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Update "With-Site-Visit" Reserve Study



Veritas at McCormick Ranch Scottsdale, AZ

Report #: 22584-2
For Period Beginning: January 1, 2020
Expires: December 31, 2020

Date Prepared: September 27, 2019

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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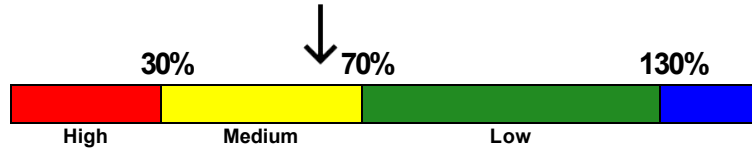
3- Minute Executive Summary

Association: Veritas at McCormick Ranch **Assoc. #: 22584-2**
Location: Scottsdale, AZ **# of Units: 36**
Report Period: January 1, 2020 through December 31, 2020

Findings/Recommendations as-of: January 1, 2020

| | |
|---|-----------|
| Projected Starting Reserve Balance | \$484,880 |
| Current Fully Funded Reserve Balance | \$765,589 |
| Average Reserve Deficit (Surplus) Per Unit | \$7,797 |
| Percent Funded | 63.3 % |
| Recommended 2020 Monthly Reserve Contribution | \$5,800 |
| Most Recent Reserve Contribution Rate | \$838 |

Reserves % Funded: 63.3%



Special Assessment Risk:

Economic Assumptions:

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

This is a Update "With-Site-Visit" Reserve Study based on a prior report prepared by Association Reserves for your 2014 Fiscal Year. We performed the site inspection on 5/28/2019.

Your Reserve Fund is 63.3 % Funded. This means the Reserve Fund status is fair, and special assessment risk is currently Medium.

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 \$5,800. 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 |
|--|-------------------|------------------------|----------------------|
| GROUPS | | | |
| 103 Walkways - Repair | 5 | 2 | \$2,400 |
| 205 Pavers - Sand/Seal/Repair | 10 | 0 | \$16,300 |
| 320 Pole Lights - Replace | 35 | 24 | \$106,000 |
| 403 Mailboxes - Replace | 20 | 9 | \$3,400 |
| 405 Bike Racks - Replace | 20 | 9 | \$1,100 |
| 503 Metal Fence - Replace | 24 | 13 | \$3,520 |
| 650 Fountain - Replace | 20 | 13 | \$1,250 |
| 1003 Irrigation Controller - Replace | 12 | 2 | \$1,900 |
| 1005 Landscape Granite - Replenish | 8 | 4 | \$10,000 |
| 1111 Pole Lights - Repaint | 5 | 0 | \$5,200 |
| POOL | | | |
| 503 Metal Fence - Replace | 24 | 13 | \$6,600 |
| 640 Bulletin Board - Replace | 15 | 7 | \$850 |
| 1107 Metal Fence - Repaint | 5 | 0 | \$1,485 |
| 1200 Pool Deck - Resurface | 16 | 8 | \$14,100 |
| 1201 Pool Deck - Seal/Repair | 4 | 0 | \$4,110 |
| 1202 Pool - Resurface | 20 | 9 | \$13,900 |
| 1203 Spa - Resurface | 15 | 4 | \$4,000 |
| 1204 Pool Furniture - Replace | 10 | 2 | \$5,800 |
| 1210 Pool Restrooms - Remodel | 20 | 9 | \$6,300 |
| 1215 Pool Shower - Retile | 15 | 4 | \$2,500 |
| 1220 Pool Filter - Replace | 15 | 4 | \$1,350 |
| 1221 Spa Filter - Replace | 15 | 4 | \$1,350 |
| 1222 Pool Heater - Replace | 8 | 6 | \$2,750 |
| 1223 Spa Heater - Replace | 8 | 5 | \$2,225 |
| 1224 Pool/Spa Pumps - Replace | 10 | 9 | \$4,200 |
| BUILDINGS | | | |
| 324 Wall Lights - Replace | 25 | 14 | \$17,250 |
| 510 Wood Pergolas - Replace | 30 | 20 | \$66,950 |
| 511 Wood Pergolas - Repair | 10 | 0 | \$25,000 |
| 580 Ceilings - Repair | 5 | 4 | \$2,350 |
| 815 Fire Alarm Panels - Replace | 12 | 1 | \$11,250 |
| 1114 Stucco Surfaces - Repair | 16 | 0 | \$31,600 |
| 1115 Stucco Surfaces - Repaint | 8 | 0 | \$145,300 |
| 1116 Wood Surfaces - Repaint | 4 | 0 | \$17,300 |
| 1117 Metal Surfaces - Repaint | 8 | 0 | \$7,750 |
| 1151 Balcony Decks - Seal/Repair | 5 | 0 | \$65,700 |
| 1152 Balcony Decks - Resurface | 30 | 20 | \$109,500 |
| 1300 Foam Roofs - Replace | 20 | 10 | \$34,000 |
| 1301 Foam Roofs - Recoat | 10 | 0 | \$28,800 |
| 1304 Tile Roofs - Repair | 10 | 0 | \$18,600 |
| 1304 Tile Roofs - Replace Underlayment | 20 | 10 | \$110,850 |
| 2000 General Construction Costs | 0 | 0 | \$168,000 |

41 Total Funded Components

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

Introduction



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

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



Reserve 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.*



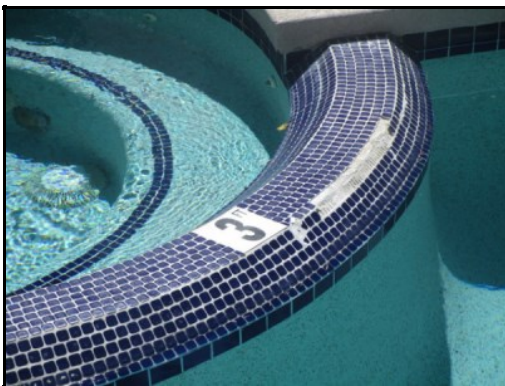
FUNDING OBJECTIVES

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 5/28/2019, I started by meeting with boardmember, Mark and then later met with property manager Lissa. 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.

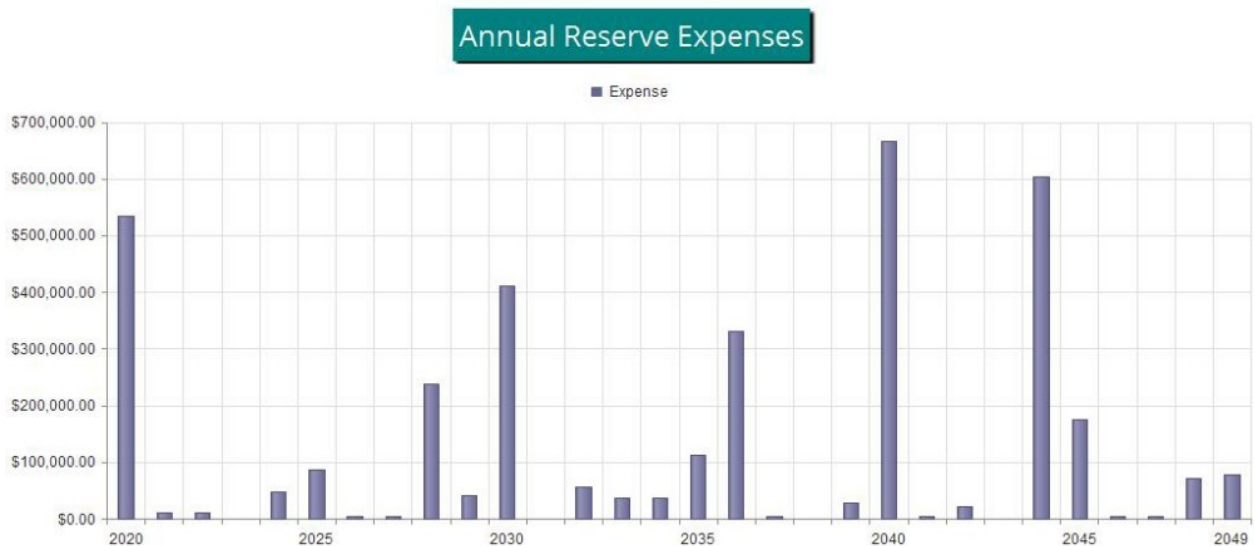


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$484,880 as-of the start of your fiscal year on 1/1/2020. This is based on your actual balance of \$476,500 on 2/28/2019 and anticipated Reserve contributions and expenses projected through the end of your Fiscal Year. As of 1/1/2020, your Fully Funded Balance is computed to be \$765,589. This figure represents the deteriorated value of your common area components. Comparing your Reserve Balance to the Fully Funded Balance indicates Reserves are 63.3 % Funded.

Recommended Funding Plan

Based on your current Percent Funded and cash flow requirements, we recommend budgeting Monthly Reserve contributions of \$5,800 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.

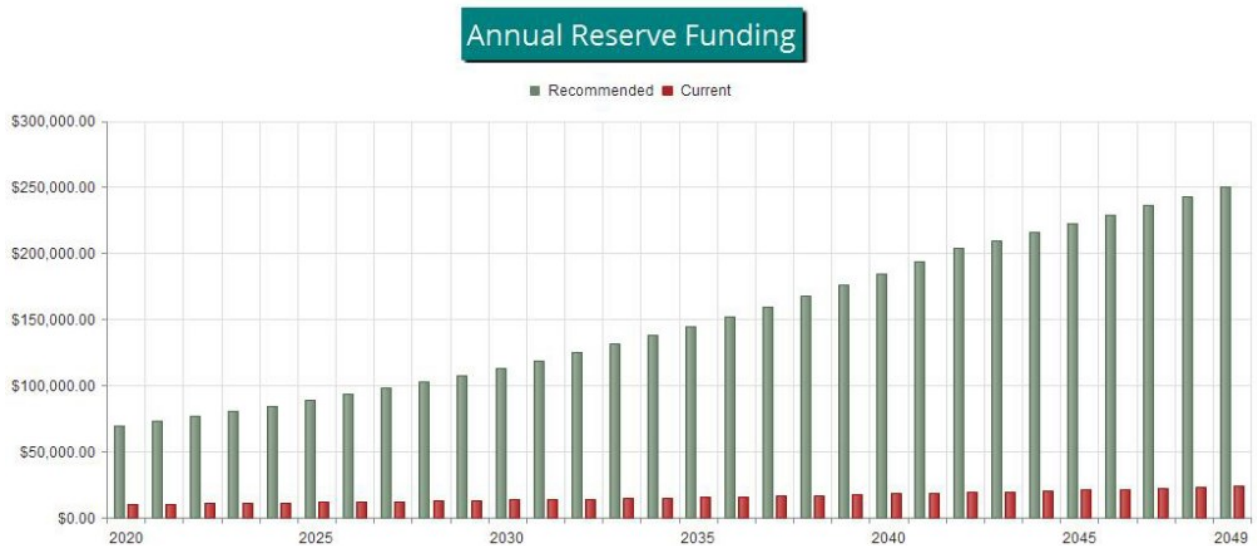


Figure 2

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.

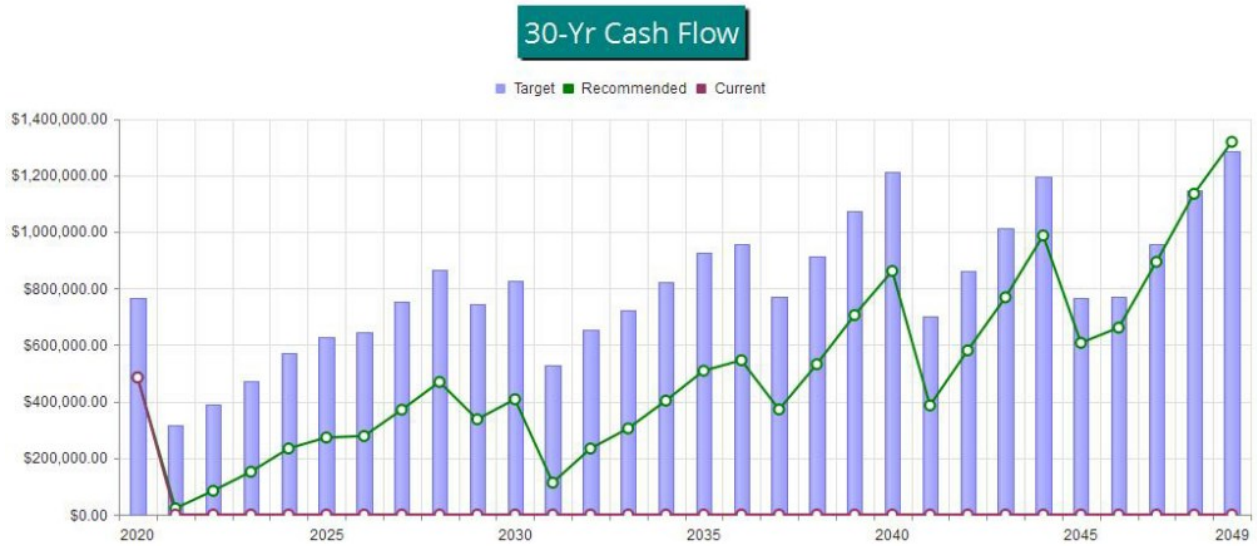


Figure 3

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

Executive Summary is a summary of your Reserve Components

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

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

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

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

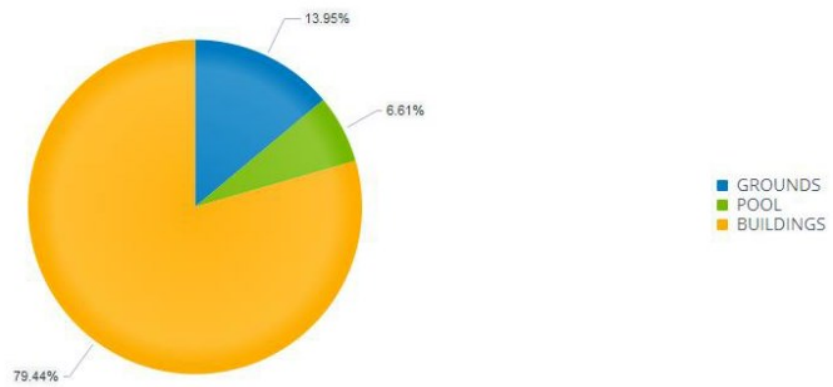
30-Yr Reserve Plan Summary provides a one-page 30-year summary of the cash flowing into and out of the Reserve Fund, with a display of the Fully Funded Balance, Percent Funded, and special assessment risk at the beginning of each year.

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

| | Useful Life | | 2020 Rem. Useful Life | | Estimated Replacement Cost in 2020 | 2020 Expenditures | 01/01/2020 Current Fund Balance | 01/01/2020 Fully Funded Balance | Remaining Bal. to be Funded | 2020 Contributions |
|-----------|-------------|-----|-----------------------|-----|------------------------------------|-------------------|---------------------------------|---------------------------------|-----------------------------|--------------------|
| | Min | Max | Min | Max | | | | | | |
| GROUNDS | 5 | 35 | 0 | 24 | \$151,070 | \$21,500 | \$21,500 | \$67,363 | \$129,570 | \$7,460 |
| POOL | 4 | 24 | 0 | 13 | \$71,520 | \$5,595 | \$5,595 | \$40,562 | \$65,925 | \$5,378 |
| BUILDINGS | 0 | 30 | 0 | 20 | \$860,200 | \$508,050 | \$457,785 | \$657,664 | \$402,415 | \$56,762 |
| | | | | | \$1,082,790 | \$535,145 | \$484,880 | \$765,589 | \$597,910 | \$69,600 |

Percent Funded: 63.3%

Budget Summary



Reserve Component List Detail

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| # Component | Quantity | Useful Life | Rem. Useful Life | Current Cost Estimate | | |
|------------------|-----------------------------------|---------------------------|------------------|-----------------------|------------|-----------|
| | | | | Best Case | Worst Case | |
| GROUNDS | | | | | | |
| 103 | Walkways - Repair | Numerous Sq Ft | 5 | 2 | \$2,000 | \$2,800 |
| 205 | Pavers - Sand/Seal/Repair | Approx 31,000 Sq Ft | 10 | 0 | \$14,000 | \$18,600 |
| 320 | Pole Lights - Replace | (40) Pole Lights | 35 | 24 | \$92,000 | \$120,000 |
| 403 | Mailboxes - Replace | ~40 Boxes mounted on Wall | 20 | 9 | \$3,000 | \$3,800 |
| 405 | Bike Racks - Replace | (2) Racks | 20 | 9 | \$900 | \$1,300 |
| 503 | Metal Fence - Replace | Approx 88 LF | 24 | 13 | \$3,080 | \$3,960 |
| 650 | Fountain - Replace | (1) Fountain | 20 | 13 | \$1,000 | \$1,500 |
| 1003 | Irrigation Controller - Replace | (1) RainBird 32-sta. | 12 | 2 | \$1,600 | \$2,200 |
| 1005 | Landscape Granite - Replenish | Numerous Sq Ft | 8 | 4 | \$8,000 | \$12,000 |
| 1111 | Pole Lights - Repaint | (40) Pole Lights | 5 | 0 | \$4,400 | \$6,000 |
| POOL | | | | | | |
| 503 | Metal Fence - Replace | Approx 165 LF | 24 | 13 | \$5,770 | \$7,430 |
| 640 | Bulletin Board - Replace | (1) Claridge Board | 15 | 7 | \$700 | \$1,000 |
| 1107 | Metal Fence - Repaint | Approx 165 LF | 5 | 0 | \$1,320 | \$1,650 |
| 1200 | Pool Deck - Resurface | Approx 2,350 Sq Ft | 16 | 8 | \$11,750 | \$16,450 |
| 1201 | Pool Deck - Seal/Repair | Approx 2,350 Sq Ft | 4 | 0 | \$3,520 | \$4,700 |
| 1202 | Pool - Resurface | (1) Pool, 105 LF | 20 | 9 | \$12,500 | \$15,300 |
| 1203 | Spa - Resurface | (1) Spa, 25 LF | 15 | 4 | \$3,500 | \$4,500 |
| 1204 | Pool Furniture - Replace | (23) Assorted Pieces | 10 | 2 | \$4,800 | \$6,800 |
| 1210 | Pool Restrooms - Remodel | (2) Restrooms | 20 | 9 | \$5,600 | \$7,000 |
| 1215 | Pool Shower - Retile | Approx 110 Sq Ft | 15 | 4 | \$2,000 | \$3,000 |
| 1220 | Pool Filter - Replace | (1) Triton II, TR-100 | 15 | 4 | \$1,100 | \$1,600 |
| 1221 | Spa Filter - Replace | (1) Triton II, TR-100 | 15 | 4 | \$1,100 | \$1,600 |
| 1222 | Pool Heater - Replace | (1) MasterTemp 400 | 8 | 6 | \$2,500 | \$3,000 |
| 1223 | Spa Heater - Replace | (1) MasterTemp 250 | 8 | 5 | \$2,200 | \$2,250 |
| 1224 | Pool/Spa Pumps - Replace | (4) Stealth Pumps | 10 | 9 | \$4,000 | \$4,400 |
| BUILDINGS | | | | | | |
| 324 | Wall Lights - Replace | Approx (72) Lights | 25 | 14 | \$15,800 | \$18,700 |
| 510 | Wood Pergolas - Replace | (47) Pergolas: 5,120 GSF | 30 | 20 | \$56,900 | \$77,000 |
| 511 | Wood Pergolas - Repair | (47) Pergolas: 5,120 GSF | 10 | 0 | \$20,000 | \$30,000 |
| 580 | Ceilings - Repair | Approx 11,250 Sq Ft | 5 | 4 | \$2,000 | \$2,700 |
| 815 | Fire Alarm Panels - Replace | (9) Bosch Panels | 12 | 1 | \$9,900 | \$12,600 |
| 1114 | Stucco Surfaces - Repair | Approx 89,600 Sq Ft | 16 | 0 | \$30,000 | \$33,200 |
| 1115 | Stucco Surfaces - Repaint | Approx 89,600 Sq Ft | 8 | 0 | \$140,000 | \$150,600 |
| 1116 | Wood Surfaces - Repaint | Approx 11,900 Sq Ft | 4 | 0 | \$16,000 | \$18,600 |
| 1117 | Metal Surfaces - Repaint | Rails + Balcony Decks | 8 | 0 | \$7,000 | \$8,500 |
| 1151 | Balcony Decks - Seal/Repair | (92) Decks: 10,950 Sq Ft | 5 | 0 | \$60,000 | \$71,400 |
| 1152 | Balcony Decks - Resurface | (92) Decks: 10,950 Sq Ft | 30 | 20 | \$98,000 | \$121,000 |
| 1300 | Foam Roofs - Replace | Approx 13,600 Sq Ft | 20 | 10 | \$32,600 | \$35,400 |
| 1301 | Foam Roofs - Recoat | Approx 13,600 Sq Ft | 10 | 0 | \$26,000 | \$31,600 |
| 1304 | Tile Roofs - Repair | Approx 29,900 Sq Ft | 10 | 0 | \$17,000 | \$20,200 |
| 1304 | Tile Roofs - Replace Underlayment | Approx 29,900 Sq Ft | 20 | 10 | \$95,700 | \$126,000 |
| 2000 | General Construction Costs | One time expense | 0 | 0 | \$160,000 | \$176,000 |

41 Total Funded Components

| # | Component | Current Cost Estimate | X | Effective Age | / | Useful Life | = | Fully Funded Balance |
|------------------|-----------------------------------|-----------------------|---|---------------|---|-------------|---|----------------------|
| GROUNDS | | | | | | | | |
| 103 | Walkways - Repair | \$2,400 | X | 3 | / | 5 | = | \$1,440 |
| 205 | Pavers - Sand/Seal/Repair | \$16,300 | X | 10 | / | 10 | = | \$16,300 |
| 320 | Pole Lights - Replace | \$106,000 | X | 11 | / | 35 | = | \$33,314 |
| 403 | Mailboxes - Replace | \$3,400 | X | 11 | / | 20 | = | \$1,870 |
| 405 | Bike Racks - Replace | \$1,100 | X | 11 | / | 20 | = | \$605 |
| 503 | Metal Fence - Replace | \$3,520 | X | 11 | / | 24 | = | \$1,613 |
| 650 | Fountain - Replace | \$1,250 | X | 7 | / | 20 | = | \$438 |
| 1003 | Irrigation Controller - Replace | \$1,900 | X | 10 | / | 12 | = | \$1,583 |
| 1005 | Landscape Granite - Replenish | \$10,000 | X | 4 | / | 8 | = | \$5,000 |
| 1111 | Pole Lights - Repaint | \$5,200 | X | 5 | / | 5 | = | \$5,200 |
| POOL | | | | | | | | |
| 503 | Metal Fence - Replace | \$6,600 | X | 11 | / | 24 | = | \$3,025 |
| 640 | Bulletin Board - Replace | \$850 | X | 8 | / | 15 | = | \$453 |
| 1107 | Metal Fence - Repaint | \$1,485 | X | 5 | / | 5 | = | \$1,485 |
| 1200 | Pool Deck - Resurface | \$14,100 | X | 8 | / | 16 | = | \$7,050 |
| 1201 | Pool Deck - Seal/Repair | \$4,110 | X | 4 | / | 4 | = | \$4,110 |
| 1202 | Pool - Resurface | \$13,900 | X | 11 | / | 20 | = | \$7,645 |
| 1203 | Spa - Resurface | \$4,000 | X | 11 | / | 15 | = | \$2,933 |
| 1204 | Pool Furniture - Replace | \$5,800 | X | 8 | / | 10 | = | \$4,640 |
| 1210 | Pool Restrooms - Remodel | \$6,300 | X | 11 | / | 20 | = | \$3,465 |
| 1215 | Pool Shower - Retile | \$2,500 | X | 11 | / | 15 | = | \$1,833 |
| 1220 | Pool Filter - Replace | \$1,350 | X | 11 | / | 15 | = | \$990 |
| 1221 | Spa Filter - Replace | \$1,350 | X | 11 | / | 15 | = | \$990 |
| 1222 | Pool Heater - Replace | \$2,750 | X | 2 | / | 8 | = | \$688 |
| 1223 | Spa Heater - Replace | \$2,225 | X | 3 | / | 8 | = | \$834 |
| 1224 | Pool/Spa Pumps - Replace | \$4,200 | X | 1 | / | 10 | = | \$420 |
| BUILDINGS | | | | | | | | |
| 324 | Wall Lights - Replace | \$17,250 | X | 11 | / | 25 | = | \$7,590 |
| 510 | Wood Pergolas - Replace | \$66,950 | X | 10 | / | 30 | = | \$22,317 |
| 511 | Wood Pergolas - Repair | \$25,000 | X | 10 | / | 10 | = | \$25,000 |
| 580 | Ceilings - Repair | \$2,350 | X | 1 | / | 5 | = | \$470 |
| 815 | Fire Alarm Panels - Replace | \$11,250 | X | 11 | / | 12 | = | \$10,313 |
| 1114 | Stucco Surfaces - Repair | \$31,600 | X | 16 | / | 16 | = | \$31,600 |
| 1115 | Stucco Surfaces - Repaint | \$145,300 | X | 8 | / | 8 | = | \$145,300 |
| 1116 | Wood Surfaces - Repaint | \$17,300 | X | 4 | / | 4 | = | \$17,300 |
| 1117 | Metal Surfaces - Repaint | \$7,750 | X | 8 | / | 8 | = | \$7,750 |
| 1151 | Balcony Decks - Seal/Repair | \$65,700 | X | 5 | / | 5 | = | \$65,700 |
| 1152 | Balcony Decks - Resurface | \$109,500 | X | 10 | / | 30 | = | \$36,500 |
| 1300 | Foam Roofs - Replace | \$34,000 | X | 10 | / | 20 | = | \$17,000 |
| 1301 | Foam Roofs - Recoat | \$28,800 | X | 10 | / | 10 | = | \$28,800 |
| 1304 | Tile Roofs - Repair | \$18,600 | X | 10 | / | 10 | = | \$18,600 |
| 1304 | Tile Roofs - Replace Underlayment | \$110,850 | X | 10 | / | 20 | = | \$55,425 |
| 2000 | General Construction Costs | \$168,000 | X | 0 | / | 0 | = | \$168,000 |
| | | | | | | | | \$765,589 |

Component Significance

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| # | Component | Useful Life (yrs) | Current Cost Estimate | Deterioration Cost/Yr | Deterioration Significance |
|------------------|-----------------------------------|-------------------|-----------------------|-----------------------|----------------------------|
| GROUNDS | | | | | |
| 103 | Walkways - Repair | 5 | \$2,400 | \$480 | 0.64 % |
| 205 | Pavers - Sand/Seal/Repair | 10 | \$16,300 | \$1,630 | 2.18 % |
| 320 | Pole Lights - Replace | 35 | \$106,000 | \$3,029 | 4.05 % |
| 403 | Mailboxes - Replace | 20 | \$3,400 | \$170 | 0.23 % |
| 405 | Bike Racks - Replace | 20 | \$1,100 | \$55 | 0.07 % |
| 503 | Metal Fence - Replace | 24 | \$3,520 | \$147 | 0.20 % |
| 650 | Fountain - Replace | 20 | \$1,250 | \$63 | 0.08 % |
| 1003 | Irrigation Controller - Replace | 12 | \$1,900 | \$158 | 0.21 % |
| 1005 | Landscape Granite - Replenish | 8 | \$10,000 | \$1,250 | 1.67 % |
| 1111 | Pole Lights - Repaint | 5 | \$5,200 | \$1,040 | 1.39 % |
| POOL | | | | | |
| 503 | Metal Fence - Replace | 24 | \$6,600 | \$275 | 0.37 % |
| 640 | Bulletin Board - Replace | 15 | \$850 | \$57 | 0.08 % |
| 1107 | Metal Fence - Repaint | 5 | \$1,485 | \$297 | 0.40 % |
| 1200 | Pool Deck - Resurface | 16 | \$14,100 | \$881 | 1.18 % |
| 1201 | Pool Deck - Seal/Repair | 4 | \$4,110 | \$1,028 | 1.37 % |
| 1202 | Pool - Resurface | 20 | \$13,900 | \$695 | 0.93 % |
| 1203 | Spa - Resurface | 15 | \$4,000 | \$267 | 0.36 % |
| 1204 | Pool Furniture - Replace | 10 | \$5,800 | \$580 | 0.78 % |
| 1210 | Pool Restrooms - Remodel | 20 | \$6,300 | \$315 | 0.42 % |
| 1215 | Pool Shower - Retile | 15 | \$2,500 | \$167 | 0.22 % |
| 1220 | Pool Filter - Replace | 15 | \$1,350 | \$90 | 0.12 % |
| 1221 | Spa Filter - Replace | 15 | \$1,350 | \$90 | 0.12 % |
| 1222 | Pool Heater - Replace | 8 | \$2,750 | \$344 | 0.46 % |
| 1223 | Spa Heater - Replace | 8 | \$2,225 | \$278 | 0.37 % |
| 1224 | Pool/Spa Pumps - Replace | 10 | \$4,200 | \$420 | 0.56 % |
| BUILDINGS | | | | | |
| 324 | Wall Lights - Replace | 25 | \$17,250 | \$690 | 0.92 % |
| 510 | Wood Pergolas - Replace | 30 | \$66,950 | \$2,232 | 2.98 % |
| 511 | Wood Pergolas - Repair | 10 | \$25,000 | \$2,500 | 3.34 % |
| 580 | Ceilings - Repair | 5 | \$2,350 | \$470 | 0.63 % |
| 815 | Fire Alarm Panels - Replace | 12 | \$11,250 | \$938 | 1.25 % |
| 1114 | Stucco Surfaces - Repair | 16 | \$31,600 | \$1,975 | 2.64 % |
| 1115 | Stucco Surfaces - Repaint | 8 | \$145,300 | \$18,163 | 24.27 % |
| 1116 | Wood Surfaces - Repaint | 4 | \$17,300 | \$4,325 | 5.78 % |
| 1117 | Metal Surfaces - Repaint | 8 | \$7,750 | \$969 | 1.29 % |
| 1151 | Balcony Decks - Seal/Repair | 5 | \$65,700 | \$13,140 | 17.56 % |
| 1152 | Balcony Decks - Resurface | 30 | \$109,500 | \$3,650 | 4.88 % |
| 1300 | Foam Roofs - Replace | 20 | \$34,000 | \$1,700 | 2.27 % |
| 1301 | Foam Roofs - Recoat | 10 | \$28,800 | \$2,880 | 3.85 % |
| 1304 | Tile Roofs - Repair | 10 | \$18,600 | \$1,860 | 2.49 % |
| 1304 | Tile Roofs - Replace Underlayment | 20 | \$110,850 | \$5,543 | 7.41 % |
| 2000 | General Construction Costs | 0 | \$168,000 | \$0 | 0.00 % |
| 41 | Total Funded Components | | | \$74,837 | 100.00 % |

30-Year Reserve Plan Summary

22584-2
WSV

Fiscal Year Start: 2020

Interest:

1.00 %

Inflation:

3.00 %

Reserve Fund Strength Calculations: (All values of Fiscal Year Start Date)

Projected Reserve Balance Changes

| Year | Starting Reserve Balance | Fully Funded Balance | Percent Funded | Special Assmt Risk | % Increase | | Loan or Special Assmts | Interest Income | Reserve Expenses |
|------|--------------------------|----------------------|----------------|--------------------|-----------------------------|-------------------|------------------------|-----------------|------------------|
| | | | | | In Annual Reserve Contribs. | Reserve Contribs. | | | |
| 2020 | \$484,880 | \$765,589 | 63.3 % | Medium | 592.12 % | \$69,600 | \$0 | \$2,533 | \$535,145 |
| 2021 | \$21,868 | \$314,440 | 7.0 % | High | 5.00 % | \$73,080 | \$0 | \$529 | \$11,588 |
| 2022 | \$83,889 | \$391,332 | 21.4 % | High | 5.00 % | \$76,734 | \$0 | \$1,174 | \$10,715 |
| 2023 | \$151,082 | \$473,811 | 31.9 % | Medium | 5.00 % | \$80,571 | \$0 | \$1,922 | \$0 |
| 2024 | \$233,576 | \$572,255 | 40.8 % | Medium | 5.00 % | \$84,599 | \$0 | \$2,529 | \$48,352 |
| 2025 | \$272,352 | \$626,376 | 43.5 % | Medium | 5.00 % | \$88,829 | \$0 | \$2,748 | \$86,493 |
| 2026 | \$277,435 | \$645,438 | 43.0 % | Medium | 5.00 % | \$93,271 | \$0 | \$3,239 | \$3,284 |
| 2027 | \$370,661 | \$753,459 | 49.2 % | Medium | 5.00 % | \$97,934 | \$0 | \$4,195 | \$3,997 |
| 2028 | \$468,794 | \$866,746 | 54.1 % | Medium | 5.00 % | \$102,831 | \$0 | \$4,026 | \$238,862 |
| 2029 | \$336,789 | \$744,365 | 45.2 % | Medium | 5.00 % | \$107,972 | \$0 | \$3,721 | \$40,774 |
| 2030 | \$407,708 | \$825,273 | 49.4 % | Medium | 5.00 % | \$113,371 | \$0 | \$2,600 | \$411,151 |
| 2031 | \$112,528 | \$530,137 | 21.2 % | High | 5.00 % | \$119,040 | \$0 | \$1,728 | \$0 |
| 2032 | \$233,296 | \$652,740 | 35.7 % | Medium | 5.00 % | \$124,992 | \$0 | \$2,688 | \$56,474 |
| 2033 | \$304,501 | \$724,054 | 42.1 % | Medium | 5.00 % | \$131,241 | \$0 | \$3,535 | \$36,486 |
| 2034 | \$402,791 | \$821,392 | 49.0 % | Medium | 5.00 % | \$137,803 | \$0 | \$4,554 | \$36,680 |
| 2035 | \$508,469 | \$924,846 | 55.0 % | Medium | 5.00 % | \$144,693 | \$0 | \$5,268 | \$112,773 |
| 2036 | \$545,657 | \$956,526 | 57.0 % | Medium | 5.00 % | \$151,928 | \$0 | \$4,584 | \$330,666 |
| 2037 | \$371,503 | \$768,329 | 48.4 % | Medium | 5.00 % | \$159,524 | \$0 | \$4,513 | \$3,967 |
| 2038 | \$531,574 | \$914,698 | 58.1 % | Medium | 5.00 % | \$167,501 | \$0 | \$6,182 | \$0 |
| 2039 | \$705,256 | \$1,073,365 | 65.7 % | Medium | 5.00 % | \$175,876 | \$0 | \$7,830 | \$27,618 |
| 2040 | \$861,344 | \$1,212,283 | 71.1 % | Low | 5.00 % | \$184,670 | \$0 | \$6,234 | \$666,356 |
| 2041 | \$385,892 | \$701,523 | 55.0 % | Medium | 5.00 % | \$193,903 | \$0 | \$4,830 | \$4,139 |
| 2042 | \$580,485 | \$861,700 | 67.4 % | Medium | 5.00 % | \$203,598 | \$0 | \$6,741 | \$22,610 |
| 2043 | \$768,214 | \$1,011,960 | 75.9 % | Low | 3.00 % | \$209,706 | \$0 | \$8,771 | \$0 |
| 2044 | \$986,691 | \$1,194,446 | 82.6 % | Low | 3.00 % | \$215,997 | \$0 | \$7,966 | \$603,557 |
| 2045 | \$607,097 | \$765,307 | 79.3 % | Low | 3.00 % | \$222,477 | \$0 | \$6,337 | \$175,113 |
| 2046 | \$660,798 | \$769,292 | 85.9 % | Low | 3.00 % | \$229,152 | \$0 | \$7,769 | \$4,098 |
| 2047 | \$893,620 | \$954,384 | 93.6 % | Low | 3.00 % | \$236,026 | \$0 | \$10,136 | \$5,331 |
| 2048 | \$1,134,451 | \$1,148,745 | 98.8 % | Low | 3.00 % | \$243,107 | \$0 | \$12,257 | \$71,864 |
| 2049 | \$1,317,951 | \$1,285,545 | 102.5 % | Low | 3.00 % | \$250,400 | \$0 | \$14,102 | \$78,886 |

30-Year Income/Expense Detail

22584-2
WSV

| Fiscal Year | 2020 | 2021 | 2022 | 2023 | 2024 |
|--|------------------|-----------------|------------------|------------------|------------------|
| Starting Reserve Balance | \$484,880 | \$21,868 | \$83,889 | \$151,082 | \$233,576 |
| Annual Reserve Contribution | \$69,600 | \$73,080 | \$76,734 | \$80,571 | \$84,599 |
| Recommended Special Assessments | \$0 | \$0 | \$0 | \$0 | \$0 |
| Interest Earnings | \$2,533 | \$529 | \$1,174 | \$1,922 | \$2,529 |
| Total Income | \$557,013 | \$95,477 | \$161,797 | \$233,576 | \$320,703 |
| # Component | | | | | |
| GROUPS | | | | | |
| GROUND | | | | | |
| 103 Walkways - Repair | \$0 | \$0 | \$2,546 | \$0 | \$0 |
| 205 Pavers - Sand/Seal/Repair | \$16,300 | \$0 | \$0 | \$0 | \$0 |
| 320 Pole Lights - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 403 Mailboxes - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 405 Bike Racks - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 503 Metal Fence - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 650 Fountain - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 1003 Irrigation Controller - Replace | \$0 | \$0 | \$2,016 | \$0 | \$0 |
| 1005 Landscape Granite - Replenish | \$0 | \$0 | \$0 | \$0 | \$11,255 |
| 1111 Pole Lights - Repaint | \$5,200 | \$0 | \$0 | \$0 | \$0 |
| POOL | | | | | |
| 503 Metal Fence - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 640 Bulletin Board - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 1107 Metal Fence - Repaint | \$1,485 | \$0 | \$0 | \$0 | \$0 |
| 1200 Pool Deck - Resurface | \$0 | \$0 | \$0 | \$0 | \$0 |
| 1201 Pool Deck - Seal/Repair | \$4,110 | \$0 | \$0 | \$0 | \$4,626 |
| 1202 Pool - Resurface | \$0 | \$0 | \$0 | \$0 | \$0 |
| 1203 Spa - Resurface | \$0 | \$0 | \$0 | \$0 | \$4,502 |
| 1204 Pool Furniture - Replace | \$0 | \$0 | \$6,153 | \$0 | \$0 |
| 1210 Pool Restrooms - Remodel | \$0 | \$0 | \$0 | \$0 | \$0 |
| 1215 Pool Shower - Retile | \$0 | \$0 | \$0 | \$0 | \$2,814 |
| 1220 Pool Filter - Replace | \$0 | \$0 | \$0 | \$0 | \$1,519 |
| 1221 Spa Filter - Replace | \$0 | \$0 | \$0 | \$0 | \$1,519 |
| 1222 Pool Heater - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 1223 Spa Heater - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 1224 Pool/Spa Pumps - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| BUILDINGS | | | | | |
| 324 Wall Lights - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 510 Wood Pergolas - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 511 Wood Pergolas - Repair | \$25,000 | \$0 | \$0 | \$0 | \$0 |
| 580 Ceilings - Repair | \$0 | \$0 | \$0 | \$0 | \$2,645 |
| 815 Fire Alarm Panels - Replace | \$0 | \$11,588 | \$0 | \$0 | \$0 |
| 1114 Stucco Surfaces - Repair | \$31,600 | \$0 | \$0 | \$0 | \$0 |
| 1115 Stucco Surfaces - Repaint | \$145,300 | \$0 | \$0 | \$0 | \$0 |
| 1116 Wood Surfaces - Repaint | \$17,300 | \$0 | \$0 | \$0 | \$19,471 |
| 1117 Metal Surfaces - Repaint | \$7,750 | \$0 | \$0 | \$0 | \$0 |
| 1151 Balcony Decks - Seal/Repair | \$65,700 | \$0 | \$0 | \$0 | \$0 |
| 1152 Balcony Decks - Resurface | \$0 | \$0 | \$0 | \$0 | \$0 |
| 1300 Foam Roofs - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 1301 Foam Roofs - Recoat | \$28,800 | \$0 | \$0 | \$0 | \$0 |
| 1304 Tile Roofs - Repair | \$18,600 | \$0 | \$0 | \$0 | \$0 |
| 1304 Tile Roofs - Replace Underlayment | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2000 General Construction Costs | \$168,000 | \$0 | \$0 | \$0 | \$0 |
| Total Expenses | \$535,145 | \$11,588 | \$10,715 | \$0 | \$48,352 |
| Ending Reserve Balance | \$21,868 | \$83,889 | \$151,082 | \$233,576 | \$272,352 |

| Fiscal Year | 2025 | 2026 | 2027 | 2028 | 2029 |
|--|------------------|------------------|------------------|------------------|------------------|
| Starting Reserve Balance | \$272,352 | \$277,435 | \$370,661 | \$468,794 | \$336,789 |
| Annual Reserve Contribution | \$88,829 | \$93,271 | \$97,934 | \$102,831 | \$107,972 |
| Recommended Special Assessments | \$0 | \$0 | \$0 | \$0 | \$0 |
| Interest Earnings | \$2,748 | \$3,239 | \$4,195 | \$4,026 | \$3,721 |
| Total Income | \$363,928 | \$373,945 | \$472,791 | \$575,651 | \$448,482 |
| # Component | | | | | |
| GROUNDS | | | | | |
| 103 Walkways - Repair | \$0 | \$0 | \$2,952 | \$0 | \$0 |
| 205 Pavers - Sand/Seal/Repair | \$0 | \$0 | \$0 | \$0 | \$0 |
| 320 Pole Lights - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 403 Mailboxes - Replace | \$0 | \$0 | \$0 | \$0 | \$4,436 |
| 405 Bike Racks - Replace | \$0 | \$0 | \$0 | \$0 | \$1,435 |
| 503 Metal Fence - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 650 Fountain - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 1003 Irrigation Controller - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 1005 Landscape Granite - Replenish | \$0 | \$0 | \$0 | \$0 | \$0 |
| 1111 Pole Lights - Repaint | \$6,028 | \$0 | \$0 | \$0 | \$0 |
| POOL | | | | | |
| 503 Metal Fence - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 640 Bulletin Board - Replace | \$0 | \$0 | \$1,045 | \$0 | \$0 |
| 1107 Metal Fence - Repaint | \$1,722 | \$0 | \$0 | \$0 | \$0 |
| 1200 Pool Deck - Resurface | \$0 | \$0 | \$0 | \$17,861 | \$0 |
| 1201 Pool Deck - Seal/Repair | \$0 | \$0 | \$0 | \$5,206 | \$0 |
| 1202 Pool - Resurface | \$0 | \$0 | \$0 | \$0 | \$18,136 |
| 1203 Spa - Resurface | \$0 | \$0 | \$0 | \$0 | \$0 |
| 1204 Pool Furniture - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 1210 Pool Restrooms - Remodel | \$0 | \$0 | \$0 | \$0 | \$8,220 |
| 1215 Pool Shower - Retile | \$0 | \$0 | \$0 | \$0 | \$0 |
| 1220 Pool Filter - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 1221 Spa Filter - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 1222 Pool Heater - Replace | \$0 | \$3,284 | \$0 | \$0 | \$0 |
| 1223 Spa Heater - Replace | \$2,579 | \$0 | \$0 | \$0 | \$0 |
| 1224 Pool/Spa Pumps - Replace | \$0 | \$0 | \$0 | \$0 | \$5,480 |
| BUILDINGS | | | | | |
| 324 Wall Lights - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 510 Wood Pergolas - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 511 Wood Pergolas - Repair | \$0 | \$0 | \$0 | \$0 | \$0 |
| 580 Ceilings - Repair | \$0 | \$0 | \$0 | \$0 | \$3,066 |
| 815 Fire Alarm Panels - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 1114 Stucco Surfaces - Repair | \$0 | \$0 | \$0 | \$0 | \$0 |
| 1115 Stucco Surfaces - Repaint | \$0 | \$0 | \$0 | \$184,062 | \$0 |
| 1116 Wood Surfaces - Repaint | \$0 | \$0 | \$0 | \$21,915 | \$0 |
| 1117 Metal Surfaces - Repaint | \$0 | \$0 | \$0 | \$9,817 | \$0 |
| 1151 Balcony Decks - Seal/Repair | \$76,164 | \$0 | \$0 | \$0 | \$0 |
| 1152 Balcony Decks - Resurface | \$0 | \$0 | \$0 | \$0 | \$0 |
| 1300 Foam Roofs - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 1301 Foam Roofs - Recoat | \$0 | \$0 | \$0 | \$0 | \$0 |
| 1304 Tile Roofs - Repair | \$0 | \$0 | \$0 | \$0 | \$0 |
| 1304 Tile Roofs - Replace Underlayment | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2000 General Construction Costs | \$0 | \$0 | \$0 | \$0 | \$0 |
| Total Expenses | \$86,493 | \$3,284 | \$3,997 | \$238,862 | \$40,774 |
| Ending Reserve Balance | \$277,435 | \$370,661 | \$468,794 | \$336,789 | \$407,708 |

| Fiscal Year | 2030 | 2031 | 2032 | 2033 | 2034 |
|--|------------------|------------------|------------------|------------------|------------------|
| Starting Reserve Balance | \$407,708 | \$112,528 | \$233,296 | \$304,501 | \$402,791 |
| Annual Reserve Contribution | \$113,371 | \$119,040 | \$124,992 | \$131,241 | \$137,803 |
| Recommended Special Assessments | \$0 | \$0 | \$0 | \$0 | \$0 |
| Interest Earnings | \$2,600 | \$1,728 | \$2,688 | \$3,535 | \$4,554 |
| Total Income | \$523,679 | \$233,296 | \$360,975 | \$439,277 | \$545,149 |
| # Component | | | | | |
| GROUNDS | | | | | |
| 103 Walkways - Repair | \$0 | \$0 | \$3,422 | \$0 | \$0 |
| 205 Pavers - Sand/Seal/Repair | \$21,906 | \$0 | \$0 | \$0 | \$0 |
| 320 Pole Lights - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 403 Mailboxes - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 405 Bike Racks - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 503 Metal Fence - Replace | \$0 | \$0 | \$0 | \$5,169 | \$0 |
| 650 Fountain - Replace | \$0 | \$0 | \$0 | \$1,836 | \$0 |
| 1003 Irrigation Controller - Replace | \$0 | \$0 | \$0 | \$0 | \$2,874 |
| 1005 Landscape Granite - Replenish | \$0 | \$0 | \$14,258 | \$0 | \$0 |
| 1111 Pole Lights - Repaint | \$6,988 | \$0 | \$0 | \$0 | \$0 |
| POOL | | | | | |
| 503 Metal Fence - Replace | \$0 | \$0 | \$0 | \$9,692 | \$0 |
| 640 Bulletin Board - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 1107 Metal Fence - Repaint | \$1,996 | \$0 | \$0 | \$0 | \$0 |
| 1200 Pool Deck - Resurface | \$0 | \$0 | \$0 | \$0 | \$0 |
| 1201 Pool Deck - Seal/Repair | \$0 | \$0 | \$5,860 | \$0 | \$0 |
| 1202 Pool - Resurface | \$0 | \$0 | \$0 | \$0 | \$0 |
| 1203 Spa - Resurface | \$0 | \$0 | \$0 | \$0 | \$0 |
| 1204 Pool Furniture - Replace | \$0 | \$0 | \$8,269 | \$0 | \$0 |
| 1210 Pool Restrooms - Remodel | \$0 | \$0 | \$0 | \$0 | \$0 |
| 1215 Pool Shower - Retile | \$0 | \$0 | \$0 | \$0 | \$0 |
| 1220 Pool Filter - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 1221 Spa Filter - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 1222 Pool Heater - Replace | \$0 | \$0 | \$0 | \$0 | \$4,160 |
| 1223 Spa Heater - Replace | \$0 | \$0 | \$0 | \$3,267 | \$0 |
| 1224 Pool/Spa Pumps - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| BUILDINGS | | | | | |
| 324 Wall Lights - Replace | \$0 | \$0 | \$0 | \$0 | \$26,092 |
| 510 Wood Pergolas - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 511 Wood Pergolas - Repair | \$33,598 | \$0 | \$0 | \$0 | \$0 |
| 580 Ceilings - Repair | \$0 | \$0 | \$0 | \$0 | \$3,555 |
| 815 Fire Alarm Panels - Replace | \$0 | \$0 | \$0 | \$16,521 | \$0 |
| 1114 Stucco Surfaces - Repair | \$0 | \$0 | \$0 | \$0 | \$0 |
| 1115 Stucco Surfaces - Repaint | \$0 | \$0 | \$0 | \$0 | \$0 |
| 1116 Wood Surfaces - Repaint | \$0 | \$0 | \$24,666 | \$0 | \$0 |
| 1117 Metal Surfaces - Repaint | \$0 | \$0 | \$0 | \$0 | \$0 |
| 1151 Balcony Decks - Seal/Repair | \$88,295 | \$0 | \$0 | \$0 | \$0 |
| 1152 Balcony Decks - Resurface | \$0 | \$0 | \$0 | \$0 | \$0 |
| 1300 Foam Roofs - Replace | \$45,693 | \$0 | \$0 | \$0 | \$0 |
| 1301 Foam Roofs - Recoat | \$38,705 | \$0 | \$0 | \$0 | \$0 |
| 1304 Tile Roofs - Repair | \$24,997 | \$0 | \$0 | \$0 | \$0 |
| 1304 Tile Roofs - Replace Underlayment | \$148,973 | \$0 | \$0 | \$0 | \$0 |
| 2000 General Construction Costs | \$0 | \$0 | \$0 | \$0 | \$0 |
| Total Expenses | \$411,151 | \$0 | \$56,474 | \$36,486 | \$36,680 |
| Ending Reserve Balance | \$112,528 | \$233,296 | \$304,501 | \$402,791 | \$508,469 |

| Fiscal Year | 2035 | 2036 | 2037 | 2038 | 2039 |
|--|------------------|------------------|------------------|------------------|------------------|
| Starting Reserve Balance | \$508,469 | \$545,657 | \$371,503 | \$531,574 | \$705,256 |
| Annual Reserve Contribution | \$144,693 | \$151,928 | \$159,524 | \$167,501 | \$175,876 |
| Recommended Special Assessments | \$0 | \$0 | \$0 | \$0 | \$0 |
| Interest Earnings | \$5,268 | \$4,584 | \$4,513 | \$6,182 | \$7,830 |
| Total Income | \$658,431 | \$702,169 | \$535,541 | \$705,256 | \$888,962 |
| # Component | | | | | |
| GROUNDS | | | | | |
| 103 Walkways - Repair | \$0 | \$0 | \$3,967 | \$0 | \$0 |
| 205 Pavers - Sand/Seal/Repair | \$0 | \$0 | \$0 | \$0 | \$0 |
| 320 Pole Lights - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 403 Mailboxes - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 405 Bike Racks - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 503 Metal Fence - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 650 Fountain - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 1003 Irrigation Controller - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 1005 Landscape Granite - Replenish | \$0 | \$0 | \$0 | \$0 | \$0 |
| 1111 Pole Lights - Repaint | \$8,101 | \$0 | \$0 | \$0 | \$0 |
| POOL | | | | | |
| 503 Metal Fence - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 640 Bulletin Board - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 1107 Metal Fence - Repaint | \$2,314 | \$0 | \$0 | \$0 | \$0 |
| 1200 Pool Deck - Resurface | \$0 | \$0 | \$0 | \$0 | \$0 |
| 1201 Pool Deck - Seal/Repair | \$0 | \$6,595 | \$0 | \$0 | \$0 |
| 1202 Pool - Resurface | \$0 | \$0 | \$0 | \$0 | \$0 |
| 1203 Spa - Resurface | \$0 | \$0 | \$0 | \$0 | \$7,014 |
| 1204 Pool Furniture - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 1210 Pool Restrooms - Remodel | \$0 | \$0 | \$0 | \$0 | \$0 |
| 1215 Pool Shower - Retile | \$0 | \$0 | \$0 | \$0 | \$4,384 |
| 1220 Pool Filter - Replace | \$0 | \$0 | \$0 | \$0 | \$2,367 |
| 1221 Spa Filter - Replace | \$0 | \$0 | \$0 | \$0 | \$2,367 |
| 1222 Pool Heater - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 1223 Spa Heater - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 1224 Pool/Spa Pumps - Replace | \$0 | \$0 | \$0 | \$0 | \$7,365 |
| BUILDINGS | | | | | |
| 324 Wall Lights - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 510 Wood Pergolas - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 511 Wood Pergolas - Repair | \$0 | \$0 | \$0 | \$0 | \$0 |
| 580 Ceilings - Repair | \$0 | \$0 | \$0 | \$0 | \$4,121 |
| 815 Fire Alarm Panels - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 1114 Stucco Surfaces - Repair | \$0 | \$50,709 | \$0 | \$0 | \$0 |
| 1115 Stucco Surfaces - Repaint | \$0 | \$233,164 | \$0 | \$0 | \$0 |
| 1116 Wood Surfaces - Repaint | \$0 | \$27,761 | \$0 | \$0 | \$0 |
| 1117 Metal Surfaces - Repaint | \$0 | \$12,436 | \$0 | \$0 | \$0 |
| 1151 Balcony Decks - Seal/Repair | \$102,358 | \$0 | \$0 | \$0 | \$0 |
| 1152 Balcony Decks - Resurface | \$0 | \$0 | \$0 | \$0 | \$0 |
| 1300 Foam Roofs - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 1301 Foam Roofs - Recoat | \$0 | \$0 | \$0 | \$0 | \$0 |
| 1304 Tile Roofs - Repair | \$0 | \$0 | \$0 | \$0 | \$0 |
| 1304 Tile Roofs - Replace Underlayment | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2000 General Construction Costs | \$0 | \$0 | \$0 | \$0 | \$0 |
| Total Expenses | \$112,773 | \$330,666 | \$3,967 | \$0 | \$27,618 |
| Ending Reserve Balance | \$545,657 | \$371,503 | \$531,574 | \$705,256 | \$861,344 |

| Fiscal Year | 2040 | 2041 | 2042 | 2043 | 2044 |
|--|--------------------|------------------|------------------|------------------|--------------------|
| Starting Reserve Balance | \$861,344 | \$385,892 | \$580,485 | \$768,214 | \$986,691 |
| Annual Reserve Contribution | \$184,670 | \$193,903 | \$203,598 | \$209,706 | \$215,997 |
| Recommended Special Assessments | \$0 | \$0 | \$0 | \$0 | \$0 |
| Interest Earnings | \$6,234 | \$4,830 | \$6,741 | \$8,771 | \$7,966 |
| Total Income | \$1,052,247 | \$584,624 | \$790,824 | \$986,691 | \$1,210,654 |
| # Component | | | | | |
| GROUNDS | | | | | |
| 103 Walkways - Repair | \$0 | \$0 | \$4,599 | \$0 | \$0 |
| 205 Pavers - Sand/Seal/Repair | \$29,440 | \$0 | \$0 | \$0 | \$0 |
| 320 Pole Lights - Replace | \$0 | \$0 | \$0 | \$0 | \$215,476 |
| 403 Mailboxes - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 405 Bike Racks - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 503 Metal Fence - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 650 Fountain - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 1003 Irrigation Controller - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 1005 Landscape Granite - Replenish | \$18,061 | \$0 | \$0 | \$0 | \$0 |
| 1111 Pole Lights - Repaint | \$9,392 | \$0 | \$0 | \$0 | \$0 |
| POOL | | | | | |
| 503 Metal Fence - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 640 Bulletin Board - Replace | \$0 | \$0 | \$1,629 | \$0 | \$0 |
| 1107 Metal Fence - Repaint | \$2,682 | \$0 | \$0 | \$0 | \$0 |
| 1200 Pool Deck - Resurface | \$0 | \$0 | \$0 | \$0 | \$28,662 |
| 1201 Pool Deck - Seal/Repair | \$7,423 | \$0 | \$0 | \$0 | \$8,355 |
| 1202 Pool - Resurface | \$0 | \$0 | \$0 | \$0 | \$0 |
| 1203 Spa - Resurface | \$0 | \$0 | \$0 | \$0 | \$0 |
| 1204 Pool Furniture - Replace | \$0 | \$0 | \$11,113 | \$0 | \$0 |
| 1210 Pool Restrooms - Remodel | \$0 | \$0 | \$0 | \$0 | \$0 |
| 1215 Pool Shower - Retile | \$0 | \$0 | \$0 | \$0 | \$0 |
| 1220 Pool Filter - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 1221 Spa Filter - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 1222 Pool Heater - Replace | \$0 | \$0 | \$5,269 | \$0 | \$0 |
| 1223 Spa Heater - Replace | \$0 | \$4,139 | \$0 | \$0 | \$0 |
| 1224 Pool/Spa Pumps - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| BUILDINGS | | | | | |
| 324 Wall Lights - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 510 Wood Pergolas - Replace | \$120,919 | \$0 | \$0 | \$0 | \$0 |
| 511 Wood Pergolas - Repair | \$45,153 | \$0 | \$0 | \$0 | \$0 |
| 580 Ceilings - Repair | \$0 | \$0 | \$0 | \$0 | \$4,777 |
| 815 Fire Alarm Panels - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 1114 Stucco Surfaces - Repair | \$0 | \$0 | \$0 | \$0 | \$0 |
| 1115 Stucco Surfaces - Repaint | \$0 | \$0 | \$0 | \$0 | \$295,365 |
| 1116 Wood Surfaces - Repaint | \$31,246 | \$0 | \$0 | \$0 | \$35,167 |
| 1117 Metal Surfaces - Repaint | \$0 | \$0 | \$0 | \$0 | \$15,754 |
| 1151 Balcony Decks - Seal/Repair | \$118,662 | \$0 | \$0 | \$0 | \$0 |
| 1152 Balcony Decks - Resurface | \$197,769 | \$0 | \$0 | \$0 | \$0 |
| 1300 Foam Roofs - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 1301 Foam Roofs - Recoat | \$52,016 | \$0 | \$0 | \$0 | \$0 |
| 1304 Tile Roofs - Repair | \$33,594 | \$0 | \$0 | \$0 | \$0 |
| 1304 Tile Roofs - Replace Underlayment | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2000 General Construction Costs | \$0 | \$0 | \$0 | \$0 | \$0 |
| Total Expenses | \$666,356 | \$4,139 | \$22,610 | \$0 | \$603,557 |
| Ending Reserve Balance | \$385,892 | \$580,485 | \$768,214 | \$986,691 | \$607,097 |

| Fiscal Year | 2045 | 2046 | 2047 | 2048 | 2049 |
|--|------------------|------------------|--------------------|--------------------|--------------------|
| Starting Reserve Balance | \$607,097 | \$660,798 | \$893,620 | \$1,134,451 | \$1,317,951 |
| Annual Reserve Contribution | \$222,477 | \$229,152 | \$236,026 | \$243,107 | \$250,400 |
| Recommended Special Assessments | \$0 | \$0 | \$0 | \$0 | \$0 |
| Interest Earnings | \$6,337 | \$7,769 | \$10,136 | \$12,257 | \$14,102 |
| Total Income | \$835,911 | \$897,718 | \$1,139,782 | \$1,389,815 | \$1,582,453 |
| # Component | | | | | |
| GROUNDS | | | | | |
| 103 Walkways - Repair | \$0 | \$0 | \$5,331 | \$0 | \$0 |
| 205 Pavers - Sand/Seal/Repair | \$0 | \$0 | \$0 | \$0 | \$0 |
| 320 Pole Lights - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 403 Mailboxes - Replace | \$0 | \$0 | \$0 | \$0 | \$8,012 |
| 405 Bike Racks - Replace | \$0 | \$0 | \$0 | \$0 | \$2,592 |
| 503 Metal Fence - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 650 Fountain - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 1003 Irrigation Controller - Replace | \$0 | \$4,098 | \$0 | \$0 | \$0 |
| 1005 Landscape Granite - Replenish | \$0 | \$0 | \$0 | \$22,879 | \$0 |
| 1111 Pole Lights - Repaint | \$10,888 | \$0 | \$0 | \$0 | \$0 |
| POOL | | | | | |
| 503 Metal Fence - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 640 Bulletin Board - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 1107 Metal Fence - Repaint | \$3,109 | \$0 | \$0 | \$0 | \$0 |
| 1200 Pool Deck - Resurface | \$0 | \$0 | \$0 | \$0 | \$0 |
| 1201 Pool Deck - Seal/Repair | \$0 | \$0 | \$0 | \$9,403 | \$0 |
| 1202 Pool - Resurface | \$0 | \$0 | \$0 | \$0 | \$32,756 |
| 1203 Spa - Resurface | \$0 | \$0 | \$0 | \$0 | \$0 |
| 1204 Pool Furniture - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 1210 Pool Restrooms - Remodel | \$0 | \$0 | \$0 | \$0 | \$14,846 |
| 1215 Pool Shower - Retile | \$0 | \$0 | \$0 | \$0 | \$0 |
| 1220 Pool Filter - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 1221 Spa Filter - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 1222 Pool Heater - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 1223 Spa Heater - Replace | \$0 | \$0 | \$0 | \$0 | \$5,243 |
| 1224 Pool/Spa Pumps - Replace | \$0 | \$0 | \$0 | \$0 | \$9,898 |
| BUILDINGS | | | | | |
| 324 Wall Lights - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 510 Wood Pergolas - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 511 Wood Pergolas - Repair | \$0 | \$0 | \$0 | \$0 | \$0 |
| 580 Ceilings - Repair | \$0 | \$0 | \$0 | \$0 | \$5,538 |
| 815 Fire Alarm Panels - Replace | \$23,555 | \$0 | \$0 | \$0 | \$0 |
| 1114 Stucco Surfaces - Repair | \$0 | \$0 | \$0 | \$0 | \$0 |
| 1115 Stucco Surfaces - Repaint | \$0 | \$0 | \$0 | \$0 | \$0 |
| 1116 Wood Surfaces - Repaint | \$0 | \$0 | \$0 | \$39,581 | \$0 |
| 1117 Metal Surfaces - Repaint | \$0 | \$0 | \$0 | \$0 | \$0 |
| 1151 Balcony Decks - Seal/Repair | \$137,561 | \$0 | \$0 | \$0 | \$0 |
| 1152 Balcony Decks - Resurface | \$0 | \$0 | \$0 | \$0 | \$0 |
| 1300 Foam Roofs - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 1301 Foam Roofs - Recoat | \$0 | \$0 | \$0 | \$0 | \$0 |
| 1304 Tile Roofs - Repair | \$0 | \$0 | \$0 | \$0 | \$0 |
| 1304 Tile Roofs - Replace Underlayment | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2000 General Construction Costs | \$0 | \$0 | \$0 | \$0 | \$0 |
| Total Expenses | \$175,113 | \$4,098 | \$5,331 | \$71,864 | \$78,886 |
| Ending Reserve Balance | \$660,798 | \$893,620 | \$1,134,451 | \$1,317,951 | \$1,503,567 |

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.

GROUNDS

Comp #: 103 Walkways - Repair

Quantity: Numerous Sq Ft

Location: Common area walkways

Funded?: Yes.

History:

Comments: There is no expectancy to completely replace the concrete. This component provides an allowance for periodic repairs and/or partial replacements. Smooth and good conditions observed. It was reported that periodic grinding is done, but no major projects are planned for the immediate future.

Useful Life:
5 years

Remaining Life:
2 years



Best Case: \$ 2,000

Worst Case: \$ 2,800

Allowance for repairs and/or partial replacement

Higher allowance for more repairs

Cost Source: ARI Cost Allowance

Comp #: 205 Pavers - Sand/Seal/Repair

Quantity: Approx 31,000 Sq Ft

Location: Main driveway & adjacent to unit garages

Funded?: Yes.

History:

Comments: The main driveway and areas adjacent to the unit garages are composed of brick pavers. There is no expectancy for complete replacement of the pavers. Partial replacement and repairs should be expected. Many individual pavers are becoming loose. It is advisable to to perform preventative maintenance before more significant damage occurs.

Useful Life:
10 years

Remaining Life:
0 years



Best Case: \$ 14,000

Worst Case: \$ 18,600

\$9.00/Sq Ft; Estimate to repair 5% of the total

\$12.00/Sq Ft; Higher estimate to repair 5% of the total

Cost Source: ARI Cost Allowance

Comp #: 320 Pole Lights - Replace

Quantity: (40) Pole Lights

Location: Adjacent to driveway and unit buildings

Funded?: Yes.

History: Installed during 2009.

Comments: These are decorative pole lights. Appear to be functional with no signs of damages or abuse noted. Long life component under normal circumstances. Future replacement should still be anticipated.

Useful Life:
35 years

Remaining Life:
24 years



Best Case: \$ 92,000

Worst Case: \$ 120,000

\$2,300/Light; Estimate to replace

\$3,000/Light; Higher estimate

Cost Source: ARI Cost Database

Comp #: 403 Mailboxes - Replace

Quantity: ~40 Boxes mounted on Wall

Location: Mounted to exterior of pool building

Funded?: Yes.

History: Installed during 2009.

Comments: Mailboxes have a nice bronze finish. Surfaces are dirty but in good shape otherwise. Future replacement should be anticipated.

Useful Life:
20 years

Remaining Life:
9 years



Best Case: \$ 3,000

Worst Case: \$ 3,800

Estimate to replace

Higher estimate

Cost Source: Research at www.mailboxes.com

Comp #: 405 Bike Racks - Replace

Quantity: (2) Racks

Location: (1) mounted near the pool area & (1) across from the pool area (near building F)

Funded?: Yes.

History: Installed during 2009.

Comments: These are 2-loop bike racks. Appear to be in good shape and intact. Future replacement should be anticipated.

Useful Life:
20 years

Remaining Life:
9 years



Best Case: \$ 900

Worst Case: \$ 1,300

\$450/Rack; Estimate to replace

\$650/Rack; Higher estimate

Cost Source: PW Athletics Catalog

Comp #: 503 Metal Fence - Replace

Quantity: Approx 88 LF

Location: West end of property (along stucco wall areas)

Funded?: Yes.

History: Installed during 2009.

Comments: Still in good shape and secure. Future replacement should be anticipated. Keep painted to achieve maximum useful life.

Useful Life:
24 years

Remaining Life:
13 years



Best Case: \$ 3,080

Worst Case: \$ 3,960

\$35.00/LF; Estimate to replace

\$45.00/LF; Higher estimate

Cost Source: ARI Cost Database

Comp #: 650 Fountain - Replace

Quantity: (1) Fountain

Location: Adjacent to building E

Funded?: Yes.

History: 2013: \$1,000

Comments: Dirty but surface appears to be in fair condition. Plan to refurbish this component on the long term schedule below. Continue to monitor and adjust as needed in future Reserve Study updates. Replace the filter and pump when needed as an Operating expense.

Useful Life:
20 years

Remaining Life:
13 years



Best Case: \$ 1,000

Worst Case: \$ 1,500

Cost Source: ARI Cost Database

Comp #: 701 Monument - Refurbish

Quantity: (1) Monument

Location: Entrance to community

Funded?: No. Plan to paint and replace lettering as needed as an operational expense.

History:

Comments: Attractive and in good condition.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1003 Irrigation Controller - Replace

Quantity: (1) RainBird 32-sta.

Location: Mounted to exterior of pool equipment stucco wall

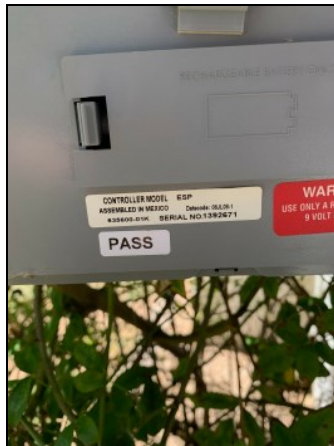
Funded?: Yes.

History: Installed during 2009.

Comments: Appears functional and in good shape. Future replacement should be anticipated. Model: ESP-32MC, Date Code: 09JL08. Irrigation vendor says this controller should last another 2-3 years.

Useful Life:
12 years

Remaining Life:
2 years



Best Case: \$ 1,600

Worst Case: \$ 2,200

Estimate to replace

Higher estimate

Cost Source: ARI Cost Database

Comp #: 1005 Landscape Granite - Replenish

Quantity: Numerous Sq Ft

Location: Common areas throughout community

Funded?: Yes.

History: Done locally as needed as an operational expense.

Comments: There is no expectancy to replace the granite. This component provides an allowance to top dress the existing granite with a new 1" layer. Historically, the association has replenished granite locally, and as needed as an operational expense. We are leaving this component funded for now with the expectation that eventually a more comprehensive project will be required. Continue to monitor and adjust as needed in future Reserve Study updates.

Useful Life:
8 years

Remaining Life:
4 years



Best Case: \$ 8,000

Worst Case: \$ 12,000

Allowance to replenish

Higher allowance

Cost Source: ARI Cost Allowance

Comp #: 1111 Pole Lights - Repaint

Quantity: (40) Pole Lights

Location: Adjacent to driveway and unit buildings

Funded?: Yes.

History: Pole lights were installed during 2009.

Comments: The initial powder coat is expected to have an extended life span. Repainting of the pole lights should be anticipated once the coating wears off, and then periodically thereafter. The current condition is good to fair. It isn't imperative that they be painted at this time, but it would be efficient to paint on the same cycle as the wood trim and other metal surfaces.

Useful Life:
5 years

Remaining Life:
0 years



Best Case: \$ 4,400

Worst Case: \$ 6,000

\$110.00/Light; Estimate to repaint

\$150.00/Light; Higher estimate

Cost Source: ARI Cost Database

POOL

Comp #: 503 Metal Fence - Replace

Quantity: Approx 165 LF

Location: Perimeter of pool area

Funded?: Yes.

History: Primarily installed during 2009.

Comments: Upright and sturdy. No signs of significant wear/tear or premature deterioration. Future replacement should be anticipated.

Useful Life:
24 years

Remaining Life:
13 years



Best Case: \$ 5,770

Worst Case: \$ 7,430

\$35.00/LF; Estimate to replace

\$45.00/LF; Higher estimate

Cost Source: ARI Cost Database

Comp #: 510 Wood Pergolas - Replace

Quantity: (2) Pergolas: 595 Sq Ft

Location: Pool area (near the mailboxes & above the pool equipment)

Funded?: No. Future replacement is included with the rest of the unit building pergolas.

History: Installed during 2009.

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 640 Bulletin Board - Replace

Quantity: (1) Claridge Board

Location: Mounted to pool building exterior

Funded?: Yes.

History: Installed late 2011. Will use 2012 as install date for budgeting purposes.

Comments: Bulletin board appears to be in good condition. Located in a protected location (from sun exposure). Expect future replacement.

Useful Life:
15 years

Remaining Life:
7 years



Best Case: \$ 700

Worst Case: \$ 1,000

Estimate to replace

Higher estimate

Cost Source: Internet Research

Comp #: 1107 Metal Fence - Repaint

Quantity: Approx 165 LF

Location: Perimeter of pool area

Funded?: Yes.

History:

Comments: Conditions are fair with local areas of chipping and peeling. It was reported that the association would like to paint all surfaces once the construction defect case is completed. Repaint periodically to maintain the appearance and to inhibit rust.

Useful Life:
5 years

Remaining Life:
0 years



Best Case: \$ 1,320

Worst Case: \$ 1,650

\$8.00/LF; Estimate to repaint

\$10.00/LF; Higher estimate

Cost Source: ARI Cost Database

Comp #: 1115 Stucco Surfaces - Repaint

Quantity: Approx 2,700 Sq Ft

Location: Pool building exterior stucco surfaces & pool fence stucco columns

Funded?: No. Repainting is included with the unit building exteriors.

History: Last painted in 2011

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1116 Wood Surfaces - Repaint

Quantity: Approx 1,560 Sq Ft

Location: Pool area - Trim & pergolas

Funded?: No. Repainting is included with the unit building exteriors.

History: Last painted in 2011

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1200 Pool Deck - Resurface

Quantity: Approx 2,350 Sq Ft

Location: Pool area (including floor of pool building restrooms)

Funded?: Yes.

History: Deck was installed during 2009.

Comments: Observed to be smooth and in fair shape. Only local areas had signs of cracking or chipping noted. Expect to recoat, or resurface, the deck at some point in the future. This component funds to periodically grind off the existing deck coating and re-apply a new surface. Combined cost with the seal/repair component accounts for the total estimated resurface budget.

Useful Life:
16 years

Remaining Life:
8 years



Best Case: \$ 11,750

Worst Case: \$ 16,450

\$5.00/Sq Ft; Estimate to resurface

\$7.00/Sq Ft; Higher estimate

Cost Source: ARI Cost Database

Comp #: 1201 Pool Deck - Seal/Repair

Quantity: Approx 2,350 Sq Ft

Location: Pool area (including floor of pool building restrooms)

Funded?: Yes.

History: Seal is original from 2009.

Comments: This component provides funding to eventually repair cracks and chips, then seal or paint the deck to restore its appearance. Still uniform in color with no staining or discoloration noted. Minor cracking was observed in the far corner of the pool area. Plan to seal in the near future based on age.

Useful Life:
4 years

Remaining Life:
0 years



Best Case: \$ 3,520

Worst Case: \$ 4,700

\$1.50/Sq Ft; Estimate to seal

\$2.00/Sq Ft; Higher estimate

Cost Source: ARI Cost Database

Comp #: 1202 Pool - Resurface

Quantity: (1) Pool, 105 LF

Location: Pool area

Funded?: Yes.

History: Installed during 2009.

Comments: Surfaces are pebble-tec with waterline tile. Good conditions observed. Future resurfacing should be anticipated.

Useful Life:
20 years

Remaining Life:
9 years



Best Case: \$ 12,500

Worst Case: \$ 15,300

Estimate to resurface

Higher estimate

Cost Source: ARI Cost Database

Comp #: 1203 Spa - Resurface

Quantity: (1) Spa, 25 LF

Location: Pool area

Funded?: Yes.

History: Installed during 2009

Comments: Surfaces are pebble-tec with waterline tile. Fair conditions observed. Future resurfacing should be anticipated. Spa surfaces typically do not last as long as pool surfaces due to higher heat and chemical levels. It was observed that the tile is beginning to fail in local areas. This will be repaired as needed as an operational expense.

Useful Life:
15 years

Remaining Life:
4 years



Best Case: \$ 3,500

Worst Case: \$ 4,500

Estimate to resurface

Higher estimate

Cost Source: ARI Cost Database

Comp #: 1204 Pool Furniture - Replace

Quantity: (23) Assorted Pieces

Location: Pool area

Funded?: Yes.

History: Pool furniture was purchased at the end of 2011. Will use 2012 as install date for budgeting purposes.

Comments: Consists of (2) Metal Tables, (1) Small Table, (4) Metal Chairs, (5) Lounge Chairs, (5) Umbrellas, (3) Benches, (2) Cushioned Chairs, (1) BBQ. This component provides funding for future replacement. Cost will need to be adjusted in the future to reflect the quality and quantity of pieces installed.

Useful Life:
10 years

Remaining Life:
2 years



Best Case: \$ 4,800

Worst Case: \$ 6,800

Allowance to replace

Higher allowance

Cost Source: ARI Cost Allowance

Comp #: 1210 Pool Restrooms - Remodel

Quantity: (2) Restrooms

Location: Pool building - Men & Women's restrooms

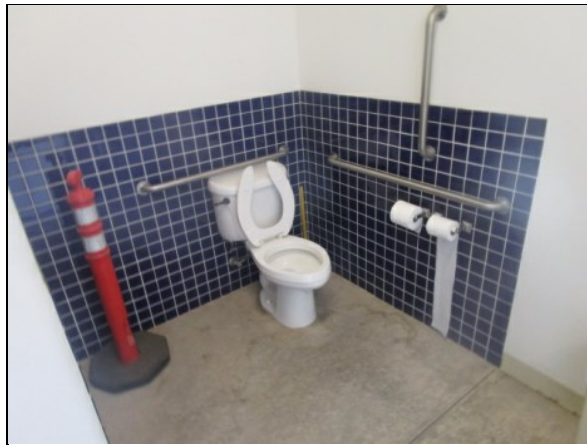
Funded?: Yes.

History: Original from 2009.

Comments: This component provides funding to eventually replace the tile walls, counters, sinks, mirrors, and toilets. The floor is included with the rest of the pool deck. Treat repairs as an Operating expense. Future remodeling should be anticipated to update and maintain the appearance.

Useful Life:
20 years

Remaining Life:
9 years



Best Case: \$ 5,600

Worst Case: \$ 7,000

\$2,800/Restroom; Estimate to remodel

\$3,500/Restroom; Higher estimate

Cost Source: ARI Cost Database

Comp #: 1215 Pool Shower - Retile

Quantity: Approx 110 Sq Ft

Location: Pool building exterior

Funded?: Yes.

History:

Comments: This component provides funding to eventually retile the pool shower. The adjacent fireplace bench is also included to maintain a uniform appearance.

Useful Life:
15 years

Remaining Life:
4 years



Best Case: \$ 2,000

Worst Case: \$ 3,000

\$18.00/Sq Ft; Estimate to retile

\$27.00/Sq Ft; Higher estimate

Cost Source: ARI Cost Database

Comp #: 1220 Pool Filter - Replace

Quantity: (1) Triton II, TR-100

Location: Pool/spa equipment area

Funded?: Yes.

History: Installed during 2009.

Comments: Appears functional with no issues observed or reported. Serial: 01161780800432, Mfg. Date: 06/26/2008.

Useful Life:
15 years

Remaining Life:
4 years



Best Case: \$ 1,100

Worst Case: \$ 1,600

Estimate to replace

Higher estimate

Cost Source: ARI Cost Database

Comp #: 1221 Spa Filter - Replace

Quantity: (1) Triton II, TR-100

Location: Pool/spa equipment area

Funded?: Yes.

History: Installed during 2009.

Comments: Appears functional with no issues observed or reported. Serial: 01161780800442, Mfg. Date: 06/26/2008.

Useful Life:
15 years

Remaining Life:
4 years



Best Case: \$ 1,100

Worst Case: \$ 1,600

Estimate to replace

Higher estimate

Cost Source: ARI Cost Database

Comp #: 1222 Pool Heater - Replace

Quantity: (1) MasterTemp 400

Location: Pool/spa equipment area

Funded?: Yes.

History: Installed during 2009. Replaced in 2018 for \$2,722

Comments: Assumed to be functional with no issues reported at this time. Future replacement should be anticipated. Mfg. Date: 09/17/07.

Useful Life:
8 years

Remaining Life:
6 years



Best Case: \$ 2,500

Worst Case: \$ 3,000

Estimate to replace

Higher estimate

Cost Source: Client Cost History

Comp #: 1223 Spa Heater - Replace

Quantity: (1) MasterTemp 250

Location: Pool/spa equipment area

Funded?: Yes.

History: Installed during 2009. Replaced in 2017 for \$2,225

Comments: Assumed to be functional with no issues reported at this time. Future replacement should be anticipated. Mfg. Date: 03/07/08.

Useful Life:
8 years

Remaining Life:
5 years



Best Case: \$ 2,200

Worst Case: \$ 2,250

Estimate to replace

Higher estimate

Cost Source: Client Cost History

Comp #: 1224 Pool/Spa Pumps - Replace

Quantity: (4) Stealth Pumps

Location: Pool/spa equipment area

Funded?: Yes.

History: Pumps replaced in 2018/2019: \$4,196

Comments: There are (2) 1-HP pumps, (1) 2-HP pump, and (1) 3-HP pump. Periodic repair and motor replacement should be addressed as a maintenance issue. This component funds for replacement of the pump and motor assembly.

Useful Life:
10 years

Remaining Life:
9 years



Best Case: \$ 4,000

Worst Case: \$ 4,400

Estimate to replace

Higher estimate

Cost Source: Client Cost History

Comp #: 1304 Tile Roof - Refurbish

Quantity: Approx 480 Sq Ft

Location: Rooftop of pool building

Funded?: No. Refurbishing the pool building tile roof is included with the unit building rooftops.

History: Installed during 2009.

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

BUILDINGS

Comp #: 324 Wall Lights - Replace

Quantity: Approx (72) Lights

Location: Unit building exteriors & pool building exterior

Funded?: Yes.

History: Installed during 2009.

Comments: Still attractive and assumed to be functional. Future replacement should be anticipated to update and modernize the appearance.

Useful Life:
25 years

Remaining Life:
14 years



Best Case: \$ 15,800

Worst Case: \$ 18,700

\$220/Light; Estimate to replace

\$260/Light; Higher estimate

Cost Source: ARI Cost Database

Comp #: 401 Awnings - Replace

Quantity: Approx (153) Awnings

Location: Unit building exteriors (mounted above windows)

Funded?: No. The association is responsible to maintain the awning support components, but not the fabric. There is no expectancy to replace the support components.

History: Installed in 2011 for approximately \$21,000

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 510 Wood Pergolas - Replace

Quantity: (47) Pergolas: 5,120 GSF

Location: Unit building exteriors - Balcony areas; Pool area

Funded?: Yes.

History: Installed during 2009.

Comments: The association is responsible for maintenance, repairs, and future replacement of the wood pergolas. Appear structurally stable and secure. Useful life assumes pergolas will be repainted/restained periodically to protect and preserve the wood. Combined cost with the repair component accounts for the total estimated replacement budget.

Useful Life:
30 years

Remaining Life:
20 years



Best Case: \$ 56,900

Worst Case: \$ 77,000

\$16.00/Sq Ft; Estimate to replace

\$20.00/Sq Ft; Higher estimate

Cost Source: ARI Cost Database

Comp #: 511 Wood Pergolas - Repair

Quantity: (47) Pergolas: 5,120 GSF

Location: Unit building exteriors - Balcony areas; Pool area

Funded?: Yes.

History: Planned for 2020 for \$25,000

Comments: This project consists of framing, re-flashing, and miscellaneous repairs. Continue to monitor and adjust as needed in future Reserve Study updates.

Useful Life:
10 years

Remaining Life:
0 years



Best Case: \$ 20,000

Worst Case: \$ 30,000

Cost Source: Estimate Provided by Client

Comp #: 580 Ceilings - Repair

Quantity: Approx 11,250 Sq Ft

Location: Unit building exteriors - 1st floor ceiling areas near unit garages (center of buildings)

Funded?: Yes.

History:

Comments: The ceiling areas adjacent to the garages are composed of drywall, not stucco. Repairs and issues have been reported in the past. This component provides an allowance for periodic repairs to the drywall ceilings. No problems observed or reported while on-site in 2019. The remaining useful life has been extended.

Useful Life:
5 years

Remaining Life:
4 years



Best Case: \$ 2,000

Worst Case: \$ 2,700

\$6.00/Sq Ft; Estimate to repair 3% of the total

\$8.00/Sq Ft; Higher estimate to repair 3% of the total

Cost Source: ARI Cost Allowance

Comp #: 700 Garage Doors - Replace

Quantity: (36) Garage Doors

Location: Unit building garages

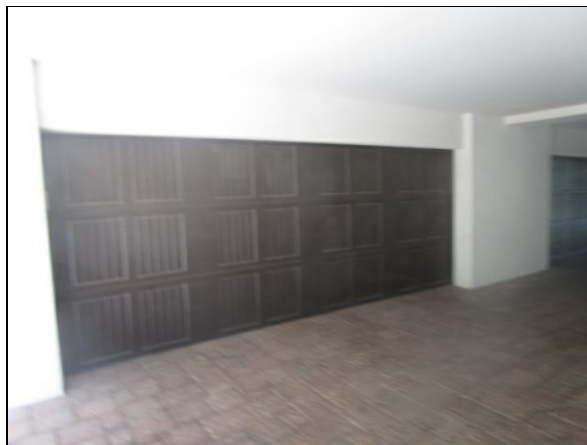
Funded?: No. Per the CC&R's, each owner is responsible for future replacement of their garage doors, not the association. No Reserve funding required. Painting of the garage doors is included with the stucco project.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 810 Fire Risers - Replace

Quantity: (9) Fire Risers

Location: Fire riser room at each building

Funded?: No. Typically, fire risers are repaired on an as-needed basis with no foreseeable need for replacement. No Reserve funding required.

History:

Comments: Risers appeared to be in good physical condition. No reported problems.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 815 Fire Alarm Panels - Replace

Quantity: (9) Bosch Panels

Location: Fire riser room at each building

Funded?: Yes.

History: Installed during 2009.

Comments: We are not authorized to test or inspect these units. Professionally service and inspect as required. Future replacement should be anticipated. Model: D7024.

Useful Life:
12 years

Remaining Life:
1 years



Best Case: \$ 9,900

Worst Case: \$ 12,600

\$1,100/Panel; Estimate to replace

\$1,400/Panel; Higher estimate

Cost Source: Internet Research

Comp #: 1114 Stucco Surfaces - Repair

Quantity: Approx 89,600 Sq Ft

Location: Building Exteriors

Funded?: Yes.

History: Planned for 2020: \$31,590

Comments: We are planning for a moderate amount of repairs to be done in addition to painting roughly every other painting cycle. Continue to monitor and adjust as needed in future Reserve Study updates.

Useful Life:
16 years

Remaining Life:
0 years



Best Case: \$ 30,000

Worst Case: \$ 33,200

Cost Source: Estimate Provided by Client

Comp #: 1115 Stucco Surfaces - Repaint

Quantity: Approx 89,600 Sq Ft

Location: Unit building exteriors, property perimeter walls, pool building & pool fence columns

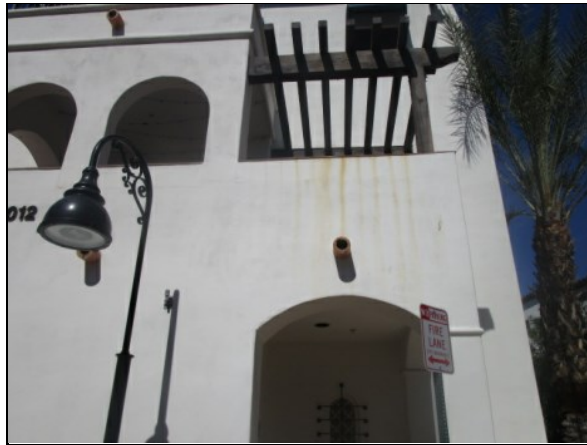
Funded?: Yes.

History: Last painted in 2011 for ~\$45,000. Planned to be painted in 2020 for \$143,613.

Comments: Conditions vary depending on location. Areas of cracking and staining are visible. The association will paint once the construction defect case is completed. Repaint periodically to maintain the appearance. Treat periodic touch-ups as an Operating expense. This total includes the cost to paint garage doors.

Useful Life:
8 years

Remaining Life:
0 years



Best Case: \$ 140,000

Worst Case: \$ 150,600

Cost Source: Estimate Provided by Client

Comp #: 1116 Wood Surfaces - Repaint

Quantity: Approx 11,900 Sq Ft

Location: Unit building exteriors & pool area - Trim & pergolas

Funded?: Yes.

History: Last painted in 2011. Planned for 2020: \$17,316

Comments: Surfaces are dry/cracking and need to be painted at this time. The association plan to paint as soon as the construction defect case is completed. Repaint periodically to maintain the appearance and to protect the wood. Treat periodic touch-ups as an Operating expense.

Useful Life:
4 years

Remaining Life:
0 years



Best Case: \$ 16,000

Worst Case: \$ 18,600

Cost Source: Estimate Provided by Client

Comp #: 1117 Metal Surfaces - Repaint

Quantity: Rails + Balcony Decks

Location: Unit building exteriors - Balcony rails & metal balcony decks

Funded?: Yes.

History: Last painted in 2011.

Comments: Fair conditions were noted. The association plans to paint as soon as the construction defect case is completed. Repaint periodically to maintain the appearance and to inhibit rust. Treat periodic touch-ups as an Operating expense.

Useful Life:
8 years

Remaining Life:
0 years



Best Case: \$ 7,000

Worst Case: \$ 8,500

Cost Source: Estimate Provided by Client

Comp #: 1150 Balconies - Replace (Metal)

Quantity: (24) Balconies

Location: Unit building exteriors - Metal balconies

Funded?: No. The association is responsible for maintenance and repairs of the balconies. There is no expectancy for replacement of the metal balconies. Total square feet of the metal balconies is approximately 1,020. Repainting is included with the metal surfaces under component #1117.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1151 Balcony Decks - Seal/Repair

Quantity: (92) Decks: 10,950 Sq Ft

Location: Unit building exteriors - Enclosed balconies

Funded?: Yes.

History: Planned for 2020

Comments: The association is responsible for maintenance and repairs of the balcony deck structures. Each owner is responsible for the tile surfaces. This component provides funding to seal and waterproof the decks. The vendor recommends this project is completed every 5-6 years.

Useful Life:
5 years

Remaining Life:
0 years



Best Case: \$ 60,000

Worst Case: \$ 71,400

Cost Source: Research w/ Vendor

Comp #: 1152 Balcony Decks - Resurface

Quantity: (92) Decks: 10,950 Sq Ft

Location: Unit building exteriors - Enclosed balconies

Funded?: Yes.

History:

Comments: At long intervals, expect the need to completely resurface the balcony decks. The useful life is assumed that regular sealing and waterproofing is done (see component #1151). Continue to monitor and adjust as needed in future Reserve Study updates. Combined cost with the seal component accounts for the total estimated replacement budget.

Useful Life:
30 years

Remaining Life:
20 years



Best Case: \$ 98,000

Worst Case: \$ 121,000

Cost Source: ARI Cost Database

Comp #: 1300 Foam Roofs - Replace

Quantity: Approx 13,600 Sq Ft

Location: Rooftop of unit buildings

Funded?: Yes.

History: Installed during 2009.

Comments: Observed to be in good shape with no issues reported. Future replacement should be anticipated. Life span is based on periodically recoating the roofs as recommended. Combined cost with the recoat component accounts for the total estimated replacement budget.

Useful Life:
20 years

Remaining Life:
10 years



Best Case: \$ 32,600

Worst Case: \$ 35,400

Cost Source: ARI Cost Database

Comp #: 1301 Foam Roofs - Recoat

Quantity: Approx 13,600 Sq Ft

Location: Rooftop of unit buildings

Funded?: Yes.

History: Installed 2009. Planned to recoat in 2020

Comments: Recoating of the roofs should be done roughly every 10 years (based on the warranty provided by roofing company). Typical warranty for this type of roof is 5 years, but we will assume the HOA will opt to select re-coats with a 10 year warranty in the future.

Useful Life:
10 years

Remaining Life:
0 years



Best Case: \$ 26,000

Worst Case: \$ 31,600

Cost Source: Estimate Provided by Client

Comp #: 1304 Tile Roofs - Repair

Quantity: Approx 29,900 Sq Ft

Location: Rooftop of unit buildings and pool building

Funded?: Yes.

History: Installed during 2009. Repairs planned for 2020

Comments: There is no expectancy to replace all of the tiles under normal circumstances. Based on history at the association, plan to make repairs to the tiles roughly every 10 years. Continue to monitor and adjust as needed in future Reserve Study updates.

Useful Life:
10 years

Remaining Life:
0 years



Best Case: \$ 17,000

Worst Case: \$ 20,200

Cost Source: Estimate Provided by Client

Comp #: 1304 Tile Roofs - Replace Underlayment

Quantity: Approx 29,900 Sq Ft

Location: Rooftop of unit buildings and pool building

Funded?: Yes.

History: Installed during 2009.

Comments: There is no expectancy to replace all of the tiles under normal circumstances. Replacement of the felt paper underlayment should be anticipated eventually. Life span will vary depending on the quality of underlayment installed.

Useful Life:
20 years

Remaining Life:
10 years



Best Case: \$ 95,700

Worst Case: \$ 126,000

\$3.20/Sq Ft; Estimate to remove tiles, replace underlayment, reinstall tiles

\$4.20/Sq Ft; Higher estimate

Cost Source: ARI Cost Database

Comp #: 1310 Gutters/Downspouts - Repair

Quantity: Numerous LF

Location: Unit building exteriors

Funded?: No. There is no expectancy for complete replacement. Treat periodic repairs as an Operating expense.

History:

Comments: Appear intact and in good shape.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 2000 General Construction Costs

Quantity: One time expense

Location: Common areas

Funded?: Yes.

History: Planned to be completed in 2020

Comments: The association will soon undergo a significant construction project. Additional fees will be required for labor, disposal, materials, permits/fees, project management, site supervision, project coordination, etc.. We expect this to be a one time expense, not anticipated to re-occur in the future.

Useful Life:
0 years

Remaining Life:
0 years



Best Case: \$ 160,000

Worst Case: \$ 176,000

Cost Source: Estimate Provided by Client
