

Washington Office
505 South 336th St., Ste 620
Federal Way, WA 98003

TEL 253/661-5437
FAX 253/661-5430
arwa@reservestudy.com
www.reservestudy.com



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Update “No Site-Visit” Reserve Study



Lakeside Village Federal Way, WA

Report #: 13297-7
For Period Beginning: January 1, 2017
Expires: December 31, 2017

Date Prepared: September 16, 2016

Hello, and welcome to your Reserve Study!

We don't want you to be surprised. This Report is designed to help you anticipate, and prepare for, the major common area expenses your association will face. Inside you will find:

- 1) The Reserve Component List (the “Scope and Schedule” of your Reserve projects) – telling you what your association is Reserving for, what condition they are in now, and what they'll cost to replace.**
- 2) An Evaluation of your current Reserve Fund Size and Strength (Percent Funded). This tells you your financial starting point, revealing your risk of deferred maintenance and special assessments.**
- 3) A Recommended Multi-Year Reserve Funding Plan, answering the question... “What do we do now?”**

More Questions?

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

253/661-5437

Relax, it's from



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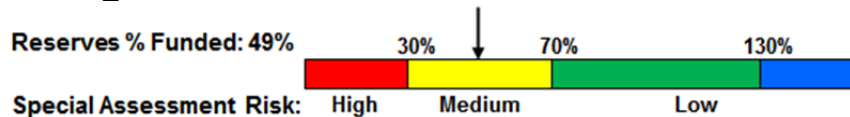
3- Minute Executive Summary

Association: Lakeside Village **#:** 13297-7
Location: Federal Way, WA **# of Units:** 78
Report Period: January 1, 2017 through December 31, 2017

Findings/Recommendations as-of 1/1/2017:

Projected Starting Reserve Balance:	\$311,463
Current Fully Funded Reserve Balance:	\$629,646
Average Reserve Deficit (Surplus) Per Unit:	\$4,079
100% 2017 Monthly "Full Funding" Contributions:	\$6,500
70% 2017 Monthly "Threshold Funding" Contributions:	\$5,850
Baseline contribution (min to keep Reserves above \$0):	\$5,510
Recommended 2017 Special Assessment for Reserves:.....	\$0

Most Recent Budgeted Reserve Contribution Rate:.....\$5,654



Economic Assumptions:

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

- This is an "Update No-Site-Visit" Reserve Study, based on a prior Report prepared by Association Reserves for your 2016 Fiscal Year. No site inspection was performed as part of this Reserve Study, which was prepared by, or under the supervision of a credentialed Reserve Specialist (RS™).
- Your Reserve Fund is currently 49% Funded. This means the association's special assessment & deferred maintenance risk is currently medium. The objective of your multi-year Funding Plan is to fund your Reserves to a level where you will enjoy a low risk of such Reserve cash flow problems.
- Based on this starting point and your anticipated future expenses, our recommendation is to increase your Reserve contributions to within the 70% to 100% level as noted above. 100% "Full" and 70% contribution rates are designed to achieve these funding objectives *by the end of* our 30-year report scope. No assets appropriate for Reserve designation were excluded. See appendix for component details; the basis of our assumptions.

Table 1: Executive Summary

13297-7

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Cost Estimate
Site / Grounds				
104	Asphalt - Seal/Repair	5	0	\$24,000
106	Asphalt - Resurface	40	10	\$135,000
120	Monument Sign - Replace	15	14	\$5,800
122	Small Pole Lights - Replace	30	3	\$20,500
124	Tall Pole Lights - Replace	40	9	\$22,000
130	Mailboxes - Replace	30	27	\$8,500
152	Perimeter Fence, South-Replace Part	5	0	\$4,500
160	Building 4 Patio Fences - Replace	18	16	\$8,550
162	Building 1-2 Patio Fences - Replace	18	12	\$26,000
164	Building 3 Patio Fences - Replace	18	14	\$12,000
166	Building 5 Patio Fences - Replace	18	15	\$13,500
180	Cabana Deck - Repair/Replace	20	11	\$7,200
Recreation				
400	Pool Deck - Resurface	40	8	\$26,000
402	Pool - Resurface	10	9	\$22,600
407	Pool Fence - Replace	30	21	\$6,400
408	Pool Heater - Replace	10	0	\$4,800
422	Spa - Resurface	5	2	\$5,300
424	Spa Heater - Replace	10	7	\$4,200
428	Cabana Roof - Replace	25	14	\$10,200
432	Cabana Interior Surfaces - Refinish	10	4	\$4,700
434	Cabana Flooring - Replace	10	4	\$7,700
440	Tennis Court - Resurface	36	0	\$30,500
440	Tennis Court - Seal/Repair	6	5	\$8,000
444	Tennis Court Fence - Replace	40	8	\$8,800
Building Exterior				
500	Elastomeric Decks - Seal/Repair	5	0	\$6,150
502	Vinyl Decks - Repair/Resurface (a)	18	7	\$16,000
502	Vinyl Decks - Repair/Resurface (b)	18	8	\$20,000
502	Vinyl Decks - Repair/Resurface (c)	18	9	\$20,000
502	Vinyl Decks - Repair/Resurface (d)	18	10	\$29,000
502	Vinyl Decks - Repair/Resurface (e)	18	11	\$22,500
502	Vinyl Decks - Repair/Resurface (f)	18	12	\$31,000
506	Indoor/Outdoor Carpet - Replace	12	11	\$12,700
540	Bldg 4, 5 and Cabana - Paint	8	0	\$71,500
541	Building 3 - Paint	8	0	\$42,500
542	Bldg 1, 2 and Carports - Paint	8	2	\$70,500
600	Building 1-4 Roofs - Replace	25	11	\$140,000
602	Building 5 Roof - Replace	25	18	\$37,000
608	Carport Roofs, ~1/3 - Replace (a)	25	11	\$18,500
610	Carport Roofs, ~1/3 - Replace (b)	25	13	\$18,500
612	Carport Roofs, ~1/3 - Replace (c)	25	16	\$18,500

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Cost Estimate
Systems				
908	Fire Alarm Panels - Replace	20	16	\$13,000
920	Surveillance System - Reinstall	N/A	0	\$5,300
922	Surveillance System - Replace	10	8	\$4,300
43	Total Funded Components			

Note 1: a Useful Life of "N/A" means a one-time expense, not expected to repeat.

Note 2: Yellow highlighted line items are expected to require attention in the initial year, green highlighted items are expected to occur within the first five years.

Cross reference component numbers with inventory appendix.

A reserve-funding threshold of 1% of your total annual operating expenses is suggested for your association (expenses below this level expected to be factored within operating budget).

Introduction



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

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



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

Methodology



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

researched any well-established association precedents. We *updated and adjusted* your Reserve Component List on the basis of time elapsed since the last Reserve Study and interviews with association representatives.

Which Physical Assets are Funded by Reserves?

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



RESERVE COMPONENT "FOUR-PART TEST"

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

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

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

How do we establish Current Repair/Replacement Cost Estimates?

In this order...

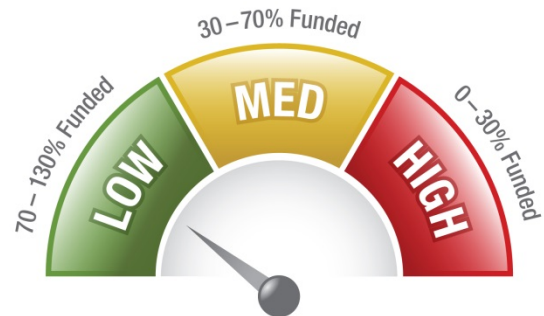
- 1) Actual client cost history, or current proposals
- 2) Comparison to Association Reserves database of work done at similar associations
- 3) Vendor Recommendations
- 4) Reliable National Industry cost estimating guidebooks

How much Reserves are enough?

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

Adequacy is measured in a two-step process:

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



SPECIAL ASSESSMENT RISK

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

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

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

How much should we contribute?



RESERVE FUNDING PRINCIPLES

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

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

What is our Recommended Funding Goal?

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



FUNDING OBJECTIVES

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

Projected Expenses

While this Reserve Study looks forward 30 years, we have no expectation that all these expenses will all take place as anticipated. This Reserve Study needs to be updated annually because we expect the timing of these expenses to shift and the size of these expenses to change. We do feel more certain of the timing and cost of near-term expenses than expenses many years away. Your *first five years* of projected Reserve expenses total \$306,023. Adding the next five years, your *first ten years* of projected Reserve expenses are \$690,395. Please be aware of your near-term expenses, which we are able to project more accurately than the more distant projections.

The figure below summarizes the projected future expenses at your association as defined by your Reserve Component List. A summary of these expenses are shown in Table 5, while details of the projects that make up these expenses are shown in Table 6.

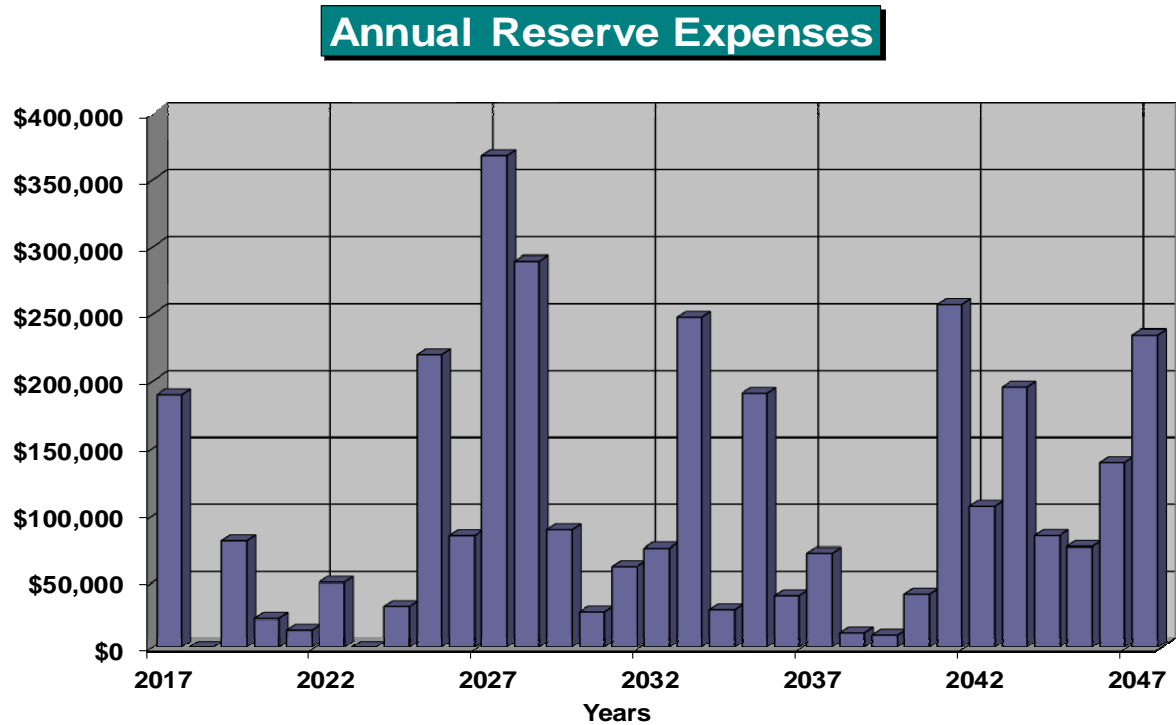


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$311,463 as-of the start of your Fiscal Year on January 1, 2017. As of January 1, 2017, your Fully Funded Balance is computed to be \$629,646 (see Table 3). This figure represents the deteriorated value of your common area components. Comparing your Reserve Balance to your Fully Funded Balance indicates your Reserves are 49% [Funded](#). Across the country, approx 13% of associations in this range experience special assessments or deferred maintenance.

Recommended Funding Plan

Based on your current Percent Funded and your near-term and long-term Reserve needs, we are recommending budgeted contributions of \$6,500/month this Fiscal Year. The overall 30-yr plan, in perspective, is shown below. This same information is shown numerically in both Table 5 and Table 6.

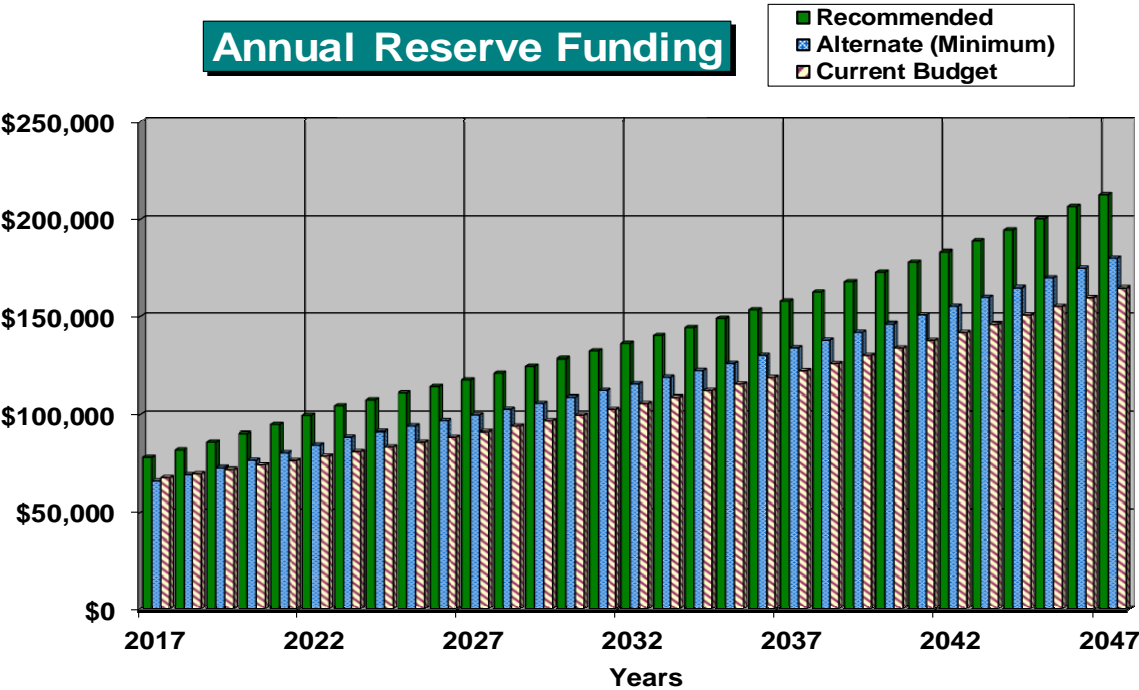


Figure 2

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

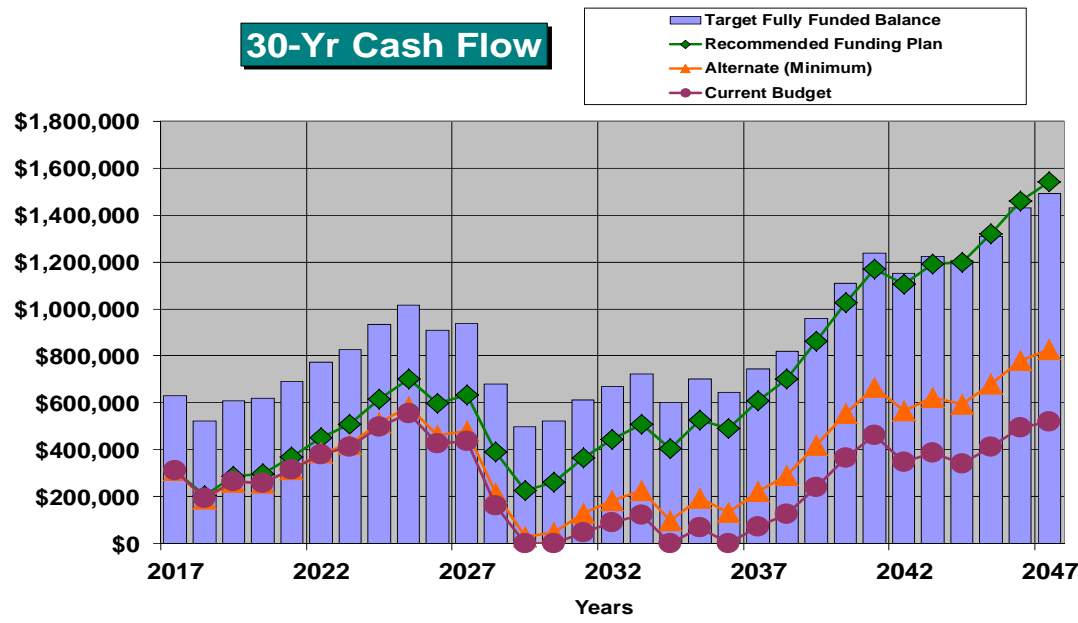


Figure 3

This figure shows this same information, plotted on a [Percent Funded](#) scale.

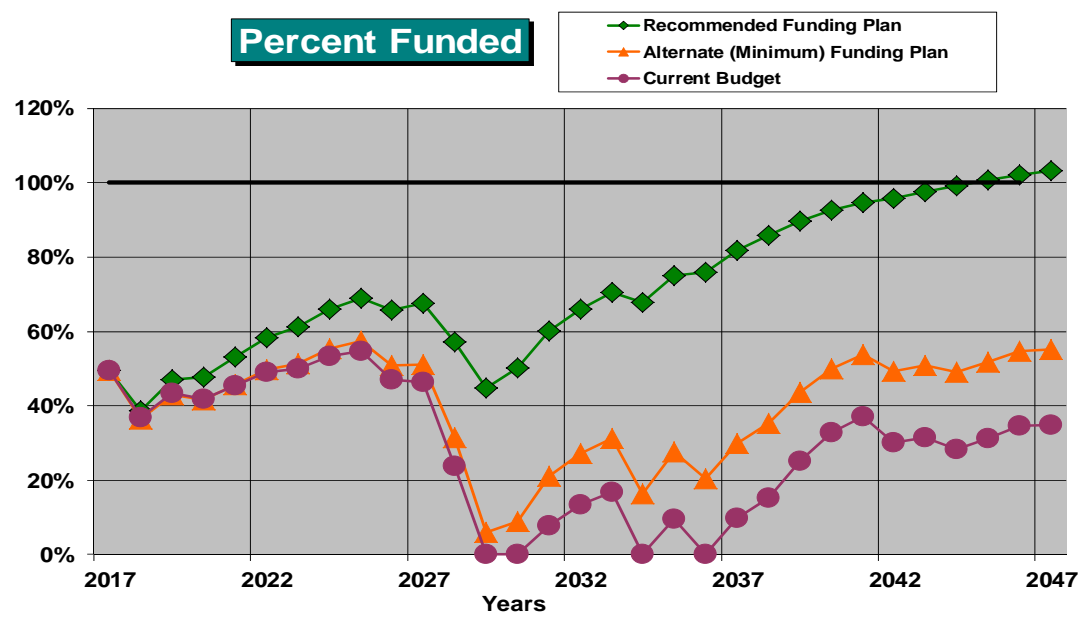


Figure 4

Table Descriptions

The tabular information in this Report is broken down into six tables.

Table 1 is a summary of your Reserve Components (your Reserve Component List), the information found in Table 2.

Table 2 is your Reserve Component List, which forms the foundation of this Reserve Study. This table represents the information from which all other tables are derived.

Table 3 shows the calculation of your Fully Funded Balance, the measure of your current Reserve component deterioration. For each component, the Fully Funded Balance is the fraction of life used up multiplied by its estimated Current Replacement Cost.

Table 4 shows the significance of each component to Reserve needs of the association, helping you see which components have more (or less) influence than others on your total Reserve contribution rate. The deterioration cost/yr of each component is calculated by dividing the estimated Current Replacement Cost by Useful Life, then that component's percentage of the total is displayed.

Table 5: This table provides a one-page 30-year summary of the cash flowing into and out of the Reserve Fund, with a display of the Fully Funded Balance, Percent Funded, and special assessment risk for each year.

Table 6: This table shows the cash flow detail for the next 30 years. This table makes it possible to see which components are projected to require repair or replacement each year, and the size of those individual expenses.

Table 2: Reserve Component List Detail
13297-7

#	Component	Quantity	Useful Life	Rem.	[--- Current Cost Estimate ---]	
				Useful Life	Best Case	Worst Case
Site / Grounds						
104	Asphalt - Seal/Repair	~ 64,400 GSF asphalt	5	0	\$21,000	\$27,000
106	Asphalt - Resurface	~ 64,400 GSF asphalt	40	10	\$130,000	\$140,000
120	Monument Sign - Replace	(1) composite, 5'x7'	15	14	\$5,000	\$6,600
122	Small Pole Lights - Replace	~ (26) wood, existing	30	3	\$13,000	\$28,000
124	Tall Pole Lights - Replace	~ (7) metal, 24'	40	9	\$20,000	\$24,000
130	Mailboxes - Replace	(5) cluster boxes	30	27	\$7,400	\$9,600
152	Perimeter Fence, South-Replace Part	~ 640 LF wood	5	0	\$4,100	\$4,900
160	Building 4 Patio Fences - Replace	~ 220 LF wood	18	16	\$7,500	\$9,600
162	Building 1-2 Patio Fences - Replace	~ 400 LF wood	18	12	\$22,000	\$30,000
164	Building 3 Patio Fences - Replace	~ 220 LF wood	18	14	\$11,000	\$13,000
166	Building 5 Patio Fences - Replace	~ 220 LF wood	18	15	\$11,000	\$16,000
180	Cabana Deck - Repair/Replace	~ 170 GSF wood	20	11	\$6,300	\$8,100
Recreation						
400	Pool Deck - Resurface	~ 1,500 GSF concrete	40	8	\$23,000	\$29,000
402	Pool - Resurface	~ 600 GSF surface	10	9	\$19,200	\$26,000
407	Pool Fence - Replace	~ 150 LF chain link	30	21	\$5,600	\$7,200
408	Pool Heater - Replace	(1) Raypak, gas	10	0	\$4,200	\$5,400
422	Spa - Resurface	(1) 7' diameter	5	2	\$4,200	\$6,400
424	Spa Heater - Replace	(1) Raypack, gas	10	7	\$3,700	\$4,700
428	Cabana Roof - Replace	~ 2,600 GSF composition	25	14	\$9,400	\$11,000
432	Cabana Interior Surfaces - Refinish	~ 3,300 GSF	10	4	\$4,400	\$5,000
434	Cabana Flooring - Replace	~ 120 SY	10	4	\$6,400	\$9,000
440	Tennis Court - Resurface	~ 7,200 GSF asphalt	36	0	\$27,000	\$34,000
440	Tennis Court - Seal/Repair	~ 7,200 GSF asphalt	6	5	\$6,400	\$9,600
444	Tennis Court Fence - Replace	~ 360 LF chain link	40	8	\$7,600	\$10,000
Building Exterior						
500	Elastomeric Decks - Seal/Repair	~ 560 GSF elastomeric	5	0	\$5,300	\$7,000
502	Vinyl Decks - Repair/Resurface (a)	~ 490 GSF vinyl	18	7	\$13,000	\$19,000
502	Vinyl Decks - Repair/Resurface (b)	~ 630 GSF vinyl	18	8	\$16,000	\$24,000
502	Vinyl Decks - Repair/Resurface (c)	~ 630 GSF vinyl	18	9	\$16,000	\$24,000
502	Vinyl Decks - Repair/Resurface (d)	~ 910 GSF vinyl	18	10	\$24,000	\$34,000
502	Vinyl Decks - Repair/Resurface (e)	~ 700 GSF vinyl	18	11	\$19,000	\$26,000
502	Vinyl Decks - Repair/Resurface (f)	~ 980 GSF vinyl	18	12	\$26,000	\$36,000
506	Indoor/Outdoor Carpet - Replace	~ 270 SY carpet	12	11	\$10,000	\$15,400
540	Bldg 4, 5 and Cabana - Paint	~ 32,000 GSF	8	0	\$63,000	\$80,000
541	Building 3 - Paint	~ 19,000 GSF	8	0	\$37,000	\$48,000
542	Bldg 1, 2 and Carports - Paint	~ 30,000 GSF	8	2	\$62,000	\$79,000
600	Building 1-4 Roofs - Replace	~ 35,700 GSF composition	25	11	\$130,000	\$150,000
602	Building 5 Roof - Replace	~ 9,500 GSF composition	25	18	\$34,000	\$40,000
608	Carport Roofs, ~1/3 - Replace (a)	~5,300 GSF composition	25	11	\$16,000	\$21,000

Table 2: Reserve Component List Detail**13297-7**

#	Component	Quantity	Useful	Rem.	[--- Current Cost Estimate ---]	
			Life	Useful	Best Case	Worst Case
610	Carport Roofs, ~1/3 - Replace (b)	~ 5,300 GSF composition	25	13	\$16,000	\$21,000
612	Carport Roofs, ~1/3 - Replace (c)	~ 5,300 GSF composition	25	16	\$16,000	\$21,000

Systems

908	Fire Alarm Panels - Replace	(5) panels	20	16	\$12,000	\$14,000
920	Surveillance System - Reinstall	(1) pole, (4) cameras	N/A	0	\$4,200	\$6,400
922	Surveillance System - Replace	(4) camera, DVR	10	8	\$3,200	\$5,400
43	Total Funded Components					

Table 3: Fully Funded Balance**13297-7**

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
Site / Grounds								
104	Asphalt - Seal/Repair	\$24,000	X	5	/	5	=	\$24,000
106	Asphalt - Resurface	\$135,000	X	30	/	40	=	\$101,250
120	Monument Sign - Replace	\$5,800	X	1	/	15	=	\$387
122	Small Pole Lights - Replace	\$20,500	X	27	/	30	=	\$18,450
124	Tall Pole Lights - Replace	\$22,000	X	31	/	40	=	\$17,050
130	Mailboxes - Replace	\$8,500	X	3	/	30	=	\$850
152	Perimeter Fence, South-Replace Part	\$4,500	X	5	/	5	=	\$4,500
160	Building 4 Patio Fences - Replace	\$8,550	X	2	/	18	=	\$950
162	Building 1-2 Patio Fences - Replace	\$26,000	X	6	/	18	=	\$8,667
164	Building 3 Patio Fences - Replace	\$12,000	X	4	/	18	=	\$2,667
166	Building 5 Patio Fences - Replace	\$13,500	X	3	/	18	=	\$2,250
180	Cabana Deck - Repair/Replace	\$7,200	X	9	/	20	=	\$3,240
Recreation								
400	Pool Deck - Resurface	\$26,000	X	32	/	40	=	\$20,800
402	Pool - Resurface	\$22,600	X	1	/	10	=	\$2,260
407	Pool Fence - Replace	\$6,400	X	9	/	30	=	\$1,920
408	Pool Heater - Replace	\$4,800	X	10	/	10	=	\$4,800
422	Spa - Resurface	\$5,300	X	3	/	5	=	\$3,180
424	Spa Heater - Replace	\$4,200	X	3	/	10	=	\$1,260
428	Cabana Roof - Replace	\$10,200	X	11	/	25	=	\$4,488
432	Cabana Interior Surfaces - Refinish	\$4,700	X	6	/	10	=	\$2,820
434	Cabana Flooring - Replace	\$7,700	X	6	/	10	=	\$4,620
440	Tennis Court - Resurface	\$30,500	X	36	/	36	=	\$30,500
440	Tennis Court - Seal/Repair	\$8,000	X	1	/	6	=	\$1,333
444	Tennis Court Fence - Replace	\$8,800	X	32	/	40	=	\$7,040
Building Exterior								
500	Elastomeric Decks - Seal/Repair	\$6,150	X	5	/	5	=	\$6,150
502	Vinyl Decks - Repair/Resurface (a)	\$16,000	X	11	/	18	=	\$9,778
502	Vinyl Decks - Repair/Resurface (b)	\$20,000	X	10	/	18	=	\$11,111
502	Vinyl Decks - Repair/Resurface (c)	\$20,000	X	9	/	18	=	\$10,000
502	Vinyl Decks - Repair/Resurface (d)	\$29,000	X	8	/	18	=	\$12,889
502	Vinyl Decks - Repair/Resurface (e)	\$22,500	X	7	/	18	=	\$8,750
502	Vinyl Decks - Repair/Resurface (f)	\$31,000	X	6	/	18	=	\$10,333
506	Indoor/Outdoor Carpet - Replace	\$12,700	X	1	/	12	=	\$1,058
540	Bldg 4, 5 and Cabana - Paint	\$71,500	X	8	/	8	=	\$71,500
541	Building 3 - Paint	\$42,500	X	8	/	8	=	\$42,500
542	Bldg 1, 2 and Carports - Paint	\$70,500	X	6	/	8	=	\$52,875
600	Building 1-4 Roofs - Replace	\$140,000	X	14	/	25	=	\$78,400
602	Building 5 Roof - Replace	\$37,000	X	7	/	25	=	\$10,360
608	Carport Roofs, ~1/3 - Replace (a)	\$18,500	X	14	/	25	=	\$10,360

Table 3: Fully Funded Balance**13297-7**

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
610	Carport Roofs, ~1/3 - Replace (b)	\$18,500	X	12	/	25	=	\$8,880
612	Carport Roofs, ~1/3 - Replace (c)	\$18,500	X	9	/	25	=	\$6,660
Systems								
908	Fire Alarm Panels - Replace	\$13,000	X	4	/	20	=	\$2,600
920	Surveillance System - Reinstall	\$5,300	X	0	/	0	=	\$5,300
922	Surveillance System - Replace	\$4,300	X	2	/	10	=	\$860
								\$629,646

Table 4: Component Significance**13297-7**

#	Component	Useful Life	Current Cost Estimate	Deterioration Cost/yr	Deterioration Significance
Site / Grounds					
104	Asphalt - Seal/Repair	5	\$24,000	\$4,800	7.1%
106	Asphalt - Resurface	40	\$135,000	\$3,375	5.0%
120	Monument Sign - Replace	15	\$5,800	\$387	0.6%
122	Small Pole Lights - Replace	30	\$20,500	\$683	1.0%
124	Tall Pole Lights - Replace	40	\$22,000	\$550	0.8%
130	Mailboxes - Replace	30	\$8,500	\$283	0.4%
152	Perimeter Fence, South-Replace Part	5	\$4,500	\$900	1.3%
160	Building 4 Patio Fences - Replace	18	\$8,550	\$475	0.7%
162	Building 1-2 Patio Fences - Replace	18	\$26,000	\$1,444	2.1%
164	Building 3 Patio Fences - Replace	18	\$12,000	\$667	1.0%
166	Building 5 Patio Fences - Replace	18	\$13,500	\$750	1.1%
180	Cabana Deck - Repair/Replace	20	\$7,200	\$360	0.5%
Recreation					
400	Pool Deck - Resurface	40	\$26,000	\$650	1.0%
402	Pool - Resurface	10	\$22,600	\$2,260	3.4%
407	Pool Fence - Replace	30	\$6,400	\$213	0.3%
408	Pool Heater - Replace	10	\$4,800	\$480	0.7%
422	Spa - Resurface	5	\$5,300	\$1,060	1.6%
424	Spa Heater - Replace	10	\$4,200	\$420	0.6%
428	Cabana Roof - Replace	25	\$10,200	\$408	0.6%
432	Cabana Interior Surfaces - Refinish	10	\$4,700	\$470	0.7%
434	Cabana Flooring - Replace	10	\$7,700	\$770	1.1%
440	Tennis Court - Resurface	36	\$30,500	\$847	1.3%
440	Tennis Court - Seal/Repair	6	\$8,000	\$1,333	2.0%
444	Tennis Court Fence - Replace	40	\$8,800	\$220	0.3%
Building Exterior					
500	Elastomeric Decks - Seal/Repair	5	\$6,150	\$1,230	1.8%
502	Vinyl Decks - Repair/Resurface (a)	18	\$16,000	\$889	1.3%
502	Vinyl Decks - Repair/Resurface (b)	18	\$20,000	\$1,111	1.7%
502	Vinyl Decks - Repair/Resurface (c)	18	\$20,000	\$1,111	1.7%
502	Vinyl Decks - Repair/Resurface (d)	18	\$29,000	\$1,611	2.4%
502	Vinyl Decks - Repair/Resurface (e)	18	\$22,500	\$1,250	1.9%
502	Vinyl Decks - Repair/Resurface (f)	18	\$31,000	\$1,722	2.6%
506	Indoor/Outdoor Carpet - Replace	12	\$12,700	\$1,058	1.6%
540	Bldg 4, 5 and Cabana - Paint	8	\$71,500	\$8,938	13.3%
541	Building 3 - Paint	8	\$42,500	\$5,313	7.9%
542	Bldg 1, 2 and Carports - Paint	8	\$70,500	\$8,813	13.1%
600	Building 1-4 Roofs - Replace	25	\$140,000	\$5,600	8.3%
602	Building 5 Roof - Replace	25	\$37,000	\$1,480	2.2%
608	Carport Roofs, ~1/3 - Replace (a)	25	\$18,500	\$740	1.1%

Table 4: Component Significance**13297-7**

#	Component	Useful Life	Current Cost Estimate	Deterioration Cost/yr	Deterioration Significance
610	Carport Roofs, ~1/3 - Replace (b)	25	\$18,500	\$740	1.1%
612	Carport Roofs, ~1/3 - Replace (c)	25	\$18,500	\$740	1.1%

Systems

908	Fire Alarm Panels - Replace	20	\$13,000	\$650	1.0%
920	Surveillance System - Reinstall	N/A	\$5,300	\$0	0.0%
922	Surveillance System - Replace	10	\$4,300	\$430	0.6%
43	Total Funded Components			\$67,232	100.0%

Table 5: 30-Year Reserve Plan Summary
13297-7
Fiscal Year Start: 01/01/17
Interest: 1.0%
Inflation: 3.0%
Reserve Fund Strength Calculations
(All values as of Fiscal Year Start Date)
Projected Reserve Balance Changes

Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	Reserve Contribs.	Loans or Special Assmts	Interest Income	Reserve Expenses
2017	\$311,463	\$629,646	49.5%	Med	\$78,000	\$0	\$2,570	\$189,250
2018	\$202,783	\$522,856	38.8%	Med	\$81,900	\$0	\$2,449	\$0
2019	\$287,132	\$609,868	47.1%	Med	\$85,995	\$0	\$2,913	\$80,416
2020	\$295,623	\$618,801	47.8%	Med	\$90,295	\$0	\$3,311	\$22,401
2021	\$366,828	\$689,962	53.2%	Med	\$94,809	\$0	\$4,091	\$13,956
2022	\$451,772	\$774,226	58.4%	Med	\$99,550	\$0	\$4,790	\$49,443
2023	\$506,669	\$826,804	61.3%	Med	\$104,527	\$0	\$5,615	\$0
2024	\$616,812	\$934,295	66.0%	Med	\$107,663	\$0	\$6,580	\$31,362
2025	\$699,693	\$1,015,188	68.9%	Med	\$110,893	\$0	\$6,485	\$219,278
2026	\$597,793	\$907,509	65.9%	Med	\$114,220	\$0	\$6,156	\$84,288
2027	\$633,880	\$938,271	67.6%	Med	\$117,647	\$0	\$5,110	\$368,166
2028	\$388,470	\$680,273	57.1%	Med	\$121,176	\$0	\$3,059	\$289,166
2029	\$223,539	\$498,696	44.8%	Med	\$124,811	\$0	\$2,426	\$88,825
2030	\$261,951	\$520,899	50.3%	Med	\$128,556	\$0	\$3,141	\$27,168
2031	\$366,480	\$610,237	60.1%	Med	\$132,412	\$0	\$4,040	\$61,109
2032	\$441,823	\$670,347	65.9%	Med	\$136,385	\$0	\$4,747	\$75,016
2033	\$507,939	\$721,077	70.4%	Low	\$140,476	\$0	\$4,567	\$247,205
2034	\$405,776	\$599,212	67.7%	Med	\$144,690	\$0	\$4,658	\$28,925
2035	\$526,200	\$701,853	75.0%	Low	\$149,031	\$0	\$5,079	\$190,332
2036	\$489,978	\$644,758	76.0%	Low	\$153,502	\$0	\$5,494	\$39,629
2037	\$609,345	\$744,710	81.8%	Low	\$158,107	\$0	\$6,558	\$71,251
2038	\$702,759	\$818,734	85.8%	Low	\$162,850	\$0	\$7,818	\$11,906
2039	\$861,521	\$959,855	89.8%	Low	\$167,736	\$0	\$9,446	\$10,155
2040	\$1,028,548	\$1,110,878	92.6%	Low	\$172,768	\$0	\$10,995	\$40,853
2041	\$1,171,458	\$1,238,794	94.6%	Low	\$177,951	\$0	\$11,372	\$256,945
2042	\$1,103,836	\$1,152,072	95.8%	Low	\$183,290	\$0	\$11,477	\$106,050
2043	\$1,192,552	\$1,222,394	97.6%	Low	\$188,788	\$0	\$11,948	\$195,172
2044	\$1,198,117	\$1,207,380	99.2%	Low	\$194,452	\$0	\$12,589	\$84,409
2045	\$1,320,749	\$1,310,481	100.8%	Low	\$200,285	\$0	\$13,892	\$76,188
2046	\$1,458,738	\$1,429,758	102.0%	Low	\$206,294	\$0	\$14,993	\$138,802

Table 6: 30-Year Income/Expense Detail (yrs 0 through 4)**13297-7**

Fiscal Year	2017	2018	2019	2020	2021
Starting Reserve Balance	\$311,463	\$202,783	\$287,132	\$295,623	\$366,828
Annual Reserve Contribution	\$78,000	\$81,900	\$85,995	\$90,295	\$94,809
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$2,570	\$2,449	\$2,913	\$3,311	\$4,091
Total Income	\$392,033	\$287,132	\$376,039	\$389,228	\$465,728
# Component					

Site / Grounds

104	Asphalt - Seal/Repair	\$24,000	\$0	\$0	\$0	\$0
106	Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
120	Monument Sign - Replace	\$0	\$0	\$0	\$0	\$0
122	Small Pole Lights - Replace	\$0	\$0	\$0	\$22,401	\$0
124	Tall Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
130	Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
152	Perimeter Fence, South-Replace Part	\$4,500	\$0	\$0	\$0	\$0
160	Building 4 Patio Fences - Replace	\$0	\$0	\$0	\$0	\$0
162	Building 1-2 Patio Fences - Replace	\$0	\$0	\$0	\$0	\$0
164	Building 3 Patio Fences - Replace	\$0	\$0	\$0	\$0	\$0
166	Building 5 Patio Fences - Replace	\$0	\$0	\$0	\$0	\$0
180	Cabana Deck - Repair/Replace	\$0	\$0	\$0	\$0	\$0

Recreation

400	Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
402	Pool - Resurface	\$0	\$0	\$0	\$0	\$0
407	Pool Fence - Replace	\$0	\$0	\$0	\$0	\$0
408	Pool Heater - Replace	\$4,800	\$0	\$0	\$0	\$0
422	Spa - Resurface	\$0	\$0	\$5,623	\$0	\$0
424	Spa Heater - Replace	\$0	\$0	\$0	\$0	\$0
428	Cabana Roof - Replace	\$0	\$0	\$0	\$0	\$0
432	Cabana Interior Surfaces - Refinish	\$0	\$0	\$0	\$0	\$5,290
434	Cabana Flooring - Replace	\$0	\$0	\$0	\$0	\$8,666
440	Tennis Court - Resurface	\$30,500	\$0	\$0	\$0	\$0
440	Tennis Court - Seal/Repair	\$0	\$0	\$0	\$0	\$0
444	Tennis Court Fence - Replace	\$0	\$0	\$0	\$0	\$0

Building Exterior

500	Elastomeric Decks - Seal/Repair	\$6,150	\$0	\$0	\$0	\$0
502	Vinyl Decks - Repair/Resurface (a)	\$0	\$0	\$0	\$0	\$0
502	Vinyl Decks - Repair/Resurface (b)	\$0	\$0	\$0	\$0	\$0
502	Vinyl Decks - Repair/Resurface (c)	\$0	\$0	\$0	\$0	\$0
502	Vinyl Decks - Repair/Resurface (d)	\$0	\$0	\$0	\$0	\$0
502	Vinyl Decks - Repair/Resurface (e)	\$0	\$0	\$0	\$0	\$0
502	Vinyl Decks - Repair/Resurface (f)	\$0	\$0	\$0	\$0	\$0
506	Indoor/Outdoor Carpet - Replace	\$0	\$0	\$0	\$0	\$0

Table 6: 30-Year Income/Expense Detail (yrs 0 through 4)**13297-7**

Fiscal Year	2017	2018	2019	2020	2021
540 Bldg 4, 5 and Cabana - Paint	\$71,500	\$0	\$0	\$0	\$0
541 Building 3 - Paint	\$42,500	\$0	\$0	\$0	\$0
542 Bldg 1, 2 and Carports - Paint	\$0	\$0	\$74,793	\$0	\$0
600 Building 1-4 Roofs - Replace	\$0	\$0	\$0	\$0	\$0
602 Building 5 Roof - Replace	\$0	\$0	\$0	\$0	\$0
608 Carport Roofs, ~1/3 - Replace (a)	\$0	\$0	\$0	\$0	\$0
610 Carport Roofs, ~1/3 - Replace (b)	\$0	\$0	\$0	\$0	\$0
612 Carport Roofs, ~1/3 - Replace (c)	\$0	\$0	\$0	\$0	\$0

Systems

908 Fire Alarm Panels - Replace	\$0	\$0	\$0	\$0	\$0
920 Surveillance System - Reinstall	\$5,300	\$0	\$0	\$0	\$0
922 Surveillance System - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$189,250	\$0	\$80,416	\$22,401	\$13,956
Ending Reserve Balance:	\$202,783	\$287,132	\$295,623	\$366,828	\$451,772

Table 6: 30-Year Income/Expense Detail (yrs 5 through 9)**13297-7**

Fiscal Year	2022	2023	2024	2025	2026
Starting Reserve Balance	\$451,772	\$506,669	\$616,812	\$699,693	\$597,793
Annual Reserve Contribution	\$99,550	\$104,527	\$107,663	\$110,893	\$114,220
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$4,790	\$5,615	\$6,580	\$6,485	\$6,156
Total Income	\$556,112	\$616,812	\$731,055	\$817,071	\$718,168
# Component					

Site / Grounds

104	Asphalt - Seal/Repair	\$27,823	\$0	\$0	\$0	\$0
106	Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
120	Monument Sign - Replace	\$0	\$0	\$0	\$0	\$0
122	Small Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
124	Tall Pole Lights - Replace	\$0	\$0	\$0	\$0	\$28,705
130	Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
152	Perimeter Fence, South-Replace Part	\$5,217	\$0	\$0	\$0	\$0
160	Building 4 Patio Fences - Replace	\$0	\$0	\$0	\$0	\$0
162	Building 1-2 Patio Fences - Replace	\$0	\$0	\$0	\$0	\$0
164	Building 3 Patio Fences - Replace	\$0	\$0	\$0	\$0	\$0
166	Building 5 Patio Fences - Replace	\$0	\$0	\$0	\$0	\$0
180	Cabana Deck - Repair/Replace	\$0	\$0	\$0	\$0	\$0

Recreation

400	Pool Deck - Resurface	\$0	\$0	\$0	\$32,936	\$0
402	Pool - Resurface	\$0	\$0	\$0	\$0	\$29,488
407	Pool Fence - Replace	\$0	\$0	\$0	\$0	\$0
408	Pool Heater - Replace	\$0	\$0	\$0	\$0	\$0
422	Spa - Resurface	\$0	\$0	\$6,518	\$0	\$0
424	Spa Heater - Replace	\$0	\$0	\$5,165	\$0	\$0
428	Cabana Roof - Replace	\$0	\$0	\$0	\$0	\$0
432	Cabana Interior Surfaces - Refinish	\$0	\$0	\$0	\$0	\$0
434	Cabana Flooring - Replace	\$0	\$0	\$0	\$0	\$0
440	Tennis Court - Resurface	\$0	\$0	\$0	\$0	\$0
440	Tennis Court - Seal/Repair	\$9,274	\$0	\$0	\$0	\$0
444	Tennis Court Fence - Replace	\$0	\$0	\$0	\$11,148	\$0

Building Exterior

500	Elastomeric Decks - Seal/Repair	\$7,130	\$0	\$0	\$0	\$0
502	Vinyl Decks - Repair/Resurface (a)	\$0	\$0	\$19,678	\$0	\$0
502	Vinyl Decks - Repair/Resurface (b)	\$0	\$0	\$0	\$25,335	\$0
502	Vinyl Decks - Repair/Resurface (c)	\$0	\$0	\$0	\$0	\$26,095
502	Vinyl Decks - Repair/Resurface (d)	\$0	\$0	\$0	\$0	\$0
502	Vinyl Decks - Repair/Resurface (e)	\$0	\$0	\$0	\$0	\$0
502	Vinyl Decks - Repair/Resurface (f)	\$0	\$0	\$0	\$0	\$0
506	Indoor/Outdoor Carpet - Replace	\$0	\$0	\$0	\$0	\$0

Table 6: 30-Year Income/Expense Detail (yrs 5 through 9)**13297-7**

Fiscal Year	2022	2023	2024	2025	2026
540 Bldg 4, 5 and Cabana - Paint	\$0	\$0	\$0	\$90,574	\$0
541 Building 3 - Paint	\$0	\$0	\$0	\$53,838	\$0
542 Bldg 1, 2 and Carports - Paint	\$0	\$0	\$0	\$0	\$0
600 Building 1-4 Roofs - Replace	\$0	\$0	\$0	\$0	\$0
602 Building 5 Roof - Replace	\$0	\$0	\$0	\$0	\$0
608 Carport Roofs, ~1/3 - Replace (a)	\$0	\$0	\$0	\$0	\$0
610 Carport Roofs, ~1/3 - Replace (b)	\$0	\$0	\$0	\$0	\$0
612 Carport Roofs, ~1/3 - Replace (c)	\$0	\$0	\$0	\$0	\$0

Systems

908 Fire Alarm Panels - Replace	\$0	\$0	\$0	\$0	\$0
920 Surveillance System - Reinstall	\$0	\$0	\$0	\$0	\$0
922 Surveillance System - Replace	\$0	\$0	\$0	\$5,447	\$0
Total Expenses	\$49,443	\$0	\$31,362	\$219,278	\$84,288
Ending Reserve Balance:	\$506,669	\$616,812	\$699,693	\$597,793	\$633,880

Table 6: 30-Year Income/Expense Detail (yrs 10 through 14)**13297-7**

Fiscal Year	2027	2028	2029	2030	2031
Starting Reserve Balance	\$633,880	\$388,470	\$223,539	\$261,951	\$366,480
Annual Reserve Contribution	\$117,647	\$121,176	\$124,811	\$128,556	\$132,412
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$5,110	\$3,059	\$2,426	\$3,141	\$4,040
Total Income	\$756,636	\$512,705	\$350,776	\$393,648	\$502,932
# Component					

Site / Grounds

104	Asphalt - Seal/Repair	\$32,254	\$0	\$0	\$0	\$0
106	Asphalt - Resurface	\$181,429	\$0	\$0	\$0	\$0
120	Monument Sign - Replace	\$0	\$0	\$0	\$0	\$8,773
122	Small Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
124	Tall Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
130	Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
152	Perimeter Fence, South-Replace Part	\$6,048	\$0	\$0	\$0	\$0
160	Building 4 Patio Fences - Replace	\$0	\$0	\$0	\$0	\$0
162	Building 1-2 Patio Fences - Replace	\$0	\$0	\$37,070	\$0	\$0
164	Building 3 Patio Fences - Replace	\$0	\$0	\$0	\$0	\$18,151
166	Building 5 Patio Fences - Replace	\$0	\$0	\$0	\$0	\$0
180	Cabana Deck - Repair/Replace	\$0	\$9,966	\$0	\$0	\$0

Recreation

400	Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
402	Pool - Resurface	\$0	\$0	\$0	\$0	\$0
407	Pool Fence - Replace	\$0	\$0	\$0	\$0	\$0
408	Pool Heater - Replace	\$6,451	\$0	\$0	\$0	\$0
422	Spa - Resurface	\$0	\$0	\$7,557	\$0	\$0
424	Spa Heater - Replace	\$0	\$0	\$0	\$0	\$0
428	Cabana Roof - Replace	\$0	\$0	\$0	\$0	\$15,428
432	Cabana Interior Surfaces - Refinish	\$0	\$0	\$0	\$0	\$7,109
434	Cabana Flooring - Replace	\$0	\$0	\$0	\$0	\$11,647
440	Tennis Court - Resurface	\$0	\$0	\$0	\$0	\$0
440	Tennis Court - Seal/Repair	\$0	\$11,074	\$0	\$0	\$0
444	Tennis Court Fence - Replace	\$0	\$0	\$0	\$0	\$0

Building Exterior

500	Elastomeric Decks - Seal/Repair	\$8,265	\$0	\$0	\$0	\$0
502	Vinyl Decks - Repair/Resurface (a)	\$0	\$0	\$0	\$0	\$0
502	Vinyl Decks - Repair/Resurface (b)	\$0	\$0	\$0	\$0	\$0
502	Vinyl Decks - Repair/Resurface (c)	\$0	\$0	\$0	\$0	\$0
502	Vinyl Decks - Repair/Resurface (d)	\$38,974	\$0	\$0	\$0	\$0
502	Vinyl Decks - Repair/Resurface (e)	\$0	\$31,145	\$0	\$0	\$0
502	Vinyl Decks - Repair/Resurface (f)	\$0	\$0	\$44,199	\$0	\$0
506	Indoor/Outdoor Carpet - Replace	\$0	\$17,580	\$0	\$0	\$0

Table 6: 30-Year Income/Expense Detail (yrs 10 through 14)**13297-7**

Fiscal Year	2027	2028	2029	2030	2031
540 Bldg 4, 5 and Cabana - Paint	\$0	\$0	\$0	\$0	\$0
541 Building 3 - Paint	\$0	\$0	\$0	\$0	\$0
542 Bldg 1, 2 and Carports - Paint	\$94,746	\$0	\$0	\$0	\$0
600 Building 1-4 Roofs - Replace	\$0	\$193,793	\$0	\$0	\$0
602 Building 5 Roof - Replace	\$0	\$0	\$0	\$0	\$0
608 Carport Roofs, ~1/3 - Replace (a)	\$0	\$25,608	\$0	\$0	\$0
610 Carport Roofs, ~1/3 - Replace (b)	\$0	\$0	\$0	\$27,168	\$0
612 Carport Roofs, ~1/3 - Replace (c)	\$0	\$0	\$0	\$0	\$0

Systems

908 Fire Alarm Panels - Replace	\$0	\$0	\$0	\$0	\$0
920 Surveillance System - Reinstall	\$0	\$0	\$0	\$0	\$0
922 Surveillance System - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$368,166	\$289,166	\$88,825	\$27,168	\$61,109
Ending Reserve Balance:	\$388,470	\$223,539	\$261,951	\$366,480	\$441,823

Table 6: 30-Year Income/Expense Detail (yrs 15 through 19)**13297-7**

Fiscal Year	2032	2033	2034	2035	2036
Starting Reserve Balance	\$441,823	\$507,939	\$405,776	\$526,200	\$489,978
Annual Reserve Contribution	\$136,385	\$140,476	\$144,690	\$149,031	\$153,502
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$4,747	\$4,567	\$4,658	\$5,079	\$5,494
Total Income	\$582,955	\$652,981	\$555,125	\$680,310	\$648,974
# Component					

Site / Grounds

104	Asphalt - Seal/Repair	\$37,391	\$0	\$0	\$0	\$0
106	Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
120	Monument Sign - Replace	\$0	\$0	\$0	\$0	\$0
122	Small Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
124	Tall Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
130	Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
152	Perimeter Fence, South-Replace Part	\$7,011	\$0	\$0	\$0	\$0
160	Building 4 Patio Fences - Replace	\$0	\$13,720	\$0	\$0	\$0
162	Building 1-2 Patio Fences - Replace	\$0	\$0	\$0	\$0	\$0
164	Building 3 Patio Fences - Replace	\$0	\$0	\$0	\$0	\$0
166	Building 5 Patio Fences - Replace	\$21,033	\$0	\$0	\$0	\$0
180	Cabana Deck - Repair/Replace	\$0	\$0	\$0	\$0	\$0

Recreation

400	Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
402	Pool - Resurface	\$0	\$0	\$0	\$0	\$39,629
407	Pool Fence - Replace	\$0	\$0	\$0	\$0	\$0
408	Pool Heater - Replace	\$0	\$0	\$0	\$0	\$0
422	Spa - Resurface	\$0	\$0	\$8,760	\$0	\$0
424	Spa Heater - Replace	\$0	\$0	\$6,942	\$0	\$0
428	Cabana Roof - Replace	\$0	\$0	\$0	\$0	\$0
432	Cabana Interior Surfaces - Refinish	\$0	\$0	\$0	\$0	\$0
434	Cabana Flooring - Replace	\$0	\$0	\$0	\$0	\$0
440	Tennis Court - Resurface	\$0	\$0	\$0	\$0	\$0
440	Tennis Court - Seal/Repair	\$0	\$0	\$13,223	\$0	\$0
444	Tennis Court Fence - Replace	\$0	\$0	\$0	\$0	\$0

Building Exterior

500	Elastomeric Decks - Seal/Repair	\$9,581	\$0	\$0	\$0	\$0
502	Vinyl Decks - Repair/Resurface (a)	\$0	\$0	\$0	\$0	\$0
502	Vinyl Decks - Repair/Resurface (b)	\$0	\$0	\$0	\$0	\$0
502	Vinyl Decks - Repair/Resurface (c)	\$0	\$0	\$0	\$0	\$0
502	Vinyl Decks - Repair/Resurface (d)	\$0	\$0	\$0	\$0	\$0
502	Vinyl Decks - Repair/Resurface (e)	\$0	\$0	\$0	\$0	\$0
502	Vinyl Decks - Repair/Resurface (f)	\$0	\$0	\$0	\$0	\$0
506	Indoor/Outdoor Carpet - Replace	\$0	\$0	\$0	\$0	\$0

Table 6: 30-Year Income/Expense Detail (yrs 15 through 19)**13297-7**

Fiscal Year		2032	2033	2034	2035	2036
540	Bldg 4, 5 and Cabana - Paint	\$0	\$114,737	\$0	\$0	\$0
541	Building 3 - Paint	\$0	\$68,200	\$0	\$0	\$0
542	Bldg 1, 2 and Carports - Paint	\$0	\$0	\$0	\$120,022	\$0
600	Building 1-4 Roofs - Replace	\$0	\$0	\$0	\$0	\$0
602	Building 5 Roof - Replace	\$0	\$0	\$0	\$62,990	\$0
608	Carport Roofs, ~1/3 - Replace (a)	\$0	\$0	\$0	\$0	\$0
610	Carport Roofs, ~1/3 - Replace (b)	\$0	\$0	\$0	\$0	\$0
612	Carport Roofs, ~1/3 - Replace (c)	\$0	\$29,687	\$0	\$0	\$0

Systems

908	Fire Alarm Panels - Replace	\$0	\$20,861	\$0	\$0	\$0
920	Surveillance System - Reinstall	\$0	\$0	\$0	\$0	\$0
922	Surveillance System - Replace	\$0	\$0	\$0	\$7,320	\$0
Total Expenses		\$75,016	\$247,205	\$28,925	\$190,332	\$39,629
Ending Reserve Balance:		\$507,939	\$405,776	\$526,200	\$489,978	\$609,345

Table 6: 30-Year Income/Expense Detail (yrs 20 through 24)**13297-7**

Fiscal Year	2037	2038	2039	2040	2041
Starting Reserve Balance	\$609,345	\$702,759	\$861,521	\$1,028,548	\$1,171,458
Annual Reserve Contribution	\$158,107	\$162,850	\$167,736	\$172,768	\$177,951
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$6,558	\$7,818	\$9,446	\$10,995	\$11,372
Total Income	\$774,010	\$873,427	\$1,038,704	\$1,212,312	\$1,360,781
# Component					

Site / Grounds

104	Asphalt - Seal/Repair	\$43,347	\$0	\$0	\$0	\$0
106	Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
120	Monument Sign - Replace	\$0	\$0	\$0	\$0	\$0
122	Small Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
124	Tall Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
130	Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
152	Perimeter Fence, South-Replace Part	\$8,128	\$0	\$0	\$0	\$0
160	Building 4 Patio Fences - Replace	\$0	\$0	\$0	\$0	\$0
162	Building 1-2 Patio Fences - Replace	\$0	\$0	\$0	\$0	\$0
164	Building 3 Patio Fences - Replace	\$0	\$0	\$0	\$0	\$0
166	Building 5 Patio Fences - Replace	\$0	\$0	\$0	\$0	\$0
180	Cabana Deck - Repair/Replace	\$0	\$0	\$0	\$0	\$0

Recreation

400	Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
402	Pool - Resurface	\$0	\$0	\$0	\$0	\$0
407	Pool Fence - Replace	\$0	\$11,906	\$0	\$0	\$0
408	Pool Heater - Replace	\$8,669	\$0	\$0	\$0	\$0
422	Spa - Resurface	\$0	\$0	\$10,155	\$0	\$0
424	Spa Heater - Replace	\$0	\$0	\$0	\$0	\$0
428	Cabana Roof - Replace	\$0	\$0	\$0	\$0	\$0
432	Cabana Interior Surfaces - Refinish	\$0	\$0	\$0	\$0	\$9,554
434	Cabana Flooring - Replace	\$0	\$0	\$0	\$0	\$15,653
440	Tennis Court - Resurface	\$0	\$0	\$0	\$0	\$0
440	Tennis Court - Seal/Repair	\$0	\$0	\$0	\$15,789	\$0
444	Tennis Court Fence - Replace	\$0	\$0	\$0	\$0	\$0

Building Exterior

500	Elastomeric Decks - Seal/Repair	\$11,108	\$0	\$0	\$0	\$0
502	Vinyl Decks - Repair/Resurface (a)	\$0	\$0	\$0	\$0	\$0
502	Vinyl Decks - Repair/Resurface (b)	\$0	\$0	\$0	\$0	\$0
502	Vinyl Decks - Repair/Resurface (c)	\$0	\$0	\$0	\$0	\$0
502	Vinyl Decks - Repair/Resurface (d)	\$0	\$0	\$0	\$0	\$0
502	Vinyl Decks - Repair/Resurface (e)	\$0	\$0	\$0	\$0	\$0
502	Vinyl Decks - Repair/Resurface (f)	\$0	\$0	\$0	\$0	\$0
506	Indoor/Outdoor Carpet - Replace	\$0	\$0	\$0	\$25,065	\$0

Table 6: 30-Year Income/Expense Detail (yrs 20 through 24)**13297-7**

Fiscal Year	2037	2038	2039	2040	2041
540 Bldg 4, 5 and Cabana - Paint	\$0	\$0	\$0	\$0	\$145,345
541 Building 3 - Paint	\$0	\$0	\$0	\$0	\$86,394
542 Bldg 1, 2 and Carports - Paint	\$0	\$0	\$0	\$0	\$0
600 Building 1-4 Roofs - Replace	\$0	\$0	\$0	\$0	\$0
602 Building 5 Roof - Replace	\$0	\$0	\$0	\$0	\$0
608 Carport Roofs, ~1/3 - Replace (a)	\$0	\$0	\$0	\$0	\$0
610 Carport Roofs, ~1/3 - Replace (b)	\$0	\$0	\$0	\$0	\$0
612 Carport Roofs, ~1/3 - Replace (c)	\$0	\$0	\$0	\$0	\$0

Systems

908 Fire Alarm Panels - Replace	\$0	\$0	\$0	\$0	\$0
920 Surveillance System - Reinstall	\$0	\$0	\$0	\$0	\$0
922 Surveillance System - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$71,251	\$11,906	\$10,155	\$40,853	\$256,945
Ending Reserve Balance:	\$702,759	\$861,521	\$1,028,548	\$1,171,458	\$1,103,836

Table 6: 30-Year Income/Expense Detail (yrs 25 through 29)**13297-7**

Fiscal Year	2042	2043	2044	2045	2046
Starting Reserve Balance	\$1,103,836	\$1,192,552	\$1,198,117	\$1,320,749	\$1,458,738
Annual Reserve Contribution	\$183,290	\$188,788	\$194,452	\$200,285	\$206,294
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$11,477	\$11,948	\$12,589	\$13,892	\$14,993
Total Income	\$1,298,602	\$1,393,289	\$1,405,158	\$1,534,926	\$1,680,026
# Component					

Site / Grounds

104	Asphalt - Seal/Repair	\$50,251	\$0	\$0	\$0	\$0
106	Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
120	Monument Sign - Replace	\$0	\$0	\$0	\$0	\$13,668
122	Small Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
124	Tall Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
130	Mailboxes - Replace	\$0	\$0	\$18,881	\$0	\$0
152	Perimeter Fence, South-Replace Part	\$9,422	\$0	\$0	\$0	\$0
160	Building 4 Patio Fences - Replace	\$0	\$0	\$0	\$0	\$0
162	Building 1-2 Patio Fences - Replace	\$0	\$0	\$0	\$0	\$0
164	Building 3 Patio Fences - Replace	\$0	\$0	\$0	\$0	\$0
166	Building 5 Patio Fences - Replace	\$0	\$0	\$0	\$0	\$0
180	Cabana Deck - Repair/Replace	\$0	\$0	\$0	\$0	\$0

Recreation

400	Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
402	Pool - Resurface	\$0	\$0	\$0	\$0	\$53,258
407	Pool Fence - Replace	\$0	\$0	\$0	\$0	\$0
408	Pool Heater - Replace	\$0	\$0	\$0	\$0	\$0
422	Spa - Resurface	\$0	\$0	\$11,773	\$0	\$0
424	Spa Heater - Replace	\$0	\$0	\$9,329	\$0	\$0
428	Cabana Roof - Replace	\$0	\$0	\$0	\$0	\$0
432	Cabana Interior Surfaces - Refinish	\$0	\$0	\$0	\$0	\$0
434	Cabana Flooring - Replace	\$0	\$0	\$0	\$0	\$0
440	Tennis Court - Resurface	\$0	\$0	\$0	\$0	\$0
440	Tennis Court - Seal/Repair	\$0	\$0	\$0	\$0	\$18,853
444	Tennis Court Fence - Replace	\$0	\$0	\$0	\$0	\$0

Building Exterior

500	Elastomeric Decks - Seal/Repair	\$12,877	\$0	\$0	\$0	\$0
502	Vinyl Decks - Repair/Resurface (a)	\$33,500	\$0	\$0	\$0	\$0
502	Vinyl Decks - Repair/Resurface (b)	\$0	\$43,132	\$0	\$0	\$0
502	Vinyl Decks - Repair/Resurface (c)	\$0	\$0	\$44,426	\$0	\$0
502	Vinyl Decks - Repair/Resurface (d)	\$0	\$0	\$0	\$66,350	\$0
502	Vinyl Decks - Repair/Resurface (e)	\$0	\$0	\$0	\$0	\$53,023
502	Vinyl Decks - Repair/Resurface (f)	\$0	\$0	\$0	\$0	\$0
506	Indoor/Outdoor Carpet - Replace	\$0	\$0	\$0	\$0	\$0

Table 6: 30-Year Income/Expense Detail (yrs 25 through 29)**13297-7**

Fiscal Year	2042	2043	2044	2045	2046
540 Bldg 4, 5 and Cabana - Paint	\$0	\$0	\$0	\$0	\$0
541 Building 3 - Paint	\$0	\$0	\$0	\$0	\$0
542 Bldg 1, 2 and Carports - Paint	\$0	\$152,040	\$0	\$0	\$0
600 Building 1-4 Roofs - Replace	\$0	\$0	\$0	\$0	\$0
602 Building 5 Roof - Replace	\$0	\$0	\$0	\$0	\$0
608 Carport Roofs, ~1/3 - Replace (a)	\$0	\$0	\$0	\$0	\$0
610 Carport Roofs, ~1/3 - Replace (b)	\$0	\$0	\$0	\$0	\$0
612 Carport Roofs, ~1/3 - Replace (c)	\$0	\$0	\$0	\$0	\$0

Systems

908 Fire Alarm Panels - Replace	\$0	\$0	\$0	\$0	\$0
920 Surveillance System - Reinstall	\$0	\$0	\$0	\$0	\$0
922 Surveillance System - Replace	\$0	\$0	\$0	\$9,838	\$0
Total Expenses	\$106,050	\$195,172	\$84,409	\$76,188	\$138,802
Ending Reserve Balance:	\$1,192,552	\$1,198,117	\$1,320,749	\$1,458,738	\$1,541,224

Accuracy, Limitations, and Disclosures

Washington disclosure, per RCW:

This reserve study should be reviewed carefully. It may not include all common and limited common element components that will require major maintenance, repair or replacement in future years, and may not include regular contributions to a reserve account for the cost of such maintenance, repair, or replacement. The failure to include a component in a reserve study, or to provide contributions to a reserve account for a component, may, under some circumstance, require you to pay on demand as a special assessment your share of common expenses for the cost of major maintenance, repair or replacement of a reserve component.

Because we have no control over future events, we do not expect that all the events we anticipate will occur as planned. We expect that inflationary trends will continue, and we expect Reserve funds to continue to earn interest, so we believe that reasonable estimates for these figures are much more accurate than ignoring these economic realities. We can control measurements, which we attempt to establish within 5% accuracy through a combination of on-site measurements, drawings, and satellite imagery. The starting Reserve Balance and interest rate earned on deposited Reserve funds that you provided to us were considered reliable and were not confirmed independently. We have considered the association's representation of current and historical Reserve projects reliable, and we have considered the representations made by its vendors and suppliers to also be accurate and reliable. Component Useful Life, Remaining Useful Life, and Current Cost estimates assume a stable economic environment and lack of natural disasters.

Because the physical condition of your components, the association's Reserve balance, the economic environment, and legislative environment change each year, this Reserve Study is by nature a "one-year" document. Because a long-term perspective improves the accuracy of near-term planning, this Report projects expenses for the next 30 years. It is our recommendation and that of the Financial Accounting Standards Board (FASB) that your Reserve Study be updated each year as part of the annual budget process.

Association Reserves and its employees have no ownership, management, or other business relationships with the client other than this Reserve Study engagement. James D. Talaga R.S., company president, is a credentialed Reserve Specialist (#66). All work done by Association Reserves WA, LLC is performed under his Responsible Charge. There are no material issues to our knowledge that have not been disclosed to the client that would cause a distortion of the association's situation.

Component quantities indicated in this Report were found in prior Reserve Studies unless otherwise noted. No destructive or intrusive testing was performed. This Report and this site inspection were accomplished only for Reserve budget purposes (to help identify and address the normal deterioration of properly built and installed components with predictable life expectancies). The Funding Plan in this Report was developed using the cash-flow methodology to achieve the specified Funding Objective.

Association Reserves' liability in any matter involving this Reserve Study is limited to our Fee for services rendered.

Terms and Definitions

BTU	British Thermal Unit (a standard unit of energy)
DIA	Diameter
GSF	Gross Square Feet (area). Equivalent to Square Feet
GSY	Gross Square Yards (area). Equivalent to Square Yards
HP	Horsepower
LF	Linear Feet (length)

Effective Age: The difference between Useful Life and Remaining Useful Life. Note that this is not necessarily equivalent to the chronological age of the component.

Fully Funded Balance (FFB): The value of the deterioration of the Reserve Components. This is the fraction of life “used up” of each component multiplied by its estimated Current Replacement. While calculated for each component, it is summed together for an association total.

$$\text{FFB} = (\text{Current Cost} \times \text{Effective Age}) / \text{Useful Life}$$

Inflation: Cost factors are adjusted for inflation at the rate defined in the Executive Summary and compounded annually. These increasing costs can be seen as you follow the recurring cycles of a component on Table 6.

Interest: Interest earnings on Reserve Funds are calculated using the average balance for the year (taking into account income and expenses through the year) and compounded monthly using the rate defined in the Executive Summary. Annual interest earning assumption appears in the Executive Summary.

Percent Funded: The ratio, at a particular point in time (the first day of the Fiscal Year), of the actual (or projected) Reserve Balance to the Fully Funded Balance, expressed as a percentage.

Remaining Useful Life (RUL): The estimated time, in years, that a common area component can be expected to continue to serve its intended function.

Useful Life (UL): The estimated time, in years, that a common area component can be expected to serve its intended function.

Component Details

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

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

Some components are recommended for reserve funding, while others are not. The components that meet these criteria in our judgment are shown with corresponding maintenance, repair or replacement cycles (UL = Useful Life or how often the project is expected to occur, RUL = Remaining Useful Life or how many years from our reporting period) and a representative market cost ranged termed “Best Cost” and “Worst Cost”. There are many factors that can result in a wide variety of potential costs, we are attempting to represent a market average for budget purposes. Where there is no UL, the component is expected to be a one-time expense. Where no pricing, the component deemed inappropriate for Reserve Funding.

Client: 13297 Lakeside Village

SITE / GROUNDS

Comp #: 102 Concrete/Curb - Repair/Replace **Quantity:** Extensive square feet
Location: Walkways, curbs, patios, etc...
Funded?: No Annual cost best handled as operating expense
History: \$14,500 repair expense in 2014, other previous spot repairs in recent years
Comments: No reports of change in funding status from prior study.
Useful Life: 0 years **Remaining Life:**
Best Case: **Worst Case:**
Cost Source:

Comp #: 104 Asphalt - Seal/Repair **Quantity:** ~ 64,400 GSF asphalt
Location: Asphalt private drive and parking areas
Funded?: Yes Meets National Reserve Study Standards criteria for Reserve Funding
History: 2013 repairs \$21,600 expense but no seal coat (which occurred last in 2008), re-striping 2015
Comments: Project deferred, RUL left at 0, inflated cost by ~3% from prior study.
Useful Life: 5 years **Remaining Life:** 0 years
Best Case: \$21,000 **Worst Case:** \$27,000
Lower allowance Higher allowance
Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 106 Asphalt - Resurface **Quantity:** ~ 64,400 GSF asphalt
Location: Asphalt private drive and parking areas
Funded?: Yes Meets National Reserve Study Standards criteria for Reserve Funding
History: None known
Comments: RUL adjusted to coordinate with seal cycle, inflated cost by ~3% from prior study.
Useful Life: 40 years **Remaining Life:** 10 years
Best Case: \$130,000 **Worst Case:** \$140,000
Lower allowance Higher allowance
Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 110 Drainage/Storm System - Replace **Quantity:** Extensive system
Location: Throughout common areas
Funded?: No Annual cost best handled as operating expense
History: \$10,670 expenditure in 2011
Comments: No reports of change in funding status from prior study.
Useful Life: 0 years **Remaining Life:**
Best Case: **Worst Case:**
Cost Source:

Comp #: 112 Landscape - Refurbish **Quantity:** Extensive square feet
Location: Common areas
Funded?: No Annual cost best handled as operating expense
History: None known
Comments: No reports of change in funding status from prior study.
Useful Life: 0 years **Remaining Life:**
Best Case: **Worst Case:**
Cost Source:

Client: 13297 Lakeside Village

Comp #: 120 Monument Sign - Replace **Quantity:** (1) composite, 5'x7'

Location: Main entrance to community

Funded?: Yes

History: Replaced in 2016

Comments: Management reports replacement in 2016 at the cost indicated below. Funding incorporated based on actual replacement cost.

Useful Life: 15 years Remaining Life: 14 years

Best Case: \$5,000 Worst Case: \$6,600

Lower allowance Higher allowance

Cost Source: Client Cost History (\$5,787.08 in 2016)

Comp #: 122 Small Pole Lights - Replace **Quantity:** ~ (26) wood, existing

Location: Scattered common area locations

Funded?: Yes Meets National Reserve Study Standards criteria for Reserve Funding

History: Current plans for transition to metal pole lights by 2012

Comments: Reduced RUL by 1, inflated cost by ~3% from prior study.

Useful Life: 30 years Remaining Life: 3 years

Best Case: \$13,000 Worst Case: \$28,000

Lower allowance Higher allowance

Cost Source: Estimate Provided by Client/Similar Project Cost History

Comp #: 124 Tall Pole Lights - Replace **Quantity:** ~ (7) metal, 24'

Location: Scattered common area locations

Funded?: Yes Meets National Reserve Study Standards criteria for Reserve Funding

History: None known

Comments: Reduced RUL by 1, inflated cost by ~3% from prior study.

Useful Life: 40 years Remaining Life: 9 years

Best Case: \$20,000 Worst Case: \$24,000

Lower allowance Higher allowance

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 130 Mailboxes - Replace **Quantity:** (5) cluster boxes

Location: Adjacent to driveway, mailbox structures

Funded?: Yes Meets National Reserve Study Standards criteria for Reserve Funding

History: Transition to cluster type, locking mailboxes occurred in 2014 at \$7,800 expense

Comments: Reduced RUL by 1, inflated cost by ~3% from prior study.

Useful Life: 30 years Remaining Life: 27 years

Best Case: \$7,400 Worst Case: \$9,600

Lower allowance Higher allowance

Cost Source: Client Cost History/Similar Project Cost History

Comp #: 132 Storage Sheds - Maintain/Repair **Quantity:** (2) stucco/wood

Location: Northwest perimeter of property

Funded?: No Sustain along with other similar component groupings

History: None known

Comments: No reports of change in funding status from prior study.

Useful Life: 0 years Remaining Life:

Best Case: Worst Case:

Cost Source:

Client: 13297 Lakeside Village

Comp #: 140 Carport Structures-Repair/Replace **Quantity:** (13) assorted sizes
Location: Adjacent to asphalt private drive
Funded?: No Sustain along with other similar component groupings
History: None known
Comments: No reports of change in funding status from prior study.
Useful Life: 0 years **Remaining Life:**
Best Case: **Worst Case:**
Cost Source:

Comp #: 144 Garbage Enclosures-Maintain/Repair **Quantity:** (5) wood, assorted
Location: Adjacent to asphalt private drive and parking areas
Funded?: No Cost projected to be too small
History: None known
Comments: No reports of change in funding status from prior study.
Useful Life: 0 years **Remaining Life:**
Best Case: **Worst Case:**
Cost Source:

Comp #: 150 Perimeter Fence, West - Replace **Quantity:** ~ 850 LF wood
Location: West perimeter (Birchwood)
Funded?: No Association indicated complete replacement will not take place
History: None known
Comments: No reports of change in funding status from prior study.
Useful Life: 0 years **Remaining Life:**
Best Case: **Worst Case:**
Cost Source:

Comp #: 152 Perimeter Fence, South-Replace **Quantity:** ~ 640 LF wood
Part
Location: South perimeter (312th street)
Funded?: Yes Meets National Reserve Study Standards criteria for Reserve Funding
History: ~\$3,000 expense last in 2011
Comments: Project deferred, RUL left at 0, inflated cost by ~3% from prior study.
Useful Life: 5 years **Remaining Life:** 0 years
Best Case: \$4,100 **Worst Case:** \$4,900
Lower allowance **Higher allowance**
Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 156 Perimeter Fence, North - Replace **Quantity:** ~ 320 LF chain link
Location: North perimeter
Funded?: No Research suggests association not responsible
History: None known
Comments: No reports of change in funding status from prior study.
Useful Life: 0 years **Remaining Life:**
Best Case: **Worst Case:**
Cost Source:

Client: 13297 Lakeside Village

Comp #: 158 Goose Fence - Maintain **Quantity:** ~ 700 LF metal
Location: Adjacent to lake
Funded?: No Annual cost best handled as operating expense
History: None known
Comments: No reports of change in funding status from prior study.
Useful Life: 0 years **Remaining Life:**
Best Case: **Worst Case:**
Cost Source:

Comp #: 160 Building 4 Patio Fences - Replace **Quantity:** ~ 220 LF wood
Location: Adjacent to Building 4 grade level patios
Funded?: Yes Meets National Reserve Study Standards criteria for Reserve Funding
History: Replaced 2015 ~ \$8,300
Comments: Reduced RUL by 1, inflated cost by ~3% from prior study.
Useful Life: 18 years **Remaining Life:** 16 years
Best Case: \$7,500 **Worst Case:** \$9,600
Lower allowance Higher allowance
Cost Source: Client Cost History

Comp #: 162 Building 1-2 Patio Fences - Replace **Quantity:** ~ 400 LF wood
Location: Adjacent to Building 1 and 2 grade level patios
Funded?: Yes Meets National Reserve Study Standards criteria for Reserve Funding
History: Replacements were reportedly completed last in 2011 at \$9,000 expenditure
Comments: Reduced RUL by 1, inflated cost by ~3% from prior study.
Useful Life: 18 years **Remaining Life:** 12 years
Best Case: \$22,000 **Worst Case:** \$30,000
Lower allowance Higher allowance
Cost Source: Most Recent Client Cost / Estimate Extrapolated

Comp #: 164 Building 3 Patio Fences - Replace **Quantity:** ~ 220 LF wood
Location: Adjacent to Building 3 grade level patios
Funded?: Yes Meets National Reserve Study Standards criteria for Reserve Funding
History: \$11,000 expenditure in 2013
Comments: Reduced RUL by 1, inflated cost by ~3% from prior study.
Useful Life: 18 years **Remaining Life:** 14 years
Best Case: \$11,000 **Worst Case:** \$13,000
Lower allowance Higher allowance
Cost Source: Most Recent Client Cost / Estimate Extrapolated

Comp #: 166 Building 5 Patio Fences - Replace **Quantity:** ~ 220 LF wood
Location: Adjacent to Building 5 grade level patios
Funded?: Yes Meets National Reserve Study Standards criteria for Reserve Funding
History: \$13,000 expenditure in 2014
Comments: Reduced RUL by 1, inflated cost by ~3% from prior study.
Useful Life: 18 years **Remaining Life:** 15 years
Best Case: \$11,000 **Worst Case:** \$16,000
Lower allowance Higher allowance
Cost Source: Most Recent Client Cost / Estimate Extrapolated

Client: 13297 Lakeside Village

Comp #: 170 Wood Bridge - Repair/Replace **Quantity:** (1) wood, 4'x28'
Location: Common area
Funded?: No Annual cost best handled as operating expense
History: None known
Comments: No reports of change in funding status from prior study.
Useful Life: 0 years **Remaining Life:**
Best Case: **Worst Case:**
Cost Source:

Comp #: 180 Cabana Deck - Repair/Replace **Quantity:** ~ 170 GSF wood
Location: Cabana
Funded?: Yes Meets National Reserve Study Standards criteria for Reserve Funding
History: Refurbished last in 2008
Comments: Reduced RUL by 1, inflated cost by ~3% from prior study.
Useful Life: 20 years **Remaining Life:** 11 years
Best Case: \$6,300 **Worst Case:** \$8,100
Lower allowance Higher allowance
Cost Source: ARI Cost Database: Similar Project Cost History

Client: 13297 Lakeside Village

RECREATION

Comp #: 400 Pool Deck - Resurface **Quantity:** ~ 1,500 GSF concrete
Location: Perimeter of pool
Funded?: Yes Meets National Reserve Study Standards criteria for Reserve Funding
History: None known
Comments: Reduced RUL by 1, inflated cost by ~3% from prior study.
Useful Life: 40 years **Remaining Life:** 8 years
Best Case: \$23,000 **Worst Case:** \$29,000
Lower allowance **Higher allowance**
Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 402 Pool - Resurface **Quantity:** ~ 600 GSF surface
Location: Adjacent to Cabana
Funded?: Yes Meets National Reserve Study Standards criteria for Reserve Funding
History: Resurfaced in 2016
Comments: Project deferred, RUL left at 0, inflated cost by ~3% from prior study.
Useful Life: 10 years **Remaining Life:** 9 years
Best Case: \$19,200 **Worst Case:** \$26,000
Lower allowance **Higher allowance**
Cost Source: Client Cost History (\$22,597.38 in 2016)

Comp #: 407 Pool Fence - Replace **Quantity:** ~ 150 LF chain link
Location: Perimeter of pool area
Funded?: Yes Meets National Reserve Study Standards criteria for Reserve Funding
History: Replaced last in 2008 at an expense of ~\$7,500
Comments: Reduced RUL by 1, inflated cost by ~3% from prior study.
Useful Life: 30 years **Remaining Life:** 21 years
Best Case: \$5,600 **Worst Case:** \$7,200
Lower allowance **Higher allowance**
Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 408 Pool Heater - Replace **Quantity:** (1) Raypak, gas
Location: Cabana, pool room
Funded?: Yes Meets National Reserve Study Standards criteria for Reserve Funding
History: Replaced last in 2006
Comments: Project deferred, RUL left at 0, inflated cost by ~3% from prior study.
Useful Life: 10 years **Remaining Life:** 0 years
Best Case: \$4,200 **Worst Case:** \$5,400
Lower allowance **Higher allowance**
Cost Source: ARI Cost Database: Similar Project Cost History

Client: 13297 Lakeside Village

Comp #: 410 Pool/Spa Filters - Replace **Quantity:** (2) assorted
Location: Cabana, pool room
Funded?: No Cost projected to be too small
History: Pool (2001) and spa (2014)
Comments: No reports of change in funding status from prior study.
Useful Life: 0 years **Remaining Life:**
Best Case: **Worst Case:**
Cost Source:

Comp #: 412 Pool/Spa Pumps/Valves - Replace **Quantity:** (3) assorted
Location: Cabana, pool room
Funded?: No Cost projected to be too small
History: History of spa pump replacement, most recent replacement 2014
Comments: No reports of change in funding status from prior study.
Useful Life: 0 years **Remaining Life:**
Best Case: **Worst Case:**
Cost Source:

Comp #: 414 Pool/Spa Furniture - Replace **Quantity:** Moderate quantity
Location: Adjacent to pool
Funded?: No Cost projected to be too small
History: None known
Comments: No reports of change in funding status from prior study.
Useful Life: 0 years **Remaining Life:**
Best Case: **Worst Case:**
Cost Source:

Comp #: 422 Spa - Resurface **Quantity:** (1) 7' diameter
Location: Adjacent to pool, enclosed
Funded?: Yes Meets National Reserve Study Standards criteria for Reserve Funding
History: Code compliance and repairs at a one-time project expense of \$18,000 were completed in 2014
Comments: Reduced RUL by 1, inflated cost by ~3% from prior study.
Useful Life: 5 years **Remaining Life:** 2 years
Best Case: \$4,200 **Worst Case:** \$6,400
Lower allowance **Higher allowance**
Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 424 Spa Heater - Replace **Quantity:** (1) Raypack, gas
Location: Cabana, pool room
Funded?: Yes Meets National Reserve Study Standards criteria for Reserve Funding
History: Replaced last in 2014
Comments: Reduced RUL by 1, inflated cost by ~3% from prior study.
Useful Life: 10 years **Remaining Life:** 7 years
Best Case: \$3,700 **Worst Case:** \$4,700
Lower allowance **Higher allowance**
Cost Source: ARI Cost Database: Similar Project Cost History

Client: 13297 Lakeside Village

Comp #: 428 Cabana Roof - Replace**Quantity:** ~ 2,600 GSF
composition

Location: Rooftop of Cabana
 Funded?: Yes Meets National Reserve Study Standards criteria for Reserve Funding
 History: Last in 2005 at an expense of \$9,500
 Comments: Reduced RUL by 1, inflated cost by ~3% from prior study.
 Useful Life: 25 years Remaining Life: 14 years
 Best Case: \$9,400 Worst Case: \$11,000
 Lower allowance Higher allowance
 Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 432 Cabana Interior Surfaces - Refinish**Quantity:** ~ 3,300 GSF

Location: Interior surfaces, Cabana
 Funded?: Yes Meets National Reserve Study Standards criteria for Reserve Funding
 History: Painted last in 2011 at \$4,400 expense
 Comments: Reduced RUL by 1, inflated cost by ~3% from prior study.
 Useful Life: 10 years Remaining Life: 4 years
 Best Case: \$4,400 Worst Case: \$5,000
 Lower allowance Higher allowance
 Cost Source: Client Cost History/Similar Project Cost History

Comp #: 434 Cabana Flooring - Replace**Quantity:** ~ 120 SY

Location: Cabana interior
 Funded?: Yes Meets National Reserve Study Standards criteria for Reserve Funding
 History: Only carpeting replaced in 2011 at an expense of \$1,700
 Comments: Reduced RUL by 1, inflated cost by ~3% from prior study.
 Useful Life: 10 years Remaining Life: 4 years
 Best Case: \$6,400 Worst Case: \$9,000
 Lower allowance Higher allowance
 Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 436 Cabana Kitchen/Appliances-
Refurbish**Quantity:** Moderate square feet

Location: Cabana
 Funded?: No Cost projected to be too small
 History: None known
 Comments: No reports of change in funding status from prior study.
 Useful Life: 0 years Remaining Life:
 Best Case: Worst Case:
 Cost Source:

Comp #: 440 Cabana Bathrooms - Refurbish**Quantity:** (2) small

Location: Cabana interior
 Funded?: No Cost projected to be too small
 History: None known
 Comments: No reports of change in funding status from prior study.
 Useful Life: 0 years Remaining Life:
 Best Case: Worst Case:
 Cost Source:

Client: 13297 Lakeside Village

Comp #: 440 Tennis Court - Resurface **Quantity:** ~ 7,200 GSF asphalt
Location: Adjacent to Cabana
Funded?: Yes Meets National Reserve Study Standards criteria for Reserve Funding
History: None known
Comments: Project deferred, RUL left at 0, inflated cost by ~3% from prior study.
Useful Life: 36 years **Remaining Life:** 0 years
Best Case: \$27,000 **Worst Case:** \$34,000
Lower allowance Higher allowance
Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 440 Tennis Court - Seal/Repair **Quantity:** ~ 7,200 GSF asphalt
Location: Adjacent to Cabana
Funded?: Yes Meets National Reserve Study Standards criteria for Reserve Funding
History:
Comments: Reduced RUL by 1, inflated cost by ~3% from prior study.
Useful Life: 6 years **Remaining Life:** 5 years
Best Case: \$6,400 **Worst Case:** \$9,600
Lower allowance Higher allowance
Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 444 Tennis Court Fence - Replace **Quantity:** ~ 360 LF chain link
Location: Adjacent to Cabana
Funded?: Yes Meets National Reserve Study Standards criteria for Reserve Funding
History: None known
Comments: Reduced RUL by 1, inflated cost by ~3% from prior study.
Useful Life: 40 years **Remaining Life:** 8 years
Best Case: \$7,600 **Worst Case:** \$10,000
Lower allowance Higher allowance
Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 446 Cabana Water Heater - Replace **Quantity:** (1) Rheem, 50 gallon
Location: Recreation area
Funded?: No Cost projected to be too small
History: Replaced last in 2007
Comments: No reports of change in funding status from prior study.
Useful Life: 0 years **Remaining Life:**
Best Case: **Worst Case:**
Cost Source:

Comp #: 454 Cabana Great Room - Refurbish **Quantity:** Moderate square feet
Location: Cabana
Funded?: No Cost projected to be too small
History: None known
Comments: No reports of change in funding status from prior study.
Useful Life: 0 years **Remaining Life:**
Best Case: **Worst Case:**
Cost Source:

Client: 13297 Lakeside Village

BUILDING EXTERIOR

Comp #: 500 Elastomeric Decks - Seal/Repair **Quantity:** ~ 560 GSF elastomeric
Location: Elevated decks (8) adjacent to some individual units at Building 3 only
Funded?: Yes Meets National Reserve Study Standards criteria for Reserve Funding
History: Last repaired and seal coated in 2008, utilizing a Pacific Polymers product.
Comments: Project deferred, RUL left at 0, inflated cost by ~3% from prior study.
Useful Life: 5 years **Remaining Life:** 0 years
Best Case: \$5,300 **Worst Case:** \$7,000
 Lower allowance Higher allowance
Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 502 Vinyl Decks - Repair/Resurface (a) **Quantity:** ~ 490 GSF vinyl
Location: Elevated decks (7) adjacent to individual units
Funded?: Yes Meets National Reserve Study Standards criteria for Reserve Funding
History: Decks completed last in 2006 (122, 124, 126, 132, 134, 136, 326)
Comments: Reduced RUL by 1, inflated cost by ~3% from prior study.
Useful Life: 18 years **Remaining Life:** 7 years
Best Case: \$13,000 **Worst Case:** \$19,000
 Lower allowance Higher allowance
Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 502 Vinyl Decks - Repair/Resurface (b) **Quantity:** ~ 630 GSF vinyl
Location: Elevated decks (9) adjacent to individual units
Funded?: Yes Meets National Reserve Study Standards criteria for Reserve Funding
History: Decks completed last in 2007 (135, 222, 331, 422, 431, 432, 434)
Comments: Reduced RUL by 1, inflated cost by ~3% from prior study.
Useful Life: 18 years **Remaining Life:** 8 years
Best Case: \$16,000 **Worst Case:** \$24,000
 Lower allowance Higher allowance
Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 502 Vinyl Decks - Repair/Resurface (c) **Quantity:** ~ 630 GSF vinyl
Location: Elevated decks (9) adjacent to individual units
Funded?: Yes Meets National Reserve Study Standards criteria for Reserve Funding
History: Decks completed last in 2008 (123, 133, 223, 233, 234, 321, 521, 531)
Comments: Reduced RUL by 1, inflated cost by ~3% from prior study.
Useful Life: 18 years **Remaining Life:** 9 years
Best Case: \$16,000 **Worst Case:** \$24,000
 Lower allowance Higher allowance
Cost Source: ARI Cost Database: Similar Project Cost History

Client: 13297 Lakeside Village

Comp #: 502 Vinyl Decks - Repair/Resurface (d) **Quantity:** ~ 910 GSF vinyl
Location: Elevated decks (13) adjacent to individual units
Funded?: Yes Meets National Reserve Study Standards criteria for Reserve Funding
History: Decks completed last in 2009 (121, 125, 126, 131, 221, 224, 231, 234, 526)
Comments: Reduced RUL by 1, inflated cost by ~3% from prior study.
Useful Life: 18 years **Remaining Life:** 10 years
Best Case: \$24,000 **Worst Case:** \$34,000
Lower allowance **Higher allowance**
Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 502 Vinyl Decks - Repair/Resurface (e) **Quantity:** ~ 700 GSF vinyl
Location: Elevated decks (10) adjacent to individual units
Funded?: Yes Meets National Reserve Study Standards criteria for Reserve Funding
History: Decks completed last in 2010 (136, 224, 232, 321, 326, 336, 421, 423, 433)
Comments: Reduced RUL by 1, inflated cost by ~3% from prior study.
Useful Life: 18 years **Remaining Life:** 11 years
Best Case: \$19,000 **Worst Case:** \$26,000
Lower allowance **Higher allowance**
Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 502 Vinyl Decks - Repair/Resurface (f) **Quantity:** ~ 980 GSF vinyl
Location: Elevated decks (14) adjacent to individual units
Funded?: Yes Meets National Reserve Study Standards criteria for Reserve Funding
History: Decks completed last in 2011 (424, 521, 522, 523, 524, 525, 526, 532, 533, 534, 535, 536)
Comments: Reduced RUL by 1, inflated cost by ~3% from prior study.
Useful Life: 18 years **Remaining Life:** 12 years
Best Case: \$26,000 **Worst Case:** \$36,000
Lower allowance **Higher allowance**
Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 503 Stairs/Landings - Repair/Replace **Quantity:** (13) assemblies
Location: Access to upper/lower floor locations
Funded?: No Useful life not predictable or extended
History: None known
Comments: No reports of change in funding status from prior study.
Useful Life: 0 years **Remaining Life:**
Best Case: **Worst Case:**
Cost Source:

Comp #: 506 Indoor/Outdoor Carpet - Replace **Quantity:** ~ 270 SY carpet
Location: Stair landings
Funded?: Yes Meets National Reserve Study Standards criteria for Reserve Funding
History: Replaced in 2016
Comments: Schedule and scope adjusted based on actual completion in 2016.
Useful Life: 12 years **Remaining Life:** 11 years
Best Case: \$10,000 **Worst Case:** \$15,400
Lower allowance **Higher allowance**
Cost Source: Client Cost History (\$12,681.20 in 2016)

Client: 13297 Lakeside Village

Comp #: 510 Entry Landings, Grade - Seal **Quantity:** Minor square feet
Location: Grade level entry landings to upper/lower floors
Funded?: No Annual cost best handled as operating expense
History: None known
Comments: No reports of change in funding status from prior study.
Useful Life: 0 years **Remaining Life:**
Best Case: Worst Case:
Cost Source:

Comp #: 520 Exterior Lights - Replace **Quantity:** ~ (182) assorted
Location: Exterior common and limited common area locations
Funded?: No Annual cost, best handled as operating expense
History: None known
Comments: No reports of change in funding status from prior study.
Useful Life: 0 years **Remaining Life:**
Best Case: Worst Case:
Cost Source:

Comp #: 526 Vents - Clean/Repair **Quantity:** Extensive quantity
Location: Exterior building elevations
Funded?: No Annual cost best handled as operating expense
History: None known
Comments: No reports of change in funding status from prior study.
Useful Life: 0 years **Remaining Life:**
Best Case: Worst Case:
Cost Source:

Comp #: 530 Entry/Utility Doors - Replace **Quantity:** ~ (176) assorted
Location: Entry to individual units, common and limited common area utility locations
Funded?: No Annual cost best handled as operating expense
History: None known
Comments: No reports of change in funding status from prior study.
Useful Life: 0 years **Remaining Life:**
Best Case: Worst Case:
Cost Source:

Comp #: 540 Bldg 4, 5 and Cabana - Paint **Quantity:** ~ 32,000 GSF
Location: Building 4 and 5 plus Cabana, exterior surfaces
Funded?: Yes Meets National Reserve Study Standards criteria for Reserve Funding
History: Painted last in 2008 at an expense of ~\$40,000
Comments: Project deferred, RUL left at 0, inflated cost by ~3% from prior study.
Useful Life: 8 years **Remaining Life:** 0 years
Best Case: \$63,000 **Worst Case:** \$80,000
Lower allowance Higher allowance
Cost Source: ARI Cost Database; Similar Project Cost History

Client: 13297 Lakeside Village

Comp #: 541 Building 3 - Paint **Quantity:** ~ 19,000 GSF
 Location: Building 3, exterior surfaces
 Funded?: Yes Meets National Reserve Study Standards criteria for Reserve Funding
 History: Last in 2009 an expense of \$28,000
 Comments: Reduced RUL by 1, inflated cost by ~3% from prior study.
 Useful Life: 8 years Remaining Life: 0 years
 Best Case: \$37,000 Worst Case: \$48,000
 Lower allowance Higher allowance
 Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 542 Bldg 1, 2 and Carports - Paint **Quantity:** ~ 30,000 GSF
 Location: Building 1, 2 and Carports, exterior surfaces
 Funded?: Yes Meets National Reserve Study Standards criteria for Reserve Funding
 History: Last in 2011 at an expense of \$65,000
 Comments: Reduced RUL by 1, inflated cost by ~3% from prior study.
 Useful Life: 8 years Remaining Life: 2 years
 Best Case: \$62,000 Worst Case: \$79,000
 Lower allowance Higher allowance
 Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 544 Exterior Surfaces - Repair/Replace **Quantity:** ~ 82,000 GSF, total
 Location: Building exterior surfaces
 Funded?: No Local replacement allowance already factored within phased paint projects
 History: Stucco last remedied from 2000-2008
 Comments: No reports of change in funding status from prior study.
 Useful Life: 0 years Remaining Life:
 Best Case: Worst Case:
 Cost Source:

Comp #: 546 Windows/Glass Doors - Replace **Quantity:** ~ (758) assorted
 Location: Exterior building elevations
 Funded?: No Board suggests owner responsibility, not association
 History: None known
 Comments: No reports of change in funding status from prior study.
 Useful Life: 0 years Remaining Life:
 Best Case: Worst Case:
 Cost Source:

Comp #: 600 Building 1-4 Roofs - Replace **Quantity:** ~ 35,700 GSF composition
 Location: Rooftop of Buildings 1, 2, 3 and 4
 Funded?: Yes Meets National Reserve Study Standards criteria for Reserve Funding
 History: Replaced last in projects that occurred between 2002 and 2003
 Comments: Reduced RUL by 1, inflated cost by ~3% from prior study.
 Useful Life: 25 years Remaining Life: 11 years
 Best Case: \$130,000 Worst Case: \$150,000
 Lower allowance Higher allowance
 Cost Source: ARI Cost Database: Similar Project Cost History

Client: 13297 Lakeside Village

Comp #: 602 Building 5 Roof - Replace**Quantity:** ~ 9,500 GSF
composition

Location: Rooftop of Building 5
 Funded?: Yes Meets National Reserve Study Standards criteria for Reserve Funding
 History: Replaced in 2010 at an expense of \$29,500
 Comments: Reduced RUL by 1, inflated cost by ~3% from prior study.
 Useful Life: 25 years Remaining Life: 18 years
 Best Case: \$34,000 Worst Case: \$40,000
 Lower allowance Higher allowance
 Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 608 Carport Roofs, ~1/3 - Replace (a)**Quantity:** ~5,300 GSF
composition

Location: Rooftop of carports
 Funded?: Yes Meets National Reserve Study Standards criteria for Reserve Funding
 History: Last replacement in 2003
 Comments: Reduced RUL by 1, inflated cost by ~3% from prior study.
 Useful Life: 25 years Remaining Life: 11 years
 Best Case: \$16,000 Worst Case: \$21,000
 Lower allowance Higher allowance
 Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 610 Carport Roofs, ~1/3 - Replace (b)**Quantity:** ~ 5,300 GSF
composition

Location: Rooftop of carports
 Funded?: Yes Meets National Reserve Study Standards criteria for Reserve Funding
 History: Last replacement in 2005
 Comments: Reduced RUL by 1, inflated cost by ~3% from prior study.
 Useful Life: 25 years Remaining Life: 13 years
 Best Case: \$16,000 Worst Case: \$21,000
 Lower allowance Higher allowance
 Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 612 Carport Roofs, ~1/3 - Replace (c)**Quantity:** ~ 5,300 GSF
composition

Location: Rooftop of carports
 Funded?: Yes Meets National Reserve Study Standards criteria for Reserve Funding
 History: Last replacement in 2008
 Comments: Reduced RUL by 1, inflated cost by ~3% from prior study.
 Useful Life: 25 years Remaining Life: 16 years
 Best Case: \$16,000 Worst Case: \$21,000
 Lower allowance Higher allowance
 Cost Source: ARI Cost Database: Similar Project Cost History

Client: 13297 Lakeside Village

Comp #: 620 Gutters/Downspouts-
Repair/Replace **Quantity:** ~ 6,500 LF

Location: Perimeter of buildings, carports
Funded?: No Annual cost best handled as operating expense
History: None known
Comments: No reports of change in funding status from prior study.
Useful Life: 0 years Remaining Life:
Best Case: Worst Case:
Cost Source:

Comp #: 630 Chimney Caps/Covers - Replace **Quantity:** (79) caps, (27) covers

Location: Rooftop of buildings
Funded?: No Annual cost best handled as operating expense
History: None known
Comments: No reports of change in funding status from prior study.
Useful Life: 0 years Remaining Life:
Best Case: Worst Case:
Cost Source:

Client: 13297 Lakeside Village

SYSTEMS

Comp #: 190 Picnic Benches - Replace **Quantity:** (3) composite
Location: Scattered common area locations, adjacent to lake
Funded?: No Cost projected to be too small
History: Reportedly installed in 2013 at expense of only \$1,500
Comments: No reports of change in funding status from prior study.
Useful Life: 0 years **Remaining Life:**
Best Case: **Worst Case:**
Cost Source:

Comp #: 900 Plumbing - Repair/Replace **Quantity:** Extensive system
Location: Throughout common and limited common areas
Funded?: No Useful life not predictable or extended
History: None known
Comments: No reports of change in funding status from prior study.
Useful Life: 0 years **Remaining Life:**
Best Case: **Worst Case:**
Cost Source:

Comp #: 902 Electrical - Repair/Replace **Quantity:** Extensive system
Location: Throughout common and limited common areas
Funded?: No Useful life not predictable or extended
History: None known
Comments: No reports of change in funding status from prior study.
Useful Life: 0 years **Remaining Life:**
Best Case: **Worst Case:**
Cost Source:

Comp #: 908 Fire Alarm Panels - Replace **Quantity:** (5) panels
Location: One per building
Funded?: Yes Meets National Reserve Study Standards criteria for Reserve Funding
History: Fire monitoring and detection systems were installed in 2013
Comments: Reduced RUL by 1, inflated cost by ~3% from prior study.
Useful Life: 20 years **Remaining Life:** 16 years
Best Case: \$12,000 **Worst Case:** \$14,000
Lower allowance **Higher allowance**
Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 920 Surveillance System - Reinstall **Quantity:** (1) pole, (4) cameras
Location: Adjacent to Cabana
Funded?: Yes Meets National Reserve Study Standards criteria for Reserve Funding
History: None known
Comments: Project deferred, RUL left at 0, inflated cost by ~3% from prior study.
Useful Life: 0 years **Remaining Life:** 0 years
Best Case: \$4,200 **Worst Case:** \$6,400
Lower allowance **Higher allowance**
Cost Source: Estimate Provided by Client

Client: 13297 Lakeside Village

Comp #: 922 Surveillance System - Replace **Quantity:** (4) camera, DVR
Location: Adjacent / within Cabana
Funded?: Yes Meets National Reserve Study Standards criteria for Reserve Funding
History: Installed 2013 ~ \$2k
Comments: Reduced RUL by 1, inflated cost by ~3% from prior study.
Useful Life: 10 years **Remaining Life:** 8 years
Best Case: \$3,200 **Worst Case:** \$5,400
Lower allowance Higher allowance
Cost Source: Estimate Provided by Client

Comp #: 998 Association Annual Inspection **Quantity:** Every year
Location: Common and limited common areas
Funded?: No Annual cost best handled as operating expense
History: None known
Comments: No reports of change in funding status from prior study.
Useful Life: 0 years **Remaining Life:**
Best Case: **Worst Case:**
Cost Source:

Comp #: 999 Reserve Study Update **Quantity:** Annual update
Location: Common and limited common areas
Funded?: No Annual cost best handled as operating expense
History: 2015 WSV, 2016 NSV
Comments: No reports of change in funding status from prior study.
Useful Life: 0 years **Remaining Life:**
Best Case: **Worst Case:**
Cost Source:

Client: 13297 Lakeside Village