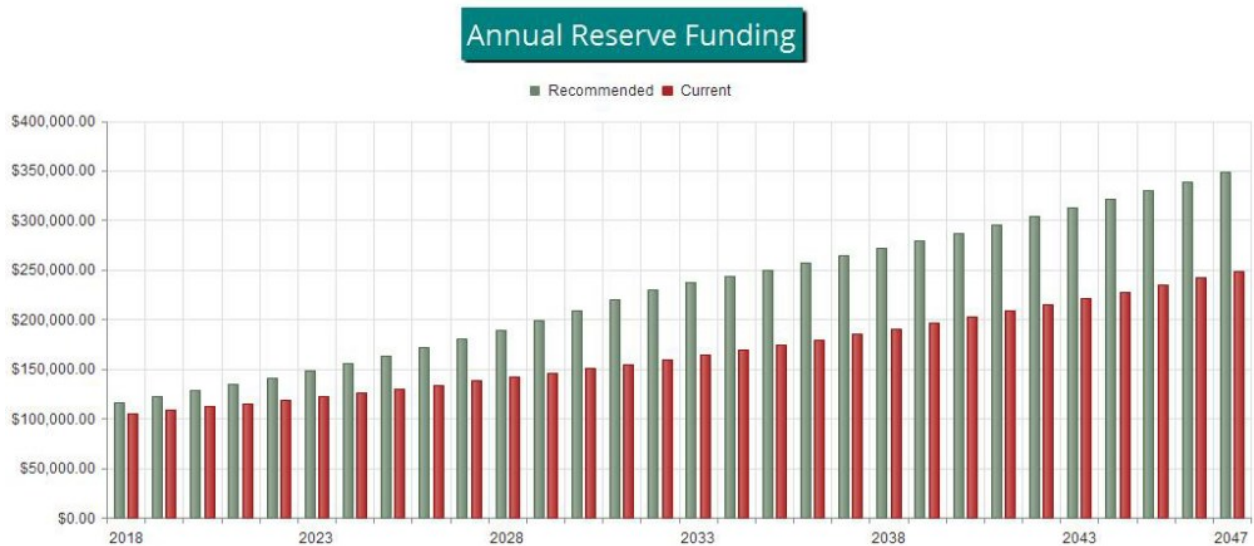


Figure 2

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

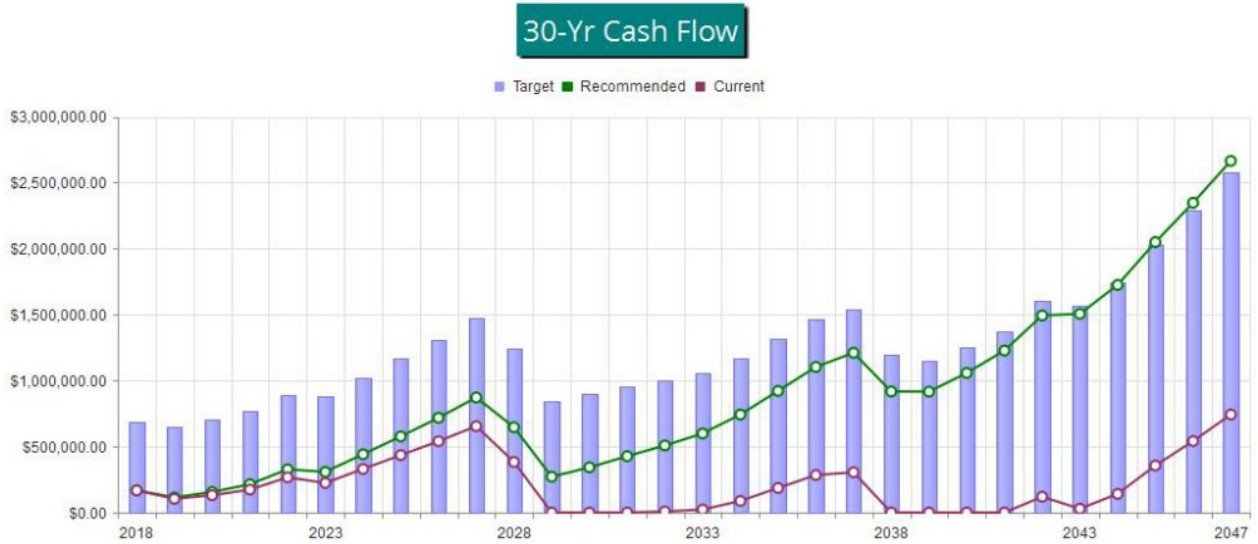


Figure 3

This chart 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-year Funding Plan.



Figure 4

Table Descriptions

The tabular information in this Report is broken down into nine tables, **not all which may have been chosen by your Project Manager to appear in your report.** Tables are listed in the order in which they appear in your Report.

Executive Summary is a summary of your Reserve Components

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

Analysis Summary provides a summary of the starting financial information and your Project Manager's Financial Analysis decision points.

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 association 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 association, 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.

Accounting-Tax Summary provides information on each Component's proportionate portion of key totals, valuable to accounting professionals primarily during tax preparation time of year.

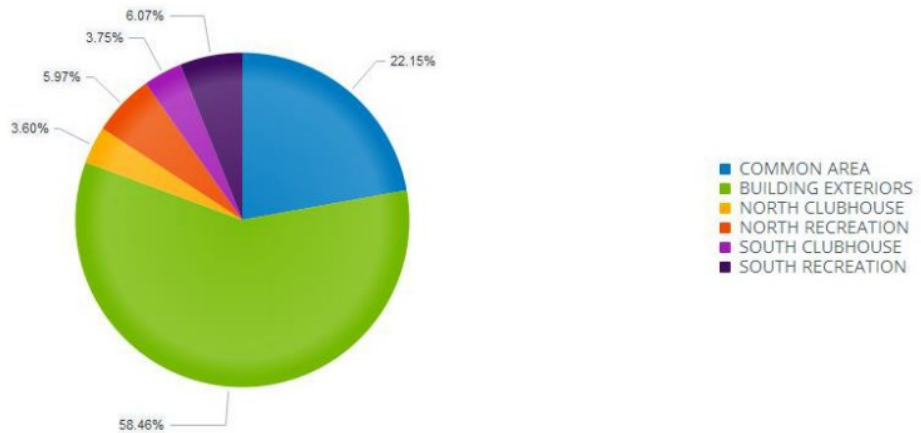
30-Yr Reserve Plan Summary provides a one-page 30-year summary of the cash flowing into and out of the Reserve Fund, with a display of the Fully Funded Balance, Percent Funded, and special assessment risk at the beginning of each year.

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		2018 Rem. Useful Life		Estimated Replacement Cost in 2018	2018 Expenditures	07/01/2018	07/01/2018	Remaining Bal. to be Funded	2018 Contributions
	Min	Max	Min	Max			Current Fund Balance	Fully Funded Balance		
	COMMON AREA	2	24	0	20	\$316,550	\$31,900	\$31,900	\$122,677	\$284,650
BUILDING EXTERIORS	5	20	0	13	\$835,500	\$51,500	\$51,500	\$350,650	\$784,000	\$63,860
NORTH CLUBHOUSE	10	30	0	15	\$51,450	\$33,300	\$33,300	\$46,655	\$18,150	\$2,890
NORTH RECREATION	3	20	0	14	\$85,300	\$8,200	\$8,200	\$59,098	\$77,100	\$8,723
SOUTH CLUBHOUSE	10	30	0	15	\$53,650	\$35,600	\$32,459	\$48,865	\$21,191	\$3,130
SOUTH RECREATION	3	20	0	14	\$86,700	\$10,400	\$10,400	\$59,398	\$76,300	\$8,915
					\$1,429,150	\$170,900	\$167,759	\$687,342	\$1,261,391	\$116,400

Percent Funded: 24.4%

Budget Summary



Reserve Component List Detail

25627-1
WSV

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
					Best Case	Worst Case
COMMON AREA						
103	Concrete - Repair	Numerous Sq Ft	5	1	\$3,000	\$3,600
201	Asphalt - Resurface (A)	Approx 34,530 Sq Ft	24	19	\$60,000	\$70,000
202	Asphalt - Seal/Repair (A)	Approx 34,530 Sq Ft	4	0	\$5,200	\$7,000
205	Asphalt - Resurface (B&C)	Approx 35,400 Sq Ft	24	20	\$62,000	\$72,000
206	Asphalt - Seal/Repair (B&C)	Approx 35,400 Sq Ft	4	0	\$5,400	\$7,200
209	Asphalt - Resurface (D&E)	Approx 45,330 Sq Ft	24	18	\$75,000	\$90,000
210	Asphalt - Seal/Repair (D&E)	Approx 45,330 Sq Ft	4	0	\$6,800	\$9,200
211	Valley Gutters - Partial Replace	Approx 1,874 Sq Ft	16	0	\$11,000	\$12,000
260	Carport Roofs - Repair	Approx 47,120 Sq Ft	8	7	\$10,000	\$14,000
270	Carport Metal - Repaint	Approx 59,200 Sq Ft	8	1	\$29,600	\$41,400
503	Metal Fence - Replace	Approx 76 LF	15	4	\$3,500	\$4,500
603	Irrig. Timers - Partial Replace	(14) Irritrol, (1) Hunter	4	1	\$2,000	\$2,500
680	Sewer Pipes - Partial Replace	Extensive LF	2	1	\$9,000	\$11,000
1107	Metal Fence - Repaint	Approx 776 LF	5	4	\$2,800	\$3,400
BUILDING EXTERIORS						
800	Exterior Lights - Replace	Approx (400) Lights	20	0	\$46,400	\$56,600
1115	Building Exteriors - Repaint	Approx 186,500 Sq Ft	10	9	\$120,000	\$128,000
1117	Wood Surfaces - Repaint/Repair	Doors, Siding, Trim	5	4	\$80,000	\$100,000
1303	Shingle Roofs (2008) - Replace	Approx 133,800 Sq Ft	20	10	\$370,000	\$460,000
1304	Shingle Roofs (2009) - Replace	Approx 21,700 Sq Ft	20	11	\$65,000	\$75,000
1305	Shingle Roofs (2011) - Replace	Approx 26,600 Sq Ft	20	13	\$75,000	\$95,000
NORTH CLUBHOUSE						
880	Doors & Windows - Replace	Doors & Windows	30	1	\$6,000	\$7,200
901	Carpet Floor - Replace	Approx 62 Sq Yds	10	0	\$1,700	\$2,200
904	Vinyl Floor - Replace	Approx 350 Sq Ft	15	0	\$1,000	\$1,200
910	Interior Lights - Replace	Approx (22) Lights	30	0	\$4,500	\$5,500
920	Furniture - Replace	Approx (32) Pieces	12	0	\$9,000	\$12,000
934	Furnace - Replace	(1) Lennox Furnace	30	0	\$1,500	\$2,000
940	Kitchen - Remodel	Cabinets & Counters	30	0	\$5,000	\$6,000
942	Kitchen Appliances - Replace	(4) Appliances	15	0	\$2,500	\$3,500
950	Restrooms - Remodel	(2) Restrooms	30	15	\$7,700	\$9,400
1100	Interior Surfaces - Repaint	Approx 4,300 Sq Ft	10	1	\$2,500	\$3,500
1330	Evaporative Coolers - Replace	(3) Coolers	20	0	\$4,000	\$5,000
NORTH RECREATION						
405	Park Benches - Replace	(3) Wood Benches	15	1	\$3,300	\$3,900
410	Playground Equipment - Replace	(7) Pieces	20	2	\$15,000	\$20,000
412	Playground Equipment - Repair	(7) Pieces	5	1	\$1,500	\$2,500
416	Playground Surface - Replenish	Approx 4,200 Sq Ft	5	0	\$2,000	\$2,400
503	Metal Fence - Replace	Approx 330 LF	15	4	\$11,800	\$14,600
1200	Pool Deck - Resurface	Approx 4,000 Sq Ft	12	9	\$18,000	\$22,000
1201	Pool Deck - Seal/Repair	Approx 4,000 Sq Ft	3	0	\$5,400	\$6,600
1202	Pool - Resurface	(1) Pool, ~163 LF	10	2	\$13,500	\$16,500
1210	Ramada - Refurbish	(1) Ramada	20	7	\$1,500	\$2,000
1220	Pool Filter - Replace (A)	(1) Filter	15	1	\$1,300	\$1,600

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
					Best Case	Worst Case
1220	Pool Filter - Replace (B)	(1) Filter	15	14	\$1,300	\$1,600
1224	Pool Pump - Replace	(1) Pump, 2-HP	10	2	\$1,000	\$1,300
SOUTH CLUBHOUSE						
880	Doors & Windows - Replace	Doors & Windows	30	1	\$6,000	\$7,200
901	Carpet Floor - Replace	Approx 62 Sq Yds	10	0	\$1,700	\$2,200
904	Vinyl Floor - Replace	Approx 350 Sq Ft	15	0	\$1,000	\$1,200
910	Interior Lights - Replace	Approx (21) Lights	30	0	\$4,500	\$5,500
920	Furniture - Replace	Approx (77) Pieces	12	0	\$13,000	\$15,600
934	Furnace - Replace	(1) Lennox Furnace	30	0	\$1,500	\$2,000
940	Kitchen - Remodel	Cabinets & Counters	30	0	\$5,000	\$6,000
942	Kitchen Appliances - Replace	(4) Appliances	15	0	\$2,500	\$3,500
950	Restrooms - Remodel	(2) Restrooms	30	15	\$7,700	\$9,400
1100	Interior Surfaces - Repaint	Approx 3,900 Sq Ft	10	1	\$2,400	\$3,400
1330	Evaporative Coolers - Replace	(2) Tradewinds Coolers	20	0	\$2,500	\$3,500
SOUTH RECREATION						
405	Park Bench - Replace	(1) Wood Bench, 14 LF	15	1	\$1,100	\$1,300
410	Playground Equipment - Replace	(7) Pieces	20	2	\$15,000	\$20,000
412	Playground Equipment - Repair	(7) Pieces	5	1	\$1,500	\$2,500
416	Playground Surface - Replenish	Approx 4,200 Sq Ft	5	0	\$2,000	\$2,400
430	Ramada (Play) - Refurbish	(1) Ramada	20	11	\$1,500	\$2,000
432	Ramada (Pool) - Refurbish	(1) Ramada	20	0	\$1,500	\$2,000
503	Metal Fence - Replace	Approx 370 LF	15	4	\$13,300	\$16,300
1200	Pool Deck - Resurface	Approx 4,300 Sq Ft	12	9	\$18,000	\$22,000
1201	Pool Deck - Seal/Repair	Approx 4,300 Sq Ft	3	0	\$5,800	\$7,100
1202	Pool - Resurface	(1) Pool, ~163 LF	10	2	\$13,500	\$16,500
1220	Pool Filter - Replace (A)	(1) Pentair, 4.91 Sq Ft	15	6	\$1,300	\$1,600
1220	Pool Filter - Replace (B)	(1) Pentair, 4.91 Sq Ft	15	14	\$1,300	\$1,600
1224	Pool Pump - Replace	(1) Pentair, 2-HP	10	2	\$1,000	\$1,300
67 Total Funded Components						

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
COMMON AREA								
103	Concrete - Repair	\$3,300	X	4	/	5	=	\$2,640
201	Asphalt - Resurface (A)	\$65,000	X	5	/	24	=	\$13,542
202	Asphalt - Seal/Repair (A)	\$6,100	X	4	/	4	=	\$6,100
205	Asphalt - Resurface (B&C)	\$67,000	X	4	/	24	=	\$11,167
206	Asphalt - Seal/Repair (B&C)	\$6,300	X	4	/	4	=	\$6,300
209	Asphalt - Resurface (D&E)	\$82,500	X	6	/	24	=	\$20,625
210	Asphalt - Seal/Repair (D&E)	\$8,000	X	4	/	4	=	\$8,000
211	Valley Gutters - Partial Replace	\$11,500	X	16	/	16	=	\$11,500
260	Carport Roofs - Repair	\$12,000	X	1	/	8	=	\$1,500
270	Carport Metal - Repaint	\$35,500	X	7	/	8	=	\$31,063
503	Metal Fence - Replace	\$4,000	X	11	/	15	=	\$2,933
603	Irrig. Timers - Partial Replace	\$2,250	X	3	/	4	=	\$1,688
680	Sewer Pipes - Partial Replace	\$10,000	X	1	/	2	=	\$5,000
1107	Metal Fence - Repaint	\$3,100	X	1	/	5	=	\$620
BUILDING EXTERIORS								
800	Exterior Lights - Replace	\$51,500	X	20	/	20	=	\$51,500
1115	Building Exteriors - Repaint	\$124,000	X	1	/	10	=	\$12,400
1117	Wood Surfaces - Repaint/Repair	\$90,000	X	1	/	5	=	\$18,000
1303	Shingle Roofs (2008) - Replace	\$415,000	X	10	/	20	=	\$207,500
1304	Shingle Roofs (2009) - Replace	\$70,000	X	9	/	20	=	\$31,500
1305	Shingle Roofs (2011) - Replace	\$85,000	X	7	/	20	=	\$29,750
NORTH CLUBHOUSE								
880	Doors & Windows - Replace	\$6,600	X	29	/	30	=	\$6,380
901	Carpet Floor - Replace	\$1,950	X	10	/	10	=	\$1,950
904	Vinyl Floor - Replace	\$1,100	X	15	/	15	=	\$1,100
910	Interior Lights - Replace	\$5,000	X	30	/	30	=	\$5,000
920	Furniture - Replace	\$10,500	X	12	/	12	=	\$10,500
934	Furnace - Replace	\$1,750	X	30	/	30	=	\$1,750
940	Kitchen - Remodel	\$5,500	X	30	/	30	=	\$5,500
942	Kitchen Appliances - Replace	\$3,000	X	15	/	15	=	\$3,000
950	Restrooms - Remodel	\$8,550	X	15	/	30	=	\$4,275
1100	Interior Surfaces - Repaint	\$3,000	X	9	/	10	=	\$2,700
1330	Evaporative Coolers - Replace	\$4,500	X	20	/	20	=	\$4,500
NORTH RECREATION								
405	Park Benches - Replace	\$3,600	X	14	/	15	=	\$3,360
410	Playground Equipment - Replace	\$17,500	X	18	/	20	=	\$15,750
412	Playground Equipment - Repair	\$2,000	X	4	/	5	=	\$1,600
416	Playground Surface - Replenish	\$2,200	X	5	/	5	=	\$2,200
503	Metal Fence - Replace	\$13,200	X	11	/	15	=	\$9,680
1200	Pool Deck - Resurface	\$20,000	X	3	/	12	=	\$5,000
1201	Pool Deck - Seal/Repair	\$6,000	X	3	/	3	=	\$6,000
1202	Pool - Resurface	\$15,000	X	8	/	10	=	\$12,000
1210	Ramada - Refurbish	\$1,750	X	13	/	20	=	\$1,138
1220	Pool Filter - Replace (A)	\$1,450	X	14	/	15	=	\$1,353

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
1220	Pool Filter - Replace (B)	\$1,450	X	1	/	15	=	\$97
1224	Pool Pump - Replace	\$1,150	X	8	/	10	=	\$920
SOUTH CLUBHOUSE								
880	Doors & Windows - Replace	\$6,600	X	29	/	30	=	\$6,380
901	Carpet Floor - Replace	\$1,950	X	10	/	10	=	\$1,950
904	Vinyl Floor - Replace	\$1,100	X	15	/	15	=	\$1,100
910	Interior Lights - Replace	\$5,000	X	30	/	30	=	\$5,000
920	Furniture - Replace	\$14,300	X	12	/	12	=	\$14,300
934	Furnace - Replace	\$1,750	X	30	/	30	=	\$1,750
940	Kitchen - Remodel	\$5,500	X	30	/	30	=	\$5,500
942	Kitchen Appliances - Replace	\$3,000	X	15	/	15	=	\$3,000
950	Restrooms - Remodel	\$8,550	X	15	/	30	=	\$4,275
1100	Interior Surfaces - Repaint	\$2,900	X	9	/	10	=	\$2,610
1330	Evaporative Coolers - Replace	\$3,000	X	20	/	20	=	\$3,000
SOUTH RECREATION								
405	Park Bench - Replace	\$1,200	X	14	/	15	=	\$1,120
410	Playground Equipment - Replace	\$17,500	X	18	/	20	=	\$15,750
412	Playground Equipment - Repair	\$2,000	X	4	/	5	=	\$1,600
416	Playground Surface - Replenish	\$2,200	X	5	/	5	=	\$2,200
430	Ramada (Play) - Refurbish	\$1,750	X	9	/	20	=	\$788
432	Ramada (Pool) - Refurbish	\$1,750	X	20	/	20	=	\$1,750
503	Metal Fence - Replace	\$14,800	X	11	/	15	=	\$10,853
1200	Pool Deck - Resurface	\$20,000	X	3	/	12	=	\$5,000
1201	Pool Deck - Seal/Repair	\$6,450	X	3	/	3	=	\$6,450
1202	Pool - Resurface	\$15,000	X	8	/	10	=	\$12,000
1220	Pool Filter - Replace (A)	\$1,450	X	9	/	15	=	\$870
1220	Pool Filter - Replace (B)	\$1,450	X	1	/	15	=	\$97
1224	Pool Pump - Replace	\$1,150	X	8	/	10	=	\$920
								\$687,342

Component Significance

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#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
COMMON AREA					
103	Concrete - Repair	5	\$3,300	\$660	0.59 %
201	Asphalt - Resurface (A)	24	\$65,000	\$2,708	2.42 %
202	Asphalt - Seal/Repair (A)	4	\$6,100	\$1,525	1.36 %
205	Asphalt - Resurface (B&C)	24	\$67,000	\$2,792	2.49 %
206	Asphalt - Seal/Repair (B&C)	4	\$6,300	\$1,575	1.41 %
209	Asphalt - Resurface (D&E)	24	\$82,500	\$3,438	3.07 %
210	Asphalt - Seal/Repair (D&E)	4	\$8,000	\$2,000	1.78 %
211	Valley Gutters - Partial Replace	16	\$11,500	\$719	0.64 %
260	Carport Roofs - Repair	8	\$12,000	\$1,500	1.34 %
270	Carport Metal - Repaint	8	\$35,500	\$4,438	3.96 %
503	Metal Fence - Replace	15	\$4,000	\$267	0.24 %
603	Irrig. Timers - Partial Replace	4	\$2,250	\$563	0.50 %
680	Sewer Pipes - Partial Replace	2	\$10,000	\$5,000	4.46 %
1107	Metal Fence - Repaint	5	\$3,100	\$620	0.55 %
BUILDING EXTERIORS					
800	Exterior Lights - Replace	20	\$51,500	\$2,575	2.30 %
1115	Building Exteriors - Repaint	10	\$124,000	\$12,400	11.07 %
1117	Wood Surfaces - Repaint/Repair	5	\$90,000	\$18,000	16.06 %
1303	Shingle Roofs (2008) - Replace	20	\$415,000	\$20,750	18.52 %
1304	Shingle Roofs (2009) - Replace	20	\$70,000	\$3,500	3.12 %
1305	Shingle Roofs (2011) - Replace	20	\$85,000	\$4,250	3.79 %
NORTH CLUBHOUSE					
880	Doors & Windows - Replace	30	\$6,600	\$220	0.20 %
901	Carpet Floor - Replace	10	\$1,950	\$195	0.17 %
904	Vinyl Floor - Replace	15	\$1,100	\$73	0.07 %
910	Interior Lights - Replace	30	\$5,000	\$167	0.15 %
920	Furniture - Replace	12	\$10,500	\$875	0.78 %
934	Furnace - Replace	30	\$1,750	\$58	0.05 %
940	Kitchen - Remodel	30	\$5,500	\$183	0.16 %
942	Kitchen Appliances - Replace	15	\$3,000	\$200	0.18 %
950	Restrooms - Remodel	30	\$8,550	\$285	0.25 %
1100	Interior Surfaces - Repaint	10	\$3,000	\$300	0.27 %
1330	Evaporative Coolers - Replace	20	\$4,500	\$225	0.20 %
NORTH RECREATION					
405	Park Benches - Replace	15	\$3,600	\$240	0.21 %
410	Playground Equipment - Replace	20	\$17,500	\$875	0.78 %
412	Playground Equipment - Repair	5	\$2,000	\$400	0.36 %
416	Playground Surface - Replenish	5	\$2,200	\$440	0.39 %
503	Metal Fence - Replace	15	\$13,200	\$880	0.79 %
1200	Pool Deck - Resurface	12	\$20,000	\$1,667	1.49 %
1201	Pool Deck - Seal/Repair	3	\$6,000	\$2,000	1.78 %
1202	Pool - Resurface	10	\$15,000	\$1,500	1.34 %
1210	Ramada - Refurbish	20	\$1,750	\$88	0.08 %
1220	Pool Filter - Replace (A)	15	\$1,450	\$97	0.09 %
1220	Pool Filter - Replace (B)	15	\$1,450	\$97	0.09 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
1224	Pool Pump - Replace	10	\$1,150	\$115	0.10 %
SOUTH CLUBHOUSE					
880	Doors & Windows - Replace	30	\$6,600	\$220	0.20 %
901	Carpet Floor - Replace	10	\$1,950	\$195	0.17 %
904	Vinyl Floor - Replace	15	\$1,100	\$73	0.07 %
910	Interior Lights - Replace	30	\$5,000	\$167	0.15 %
920	Furniture - Replace	12	\$14,300	\$1,192	1.06 %
934	Furnace - Replace	30	\$1,750	\$58	0.05 %
940	Kitchen - Remodel	30	\$5,500	\$183	0.16 %
942	Kitchen Appliances - Replace	15	\$3,000	\$200	0.18 %
950	Restrooms - Remodel	30	\$8,550	\$285	0.25 %
1100	Interior Surfaces - Repaint	10	\$2,900	\$290	0.26 %
1330	Evaporative Coolers - Replace	20	\$3,000	\$150	0.13 %
SOUTH RECREATION					
405	Park Bench - Replace	15	\$1,200	\$80	0.07 %
410	Playground Equipment - Replace	20	\$17,500	\$875	0.78 %
412	Playground Equipment - Repair	5	\$2,000	\$400	0.36 %
416	Playground Surface - Replenish	5	\$2,200	\$440	0.39 %
430	Ramada (Play) - Refurbish	20	\$1,750	\$88	0.08 %
432	Ramada (Pool) - Refurbish	20	\$1,750	\$88	0.08 %
503	Metal Fence - Replace	15	\$14,800	\$987	0.88 %
1200	Pool Deck - Resurface	12	\$20,000	\$1,667	1.49 %
1201	Pool Deck - Seal/Repair	3	\$6,450	\$2,150	1.92 %
1202	Pool - Resurface	10	\$15,000	\$1,500	1.34 %
1220	Pool Filter - Replace (A)	15	\$1,450	\$97	0.09 %
1220	Pool Filter - Replace (B)	15	\$1,450	\$97	0.09 %
1224	Pool Pump - Replace	10	\$1,150	\$115	0.10 %
67	Total Funded Components			\$112,052	100.00 %

30-Year Reserve Plan Summary

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Fiscal Year Start: 2018

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	Reserve Contribs.	Loan or Special Assmts	Interest Income	Reserve Expenses
2018	\$167,759	\$687,342	24.4 %	High	\$116,400	\$0	\$1,412	\$170,900
2019	\$114,670	\$647,349	17.7 %	High	\$122,220	\$0	\$1,350	\$82,812
2020	\$155,428	\$700,349	22.2 %	High	\$128,331	\$0	\$1,847	\$71,399
2021	\$214,208	\$770,261	27.8 %	High	\$134,748	\$0	\$2,706	\$24,532
2022	\$327,130	\$894,217	36.6 %	Medium	\$141,485	\$0	\$3,174	\$163,762
2023	\$308,027	\$882,268	34.9 %	Medium	\$148,559	\$0	\$3,744	\$19,302
2024	\$441,028	\$1,022,651	43.1 %	Medium	\$155,987	\$0	\$5,087	\$25,314
2025	\$576,788	\$1,165,067	49.5 %	Medium	\$163,786	\$0	\$6,470	\$29,210
2026	\$717,836	\$1,311,878	54.7 %	Medium	\$171,976	\$0	\$7,945	\$25,842
2027	\$871,915	\$1,470,819	59.3 %	Medium	\$180,575	\$0	\$7,587	\$414,005
2028	\$646,072	\$1,239,108	52.1 %	Medium	\$189,603	\$0	\$4,585	\$568,880
2029	\$271,381	\$845,441	32.1 %	Medium	\$199,084	\$0	\$3,066	\$131,433
2030	\$342,097	\$895,188	38.2 %	Medium	\$209,038	\$0	\$3,843	\$128,247
2031	\$426,730	\$954,501	44.7 %	Medium	\$219,490	\$0	\$4,672	\$142,815
2032	\$508,077	\$1,005,526	50.5 %	Medium	\$230,464	\$0	\$5,532	\$145,209
2033	\$598,865	\$1,060,700	56.5 %	Medium	\$236,917	\$0	\$6,704	\$99,944
2034	\$742,542	\$1,169,390	63.5 %	Medium	\$243,551	\$0	\$8,317	\$72,934
2035	\$921,476	\$1,314,554	70.1 %	Low	\$250,370	\$0	\$10,118	\$78,923
2036	\$1,103,040	\$1,463,461	75.4 %	Low	\$257,380	\$0	\$11,562	\$161,646
2037	\$1,210,337	\$1,537,354	78.7 %	Low	\$264,587	\$0	\$10,633	\$568,311
2038	\$917,246	\$1,200,492	76.4 %	Low	\$271,996	\$0	\$9,162	\$282,566
2039	\$915,837	\$1,153,914	79.4 %	Low	\$279,611	\$0	\$9,863	\$147,614
2040	\$1,057,698	\$1,251,192	84.5 %	Low	\$287,441	\$0	\$11,422	\$128,954
2041	\$1,227,606	\$1,377,049	89.1 %	Low	\$295,489	\$0	\$13,599	\$43,419
2042	\$1,493,275	\$1,601,418	93.2 %	Low	\$303,763	\$0	\$14,988	\$306,444
2043	\$1,505,582	\$1,568,436	96.0 %	Low	\$312,268	\$0	\$16,145	\$109,191
2044	\$1,724,804	\$1,744,673	98.9 %	Low	\$321,011	\$0	\$18,861	\$15,743
2045	\$2,048,933	\$2,029,698	100.9 %	Low	\$330,000	\$0	\$21,971	\$53,755
2046	\$2,347,149	\$2,291,588	102.4 %	Low	\$339,240	\$0	\$25,049	\$46,674
2047	\$2,664,764	\$2,576,320	103.4 %	Low	\$348,738	\$0	\$25,773	\$547,312

30-Year Income/Expense Detail

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Fiscal Year	2018	2019	2020	2021	2022
Starting Reserve Balance	\$167,759	\$114,670	\$155,428	\$214,208	\$327,130
Annual Reserve Contribution	\$116,400	\$122,220	\$128,331	\$134,748	\$141,485
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$1,412	\$1,350	\$1,847	\$2,706	\$3,174
Total Income	\$285,570	\$238,240	\$285,607	\$351,661	\$471,789
# Component					
COMMON AREA					
103 Concrete - Repair	\$0	\$3,399	\$0	\$0	\$0
201 Asphalt - Resurface (A)	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair (A)	\$6,100	\$0	\$0	\$0	\$6,866
205 Asphalt - Resurface (B&C)	\$0	\$0	\$0	\$0	\$0
206 Asphalt - Seal/Repair (B&C)	\$6,300	\$0	\$0	\$0	\$7,091
209 Asphalt - Resurface (D&E)	\$0	\$0	\$0	\$0	\$0
210 Asphalt - Seal/Repair (D&E)	\$8,000	\$0	\$0	\$0	\$9,004
211 Valley Gutters - Partial Replace	\$11,500	\$0	\$0	\$0	\$0
260 Carport Roofs - Repair	\$0	\$0	\$0	\$0	\$0
270 Carport Metal - Repaint	\$0	\$36,565	\$0	\$0	\$0
503 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$4,502
603 Irrig. Timers - Partial Replace	\$0	\$2,318	\$0	\$0	\$0
680 Sewer Pipes - Partial Replace	\$0	\$10,300	\$0	\$10,927	\$0
1107 Metal Fence - Repaint	\$0	\$0	\$0	\$0	\$3,489
BUILDING EXTERIORS					
800 Exterior Lights - Replace	\$51,500	\$0	\$0	\$0	\$0
1115 Building Exteriors - Repaint	\$0	\$0	\$0	\$0	\$0
1117 Wood Surfaces - Repaint/Repair	\$0	\$0	\$0	\$0	\$101,296
1303 Shingle Roofs (2008) - Replace	\$0	\$0	\$0	\$0	\$0
1304 Shingle Roofs (2009) - Replace	\$0	\$0	\$0	\$0	\$0
1305 Shingle Roofs (2011) - Replace	\$0	\$0	\$0	\$0	\$0
NORTH CLUBHOUSE					
880 Doors & Windows - Replace	\$0	\$6,798	\$0	\$0	\$0
901 Carpet Floor - Replace	\$1,950	\$0	\$0	\$0	\$0
904 Vinyl Floor - Replace	\$1,100	\$0	\$0	\$0	\$0
910 Interior Lights - Replace	\$5,000	\$0	\$0	\$0	\$0
920 Furniture - Replace	\$10,500	\$0	\$0	\$0	\$0
934 Furnace - Replace	\$1,750	\$0	\$0	\$0	\$0
940 Kitchen - Remodel	\$5,500	\$0	\$0	\$0	\$0
942 Kitchen Appliances - Replace	\$3,000	\$0	\$0	\$0	\$0
950 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
1100 Interior Surfaces - Repaint	\$0	\$3,090	\$0	\$0	\$0
1330 Evaporative Coolers - Replace	\$4,500	\$0	\$0	\$0	\$0
NORTH RECREATION					
405 Park Benches - Replace	\$0	\$3,708	\$0	\$0	\$0
410 Playground Equipment - Replace	\$0	\$0	\$18,566	\$0	\$0
412 Playground Equipment - Repair	\$0	\$2,060	\$0	\$0	\$0
416 Playground Surface - Replenish	\$2,200	\$0	\$0	\$0	\$0
503 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$14,857
1200 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
1201 Pool Deck - Seal/Repair	\$6,000	\$0	\$0	\$6,556	\$0
1202 Pool - Resurface	\$0	\$0	\$15,914	\$0	\$0
1210 Ramada - Refurbish	\$0	\$0	\$0	\$0	\$0
1220 Pool Filter - Replace (A)	\$0	\$1,494	\$0	\$0	\$0
1220 Pool Filter - Replace (B)	\$0	\$0	\$0	\$0	\$0
1224 Pool Pump - Replace	\$0	\$0	\$1,220	\$0	\$0
SOUTH CLUBHOUSE					
880 Doors & Windows - Replace	\$0	\$6,798	\$0	\$0	\$0
901 Carpet Floor - Replace	\$1,950	\$0	\$0	\$0	\$0
904 Vinyl Floor - Replace	\$1,100	\$0	\$0	\$0	\$0
910 Interior Lights - Replace	\$5,000	\$0	\$0	\$0	\$0
920 Furniture - Replace	\$14,300	\$0	\$0	\$0	\$0
934 Furnace - Replace	\$1,750	\$0	\$0	\$0	\$0
940 Kitchen - Remodel	\$5,500	\$0	\$0	\$0	\$0
942 Kitchen Appliances - Replace	\$3,000	\$0	\$0	\$0	\$0
950 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2018	2019	2020	2021	2022
1100 Interior Surfaces - Repaint	\$0	\$2,987	\$0	\$0	\$0
1330 Evaporative Coolers - Replace	\$3,000	\$0	\$0	\$0	\$0
SOUTH RECREATION					
405 Park Bench - Replace	\$0	\$1,236	\$0	\$0	\$0
410 Playground Equipment - Replace	\$0	\$0	\$18,566	\$0	\$0
412 Playground Equipment - Repair	\$0	\$2,060	\$0	\$0	\$0
416 Playground Surface - Replenish	\$2,200	\$0	\$0	\$0	\$0
430 Ramada (Play) - Refurbish	\$0	\$0	\$0	\$0	\$0
432 Ramada (Pool) - Refurbish	\$1,750	\$0	\$0	\$0	\$0
503 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$16,658
1200 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
1201 Pool Deck - Seal/Repair	\$6,450	\$0	\$0	\$7,048	\$0
1202 Pool - Resurface	\$0	\$0	\$15,914	\$0	\$0
1220 Pool Filter - Replace (A)	\$0	\$0	\$0	\$0	\$0
1220 Pool Filter - Replace (B)	\$0	\$0	\$0	\$0	\$0
1224 Pool Pump - Replace	\$0	\$0	\$1,220	\$0	\$0
Total Expenses	\$170,900	\$82,812	\$71,399	\$24,532	\$163,762
Ending Reserve Balance	\$114,670	\$155,428	\$214,208	\$327,130	\$308,027

Fiscal Year	2023	2024	2025	2026	2027
Starting Reserve Balance	\$308,027	\$441,028	\$576,788	\$717,836	\$871,915
Annual Reserve Contribution	\$148,559	\$155,987	\$163,786	\$171,976	\$180,575
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$3,744	\$5,087	\$6,470	\$7,945	\$7,587
Total Income	\$460,330	\$602,102	\$747,045	\$897,757	\$1,060,076
# Component					
COMMON AREA					
103 Concrete - Repair	\$0	\$3,940	\$0	\$0	\$0
201 Asphalt - Resurface (A)	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair (A)	\$0	\$0	\$0	\$7,727	\$0
205 Asphalt - Resurface (B&C)	\$0	\$0	\$0	\$0	\$0
206 Asphalt - Seal/Repair (B&C)	\$0	\$0	\$0	\$7,981	\$0
209 Asphalt - Resurface (D&E)	\$0	\$0	\$0	\$0	\$0
210 Asphalt - Seal/Repair (D&E)	\$0	\$0	\$0	\$10,134	\$0
211 Valley Gutters - Partial Replace	\$0	\$0	\$0	\$0	\$0
260 Carport Roofs - Repair	\$0	\$0	\$14,758	\$0	\$0
270 Carport Metal - Repaint	\$0	\$0	\$0	\$0	\$46,319
503 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
603 Irrig. Timers - Partial Replace	\$2,608	\$0	\$0	\$0	\$2,936
680 Sewer Pipes - Partial Replace	\$11,593	\$0	\$12,299	\$0	\$13,048
1107 Metal Fence - Repaint	\$0	\$0	\$0	\$0	\$4,045
BUILDING EXTERIORS					
800 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
1115 Building Exteriors - Repaint	\$0	\$0	\$0	\$0	\$161,792
1117 Wood Surfaces - Repaint/Repair	\$0	\$0	\$0	\$0	\$117,430
1303 Shingle Roofs (2008) - Replace	\$0	\$0	\$0	\$0	\$0
1304 Shingle Roofs (2009) - Replace	\$0	\$0	\$0	\$0	\$0
1305 Shingle Roofs (2011) - Replace	\$0	\$0	\$0	\$0	\$0
NORTH CLUBHOUSE					
880 Doors & Windows - Replace	\$0	\$0	\$0	\$0	\$0
901 Carpet Floor - Replace	\$0	\$0	\$0	\$0	\$0
904 Vinyl Floor - Replace	\$0	\$0	\$0	\$0	\$0
910 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
920 Furniture - Replace	\$0	\$0	\$0	\$0	\$0
934 Furnace - Replace	\$0	\$0	\$0	\$0	\$0
940 Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
942 Kitchen Appliances - Replace	\$0	\$0	\$0	\$0	\$0
950 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
1100 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
1330 Evaporative Coolers - Replace	\$0	\$0	\$0	\$0	\$0
NORTH RECREATION					
405 Park Benches - Replace	\$0	\$0	\$0	\$0	\$0
410 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
412 Playground Equipment - Repair	\$0	\$2,388	\$0	\$0	\$0
416 Playground Surface - Replenish	\$2,550	\$0	\$0	\$0	\$0
503 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
1200 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$26,095
1201 Pool Deck - Seal/Repair	\$0	\$7,164	\$0	\$0	\$7,829
1202 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
1210 Ramada - Refurbish	\$0	\$0	\$2,152	\$0	\$0
1220 Pool Filter - Replace (A)	\$0	\$0	\$0	\$0	\$0
1220 Pool Filter - Replace (B)	\$0	\$0	\$0	\$0	\$0
1224 Pool Pump - Replace	\$0	\$0	\$0	\$0	\$0
SOUTH CLUBHOUSE					
880 Doors & Windows - Replace	\$0	\$0	\$0	\$0	\$0
901 Carpet Floor - Replace	\$0	\$0	\$0	\$0	\$0
904 Vinyl Floor - Replace	\$0	\$0	\$0	\$0	\$0
910 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
920 Furniture - Replace	\$0	\$0	\$0	\$0	\$0
934 Furnace - Replace	\$0	\$0	\$0	\$0	\$0
940 Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
942 Kitchen Appliances - Replace	\$0	\$0	\$0	\$0	\$0
950 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
1100 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
1330 Evaporative Coolers - Replace	\$0	\$0	\$0	\$0	\$0
SOUTH RECREATION					
405 Park Bench - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2023	2024	2025	2026	2027
410 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
412 Playground Equipment - Repair	\$0	\$2,388	\$0	\$0	\$0
416 Playground Surface - Replenish	\$2,550	\$0	\$0	\$0	\$0
430 Ramada (Play) - Refurbish	\$0	\$0	\$0	\$0	\$0
432 Ramada (Pool) - Refurbish	\$0	\$0	\$0	\$0	\$0
503 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
1200 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$26,095
1201 Pool Deck - Seal/Repair	\$0	\$7,702	\$0	\$0	\$8,416
1202 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
1220 Pool Filter - Replace (A)	\$0	\$1,731	\$0	\$0	\$0
1220 Pool Filter - Replace (B)	\$0	\$0	\$0	\$0	\$0
1224 Pool Pump - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$19,302	\$25,314	\$29,210	\$25,842	\$414,005
Ending Reserve Balance	\$441,028	\$576,788	\$717,836	\$871,915	\$646,072

Fiscal Year	2028	2029	2030	2031	2032
Starting Reserve Balance	\$646,072	\$271,381	\$342,097	\$426,730	\$508,077
Annual Reserve Contribution	\$189,603	\$199,084	\$209,038	\$219,490	\$230,464
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$4,585	\$3,066	\$3,843	\$4,672	\$5,532
Total Income	\$840,260	\$473,530	\$554,977	\$650,892	\$744,073
# Component					
COMMON AREA					
103 Concrete - Repair	\$0	\$4,568	\$0	\$0	\$0
201 Asphalt - Resurface (A)	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair (A)	\$0	\$0	\$8,697	\$0	\$0
205 Asphalt - Resurface (B&C)	\$0	\$0	\$0	\$0	\$0
206 Asphalt - Seal/Repair (B&C)	\$0	\$0	\$8,982	\$0	\$0
209 Asphalt - Resurface (D&E)	\$0	\$0	\$0	\$0	\$0
210 Asphalt - Seal/Repair (D&E)	\$0	\$0	\$11,406	\$0	\$0
211 Valley Gutters - Partial Replace	\$0	\$0	\$0	\$0	\$0
260 Carport Roofs - Repair	\$0	\$0	\$0	\$0	\$0
270 Carport Metal - Repaint	\$0	\$0	\$0	\$0	\$0
503 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
603 Irrig. Timers - Partial Replace	\$0	\$0	\$0	\$3,304	\$0
680 Sewer Pipes - Partial Replace	\$0	\$13,842	\$0	\$14,685	\$0
1107 Metal Fence - Repaint	\$0	\$0	\$0	\$0	\$4,689
BUILDING EXTERIORS					
800 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
1115 Building Exteriors - Repaint	\$0	\$0	\$0	\$0	\$0
1117 Wood Surfaces - Repaint/Repair	\$0	\$0	\$0	\$0	\$136,133
1303 Shingle Roofs (2008) - Replace	\$557,725	\$0	\$0	\$0	\$0
1304 Shingle Roofs (2009) - Replace	\$0	\$96,896	\$0	\$0	\$0
1305 Shingle Roofs (2011) - Replace	\$0	\$0	\$0	\$124,825	\$0
NORTH CLUBHOUSE					
880 Doors & Windows - Replace	\$0	\$0	\$0	\$0	\$0
901 Carpet Floor - Replace	\$2,621	\$0	\$0	\$0	\$0
904 Vinyl Floor - Replace	\$0	\$0	\$0	\$0	\$0
910 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
920 Furniture - Replace	\$0	\$0	\$14,970	\$0	\$0
934 Furnace - Replace	\$0	\$0	\$0	\$0	\$0
940 Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
942 Kitchen Appliances - Replace	\$0	\$0	\$0	\$0	\$0
950 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
1100 Interior Surfaces - Repaint	\$0	\$4,153	\$0	\$0	\$0
1330 Evaporative Coolers - Replace	\$0	\$0	\$0	\$0	\$0
NORTH RECREATION					
405 Park Benches - Replace	\$0	\$0	\$0	\$0	\$0
410 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
412 Playground Equipment - Repair	\$0	\$2,768	\$0	\$0	\$0
416 Playground Surface - Replenish	\$2,957	\$0	\$0	\$0	\$0
503 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
1200 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
1201 Pool Deck - Seal/Repair	\$0	\$0	\$8,555	\$0	\$0
1202 Pool - Resurface	\$0	\$0	\$21,386	\$0	\$0
1210 Ramada - Refurbish	\$0	\$0	\$0	\$0	\$0
1220 Pool Filter - Replace (A)	\$0	\$0	\$0	\$0	\$0
1220 Pool Filter - Replace (B)	\$0	\$0	\$0	\$0	\$2,193
1224 Pool Pump - Replace	\$0	\$0	\$1,640	\$0	\$0
SOUTH CLUBHOUSE					
880 Doors & Windows - Replace	\$0	\$0	\$0	\$0	\$0
901 Carpet Floor - Replace	\$2,621	\$0	\$0	\$0	\$0
904 Vinyl Floor - Replace	\$0	\$0	\$0	\$0	\$0
910 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
920 Furniture - Replace	\$0	\$0	\$20,388	\$0	\$0
934 Furnace - Replace	\$0	\$0	\$0	\$0	\$0
940 Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
942 Kitchen Appliances - Replace	\$0	\$0	\$0	\$0	\$0
950 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
1100 Interior Surfaces - Repaint	\$0	\$4,014	\$0	\$0	\$0
1330 Evaporative Coolers - Replace	\$0	\$0	\$0	\$0	\$0
SOUTH RECREATION					
405 Park Bench - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2028	2029	2030	2031	2032
410 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
412 Playground Equipment - Repair	\$0	\$2,768	\$0	\$0	\$0
416 Playground Surface - Replenish	\$2,957	\$0	\$0	\$0	\$0
430 Ramada (Play) - Refurbish	\$0	\$2,422	\$0	\$0	\$0
432 Ramada (Pool) - Refurbish	\$0	\$0	\$0	\$0	\$0
503 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
1200 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
1201 Pool Deck - Seal/Repair	\$0	\$0	\$9,196	\$0	\$0
1202 Pool - Resurface	\$0	\$0	\$21,386	\$0	\$0
1220 Pool Filter - Replace (A)	\$0	\$0	\$0	\$0	\$0
1220 Pool Filter - Replace (B)	\$0	\$0	\$0	\$0	\$2,193
1224 Pool Pump - Replace	\$0	\$0	\$1,640	\$0	\$0
Total Expenses	\$568,880	\$131,433	\$128,247	\$142,815	\$145,209
Ending Reserve Balance	\$271,381	\$342,097	\$426,730	\$508,077	\$598,865

Fiscal Year	2033	2034	2035	2036	2037
Starting Reserve Balance	\$598,865	\$742,542	\$921,476	\$1,103,040	\$1,210,337
Annual Reserve Contribution	\$236,917	\$243,551	\$250,370	\$257,380	\$264,587
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$6,704	\$8,317	\$10,118	\$11,562	\$10,633
Total Income	\$842,486	\$994,409	\$1,181,964	\$1,371,983	\$1,485,557
# Component					
COMMON AREA					
103 Concrete - Repair	\$0	\$5,296	\$0	\$0	\$0
201 Asphalt - Resurface (A)	\$0	\$0	\$0	\$0	\$113,978
202 Asphalt - Seal/Repair (A)	\$0	\$9,789	\$0	\$0	\$0
205 Asphalt - Resurface (B&C)	\$0	\$0	\$0	\$0	\$0
206 Asphalt - Seal/Repair (B&C)	\$0	\$10,110	\$0	\$0	\$0
209 Asphalt - Resurface (D&E)	\$0	\$0	\$0	\$140,451	\$0
210 Asphalt - Seal/Repair (D&E)	\$0	\$12,838	\$0	\$0	\$0
211 Valley Gutters - Partial Replace	\$0	\$18,454	\$0	\$0	\$0
260 Carport Roofs - Repair	\$18,696	\$0	\$0	\$0	\$0
270 Carport Metal - Repaint	\$0	\$0	\$58,676	\$0	\$0
503 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$7,014
603 Irrig. Timers - Partial Replace	\$0	\$0	\$3,719	\$0	\$0
680 Sewer Pipes - Partial Replace	\$15,580	\$0	\$16,528	\$0	\$17,535
1107 Metal Fence - Repaint	\$0	\$0	\$0	\$0	\$5,436
BUILDING EXTERIORS					
800 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
1115 Building Exteriors - Repaint	\$0	\$0	\$0	\$0	\$217,435
1117 Wood Surfaces - Repaint/Repair	\$0	\$0	\$0	\$0	\$157,816
1303 Shingle Roofs (2008) - Replace	\$0	\$0	\$0	\$0	\$0
1304 Shingle Roofs (2009) - Replace	\$0	\$0	\$0	\$0	\$0
1305 Shingle Roofs (2011) - Replace	\$0	\$0	\$0	\$0	\$0
NORTH CLUBHOUSE					
880 Doors & Windows - Replace	\$0	\$0	\$0	\$0	\$0
901 Carpet Floor - Replace	\$0	\$0	\$0	\$0	\$0
904 Vinyl Floor - Replace	\$1,714	\$0	\$0	\$0	\$0
910 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
920 Furniture - Replace	\$0	\$0	\$0	\$0	\$0
934 Furnace - Replace	\$0	\$0	\$0	\$0	\$0
940 Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
942 Kitchen Appliances - Replace	\$4,674	\$0	\$0	\$0	\$0
950 Restrooms - Remodel	\$13,321	\$0	\$0	\$0	\$0
1100 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
1330 Evaporative Coolers - Replace	\$0	\$0	\$0	\$0	\$0
NORTH RECREATION					
405 Park Benches - Replace	\$0	\$5,777	\$0	\$0	\$0
410 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
412 Playground Equipment - Repair	\$0	\$3,209	\$0	\$0	\$0
416 Playground Surface - Replenish	\$3,428	\$0	\$0	\$0	\$0
503 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$23,146
1200 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
1201 Pool Deck - Seal/Repair	\$9,348	\$0	\$0	\$10,215	\$0
1202 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
1210 Ramada - Refurbish	\$0	\$0	\$0	\$0	\$0
1220 Pool Filter - Replace (A)	\$0	\$2,327	\$0	\$0	\$0
1220 Pool Filter - Replace (B)	\$0	\$0	\$0	\$0	\$0
1224 Pool Pump - Replace	\$0	\$0	\$0	\$0	\$0
SOUTH CLUBHOUSE					
880 Doors & Windows - Replace	\$0	\$0	\$0	\$0	\$0
901 Carpet Floor - Replace	\$0	\$0	\$0	\$0	\$0
904 Vinyl Floor - Replace	\$1,714	\$0	\$0	\$0	\$0
910 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
920 Furniture - Replace	\$0	\$0	\$0	\$0	\$0
934 Furnace - Replace	\$0	\$0	\$0	\$0	\$0
940 Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
942 Kitchen Appliances - Replace	\$4,674	\$0	\$0	\$0	\$0
950 Restrooms - Remodel	\$13,321	\$0	\$0	\$0	\$0
1100 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
1330 Evaporative Coolers - Replace	\$0	\$0	\$0	\$0	\$0
SOUTH RECREATION					
405 Park Bench - Replace	\$0	\$1,926	\$0	\$0	\$0

Fiscal Year	2033	2034	2035	2036	2037
410 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
412 Playground Equipment - Repair	\$0	\$3,209	\$0	\$0	\$0
416 Playground Surface - Replenish	\$3,428	\$0	\$0	\$0	\$0
430 Ramada (Play) - Refurbish	\$0	\$0	\$0	\$0	\$0
432 Ramada (Pool) - Refurbish	\$0	\$0	\$0	\$0	\$0
503 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$25,952
1200 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
1201 Pool Deck - Seal/Repair	\$10,049	\$0	\$0	\$10,981	\$0
1202 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
1220 Pool Filter - Replace (A)	\$0	\$0	\$0	\$0	\$0
1220 Pool Filter - Replace (B)	\$0	\$0	\$0	\$0	\$0
1224 Pool Pump - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$99,944	\$72,934	\$78,923	\$161,646	\$568,311
Ending Reserve Balance	\$742,542	\$921,476	\$1,103,040	\$1,210,337	\$917,246

Fiscal Year	2038	2039	2040	2041	2042
Starting Reserve Balance	\$917,246	\$915,837	\$1,057,698	\$1,227,606	\$1,493,275
Annual Reserve Contribution	\$271,996	\$279,611	\$287,441	\$295,489	\$303,763
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$9,162	\$9,863	\$11,422	\$13,599	\$14,988
Total Income	\$1,198,403	\$1,205,312	\$1,356,560	\$1,536,694	\$1,812,025
# Component					
COMMON AREA					
103 Concrete - Repair	\$0	\$6,139	\$0	\$0	\$0
201 Asphalt - Resurface (A)	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair (A)	\$11,017	\$0	\$0	\$0	\$12,400
205 Asphalt - Resurface (B&C)	\$121,009	\$0	\$0	\$0	\$0
206 Asphalt - Seal/Repair (B&C)	\$11,379	\$0	\$0	\$0	\$12,807
209 Asphalt - Resurface (D&E)	\$0	\$0	\$0	\$0	\$0
210 Asphalt - Seal/Repair (D&E)	\$14,449	\$0	\$0	\$0	\$16,262
211 Valley Gutters - Partial Replace	\$0	\$0	\$0	\$0	\$0
260 Carport Roofs - Repair	\$0	\$0	\$0	\$23,683	\$0
270 Carport Metal - Repaint	\$0	\$0	\$0	\$0	\$0
503 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
603 Irrig. Timers - Partial Replace	\$0	\$4,186	\$0	\$0	\$0
680 Sewer Pipes - Partial Replace	\$0	\$18,603	\$0	\$19,736	\$0
1107 Metal Fence - Repaint	\$0	\$0	\$0	\$0	\$6,302
BUILDING EXTERIORS					
800 Exterior Lights - Replace	\$93,015	\$0	\$0	\$0	\$0
1115 Building Exteriors - Repaint	\$0	\$0	\$0	\$0	\$0
1117 Wood Surfaces - Repaint/Repair	\$0	\$0	\$0	\$0	\$182,951
1303 Shingle Roofs (2008) - Replace	\$0	\$0	\$0	\$0	\$0
1304 Shingle Roofs (2009) - Replace	\$0	\$0	\$0	\$0	\$0
1305 Shingle Roofs (2011) - Replace	\$0	\$0	\$0	\$0	\$0
NORTH CLUBHOUSE					
880 Doors & Windows - Replace	\$0	\$0	\$0	\$0	\$0
901 Carpet Floor - Replace	\$3,522	\$0	\$0	\$0	\$0
904 Vinyl Floor - Replace	\$0	\$0	\$0	\$0	\$0
910 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
920 Furniture - Replace	\$0	\$0	\$0	\$0	\$21,344
934 Furnace - Replace	\$0	\$0	\$0	\$0	\$0
940 Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
942 Kitchen Appliances - Replace	\$0	\$0	\$0	\$0	\$0
950 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
1100 Interior Surfaces - Repaint	\$0	\$5,581	\$0	\$0	\$0
1330 Evaporative Coolers - Replace	\$8,128	\$0	\$0	\$0	\$0
NORTH RECREATION					
405 Park Benches - Replace	\$0	\$0	\$0	\$0	\$0
410 Playground Equipment - Replace	\$0	\$0	\$33,532	\$0	\$0
412 Playground Equipment - Repair	\$0	\$3,721	\$0	\$0	\$0
416 Playground Surface - Replenish	\$3,973	\$0	\$0	\$0	\$0
503 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
1200 Pool Deck - Resurface	\$0	\$37,206	\$0	\$0	\$0
1201 Pool Deck - Seal/Repair	\$0	\$11,162	\$0	\$0	\$12,197
1202 Pool - Resurface	\$0	\$0	\$28,742	\$0	\$0
1210 Ramada - Refurbish	\$0	\$0	\$0	\$0	\$0
1220 Pool Filter - Replace (A)	\$0	\$0	\$0	\$0	\$0
1220 Pool Filter - Replace (B)	\$0	\$0	\$0	\$0	\$0
1224 Pool Pump - Replace	\$0	\$0	\$2,204	\$0	\$0
SOUTH CLUBHOUSE					
880 Doors & Windows - Replace	\$0	\$0	\$0	\$0	\$0
901 Carpet Floor - Replace	\$3,522	\$0	\$0	\$0	\$0
904 Vinyl Floor - Replace	\$0	\$0	\$0	\$0	\$0
910 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
920 Furniture - Replace	\$0	\$0	\$0	\$0	\$29,069
934 Furnace - Replace	\$0	\$0	\$0	\$0	\$0
940 Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
942 Kitchen Appliances - Replace	\$0	\$0	\$0	\$0	\$0
950 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
1100 Interior Surfaces - Repaint	\$0	\$5,395	\$0	\$0	\$0
1330 Evaporative Coolers - Replace	\$5,418	\$0	\$0	\$0	\$0
SOUTH RECREATION					
405 Park Bench - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2038	2039	2040	2041	2042
410 Playground Equipment - Replace	\$0	\$0	\$33,532	\$0	\$0
412 Playground Equipment - Repair	\$0	\$3,721	\$0	\$0	\$0
416 Playground Surface - Replenish	\$3,973	\$0	\$0	\$0	\$0
430 Ramada (Play) - Refurbish	\$0	\$0	\$0	\$0	\$0
432 Ramada (Pool) - Refurbish	\$3,161	\$0	\$0	\$0	\$0
503 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
1200 Pool Deck - Resurface	\$0	\$37,206	\$0	\$0	\$0
1201 Pool Deck - Seal/Repair	\$0	\$11,999	\$0	\$0	\$13,112
1202 Pool - Resurface	\$0	\$0	\$28,742	\$0	\$0
1220 Pool Filter - Replace (A)	\$0	\$2,697	\$0	\$0	\$0
1220 Pool Filter - Replace (B)	\$0	\$0	\$0	\$0	\$0
1224 Pool Pump - Replace	\$0	\$0	\$2,204	\$0	\$0
Total Expenses	\$282,566	\$147,614	\$128,954	\$43,419	\$306,444
Ending Reserve Balance	\$915,837	\$1,057,698	\$1,227,606	\$1,493,275	\$1,505,582

Fiscal Year	2043	2044	2045	2046	2047
Starting Reserve Balance	\$1,505,582	\$1,724,804	\$2,048,933	\$2,347,149	\$2,664,764
Annual Reserve Contribution	\$312,268	\$321,011	\$330,000	\$339,240	\$348,738
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$16,145	\$18,861	\$21,971	\$25,049	\$25,773
Total Income	\$1,833,995	\$2,064,676	\$2,400,904	\$2,711,438	\$3,039,275
# Component					
COMMON AREA					
103 Concrete - Repair	\$0	\$7,117	\$0	\$0	\$0
201 Asphalt - Resurface (A)	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair (A)	\$0	\$0	\$0	\$13,956	\$0
205 Asphalt - Resurface (B&C)	\$0	\$0	\$0	\$0	\$0
206 Asphalt - Seal/Repair (B&C)	\$0	\$0	\$0	\$14,414	\$0
209 Asphalt - Resurface (D&E)	\$0	\$0	\$0	\$0	\$0
210 Asphalt - Seal/Repair (D&E)	\$0	\$0	\$0	\$18,303	\$0
211 Valley Gutters - Partial Replace	\$0	\$0	\$0	\$0	\$0
260 Carport Roofs - Repair	\$0	\$0	\$0	\$0	\$0
270 Carport Metal - Repaint	\$74,329	\$0	\$0	\$0	\$0
503 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
603 Irrig. Timers - Partial Replace	\$4,711	\$0	\$0	\$0	\$5,302
680 Sewer Pipes - Partial Replace	\$20,938	\$0	\$22,213	\$0	\$23,566
1107 Metal Fence - Repaint	\$0	\$0	\$0	\$0	\$7,305
BUILDING EXTERIORS					
800 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
1115 Building Exteriors - Repaint	\$0	\$0	\$0	\$0	\$292,214
1117 Wood Surfaces - Repaint/Repair	\$0	\$0	\$0	\$0	\$212,091
1303 Shingle Roofs (2008) - Replace	\$0	\$0	\$0	\$0	\$0
1304 Shingle Roofs (2009) - Replace	\$0	\$0	\$0	\$0	\$0
1305 Shingle Roofs (2011) - Replace	\$0	\$0	\$0	\$0	\$0
NORTH CLUBHOUSE					
880 Doors & Windows - Replace	\$0	\$0	\$0	\$0	\$0
901 Carpet Floor - Replace	\$0	\$0	\$0	\$0	\$0
904 Vinyl Floor - Replace	\$0	\$0	\$0	\$0	\$0
910 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
920 Furniture - Replace	\$0	\$0	\$0	\$0	\$0
934 Furnace - Replace	\$0	\$0	\$0	\$0	\$0
940 Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
942 Kitchen Appliances - Replace	\$0	\$0	\$0	\$0	\$0
950 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
1100 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
1330 Evaporative Coolers - Replace	\$0	\$0	\$0	\$0	\$0
NORTH RECREATION					
405 Park Benches - Replace	\$0	\$0	\$0	\$0	\$0
410 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
412 Playground Equipment - Repair	\$0	\$4,313	\$0	\$0	\$0
416 Playground Surface - Replenish	\$4,606	\$0	\$0	\$0	\$0
503 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
1200 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
1201 Pool Deck - Seal/Repair	\$0	\$0	\$13,328	\$0	\$0
1202 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
1210 Ramada - Refurbish	\$0	\$0	\$3,887	\$0	\$0
1220 Pool Filter - Replace (A)	\$0	\$0	\$0	\$0	\$0
1220 Pool Filter - Replace (B)	\$0	\$0	\$0	\$0	\$3,417
1224 Pool Pump - Replace	\$0	\$0	\$0	\$0	\$0
SOUTH CLUBHOUSE					
880 Doors & Windows - Replace	\$0	\$0	\$0	\$0	\$0
901 Carpet Floor - Replace	\$0	\$0	\$0	\$0	\$0
904 Vinyl Floor - Replace	\$0	\$0	\$0	\$0	\$0
910 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
920 Furniture - Replace	\$0	\$0	\$0	\$0	\$0
934 Furnace - Replace	\$0	\$0	\$0	\$0	\$0
940 Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
942 Kitchen Appliances - Replace	\$0	\$0	\$0	\$0	\$0
950 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
1100 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
1330 Evaporative Coolers - Replace	\$0	\$0	\$0	\$0	\$0
SOUTH RECREATION					
405 Park Bench - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2043	2044	2045	2046	2047
410 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
412 Playground Equipment - Repair	\$0	\$4,313	\$0	\$0	\$0
416 Playground Surface - Replenish	\$4,606	\$0	\$0	\$0	\$0
430 Ramada (Play) - Refurbish	\$0	\$0	\$0	\$0	\$0
432 Ramada (Pool) - Refurbish	\$0	\$0	\$0	\$0	\$0
503 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
1200 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
1201 Pool Deck - Seal/Repair	\$0	\$0	\$14,327	\$0	\$0
1202 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
1220 Pool Filter - Replace (A)	\$0	\$0	\$0	\$0	\$0
1220 Pool Filter - Replace (B)	\$0	\$0	\$0	\$0	\$3,417
1224 Pool Pump - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$109,191	\$15,743	\$53,755	\$46,674	\$547,312
Ending Reserve Balance	\$1,724,804	\$2,048,933	\$2,347,149	\$2,664,764	\$2,491,963

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. DJ Vlaming, R.S., company president, is a credentialed Reserve Specialist (#61). 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 the 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 of 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.

COMMON AREA

Comp #: 103 Concrete - Repair

Quantity: Numerous Sq Ft

Location: Walkways throughout community

Funded?: Yes.

History:

Comments: There is no expectancy to completely replace the concrete. This component provides an allowance for periodic repairs and partial replacements.

Useful Life:
5 years

Remaining Life:
1 years



Best Case: \$ 3,000

Worst Case: \$ 3,600

Allowance for partial replacement

Higher allowance

Cost Source: ARI Cost Allowance

Comp #: 200 Asphalt Alleys - Resurface

Quantity: Numerous Sq Ft

Location: Alleys behind the buildings

Funded?: No. Alley asphalt is owned and maintained by the City of Tempe, not the HOA.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 201 Asphalt - Resurface (A)

Quantity: Approx 34,530 Sq Ft

Location: Parking areas in Tract A: north end of the community - north of Hermosa Dr.

Funded?: Yes.

History: Completed in 2013 for \$56,500

Comments: This asphalt was replaced in 2013 for \$56,500. The surfaces are in fair condition. No major cracking or deterioration. If sealed regularly, plan on a full useful life.

Useful Life:
24 years

Remaining Life:
19 years



Best Case: \$ 60,000

Worst Case: \$ 70,000

Estimate to repave

Higher estimate

Cost Source: Client Cost History, Plus Inflation

Comp #: 202 Asphalt - Seal/Repair (A)

Quantity: Approx 34,530 Sq Ft

Location: Parking areas in Tract A: north end of the community - north of Hermosa Dr.

Funded?: Yes.

History: Planned for 2018. \$20,250 for all asphalt surfaces

Comments: This section of asphalt will be seal in August 2018. Plan to complete this project on roughly the schedule below.

Useful Life:
4 years

Remaining Life:
0 years



Best Case: \$ 5,200

Worst Case: \$ 7,000

Estimate to seal coat & restripe

Higher estimate to include repairs

Cost Source: Estimate Provided by Client

Comp #: 205 Asphalt - Resurface (B&C)

Quantity: Approx 35,400 Sq Ft

Location: Parking areas in Tract B (south side of Hermosa Dr.) & Tract C (north side of Carter Dr.)

Funded?: Yes.

History: Asphalt was resurfaced during the 2014/2015 fiscal year.

Comments: This asphalt appears to be in relatively good condition. Continue to seal regularly to maintain an attractive appearance and maximize the useful life of this asset.

Useful Life:
24 years

Remaining Life:
20 years



Best Case: \$ 62,000

Worst Case: \$ 72,000

Estimate to repave

Higher estimate

Cost Source: Client Cost History, Plus Inflation

Comp #: 206 Asphalt - Seal/Repair (B&C)

Quantity: Approx 35,400 Sq Ft

Location: Parking areas in Tract B (south side of Hermosa Dr.) & Tract C (north side of Carter Dr.)

Funded?: Yes.

History: Planned for 2018. \$20,250 for all asphalt surfaces

Comments: This section of asphalt will be seal in August 2018. Plan to complete this project on roughly the schedule below.

Useful Life:
4 years

Remaining Life:
0 years



Best Case: \$ 5,400

Worst Case: \$ 7,200

Estimate to seal coat & restripe

Higher estimate to include repairs

Cost Source: Estimate Provided by Client

Comp #: 209 Asphalt - Resurface (D&E)

Quantity: Approx 45,330 Sq Ft

Location: Parking areas in Tract D (btwn Carter Dr. & Ellis Dr.) & Tract E (south side of Ellis Dr.)

Funded?: Yes.

History: Resurfaced in 2013 for \$69,000

Comments: These sections of asphalt were recently repaved during April-May 2013 for ~\$69,000. Surfaces are in good condition. Seal coat regularly to protect the surface and to prevent premature deterioration.

Useful Life:
24 years

Remaining Life:
18 years



Best Case: \$ 75,000

Worst Case: \$ 90,000

Estimate to repave

Higher estimate

Cost Source: Client Cost History, Plus Inflation

Comp #: 210 Asphalt - Seal/Repair (D&E)

Quantity: Approx 45,330 Sq Ft

Location: Parking areas in Tract D (btwn Carter Dr. & Ellis Dr.) & Tract E (south side of Ellis Dr.)

Funded?: Yes.

History: Planned for 2018. \$20,250 for all asphalt surfaces

Comments: This section of asphalt will be seal in August 2018. Plan to complete this project on roughly the schedule below.

Useful Life:
4 years

Remaining Life:
0 years



Best Case: \$ 6,800

Worst Case: \$ 9,200

Estimate to seal coat & stripe

Higher estimate to include repairs

Cost Source: Estimate Provided by Client

Comp #: 211 Valley Gutters - Partial Replace

Quantity: Approx 1,874 Sq Ft

Location: Parking area in Tract C: north side of Carter Dr., between Buildings 13 & 14. Parking areas in Tract D (btwn Carter Dr. & Ellis Dr.) & Tract E (south side of Ellis Dr.)

Funded?: Yes.

History: Gutter repairs will be done in 2018 for \$11,500 is for 600 LF of concrete.

Comments: Concrete valley gutters are older and in poor condition overall. These are planned to be repaired in August of 2018 for \$11,500. They should have been replaced when the asphalt was repaved in 2013, but they were not. At some point in the near future, HOA needs to replace these gutters.

Useful Life:
16 years

Remaining Life:
0 years



Best Case: \$ 11,000

Worst Case: \$ 12,000

Estimate to replace

Higher estimate

Cost Source: Client Cost History

Comp #: 260 Carport Roofs - Repair

Quantity: Approx 47,120 Sq Ft

Location: Parking areas throughout community

Funded?: Yes.

History: Repaired 2017 for \$12K

Comments: Carports have corrugated metal roofs with steel beams and support posts. Structures are older but appear physically intact. There is no expectancy to replace the carports. This component provides an allowance for periodic repairs and partial roof replacements. Some bent sections noted.

Useful Life:
8 years

Remaining Life:
7 years



Best Case: \$ 10,000

Worst Case: \$ 14,000

Allowance to repair or partially replace

Higher allowance

Cost Source: Client Cost History

Comp #: 270 Carport Metal - Repaint

Quantity: Approx 59,200 Sq Ft

Location: Parking areas throughout community - (249) parking spaces under carports

Funded?: Yes.

History:

Comments: The carport support beams and posts look faded and are developing rust. They have not been painted for a long time. Recommend planning to repaint soon to inhibit the rusting and to restore the appearance. This is not a high priority right now.

Useful Life:
8 years

Remaining Life:
1 years



Best Case: \$ 29,600

Worst Case: \$ 41,400

Estimate to repaint

Higher estimate

Cost Source: ARI Cost Database

Comp #: 503 Metal Fence - Replace

Quantity: Approx 76 LF

Location: (2) Locations bordering Mill Ave.: north side at Tract A & south side at Tract D

Funded?: Yes.

History:

Comments: Repairs were recently made to this fencing. We are still planning for the eventual full replacement. This fencing will deteriorate quickly because of the surrounding irrigation spray.

Useful Life:
15 years

Remaining Life:
4 years



Best Case: \$ 3,500

Worst Case: \$ 4,500

Estimate to replace

Higher estimate

Cost Source: ARI Cost Database

Comp #: 600 Irrig. System - Replace

Quantity: Lines, Heads, Valves

Location: Common areas throughout community

Funded?: No. There is no expectancy to completely replace the irrigation system at this time. Repairs and partial replacements are included in the annual sprinkler repair budget. Funding for replacement of the system can be added to this study at the client's request.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 603 Irrig. Timers - Partial Replace

Quantity: (14) Irritrol, (1) Hunter

Location: Mounted to sides of buildings throughout community

Funded?: Yes.

History:

Comments: Majority of these timers are Irritrol Rain Dial with capacities of 6 to 12 stations. Ages vary. There is no expectancy to replace all of them at the same time. This component provides an allowance for periodic, partial replacement.

Useful Life:

4 years

Remaining Life:

1 years



Best Case: \$ 2,000

Worst Case: \$ 2,500

Allowance to replace (5) timers

Higher allowance, reflects (5) timers

Cost Source: Research at www.Ewing1.com

Comp #: 610 Backflow Valves - Replace

Quantity: Approx (15) Febco

Location: Mounted to sides of buildings throughout community

Funded?: No. Backflow valves typically last a long time. They can often be repaired and rebuilt rather than replaced. Repairs and partial replacements are included in the annual sprinkler repair budget, so no Reserve funding has been allocated.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 620 Trees - Trim & Replace

Quantity: Numerous Trees

Location: Common areas throughout community

Funded?: No. Tree trimming and replacement is included in the annual landscape maintenance budget. No additional funding in Reserves is necessary.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 680 Sewer Pipes - Partial Replace

Quantity: Extensive LF

Location: Throughout common areas

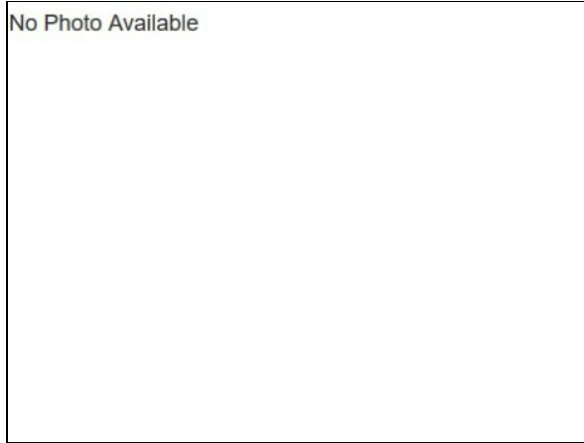
Funded?: Yes.

History: 2015: \$8K. 2018: \$11K

Comments: There have been a history of repairs at the association and it is anticipated that more repairs will be needed in the future. An allowance has been provided to make repairs as needed.

Useful Life:
2 years

Remaining Life:
1 years



Best Case: \$ 9,000

Worst Case: \$ 11,000

Lower estimate

Higher estimate

Cost Source: Client Cost History

Comp #: 1107 Metal Fence - Repaint

Quantity: Approx 776 LF

Location: Bordering Mill Ave. plus North & South recreation areas

Funded?: Yes.

History: Painting and repairs were done in 2017

Comments: Painting and repairs were done in 2017. Good condition. These fences are exposed to sprinklers, so they need regular painting to protect the metal.

Useful Life:
5 years

Remaining Life:
4 years



Best Case: \$ 2,800

Worst Case: \$ 3,400

Estimate to repaint

Higher estimate

Cost Source: ARI Cost Database

BUILDING EXTERIORS

Comp #: 800 Exterior Lights - Replace

Quantity: Approx (400) Lights

Location: Residential & Clubhouse Buildings: mounted at bldg perimeters, unit front doors & storage sheds

Funded?: Yes.

History: Planning for completed replacement during the 2018/2019 FY.

Comments: Quantity includes (57) flood lights at building perimeters, (174) lights at unit front doors & clubhouse doors, and (169) lights at storage sheds. There are a variety of fixture styles, types, and ages. Most look old and dated. Expected to replace all fixtures in the near future to upgrade the lighting and to maintain uniformity.

Useful Life:
20 years

Remaining Life:
0 years



Best Case: \$ 46,400

Worst Case: \$ 56,600

Estimate to replace

Higher estimate

Cost Source: ARI Cost Database

Comp #: 804 Mailboxes - Replace

Quantity: (169) Mailboxes

Location: Mounted next to unit front doors

Funded?: No. Mailboxes are each owners responsibility to maintain and eventually replace. HOA is not responsible for mailboxes, so no Reserve funding has been allocated.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 810 Patio Fence - Replace

Quantity: Approx 1,210 LF

Location: Rear yard of each unit

Funded?: No. The backside of each residential building has sections of chain link fence and gates behind the patios. Owners are responsible for their own fencing. No funding provided.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 830 Storage Sheds - Refurbish

Quantity: (169) Storage Sheds

Location: Rear yard of each unit

Funded?: No. Owners are responsible for their own sheds. No funding provided.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1115 Building Exteriors - Repaint

Quantity: Approx 186,500 Sq Ft

Location: Exterior block surfaces of residential buildings, clubhouses & pool pump houses

Funded?: Yes.

History: Painted in 2017 for \$124,000

Comments: Painting and repairs were recently done in 2017. Good condition overall. Plan to paint on the cycle below to maintain an attractive appearance

Useful Life:
10 years

Remaining Life:
9 years



Best Case: \$ 120,000

Worst Case: \$ 128,000

Estimate to repaint

Higher estimate

Cost Source: Client Cost History

Comp #: 1116 Brick Exteriors - Repaint/Repair

Quantity: Approx 40,000 Sq Ft

Location: Exterior brick surfaces of residential buildings, clubhouses & pool pump houses

Funded?: No. No expectancy to paint these walls. There is no reason to anticipate any significant repairs either. No Reserve funding has been allocated.

History:

Comments: This component accounts for the unpainted, decorative brick wall surfaces.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1117 Wood Surfaces - Repaint/Repair

Quantity: Doors, Siding, Trim

Location: Building exteriors: siding, fascia/eaves, storage sheds, doors, window shutters

Funded?: Yes.

History: Repairs and paint were done in 2017 for \$113K

Comments: Wood surfaces were recently repaired/replaced and are in good condition. If painted regularly, we do not expect the same extent of repairs moving forward.

Useful Life:
5 years

Remaining Life:
4 years



Best Case: \$ 80,000

Worst Case: \$ 100,000

Estimate to repaint & repair

Higher estimate

Cost Source: ARI Cost Database

Comp #: 1303 Shingle Roofs (2008) - Replace

Quantity: Approx 133,800 Sq Ft

Location: Rooftop of (20) buildings: #1, 6, 7, 9 - 25 (includes storage sheds)

Funded?: Yes.

History: Replaced in 2008

Comments: Per HOA records, these roofs were replaced during 2008. Quantity includes the front porch overhang roofs and the storage shed roofs. No problems were observed or reported. Roofs are reported to be in good condition.

Useful Life:
20 years

Remaining Life:
10 years



Best Case: \$ 370,000

Worst Case: \$ 460,000

Estimate to replace

Higher estimate

Cost Source: Client Cost History

Comp #: 1304 Shingle Roofs (2009) - Replace

Quantity: Approx 21,700 Sq Ft

Location: Rooftop of (3) buildings: #2, 3 & 4 (includes storage sheds)

Funded?: Yes.

History: Replaced in 2009

Comments: Per HOA records, these roofs were replaced during 2009. Quantity includes the front porch overhang roofs and the storage shed roofs. No problems were observed or reported. Roofs are reported to be in good condition.

Useful Life:
20 years

Remaining Life:
11 years



Best Case: \$ 65,000

Worst Case: \$ 75,000

Estimate to replace

Higher estimate

Cost Source: Client Cost History

Comp #: 1305 Shingle Roofs (2011) - Replace

Quantity: Approx 26,600 Sq Ft

Location: Rooftop of (4) buildings: #5, 8, North Clubhouse & South Clubhouse (includes storage sheds)

Funded?: Yes.

History: Replaced in 2011

Comments: Per HOA records, building #5 roof was replaced in 2010 and the others were replaced in 2011. Quantity includes the front porch overhang roofs and the storage shed roofs as well as the pool pump rooms. No signs of premature deterioration or curling. Still near new and in good condition.

Useful Life:
20 years

Remaining Life:
13 years



Best Case: \$ 75,000

Worst Case: \$ 95,000

Estimate to replace

Higher estimate

Cost Source: Client Cost History

Comp #: 1310 Patio Roofs - Replace

Quantity: Extensive Sq Ft

Location: Rear patios at assorted units

Funded?: No. Any additional roofs or structures in the rear patios were added by the individual owners. HOA is not responsible to maintain these structures or replace the roofs, so no Reserve funding has been allocated.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

NORTH CLUBHOUSE

Comp #: 880 Doors & Windows - Replace

Quantity: Doors & Windows

Location: North Clubhouse

Funded?: Yes.

History:

Comments: This component accounts for (3) exterior access doors, (1) set of 6'x7' storefront doors, and (1) set of storefront doors and windows leading to the pool area. Expected to be original for the most part. Replacement should be planned eventually, especially as part of renovating the building. Remaining useful life is based on age.

Useful Life:
30 years

Remaining Life:
1 years



Best Case: \$ 6,000

Worst Case: \$ 7,200

Estimate to replace

Higher estimate

Cost Source: RS Means Commercial Renovation Guide

Comp #: 901 Carpet Floor - Replace

Quantity: Approx 62 Sq Yds

Location: North Clubhouse - main room at north side of the building

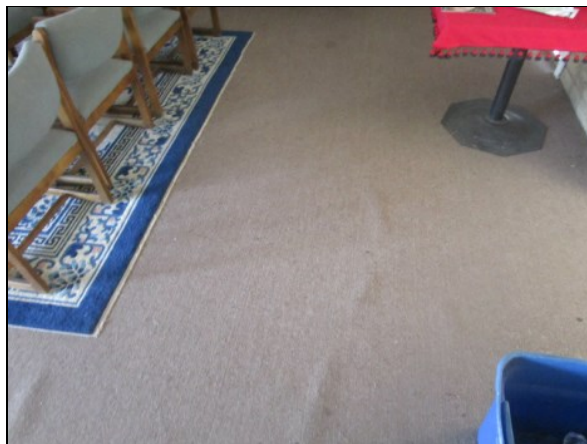
Funded?: Yes.

History:

Comments: Carpet looks old and dated. Visible wear, staining and seams noted. Replacement is a low priority at this time, but it should be planned eventually.

Useful Life:
10 years

Remaining Life:
0 years



Best Case: \$ 1,700

Worst Case: \$ 2,200

Estimate to replace

Higher estimate

Cost Source: ARI Cost Database

Comp #: 902 Concrete Floor - Replace

Quantity: Approx 1,640 Sq Ft

Location: North Clubhouse

Funded?: No. There is no expectancy to replace the concrete and no plans to install a different type of floor cover over it, so no Reserve funding has been allocated.

History:

Comments: Majority of the clubhouse interior has a colored concrete floor. Clubhouse receives little use, so floor surface is not worn.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 904 Vinyl Floor - Replace

Quantity: Approx 350 Sq Ft

Location: North Clubhouse - kitchen, hallway, & restrooms

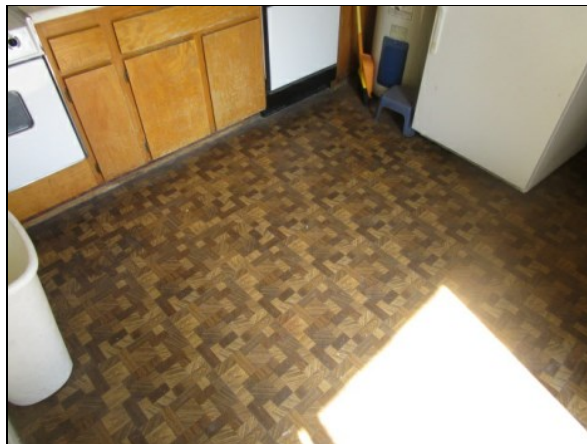
Funded?: Yes.

History:

Comments: Vinyl floor is in poor condition. It looks very old and dated. It has lifting seams, etc. Replacement is a low priority at this time. Coordinate replacement with other interior projects to refurbish the clubhouse.

Useful Life:
15 years

Remaining Life:
0 years



Best Case: \$ 1,000

Worst Case: \$ 1,200

Estimate to replace

Higher estimate

Cost Source: ARI Cost Database

Comp #: 910 Interior Lights - Replace

Quantity: Approx (22) Lights

Location: North Clubhouse

Funded?: Yes.

History:

Comments: Light fixtures include (6) hanging lights, (2) large wall lights, (6) fluorescent lights, (2) ceiling lights, (1) ceiling fan, and (5) exit lights. Ages and conditions vary. Recommend planning to replace all of the fixtures at some point to update the lighting and appearance.

Useful Life:
30 years

Remaining Life:
0 years



Best Case: \$ 4,500

Worst Case: \$ 5,500

Estimate to replace

Higher estimate

Cost Source: ARI Cost Database

Comp #: 920 Furniture - Replace

Quantity: Approx (32) Pieces

Location: North Clubhouse

Funded?: Yes.

History:

Comments: Pieces include (1) dining table, (4) round tables, (3) sofas, (13) assorted chairs, (1) coffee table, and (1) end table. Furniture is old and dated. Recommend planning to replace in the near future as part of refurbishing the clubhouse.

Useful Life:
12 years

Remaining Life:
0 years



Best Case: \$ 9,000

Worst Case: \$ 12,000

Estimate to replace

Higher estimate

Cost Source: ARI Cost Database

Comp #: 924 Billiards Table - Replace

Quantity: (1) AMF Table

Location: North Clubhouse

Funded?: No. No funding has been allocated to refurbish the table top or to replace this table. If the HOA decides to keep this table after renovating the clubhouse, then we can add funding to Reserves at that time.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 930 Space Heaters - Replace

Quantity: (2) Bryant Heaters

Location: North Clubhouse - main room at north side of the building

Funded?: No. Exhaust vents are not even attached, so heaters are no longer in use. At this point, we assume HOA will not replace them. No Reserve funding has been allocated.

History:

Comments: Space heaters look old but appear to be in decent shape.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 934 Furnace - Replace

Quantity: (1) Lennox Furnace

Location: North Clubhouse - kitchen closet

Funded?: Yes.

History:

Comments: Furnace is turned off and not being used. It looks old, possibly even original. It is only has ducting to service the south side of the building. Expect to replace this unit eventually.

Useful Life:
30 years

Remaining Life:
0 years



Best Case: \$ 1,500

Worst Case: \$ 2,000

Estimate to replace

Higher estimate

Cost Source: RS Means Commercial Renovation Guide

Comp #: 940 Kitchen - Remodel

Quantity: Cabinets & Counters

Location: North Clubhouse - kitchen

Funded?: Yes.

History:

Comments: Kitchen area consists of wood cabinetry and laminate counter. Kitchen is very old and dated looking. Likely still original. Remodeling is not a priority at this time, but it should be planned eventually.

Useful Life:
30 years

Remaining Life:
0 years



Best Case: \$ 5,000

Worst Case: \$ 6,000

Estimate to replace counters and cabinets

Higher estimate

Cost Source: ARI Cost Database

Comp #: 942 Kitchen Appliances - Replace

Quantity: (4) Appliances

Location: North Clubhouse - kitchen

Funded?: Yes.

History:

Comments: Appliances include a refrigerator, dishwasher, electric stove, and a hood above the stove. This is old equipment, but we assume they are still functional. Recommend upgrading appliances when kitchen is remodeled. Replace individually as a maintenance expense if needed.

Useful Life:
15 years

Remaining Life:
0 years



Best Case: \$ 2,500

Worst Case: \$ 3,500

Estimate to replace

Higher estimate

Cost Source: ARI Cost Database

Comp #: 945 Water Heater - Replace

Quantity: (1) Reliance, 40-Gal.

Location: North Clubhouse - kitchen

Funded?: No. Replacement of this water heater should be treated as a maintenance expense when needed.

History: Installed in 1992

Comments: Water heater was installed around 1992. It is old with a lot of rusting around the bottom of the tank. Model: 5-40-2KRS8-FJ, Serial #A92486773.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 950 Restrooms - Remodel

Quantity: (2) Restrooms

Location: North Clubhouse

Funded?: Yes.

History: New tile in 2015

Comments: Restrooms are in generally good condition. Appears to have been updated within the last 5 years. The update was done mostly in-house for a minimal expense. A company was hired to do the tiles for \$1400. Planning for a more extensive remodel on roughly the schedule below.

Useful Life:
30 years

Remaining Life:
15 years



Best Case: \$ 7,700

Worst Case: \$ 9,400

Estimate to remodel

Higher allowance

Cost Source: ARI Cost Database

Comp #: 1100 Interior Surfaces - Repaint

Quantity: Approx 4,300 Sq Ft

Location: North Clubhouse

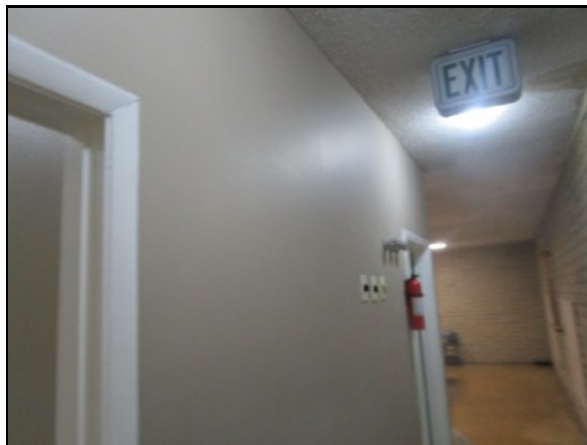
Funded?: Yes.

History:

Comments: Quantity includes painted walls and the sprayed acoustic ceilings. Surfaces fair at the time of the inspection. Repainting should be planned eventually.

Useful Life:
10 years

Remaining Life:
1 years



Best Case: \$ 2,500

Worst Case: \$ 3,500

Estimate to repaint

Higher estimate

Cost Source: ARI Cost Database

Comp #: 1101 Interior Surfaces - Repaint

Quantity: Approx 2,200 Sq Ft

Location: North Clubhouse

Funded?: No. There is no expectancy to paint these walls, so no Reserve funding has been allocated.

History:

Comments: Many of the interior walls are unpainted block.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1330 Evaporative Coolers - Replace

Quantity: (3) Coolers

Location: Rooftop of the North Clubhouse

Funded?: Yes.

History:

Comments: These coolers are older. One has a fiberglass shell, and the other two are metal and were installed around 2001. Some rusting noted. Replacement should be expected eventually.

Useful Life:
20 years

Remaining Life:
0 years



Best Case: \$ 4,000

Worst Case: \$ 5,000

Estimate to replace

Higher estimate

Cost Source: RS Means Mechanical Cost Data Guide

NORTH RECREATION

Comp #: 405 Park Benches - Replace

Quantity: (3) Wood Benches

Location: North Recreation Area

Funded?: Yes.

History:

Comments: Wood benches are permanently mounted in-ground. Posts are getting worn. Bench looks older, but it is still functional. Replacement should be expected eventually.

Useful Life:
15 years

Remaining Life:
1 years



Best Case: \$ 3,300

Worst Case: \$ 3,900

Estimate to replace

Higher estimate

Cost Source: ARI Cost Database

Comp #: 410 Playground Equipment - Replace

Quantity: (7) Pieces

Location: North Recreation Area

Funded?: Yes.

History:

Comments: Equipment includes a climber, swing set, horizontal ladder, slide, spring rider, seesaw, and balance beam. Equipment appears to vary in age. All pieces look functional and intact. HOA should expect to completely replace the equipment at some point to renovate the playground.

Useful Life:
20 years

Remaining Life:
2 years



Best Case: \$ 15,000

Worst Case: \$ 20,000

Estimate to replace

Higher estimate

Cost Source: Playworld Systems Equipment Catalog

Comp #: 412 Playground Equipment - Repair

Quantity: (7) Pieces

Location: North Recreation Area

Funded?: Yes.

History:

Comments: This component provides an allowance to periodically repair the playground equipment as needed.

Useful Life:
5 years

Remaining Life:
1 years



Best Case: \$ 1,500

Worst Case: \$ 2,500

Cost Source: ARI Cost Allowance

Comp #: 416 Playground Surface - Replenish

Quantity: Approx 4,200 Sq Ft

Location: North Recreation Area

Funded?: Yes.

History:

Comments: Playground area has wood chip surfacing. It is low in spots, especially under the swings. Still in decent shape, but it will need to be replenished periodically. Cost will vary depending on the amount of wood chips that need to be purchased.

Useful Life:
5 years

Remaining Life:
0 years



Best Case: \$ 2,000

Worst Case: \$ 2,400

Estimate to replenish

Higher estimate

Cost Source: ARI Cost Database

Comp #: 450 Shuffleboard - Resurface

Quantity: (2) Shuffleboard Courts

Location: North Recreation Area

Funded?: No. There is no expectancy to restore the shuffleboard courts at this community. Funding can be added in the future if the HOA decides to restore them.

History:

Comments: These are concrete shuffleboard courts. Coating is completely worn off. Surfaces are cracked and not useable for shuffleboard.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 503 Metal Fence - Replace

Quantity: Approx 330 LF

Location: North Recreation Area: Pool perimeter (106 LF) and Playground perimeter (224 LF)

Funded?: Yes.

History:

Comments: Actual age of these fences is unknown, but they have been replaced in the past. Fences are mounted in the grass and exposed to sprinklers daily. This is expected to accelerate rusting and deterioration. Posts are still securely mounted. Overall fair condition. Repaint regularly to inhibit the rusting and to protect the metal.

Useful Life:
15 years

Remaining Life:
4 years



Best Case: \$ 11,800

Worst Case: \$ 14,600

Estimate to replace

Higher estimate

Cost Source: ARI Cost Database

Comp #: 1200 Pool Deck - Resurface

Quantity: Approx 4,000 Sq Ft

Location: North Recreation Area

Funded?: Yes.

History: Both pool decks were resurfaced in 2016 for \$40,000

Comments: The pool deck has a combination of painted concrete and a kool deck coating. Surfaces are fair with some cracking. Plan to seal/coat in the near future, then plan for a larger resurfacing project.

Useful Life:
12 years

Remaining Life:
9 years



Best Case: \$ 18,000

Worst Case: \$ 22,000

Estimate to resurface deck coating & partially
replace concrete

Higher estimate

Cost Source: Client Cost History

Comp #: 1201 Pool Deck - Seal/Repair

Quantity: Approx 4,000 Sq Ft

Location: North Recreation Area

Funded?: Yes.

History:

Comments: Pool deck is in fair-poor condition. It needs to be resealed at this point. This component funds to periodically patch cracks and seal/paint the deck to cover stains and restore the appearance.

Useful Life:
3 years

Remaining Life:
0 years



Best Case: \$ 5,400

Worst Case: \$ 6,600

Estimate to seal coat

Higher estimate to include minor repair

Cost Source: ARI Cost Database

Comp #: 1202 Pool - Resurface

Quantity: (1) Pool, ~163 LF

Location: North Recreation Area

Funded?: Yes.

History:

Comments: Pool has a white plaster surface with waterline tile. Some staining noted, but no signs of cracking or chipping. Actual age is unknown, but surface still appears to be in fair shape.

Useful Life:
10 years

Remaining Life:
2 years



Best Case: \$ 13,500

Worst Case: \$ 16,500

Estimate to replaster and retile

Higher estimate for more labor and materials cost

Cost Source: ARI Cost Database

Comp #: 1204 Pool Furniture - Replace

Quantity: (6) Pieces

Location: North Recreation Area

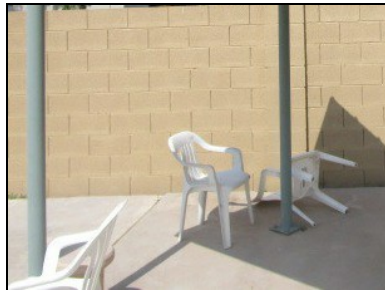
Funded?: No. Recommend replacing this furniture as a maintenance expense when needed.

History:

Comments: Pieces include (1) table, (1) aluminum umbrella, and (4) plastic chairs.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1210 Ramada - Refurbish

Quantity: (1) Ramada

Location: North Recreation Area - pool section

Funded?: Yes.

History:

Comments: This ramada has a metal roof mounted on metal posts. Appears to be in good shape physically, but paint surfaces are old and weathered. Periodic painting is included with the buildings. This component provides an allowance for major repairs or replacement.

Useful Life:
20 years

Remaining Life:
7 years



Best Case: \$ 1,500

Worst Case: \$ 2,000

Estimate to refurbish

Higher estimate

Cost Source: ARI Cost Database

Comp #: 1220 Pool Filter - Replace (A)

Quantity: (1) Filter

Location: North Recreation Area

Funded?: Yes.

History:

Comments: Surface appears older and weathered. Plan to replace on roughly the schedule below.

Useful Life:
15 years

Remaining Life:
1 years



Best Case: \$ 1,300

Worst Case: \$ 1,600

Estimate to replace

Higher estimate

Cost Source: ARI Cost Database

Comp #: 1220 Pool Filter - Replace (B)

Quantity: (1) Filter

Location: North Recreation Area

Funded?: Yes.

History: This filter was installed in 2018

Comments: An additional filter was installed in 2018. Good condition. Plan to replace on roughly the schedule below. Model: TR100

Serial: 0101031180087H. Manufacture Date: 1/31/2018

Useful Life:
15 years

Remaining Life:
14 years



Best Case: \$ 1,300

Worst Case: \$ 1,600

Estimate to replace

Higher estimate

Cost Source: ARI Cost Database

Comp #: 1224 Pool Pump - Replace

Quantity: (1) Pump, 2-HP

Location: North Recreation Area

Funded?: Yes.

History:

Comments: Appears to be functional. No reported problems. Expect a full useful life.

Useful Life:
10 years

Remaining Life:
2 years



Best Case: \$ 1,000

Worst Case: \$ 1,300

Estimate to replace

Higher estimate

Cost Source: ARI Cost Database

Comp #: 1900 Security System - Replace

Quantity: (2) Camers, Gate Alarm

Location: Recreation area

Funded?: No. Cost to replace this system falls below the minimum threshold cost for Reserve funding. Replace as needed as an operational expense.

History: Installed in 2018 for under \$1,000

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

SOUTH CLUBHOUSE

Comp #: 880 Doors & Windows - Replace

Quantity: Doors & Windows

Location: South Clubhouse

Funded?: Yes.

History:

Comments: This component accounts for (4) exterior access doors and (1) set of storefront doors and windows leading to the pool area. Expected to be original for the most part. Replacement should be planned eventually, especially as part of renovating the building.

Useful Life:
30 years

Remaining Life:
1 years



Best Case: \$ 6,000

Worst Case: \$ 7,200

Estimate to replace

Higher estimate

Cost Source: RS Means Commercial Renovation Guide

Comp #: 901 Carpet Floor - Replace

Quantity: Approx 62 Sq Yds

Location: South Clubhouse - main room at north side of the building

Funded?: Yes.

History:

Comments: Carpet looks old and dated. Visible wear, staining and seams noted. Replacement is a low priority at this time, but it should be planned eventually.

Useful Life:
10 years

Remaining Life:
0 years



Best Case: \$ 1,700

Worst Case: \$ 2,200

Estimate to replace

Higher estimate

Cost Source: ARI Cost Database

Comp #: 902 Concrete Floor - Replace

Quantity: Approx 1,640 Sq Ft

Location: South Clubhouse

Funded?: No. There is no expectancy to replace the concrete and no plans to install a different type of floor cover over it, so no Reserve funding has been allocated.

History:

Comments: Majority of the clubhouse interior has a colored concrete floor. Clubhouse receives little use, so floor surface is not worn.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 904 Vinyl Floor - Replace

Quantity: Approx 350 Sq Ft

Location: South Clubhouse - kitchen, hallway, & restrooms

Funded?: Yes.

History:

Comments: Vinyl floor is in poor condition. It looks very old and dated. It has lifting seams, etc. Replacement is a low priority at this time. Coordinate replacement with other interior projects to refurbish the clubhouse.

Useful Life:
15 years

Remaining Life:
0 years



Best Case: \$ 1,000

Worst Case: \$ 1,200

Estimate to replace

Higher estimate

Cost Source: ARI Cost Database

Comp #: 910 Interior Lights - Replace

Quantity: Approx (21) Lights

Location: South Clubhouse

Funded?: Yes.

History:

Comments: Light fixtures include (5) hanging lights, (2) large wall lights, (6) fluorescent lights, (2) ceiling lights, (1) ceiling fan, and (5) exit lights. Ages and conditions vary. Recommend planning to replace all of the fixtures at some point to update the lighting and appearance.

Useful Life:
30 years

Remaining Life:
0 years



Best Case: \$ 4,500

Worst Case: \$ 5,500

Estimate to replace

Higher estimate

Cost Source: ARI Cost Database

Comp #: 920 Furniture - Replace

Quantity: Approx (77) Pieces

Location: South Clubhouse

Funded?: Yes.

History:

Comments: Pieces include (1) dining table, (4) round tables, (8) folding tables, (2) sofas, (13) assorted chairs, and (49) folding chairs. Furniture is old and dated. Recommend planning to replace in the near future as part of refurbishing the clubhouse.

Useful Life:
12 years

Remaining Life:
0 years



Best Case: \$ 13,000

Worst Case: \$ 15,600

Estimate to replace

Higher estimate

Cost Source: ARI Cost Database

Comp #: 924 Billiards Table - Replace

Quantity: (1) AMF Table

Location: South Clubhouse

Funded?: No. No funding has been allocated to refurbish the table top or to replace this table. If the HOA decides to keep this table after renovating the clubhouse, then we can add funding to Reserves at that time.

History:

Comments: Table is very old and dated, but still physically intact. It does not appear to receive any use.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 925 Ping Pong Table - Replace

Quantity: (1) Table

Location: South Clubhouse

Funded?: No. This is a wood table that looks homemade. No Reserve funding has been allocated.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 930 Space Heaters - Replace

Quantity: (2) Bryant Heaters

Location: South Clubhouse - main room at north side of the building

Funded?: No. Exhaust vents are not even attached, so heaters are no longer in use. At this point, we assume HOA will not replace them. No Reserve funding has been allocated.

History:

Comments: Space heaters look old but appear to be in decent shape.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 934 Furnace - Replace

Quantity: (1) Lennox Furnace

Location: South Clubhouse - kitchen closet

Funded?: Yes.

History:

Comments: Furnace is turned off and not being used. It looks old, possibly even original. It is only has ducting to service the south side of the building. Expect to replace this unit eventually. Model: GH7D-80M, 80,000 BTU input.

Useful Life:
30 years

Remaining Life:
0 years



Best Case: \$ 1,500

Worst Case: \$ 2,000

Estimate to replace

Higher estimate

Cost Source: RS Means Commercial Renovation Guide

Comp #: 940 Kitchen - Remodel

Quantity: Cabinets & Counters

Location: South Clubhouse - kitchen

Funded?: Yes.

History:

Comments: Kitchen area consists of wood cabinetry and laminate counter. Kitchen is very old and dated looking. Likely still original. Remodeling is not a priority at this time, but it should be planned eventually.

Useful Life:
30 years

Remaining Life:
0 years



Best Case: \$ 5,000

Worst Case: \$ 6,000

Estimate to replace counters and cabinets

Higher estimate

Cost Source: ARI Cost Database

Comp #: 942 Kitchen Appliances - Replace

Quantity: (4) Appliances

Location: South Clubhouse - kitchen

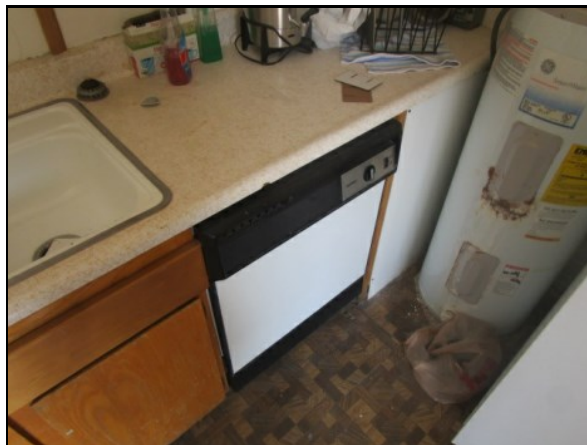
Funded?: Yes.

History:

Comments: Appliances include a refrigerator, dishwasher, electric stove, and a hood above the stove. This is old equipment, but we assume they are still functional. Recommend upgrading appliances when kitchen is remodeled. Replace individually as a maintenance expense if needed.

Useful Life:
15 years

Remaining Life:
0 years



Best Case: \$ 2,500

Worst Case: \$ 3,500

Estimate to replace

Higher estimate

Cost Source: ARI Cost Database

Comp #: 945 Water Heater - Replace

Quantity: (1) G.E., 30-Gal.

Location: South Clubhouse - kitchen

Funded?: No. Replacement of this water heater should be treated as a maintenance expense when needed.

History: Installed in 2007

Comments: Water heater was installed during 2007. Model: GE30T06AAG, Serial #GE0207R10546, mfg. date 02/2007.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 950 Restrooms - Remodel

Quantity: (2) Restrooms

Location: South Clubhouse

Funded?: Yes.

History: New tile in 2013

Comments: Restrooms are in generally good condition. New tile was installed in-house for a minimal expense. Planning for a more extensive remodel on roughly the schedule below.

Useful Life:
30 years

Remaining Life:
15 years



Best Case: \$ 7,700

Worst Case: \$ 9,400

Estimate to remodel

Higher allowance

Cost Source: ARI Cost Database

Comp #: 1100 Interior Surfaces - Repaint

Quantity: Approx 3,900 Sq Ft

Location: South Clubhouse

Funded?: Yes.

History:

Comments: Quantity includes painted walls and the sprayed acoustic ceilings. Surfaces are old and dirty. Repainting should be planned eventually.

Useful Life:
10 years

Remaining Life:
1 years



Best Case: \$ 2,400

Worst Case: \$ 3,400

Estimate to repaint

Higher estimate

Cost Source: ARI Cost Database

Comp #: 1101 Interior Surfaces - Repaint

Quantity: Approx 2,200 Sq Ft

Location: South Clubhouse

Funded?: No. There is no expectancy to paint these walls, so no Reserve funding has been allocated.

History:

Comments: Many of the interior walls are unpainted block.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1330 Evaporative Coolers - Replace

Quantity: (2) Tradewinds Coolers

Location: Rooftop of the South Clubhouse

Funded?: Yes.

History:

Comments: These coolers have a fiberglass shell, so there are no issues with rusting. They appear to be older but in fair condition. Still functional at the time of inspection. Replacement should be expected eventually.

Useful Life:
20 years

Remaining Life:
0 years



Best Case: \$ 2,500

Worst Case: \$ 3,500

Estimate to replace

Higher estimate

Cost Source: RS Means Mechanical Cost Data Guide

SOUTH RECREATION

Comp #: 405 Park Bench - Replace

Quantity: (1) Wood Bench, 14 LF

Location: South Recreation Area

Funded?: Yes.

History:

Comments: Wood bench is permanently mounted in-ground. Posts are getting worn. Bench looks very old, but it is still functional. Replacement should be expected eventually.

Useful Life:
15 years

Remaining Life:
1 years



Best Case: \$ 1,100

Worst Case: \$ 1,300

Estimate to replace

Higher estimate

Cost Source: ARI Cost Database

Comp #: 410 Playground Equipment - Replace

Quantity: (7) Pieces

Location: South Recreation Area

Funded?: Yes.

History:

Comments: Equipment includes a climber, swing set, horizontal ladder, slide, spring rider, seesaw, and balance beam. This is identical set of equipment as the north recreation area. HOA should expect to completely replace the equipment at some point to renovate the playground.

Useful Life:
20 years

Remaining Life:
2 years



Best Case: \$ 15,000

Worst Case: \$ 20,000

Estimate to replace

Higher estimate

Cost Source: Playworld Systems Equipment Catalog

Comp #: 412 Playground Equipment - Repair

Quantity: (7) Pieces

Location: South Recreation Area

Funded?: Yes.

History:

Comments: This component provides an allowance to periodically repair the playground equipment as needed.

Useful Life:
5 years

Remaining Life:
1 years



Best Case: \$ 1,500

Worst Case: \$ 2,500

Allowance to repair

Higher allowance

Cost Source: ARI Cost Allowance

Comp #: 416 Playground Surface - Replenish

Quantity: Approx 4,200 Sq Ft

Location: South Recreation Area

Funded?: Yes.

History:

Comments: Playground area has wood chip surfacing. It is low in spots, especially under the swings. Still in decent shape, but it will need to be replenished periodically. Cost will vary depending on the amount of wood chips that need to be purchased.

Useful Life:
5 years

Remaining Life:
0 years



Best Case: \$ 2,000

Worst Case: \$ 2,400

Estimate to replenish

Higher estimate

Cost Source: ARI Cost Database

Comp #: 430 Ramada (Play) - Refurbish

Quantity: (1) Ramada

Location: South Recreation Area - playground section

Funded?: Yes.

History:

Comments: This ramada has a metal roof mounted on metal posts. Still in good condition. It does not appear to be that old. Periodic painting is included with the buildings. This component provides an allowance for major repairs or replacement.

Useful Life:
20 years

Remaining Life:
11 years



Best Case: \$ 1,500

Worst Case: \$ 2,000

Estimate to refurbish

Higher estimate

Cost Source: ARI Cost Database

Comp #: 432 Ramada (Pool) - Refurbish

Quantity: (1) Ramada

Location: South Recreation Area - pool section

Funded?: Yes.

History:

Comments: This ramada has a metal roof mounted on wood posts. Posts are old and rotted. Structure is loose and could be a hazard. This component provides an allowance for major repairs or replacement. Periodic painting is included with the buildings.

Useful Life:
20 years

Remaining Life:
0 years



Best Case: \$ 1,500

Worst Case: \$ 2,000

Estimate to refurbish

Higher estimate

Cost Source: ARI Cost Database

Comp #: 450 Shuffleboard - Resurface

Quantity: (2) Shuffleboard Courts

Location: South Recreation Area

Funded?: No. There is no expectancy to restore the shuffleboard courts at this community. Funding can be added in the future if the HOA decides to restore them.

History:

Comments: These are concrete shuffleboard courts. Coating is completely worn off. Surfaces are cracked and not useable for shuffleboard.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 503 Metal Fence - Replace

Quantity: Approx 370 LF

Location: South Recreation Area: Pool perimeter (140 LF) and Playground perimeter (230 LF)

Funded?: Yes.

History:

Comments: Actual age of these fences is unknown, but they have been replaced in the past. Fences are mounted in the grass and exposed to sprinklers daily. This is expected to accelerate rusting and deterioration. Visible rusting noted, but posts are still securely mounted. Overall fair condition. Repaint regularly to inhibit the rusting and to protect the metal.

Useful Life:
15 years

Remaining Life:
4 years



Best Case: \$ 13,300

Worst Case: \$ 16,300

Estimate to replace

Higher estimate

Cost Source: ARI Cost Database

Comp #: 1200 Pool Deck - Resurface

Quantity: Approx 4,300 Sq Ft

Location: South Recreation Area

Funded?: Yes.

History: Both pool decks were resurfaced in 2016 for \$40,000

Comments: The pool deck has a combination of painted concrete and a kool deck coating. Surfaces are fair with some cracking. Plan to seal/coat in the near future, then plan for a larger resurfacing project.

Useful Life:
12 years

Remaining Life:
9 years



Best Case: \$ 18,000

Worst Case: \$ 22,000

Estimate to resurface deck coating & partially
replace concrete

Higher estimate

Cost Source: Client Cost History

Comp #: 1201 Pool Deck - Seal/Repair

Quantity: Approx 4,300 Sq Ft

Location: South Recreation Area

Funded?: Yes.

History:

Comments: Pool deck is in fair-poor condition. It needs to be resealed at this point. This component funds to periodically patch cracks and seal/paint the deck to cover stains and restore the appearance.

Useful Life:
3 years

Remaining Life:
0 years



Best Case: \$ 5,800

Worst Case: \$ 7,100

Estimate to seal coat

Higher estimate to include minor repair

Cost Source: ARI Cost Database

Comp #: 1202 Pool - Resurface

Quantity: (1) Pool, ~163 LF

Location: South Recreation Area

Funded?: Yes.

History:

Comments: Pool has a white plaster surface with waterline tile. Some staining noted, but no signs of cracking or chipping. Actual age is unknown, but surface still appears to be in good shape.

Useful Life:
10 years

Remaining Life:
2 years



Best Case: \$ 13,500

Worst Case: \$ 16,500

Estimate to replaster and retile

Higher estimate for more labor and materials cost

Cost Source: ARI Cost Database

Comp #: 1204 Pool Furniture - Replace

Quantity: (2) Tables, (1) Umbrella

Location: South Recreation Area

Funded?: No. Recommend replacing this furniture as a maintenance expense when needed.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1220 Pool Filter - Replace (A)

Quantity: (1) Pentair, 4.91 Sq Ft

Location: South Recreation Area

Funded?: Yes.

History: 2009

Comments: Pool filter was installed during 2009. Functional and in faircondition. Model: TR-100, Serial #0101124090069T, date 5-4-2009.

Useful Life:
15 years

Remaining Life:
6 years



Best Case: \$ 1,300

Worst Case: \$ 1,600

Estimate to replace

Higher estimate

Cost Source: ARI Cost Database

Comp #: 1220 Pool Filter - Replace (B)

Quantity: (1) Pentair, 4.91 Sq Ft

Location: South Recreation Area

Funded?: Yes.

History: This filter was installed in 2018

Comments: Pool filter was installed during 2018. Functional and in good condition. Model: TR-100, Serial #01010311800866, date 1-31-2018.

Useful Life:
15 years

Remaining Life:
14 years



Best Case: \$ 1,300

Worst Case: \$ 1,600

Estimate to replace

Higher estimate

Cost Source: ARI Cost Database

Comp #: 1224 Pool Pump - Replace

Quantity: (1) Pentair, 2-HP

Location: South Recreation Area

Funded?: Yes.

History:

Comments: This pump was installed during late 2010 or early 2011. Periodic repair and motor replacement should be addressed as a maintenance issue. This component funds for replacement of the pump and motor assembly. Model: WFE-8, Serial #0326333100025Z, mfg. date 11-29-2010.

Useful Life:
10 years

Remaining Life:
2 years



Best Case: \$ 1,000

Worst Case: \$ 1,300

Estimate to replace

Higher estimate

Cost Source: ARI Cost Database

Comp #: 1900 Security System - Replace

Quantity: (2) Camers, Gate Alarm

Location: Recreation area

Funded?: No. Cost to replace this system falls below the minimum threshold cost for Reserve funding. Replace as needed as an operational expense.

History: Installed in 2018 for under \$1,000

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source: