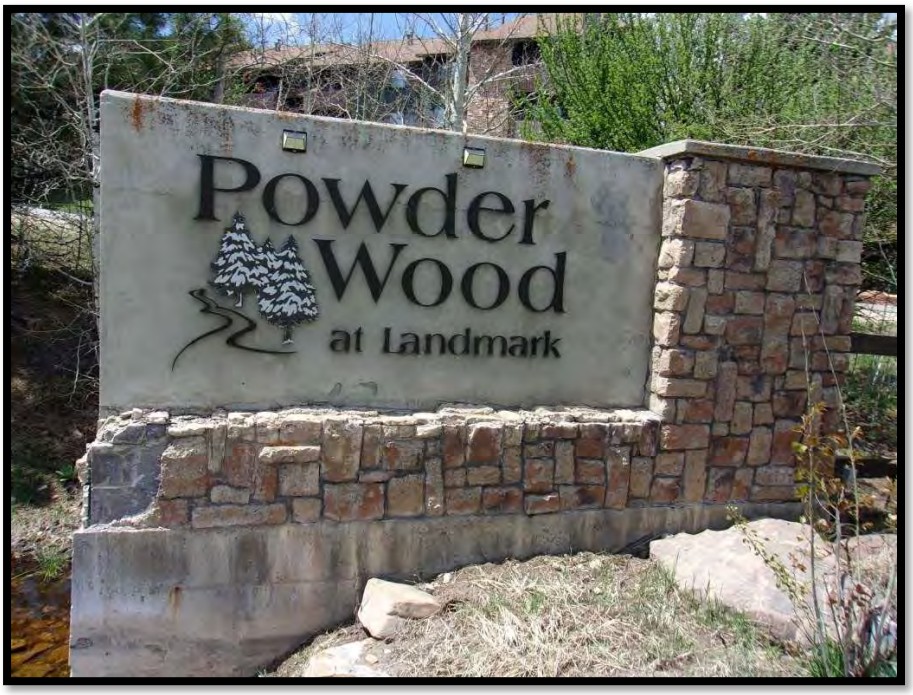
Powder Wood at Landmark HOA

Level 1 Reserve Study



Report Period – 01/01/2024 – 12/31/2024

Client Reference Number	10228
Property Type	Condominium
Number of Units	228
Fiscal Year End	12/31

Type of Study	Full Study
Date of Property Inspection	05/23/2023
Prepared By	Dale Gifford
Analysis Method	Cash Flow
Funding Goal	Full Funding

Report prepared on – Wednesday, June 28, 2023

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Information to complete this Reserve Study was gathered by performing an on-site inspection of the common area elements. In addition, we also obtained information by contacting any vendors and/or contractors that have worked on the property recently, as well as communicating with the property representative (BOD Member and/or Community Manager). To the best of our knowledge, the conclusions and recommendations of this report are considered reliable and accurate insofar as the information obtained from these sources.

Projected Starting Balance as of 01/01/2024	**$150,000**
Ideal Reserve Balance as of 01/01/2024	**$8,277,025**
Percent Funded as of 01/01/2024	**2%**
Recommended Reserve Contribution (per month)	**$63,250**
Recommended Special Assessment 2024	**$4,500,000**

Powder Wood at Landmark HOA is a 228-unit Condominium community. The community offers covered parking, a clubhouse, fitness room, hot tub, swimming pool, volleyball court, and landscaped areas as amenities. Construction on the community was completed in 1985.

Currently Programmed Projects
There are multiple projects programmed to occur this fiscal year (FY2024). We have programmed an estimated $1,142,500 in reserve expenditures toward the completion of these projects. (See page 22)

Significant Reserve Projects
The association's significant reserve projects are metal siding replace (Comp# 304), balcony decks resurface (Comp# 603), wood surfaces repair/repaint (Comp# 217), and wood railing replace (Comp# 690). The fiscal significance of these components is approximately 18%, 14%, 11%, and 9% respectively (see page 13). A component's significance is calculated by dividing its replacement cost by its useful life. In this way, not only is a component's replacement cost considered but also the frequency of occurrence. These components most significantly contribute to the total monthly reserve contribution. As these components have a high level of fiscal significance the association should properly maintain them to ensure they reach their full useful lives.

Reserve Funding
In comparing the projected starting reserve balance of $150,000 versus the ideal reserve balance of $8,277,025 we find the association's reserve fund to be approximately 2% funded. This indicates a weak reserve fund position. In order to continue to strengthen the account fund, we recommend a $4,500,000 ($19,736.84/unit) special assessment in 2024, and then adopting a monthly reserve contribution of $63,250 ($277.41/unit) per month. If the contribution falls below this rate, then the reserve fund may fall into a situation where special assessments, deferred maintenance, and lower property values are likely at some point in the future.

Introduction

Reserve Study Purpose
The purpose of this Reserve Study is to provide the Association with a budgeting tool to help ensure that there are adequate reserve funds available to perform future reserve projects. The detailed schedules will serve as an advance warning that major projects will need to be addressed in the future. This will allow the Association to have ample time to obtain competitive bids for each project. It will also help to ensure the physical well-being of the property and ultimately enhance each owner's investment, while limiting the possibility of unexpected major projects that may lead to special assessments.

Preparer's Credentials
Mr. Gifford has been working in the community association industry since 2002. Prior to taking a position as the Regional Project Manager covering the Utah region at Complex Solutions in 2010, he worked in community association management in Utah. While in community association management his positions included, Maintenance Supervisor, Senior Portfolio Manager and Vice President of Community Management. His work in community association management gave him extensive experience with budget creation, reserves and reserve budgeting, community inspections, and analyzing common area components.

- Personally, has prepared over 2,200 reserve studies in Utah
- Member of the Association of Professional Reserve Analysts (APRA).
- Professional Reserve Analyst (PRA) designation from Association of Professional Reserve Analysts (APRA), PRA #2320
- Member of the Utah Chapter of Community Associations Institute (UCCAI). Current member of the CAI Utah Legislative Action Committee. Former Board member, and former Utah Chapter President
- Reserve Specialist (RS) designation from Community Associations Institute (CAI), RS# 231
- Bachelor of Science in Chemistry from Emporia State University
- Professional Community Association Manager® (PCAM®) designation from Community Associations Institute (CAI), PCAM# 1740
- Association Management Specialist® (AMS®) designation from Community Associations Institute (CAI)

Budget Breakdown
Every association conducts their business within a budget. There are typically two main parts to this budget, the Operating budget and the Reserve budget. The operating budget includes all expenses that occur on an annual basis as well as general maintenance and repairs. Typical operating budget line items include management fees, maintenance expenses, utilities, etc. The reserve budget is primarily made up of replacement items such as roofing, fencing, mechanical equipment, etc., that do not normally occur on an annual basis.

Report Sections
Reserve Analysis: this section contains the evaluation of the association's reserve balance, income, and expenses. It includes a finding of the client's current reserve fund status (measured as percent funded) and a recommendation for an appropriate reserve allocation rate (also known as the funding plan).
Component Evaluation: this section contains information regarding the physical status and replacement cost of reserve components the association is responsible to maintain. It is important to understand that while the component inventory will remain relatively "stable" from year to year, the condition assessment and life estimates will most likely vary from year to year.

General Information and Frequently Asked Questions

Is it the law to have a Reserve Study conducted?
The Government requires a reserve study in approximately 20 states. Also, the Association's governing documents may require a reserve fund be established. This does not mean a Reserve Study is required, but how are you going to know if you have enough money in the reserve fund if you do not have the proper information?

Why is it important to perform a Reserve Study?
This report provides the essential information that is needed to guide the Association in establishing the reserve portion of the total monthly assessment. The reserve fund is critical to the future of the association because it helps ensure that reserve projects can be completed on time. When projects are completed on time, deferred maintenance and the lower property values that typically accompany it can be avoided. It is suggested that a third party professionally prepare the Reserve Analysis Study since there is no vested interest in the property.

After we have a Reserve Study, what do we do with it?
Please take the time to review the report carefully and make sure the component information is complete and accurate. If there are any inaccuracies, or changes such as a component that the association feels should be added, removed, or altered, please inform us immediately so we may revise the report. Use the report to help establish your budget for the upcoming fiscal year.

How often do we review and update our Reserve Study?
There is a misconception that a Reserve Study is good for an extended period of time since the report has projections for a thirty year period. The assumptions, interest rates, inflation rates and other information used to create this report change each year. Scheduled events may not happen, unpredictable circumstances could occur, deterioration rates can be unpredictable and repair/replacement costs will vary from causes that are unforeseen. These variations alter the results of the Reserve Study. The Reserve Study should be professionally reviewed each year by having a Level III "no site visit" update reserve study performed. The Reserve Study should be professionally updated every three years by having a Level II "site visit" update reserve study performed.

What is a "Reserve Component" versus an "Operating Component"?
A "Reserve" component is an item that is the responsibility of the association to maintain, has a limited useful life, predictable remaining useful life, typically occurs on a cyclical basis that exceeds one year, and costs above a minimum threshold amount. An "Operating" component is typically a fixed expense that occurs on an annual basis.

What are the GREY areas of "maintenance" items that are often seen in a Reserve Study?
One of the most popular questions revolves around major "maintenance" items, such as painting the buildings or seal coating the asphalt. You may hear from your accountant that since painting or seal coating is not replacing a "capital" item, it cannot be considered a reserve component. However, it is the opinion of several major Reserve Study providers, including Complex Solutions, that these components meet the criteria of a reserve component.

Information and Data Gathered:
The information contained in this report is based on estimates and assumptions gathered from various sources. Estimated life expectancies are based upon conditions that were readily visible and accessible at the time of the site visit. While every effort has been made to ensure accurate results, this report reflects the judgment of Complex Solutions, Ltd. and should not be construed as a guarantee or assurance of predicting future events.

What happens during the Site Visit?
During the site visit we identify the common area components that we have determined require reserve funding. These components are quantified and a physical condition is observed. The site visit is conducted on the common areas as reported by client.

What is the Financial Analysis?
We project the starting balance by taking the most recent reserve fund balance as stated by the client and add expected reserve contributions to the end of the fiscal year. We then subtract the expenses of any pending projects. We compare this number to the Fully Funded Balance and arrive at the Percent Funded level. Based on that level of funding we then recommend a Funding Plan to help ensure the adequacy of funding in the future.

Measures of reserve fund financial strength are as follows:

0% - 30% Funded is considered a “weak” financial position. Associations that fall into this category are more likely to have special assessments and deferred maintenance. Action should be taken to improve the financial strength of the reserve fund.

31% - 69% Funded is considered a “fair” financial position. Associations that fall into this category are less likely to experience special assessments and deferred maintenance than being in a weak financial position. Action should be taken to improve the financial strength of the reserve fund.

70% - 99% Funded is considered a “strong” financial position. Associations that fall into this category are less likely to experience special assessments and deferred maintenance than being in a fair financial position. Action should be taken to improve the financial strength of the reserve fund.

100% Funded is considered an “ideal” financial position. Action should be taken to maintain the financial strength of the reserve fund.

Disclosures:

Information provided to the preparer of a reserve study by an official representative of the association regarding financial, historical, physical, quantitative or reserve project issues will be deemed reliable by the preparer. A reserve study will be a reflection of information provided to the preparer of the reserve study. The total of actual or projected reserves required as presented in the reserve study is based upon information provided that was not audited.

A reserve study is not intended to be used to perform an audit, an analysis of quality, a forensic study or a background check of historical records. An on-site inspection conducted in conjunction with a reserve study should not be deemed to be a project audit or quality inspection.

The results of this study are based on the independent opinion of the preparer and his experience and research during the course of his career in preparing Reserve Studies. In addition the opinions of experts on certain components have been gathered through research within their industry and with client’s actual vendors. There is no implied warrantee or guarantee regarding our life and cost estimates/predictions. There is no implied warrantee or guarantee in any of our work product. Our results and findings will vary from another preparer’s results and findings. A Reserve Study is necessarily a work in progress and subsequent Reserve Studies will vary from prior studies.

The projected life expectancy of the reserve components and the funding needs of the reserves of the association are based upon the association performing appropriate routine and preventative maintenance for each component. Failure to perform such maintenance can negatively impact the remaining useful life of the component and dramatically increase the funding needs of the reserves of the association.

This Reserve Study assumes that all construction assemblies and components identified herein are built properly and are free from defects in materials and/or workmanship. Defects can lead to reduced useful life and premature failure. It was not the intent of this Reserve Study to inspect for or to identify defects. If defects exist, repairs should be made so that the construction components and assemblies at the community reach the full and expected useful lives.

Site Visits: Should a site visit have been performed during the preparation of this reserve study no invasive testing was performed. The physical analysis performed during the site visit was not intended to be exhaustive in nature and may have included representative sampling. Estimated life expectancies and life cycles are based upon conditions that were readily accessible and visible at the time of the site visit. We have assumed any and all components have been properly built and will reach normal, typical life expectancies. A reserve study is not intended to identify or fund for construction defects. We did not and will not look for or identify construction defects during our site visit. In addition, environmental hazards (such as lead paint, asbestos, radon, etc.), have been excluded from this report.

Update Reserve Studies:

Level II Studies: Quantities of major components as reported in previous reserve studies are deemed to be accurate and reliable. The reserve study relies upon the validity of previous reserve studies.

Level III Studies: In addition to the above we have not visited the property when completing a Level III “No Site Visit” study. Therefore we have not verified the current condition of the components.

Insurance: We carry general and professional liability insurance as well as workers’ compensation insurance.

Actual or Perceived Conflicts of Interest: There are no potential actual or perceived conflicts of interest that we are aware of.

Inflation and Interest Rates: The after tax interest rate used in the financial analysis may or may not be based on the clients reported after tax interest rate. If it is, we have not verified or audited the reported rate. The inflation rate may also be based on an amount we believe appropriate given the 30-year horizon of this study and may or may not reflect current or historical inflation rates.

Funding Summary

Beginning Assumptions

# of units	228
Fiscal Year End	31-Dec
Budgeted Monthly Reserve Allocation	$13,333
Projected Starting Reserve Balance	$150,000
Ideal Starting Reserve Balance	$8,277,025
Special Assessment 2024	$4,500,000

Economic Assumptions

Projected Inflation Rate	4.00%
Reported After-Tax Interest Rate	0.10%

Current Reserve Status

Current Balance as a % of Ideal Balance	2%

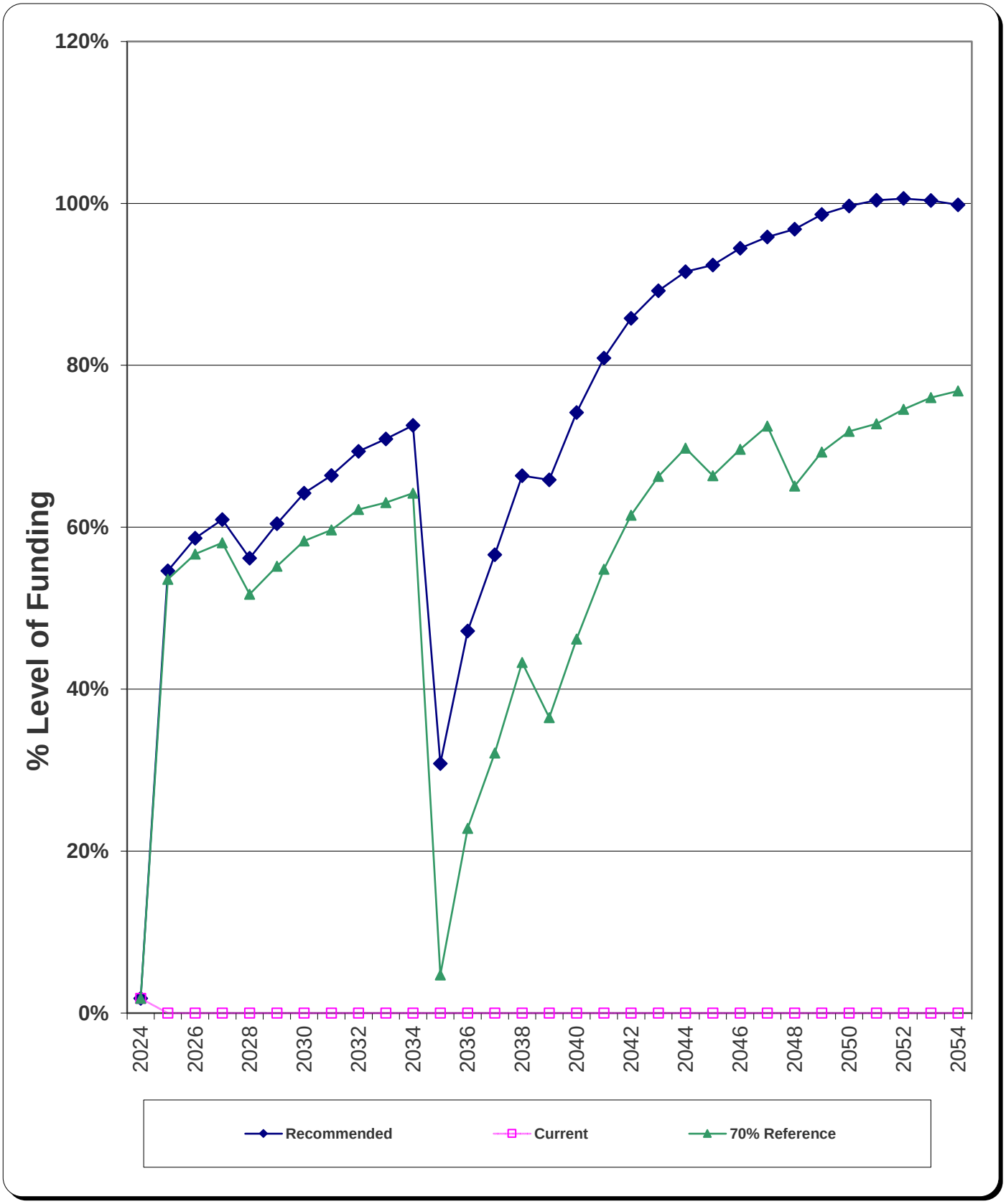
Recommendations

Recommended Monthly Reserve Allocation	$63,250
Per Unit	$277.41
Future Annual Increases	3.00%
For number of years:	30
Increases thereafter:	0.00%
70% Funded Monthly Reserve Allocation Reference	$56,500
Per Unit	$247.81
Future Annual Increases	3.00%
For number of years:	30
Increases thereafter:	0.00%

Changes From Prior Year

Recommended Increase to Reserve Allocation	$49,917
as Percentage	374%

Percent Funded - Graph



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Component Inventory

Category	ID #	Component Name	Useful Life (yrs.)	Remaining Useful Life (yrs.)	Best Cost	Worst Cost
Roofing	105	Roofs - Replace	25	14	$650,000	$758,000
	106	Roofs - Storage - Replace	N/A		$0	$0
	120	Rain Gutters/Downspouts - Replace	N/A		$0	$0
	121	Heat Tape - Replace	N/A		$0	$0
Painted Surfaces	204	Doors - Repaint	10	0	$44,000	$58,000
	212	Metal Railing - Repaint	N/A		$0	$0
	216	Interior Surfaces - Repaint	10	0	$8,000	$11,000
	217	Wood Surfaces - Repair/Repaint	6	2	$245,000	$272,000
	219	Shutters - Repaint	6	3	$45,000	$55,000
	223	Carports - Repaint	15	0	$36,000	$40,000
Siding Materials	303	Wood Shutters - Replace	N/A		$0	$0
	304	Metal Siding - Replace	50	10	$3,000,000	$4,000,000
	390	Stone Façade - Repair/Replace	N/A		$0	$0
Drive Materials	401	Asphalt - 2024 - Major Rehab	25	25	$93,000	$120,000
	401	Asphalt - 2030 - Major Rehab	25	31	$98,000	$126,000
	401	Asphalt - 2036 - Major Rehab	25	37	$98,000	$126,000
	402	Asphalt - 2024 - Seal Coat	5	0	$13,000	$15,000
	402	Asphalt - 2030 - Seal Coat	5	6	$13,000	$15,000
	402	Asphalt - 2036 - Seal Coat	5	12	$13,000	$15,000
	403	Concrete - Partial Repair/Replace	10	0	$10,000	$15,000
	406	Asphalt - 2024 - Repairs	99	0	$12,000	$14,000
	406	Asphalt - 2025 - Repairs	99	1	$12,000	$14,000
	406	Asphalt - 2026 - Repairs	99	2	$12,000	$14,000
	406	Asphalt - 2027 - Repairs	99	3	$12,000	$14,000
	406	Asphalt - 2028 - Repairs	99	4	$12,000	$14,000
	406	Asphalt - 2029 - Repairs	99	5	$12,000	$14,000
	406	Asphalt - 2030 - Repairs	99	6	$6,000	$7,000
	406	Asphalt - 2031 - Repairs	99	7	$6,000	$7,000
	406	Asphalt - 2032 - Repairs	99	8	$6,000	$7,000
	406	Asphalt - 2033 - Repairs	99	9	$6,000	$7,000
	406	Asphalt - 2034 - Repairs	99	10	$6,000	$7,000
	406	Asphalt - 2035 - Repairs	99	11	$6,000	$7,000
	490	Asphalt - 2024 - Replace	99	0	$186,000	$239,000
	490	Asphalt - 2030 - Replace	99	6	$196,000	$252,000
	490	Asphalt - 2036 - Replace	99	12	$196,000	$252,000
Property Access	502	Garage Door - Replace	20	3	$4,000	$5,000
	508	Access Control System - Replace	12	10	$14,000	$16,000
Decking	603	Balcony Decks - Resurface	20	3	$1,008,000	$1,260,000
	604	Breezeway & Stair Landings - Resurface	20	0	$498,000	$622,000
	607	Wood Decks - Replace	N/A		$0	$0
	690	Wood Railing - Replace	30	10	$973,000	$1,189,000

Category	ID #	Component Name	Useful Life (yrs.)	Remaining Useful Life (yrs.)	Best Cost	Worst Cost
Mechanical Equip.	703	Water Heaters - Replace	12	4	$8,000	$10,000
	706	HVAC Systems - Replace	20	3	$24,000	$36,000
	790	Water Softener System - Replace	20	3	$8,000	$10,000
Prop. Identification	801	Monument Sign - Refurbish	15	0	$4,000	$5,000
	803	Mailboxes - Newer - Replace	20	15	$3,500	$4,000
	803	Mailboxes - Older - Replace	20	3	$49,000	$56,000
Life / Safety	901	Fire Protection Systems - Clubhouse - R	20	13	$6,000	$8,000
	902	Fire Protection Systems - Residential - R	20	3	$52,000	$65,000
Fencing	1001	Spa Wood Fencing - Replace	30	15	$5,000	$7,000
	1002	Pool Fencing - Replace	50	0	$30,000	$40,000
	1004	Metal Railing - Replace	50	10	$13,000	$16,000
	1009	Split Rail Fencing - Replace	N/A		$0	$0
	1010	Dumpster Enclosures - Replace	30	9	$24,000	$34,000
	1090	Fence Columns - Replace	N/A		$0	$0
Pool / Spa	1101	Pool - Resurface	12	9	$39,000	$43,000
	1102	Spa - Resurface	10	1	$4,000	$6,000
	1104	Pool Heater - Replace	12	6	$5,000	$6,000
	1105	Spa Heater - Replace	12	6	$5,000	$6,000
	1107	Pool Filters - Replace	15	3	$5,000	$7,000
	1108	Spa Filter - Replace	15	5	$2,000	$3,000
	1109	Pool Pump - Replace	10	3	$3,000	$4,000
	1110	Spa Pumps - Replace	10	3	$3,000	$4,000
	1112	Pool Cover - Replace	10	5	$5,000	$7,000
	1113	Pool Chemical Controller - Replace	12	6	$3,500	$4,500
	1114	Spa Chemical Controller - Replace	12	6	$3,500	$4,500
	1116	Pool Deck - Replace	50	10	$45,000	$55,000
	1117	Spa Deck - Replace	50	45	$11,000	$15,000
	1119	Pool Gate - Replace	30	0	$4,500	$5,500
	1120	Spa Gate - Replace	30	15	$4,500	$5,500
	1121	Pool Furniture - Replace	6	2	$8,000	$10,000
	1190	Spa Vacuum Release Systems - Replace	15	8	$3,000	$4,000
Courts	1201	Tennis Courts - Resurface	10	20	$14,000	$16,000
	1203	Tennis Courts - Replace	50	10	$240,000	$300,000
	1204	Tennis Court Fencing - Replace	N/A		$0	$0
	1208	Volleyball Court - Replenish	8	3	$4,000	$5,000
Recreation Equip.	1304	Drinking Fountain - Replace	N/A		$0	$0
	1305	Barbecue Grills - Replace	N/A		$0	$0
	1306	Picnic Tables - Replace	N/A		$0	$0
	1307	Benches - Replace	N/A		$0	$0
	1309	Pergola - Replace	30	27	$12,000	$15,000
	1310	Pet Waste Stations - Replace	N/A		$0	$0
	1390	Flag Pole - Replace	N/A		$0	$0
Interiors	1405	Furniture - Replace	10	0	$6,000	$8,000

Category	ID #	Component Name	Useful Life (yrs.)	Remaining Useful Life (yrs.)	Best Cost	Worst Cost
Interiors	1406	Fitness Equipment - Replace	N/A		$0	$0
	1413	Restrooms - Remodel	20	3	$30,000	$40,000
	1417	Kitchen - Remodel	20	3	$20,000	$30,000
	1421	Wall Paper - Replace	15	3	$5,000	$7,000
Flooring	1501	Carpeting - Replace	10	3	$15,000	$21,000
	1503	Tile Flooring - Replace	30	9	$13,000	$18,000
Light Fixtures	1601	Interior Light Fixtures - Replace	25	3	$8,000	$11,000
	1602	Exterior Light Fixtures - Replace	20	3	$104,000	$138,000
	1604	Fence & Pole Lights - Replace	20	3	$25,000	$30,000
	1605	Pool Lights - Replace	20	0	$7,000	$9,000
	1606	Tennis Court Light Fixtures - Replace	20	3	$15,000	$21,000
Landscaping	1812	Landscaping & Irrigation System - Renov	20	0	$80,000	$100,000
Vehicles / Equipm	1902	Golf Carts - Replace	10	6	$14,000	$16,000
Buildings / Structu	2303	Windows - Replace	50	10	$124,000	$174,000
	2304	Doors - Replace	50	10	$130,000	$150,000
	2306	Stair Stringers - 2019 - Replace	40	35	$75,000	$90,000
	2306	Stair Stringers - 2020 - Replace	40	36	$50,000	$60,000
	2306	Stair Stringers - 2021 - Replace	40	37	$50,000	$60,000
	2306	Stair Stringers - 2022 - Replace	40	38	$50,000	$60,000
	2306	Stair Stringers - 2023 - Replace	40	39	$50,000	$60,000
	2306	Stair Stringers - 2024 - Replace	40	0	$75,000	$90,000
	2306	Stair Stringers - 2025 - Replace	40	1	$75,000	$90,000
	2306	Stair Stringers - 2026 - Replace	40	2	$75,000	$90,000
	2306	Stair Stringers - 2027 - Replace	40	3	$75,000	$90,000
	2306	Stair Stringers - 2028 - Replace	40	4	$75,000	$90,000
	2306	Stair Stringers - 2029 - Replace	40	5	$75,000	$90,000
	2306	Stair Stringers - 2030 - Replace	40	6	$75,000	$90,000
	2306	Stair Stringers - 2031 - Replace	40	7	$75,000	$90,000
	2306	Stair Stringers - 2032 - Replace	40	8	$75,000	$90,000
	2306	Stair Stringers - 2033 - Replace	40	9	$75,000	$90,000
	2307	Carport - Repairs	5	4	$40,000	$45,000

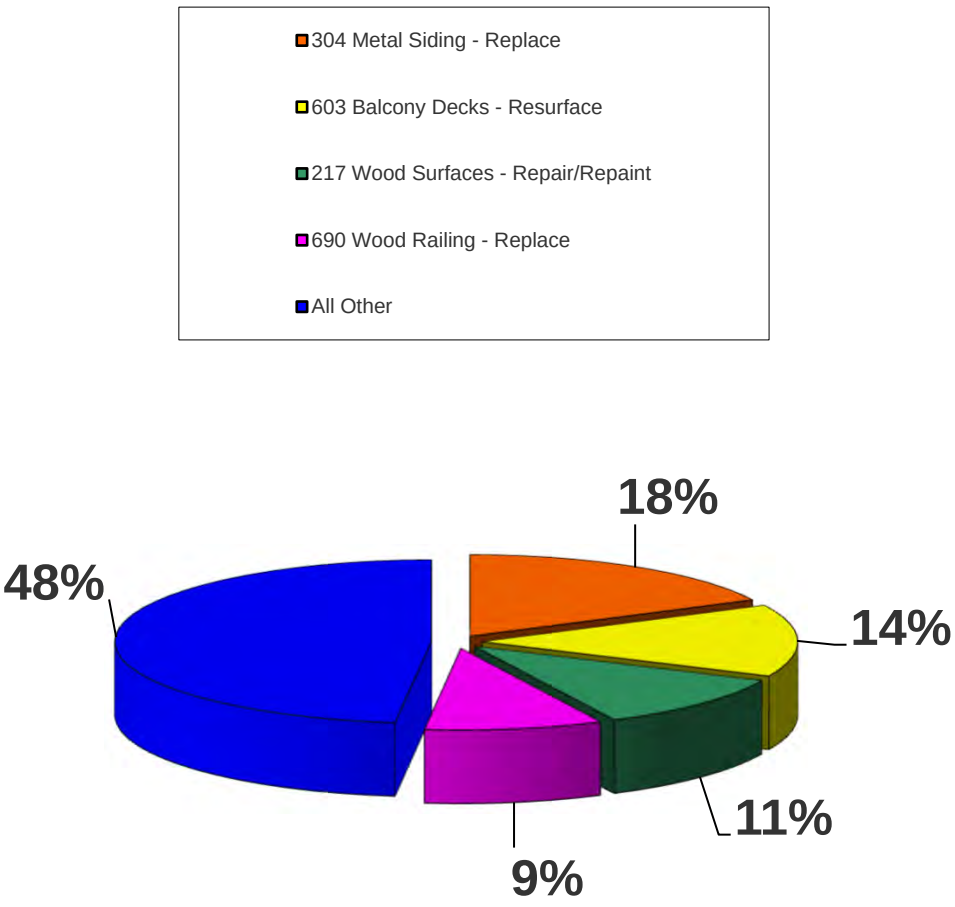
Significant Components

ID #	Component Name	Useful Life (yrs.)	Remaining Useful Life (yrs.)	Average Current Cost	Significance: (Curr Cost/UL)	
					As $	As %
105	Roofs - Replace	25	14	$704,000	$28,160	7.0918%
204	Doors - Repaint	10	0	$51,000	$5,100	1.2844%
216	Interior Surfaces - Repaint	10	0	$9,500	$950	0.2392%
217	Wood Surfaces - Repair/Repaint	6	2	$258,500	$43,083	10.8501%
219	Shutters - Repaint	6	3	$50,000	$8,333	2.0987%
223	Carports - Repaint	15	0	$38,000	$2,533	0.6380%
304	Metal Siding - Replace	50	10	$3,500,000	$70,000	17.6288%
401	Asphalt - 2024 - Major Rehab	25	25	$106,500	$4,260	1.0728%
401	Asphalt - 2030 - Major Rehab	25	31	$112,000	$4,480	1.1282%
401	Asphalt - 2036 - Major Rehab	25	37	$112,000	$4,480	1.1282%
402	Asphalt - 2024 - Seal Coat	5	0	$14,000	$2,800	0.7052%
402	Asphalt - 2030 - Seal Coat	5	6	$14,000	$2,800	0.7052%
402	Asphalt - 2036 - Seal Coat	5	12	$14,000	$2,800	0.7052%
403	Concrete - Partial Repair/Replace	10	0	$12,500	$1,250	0.3148%
406	Asphalt - 2024 - Repairs	99	0	$13,000	$0	0.0000%
406	Asphalt - 2025 - Repairs	99	1	$13,000	$0	0.0000%
406	Asphalt - 2026 - Repairs	99	2	$13,000	$0	0.0000%
406	Asphalt - 2027 - Repairs	99	3	$13,000	$0	0.0000%
406	Asphalt - 2028 - Repairs	99	4	$13,000	$0	0.0000%
406	Asphalt - 2029 - Repairs	99	5	$13,000	$0	0.0000%
406	Asphalt - 2030 - Repairs	99	6	$6,500	$0	0.0000%
406	Asphalt - 2031 - Repairs	99	7	$6,500	$0	0.0000%
406	Asphalt - 2032 - Repairs	99	8	$6,500	$0	0.0000%
406	Asphalt - 2033 - Repairs	99	9	$6,500	$0	0.0000%
406	Asphalt - 2034 - Repairs	99	10	$6,500	$0	0.0000%
406	Asphalt - 2035 - Repairs	99	11	$6,500	$0	0.0000%
490	Asphalt - 2024 - Replace	99	0	$212,500	$0	0.0000%
490	Asphalt - 2030 - Replace	99	6	$224,000	$0	0.0000%
490	Asphalt - 2036 - Replace	99	12	$224,000	$0	0.0000%
502	Garage Door - Replace	20	3	$4,500	$225	0.0567%
508	Access Control System - Replace	12	10	$15,000	$1,250	0.3148%
603	Balcony Decks - Resurface	20	3	$1,134,000	$56,700	14.2793%
604	Breezeway & Stair Landings - Resurfac	20	0	$560,000	$28,000	7.0515%
690	Wood Railing - Replace	30	10	$1,081,000	$36,033	9.0746%
703	Water Heaters - Replace	12	4	$9,000	$750	0.1889%
706	HVAC Systems - Replace	20	3	$30,000	$1,500	0.3778%
790	Water Softener System - Replace	20	3	$9,000	$450	0.1133%
801	Monument Sign - Refurbish	15	0	$4,500	$300	0.0756%
803	Mailboxes - Newer - Replace	20	15	$3,750	$188	0.0472%

ID #	Component Name	Useful Life (yrs.)	Remaining Useful Life (yrs.)	Average Current Cost	Significance: (Curr Cost/UL)	
					As $	As %
803	Mailboxes - Older - Replace	20	3	$52,500	$2,625	0.6611%
901	Fire Protection Systems - Clubhouse - F	20	13	$7,000	$350	0.0881%
902	Fire Protection Systems - Residential - I	20	3	$58,500	$2,925	0.7366%
1001	Spa Wood Fencing - Replace	30	15	$6,000	$200	0.0504%
1002	Pool Fencing - Replace	50	0	$35,000	$700	0.1763%
1004	Metal Railing - Replace	50	10	$14,500	$290	0.0730%
1010	Dumpster Enclosures - Replace	30	9	$29,000	$967	0.2434%
1101	Pool - Resurface	12	9	$41,000	$3,417	0.8605%
1102	Spa - Resurface	10	1	$5,000	$500	0.1259%
1104	Pool Heater - Replace	12	6	$5,500	$458	0.1154%
1105	Spa Heater - Replace	12	6	$5,500	$458	0.1154%
1107	Pool Filters - Replace	15	3	$6,000	$400	0.1007%
1108	Spa Filter - Replace	15	5	$2,500	$167	0.0420%
1109	Pool Pump - Replace	10	3	$3,500	$350	0.0881%
1110	Spa Pumps - Replace	10	3	$3,500	$350	0.0881%
1112	Pool Cover - Replace	10	5	$6,000	$600	0.1511%
1113	Pool Chemical Controller - Replace	12	6	$4,000	$333	0.0839%
1114	Spa Chemical Controller - Replace	12	6	$4,000	$333	0.0839%
1116	Pool Deck - Replace	50	10	$50,000	$1,000	0.2518%
1117	Spa Deck - Replace	50	45	$13,000	$260	0.0655%
1119	Pool Gate - Replace	30	0	$5,000	$167	0.0420%
1120	Spa Gate - Replace	30	15	$5,000	$167	0.0420%
1121	Pool Furniture - Replace	6	2	$9,000	$1,500	0.3778%
1190	Spa Vacuum Release Systems - Replac	15	8	$3,500	$233	0.0588%
1201	Tennis Courts - Resurface	10	20	$15,000	$1,500	0.3778%
1203	Tennis Courts - Replace	50	10	$270,000	$5,400	1.3599%
1208	Volleyball Court - Replenish	8	3	$4,500	$563	0.1417%
1309	Pergola - Replace	30	27	$13,500	$450	0.1133%
1405	Furniture - Replace	10	0	$7,000	$700	0.1763%
1413	Restrooms - Remodel	20	3	$35,000	$1,750	0.4407%
1417	Kitchen - Remodel	20	3	$25,000	$1,250	0.3148%
1421	Wall Paper - Replace	15	3	$6,000	$400	0.1007%
1501	Carpeting - Replace	10	3	$18,000	$1,800	0.4533%
1503	Tile Flooring - Replace	30	9	$15,500	$517	0.1301%
1601	Interior Light Fixtures - Replace	25	3	$9,500	$380	0.0957%
1602	Exterior Light Fixtures - Replace	20	3	$121,000	$6,050	1.5236%
1604	Fence & Pole Lights - Replace	20	3	$27,500	$1,375	0.3463%
1605	Pool Lights - Replace	20	0	$8,000	$400	0.1007%
1606	Tennis Court Light Fixtures - Replace	20	3	$18,000	$900	0.2267%
1812	Landscaping & Irrigation System - Renc	20	0	$90,000	$4,500	1.1333%
1902	Golf Carts - Replace	10	6	$15,000	$1,500	0.3778%
2303	Windows - Replace	50	10	$149,000	$2,980	0.7505%

ID #	Component Name	Useful Life (yrs.)	Remaining Useful Life (yrs.)	Average Current Cost	Significance: (Curr Cost/UL)	
					As $	As %
2304	Doors - Replace	50	10	$140,000	$2,800	0.7052%
2306	Stair Stringers - 2019 - Replace	40	35	$82,500	$2,063	0.5194%
2306	Stair Stringers - 2020 - Replace	40	36	$55,000	$1,375	0.3463%
2306	Stair Stringers - 2021 - Replace	40	37	$55,000	$1,375	0.3463%
2306	Stair Stringers - 2022 - Replace	40	38	$55,000	$1,375	0.3463%
2306	Stair Stringers - 2023 - Replace	40	39	$55,000	$1,375	0.3463%
2306	Stair Stringers - 2024 - Replace	40	0	$82,500	$2,063	0.5194%
2306	Stair Stringers - 2025 - Replace	40	1	$82,500	$2,063	0.5194%
2306	Stair Stringers - 2026 - Replace	40	2	$82,500	$2,063	0.5194%
2306	Stair Stringers - 2027 - Replace	40	3	$82,500	$2,063	0.5194%
2306	Stair Stringers - 2028 - Replace	40	4	$82,500	$2,063	0.5194%
2306	Stair Stringers - 2029 - Replace	40	5	$82,500	$2,063	0.5194%
2306	Stair Stringers - 2030 - Replace	40	6	$82,500	$2,063	0.5194%
2306	Stair Stringers - 2031 - Replace	40	7	$82,500	$2,063	0.5194%
2306	Stair Stringers - 2032 - Replace	40	8	$82,500	$2,063	0.5194%
2306	Stair Stringers - 2033 - Replace	40	9	$82,500	$2,063	0.5194%
2307	Carport - Repairs	5	4	$42,500	$8,500	2.1406%

Significant Components - Graph

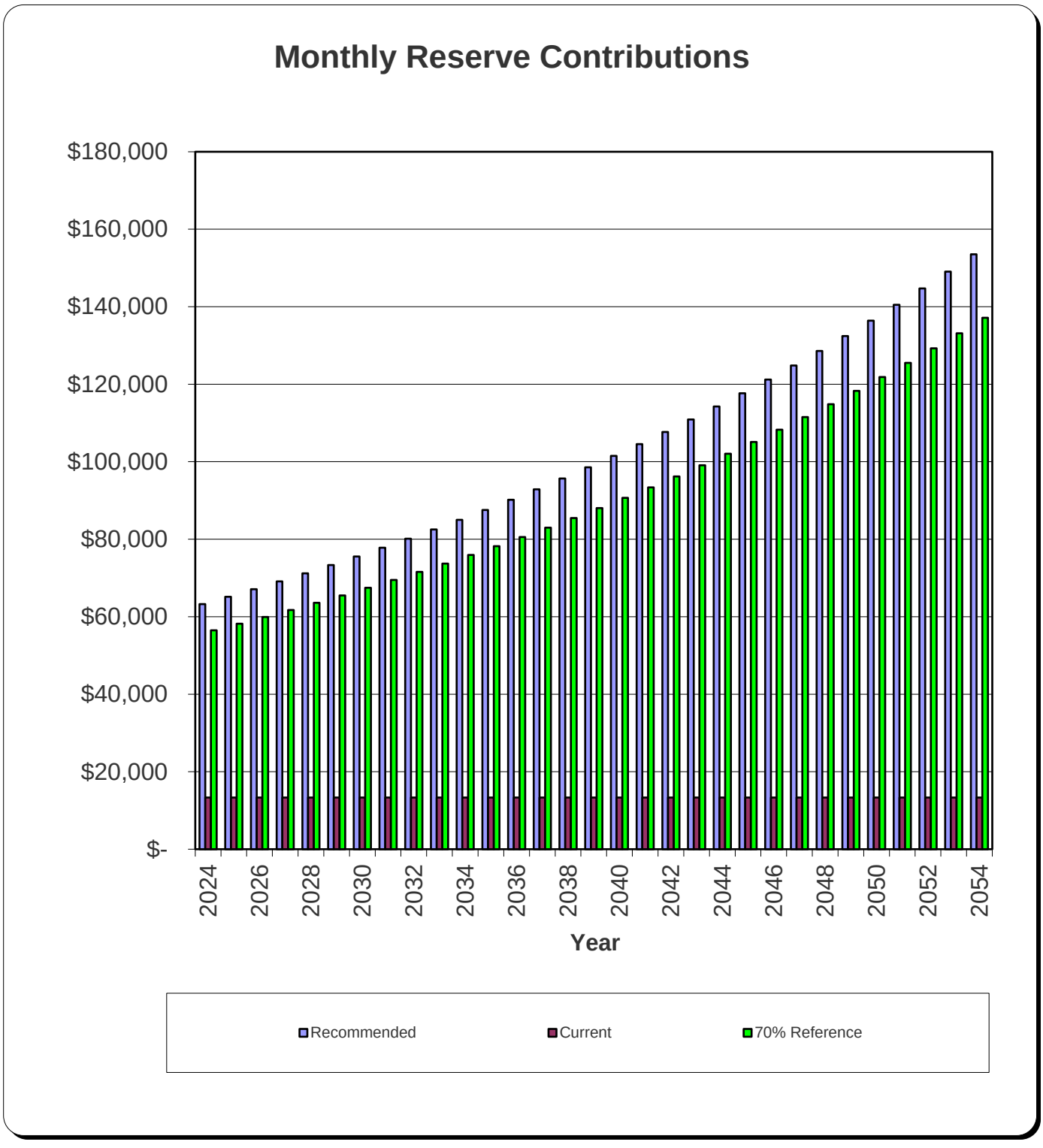


ID #	Component Name	Useful Life (yrs.)	Remaining Useful Life (yrs.)	Average Current Cost	Significance: (Curr Cost/UL)	
					As $	As %
304	Metal Siding - Replace	50	10	$3,500,000	$70,000	18%
603	Balcony Decks - Resurface	20	3	$1,134,000	$56,700	14%
217	Wood Surfaces - Repair/Repaint	6	2	$258,500	$43,083	11%
690	Wood Railing - Replace	30	10	$1,081,000	$36,033	9%
All Other	See Expanded Table For Breakdown				$191,261	48%

Yearly Summary

Year	Fully Funded Balance	Starting Reserve Balance	% Funded	Reserve Contributions	Interest Income	Reserve Expenses	Ending Reserve Balance
2024	$8,277,025	$150,000	2%	$759,000	$4,460	$1,142,500	-$229,040
2025	$7,821,963	$4,270,960	55%	$781,770	$4,612	$104,520	$4,952,822
2026	$8,447,166	$4,952,822	59%	$805,223	$5,161	$392,621	$5,370,586
2027	$8,814,446	$5,370,586	61%	$829,380	$4,825	$1,925,205	$4,279,586
2028	$7,619,885	$4,279,586	56%	$854,261	$4,623	$171,969	$4,966,501
2029	$8,218,950	$4,966,501	60%	$879,889	$5,337	$143,565	$5,708,162
2030	$8,890,276	$5,708,162	64%	$906,286	$5,936	$456,780	$6,163,603
2031	$9,285,218	$6,163,603	66%	$933,474	$6,575	$117,118	$6,986,534
2032	$10,073,524	$6,986,534	69%	$961,478	$7,224	$492,685	$7,462,552
2033	$10,524,228	$7,462,552	71%	$990,323	$7,771	$380,024	$8,080,622
2034	$11,132,435	$8,080,622	73%	$1,020,033	$4,655	$7,874,900	$1,230,410
2035	$3,995,807	$1,230,410	31%	$1,050,634	$1,733	$46,184	$2,236,593
2036	$4,739,792	$2,236,593	47%	$1,082,153	$2,588	$381,046	$2,940,288
2037	$5,194,259	$2,940,288	57%	$1,114,617	$3,473	$53,282	$4,005,096
2038	$6,034,226	$4,005,096	66%	$1,148,056	$3,703	$1,755,920	$3,400,934
2039	$5,164,552	$3,400,934	66%	$1,182,497	$3,879	$229,170	$4,358,141
2040	$5,876,516	$4,358,141	74%	$1,217,972	$4,934	$71,173	$5,509,874
2041	$6,811,024	$5,509,874	81%	$1,254,511	$6,126	$27,271	$6,743,241
2042	$7,859,510	$6,743,241	86%	$1,292,147	$7,361	$62,800	$7,979,948
2043	$8,945,160	$7,979,948	89%	$1,330,911	$8,600	$99,022	$9,220,437
2044	$10,070,029	$9,220,437	92%	$1,370,838	$8,774	$2,272,195	$8,327,855
2045	$9,014,596	$8,327,855	92%	$1,411,964	$8,913	$250,664	$9,498,066
2046	$10,055,530	$9,498,066	94%	$1,454,322	$10,196	$68,728	$10,893,857
2047	$11,364,957	#########	96%	$1,497,952	$9,745	$3,804,288	$8,597,266
2048	$8,880,926	$8,597,266	97%	$1,542,891	$9,319	$108,940	$10,040,535
2049	$10,181,409	#########	99%	$1,589,177	$10,671	$337,228	$11,303,155
2050	$11,338,833	#########	100%	$1,636,853	$11,716	$822,037	$12,129,686
2051	$12,082,388	#########	100%	$1,685,958	$12,860	$236,436	$13,592,069
2052	$13,510,508	#########	101%	$1,736,537	$14,439	$55,476	$15,287,569
2053	$15,231,579	#########	100%	$1,788,633	$16,123	$132,543	$16,959,783

Reserve Contributions - Graph



Component Funding Information

ID	Component Name	UL	RUL	Quantity	Average Current Cost	Ideal Balance	Current Fund Balance	Monthly
105	Roofs - Replace	25	14	Approx. 108,275 SF	$704,000	$309,760	$0	$4,485.57
204	Doors - Repaint	10	0	(290) Doors	$51,000	$51,000	$51,000	$812.37
216	Interior Surfaces - Repaint	10	0	Approx. 5,030 SF	$9,500	$9,500	$9,500	$151.32
217	Wood Surfaces - Repair/Repaint	6	2	Approx. 108,795 SF	$258,500	$172,333	$0	$6,862.69
219	Shutters - Repaint	6	3	(456) Shutters	$50,000	$25,000	$0	$1,327.41
223	Carports - Repaint	15	0	(32) Carports	$38,000	$38,000	$38,000	$403.53
304	Metal Siding - Replace	50	10	Approx. 194,070 SF	$3,500,000	$2,800,000	$0	$11,150.22
401	Asphalt - 2024 - Major Rehab	25	25	Approx. 53,000 SF	$106,500	$0	$0	$678.57
401	Asphalt - 2030 - Major Rehab	25	31	Approx. 56,000 SF	$112,000	$0	$0	$713.61
401	Asphalt - 2036 - Major Rehab	25	37	Approx. 56,000 SF	$112,000	$0	$0	$713.61
402	Asphalt - 2024 - Seal Coat	5	0	Approx. 53,000 SF	$14,000	$14,000	$14,000	$446.01
402	Asphalt - 2030 - Seal Coat	5	6	Approx. 56,000 SF	$14,000	$0	$0	$446.01
402	Asphalt - 2036 - Seal Coat	5	12	Approx. 56,000 SF	$14,000	$0	$0	$446.01
403	Concrete - Partial Repair/Replace	10	0	Moderate SF	$12,500	$12,500	$12,500	$199.11
406	Asphalt - 2024 - Repairs	99	0	Approx. 112,000 SF	$13,000	$13,000	$13,000	$0.00
406	Asphalt - 2025 - Repairs	99	1	Approx. 112,000 SF	$13,000	$12,869	$0	$0.00
406	Asphalt - 2026 - Repairs	99	2	Approx. 112,000 SF	$13,000	$12,737	$0	$0.00
406	Asphalt - 2027 - Repairs	99	3	Approx. 112,000 SF	$13,000	$12,606	$0	$0.00
406	Asphalt - 2028 - Repairs	99	4	Approx. 112,000 SF	$13,000	$12,475	$0	$0.00
406	Asphalt - 2029 - Repairs	99	5	Approx. 112,000 SF	$13,000	$12,343	$0	$0.00
406	Asphalt - 2030 - Repairs	99	6	Approx. 56,000 SF	$6,500	$6,106	$0	$0.00
406	Asphalt - 2031 - Repairs	99	7	Approx. 56,000 SF	$6,500	$6,040	$0	$0.00
406	Asphalt - 2032 - Repairs	99	8	Approx. 56,000 SF	$6,500	$5,975	$0	$0.00
406	Asphalt - 2033 - Repairs	99	9	Approx. 56,000 SF	$6,500	$5,909	$0	$0.00
406	Asphalt - 2034 - Repairs	99	10	Approx. 56,000 SF	$6,500	$5,843	$0	$0.00
406	Asphalt - 2035 - Repairs	99	11	Approx. 56,000 SF	$6,500	$5,778	$0	$0.00
490	Asphalt - 2024 - Replace	99	0	Approx. 53,000 SF	$212,500	$212,500	$12,000	$0.00
490	Asphalt - 2030 - Replace	99	6	Approx. 56,000 SF	$224,000	$210,424	$0	$0.00
490	Asphalt - 2036 - Replace	99	12	Approx. 56,000 SF	$224,000	$196,848	$0	$0.00
502	Garage Door - Replace	20	3	(1) Garage Door	$4,500	$3,825	$0	$35.84

ID	Component Name	UL	RUL	Quantity	Average Current Cost	Ideal Balance	Current Fund Balance	Monthly
508	Access Control System - Replace	12	10	(1) System	$15,000	$2,500	$0	$199.11
603	Balcony Decks - Resurface	20	3	Approx. 50,400 SF	$1,134,000	$963,900	$0	$9,031.68
604	Breezeway & Stair Landings - Resurface	20	0	Approx. 24,860 SF	$560,000	$560,000	$0	$4,460.09
690	Wood Railing - Replace	30	10	Approx. 21,605 LF	$1,081,000	$720,667	$0	$5,739.71
703	Water Heaters - Replace	12	4	(2) Water Heaters	$9,000	$6,000	$0	$119.47
706	HVAC Systems - Replace	20	3	(3) Systems	$30,000	$25,500	$0	$238.93
790	Water Softener System - Replace	20	3	(1) System	$9,000	$7,650	$0	$71.68
801	Monument Sign - Refurbish	15	0	(1) Sign	$4,500	$4,500	$0	$47.79
803	Mailboxes - Newer - Replace	20	15	(1) Clusters	$3,750	$938	$0	$29.87
803	Mailboxes - Older - Replace	20	3	(18) Clusters	$52,500	$44,625	$0	$418.13
901	Fire Protection Systems - Clubhouse - Renov	20	13	(1) Building	$7,000	$2,450	$0	$55.75
902	Fire Protection Systems - Residential - Renov	20	3	(13) Buildings	$58,500	$49,725	$0	$465.92
1001	Spa Wood Fencing - Replace	30	15	Approx. 100 LF	$6,000	$3,000	$0	$31.86
1002	Pool Fencing - Replace	50	0	Approx. 355 LF	$35,000	$35,000	$0	$111.50
1004	Metal Railing - Replace	50	10	Approx. 255 LF	$14,500	$11,600	$0	$46.19
1010	Dumpster Enclosures - Replace	30	9	Approx. 480 LF	$29,000	$20,300	$0	$153.98
1101	Pool - Resurface	12	9	(1) Pool	$41,000	$10,250	$0	$544.24
1102	Spa - Resurface	10	1	(1) Spa	$5,000	$4,500	$0	$79.64
1104	Pool Heater - Replace	12	6	(1) Heater	$5,500	$2,750	$0	$73.01
1105	Spa Heater - Replace	12	6	(1) Heater	$5,500	$2,750	$0	$73.01
1107	Pool Filters - Replace	15	3	(2) Filters	$6,000	$4,800	$0	$63.72
1108	Spa Filter - Replace	15	5	(1) Filter	$2,500	$1,667	$0	$26.55
1109	Pool Pump - Replace	10	3	(1) Pump	$3,500	$2,450	$0	$55.75
1110	Spa Pumps - Replace	10	3	(2) Pumps	$3,500	$2,450	$0	$55.75
1112	Pool Cover - Replace	10	5	(1) Cover	$6,000	$3,000	$0	$95.57
1113	Pool Chemical Controller - Replace	12	6	(1) Controller	$4,000	$2,000	$0	$53.10
1114	Spa Chemical Controller - Replace	12	6	(1) Controller	$4,000	$2,000	$0	$53.10
1116	Pool Deck - Replace	50	10	(1) Deck	$50,000	$40,000	$0	$159.29
1117	Spa Deck - Replace	50	45	(1) Deck	$13,000	$1,300	$0	$41.42
1119	Pool Gate - Replace	30	0	(1) Gate	$5,000	$5,000	$0	$26.55
1120	Spa Gate - Replace	30	15	(1) Gate	$5,000	$2,500	$0	$26.55
1121	Pool Furniture - Replace	6	2	Assorted Pieces	$9,000	$6,000	$0	$238.93

ID	Component Name	UL	RUL	Quantity	Average Current Cost	Ideal Balance	Current Fund Balance	Monthly
1190	Spa Vacuum Release Systems - Replace	15	8	(2) Systems	$3,500	$1,633	$0	$37.17
1201	Tennis Courts - Resurface	10	20	(2) Courts	$15,000	$0	$0	$238.93
1203	Tennis Courts - Replace	50	10	(2) Courts	$270,000	$216,000	$0	$860.16
1208	Volleyball Court - Replenish	8	3	(1) Court	$4,500	$2,813	$0	$89.60
1309	Pergola - Replace	30	27	(1) Pergola	$13,500	$1,350	$0	$71.68
1405	Furniture - Replace	10	0	Assorted Pieces	$7,000	$7,000	$0	$111.50
1413	Restrooms - Remodel	20	3	(2) Restroom	$35,000	$29,750	$0	$278.76
1417	Kitchen - Remodel	20	3	(1) Kitchen	$25,000	$21,250	$0	$199.11
1421	Wall Paper - Replace	15	3	Approx. 900 SF	$6,000	$4,800	$0	$63.72
1501	Carpeting - Replace	10	3	Approx. 2,870SF	$18,000	$12,600	$0	$286.72
1503	Tile Flooring - Replace	30	9	Approx. 500 SF	$15,500	$10,850	$0	$82.30
1601	Interior Light Fixtures - Replace	25	3	(53) Fixtures	$9,500	$8,360	$0	$60.53
1602	Exterior Light Fixtures - Replace	20	3	(688) Fixtures	$121,000	$102,850	$0	$963.70
1604	Fence & Pole Lights - Replace	20	3	(40) Pole Lights	$27,500	$23,375	$0	$219.02
1605	Pool Lights - Replace	20	0	(12) Pool Lights	$8,000	$8,000	$0	$63.72
1606	Tennis Court Light Fixtures - Replace	20	3	(12) Fixtures	$18,000	$15,300	$0	$143.36
1812	Landscaping & Irrigation System - Renovate	20	0	Extensive SF	$90,000	$90,000	$0	$716.80
1902	Golf Carts - Replace	10	6	(2) Golf Carts	$15,000	$6,000	$0	$238.93
2303	Windows - Replace	50	10	(99) Windows	$149,000	$119,200	$0	$474.68
2304	Doors - Replace	50	10	(62) Doors	$140,000	$112,000	$0	$446.01
2306	Stair Stringers - 2019 - Replace	40	35	(15) Stringers	$82,500	$10,313	$0	$328.53
2306	Stair Stringers - 2020 - Replace	40	36	(10) Stringers	$55,000	$5,500	$0	$219.02
2306	Stair Stringers - 2021 - Replace	40	37	(10) Stringers	$55,000	$4,125	$0	$219.02
2306	Stair Stringers - 2022 - Replace	40	38	(10) Stringers	$55,000	$2,750	$0	$219.02
2306	Stair Stringers - 2023 - Replace	40	39	(10) Stringers	$55,000	$1,375	$0	$219.02
2306	Stair Stringers - 2024 - Replace	40	0	(15) Stringers	$82,500	$82,500	$0	$328.53
2306	Stair Stringers - 2025 - Replace	40	1	(15) Stringers	$82,500	$80,438	$0	$328.53
2306	Stair Stringers - 2026 - Replace	40	2	(15) Stringers	$82,500	$78,375	$0	$328.53
2306	Stair Stringers - 2027 - Replace	40	3	(15) Stringers	$82,500	$76,313	$0	$328.53
2306	Stair Stringers - 2028 - Replace	40	4	(15) Stringers	$82,500	$74,250	$0	$328.53
2306	Stair Stringers - 2029 - Replace	40	5	(15) Stringers	$82,500	$72,188	$0	$328.53
2306	Stair Stringers - 2030 - Replace	40	6	(15) Stringers	$82,500	$70,125	$0	$328.53
2306	Stair Stringers - 2031 - Replace	40	7	(15) Stringers	$82,500	$68,063	$0	$328.53

ID	Component Name	UL	RUL	Quantity	Average Current Cost	Ideal Balance	Current Fund Balance	Monthly
2306	Stair Stringers - 2032 - Replace	40	8	(15) Stringers	$82,500	$66,000	$0	$328.53
2306	Stair Stringers - 2033 - Replace	40	9	(15) Stringers	$82,500	$63,938	$0	$328.53
2307	Carport - Repairs	5	4	(32) Carports	$42,500	$8,500	$0	$1,353.95
					$11,156,250	$8,277,025	$150,000	$63,250

Current Fund Balance as a percentage of Ideal Balance: 2%

Yearly Cash Flow

Year	2024	2025	2026	2027	2028
Starting Balance	$150,000	$4,270,960	$4,952,822	$5,370,586	$4,279,586
Reserve Income	$759,000	$781,770	$805,223	$829,380	$854,261
Interest Earnings	$4,460	$4,612	$5,161	$4,825	$4,623
Special Assessments	$4,500,000	$0	$0	$0	$0
Funds Available	$5,413,460	$5,057,342	$5,763,207	$6,204,790	$5,138,470
Reserve Expenditures	$1,142,500	$104,520	$392,621	$1,925,205	$171,969
Ending Balance	$4,270,960	$4,952,822	$5,370,586	$4,279,586	$4,966,501

Year	2029	2030	2031	2032	2033
Starting Balance	$4,966,501	$5,708,162	$6,163,603	$6,986,534	$7,462,552
Reserve Income	$879,889	$906,286	$933,474	$961,478	$990,323
Interest Earnings	$5,337	$5,936	$6,575	$7,224	$7,771
Special Assessments	$0	$0	$0	$0	$0
Funds Available	$5,851,727	$6,620,383	$7,103,652	$7,955,237	$8,460,646
Reserve Expenditures	$143,565	$456,780	$117,118	$492,685	$380,024
Ending Balance	$5,708,162	$6,163,603	$6,986,534	$7,462,552	$8,080,622

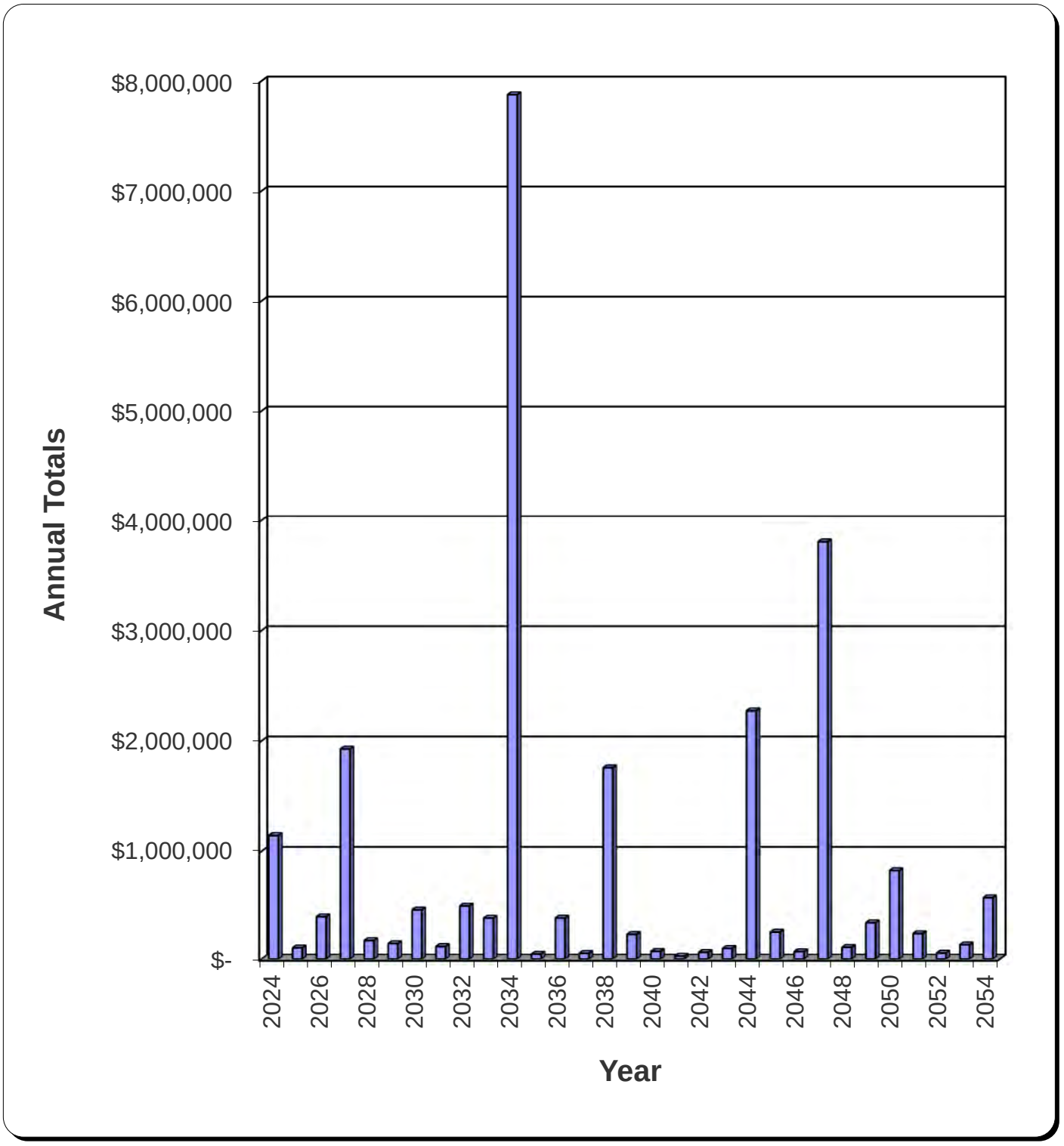
Year	2034	2035	2036	2037	2038
Starting Balance	$8,080,622	$1,230,410	$2,236,593	$2,940,288	$4,005,096
Reserve Income	$1,020,033	$1,050,634	$1,082,153	$1,114,617	$1,148,056
Interest Earnings	$4,655	$1,733	$2,588	$3,473	$3,703
Special Assessments	$0	$0	$0	$0	$0
Funds Available	$9,105,310	$2,282,777	$3,321,334	$4,058,378	$5,156,854
Reserve Expenditures	$7,874,900	$46,184	$381,046	$53,282	$1,755,920
Ending Balance	$1,230,410	$2,236,593	$2,940,288	$4,005,096	$3,400,934

Year	2039	2040	2041	2042	2043
Starting Balance	$3,400,934	$4,358,141	$5,509,874	$6,743,241	$7,979,948
Reserve Income	$1,182,497	$1,217,972	$1,254,511	$1,292,147	$1,330,911
Interest Earnings	$3,879	$4,934	$6,126	$7,361	$8,600
Special Assessments	$0	$0	$0	$0	$0
Funds Available	$4,587,311	$5,581,047	$6,770,511	$8,042,749	$9,319,459
Reserve Expenditures	$229,170	$71,173	$27,271	$62,800	$99,022
Ending Balance	$4,358,141	$5,509,874	$6,743,241	$7,979,948	$9,220,437

Year	2044	2045	2046	2047	2048
Starting Balance	$9,220,437	$8,327,855	$9,498,066	$10,893,857	$8,597,266
Reserve Income	$1,370,838	$1,411,964	$1,454,322	$1,497,952	$1,542,891
Interest Earnings	$8,774	$8,913	$10,196	$9,745	$9,319
Special Assessments	$0	$0	$0	$0	$0
Funds Available	$10,600,049	$9,748,731	$10,962,584	$12,401,554	$10,149,475
Reserve Expenditures	$2,272,195	$250,664	$68,728	$3,804,288	$108,940
Ending Balance	$8,327,855	$9,498,066	$10,893,857	$8,597,266	$10,040,535

Year	2049	2050	2051	2052	2053
Starting Balance	$10,040,535	$11,303,155	$12,129,686	$13,592,069	$15,287,569
Reserve Income	$1,589,177	$1,636,853	$1,685,958	$1,736,537	$1,788,633
Interest Earnings	$10,671	$11,716	$12,860	$14,439	$16,123
Special Assessments	$0	$0	$0	$0	$0
Funds Available	$11,640,383	$12,951,724	$13,828,505	$15,343,045	$17,092,325
Reserve Expenditures	$337,228	$822,037	$236,436	$55,476	$132,543
Ending Balance	$11,303,155	$12,129,686	$13,592,069	$15,287,569	$16,959,783

Yearly Reserve Expenditures - Graph



Projected Reserve Expenditures by Year

Year	ID #	Component Name	Projected Cost	Total Per Annum
2024	204	Doors - Repaint	$51,000	
	216	Interior Surfaces - Repaint	$9,500	
	223	Carports - Repaint	$38,000	
	402	Asphalt - 2024 - Seal Coat	$14,000	
	403	Concrete - Partial Repair/Replace	$12,500	
	406	Asphalt - 2024 - Repairs	$13,000	
	490	Asphalt - 2024 - Replace	$212,500	
	604	Breezeway & Stair Landings - Resurface	$560,000	
	801	Monument Sign - Refurbish	$4,500	
	1002	Pool Fencing - Replace	$35,000	
	1119	Pool Gate - Replace	$5,000	
	1405	Furniture - Replace	$7,000	
	1605	Pool Lights - Replace	$8,000	
	1812	Landscaping & Irrigation System - Renovate	$90,000	
	2306	Stair Stringers - 2024 - Replace	$82,500	$1,142,500
2025	406	Asphalt - 2025 - Repairs	$13,520	
	1102	Spa - Resurface	$5,200	
	2306	Stair Stringers - 2025 - Replace	$85,800	$104,520
2026	217	Wood Surfaces - Repair/Repaint	$279,594	
	406	Asphalt - 2026 - Repairs	$14,061	
	1121	Pool Furniture - Replace	$9,734	
	2306	Stair Stringers - 2026 - Replace	$89,232	$392,621
2027	219	Shutters - Repaint	$56,243	
	406	Asphalt - 2027 - Repairs	$14,623	
	502	Garage Door - Replace	$5,062	
	603	Balcony Decks - Resurface	$1,275,596	
	706	HVAC Systems - Replace	$33,746	
	790	Water Softener System - Replace	$10,124	
	803	Mailboxes - Older - Replace	$59,055	
	902	Fire Protection Systems - Residential - Renovate	$65,805	
	1107	Pool Filters - Replace	$6,749	
	1109	Pool Pump - Replace	$3,937	
	1110	Spa Pumps - Replace	$3,937	
	1208	Volleyball Court - Replenish	$5,062	
	1413	Restrooms - Remodel	$39,370	
	1417	Kitchen - Remodel	$28,122	
	1421	Wall Paper - Replace	$6,749	
	1501	Carpeting - Replace	$20,248	
	1601	Interior Light Fixtures - Replace	$10,686	
	1602	Exterior Light Fixtures - Replace	$136,109	
	1604	Fence & Pole Lights - Replace	$30,934	
	1606	Tennis Court Light Fixtures - Replace	$20,248	
	2306	Stair Stringers - 2027 - Replace	$92,801	$1,925,205
2028	406	Asphalt - 2028 - Repairs	$15,208	

Year	Comp ID	Component Name	Projected Cost	Total Per Annum
	703	Water Heaters - Replace	$10,529	
	2306	Stair Stringers - 2028 - Replace	$96,513	
	2307	Carport - Repairs	$49,719	$171,969
2029	402	Asphalt - 2024 - Seal Coat	$17,033	
	406	Asphalt - 2029 - Repairs	$15,816	
	1108	Spa Filter - Replace	$3,042	
	1112	Pool Cover - Replace	$7,300	
	2306	Stair Stringers - 2029 - Replace	$100,374	$143,565
2030	402	Asphalt - 2030 - Seal Coat	$17,714	
	406	Asphalt - 2030 - Repairs	$8,225	
	490	Asphalt - 2030 - Replace	$283,431	
	1104	Pool Heater - Replace	$6,959	
	1105	Spa Heater - Replace	$6,959	
	1113	Pool Chemical Controller - Replace	$5,061	
	1114	Spa Chemical Controller - Replace	$5,061	
	1902	Golf Carts - Replace	$18,980	
	2306	Stair Stringers - 2030 - Replace	$104,389	$456,780
2031	406	Asphalt - 2031 - Repairs	$8,554	
	2306	Stair Stringers - 2031 - Replace	$108,564	$117,118
2032	217	Wood Surfaces - Repair/Repaint	$353,775	
	406	Asphalt - 2032 - Repairs	$8,896	
	1121	Pool Furniture - Replace	$12,317	
	1190	Spa Vacuum Release Systems - Replace	$4,790	
	2306	Stair Stringers - 2032 - Replace	$112,907	$492,685
2033	219	Shutters - Repaint	$71,166	
	406	Asphalt - 2033 - Repairs	$9,252	
	1010	Dumpster Enclosures - Replace	$41,276	
	1101	Pool - Resurface	$58,356	
	1503	Tile Flooring - Replace	$22,061	
	2306	Stair Stringers - 2033 - Replace	$117,423	
	2307	Carport - Repairs	$60,491	$380,024
2034	204	Doors - Repaint	$75,492	
	216	Interior Surfaces - Repaint	$14,062	
	304	Metal Siding - Replace	$5,180,855	
	402	Asphalt - 2024 - Seal Coat	$20,723	
	403	Concrete - Partial Repair/Replace	$18,503	
	406	Asphalt - 2034 - Repairs	$9,622	
	508	Access Control System - Replace	$22,204	
	690	Wood Railing - Replace	$1,600,144	
	1004	Metal Railing - Replace	$21,464	
	1116	Pool Deck - Replace	$74,012	
	1203	Tennis Courts - Replace	$399,666	
	1405	Furniture - Replace	$10,362	
	2303	Windows - Replace	$220,556	
	2304	Doors - Replace	$207,234	$7,874,900
2035	402	Asphalt - 2030 - Seal Coat	$21,552	
	406	Asphalt - 2035 - Repairs	$10,006	

Year	Comp ID	Component Name	Projected Cost	Total Per Annum
	1102	Spa - Resurface	$7,697	
	1208	Volleyball Court - Replenish	$6,928	$46,184
2036	402	Asphalt - 2036 - Seal Coat	$22,414	
	490	Asphalt - 2036 - Replace	$358,631	$381,046
2037	901	Fire Protection Systems - Clubhouse - Renovate	$11,656	
	1109	Pool Pump - Replace	$5,828	
	1110	Spa Pumps - Replace	$5,828	
	1501	Carpeting - Replace	$29,971	$53,282
2038	105	Roofs - Replace	$1,219,100	
	217	Wood Surfaces - Repair/Repaint	$447,638	
	1121	Pool Furniture - Replace	$15,585	
	2307	Carport - Repairs	$73,596	$1,755,920
2039	219	Shutters - Repaint	$90,047	
	223	Carports - Repaint	$68,436	
	402	Asphalt - 2024 - Seal Coat	$25,213	
	801	Monument Sign - Refurbish	$8,104	
	803	Mailboxes - Newer - Replace	$6,754	
	1001	Spa Wood Fencing - Replace	$10,806	
	1112	Pool Cover - Replace	$10,806	
	1120	Spa Gate - Replace	$9,005	$229,170
2040	402	Asphalt - 2030 - Seal Coat	$26,222	
	703	Water Heaters - Replace	$16,857	
	1902	Golf Carts - Replace	$28,095	$71,173
2041	402	Asphalt - 2036 - Seal Coat	$27,271	$27,271
2042	1104	Pool Heater - Replace	$11,142	
	1105	Spa Heater - Replace	$11,142	
	1107	Pool Filters - Replace	$12,155	
	1113	Pool Chemical Controller - Replace	$8,103	
	1114	Spa Chemical Controller - Replace	$8,103	
	1421	Wall Paper - Replace	$12,155	$62,800
2043	1208	Volleyball Court - Replenish	$9,481	
	2307	Carport - Repairs	$89,541	$99,022
2044	204	Doors - Repaint	$111,747	
	216	Interior Surfaces - Repaint	$20,816	
	217	Wood Surfaces - Repair/Repaint	$566,405	
	402	Asphalt - 2024 - Seal Coat	$30,676	
	403	Concrete - Partial Repair/Replace	$27,389	
	604	Breezeway & Stair Landings - Resurface	$1,227,029	
	1108	Spa Filter - Replace	$5,478	
	1121	Pool Furniture - Replace	$19,720	
	1201	Tennis Courts - Resurface	$32,867	
	1405	Furniture - Replace	$15,338	
	1605	Pool Lights - Replace	$17,529	
	1812	Landscaping & Irrigation System - Renovate	$197,201	$2,272,195
2045	219	Shutters - Repaint	$113,938	
	402	Asphalt - 2030 - Seal Coat	$31,903	
	1101	Pool - Resurface	$93,429	

Year	Comp ID	Component Name	Projected Cost	Total Per Annum
	1102	Spa - Resurface	$11,394	$250,664
2046	402	Asphalt - 2036 - Seal Coat	$33,179	
	508	Access Control System - Replace	$35,549	$68,728
2047	502	Garage Door - Replace	$11,091	
	603	Balcony Decks - Resurface	$2,794,987	
	706	HVAC Systems - Replace	$73,941	
	790	Water Softener System - Replace	$22,182	
	803	Mailboxes - Older - Replace	$129,398	
	902	Fire Protection Systems - Residential - Renovate	$144,186	
	1109	Pool Pump - Replace	$8,627	
	1110	Spa Pumps - Replace	$8,627	
	1190	Spa Vacuum Release Systems - Replace	$8,627	
	1413	Restrooms - Remodel	$86,265	
	1417	Kitchen - Remodel	$61,618	
	1501	Carpeting - Replace	$44,365	
	1602	Exterior Light Fixtures - Replace	$298,231	
	1604	Fence & Pole Lights - Replace	$67,780	
	1606	Tennis Court Light Fixtures - Replace	$44,365	$3,804,288
2048	2307	Carport - Repairs	$108,940	$108,940
2049	401	Asphalt - 2024 - Major Rehab	$283,912	
	402	Asphalt - 2024 - Seal Coat	$37,322	
	1112	Pool Cover - Replace	$15,995	$337,228
2050	217	Wood Surfaces - Repair/Repaint	$716,683	
	402	Asphalt - 2030 - Seal Coat	$38,815	
	1121	Pool Furniture - Replace	$24,952	
	1902	Golf Carts - Replace	$41,587	$822,037
2051	219	Shutters - Repaint	$144,168	
	402	Asphalt - 2036 - Seal Coat	$40,367	
	1208	Volleyball Court - Replenish	$12,975	
	1309	Pergola - Replace	$38,925	$236,436
2052	703	Water Heaters - Replace	$26,988	
	1601	Interior Light Fixtures - Replace	$28,488	$55,476
2053	2307	Carport - Repairs	$132,543	$132,543

Component Evaluation

Comp #: 105 Roofs - Replace

Location: **Clubhouse, Maint., Residential, Spa**

Quantity: **Approx. 108,275 SF**

Life Expectancy: **25** *Remaining Life:* **14**

Best Cost: **$650,000**
Estimate to replace

Worst Cost: **$758,000**
Higher estimate

Source of Information: CSL Cost Database

General Notes:

Observations:

The roofs are in fair condition. We recommend funding to replace this component approximately every 20 - 25 years. Remaining life based on average age.

Comp #: 106 Roofs - Storage - Replace

Location: **Storage Building**

Quantity: **Approx. 260 SF**

Life Expectancy: **N/A** *Remaining Life:*

Best Cost: **$0**

Worst Cost: **$0**

Source of Information:

General Notes:

Observations:

Research with the client reveals this component is replaced as necessary as an operating expense.

Comp #: 120 Rain Gutters/Downspouts - Replace

Location: **Building Exteriors**

Quantity: **Approx. 2,390 LF**

Life Expectancy: **N/A** *Remaining Life:*

Best Cost: **$0**

Worst Cost: **$0**

Source of Information:

General Notes:

Observations:

Research with the client reveals this component is replaced as necessary as an operating expense.

Comp #: 121 Heat Tape - Replace

Location: **Building Exteriors**

Quantity: **(14) Buildings**

Life Expectancy: **N/A** *Remaining Life:*

Best Cost: **$0**

Worst Cost: **$0**

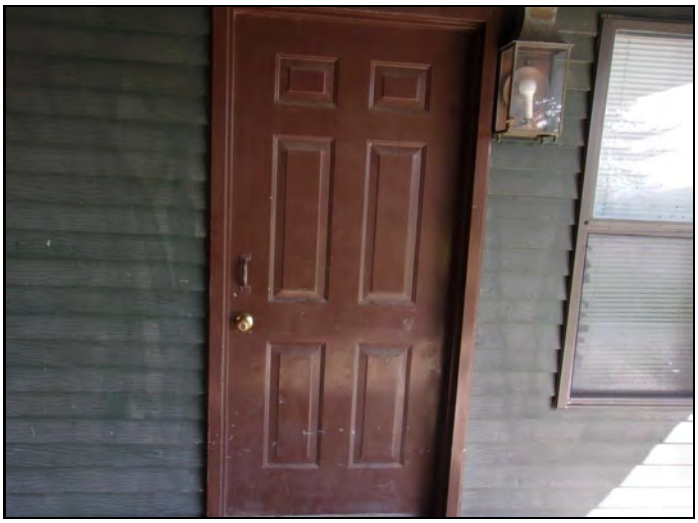
Source of Information:

General Notes:

Observations:

Research with the client reveals this component is replaced as necessary as an operating expense.

Comp #: 204 Doors - Repaint



Location: **Building Exteriors**

Quantity: **(290) Doors**

Life Expectancy: **10** *Remaining Life:* **0**

Best Cost: **$44,000**
Estimate to repaint

Worst Cost: **$58,000**
Higher estimate

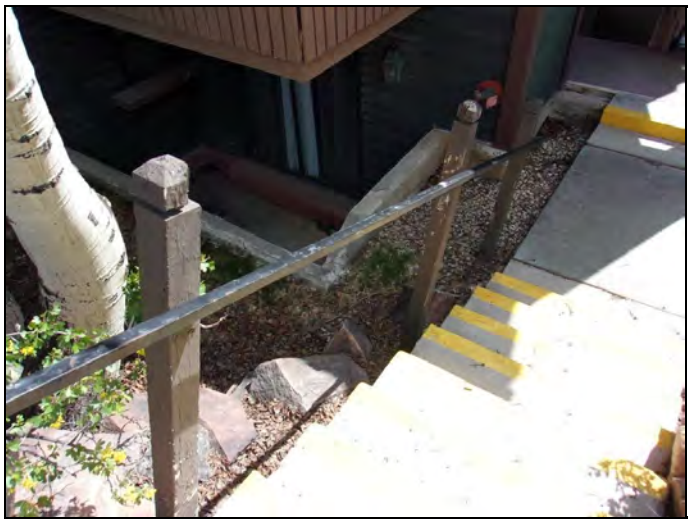
Source of Information: CSL Cost Database

General Notes:

Observations:

The painted door surfaces are in fair to poor condition. We recommend funding to repaint this component approximately every 8 - 10 years. Remaining life based on average condition.

Comp #: 212 Metal Railing - Repaint



Location: **Common Area**

Quantity: **Approx. 255 LF**

Life Expectancy: **N/A** *Remaining Life:*

Best Cost: **$0**

Worst Cost: **$0**

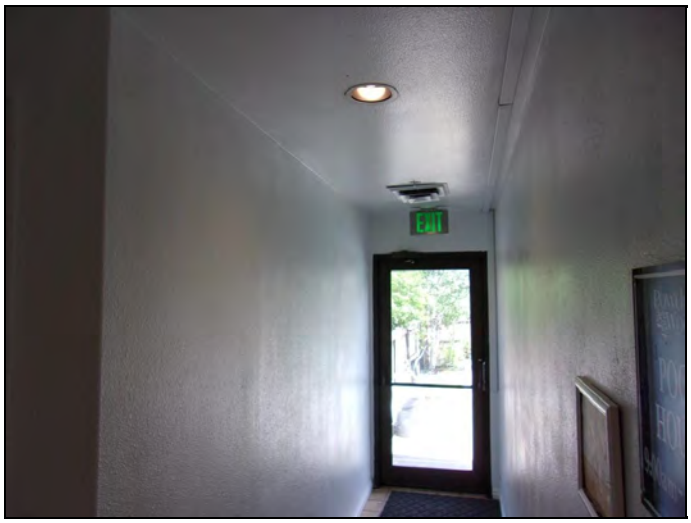
Source of Information:

General Notes:

Observations:

Research with the client reveals this component is repainted as necessary as an operating expense.

Comp #: 216 Interior Surfaces - Repaint



Location: **Clubhouse**

Quantity: **Approx. 5,030 SF**

Life Expectancy: **10** *Remaining Life:* **0**

Best Cost: **$8,000**
Estimate to repaint

Worst Cost: **$11,000**
Higher estimate

Source of Information: CSL Cost Database

General Notes:

Observations:

The interior painted surfaces are in fair to poor condition. We recommend funding to repaint this component approximately every 10 years. Remaining life based on current condition.

Comp #: 217 Wood Surfaces - Repair/Repaint

Location: **Building Exteriors**

Quantity: **Approx. 108,795 SF**

Life Expectancy: **6** *Remaining Life:* **2**

Best Cost: **$245,000**
Estimate to repaint

Worst Cost: **$272,000**
Higher estimate

Source of Information: CSL Cost Database

General Notes:

Observations:

The painted wood siding surfaces are generally in fair condition. We recommend funding to repair/repaint this component approximately every 4 - 6 years. Remaining life based on current age and condition.

Comp #: 219 Shutters - Repaint

Location: **Building Exteriors**

Quantity: **(456) Shutters**

Life Expectancy: **6** *Remaining Life:* **3**

Best Cost: **$45,000**
Estimate to repaint

Worst Cost: **$55,000**
Higher estimate

Source of Information: CSL Cost Database

General Notes:

Observations:

The shutter painted surfaces are generally in good to fair condition. We recommend funding to repaint this component approximately every 4 - 6 years. Remaining life based on current age.

Comp #: 223 Carports - Repaint

Location: **Common Area**

Quantity: **(32) Carports**

Life Expectancy: **15** *Remaining Life:* **0**

Best Cost: **$36,000**
Estimate to repaint

Worst Cost: **$40,000**
Higher estimate

Source of Information: Research with Client

General Notes:

Observations:

The paint on the carport structure is in poor condition. We recommend funding to repaint this component approximately every 10 - 15 years. Remaining life based on current condition.

Comp #: 303 Wood Shutters - Replace

Location: **Building Exteriors**

Quantity: **(456) Shutters**

Life Expectancy: **N/A** *Remaining Life:*

Best Cost: **$0**

Worst Cost: **$0**

Source of Information:

General Notes:

Observations:

Research with the client reveals this component is replaced as necessary as an operating expense.

Comp #: 304 Metal Siding - Replace

Location: **Building Exteriors**

Quantity: **Approx. 194,070 SF**

Life Expectancy: **50** *Remaining Life:* **10**

Best Cost: **$3,000,000**
Estimate to replace

Worst Cost: **$4,000,000**
Higher estimate

Source of Information: CSL Cost Database

General Notes:

Observations:

The metal siding is in fair condition. We recommend funding to replace this component approximately every 40 - 50 years. Remaining life based on current age.

Comp #: 390 Stone Façade - Repair/Replace

Location: **Building Exteriors**

Quantity: **(14) Buildings**

Life Expectancy: **N/A** *Remaining Life:*

Best Cost: **$0**

Worst Cost: **$0**

Source of Information:

General Notes:

Observations:

Research with the client reveals this component is repaired/replaced as necessary as an operating expense.

Comp #: 401 Asphalt - 2024 - Major Rehab

Location: **Community Streets**

Quantity: **Approx. 53,000 SF**

Life Expectancy: **25** *Remaining Life:* **25**

Best Cost: **$93,000**
Estimate for major rehab

Worst Cost: **$120,000**
Higher estimate

Source of Information: CSL Cost Database

General Notes:

Observations:

The asphalt surfaces are in fair to poor condition. We recommend funding for a major rehab of this component approximately every 25 - 30 years. Remaining life based on current age.

Comp #: 401 Asphalt - 2030 - Major Rehab

Location: **Community Streets**

Quantity: **Approx. 56,000 SF**

Life Expectancy: **25** *Remaining Life:* **31**

Best Cost: **$98,000**
Estimate for major rehab

Worst Cost: **$126,000**
Higher estimate

Source of Information: CSL Cost Database

General Notes:

Observations:

The asphalt surfaces are in fair to poor condition. We recommend funding for a major rehab of this component approximately every 25 - 30 years. Remaining life based on current age.

Comp #: 401 Asphalt - 2036 - Major Rehab

Location: **Community Streets**

Quantity: **Approx. 56,000 SF**

Life Expectancy: **25** *Remaining Life:* **37**

Best Cost: **$98,000**
Estimate for major rehab

Worst Cost: **$126,000**
Higher estimate

Source of Information: CSL Cost Database

General Notes:

Observations:

The asphalt surfaces are in fair to poor condition. We recommend funding for a major rehab of this component approximately every 25 - 30 years. Remaining life based on current age.

Comp #: 402 Asphalt - 2024 - Seal Coat

Location: **Community Streets**

Quantity: **Approx. 53,000 SF**

Life Expectancy: **5** *Remaining Life:* **0**

Best Cost: **$13,000**

Estimate for seal coat

Worst Cost: **$15,000**

Higher estimate

Source of Information: CSL Cost Database

General Notes:

Observations:

The asphalt surfaces are in fair to poor condition. We recommend funding for a major rehab of this component approximately every 25 - 30 years. Remaining life based on current age and condition.

Comp #: 402 Asphalt - 2030 - Seal Coat

Location: **Community Streets**

Quantity: **Approx. 56,000 SF**

Life Expectancy: **5** *Remaining Life:* **6**

Best Cost: **$13,000**
Estimate for seal coat

Worst Cost: **$15,000**
Higher estimate

Source of Information: CSL Cost Database

General Notes:

Observations:

The asphalt surfaces are in fair to poor condition. We recommend funding for a major rehab of this component approximately every 25 - 30 years. Remaining life based on current age and condition.

Comp #: 402 Asphalt - 2036 - Seal Coat

Location: **Community Streets**

Quantity: **Approx. 56,000 SF**

Life Expectancy: **5** *Remaining Life:* **12**

Best Cost: **$13,000**

Estimate for seal coat

Worst Cost: **$15,000**

Higher estimate

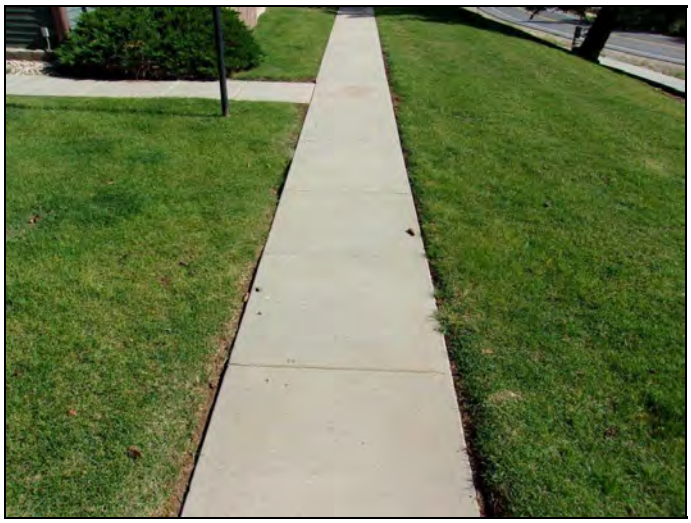
Source of Information: CSL Cost Database

General Notes:

Observations:

The asphalt surfaces are in fair to poor condition. We recommend funding for a major rehab of this component approximately every 25 - 30 years. Remaining life based on current age and condition.

Comp #: 403 Concrete - Partial Repair/Replace



Location: **Common Area**

Quantity: **Moderate SF**

Life Expectancy: **10** *Remaining Life:* **0**

Best Cost: **$10,000**

Allowance to repair/replace

Worst Cost: **$15,000**

Higher allowance

Source of Information: CSL Cost Database

General Notes:

Observations:

The concrete is in good to fair condition. This component has an extended useful life under normal conditions. We recommend funding to make repairs and partially replace this component approximately every 10 years. Remaining life based on current condition.

Comp #: 406 Asphalt - 2024 - Repairs

Location: **Community Streets**

Quantity: **Approx. 112,000 SF**

Life Expectancy: **99** *Remaining Life:* **0**

Best Cost: **$12,000**
Allowance for repairs

Worst Cost: **$14,000**
Higher allowance

Source of Information: Research with Client

General Notes:

Observations:

Research with the client reveals this component is repaired yearly.

Comp #: 406 Asphalt - 2025 - Repairs

Location: **Community Streets**

Quantity: **Approx. 112,000 SF**

Life Expectancy: **99** *Remaining Life:* **1**

Best Cost: **$12,000**
Allowance for repairs

Worst Cost: **$14,000**
Higher allowance

Source of Information: Research with Client

General Notes:

Observations:

Research with the client reveals this component is repaired yearly.

Comp #: 406 Asphalt - 2026 - Repairs

Location: **Community Streets**

Quantity: **Approx. 112,000 SF**

Life Expectancy: **99** *Remaining Life:* **2**

Best Cost: **$12,000**
Allowance for repairs

Worst Cost: **$14,000**
Higher allowance

Source of Information: Research with Client

General Notes:

Observations:

Research with the client reveals this component is repaired yearly.

Comp #: 406 Asphalt - 2027 - Repairs

Location: **Community Streets**

Quantity: **Approx. 112,000 SF**

Life Expectancy: **99** *Remaining Life:* **3**

Best Cost: **$12,000**
Allowance for repairs

Worst Cost: **$14,000**
Higher allowance

Source of Information: Research with Client

General Notes:

Observations:

Research with the client reveals this component is repaired yearly.

Comp #: 406 Asphalt - 2028 - Repairs

Location: **Community Streets**

Quantity: **Approx. 112,000 SF**

Life Expectancy: **99** *Remaining Life:* **4**

Best Cost: **$12,000**
Allowance for repairs

Worst Cost: **$14,000**
Higher allowance

Source of Information: Research with Client

General Notes:

Observations:

Research with the client reveals this component is repaired yearly.

Comp #: 406 Asphalt - 2029 - Repairs

Location: **Community Streets**

Quantity: **Approx. 112,000 SF**

Life Expectancy: **99** *Remaining Life:* **5**

Best Cost: **$12,000**
Allowance for repairs

Worst Cost: **$14,000**
Higher allowance

Source of Information: Research with Client

General Notes:

Observations:

Research with the client reveals this component is repaired yearly.

Comp #: 406 Asphalt - 2030 - Repairs

Location: **Community Streets**

Quantity: **Approx. 56,000 SF**

Life Expectancy: **99** *Remaining Life:* **6**

Best Cost: **$6,000**
Allowance for repairs

Worst Cost: **$7,000**
Higher allowance

Source of Information: Research with Client

General Notes:

Observations:

Research with the client reveals this component is repaired yearly.

Comp #: 406 Asphalt - 2031 - Repairs

Location: **Community Streets**

Quantity: **Approx. 56,000 SF**

Life Expectancy: **99** *Remaining Life:* **7**

Best Cost: **$6,000**
Allowance for repairs

Worst Cost: **$7,000**
Higher allowance

Source of Information: Research with Client

General Notes:

Observations:

Research with the client reveals this component is repaired yearly.

Comp #: 406 Asphalt - 2032 - Repairs

Location: **Community Streets**

Quantity: **Approx. 56,000 SF**

Life Expectancy: **99** *Remaining Life:* **8**

Best Cost: **$6,000**
Allowance for repairs

Worst Cost: **$7,000**
Higher allowance

Source of Information: Research with Client

General Notes:

Observations:

Research with the client reveals this component is repaired yearly.

Comp #: 406 Asphalt - 2033 - Repairs

Location: **Community Streets**

Quantity: **Approx. 56,000 SF**

Life Expectancy: **99** *Remaining Life:* **9**

Best Cost: **$6,000**
Allowance for repairs

Worst Cost: **$7,000**
Higher allowance

Source of Information: Research with Client

General Notes:

Observations:

Research with the client reveals this component is repaired yearly.

Comp #: 406 Asphalt - 2034 - Repairs

Location: **Community Streets**

Quantity: **Approx. 56,000 SF**

Life Expectancy: **99** *Remaining Life:* **10**

Best Cost: **$6,000**
Allowance for repairs

Worst Cost: **$7,000**
Higher allowance

Source of Information: Research with Client

General Notes:

Observations:

Research with the client reveals this component is repaired yearly.

Comp #: 406 Asphalt - 2035 - Repairs

Location: **Community Streets**

Quantity: **Approx. 56,000 SF**

Life Expectancy: **99** *Remaining Life:* **11**

Best Cost: **$6,000**
Allowance for repairs

Worst Cost: **$7,000**
Higher allowance

Source of Information: Research with Client

General Notes:

Observations:

Research with the client reveals this component is repaired yearly.

Comp #: 490 Asphalt - 2024 - Replace

Location: **Community Streets**

Quantity: **Approx. 53,000 SF**

Life Expectancy: **99** *Remaining Life:* **0**

Best Cost: **$186,000**
Estimate for major rehab

Worst Cost: **$239,000**
Higher estimate

Source of Information: CSL Cost Database

General Notes:

Observations:

The asphalt surface is generally in fair to poor condition. We recommend funding to replace this component in sections. This is one section. This is a one-time component.

Comp #: 490 Asphalt - 2030 - Replace

Location: **Community Streets**

Quantity: **Approx. 56,000 SF**

Life Expectancy: **99** *Remaining Life:* **6**

Best Cost: **$196,000**
Estimate for major rehab

Worst Cost: **$252,000**
Higher estimate

Source of Information: CSL Cost Database

General Notes:

Observations:

The asphalt surface is generally in fair to poor condition. We recommend funding to replace this component in sections. This is one section. This is a one-time component.

Comp #: 490 Asphalt - 2036 - Replace

Location: **Community Streets**

Quantity: **Approx. 56,000 SF**

Life Expectancy: **99** *Remaining Life:* **12**

Best Cost: **$196,000**
Estimate for major rehab

Worst Cost: **$252,000**
Higher estimate

Source of Information: CSL Cost Database

General Notes:

Observations:

The asphalt surface is generally in fair to poor condition. We recommend funding to replace this component in sections. This is one section. This is a one-time component.

Comp #: 502 Garage Door - Replace

Location: **Maintenance Building**

Quantity: **(1) Garage Door**

Life Expectancy: **20** *Remaining Life:* **3**

Best Cost: **$4,000**
Estimate to replace

Worst Cost: **$5,000**
Higher estimate

Source of Information: CSL Cost Database

General Notes:

Observations:

The garage door is in fair condition. We recommend funding to replace this component approximately every 20 years. Remaining life based on current age and condition.

Comp #: 508 Access Control System - Replace

Location: **Clubhouse, Pool, Spa**

Quantity: **(1) System**

Life Expectancy: **12** *Remaining Life:* **10**

Best Cost: **$14,000**
Estimate to replace

Worst Cost: **$16,000**
Higher estimate

Source of Information: CSL Cost Database

General Notes:

Observations:

The access control system is in working condition. We recommend funding to replace this component approximately every 10 - 12 years. Remaining life based on current age.

Comp #: 603 Balcony Decks - Resurface

Location: **Unit Balconies**

Quantity: **Approx. 50,400 SF**

Life Expectancy: **20** *Remaining Life:* **3**

Best Cost: **$1,008,000**
Estimate to resurface

Worst Cost: **$1,260,000**
Higher estimate

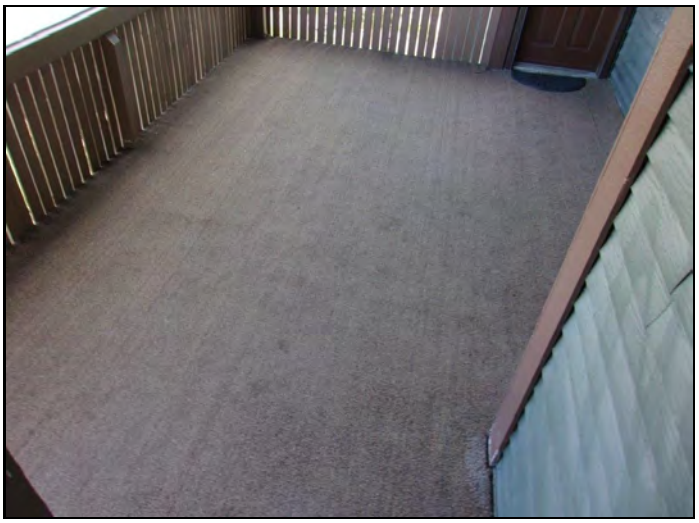
Source of Information: CSL Cost Database

General Notes:

Observations:

Unable to inspect this component at the time of the site visit. We recommend funding to resurface this component approximately every 15 - 20 years. Remaining life based on current age.

Comp #: 604 Breezeway & Stair Landings - Resurface



Location: **Building Exteriors**

Quantity: **Approx. 24,860 SF**

Life Expectancy: **20** *Remaining Life:* **0**

Best Cost: **$498,000**
Estimate to resurface

Worst Cost: **$622,000**
Higher estimate

Source of Information: CSL Cost Database

General Notes:

Observations:

The landings are in fair to poor condition. We recommend funding to resurface this component approximately every 15 - 20 years. Remaining life based on current age and condition.

Comp #: 607 Wood Decks - Replace

Location: **Clubhouse**

Quantity: **Approx. 470 SF**

Life Expectancy: **N/A** *Remaining Life:*

Best Cost: **$0**

Worst Cost: **$0**

Source of Information:

General Notes:

Observations:

Research with the client reveals this component is replaced as necessary as an operating expense.

Comp #: 690 Wood Railing - Replace

Location: **Balconies, Landings, & Stairs**

Quantity: **Approx. 21,605 LF**

Life Expectancy: **30** *Remaining Life:* **10**

Best Cost: **$973,000**
Estimate to replace

Worst Cost: **$1,189,000**
Higher estimate

Source of Information: CSL Cost Database

General Notes:

Observations:

The railing is in fair to poor condition. We recommend funding to replace this component approximately every 25 - 30 years. Remaining life based on current age and condition.

Comp #: 703 Water Heaters - Replace

Location: **Clubhouse**

Quantity: **(2) Water Heaters**

Life Expectancy: **12** *Remaining Life:* **4**

Best Cost: **$8,000**
Estimate to replace

Worst Cost: **$10,000**
Higher estimate

Source of Information: CSL Cost Database

General Notes:

Observations:

The water heaters are in working condition. We recommend funding to replace this component approximately every 12 years. Remaining life based on current age.

Comp #: 706 HVAC Systems - Replace

Location: **Clubhouse**

Quantity: **(3) Systems**

Life Expectancy: **20** *Remaining Life:* **3**

Best Cost: **$24,000**
Estimate to replace

Worst Cost: **$36,000**
Higher estimate

Source of Information: CSL Cost Database

General Notes:

Observations:

The HVAC systems are in working condition. We recommend funding to replace this component approximately every 20 years. Remaining life based on current age and condition.

Comp #: 790 Water Softener System - Replace

Location: **Clubhouse**

Quantity: **(1) System**

Life Expectancy: **20** *Remaining Life:* **3**

Best Cost: **$8,000**
Estimate to replace

Worst Cost: **$10,000**
Higher estimate

Source of Information: CSL Cost Database

General Notes:

Observations:

The water softener system is in working condition. We recommend funding to replace this component approximately every 15 - 20 years. Remaining life based on current age and condition.

Comp #: 801 Monument Sign - Refurbish

Location: **Common Area**

Quantity: **(1) Sign**

Life Expectancy: **15** *Remaining Life:* **0**

Best Cost: **$4,000**
Estimate to refurbish

Worst Cost: **$5,000**
Higher estimate

Source of Information: CSL Cost Database

General Notes:

Observations:

The monument sign is in fair condition. We recommend funding to refurbish this component approximately every 15 - 20 years. Remaining life is based on current age.

Comp #: 803 Mailboxes - Newer - Replace

Location: **Common Area**

Quantity: **(1) Clusters**

Life Expectancy: **20** *Remaining Life:* **15**

Best Cost: **$3,500**
Estimate to replace

Worst Cost: **$4,000**
Higher estimate

Source of Information: CSL Cost Database

General Notes:

Observations:

The mailboxes are in fair condition. We recommend funding to replace this component approximately every 20 - 25 years. Remaining life based on current age and condition.

Comp #: 803 Mailboxes - Older - Replace

Location: **Common Area**

Quantity: **(18) Clusters**

Life Expectancy: **20** *Remaining Life:* **3**

Best Cost: **$49,000**
Estimate to replace

Worst Cost: **$56,000**
Higher estimate

Source of Information: CSL Cost Database

General Notes:

Observations:

The mailboxes are in fair condition. We recommend funding to replace this component approximately every 20 - 25 years. Remaining life based on current age and condition.

Comp #: 901 Fire Protection Systems - Clubhouse - Renovate

Location: **Clubhouse**

Quantity: **(1) Building**

Life Expectancy: **20** *Remaining Life:* **13**

Best Cost: **$6,000**
Allowance to renovate

Worst Cost: **$8,000**
Higher allowance

Source of Information: CSL Cost Database

General Notes:

Observations:

Although the fire protection system is designed to last the life of the community we recommend funding for an allowance to renovate this component approximately every 20 years to ensure proper function and to keep up with current technology and code requirements. Perform regular, professional inspections and repairs as an operating expense. Remaining life based on current age.

Comp #: 902 Fire Protection Systems - Residential - Renovate

Location: **Residential Buildings**

Quantity: **(13) Buildings**

Life Expectancy: **20** *Remaining Life:* **3**

Best Cost: **$52,000**
Allowance to renovate

Worst Cost: **$65,000**
Higher estimate

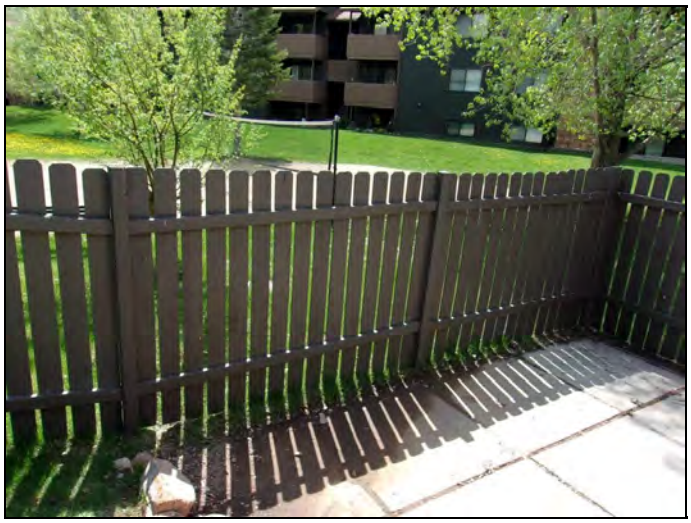
Source of Information: CSL Cost Database

General Notes:

Observations:

Although the fire protection system is designed to last the life of the community we recommend funding for an allowance to renovate this component approximately every 20 years to ensure proper function and to keep up with current technology and code requirements. Perform regular, professional inspections and repairs as an operating expense. Remaining life based on current age and condition.

Comp #: 1001 Spa Wood Fencing - Replace



Location: Spa Area

Quantity: Approx. 100 LF

Life Expectancy: 30 *Remaining Life:* 15

Best Cost: $5,000

Estimate to replace

Worst Cost: $7,000

Higher estimate

Source of Information: CSL Cost Database

General Notes:

Observations:

The wood fencing is in good to fair condition. We recommend funding to replace this component approximately every 25 - 30 years. Remaining life based on current condition.

Comp #: 1002 Pool Fencing - Replace

Location: **Pool Area**

Quantity: **Approx. 355 LF**

Life Expectancy: **50** *Remaining Life:* **0**

Best Cost: **$30,000**
Estimate to replace w/Metal

Worst Cost: **$40,000**
Higher estimate

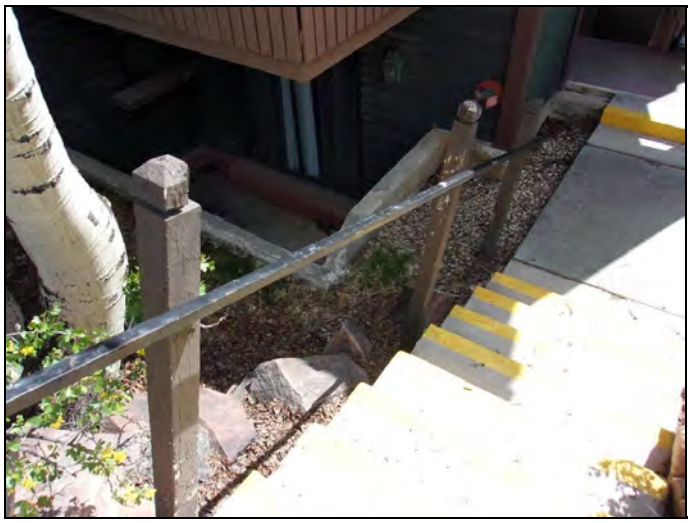
Source of Information: CSL Cost Database

General Notes:

Observations:

The fencing is in poor condition. We recommend funding to replace this component approximately every 40 - 50 years. Remaining life based on current age.

Comp #: 1004 Metal Railing - Replace



Location: **Common Area**

Quantity: **Approx. 255 LF**

Life Expectancy: **50** *Remaining Life:* **10**

Best Cost: **$13,000**
Estimate to replace

Worst Cost: **$16,000**
Higher estimate

Source of Information: CSL Cost Database

General Notes:

Observations:

The metal railing is gene in fair condition. We recommend funding to replace this component approximately every 40 - 50 years. Remaining life based on current age.

Comp #: 1009 Split Rail Fencing - Replace

Location: **Common Area**

Quantity: **Approx. 115 LF**

Life Expectancy: **N/A** *Remaining Life:*

Best Cost: **$0**

Worst Cost: **$0**

Source of Information:

General Notes:

Observations:

Research with the client reveals this component is replace as necessary as an operating expense.

Comp #: 1010 Dumpster Enclosures - Replace

Location: **Common Area**

Quantity: **Approx. 480 LF**

Life Expectancy: **30** *Remaining Life:* **9**

Best Cost: **$24,000**
Estimate to replace

Worst Cost: **$34,000**
Higher estimate

Source of Information: CSL Cost Database

General Notes:

Observations:

The wood fencing is in fair condition. We recommend funding to replace this component approximately every 25 - 30 years. Remaining life based on current condition.

Comp #: 1090 Fence Columns - Replace

Location: **Common Area**

Quantity: **(6) Columns**

Life Expectancy: **N/A** *Remaining Life:*

Best Cost: **$0**

Worst Cost: **$0**

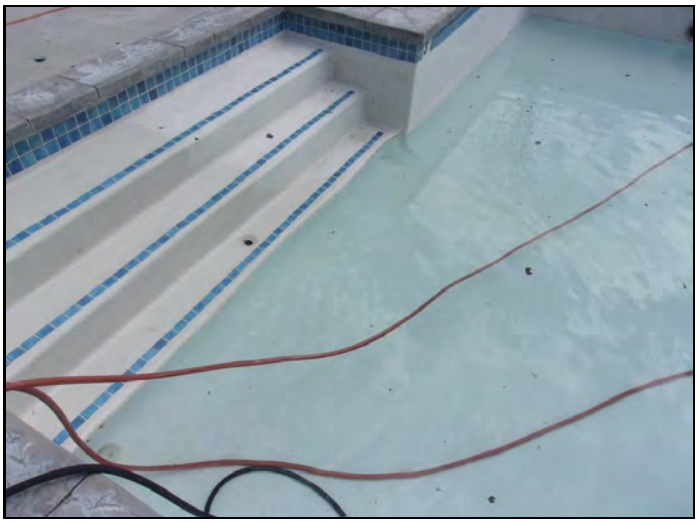
Source of Information:

General Notes:

Observations:

Research with the client reveals this component is replace as necessary as an operating expense.

Comp #: 1101 Pool - Resurface



Location: **Pool Area**

Quantity: **(1) Pool**

Life Expectancy: **12** *Remaining Life:* **9**

Best Cost: **$39,000**
Estimate to resurface

Worst Cost: **$43,000**
Higher estimate

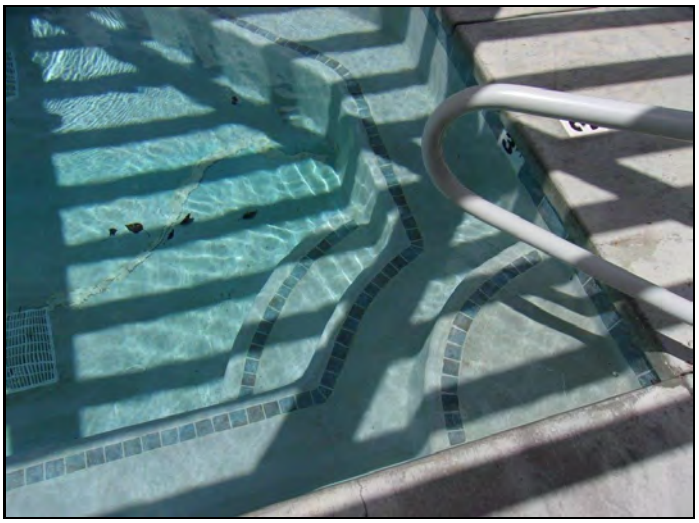
Source of Information: CSL Cost Database

General Notes:

Observations:

The pool surface is in good condition. We recommend funding to resurface this component every 10 - 12 years. Remaining life based on current age.

Comp #: 1102 Spa - Resurface



Location: **Spa Area**

Quantity: **(1) Spa**

Life Expectancy: **10** *Remaining Life:* **1**

Best Cost: **$4,000**
Estimate to resurface

Worst Cost: **$6,000**
Higher estimate

Source of Information: CSL Cost Database

General Notes:

Observations:

The spa surface is in fair to poor condition. We recommend funding to resurface this component approximately every 10 - 12 years. Remaining life based on current age and condition.

Comp #: 1104 Pool Heater - Replace

Location: **Pool Equipment Room**

Quantity: **(1) Heater**

Life Expectancy: **12** *Remaining Life:* **6**

Best Cost: **$5,000**

Estimate to replace

Worst Cost: **$6,000**

Higher estimate

Source of Information: CSL Cost Database

General Notes:

Observations:

The pool heater is in working condition. We recommend funding to replace this component approximately every 12 years. Remaining life based on current age.

Comp #: 1105 Spa Heater - Replace

Location: **Spa Building**

Quantity: **(1) Heater**

Life Expectancy: **12** *Remaining Life:* **6**

Best Cost: **$5,000**
Estimate to replace

Worst Cost: **$6,000**
Higher estimate

Source of Information: CSL Cost Database

General Notes:

Observations:

The spa heater is in working condition. We recommend funding to replace this component approximately every 12 years. Remaining life is based on current age.

Comp #: 1107 Pool Filters - Replace

Location: **Pool Equipment Room**

Quantity: **(2) Filters**

Life Expectancy: **15** *Remaining Life:* **3**

Best Cost: **$5,000**
Estimate to replace

Worst Cost: **$7,000**
Higher estimate

Source of Information: CSL Cost Database

General Notes:

Observations:

The pool filters are in working condition. We recommend funding to replace this component approximately every 12 - 15 years. Remaining life based on current age and condition.

Comp #: 1108 Spa Filter - Replace

Location: **Spa Building**

Quantity: **(1) Filter**

Life Expectancy: **15** *Remaining Life:* **5**

Best Cost: **$2,000**
Estimate to replace

Worst Cost: **$3,000**
Higher estimate

Source of Information: CSL Cost Database

General Notes:

Observations:

The spa filter is in working condition. We recommend funding to replace this component approximately every 12 - 15 years. Remaining life based on current age.

Comp #: 1109 Pool Pump - Replace

Location: **Pool Equipment Room**

Quantity: **(1) Pump**

Life Expectancy: **10** *Remaining Life:* **3**

Best Cost: **$3,000**
Estimate to replace

Worst Cost: **$4,000**
Higher estimate

Source of Information: CSL Cost Database

General Notes:

Observations:

The pump is in working condition. We recommend funding to replace this component approximately every 8 - 10 years. Remaining life based on current age and condition.

Comp #: 1110 Spa Pumps - Replace

Location: **Spa Building**

Quantity: **(2) Pumps**

Life Expectancy: **10** *Remaining Life:* **3**

Best Cost: **$3,000**
Estimate to replace

Worst Cost: **$4,000**
Higher estimate

Source of Information: CSL Cost Database

General Notes:

Observations:

The pumps are in working condition. We recommend funding to replace this component approximately every 8 - 10 years. Remaining life based on current age and condition.

Comp #: 1112 Pool Cover - Replace

Location: **Pool Area**

Quantity: **(1) Cover**

Life Expectancy: **10** *Remaining Life:* **5**

Best Cost: **$5,000**
Estimate to replace

Worst Cost: **$7,000**
Higher estimate

Source of Information: CSL Cost Database

General Notes:

Observations:

The pool cover appears to be in fair condition. We recommend funding to replace this component approximately every 10 years. Remaining life based on current condition.

Comp #: 1113 Pool Chemical Controller - Replace

Location: **Pool Equipment Room**

Quantity: **(1) Controller**

Life Expectancy: **12** *Remaining Life:* **6**

Best Cost: **$3,500**
Estimate to replace

Worst Cost: **$4,500**
Higher estimate

Source of Information: CSL Cost Database

General Notes:

Observations:

The pool chemical controller is in working condition. We recommend funding to replace this component approximately every 10 - 12 years. Remaining life based on current age.

Comp #: 1114 Spa Chemical Controller - Replace

Location: **Spa Building**

Quantity: **(1) Controller**

Life Expectancy: **12** *Remaining Life:* **6**

Best Cost: **$3,500**
Estimate to replace

Worst Cost: **$4,500**
Higher estimate

Source of Information: CSL Cost Database

General Notes:

Observations:

The spa chemical controller is in working condition. We recommend funding to replace this component approximately every 10 - 12 years. Remaining life based on current age.

Comp #: 1116 Pool Deck - Replace

Location: **Pool Area**

Quantity: **(1) Deck**

Life Expectancy: **50** *Remaining Life:* **10**

Best Cost: **$45,000**
Estimate to replace

Worst Cost: **$55,000**
Higher estimate

Source of Information: CSL Cost Database

General Notes:

Observations:

The pool deck is in good to fair condition. We recommend funding to replace this component approximately every 40 - 50 years. Remaining life based on current age and condition.

Comp #: 1117 Spa Deck - Replace

Location: **Spa Area**

Quantity: **(1) Deck**

Life Expectancy: **50** *Remaining Life:* **45**

Best Cost: **$11,000**
Estimate to replace

Worst Cost: **$15,000**
Higher estimate

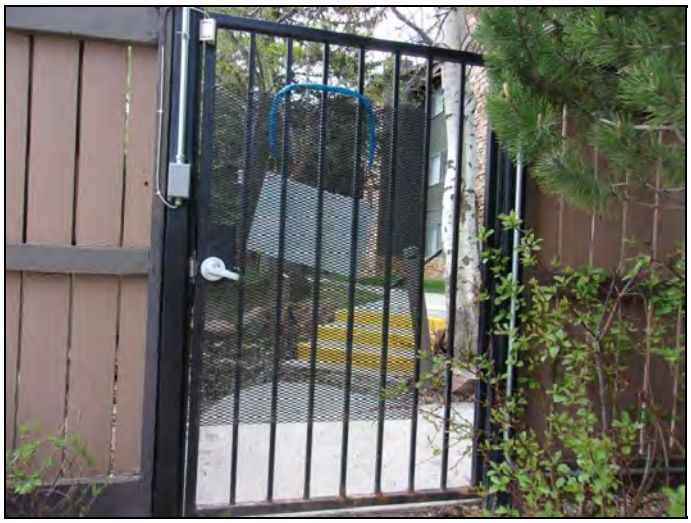
Source of Information: CSL Cost Database

General Notes:

Observations:

The spa deck is in good to fair condition. We recommend funding to replace this component approximately every 40 - 50 years. Remaining life based on current age.

Comp #: 1119 Pool Gate - Replace



Location: **Pool Area**

Quantity: **(1) Gate**

Life Expectancy: **30** *Remaining Life:* **0**

Best Cost: **$4,500**
Estimate to replace

Worst Cost: **$5,500**
Higher estimate

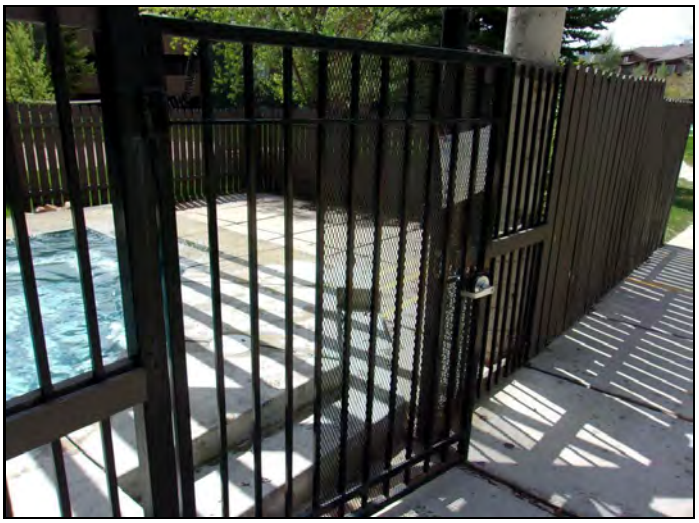
Source of Information: CSL Cost Database

General Notes:

Observations:

We recommend replacing this component with pole lights when the pool fencing is replaced. We recommend funding to completely replace this component approximately every 25 - 30 years. Remaining life based on current age.

Comp #: 1120 Spa Gate - Replace



Location: **Spa Area**

Quantity: **(1) Gate**

Life Expectancy: **30** *Remaining Life:* **15**

Best Cost: **$4,500**
Estimate to replace

Worst Cost: **$5,500**
Higher estimate

Source of Information: CSL Cost Database

General Notes:

Observations:

The spa gate is in fair condition. We recommend funding to completely replace this component approximately every 25 - 30 years. Remaining life based on current age.

Comp #: 1121 Pool Furniture - Replace

Location: **Pool Area**

Quantity: **Assorted Pieces**

Life Expectancy: **6** *Remaining Life:* **2**

Best Cost: **$8,000**
Estimate to replace

Worst Cost: **$10,000**
Higher estimate

Source of Information: CSL Cost Database

General Notes:

Observations:

The pool furniture is in fair condition. We recommend funding to replace this component approximately every 6 years. Remaining life based on current age.

Comp #: 1190 Spa Vacuum Release Systems - Replace

Location: **Spa Building**

Quantity: **(2) Systems**

Life Expectancy: **15** *Remaining Life:* **8**

Best Cost: **$3,000**

Estimate to replace

Worst Cost: **$4,000**

Higher estimate

Source of Information: CSL Cost Database

General Notes:

Observations:

The spa vacuum release system is in working condition. We recommend funding to replace this system approximately every 15 year. Remaining life based on current age.

Comp #: 1201 Tennis Courts - Resurface

Location: **Tennis Court**

Quantity: **(2) Courts**

Life Expectancy: **10** *Remaining Life:* **20**

Best Cost: **$14,000**
Estimate to resurface

Worst Cost: **$16,000**
Higher estimate

Source of Information: CSL Cost Database

General Notes:

Observations:

The tennis court surface is in poor condition. We recommend funding to resurface this component approximately every 8 - 10 years. Remaining life based on current condition.

Comp #: 1203 Tennis Courts - Replace

Location: **Common Area**

Quantity: **(2) Courts**

Life Expectancy: **50** *Remaining Life:* **10**

Best Cost: **$240,000**
Estimate to replace concrete

Worst Cost: **$300,000**
Higher estimate to replace concrete

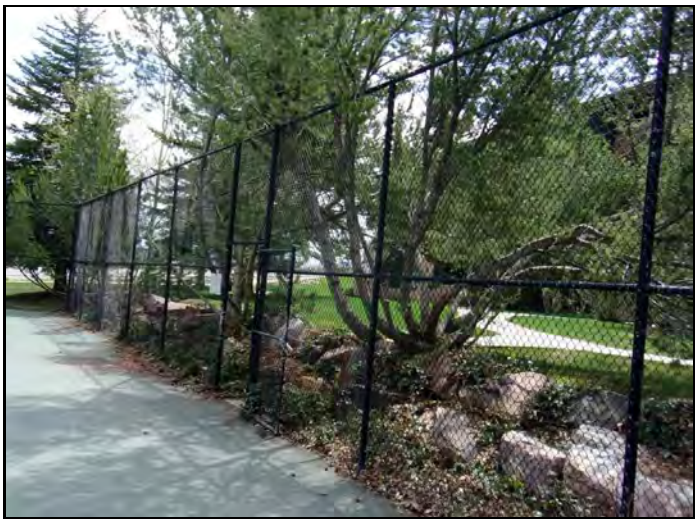
Source of Information: CSL Cost Database

General Notes:

Observations:

The tennis courts are in fair to poor condition. We recommend funding to replace this component approximately every 40 - 50 years. Remaining life based on current age.

Comp #: 1204 Tennis Court Fencing - Replace



Location: **Tennis Court**

Quantity: **Approx. 440 LF**

Life Expectancy: **N/A** *Remaining Life:*

Best Cost: **$0**

Worst Cost: **$0**

Source of Information:

General Notes:

Observations:

This component is replaced as a part of Component #1203 Tennis Court Replace. No extra reserve funding necessary.

Comp #: 1208 Volleyball Court - Replenish

Location: **Common Area**

Quantity: **(1) Court**

Life Expectancy: **8** *Remaining Life:* **3**

Best Cost: **$4,000**
Allowance to replenish

Worst Cost: **$5,000**
Higher allowance

Source of Information: CSL Cost Database

General Notes:

Observations:

The volleyball court is in fair condition. We recommend funding an allowance to replenish this component approximately every 8 - 10 years. Remaining life based on current condition.

Comp #: 1304 Drinking Fountain - Replace

Location: **Clubhouse**

Quantity: **(1) Drinking Fountain**

Life Expectancy: **N/A** *Remaining Life:*

Best Cost: **$0**

Worst Cost: **$0**

Source of Information:

General Notes:

Observations:

Due to the minimal cost of replacing this component, reserve funding is not appropriate. Replace as necessary as an operating expense.

Comp #: 1305 Barbecue Grills - Replace

Location: **Common Area**

Quantity: **(3) Grills**

Life Expectancy: **N/A** *Remaining Life:*

Best Cost: **$0**

Worst Cost: **$0**

Source of Information:

General Notes:

Observations:

Due to the minimal cost of replacing this component, reserve funding is not appropriate. Replace as necessary as an operating expense.

Comp #: 1306 Picnic Tables - Replace

Location: **Common Area**

Quantity: **(3) Tables**

Life Expectancy: **N/A** *Remaining Life:*

Best Cost: **$0**

Worst Cost: **$0**

Source of Information:

General Notes:

Observations:

Research with the client reveals this component is replaced as necessary as an operating expense.

Comp #: 1307 Benches - Replace

Location: **Common Area**

Quantity: **(2) Benches**

Life Expectancy: **N/A** *Remaining Life:*

Best Cost: **$0**

Worst Cost: **$0**

Source of Information:

General Notes:

Observations:

Due to the minimal cost of replacing this component, reserve funding is not appropriate. Replace as necessary as an operating expense.

Comp #: 1309 Pergola - Replace

Location: Spa Area

Quantity: (1) Pergola

Life Expectancy: 30 *Remaining Life:* 27

Best Cost: $12,000

Estimate to replace

Worst Cost: $15,000

Higher estimate

Source of Information: CSL Cost Database

General Notes:

Observations:

The pergola is in good condition. We recommend funding to replace this component approximately every 25 - 30 years. Remaining life based on current age.

Comp #: 1310 Pet Waste Stations - Replace

Location: **Common Area**

Quantity: **(8) Stations**

Life Expectancy: **N/A** *Remaining Life:*

Best Cost: **$0**

Worst Cost: **$0**

Source of Information:

General Notes:

Observations:

Research with the client reveals this component is replaced as necessary as an operating expense.

Comp #: 1390 Flag Pole - Replace

Location: Common Area

Quantity: (1) Flag Pole

Life Expectancy: N/A *Remaining Life:*

Best Cost: $0

Worst Cost: $0

Source of Information:

General Notes:

Observations:

Due to the minimal cost of replacing this component, reserve funding is not appropriate. Replace as necessary as an operating expense.

Comp #: 1405 Furniture - Replace

Location: **Clubhouse**

Quantity: **Assorted Pieces**

Life Expectancy: **10** *Remaining Life:* **0**

Best Cost: **$6,000**

Allowance to make replacements

Worst Cost: **$8,000**

Higher allowance

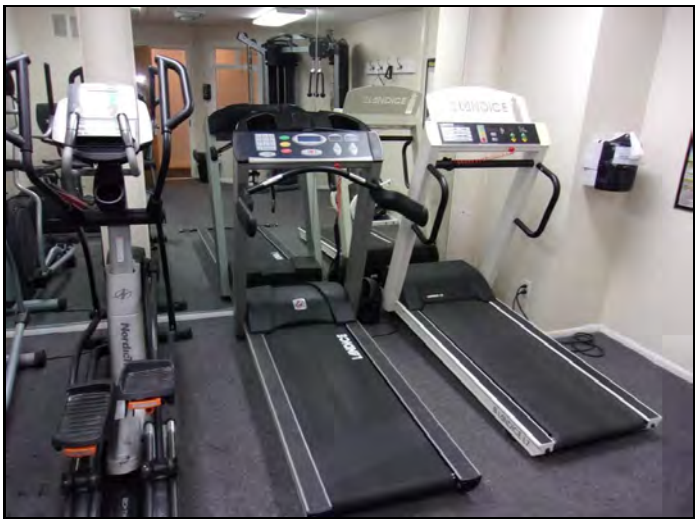
Source of Information: CSL Cost Database

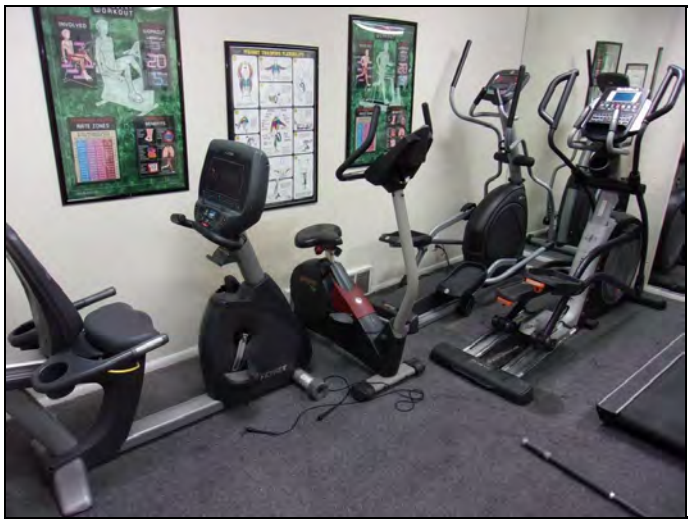
General Notes:

Observations:

The furniture is in fair condition. We recommend funding an allowance to make replacements approximately every 10 years. Remaining life based on current age.

Comp #: 1406 Fitness Equipment - Replace





Location: **Clubhouse**

Quantity: **Assorted Pieces**

Life Expectancy: **N/A** *Remaining Life:*

Best Cost: **$0**

Worst Cost: **$0**

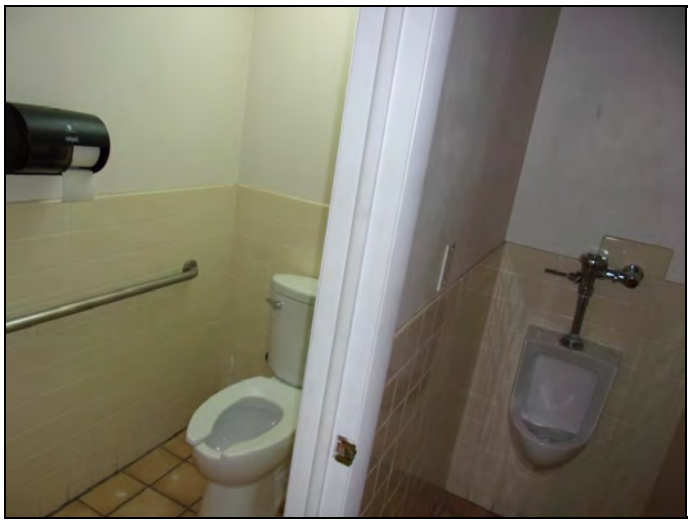
Source of Information:

General Notes:

Observations:

Research with the client reveals this component is replaced as necessary as an operating expense.

Comp #: 1413 Restrooms - Remodel



Location: **Clubhouse**

Quantity: **(2) Restroom**

Life Expectancy: **20** *Remaining Life:* **3**

Best Cost: **$30,000**
Estimate to remodel

Worst Cost: **$40,000**
Higher estimate

Source of Information: CSL Cost Database

General Notes:

Observations:

The restrooms are in functional condition. We recommend funding to remodel this component approximately every 20 years. Remaining life based on current age and condition.

Comp #: 1417 Kitchen - Remodel

Location: **Clubhouse**

Quantity: **(1) Kitchen**

Life Expectancy: **20** *Remaining Life:* **3**

Best Cost: **$20,000**
Allowance to remodel

Worst Cost: **$30,000**
Higher allowance

Source of Information: CSL Cost Database

General Notes:

Observations:

The kitchen is in functional condition. We recommend funding to remodel this component approximately every 20 years. Remaining life based on current age and condition.

Comp #: 1421 Wall Paper - Replace

Location: **Clubhouse**

Quantity: **Approx. 900 SF**

Life Expectancy: **15** *Remaining Life:* **3**

Best Cost: **$5,000**
Estimate to replace

Worst Cost: **$7,000**
Higher estimate

Source of Information: CSL Cost Database

General Notes:

Observations:

The wall paper is in fair to poor condition. No problems were noted at the time of the inspection. We recommend funding to replace this component approximately every 12 - 15 years. Remaining life based on current age and condition

Comp #: 1501 Carpeting - Replace

Location: **Clubhouse**

Quantity: **Approx. 2,870SF**

Life Expectancy: **10** *Remaining Life:* **3**

Best Cost: **$15,000**
Estimate to replace

Worst Cost: **$21,000**
Higher estimate

Source of Information: CSL Cost Database

General Notes:

Observations:

The carpeting is in fair to poor condition. We recommend funding to replace this component approximately every 8 - 10 years. Remaining life based on current age and condition.

Comp #: 1503 Tile Flooring - Replace

Location: **Clubhouse**

Quantity: **Approx. 500 SF**

Life Expectancy: **30** *Remaining Life:* **9**

Best Cost: **$13,000**
Estimate to replace

Worst Cost: **$18,000**
Higher estimate

Source of Information: CSL Cost Database

General Notes:

Observations:

The tile flooring is in good to fair condition. We recommend funding to replace this component approximately every 30 years. Remaining life based on current age and condition.

Comp #: 1601 Interior Light Fixtures - Replace

Location: **Clubhouse**

Quantity: **(53) Fixtures**

Life Expectancy: **25** *Remaining Life:* **3**

Best Cost: **$8,000**
Estimate to replace

Worst Cost: **$11,000**
Higher estimate

Source of Information: CSL Cost Database

General Notes:

Observations:

The interior light fixtures are in fair to poor condition. We recommend funding to replace this component approximately every 20 - 25 years. Remaining life based on current age and condition.

Comp #: 1602 Exterior Light Fixtures - Replace

Location: **Building Exteriors**

Quantity: **(688) Fixtures**

Life Expectancy: **20** *Remaining Life:* **3**

Best Cost: **$104,000**
Estimate to replace

Worst Cost: **$138,000**
Higher estimate

Source of Information: CSL Cost Database

General Notes:

Observations:

The exterior light fixtures are in fair to poor condition. We recommend funding to replace this component approximately every 16 - 20 years. Remaining life based on current age and condition.

Comp #: 1604 Fence & Pole Lights - Replace

Location: **Common Area**

Quantity: **(40) Pole Lights**

Life Expectancy: **20** *Remaining Life:* **3**

Best Cost: **$25,000**
Estimate to replace

Worst Cost: **$30,000**
Higher estimate

Source of Information: CSL Cost Database

General Notes:

Observations:

The pole lights are in fair to poo condition. We recommend funding to replace these pole light fixtures, poles and to refurbish the electrical approximately every 16 - 20 years. Remaining life based on current age and condition.

Comp #: 1605 Pool Lights - Replace

Location: **Pool Area**

Quantity: **(12) Pool Lights**

Life Expectancy: **20** *Remaining Life:* **0**

Best Cost: **$7,000**
Estimate to replace

Worst Cost: **$9,000**
Higher estimate

Source of Information: CSL Cost Database

General Notes:

Observations:

We recommend replacing this component with pole lights when the pool fencing is replaced. We recommend funding to replace these pole light fixtures, poles and to refurbish the electrical approximately every 16 - 20 years. Remaining life based on current age.

Comp #: 1606 Tennis Court Light Fixtures - Replace

Location: **Tennis Court**

Quantity: **(12) Fixtures**

Life Expectancy: **20** *Remaining Life:* **3**

Best Cost: **$15,000**
Estimate to replace

Worst Cost: **$21,000**
Higher estimate

Source of Information: CSL Cost Database

General Notes:

Observations:

The tennis court light fixtures are in working condition. No expectation to replace the light poles. Paint poles as necessary as an operating expense. We recommend funding to replace this component approximately every 20 years. Remaining life based on current age and condition.

Comp #: 1812 Landscaping & Irrigation System - Renovate

Location: **Common Area**

Quantity: **Extensive SF**

Life Expectancy: **20** *Remaining Life:* **0**

Best Cost: **$80,000**
Allowance to renovate

Worst Cost: **$100,000**
Higher allowance

Source of Information: CSL Cost Database

General Notes:

Observations:

The landscaping and irrigation system appear to be in fair condition. We recommend funding for an allowance to renovate this component approximately every 20 years. Remaining life based on current age and condition.

Comp #: 1902 Golf Carts - Replace

Location: **Maintenance Building**

Quantity: **(2) Golf Carts**

Life Expectancy: **10** *Remaining Life:* **6**

Best Cost: **$14,000**

Estimate to replace with used

Worst Cost: **$16,000**

Higher estimate

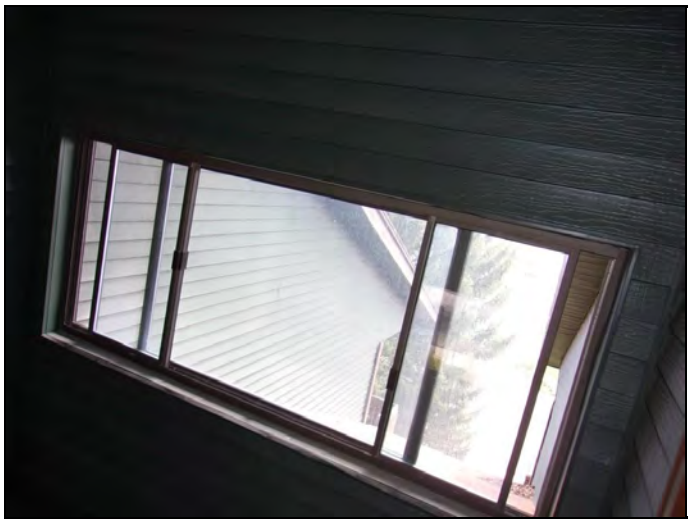
Source of Information: CSL Cost Database

General Notes:

Observations:

The golf carts are in working condition. We recommend funding to replace this component approximately every 10 years. Remaining life based on average age.

Comp #: 2303 Windows - Replace



Location: **Clubhouse, Large Buildings, Maintenance**

Quantity: **(99) Windows**

Life Expectancy: **50** *Remaining Life:* **10**

Best Cost: **$124,000**
Estimate to replace

Worst Cost: **$174,000**
Higher estimate

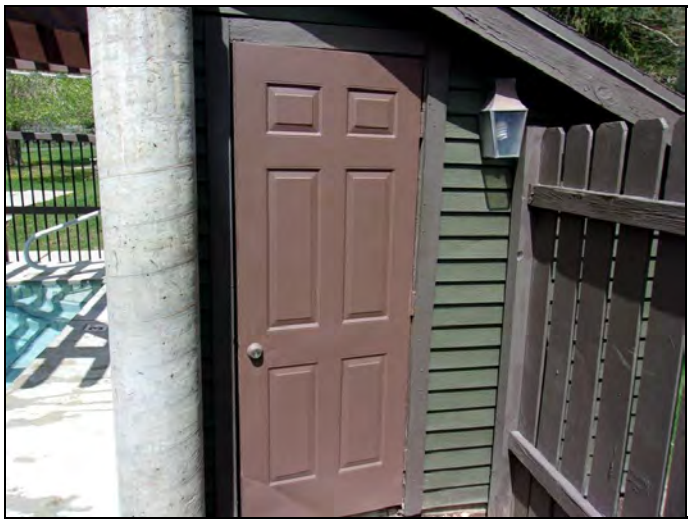
Source of Information: CSL Cost Database

General Notes:

Observations:

The windows are in good condition. We recommend funding to replace this component approximately every 40 - 50 years. Remaining life based on current age.

Comp #: 2304 Doors - Replace



Location: **Clubhouse, Maintenance, Spa, Storage**

Quantity: **(62) Doors**

Life Expectancy: **50** *Remaining Life:* **10**

Best Cost: **$130,000**
Estimate to repaint

Worst Cost: **$150,000**
Higher estimate

Source of Information: CSL Cost Database

General Notes:

Observations:

The doors are generally in fair condition. We recommend funding to replace this component approximately every 40 - 50 years. Remaining life based on current age.

Comp #: 2306 Stair Stringers - 2019 - Replace

Location: **Building Exteriors**

Quantity: **(15) Stringers**

Life Expectancy: **40** *Remaining Life:* **35**

Best Cost: **$75,000**
Estimate to replace

Worst Cost: **$90,000**
Higher estimate

Source of Information: CSL Cost Database

General Notes:

Observations:

Research with the client reveals this component is being partially replaced each year until they are all replaced. We recommend funding to replace this component approximately every 40 - 50 years. Remaining life based on current age.

Comp #: 2306 Stair Stringers - 2020 - Replace

Location: **Building Exteriors**

Quantity: **(10) Stringers**

Life Expectancy: **40** *Remaining Life:* **36**

Best Cost: **$50,000**
Estimate to replace

Worst Cost: **$60,000**
Higher estimate

Source of Information: CSL Cost Database

General Notes:

Observations:

Research with the client reveals this component is being partially replaced each year until they are all replaced. We recommend funding to replace this component approximately every 40 - 50 years. Remaining life based on current age.

Comp #: 2306 Stair Stringers - 2021 - Replace

Location: **Building Exteriors**

Quantity: **(10) Stringers**

Life Expectancy: **40** *Remaining Life:* **37**

Best Cost: **$50,000**
Estimate to replace

Worst Cost: **$60,000**
Higher estimate

Source of Information: CSL Cost Database

General Notes:

Observations:

Research with the client reveals this component is being partially replaced each year until they are all replaced. We recommend funding to replace this component approximately every 40 - 50 years. Remaining life based on current age.

Comp #: 2306 Stair Stringers - 2022 - Replace

Location: **Building Exteriors**

Quantity: **(10) Stringers**

Life Expectancy: **40** *Remaining Life:* **38**

Best Cost: **$50,000**
Estimate to replace

Worst Cost: **$60,000**
Higher estimate

Source of Information: CSL Cost Database

General Notes:

Observations:

Research with the client reveals this component is being partially replaced each year until they are all replaced. We recommend funding to replace this component approximately every 40 - 50 years. Remaining life based on current age.

Comp #: 2306 Stair Stringers - 2023 - Replace

Location: **Building Exteriors**

Quantity: **(10) Stringers**

Life Expectancy: **40** *Remaining Life:* **39**

Best Cost: **$50,000**
Estimate to replace

Worst Cost: **$60,000**
Higher estimate

Source of Information: CSL Cost Database

General Notes:

Observations:

Research with the client reveals this component is being partially replaced each year until they are all replaced. We recommend funding to replace this component approximately every 40 - 50 years. Remaining life based on current age.

Comp #: 2306 Stair Stringers - 2024 - Replace

Location: **Building Exteriors**

Quantity: **(15) Stringers**

Life Expectancy: **40** *Remaining Life:* **0**

Best Cost: **$75,000**
Estimate to replace

Worst Cost: **$90,000**
Higher estimate

Source of Information: CSL Cost Database

General Notes:

Observations:

Research with the client reveals this component is being partially replaced each year until they are all replaced. We recommend funding to replace this component approximately every 40 - 50 years. Remaining life based on current age.

Comp #: 2306 Stair Stringers - 2025 - Replace

Location: **Building Exteriors**

Quantity: **(15) Stringers**

Life Expectancy: **40** *Remaining Life:* **1**

Best Cost: **$75,000**
Estimate to replace

Worst Cost: **$90,000**
Higher estimate

Source of Information: CSL Cost Database

General Notes:

Observations:

Research with the client reveals this component is being partially replaced each year until they are all replaced. We recommend funding to replace this component approximately every 40 - 50 years. Remaining life based on current age.

Comp #: 2306 Stair Stringers - 2026 - Replace

Location: **Building Exteriors**

Quantity: **(15) Stringers**

Life Expectancy: **40** *Remaining Life:* **2**

Best Cost: **$75,000**
Estimate to replace

Worst Cost: **$90,000**
Higher estimate

Source of Information: CSL Cost Database

General Notes:

Observations:

Research with the client reveals this component is being partially replaced each year until they are all replaced. We recommend funding to replace this component approximately every 40 - 50 years. Remaining life based on current age.

Comp #: 2306 Stair Stringers - 2027 - Replace

Location: **Building Exteriors**

Quantity: **(15) Stringers**

Life Expectancy: **40** *Remaining Life:* **3**

Best Cost: **$75,000**
Estimate to replace

Worst Cost: **$90,000**
Higher estimate

Source of Information: CSL Cost Database

General Notes:

Observations:

Research with the client reveals this component is being partially replaced each year until they are all replaced. We recommend funding to replace this component approximately every 40 - 50 years. Remaining life based on current age.

Comp #: 2306 Stair Stringers - 2028 - Replace

Location: **Building Exteriors**

Quantity: **(15) Stringers**

Life Expectancy: **40** *Remaining Life:* **4**

Best Cost: **$75,000**
Estimate to replace

Worst Cost: **$90,000**
Higher estimate

Source of Information: CSL Cost Database

General Notes:

Observations:

Research with the client reveals this component is being partially replaced each year until they are all replaced. We recommend funding to replace this component approximately every 40 - 50 years. Remaining life based on current age.

Comp #: 2306 Stair Stringers - 2029 - Replace

Location: **Building Exteriors**

Quantity: **(15) Stringers**

Life Expectancy: **40** *Remaining Life:* **5**

Best Cost: **$75,000**
Estimate to replace

Worst Cost: **$90,000**
Higher estimate

Source of Information: CSL Cost Database

General Notes:

Observations:

Research with the client reveals this component is being partially replaced each year until they are all replaced. We recommend funding to replace this component approximately every 40 - 50 years. Remaining life based on current age.

Comp #: 2306 Stair Stringers - 2030 - Replace

Location: **Building Exteriors**

Quantity: **(15) Stringers**

Life Expectancy: **40** *Remaining Life:* **6**

Best Cost: **$75,000**
Estimate to replace

Worst Cost: **$90,000**
Higher estimate

Source of Information: CSL Cost Database

General Notes:

Observations:

Research with the client reveals this component is being partially replaced each year until they are all replaced. We recommend funding to replace this component approximately every 40 - 50 years. Remaining life based on current age.

Comp #: 2306 Stair Stringers - 2031 - Replace

Location: **Building Exteriors**

Quantity: **(15) Stringers**

Life Expectancy: **40** *Remaining Life:* **7**

Best Cost: **$75,000**
Estimate to replace

Worst Cost: **$90,000**
Higher estimate

Source of Information: CSL Cost Database

General Notes:

Observations:

Research with the client reveals this component is being partially replaced each year until they are all replaced. We recommend funding to replace this component approximately every 40 - 50 years. Remaining life based on current age.

Comp #: 2306 Stair Stringers - 2032 - Replace

Location: **Building Exteriors**

Quantity: **(15) Stringers**

Life Expectancy: **40** *Remaining Life:* **8**

Best Cost: **$75,000**
Estimate to replace

Worst Cost: **$90,000**
Higher estimate

Source of Information: CSL Cost Database

General Notes:

Observations:

Research with the client reveals this component is being partially replaced each year until they are all replaced. We recommend funding to replace this component approximately every 40 - 50 years. Remaining life based on current age.

Comp #: 2306 Stair Stringers - 2033 - Replace

Location: **Building Exteriors**

Quantity: **(15) Stringers**

Life Expectancy: **40** *Remaining Life:* **9**

Best Cost: **$75,000**
Estimate to replace

Worst Cost: **$90,000**
Higher estimate

Source of Information: CSL Cost Database

General Notes:

Observations:

Research with the client reveals this component is being partially replaced each year until they are all replaced. We recommend funding to replace this component approximately every 40 - 50 years. Remaining life based on current age.

Comp #: 2307 Carport - Repairs

Location: **Common Area**

Quantity: **(32) Carports**

Life Expectancy: **5** *Remaining Life:* **4**

Best Cost: **$40,000**
Allowance for repairs

Worst Cost: **$45,000**
Higher allowance

Source of Information: CSL Cost Database

General Notes:

Observations:

The carports are generally in fair condition. This component has an extended useful life under normal condition. We recommend funding an allowance to make repairs to this component approximately every 5 years. Remaining life based on current age.

Glossary of Commonly Used Words And Phrases

(Provided by the National Reserve Study Standards of the Community Associations Institute)

Cash Flow Method – A method of developing a reserve funding plan where contributions to the reserve fund are designed to offset the variable annual expenditures from the reserve fund. Different reserve funding plans are tested against the anticipated schedule of reserve expenses until the desired funding goal is achieved.

Component – Also referred to as an "Asset." Individual line items in the Reserve Study developed or updated in the physical analysis. These elements form the building blocks for the Reserve Study. Components typically are: 1) Association responsibility, 2) with limited useful life expectancies, 3) have predictable remaining life expectancies, 4) above a minimum threshold cost, and 5) required by local codes.

Component Full Funding – When the actual (or projected) cumulative reserve balance for all components is equal to the fully funded balance.

Component Inventory – The task of selecting and quantifying reserve components. This task can be accomplished through on-site visual observations, review of association design and organizational documents, a review of established association precedents, and discussion with appropriate association representatives.

Deficit – An actual (or projected reserve balance), which is less than the fully funded balance.

Effective Age – The difference between useful life and remaining useful life (UL - RUL).

Financial Analysis – The portion of the Reserve Study where current status of the reserves (measured as cash or percent funded) and a recommended reserve contribution rate (reserve funding plan) are derived, and the projected reserve income and expenses over time is presented. The financial analysis is one of the two parts of the Reserve Study.

Fully Funded Balance – An indicator against which the actual (or projected) reserve balance can be compared. The reserve balance that is in direct proportion to the fraction of life "used up" of the current repair or replacement cost of a reserve component. This number is calculated for each component, and then summed together for an association total.

FFB = Current Cost * Effective Age / Useful Life

Fund Status – The status of the reserve fund as compared to an established benchmark, such as percent funded.

Funding Goals – Independent of calculation methodology utilized, the following represent the basic categories of funding plan goals:

- *Baseline Funding*: Establishing a reserve-funding goal of keeping the reserve balance above zero.
- *Component Full Funding*: Setting a reserve funding goal of attaining and maintaining cumulative reserves at or near 100% funded.
- *Threshold Funding*: Establishing a reserve funding goal of keeping the reserve balance above a specified dollar or percent funded amount.

Funding Plan – An association's plan to provide income to a reserve fund to offset anticipated expenditures from that fund.

Funding Principles –

- Sufficient funds when required
- Stable contributions through the year
- Evenly distributed contributions over the years
- Fiscally responsible

GSF - Gross Square Feet

Life and Valuation Estimates – The task of estimating useful life, remaining useful life, and repair or replacement costs for the reserve components.

LF - Linear Feet

Percent Funded – The ratio, at a particular point in time (typically the beginning of the fiscal year), of the actual (or projected) reserve balance to the ideal fund balance, expressed as a percentage.

Physical Analysis – The portion of the Reserve Study where the component evaluation, condition assessment, and life and valuation estimate tasks are performed. This represents one of the two parts of the Reserve Study.

Remaining Useful Life (RUL) – Also referred to as "remaining life" (RL). The estimated time, in years, that a reserve component can be expected to continue to serve its intended function. Projects anticipated to occur in the current fiscal year have a "0" remaining useful life.

Replacement Cost – The cost of replacing, repairing, or restoring a reserve component to its original functional condition. The current replacement cost would be the cost to replace, repair, or restore the component during that particular year.

Reserve Balance – Actual or projected funds as of a particular point in time (typically the beginning of the fiscal year) that the association has identified for use to defray the future repair or replacement of those major components that the association is obligated to maintain. Also known as "reserves," "reserve accounts," or "cash reserves." In this report the reserve balance is based upon information provided and is not audited.

Reserve Study – A budget-planning tool, which identifies the current status of the reserve fund and a stable and equitable funding plan to offset the anticipated future major common area expenditures. The Reserve Study consists of two parts: The Physical Analysis and the Financial Analysis.

Special Assessment – An assessment levied on the members of an association in addition to regular assessments. Governing documents or local statutes often regulate special assessments.

Surplus – An actual (or projected) reserve balance that is greater than the fully funded balance.

Useful Life (UL) – Also known as "life expectancy." The estimated time, in years, that a reserve component can be expected to serve its intended function if properly constructed and maintained in its present application of installation.