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## **Update "No-Site-Visit" Reserve Study**



**Lakeside Village  
Federal Way, WA**

**Report #: 13297-12  
For Period Beginning: January 1, 2022  
Expires: December 31, 2022**

**Date Prepared: March 31, 2021**



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**Hello, and welcome to your Reserve Study!**

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

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

**In this Report, you will find...**

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

**More Questions?**

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**253-661-5437**



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## Table of Contents

<b>3-Minute Executive Summary</b>	<b>1</b>
Reserve Study Summary	1
Executive Summary (Component List)	3
<b>Introduction, Objectives, and Methodology</b>	<b>5</b>
Which Physical Assets are Funded by Reserves?	6
How do we establish Useful Life and Remaining Useful Life estimates?	6
How do we establish Current Repair/Replacement Cost Estimates?	6
How much Reserves are enough?	7
How much should we contribute?	8
What is our Recommended Funding Goal?	8
<b>Projected Expenses</b>	<b>9</b>
Annual Reserve Expenses Graph	9
<b>Reserve Fund Status &amp; Recommended Funding Plan</b>	<b>10</b>
Annual Reserve Funding Graph	10
30-Yr Cash Flow Graph	11
Percent Funded Graph	11
<b>Table Descriptions</b>	<b>12</b>
Reserve Component List Detail	13
Fully Funded Balance	15
Component Significance	17
30-Year Reserve Plan Summary	19
30-Year Reserve Plan Summary (Alternate Funding Plan)	20
30-Year Income/Expense Detail	21
<b>Accuracy, Limitations, and Disclosures</b>	<b>27</b>
<b>Terms and Definitions</b>	<b>28</b>
<b>Component Details</b>	<b>29</b>
Site/Grounds	30
Recreation	34
Building Exteriors	38
Systems	43

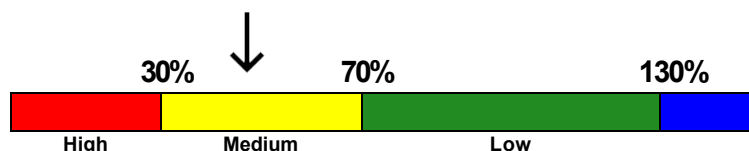
### 3- Minute Executive Summary

**Association:** Lakeside Village **Assoc. #: 13297-12**  
**Location:** Federal Way, WA **# of Units: 78**  
**Report Period:** January 1, 2022 through December 31, 2022

#### Findings/Recommendations as-of: January 1, 2022

Starting Reserve Balance . . . . .	\$406,399
Current Fully Funded Reserve Balance . . . . .	\$849,797
Percent Funded . . . . .	47.8 %
Average Reserve (Deficit) or Surplus Per Unit . . . . .	(\$5,685)
Recommended 2022 100% Monthly "Full Funding" Contributions . . . . .	\$9,350
Recommended 2022 70% Monthly "Threshold Funding" Contributions . . . . .	\$8,825
2022 "Alternate / Baseline Funding" minimum to keep Reserves above \$0 . . . . .	\$8,450
Most Recent Budgeted Contribution Rate . . . . .	\$4,159

Reserves % Funded: 47.8%



Special Assessment Risk:

#### Economic Assumptions:

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

- This is a Update "No-Site-Visit" Reserve Study, meeting all requirements of the Revised Code of Washington (RCW). This study was prepared by, or under the supervision of a credentialed Reserve Specialist (RS™).
- Your Reserve Fund is currently 47.8 % 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 budget Reserve Contributions to within the 70% to 100% range as noted above. The 100% "Full" and 70% contribution rates are designed to gradually achieve these funding objectives by the end of our 30-year report scope.
- No assets appropriate for Reserve designation known to be excluded. See appendix for component information and the basis of our assumptions. "Alternate Funding" in this report is synonymous with Baseline Funding, as defined within the RCW "to maintain the reserve account balance above zero throughout the thirty-year study period, without special assessments." Funding plan contribution rates, and reserves deficit or (surplus) are presented as an aggregate total, assuming average percentage of ownership. The actual ownership allocation may vary - refer to your governing documents, and assessment computational tools to adjust for any variation.



#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
Site/Grounds				
120	Asphalt - Resurface	40	5	\$188,000
121	Asphalt - Sealcoat & Repair	5	3	\$27,700
142	South Fence: Wood - Replace	20	16	\$29,500
148	Bldg 1-2 Patio Fences: Wood-Replace	18	7	\$30,000
149	Bldg 3 Patio Fences: Wood - Replace	18	9	\$14,100
150	Bldg 4 Patio Fences: Wood - Replace	18	11	\$11,900
151	Bldg 5 Patio Fences: Wood - Replace	18	10	\$16,200
160	Pole Lights: Metal - Replace	30	26	\$25,500
161	Pole Lights: Wood - Replace	30	16	\$23,900
200	Community Sign - Replace	15	9	\$6,900
205	Mailboxes - Replace	30	22	\$9,720
Recreation				
300	Pool Deck - Repair/Replace	40	3	\$25,400
301	Pool Fence - Repair/Replace	30	16	\$5,410
304	Pool - Resurface	12	6	\$17,100
305	Pool - Retile	24	18	\$7,000
307	Pool Heater - Replace	10	0	\$2,885
310	Spa - Resurface	12	4	\$6,180
312	Spa Heater - Replace	10	2	\$2,885
322	Tennis Court - Resurface	40	2	\$54,950
323	Tennis Court Fence - Replace	40	2	\$10,130
425	Cabana Deck - Repair/Replace	20	6	\$4,535
428	Cabana Roof - Repair/Replace	25	23	\$25,000
432	Cabana Interior Surfaces - Repaint	10	0	\$5,925
434	Cabana Flooring - Replace	10	0	\$8,910
Building Exteriors				
500	Roofs: Bldgs 1-4 - Repair/Replace	25	6	\$207,000
501	Roof: Bldg 5 - Repair/Replace	25	13	\$52,900
502	Roofs: 1/3 of Carports-Replace (a)	25	6	\$23,200
503	Roofs: 1/3 of Carports-Replace (b)	25	8	\$23,200
504	Roofs: 1/3 of Carports-Replace (c)	25	11	\$23,200
532	Bldg 4 & 5 Exterior - Paint/Caulk	8	3	\$112,000
533	Bldg 1 & 2 Exterior - Paint/Caulk	8	4	\$106,500
534	Bldg 3: Exterior - Paint/Caulk	8	5	\$58,850
542	Elastomeric Decks - Recoat	5	3	\$7,105
543	Decks: Vinyl - Repair/Resurface (a)	18	2	\$15,300
544	Decks: Vinyl - Repair/Resurface (b)	18	3	\$16,750
545	Decks: Vinyl - Repair/Resurface (c)	18	4	\$16,750
546	Decks: Vinyl - Repair/Resurface (d)	18	5	\$24,100
547	Decks: Vinyl - Repair/Resurface (e)	18	6	\$18,500
548	Decks: Vinyl - Repair/Resurface (f)	18	7	\$26,000
565	Outdoor Carpeting - Replace	12	6	\$15,100
Systems				
900	Plumbing - Maintain/Repair	5	5	\$3,950
955	Surveillance System - Replace	10	3	\$6,180

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
965	Fire Alarm Panels - Replace	20	11	\$18,600
<b>43</b>	<b>Total Funded Components</b>			

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

## Introduction



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

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



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

## Methodology



For this [Update 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.



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

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

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

## How much should we contribute?



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.*



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.

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 the 30-yr Summary Table, while details of the projects that make up these expenses are shown in the Cash Flow Detail Table.

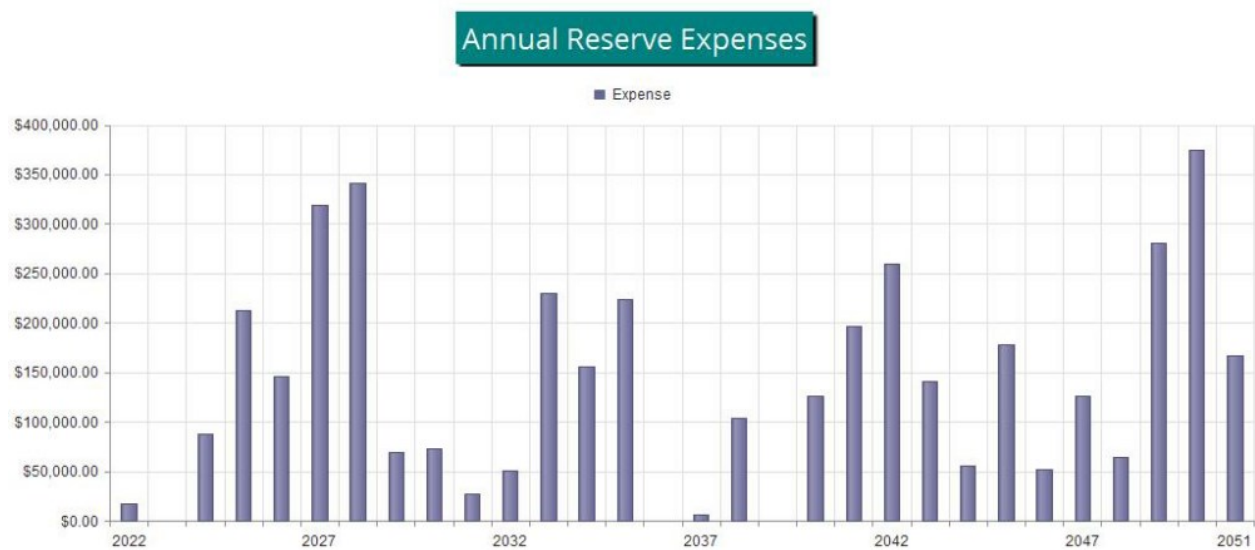


Figure 1

## Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$406,399 as-of the start of your Fiscal Year on 1/1/2022. As of that date, your Fully Funded Balance is computed to be \$849,797 (see Fully Funded Balance Table). This figure represents the deteriorated value of your common area components.

## Recommended Funding Plan

Based on your current Percent Funded and your near-term and long-term Reserve needs, we are recommending budgeted contributions of \$9,350 per month this Fiscal Year. The overall 30-yr plan, in perspective, is shown below. This same information is shown numerically in both the 30-yr Summary Table and the Cash Flow Detail Table.

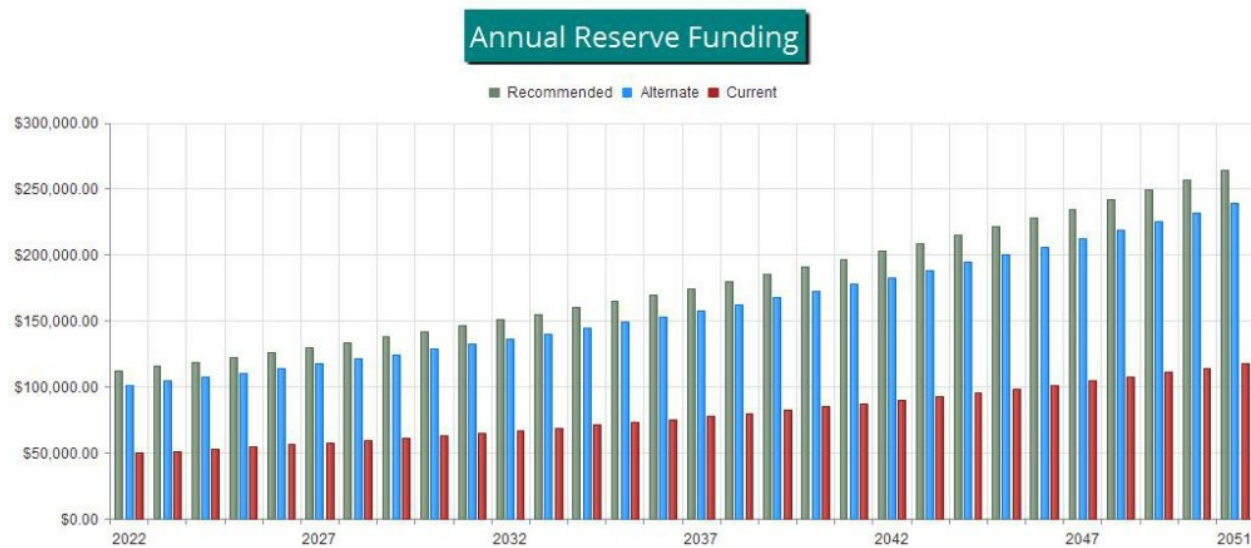


Figure 2

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 (assumes future increases), compared to your always-changing Fully Funded Balance target.

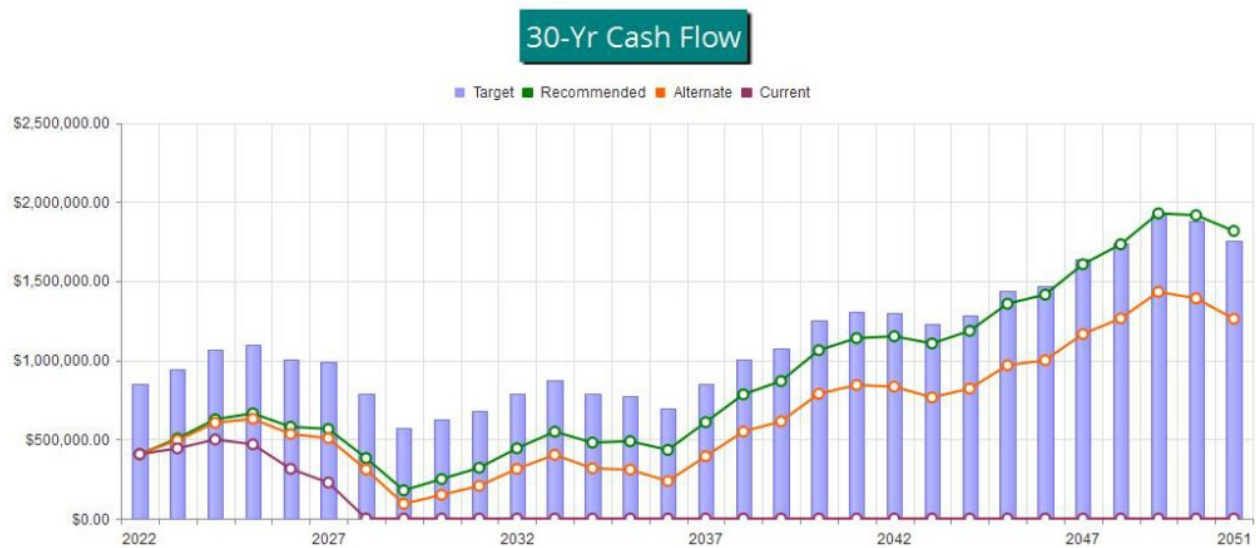


Figure 3

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



Figure 4

## Table Descriptions

Executive Summary is a summary of your Reserve Components

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

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

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

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

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



# Reserve Component List Detail

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#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
					Best Case	Worst Case
Site/Grounds						
120	Asphalt - Resurface	~ 64,400 SF	40	5	\$171,000	\$205,000
121	Asphalt - Sealcoat & Repair	~ 64,400 SF	5	3	\$23,600	\$31,800
142	South Fence: Wood - Replace	~640 LF	20	16	\$25,000	\$34,000
148	Bldg 1-2 Patio Fences: Wood-Replace	~400 LF	18	7	\$25,500	\$34,500
149	Bldg 3 Patio Fences: Wood - Replace	~220 LF	18	9	\$11,900	\$16,300
150	Bldg 4 Patio Fences: Wood - Replace	~220 LF	18	11	\$10,100	\$13,700
151	Bldg 5 Patio Fences: Wood - Replace	~220 LF	18	10	\$13,800	\$18,600
160	Pole Lights: Metal - Replace	(7) 24' assemblies	30	26	\$23,200	\$27,800
161	Pole Lights: Wood - Replace	~ (26) assemblies	30	16	\$20,300	\$27,500
200	Community Sign - Replace	5 'x 7' composite	15	9	\$5,870	\$7,930
205	Mailboxes - Replace	5 clusters	30	22	\$8,240	\$11,200
Recreation						
300	Pool Deck - Repair/Replace	~ 1,500 SF, concrete	40	3	\$22,200	\$28,600
301	Pool Fence - Repair/Replace	~ 150 LF, chain link	30	16	\$4,640	\$6,180
304	Pool - Resurface	~ 900 SF	12	6	\$14,500	\$19,700
305	Pool - Retile	~ 100 LF	24	18	\$5,970	\$8,030
307	Pool Heater - Replace	1 Raypak C-R266A-EN-C	10	0	\$2,470	\$3,300
310	Spa - Resurface	7' diameter	12	4	\$5,250	\$7,110
312	Spa Heater - Replace	Raypak C-R206A-EN-C ASME	10	2	\$2,470	\$3,300
322	Tennis Court - Resurface	~7,200 SF asphalt	40	2	\$48,400	\$61,500
323	Tennis Court Fence - Replace	~360 LF chain link	40	2	\$8,760	\$11,500
425	Cabana Deck - Repair/Replace	~ 170 SF, wood	20	6	\$3,610	\$5,460
428	Cabana Roof - Repair/Replace	~ 2,600 SF composition	25	23	\$24,000	\$26,000
432	Cabana Interior Surfaces - Repaint	~ 3,300 SF	10	0	\$5,050	\$6,800
434	Cabana Flooring - Replace	~120 SY	10	0	\$7,520	\$10,300
Building Exteriors						
500	Roofs: Bldgs 1-4 - Repair/Replace	~ 35,700 SF, comp shingle	25	6	\$197,000	\$217,000
501	Roof: Bldg 5 - Repair/Replace	~ 9,500 SF, comp shingle	25	13	\$47,900	\$57,900
502	Roofs: 1/3 of Carports-Replace (a)	~ 5,300 SF, comp shingle	25	6	\$21,800	\$24,600
503	Roofs: 1/3 of Carports-Replace (b)	~ 5,300 SF, comp shingle	25	8	\$21,800	\$24,600
504	Roofs: 1/3 of Carports-Replace (c)	~ 5,300 SF, comp shingle	25	11	\$21,800	\$24,600
532	Bldg 4 & 5 Exterior - Paint/Caulk	~ 32,000 GSF	8	3	\$96,000	\$128,000
533	Bldg 1 & 2 Exterior - Paint/Caulk	~ 30,000 GSF	8	4	\$98,000	\$115,000
534	Bldg 3: Exterior - Paint/Caulk	~ 19,000 GSF	8	5	\$54,500	\$63,200
542	Elastomeric Decks - Recoat	~ 560 SF	5	3	\$5,970	\$8,240
543	Decks: Vinyl - Repair/Resurface (a)	~ 500 SF	18	2	\$12,600	\$18,000
544	Decks: Vinyl - Repair/Resurface (b)	~ 630 SF	18	3	\$13,400	\$20,100
545	Decks: Vinyl - Repair/Resurface (c)	~ 630 SF	18	4	\$13,400	\$20,100
546	Decks: Vinyl - Repair/Resurface (d)	~ 910 SF	18	5	\$19,300	\$28,900
547	Decks: Vinyl - Repair/Resurface (e)	~ 700 SF	18	6	\$14,800	\$22,200
548	Decks: Vinyl - Repair/Resurface (f)	~ 980 SF	18	7	\$20,800	\$31,200
565	Outdoor Carpeting - Replace	~270 SY	12	6	\$12,900	\$17,300
Systems						



#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
					Best Case	Worst Case
900	Plumbing - Maintain/Repair	Supply, drain systems	5	5	\$3,800	\$4,100
955	Surveillance System - Replace	Cameras & DVR	10	3	\$5,250	\$7,110
965	Fire Alarm Panels - Replace	(5) panels	20	11	\$16,000	\$21,200
43	Total Funded Components					

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
Site/Grounds								
120	Asphalt - Resurface	\$188,000	X	35	/	40	=	\$164,500
121	Asphalt - Sealcoat & Repair	\$27,700	X	2	/	5	=	\$11,080
142	South Fence: Wood - Replace	\$29,500	X	4	/	20	=	\$5,900
148	Bldg 1-2 Patio Fences: Wood-Replace	\$30,000	X	11	/	18	=	\$18,333
149	Bldg 3 Patio Fences: Wood - Replace	\$14,100	X	9	/	18	=	\$7,050
150	Bldg 4 Patio Fences: Wood - Replace	\$11,900	X	7	/	18	=	\$4,628
151	Bldg 5 Patio Fences: Wood - Replace	\$16,200	X	8	/	18	=	\$7,200
160	Pole Lights: Metal - Replace	\$25,500	X	4	/	30	=	\$3,400
161	Pole Lights: Wood - Replace	\$23,900	X	14	/	30	=	\$11,153
200	Community Sign - Replace	\$6,900	X	6	/	15	=	\$2,760
205	Mailboxes - Replace	\$9,720	X	8	/	30	=	\$2,592
Recreation								
300	Pool Deck - Repair/Replace	\$25,400	X	37	/	40	=	\$23,495
301	Pool Fence - Repair/Replace	\$5,410	X	14	/	30	=	\$2,525
304	Pool - Resurface	\$17,100	X	6	/	12	=	\$8,550
305	Pool - Retile	\$7,000	X	6	/	24	=	\$1,750
307	Pool Heater - Replace	\$2,885	X	10	/	10	=	\$2,885
310	Spa - Resurface	\$6,180	X	8	/	12	=	\$4,120
312	Spa Heater - Replace	\$2,885	X	8	/	10	=	\$2,308
322	Tennis Court - Resurface	\$54,950	X	38	/	40	=	\$52,203
323	Tennis Court Fence - Replace	\$10,130	X	38	/	40	=	\$9,624
425	Cabana Deck - Repair/Replace	\$4,535	X	14	/	20	=	\$3,175
428	Cabana Roof - Repair/Replace	\$25,000	X	2	/	25	=	\$2,000
432	Cabana Interior Surfaces - Repaint	\$5,925	X	10	/	10	=	\$5,925
434	Cabana Flooring - Replace	\$8,910	X	10	/	10	=	\$8,910
Building Exteriors								
500	Roofs: Bldgs 1-4 - Repair/Replace	\$207,000	X	19	/	25	=	\$157,320
501	Roof: Bldg 5 - Repair/Replace	\$52,900	X	12	/	25	=	\$25,392
502	Roofs: 1/3 of Carports-Replace (a)	\$23,200	X	19	/	25	=	\$17,632
503	Roofs: 1/3 of Carports-Replace (b)	\$23,200	X	17	/	25	=	\$15,776
504	Roofs: 1/3 of Carports-Replace (c)	\$23,200	X	14	/	25	=	\$12,992
532	Bldg 4 & 5 Exterior - Paint/Caulk	\$112,000	X	5	/	8	=	\$70,000
533	Bldg 1 & 2 Exterior - Paint/Caulk	\$106,500	X	4	/	8	=	\$53,250
534	Bldg 3: Exterior - Paint/Caulk	\$58,850	X	3	/	8	=	\$22,069
542	Elastomeric Decks - Recoat	\$7,105	X	2	/	5	=	\$2,842
543	Decks: Vinyl - Repair/Resurface (a)	\$15,300	X	16	/	18	=	\$13,600
544	Decks: Vinyl - Repair/Resurface (b)	\$16,750	X	15	/	18	=	\$13,958
545	Decks: Vinyl - Repair/Resurface (c)	\$16,750	X	14	/	18	=	\$13,028
546	Decks: Vinyl - Repair/Resurface (d)	\$24,100	X	13	/	18	=	\$17,406
547	Decks: Vinyl - Repair/Resurface (e)	\$18,500	X	12	/	18	=	\$12,333
548	Decks: Vinyl - Repair/Resurface (f)	\$26,000	X	11	/	18	=	\$15,889
565	Outdoor Carpeting - Replace	\$15,100	X	6	/	12	=	\$7,550
Systems								
900	Plumbing - Maintain/Repair	\$3,950	X	0	/	5	=	\$0

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
955	Surveillance System - Replace	\$6,180	X	7	/	10	=	\$4,326
965	Fire Alarm Panels - Replace	\$18,600	X	9	/	20	=	\$8,370
								\$849,797

# Component Significance

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#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
Site/Grounds					
120	Asphalt - Resurface	40	\$188,000	\$4,700	5.50 %
121	Asphalt - Sealcoat & Repair	5	\$27,700	\$5,540	6.48 %
142	South Fence: Wood - Replace	20	\$29,500	\$1,475	1.73 %
148	Bldg 1-2 Patio Fences: Wood-Replace	18	\$30,000	\$1,667	1.95 %
149	Bldg 3 Patio Fences: Wood - Replace	18	\$14,100	\$783	0.92 %
150	Bldg 4 Patio Fences: Wood - Replace	18	\$11,900	\$661	0.77 %
151	Bldg 5 Patio Fences: Wood - Replace	18	\$16,200	\$900	1.05 %
160	Pole Lights: Metal - Replace	30	\$25,500	\$850	0.99 %
161	Pole Lights: Wood - Replace	30	\$23,900	\$797	0.93 %
200	Community Sign - Replace	15	\$6,900	\$460	0.54 %
205	Mailboxes - Replace	30	\$9,720	\$324	0.38 %
Recreation					
300	Pool Deck - Repair/Replace	40	\$25,400	\$635	0.74 %
301	Pool Fence - Repair/Replace	30	\$5,410	\$180	0.21 %
304	Pool - Resurface	12	\$17,100	\$1,425	1.67 %
305	Pool - Retile	24	\$7,000	\$292	0.34 %
307	Pool Heater - Replace	10	\$2,885	\$289	0.34 %
310	Spa - Resurface	12	\$6,180	\$515	0.60 %
312	Spa Heater - Replace	10	\$2,885	\$289	0.34 %
322	Tennis Court - Resurface	40	\$54,950	\$1,374	1.61 %
323	Tennis Court Fence - Replace	40	\$10,130	\$253	0.30 %
425	Cabana Deck - Repair/Replace	20	\$4,535	\$227	0.27 %
428	Cabana Roof - Repair/Replace	25	\$25,000	\$1,000	1.17 %
432	Cabana Interior Surfaces - Repaint	10	\$5,925	\$593	0.69 %
434	Cabana Flooring - Replace	10	\$8,910	\$891	1.04 %
Building Exteriors					
500	Roofs: Bldgs 1-4 - Repair/Replace	25	\$207,000	\$8,280	9.68 %
501	Roof: Bldg 5 - Repair/Replace	25	\$52,900	\$2,116	2.47 %
502	Roofs: 1/3 of Carports-Replace (a)	25	\$23,200	\$928	1.09 %
503	Roofs: 1/3 of Carports-Replace (b)	25	\$23,200	\$928	1.09 %
504	Roofs: 1/3 of Carports-Replace (c)	25	\$23,200	\$928	1.09 %
532	Bldg 4 & 5 Exterior - Paint/Caulk	8	\$112,000	\$14,000	16.37 %
533	Bldg 1 & 2 Exterior - Paint/Caulk	8	\$106,500	\$13,313	15.57 %
534	Bldg 3: Exterior - Paint/Caulk	8	\$58,850	\$7,356	8.60 %
542	Elastomeric Decks - Recoat	5	\$7,105	\$1,421	1.66 %
543	Decks: Vinyl - Repair/Resurface (a)	18	\$15,300	\$850	0.99 %
544	Decks: Vinyl - Repair/Resurface (b)	18	\$16,750	\$931	1.09 %
545	Decks: Vinyl - Repair/Resurface (c)	18	\$16,750	\$931	1.09 %
546	Decks: Vinyl - Repair/Resurface (d)	18	\$24,100	\$1,339	1.57 %
547	Decks: Vinyl - Repair/Resurface (e)	18	\$18,500	\$1,028	1.20 %
548	Decks: Vinyl - Repair/Resurface (f)	18	\$26,000	\$1,444	1.69 %
565	Outdoor Carpeting - Replace	12	\$15,100	\$1,258	1.47 %
Systems					
900	Plumbing - Maintain/Repair	5	\$3,950	\$790	0.92 %
955	Surveillance System - Replace	10	\$6,180	\$618	0.72 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
965	Fire Alarm Panels - Replace	20	\$18,600	\$930	1.09 %
43	Total Funded Components			\$85,506	100.00 %

# 30-Year Reserve Plan Summary

13297-12  
NSV

Fiscal Year Start: 2022					Interest: 1.00 %		Inflation: 3.00 %		
Reserve Fund Strength Calculations: (All values of Fiscal Year Start Date)					Projected Reserve Balance Changes				
					% Increase				
	Starting	Fully		Special	In Annual		Loan or		
Year	Reserve Balance	Funded Balance	Percent Funded	Assmt Risk	Reserve Contribs.	Reserve Contribs.	Special Assmts	Interest Income	Reserve Expenses
2022	\$406,399	\$849,797	47.8 %	Medium	124.81 %	\$112,200	\$0	\$4,557	\$17,720
2023	\$505,436	\$945,111	53.5 %	Medium	3.00 %	\$115,566	\$0	\$5,658	\$0
2024	\$626,660	\$1,064,178	58.9 %	Medium	3.00 %	\$119,033	\$0	\$6,450	\$88,336
2025	\$663,807	\$1,098,553	60.4 %	Medium	3.00 %	\$122,604	\$0	\$6,213	\$213,229
2026	\$579,395	\$1,008,121	57.5 %	Medium	3.00 %	\$126,282	\$0	\$5,723	\$145,675
2027	\$565,726	\$987,445	57.3 %	Medium	3.00 %	\$130,071	\$0	\$4,736	\$318,684
2028	\$381,848	\$790,923	48.3 %	Medium	3.00 %	\$133,973	\$0	\$2,797	\$340,824
2029	\$177,793	\$568,763	31.3 %	Medium	3.00 %	\$137,992	\$0	\$2,133	\$68,873
2030	\$249,045	\$623,204	40.0 %	Medium	3.00 %	\$142,132	\$0	\$2,847	\$73,479
2031	\$320,545	\$677,783	47.3 %	Medium	3.00 %	\$146,396	\$0	\$3,818	\$27,400
2032	\$443,358	\$784,808	56.5 %	Medium	3.00 %	\$150,787	\$0	\$4,956	\$50,894
2033	\$548,207	\$874,292	62.7 %	Medium	3.00 %	\$155,311	\$0	\$5,135	\$229,368
2034	\$479,286	\$786,183	61.0 %	Medium	3.00 %	\$159,970	\$0	\$4,835	\$155,957
2035	\$488,134	\$774,702	63.0 %	Medium	3.00 %	\$164,769	\$0	\$4,605	\$224,296
2036	\$433,212	\$696,254	62.2 %	Medium	3.00 %	\$169,713	\$0	\$5,204	\$0
2037	\$608,129	\$850,358	71.5 %	Low	3.00 %	\$174,804	\$0	\$6,956	\$6,154
2038	\$783,735	\$1,006,742	77.8 %	Low	3.00 %	\$180,048	\$0	\$8,254	\$104,290
2039	\$867,747	\$1,070,855	81.0 %	Low	3.00 %	\$185,450	\$0	\$9,649	\$0
2040	\$1,062,846	\$1,248,550	85.1 %	Low	3.00 %	\$191,013	\$0	\$11,004	\$125,989
2041	\$1,138,874	\$1,306,174	87.2 %	Low	3.00 %	\$196,743	\$0	\$11,443	\$196,393
2042	\$1,150,668	\$1,297,508	88.7 %	Low	3.00 %	\$202,646	\$0	\$11,276	\$259,123
2043	\$1,105,467	\$1,228,604	90.0 %	Low	3.00 %	\$208,725	\$0	\$11,447	\$140,638
2044	\$1,185,001	\$1,284,444	92.3 %	Low	3.00 %	\$214,987	\$0	\$12,702	\$56,247
2045	\$1,356,442	\$1,433,797	94.6 %	Low	3.00 %	\$221,436	\$0	\$13,846	\$177,791
2046	\$1,413,934	\$1,467,503	96.3 %	Low	3.00 %	\$228,079	\$0	\$15,091	\$51,633
2047	\$1,605,471	\$1,637,377	98.1 %	Low	3.00 %	\$234,922	\$0	\$16,678	\$125,522
2048	\$1,731,549	\$1,741,613	99.4 %	Low	3.00 %	\$241,970	\$0	\$18,285	\$64,773
2049	\$1,927,031	\$1,917,080	100.5 %	Low	3.00 %	\$249,229	\$0	\$19,204	\$280,105
2050	\$1,915,358	\$1,881,717	101.8 %	Low	3.00 %	\$256,705	\$0	\$18,650	\$374,499
2051	\$1,816,214	\$1,753,935	103.6 %	Low	3.00 %	\$264,407	\$0	\$18,736	\$166,727

# 30-Year Reserve Plan Summary (Alternate Funding Plan)

13297-12  
NSV

Fiscal Year Start: 2022	Interest: 1.00 %	Inflation: 3.00 %
Reserve Fund Strength Calculations: (All values of Fiscal Year Start Date)	Projected Reserve Balance Changes	

Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded		Special Assmt Risk	% Increase		Loan or Special Assmts	Interest Income	Reserve Expenses
						In Annual	Reserve Contribs.			
2022	\$406,399	\$849,797	47.8 %		Medium	103.17 %	\$101,400	\$0	\$4,503	\$17,720
2023	\$494,582	\$945,111	52.3 %		Medium	3.00 %	\$104,442	\$0	\$5,493	\$0
2024	\$604,517	\$1,064,178	56.8 %		Medium	3.00 %	\$107,575	\$0	\$6,170	\$88,336
2025	\$629,926	\$1,098,553	57.3 %		Medium	3.00 %	\$110,803	\$0	\$5,814	\$213,229
2026	\$533,313	\$1,008,121	52.9 %		Medium	3.00 %	\$114,127	\$0	\$5,199	\$145,675
2027	\$506,964	\$987,445	51.3 %		Medium	3.00 %	\$117,550	\$0	\$4,083	\$318,684
2028	\$309,913	\$790,923	39.2 %		Medium	3.00 %	\$121,077	\$0	\$2,010	\$340,824
2029	\$92,175	\$568,763	16.2 %		High	3.00 %	\$124,709	\$0	\$1,206	\$68,873
2030	\$149,218	\$623,204	23.9 %		High	3.00 %	\$128,450	\$0	\$1,775	\$73,479
2031	\$205,964	\$677,783	30.4 %		Medium	3.00 %	\$132,304	\$0	\$2,596	\$27,400
2032	\$313,464	\$784,808	39.9 %		Medium	3.00 %	\$136,273	\$0	\$3,578	\$50,894
2033	\$402,421	\$874,292	46.0 %		Medium	3.00 %	\$140,361	\$0	\$3,596	\$229,368
2034	\$317,011	\$786,183	40.3 %		Medium	3.00 %	\$144,572	\$0	\$3,127	\$155,957
2035	\$308,753	\$774,702	39.9 %		Medium	3.00 %	\$148,909	\$0	\$2,723	\$224,296
2036	\$236,089	\$696,254	33.9 %		Medium	3.00 %	\$153,377	\$0	\$3,142	\$0
2037	\$392,608	\$850,358	46.2 %		Medium	3.00 %	\$157,978	\$0	\$4,707	\$6,154
2038	\$549,139	\$1,006,742	54.5 %		Medium	3.00 %	\$162,717	\$0	\$5,810	\$104,290
2039	\$613,376	\$1,070,855	57.3 %		Medium	3.00 %	\$167,599	\$0	\$7,004	\$0
2040	\$787,979	\$1,248,550	63.1 %		Medium	3.00 %	\$172,627	\$0	\$8,150	\$125,989
2041	\$842,767	\$1,306,174	64.5 %		Medium	3.00 %	\$177,806	\$0	\$8,373	\$196,393
2042	\$832,553	\$1,297,508	64.2 %		Medium	3.00 %	\$183,140	\$0	\$7,982	\$259,123
2043	\$764,552	\$1,228,604	62.2 %		Medium	3.00 %	\$188,634	\$0	\$7,922	\$140,638
2044	\$820,469	\$1,284,444	63.9 %		Medium	3.00 %	\$194,293	\$0	\$8,936	\$56,247
2045	\$967,451	\$1,433,797	67.5 %		Medium	3.00 %	\$200,122	\$0	\$9,831	\$177,791
2046	\$999,613	\$1,467,503	68.1 %		Medium	3.00 %	\$206,125	\$0	\$10,818	\$51,633
2047	\$1,164,923	\$1,637,377	71.1 %		Low	3.00 %	\$212,309	\$0	\$12,139	\$125,522
2048	\$1,263,849	\$1,741,613	72.6 %		Low	3.00 %	\$218,678	\$0	\$13,470	\$64,773
2049	\$1,431,224	\$1,917,080	74.7 %		Low	3.00 %	\$225,239	\$0	\$14,102	\$280,105
2050	\$1,390,461	\$1,881,717	73.9 %		Low	3.00 %	\$231,996	\$0	\$13,253	\$374,499
2051	\$1,261,210	\$1,753,935	71.9 %		Low	3.00 %	\$238,956	\$0	\$13,033	\$166,727

# 30-Year Income/Expense Detail

13297-12  
NSV

Fiscal Year	2022	2023	2024	2025	2026
Starting Reserve Balance	\$406,399	\$505,436	\$626,660	\$663,807	\$579,395
Annual Reserve Contribution	\$112,200	\$115,566	\$119,033	\$122,604	\$126,282
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$4,557	\$5,658	\$6,450	\$6,213	\$5,723
Total Income	\$523,156	\$626,660	\$752,143	\$792,624	\$711,400
# Component					
<b>Site/Grounds</b>					
120 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
121 Asphalt - Sealcoat & Repair	\$0	\$0	\$0	\$30,269	\$0
142 South Fence: Wood - Replace	\$0	\$0	\$0	\$0	\$0
148 Bldg 1-2 Patio Fences: Wood-Replace	\$0	\$0	\$0	\$0	\$0
149 Bldg 3 Patio Fences: Wood - Replace	\$0	\$0	\$0	\$0	\$0
150 Bldg 4 Patio Fences: Wood - Replace	\$0	\$0	\$0	\$0	\$0
151 Bldg 5 Patio Fences: Wood - Replace	\$0	\$0	\$0	\$0	\$0
160 Pole Lights: Metal - Replace	\$0	\$0	\$0	\$0	\$0
161 Pole Lights: Wood - Replace	\$0	\$0	\$0	\$0	\$0
200 Community Sign - Replace	\$0	\$0	\$0	\$0	\$0
205 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
<b>Recreation</b>					
300 Pool Deck - Repair/Replace	\$0	\$0	\$0	\$27,755	\$0
301 Pool Fence - Repair/Replace	\$0	\$0	\$0	\$0	\$0
304 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
305 Pool - Retile	\$0	\$0	\$0	\$0	\$0
307 Pool Heater - Replace	\$2,885	\$0	\$0	\$0	\$0
310 Spa - Resurface	\$0	\$0	\$0	\$0	\$6,956
312 Spa Heater - Replace	\$0	\$0	\$3,061	\$0	\$0
322 Tennis Court - Resurface	\$0	\$0	\$58,296	\$0	\$0
323 Tennis Court Fence - Replace	\$0	\$0	\$10,747	\$0	\$0
425 Cabana Deck - Repair/Replace	\$0	\$0	\$0	\$0	\$0
428 Cabana Roof - Repair/Replace	\$0	\$0	\$0	\$0	\$0
432 Cabana Interior Surfaces - Repaint	\$5,925	\$0	\$0	\$0	\$0
434 Cabana Flooring - Replace	\$8,910	\$0	\$0	\$0	\$0
<b>Building Exteriors</b>					
500 Roofs: Bldgs 1-4 - Repair/Replace	\$0	\$0	\$0	\$0	\$0
501 Roof: Bldg 5 - Repair/Replace	\$0	\$0	\$0	\$0	\$0
502 Roofs: 1/3 of Carports-Replace (a)	\$0	\$0	\$0	\$0	\$0
503 Roofs: 1/3 of Carports-Replace (b)	\$0	\$0	\$0	\$0	\$0
504 Roofs: 1/3 of Carports-Replace (c)	\$0	\$0	\$0	\$0	\$0
532 Bldg 4 & 5 Exterior - Paint/Caulk	\$0	\$0	\$0	\$122,385	\$0
533 Bldg 1 & 2 Exterior - Paint/Caulk	\$0	\$0	\$0	\$0	\$119,867
534 Bldg 3: Exterior - Paint/Caulk	\$0	\$0	\$0	\$0	\$0
542 Elastomeric Decks - Recoat	\$0	\$0	\$0	\$7,764	\$0
543 Decks: Vinyl - Repair/Resurface (a)	\$0	\$0	\$16,232	\$0	\$0
544 Decks: Vinyl - Repair/Resurface (b)	\$0	\$0	\$0	\$18,303	\$0
545 Decks: Vinyl - Repair/Resurface (c)	\$0	\$0	\$0	\$0	\$18,852
546 Decks: Vinyl - Repair/Resurface (d)	\$0	\$0	\$0	\$0	\$0
547 Decks: Vinyl - Repair/Resurface (e)	\$0	\$0	\$0	\$0	\$0
548 Decks: Vinyl - Repair/Resurface (f)	\$0	\$0	\$0	\$0	\$0
565 Outdoor Carpeting - Replace	\$0	\$0	\$0	\$0	\$0
<b>Systems</b>					
900 Plumbing - Maintain/Repair	\$0	\$0	\$0	\$0	\$0
955 Surveillance System - Replace	\$0	\$0	\$0	\$6,753	\$0
965 Fire Alarm Panels - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$17,720	\$0	\$88,336	\$213,229	\$145,675
Ending Reserve Balance	\$505,436	\$626,660	\$663,807	\$579,395	\$565,726



<b>Fiscal Year</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>
Starting Reserve Balance	\$565,726	\$381,848	\$177,793	\$249,045	\$320,545
Annual Reserve Contribution	\$130,071	\$133,973	\$137,992	\$142,132	\$146,396
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$4,736	\$2,797	\$2,133	\$2,847	\$3,818
Total Income	\$700,532	\$518,617	\$317,918	\$394,024	\$470,758
# Component					
<b>Site/Grounds</b>					
120 Asphalt - Resurface	\$217,944	\$0	\$0	\$0	\$0
121 Asphalt - Sealcoat & Repair	\$0	\$0	\$0	\$35,090	\$0
142 South Fence: Wood - Replace	\$0	\$0	\$0	\$0	\$0
148 Bldg 1-2 Patio Fences: Wood-Replace	\$0	\$0	\$36,896	\$0	\$0
149 Bldg 3 Patio Fences: Wood - Replace	\$0	\$0	\$0	\$0	\$18,397
150 Bldg 4 Patio Fences: Wood - Replace	\$0	\$0	\$0	\$0	\$0
151 Bldg 5 Patio Fences: Wood - Replace	\$0	\$0	\$0	\$0	\$0
160 Pole Lights: Metal - Replace	\$0	\$0	\$0	\$0	\$0
161 Pole Lights: Wood - Replace	\$0	\$0	\$0	\$0	\$0
200 Community Sign - Replace	\$0	\$0	\$0	\$0	\$9,003
205 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
<b>Recreation</b>					
300 Pool Deck - Repair/Replace	\$0	\$0	\$0	\$0	\$0
301 Pool Fence - Repair/Replace	\$0	\$0	\$0	\$0	\$0
304 Pool - Resurface	\$0	\$20,418	\$0	\$0	\$0
305 Pool - Retile	\$0	\$0	\$0	\$0	\$0
307 Pool Heater - Replace	\$0	\$0	\$0	\$0	\$0
310 Spa - Resurface	\$0	\$0	\$0	\$0	\$0
312 Spa Heater - Replace	\$0	\$0	\$0	\$0	\$0
322 Tennis Court - Resurface	\$0	\$0	\$0	\$0	\$0
323 Tennis Court Fence - Replace	\$0	\$0	\$0	\$0	\$0
425 Cabana Deck - Repair/Replace	\$0	\$5,415	\$0	\$0	\$0
428 Cabana Roof - Repair/Replace	\$0	\$0	\$0	\$0	\$0
432 Cabana Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
434 Cabana Flooring - Replace	\$0	\$0	\$0	\$0	\$0
<b>Building Exteriors</b>					
500 Roofs: Bldgs 1-4 - Repair/Replace	\$0	\$247,169	\$0	\$0	\$0
501 Roof: Bldg 5 - Repair/Replace	\$0	\$0	\$0	\$0	\$0
502 Roofs: 1/3 of Carports-Replace (a)	\$0	\$27,702	\$0	\$0	\$0
503 Roofs: 1/3 of Carports-Replace (b)	\$0	\$0	\$0	\$29,389	\$0
504 Roofs: 1/3 of Carports-Replace (c)	\$0	\$0	\$0	\$0	\$0
532 Bldg 4 & 5 Exterior - Paint/Caulk	\$0	\$0	\$0	\$0	\$0
533 Bldg 1 & 2 Exterior - Paint/Caulk	\$0	\$0	\$0	\$0	\$0
534 Bldg 3: Exterior - Paint/Caulk	\$68,223	\$0	\$0	\$0	\$0
542 Elastomeric Decks - Recoat	\$0	\$0	\$0	\$9,000	\$0
543 Decks: Vinyl - Repair/Resurface (a)	\$0	\$0	\$0	\$0	\$0
544 Decks: Vinyl - Repair/Resurface (b)	\$0	\$0	\$0	\$0	\$0
545 Decks: Vinyl - Repair/Resurface (c)	\$0	\$0	\$0	\$0	\$0
546 Decks: Vinyl - Repair/Resurface (d)	\$27,939	\$0	\$0	\$0	\$0
547 Decks: Vinyl - Repair/Resurface (e)	\$0	\$22,090	\$0	\$0	\$0
548 Decks: Vinyl - Repair/Resurface (f)	\$0	\$0	\$31,977	\$0	\$0
565 Outdoor Carpeting - Replace	\$0	\$18,030	\$0	\$0	\$0
<b>Systems</b>					
900 Plumbing - Maintain/Repair	\$4,579	\$0	\$0	\$0	\$0
955 Surveillance System - Replace	\$0	\$0	\$0	\$0	\$0
965 Fire Alarm Panels - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$318,684	\$340,824	\$68,873	\$73,479	\$27,400
Ending Reserve Balance	\$381,848	\$177,793	\$249,045	\$320,545	\$443,358

<b>Fiscal Year</b>	<b>2032</b>	<b>2033</b>	<b>2034</b>	<b>2035</b>	<b>2036</b>
Starting Reserve Balance	\$443,358	\$548,207	\$479,286	\$488,134	\$433,212
Annual Reserve Contribution	\$150,787	\$155,311	\$159,970	\$164,769	\$169,713
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$4,956	\$5,135	\$4,835	\$4,605	\$5,204
Total Income	\$599,101	\$708,653	\$644,091	\$657,508	\$608,129
# Component					
<b>Site/Grounds</b>					
120 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
121 Asphalt - Sealcoat & Repair	\$0	\$0	\$0	\$40,678	\$0
142 South Fence: Wood - Replace	\$0	\$0	\$0	\$0	\$0
148 Bldg 1-2 Patio Fences: Wood-Replace	\$0	\$0	\$0	\$0	\$0
149 Bldg 3 Patio Fences: Wood - Replace	\$0	\$0	\$0	\$0	\$0
150 Bldg 4 Patio Fences: Wood - Replace	\$0	\$16,472	\$0	\$0	\$0
151 Bldg 5 Patio Fences: Wood - Replace	\$21,771	\$0	\$0	\$0	\$0
160 Pole Lights: Metal - Replace	\$0	\$0	\$0	\$0	\$0
161 Pole Lights: Wood - Replace	\$0	\$0	\$0	\$0	\$0
200 Community Sign - Replace	\$0	\$0	\$0	\$0	\$0
205 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
<b>Recreation</b>					
300 Pool Deck - Repair/Replace	\$0	\$0	\$0	\$0	\$0
301 Pool Fence - Repair/Replace	\$0	\$0	\$0	\$0	\$0
304 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
305 Pool - Retile	\$0	\$0	\$0	\$0	\$0
307 Pool Heater - Replace	\$3,877	\$0	\$0	\$0	\$0
310 Spa - Resurface	\$0	\$0	\$0	\$0	\$0
312 Spa Heater - Replace	\$0	\$0	\$4,113	\$0	\$0
322 Tennis Court - Resurface	\$0	\$0	\$0	\$0	\$0
323 Tennis Court Fence - Replace	\$0	\$0	\$0	\$0	\$0
425 Cabana Deck - Repair/Replace	\$0	\$0	\$0	\$0	\$0
428 Cabana Roof - Repair/Replace	\$0	\$0	\$0	\$0	\$0
432 Cabana Interior Surfaces - Repaint	\$7,963	\$0	\$0	\$0	\$0
434 Cabana Flooring - Replace	\$11,974	\$0	\$0	\$0	\$0
<b>Building Exteriors</b>					
500 Roofs: Bldgs 1-4 - Repair/Replace	\$0	\$0	\$0	\$0	\$0
501 Roof: Bldg 5 - Repair/Replace	\$0	\$0	\$0	\$77,685	\$0
502 Roofs: 1/3 of Carports-Replace (a)	\$0	\$0	\$0	\$0	\$0
503 Roofs: 1/3 of Carports-Replace (b)	\$0	\$0	\$0	\$0	\$0
504 Roofs: 1/3 of Carports-Replace (c)	\$0	\$32,114	\$0	\$0	\$0
532 Bldg 4 & 5 Exterior - Paint/Caulk	\$0	\$155,034	\$0	\$0	\$0
533 Bldg 1 & 2 Exterior - Paint/Caulk	\$0	\$0	\$151,844	\$0	\$0
534 Bldg 3: Exterior - Paint/Caulk	\$0	\$0	\$0	\$86,423	\$0
542 Elastomeric Decks - Recoat	\$0	\$0	\$0	\$10,434	\$0
543 Decks: Vinyl - Repair/Resurface (a)	\$0	\$0	\$0	\$0	\$0
544 Decks: Vinyl - Repair/Resurface (b)	\$0	\$0	\$0	\$0	\$0
545 Decks: Vinyl - Repair/Resurface (c)	\$0	\$0	\$0	\$0	\$0
546 Decks: Vinyl - Repair/Resurface (d)	\$0	\$0	\$0	\$0	\$0
547 Decks: Vinyl - Repair/Resurface (e)	\$0	\$0	\$0	\$0	\$0
548 Decks: Vinyl - Repair/Resurface (f)	\$0	\$0	\$0	\$0	\$0
565 Outdoor Carpeting - Replace	\$0	\$0	\$0	\$0	\$0
<b>Systems</b>					
900 Plumbing - Maintain/Repair	\$5,308	\$0	\$0	\$0	\$0
955 Surveillance System - Replace	\$0	\$0	\$0	\$9,076	\$0
965 Fire Alarm Panels - Replace	\$0	\$25,747	\$0	\$0	\$0
Total Expenses	\$50,894	\$229,368	\$155,957	\$224,296	\$0
Ending Reserve Balance	\$548,207	\$479,286	\$488,134	\$433,212	\$608,129

<b>Fiscal Year</b>	<b>2037</b>	<b>2038</b>	<b>2039</b>	<b>2040</b>	<b>2041</b>
Starting Reserve Balance	\$608,129	\$783,735	\$867,747	\$1,062,846	\$1,138,874
Annual Reserve Contribution	\$174,804	\$180,048	\$185,450	\$191,013	\$196,743
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$6,956	\$8,254	\$9,649	\$11,004	\$11,443
Total Income	\$789,889	\$972,037	\$1,062,846	\$1,264,863	\$1,347,060
# Component					
<b>Site/Grounds</b>					
120 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
121 Asphalt - Sealcoat & Repair	\$0	\$0	\$0	\$47,157	\$0
142 South Fence: Wood - Replace	\$0	\$47,339	\$0	\$0	\$0
148 Bldg 1-2 Patio Fences: Wood-Replace	\$0	\$0	\$0	\$0	\$0
149 Bldg 3 Patio Fences: Wood - Replace	\$0	\$0	\$0	\$0	\$0
150 Bldg 4 Patio Fences: Wood - Replace	\$0	\$0	\$0	\$0	\$0
151 Bldg 5 Patio Fences: Wood - Replace	\$0	\$0	\$0	\$0	\$0
160 Pole Lights: Metal - Replace	\$0	\$0	\$0	\$0	\$0
161 Pole Lights: Wood - Replace	\$0	\$38,352	\$0	\$0	\$0
200 Community Sign - Replace	\$0	\$0	\$0	\$0	\$0
205 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
<b>Recreation</b>					
300 Pool Deck - Repair/Replace	\$0	\$0	\$0	\$0	\$0
301 Pool Fence - Repair/Replace	\$0	\$8,681	\$0	\$0	\$0
304 Pool - Resurface	\$0	\$0	\$0	\$29,112	\$0
305 Pool - Retile	\$0	\$0	\$0	\$11,917	\$0
307 Pool Heater - Replace	\$0	\$0	\$0	\$0	\$0
310 Spa - Resurface	\$0	\$9,917	\$0	\$0	\$0
312 Spa Heater - Replace	\$0	\$0	\$0	\$0	\$0
322 Tennis Court - Resurface	\$0	\$0	\$0	\$0	\$0
323 Tennis Court Fence - Replace	\$0	\$0	\$0	\$0	\$0
425 Cabana Deck - Repair/Replace	\$0	\$0	\$0	\$0	\$0
428 Cabana Roof - Repair/Replace	\$0	\$0	\$0	\$0	\$0
432 Cabana Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
434 Cabana Flooring - Replace	\$0	\$0	\$0	\$0	\$0
<b>Building Exteriors</b>					
500 Roofs: Bldgs 1-4 - Repair/Replace	\$0	\$0	\$0	\$0	\$0
501 Roof: Bldg 5 - Repair/Replace	\$0	\$0	\$0	\$0	\$0
502 Roofs: 1/3 of Carports-Replace (a)	\$0	\$0	\$0	\$0	\$0
503 Roofs: 1/3 of Carports-Replace (b)	\$0	\$0	\$0	\$0	\$0
504 Roofs: 1/3 of Carports-Replace (c)	\$0	\$0	\$0	\$0	\$0
532 Bldg 4 & 5 Exterior - Paint/Caulk	\$0	\$0	\$0	\$0	\$196,393
533 Bldg 1 & 2 Exterior - Paint/Caulk	\$0	\$0	\$0	\$0	\$0
534 Bldg 3: Exterior - Paint/Caulk	\$0	\$0	\$0	\$0	\$0
542 Elastomeric Decks - Recoat	\$0	\$0	\$0	\$12,096	\$0
543 Decks: Vinyl - Repair/Resurface (a)	\$0	\$0	\$0	\$0	\$0
544 Decks: Vinyl - Repair/Resurface (b)	\$0	\$0	\$0	\$0	\$0
545 Decks: Vinyl - Repair/Resurface (c)	\$0	\$0	\$0	\$0	\$0
546 Decks: Vinyl - Repair/Resurface (d)	\$0	\$0	\$0	\$0	\$0
547 Decks: Vinyl - Repair/Resurface (e)	\$0	\$0	\$0	\$0	\$0
548 Decks: Vinyl - Repair/Resurface (f)	\$0	\$0	\$0	\$0	\$0
565 Outdoor Carpeting - Replace	\$0	\$0	\$0	\$25,707	\$0
<b>Systems</b>					
900 Plumbing - Maintain/Repair	\$6,154	\$0	\$0	\$0	\$0
955 Surveillance System - Replace	\$0	\$0	\$0	\$0	\$0
965 Fire Alarm Panels - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$6,154	\$104,290	\$0	\$125,989	\$196,393
Ending Reserve Balance	\$783,735	\$867,747	\$1,062,846	\$1,138,874	\$1,150,668

<b>Fiscal Year</b>	<b>2042</b>	<b>2043</b>	<b>2044</b>	<b>2045</b>	<b>2046</b>
Starting Reserve Balance	\$1,150,668	\$1,105,467	\$1,185,001	\$1,356,442	\$1,413,934
Annual Reserve Contribution	\$202,646	\$208,725	\$214,987	\$221,436	\$228,079
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$11,276	\$11,447	\$12,702	\$13,846	\$15,091
Total Income	\$1,364,589	\$1,325,639	\$1,412,689	\$1,591,725	\$1,657,104
# Component					
<b>Site/Grounds</b>					
120 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
121 Asphalt - Sealcoat & Repair	\$0	\$0	\$0	\$54,668	\$0
142 South Fence: Wood - Replace	\$0	\$0	\$0	\$0	\$0
148 Bldg 1-2 Patio Fences: Wood-Replace	\$0	\$0	\$0	\$0	\$0
149 Bldg 3 Patio Fences: Wood - Replace	\$0	\$0	\$0	\$0	\$0
150 Bldg 4 Patio Fences: Wood - Replace	\$0	\$0	\$0	\$0	\$0
151 Bldg 5 Patio Fences: Wood - Replace	\$0	\$0	\$0	\$0	\$0
160 Pole Lights: Metal - Replace	\$0	\$0	\$0	\$0	\$0
161 Pole Lights: Wood - Replace	\$0	\$0	\$0	\$0	\$0
200 Community Sign - Replace	\$0	\$0	\$0	\$0	\$14,026
205 Mailboxes - Replace	\$0	\$0	\$18,625	\$0	\$0
<b>Recreation</b>					
300 Pool Deck - Repair/Replace	\$0	\$0	\$0	\$0	\$0
301 Pool Fence - Repair/Replace	\$0	\$0	\$0	\$0	\$0
304 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
305 Pool - Retile	\$0	\$0	\$0	\$0	\$0
307 Pool Heater - Replace	\$5,211	\$0	\$0	\$0	\$0
310 Spa - Resurface	\$0	\$0	\$0	\$0	\$0
312 Spa Heater - Replace	\$0	\$0	\$5,528	\$0	\$0
322 Tennis Court - Resurface	\$0	\$0	\$0	\$0	\$0
323 Tennis Court Fence - Replace	\$0	\$0	\$0	\$0	\$0
425 Cabana Deck - Repair/Replace	\$0	\$0	\$0	\$0	\$0
428 Cabana Roof - Repair/Replace	\$0	\$0	\$0	\$49,340	\$0
432 Cabana Interior Surfaces - Repaint	\$10,701	\$0	\$0	\$0	\$0
434 Cabana Flooring - Replace	\$16,092	\$0	\$0	\$0	\$0
<b>Building Exteriors</b>					
500 Roofs: Bldgs 1-4 - Repair/Replace	\$0	\$0	\$0	\$0	\$0
501 Roof: Bldg 5 - Repair/Replace	\$0	\$0	\$0	\$0	\$0
502 Roofs: 1/3 of Carports-Replace (a)	\$0	\$0	\$0	\$0	\$0
503 Roofs: 1/3 of Carports-Replace (b)	\$0	\$0	\$0	\$0	\$0
504 Roofs: 1/3 of Carports-Replace (c)	\$0	\$0	\$0	\$0	\$0
532 Bldg 4 & 5 Exterior - Paint/Caulk	\$0	\$0	\$0	\$0	\$0
533 Bldg 1 & 2 Exterior - Paint/Caulk	\$192,351	\$0	\$0	\$0	\$0
534 Bldg 3: Exterior - Paint/Caulk	\$0	\$109,478	\$0	\$0	\$0
542 Elastomeric Decks - Recoat	\$0	\$0	\$0	\$14,022	\$0
543 Decks: Vinyl - Repair/Resurface (a)	\$27,634	\$0	\$0	\$0	\$0
544 Decks: Vinyl - Repair/Resurface (b)	\$0	\$31,160	\$0	\$0	\$0
545 Decks: Vinyl - Repair/Resurface (c)	\$0	\$0	\$32,095	\$0	\$0
546 Decks: Vinyl - Repair/Resurface (d)	\$0	\$0	\$0	\$47,563	\$0
547 Decks: Vinyl - Repair/Resurface (e)	\$0	\$0	\$0	\$0	\$37,607
548 Decks: Vinyl - Repair/Resurface (f)	\$0	\$0	\$0	\$0	\$0
565 Outdoor Carpeting - Replace	\$0	\$0	\$0	\$0	\$0
<b>Systems</b>					
900 Plumbing - Maintain/Repair	\$7,134	\$0	\$0	\$0	\$0
955 Surveillance System - Replace	\$0	\$0	\$0	\$12,197	\$0
965 Fire Alarm Panels - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$259,123	\$140,638	\$56,247	\$177,791	\$51,633
Ending Reserve Balance	\$1,105,467	\$1,185,001	\$1,356,442	\$1,413,934	\$1,605,471

<b>Fiscal Year</b>	<b>2047</b>	<b>2048</b>	<b>2049</b>	<b>2050</b>	<b>2051</b>
Starting Reserve Balance	\$1,605,471	\$1,731,549	\$1,927,031	\$1,915,358	\$1,816,214
Annual Reserve Contribution	\$234,922	\$241,970	\$249,229	\$256,705	\$264,407
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$16,678	\$18,285	\$19,204	\$18,650	\$18,736
Total Income	\$1,857,071	\$1,991,804	\$2,195,463	\$2,190,714	\$2,099,357
# Component					
<b>Site/Grounds</b>					
120 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
121 Asphalt - Sealcoat & Repair	\$0	\$0	\$0	\$63,376	\$0
142 South Fence: Wood - Replace	\$0	\$0	\$0	\$0	\$0
148 Bldg 1-2 Patio Fences: Wood-Replace	\$62,813	\$0	\$0	\$0	\$0
149 Bldg 3 Patio Fences: Wood - Replace	\$0	\$0	\$31,320	\$0	\$0
150 Bldg 4 Patio Fences: Wood - Replace	\$0	\$0	\$0	\$0	\$28,043
151 Bldg 5 Patio Fences: Wood - Replace	\$0	\$0	\$0	\$37,064	\$0
160 Pole Lights: Metal - Replace	\$0	\$54,993	\$0	\$0	\$0
161 Pole Lights: Wood - Replace	\$0	\$0	\$0	\$0	\$0
200 Community Sign - Replace	\$0	\$0	\$0	\$0	\$0
205 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
<b>Recreation</b>					
300 Pool Deck - Repair/Replace	\$0	\$0	\$0	\$0	\$0
301 Pool Fence - Repair/Replace	\$0	\$0	\$0	\$0	\$0
304 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
305 Pool - Retile	\$0	\$0	\$0	\$0	\$0
307 Pool Heater - Replace	\$0	\$0	\$0	\$0	\$0
310 Spa - Resurface	\$0	\$0	\$0	\$14,139	\$0
312 Spa Heater - Replace	\$0	\$0	\$0	\$0	\$0
322 Tennis Court - Resurface	\$0	\$0	\$0	\$0	\$0
323 Tennis Court Fence - Replace	\$0	\$0	\$0	\$0	\$0
425 Cabana Deck - Repair/Replace	\$0	\$9,780	\$0	\$0	\$0
428 Cabana Roof - Repair/Replace	\$0	\$0	\$0	\$0	\$0
432 Cabana Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
434 Cabana Flooring - Replace	\$0	\$0	\$0	\$0	\$0
<b>Building Exteriors</b>					
500 Roofs: Bldgs 1-4 - Repair/Replace	\$0	\$0	\$0	\$0	\$0
501 Roof: Bldg 5 - Repair/Replace	\$0	\$0	\$0	\$0	\$0
502 Roofs: 1/3 of Carports-Replace (a)	\$0	\$0	\$0	\$0	\$0
503 Roofs: 1/3 of Carports-Replace (b)	\$0	\$0	\$0	\$0	\$0
504 Roofs: 1/3 of Carports-Replace (c)	\$0	\$0	\$0	\$0	\$0
532 Bldg 4 & 5 Exterior - Paint/Caulk	\$0	\$0	\$248,784	\$0	\$0
533 Bldg 1 & 2 Exterior - Paint/Caulk	\$0	\$0	\$0	\$243,664	\$0
534 Bldg 3: Exterior - Paint/Caulk	\$0	\$0	\$0	\$0	\$138,684
542 Elastomeric Decks - Recoat	\$0	\$0	\$0	\$16,256	\$0
543 Decks: Vinyl - Repair/Resurface (a)	\$0	\$0	\$0	\$0	\$0
544 Decks: Vinyl - Repair/Resurface (b)	\$0	\$0	\$0	\$0	\$0
545 Decks: Vinyl - Repair/Resurface (c)	\$0	\$0	\$0	\$0	\$0
546 Decks: Vinyl - Repair/Resurface (d)	\$0	\$0	\$0	\$0	\$0
547 Decks: Vinyl - Repair/Resurface (e)	\$0	\$0	\$0	\$0	\$0
548 Decks: Vinyl - Repair/Resurface (f)	\$54,438	\$0	\$0	\$0	\$0
565 Outdoor Carpeting - Replace	\$0	\$0	\$0	\$0	\$0
<b>Systems</b>					
900 Plumbing - Maintain/Repair	\$8,270	\$0	\$0	\$0	\$0
955 Surveillance System - Replace	\$0	\$0	\$0	\$0	\$0
965 Fire Alarm Panels - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$125,522	\$64,773	\$280,105	\$374,499	\$166,727
Ending Reserve Balance	\$1,731,549	\$1,927,031	\$1,915,358	\$1,816,214	\$1,932,630

## Accuracy, Limitations, and Disclosures

"The 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 circumstances, 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."

Association Reserves and its employees have no ownership, management, or other business relationships with the client other than this Reserve Study engagement. James Talaga, company President, is a credentialed Reserve Specialist (#066). All work done by Association Reserves WA, LLC is performed under his responsible charge and is performed in accordance with National Reserve Study Standards (NRSS). There are no material issues to our knowledge that have not been disclosed to the client that would cause a distortion of the client's situation.

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

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

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

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

## Terms and Definitions

<b>BTU</b>	British Thermal Unit (a standard unit of energy)
<b>DIA</b>	Diameter
<b>GSF</b>	Gross Square Feet (area). Equivalent to Square Feet
<b>GSY</b>	Gross Square Yards (area). Equivalent to Square Yards
<b>HP</b>	Horsepower
<b>LF</b>	Linear Feet (length)
<b>Effective Age</b>	The difference between Useful Life and Remaining Useful Life. Note that this is not necessarily equivalent to the chronological age of the component.
<b>Fully Funded Balance (FFB)</b>	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.
<b>Inflation</b>	Cost factors are adjusted for inflation at the rate defined in the Executive Summary and compounded annually. These increasing costs can be seen as you follow the recurring cycles of a component on the "30-yr Income/Expense Detail" table.
<b>Interest</b>	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.
<b>Percent Funded</b>	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.
<b>Remaining Useful Life (RUL)</b>	The estimated time, in years, that a common area component can be expected to continue to serve its intended function.
<b>Useful Life (UL)</b>	The estimated time, in years, that a common area component can be expected to serve its intended function.

## Component Details

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

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

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

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



## Site/Grounds

**Comp #: 100 Concrete - Maintain/Repair****Quantity: Extensive SF**

Location: The walkways, curbs, and patios.

Funded?: No. The useful life is not predictable.

History: Repairs 2014 ~\$14,500; prior year repairs.

Comments: Not funded - no changes from prior reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

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**Comp #: 120 Asphalt - Resurface****Quantity: ~ 64,400 SF**

Location: The roadway and parking areas.

Funded?: Yes.

History: None known.

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 40 years

Remaining Life: 5 years

Best Case: \$ 171,000

Worst Case: \$205,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

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**Comp #: 121 Asphalt - Sealcoat & Repair****Quantity: ~ 64,400 SF**

Location: The roadway and parking areas.

Funded?: Yes.

History: Approved/planned for 2020; restriped 2015 ~\$2,300; repairs 2013 ~\$21,600; sealed 2008.

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study. This component will be reevaluated during the next reserve study site visit.

Useful Life: 5 years

Remaining Life: 3 years

Best Case: \$ 23,600

Worst Case: \$31,800

Lower allowance

Higher allowance

Cost Source: Inflated Client Cost History: 2013

~\$21,600

---

**Comp #: 140 West Fence: Wood - Replace****Quantity: ~850 LF**

Location: The west perimeter of the community.

Funded?: No. Assoc states they will not totally replace - repairs historically as Operating expense

History: None known.

Comments: Not funded – no changes from previous reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

---

**Comp #: 142 South Fence: Wood - Replace****Quantity: ~640 LF**

Location: The south perimeter of the community along S 312th St.

Funded?: Yes.

History: Replaced 2017 All Around Fence Comp ~\$25,500.

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 20 years

Remaining Life: 16 years

Best Case: \$ 25,000

Worst Case: \$34,000

Lower allowance

Higher allowance

Cost Source: Inflated Client Cost History: 2017 All

Around Fence Comp. ~\$25,500

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**Comp #: 144 North Fence: Chain Link - Replace****Quantity: ~320 LF chain link**

Location: The north perimeter of the community.

Funded?: No. Reported to be the responsibility of the neighboring communities

History: None known.

Comments: Not funded – no changes from previous reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

**Comp #: 146 Goose Fence: Metal - Maintain****Quantity: ~700 LF**

Location: The west perimeter of Lake Easter.

Funded?: No. Smaller costs are best handled from Operating budget

History: None known.

Comments: Not funded – no changes from previous reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

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**Comp #: 147 Garbage Enclosures - Repair/Replace****Quantity: (5) wood**

Location: Adjacent to the roadway and parking areas.

Funded?: No. Smaller costs best handled from Operating budget

History: Reported painted 2019: J&amp;M Painting ~ \$5,200

Comments: Not funded – no changes from previous reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

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**Comp #: 148 Bldg 1-2 Patio Fences: Wood-Replace****Quantity: ~400 LF**

Location: The backsides of buildings 1 and 2.

Funded?: Yes.

History: Units 112, 114, and 211 repaired 2018 Apcon ~\$1,200; replacements 2011 ~\$9,000.

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 18 years

Remaining Life: 7 years

Best Case: \$ 25,500

Worst Case: \$34,500

Lower allowance

Higher allowance

Cost Source: Inflated Extrapolated Client Cost

History: 2014 Bldg 5 ~\$60/LF

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**Comp #: 149 Bldg 3 Patio Fences: Wood - Replace****Quantity: ~220 LF**

Location: The backside of building 3.

Funded?: Yes.

History: Replaced 2013 ~\$11,000.

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 18 years

Remaining Life: 9 years

Best Case: \$ 11,900

Worst Case: \$16,300

Lower allowance

Higher allowance

Cost Source: Inflated Client Cost History: 2013

~\$11,000

---

**Comp #: 150 Bldg 4 Patio Fences: Wood - Replace****Quantity: ~220 LF**

Location: The backside of building 4.

Funded?: Yes.

History: Replaced 2015-2016 ~\$10,000.

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 18 years

Remaining Life: 11 years

Best Case: \$ 10,100

Worst Case: \$13,700

Lower allowance

Higher allowance

Cost Source: Inflated Client Cost History: 2015-

2016 ~\$10,000

---

**Comp #: 151 Bldg 5 Patio Fences: Wood - Replace****Quantity: ~220 LF**

Location: The backside of building 5.

Funded?: Yes.

History: Replaced 2014 ~\$13,000.

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 18 years

Remaining Life: 10 years

Best Case: \$ 13,800

Worst Case: \$18,600

Lower allowance

Higher allowance

Cost Source: Inflated Client Cost History: 2014

~\$13,000

**Comp #: 160 Pole Lights: Metal - Replace****Quantity: (7) 24' assemblies**

Location: Scattered locations throughout community

Funded?: Yes.

History: LED fixtures installed 2017

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 30 years

Remaining Life: 26 years

Best Case: \$ 23,200

Worst Case: \$27,800

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

---

**Comp #: 161 Pole Lights: Wood - Replace****Quantity: ~ (26) assemblies**

Location: Scattered throughout the community.

Funded?: Yes.

History: Painted in 2019: J&amp;M Painting ~ \$2,100; LED fixtures installed 2017.

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 30 years

Remaining Life: 16 years

Best Case: \$ 20,300

Worst Case: \$27,500

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

---

**Comp #: 170 Landscape - Maintain/Refurbish****Quantity: Common area plantings**

Location: Throughout the community.

Funded?: No. Annual costs best handled from Operating budget

History: None known.

Comments: Not funded – no changes from previous reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

---

**Comp #: 182 Drainage/Stormwater Sys - Maintain****Quantity: Basins, conveyance**

Location: Throughout the community.

Funded?: No. Useful life is not predictable

History: Repairs 2011 ~\$10,700.

Comments: Not funded – no changes from previous reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

---

**Comp #: 200 Community Sign - Replace****Quantity: 5 'x 7' composite**

Location: The main entrance to the community on S 312th St

Funded?: Yes.

History: Replaced 2016 \$5,800.

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 15 years

Remaining Life: 9 years

Best Case: \$ 5,870

Worst Case: \$7,930

Lower allowance

Higher allowance

Cost Source: Inflated Client Cost History: 2016 ~ \$5,800

---

**Comp #: 205 Mailboxes - Replace****Quantity: 5 clusters**

Location: The southwest corners of buildings 2 and 4.

Funded?: Yes.

History: Installed 2014 ~\$7,800.

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 30 years

Remaining Life: 22 years

Best Case: \$ 8,240

Worst Case: \$11,200

Lower allowance

Higher allowance

Cost Source: Inflated Client Cost History: 2014 ~\$7,800

**Comp #: 210 Bridge: Wood - Repair/Replace****Quantity: 4' x 28'**

Location: Behind building 2.

Funded?: No. Costs best handled as general maintenance from the Operating budget

History: Cleaned/painted 2019: J&amp;M Painting ~\$1,100.

Comments: Not funded – no changes from previous reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

---

**Comp #: 232 Storage Sheds - Maintain/Repair****Quantity: (2) stucco & wood**

Location: The northwest corner of the community

Funded?: No. Funding included with similar components.

History: Anticipated painting 2019 J&amp;M Painting ~\$1,700.

Comments: Not funded – no changes from previous reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

---

**Comp #: 240 Carports - Repair/Replace****Quantity: (13) assorted sizes**

Location: Adjacent to the roadway.

Funded?: No. Funding for repairs included with similar building components

History: Repairs 2018 Apcon ~\$27,100.

Comments: Not funded – no changes from previous reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

---

**Comp #: 246 Site Furniture - Replace****Quantity: (3) composite benches**

Location: Adjacent to Lake Easter.

Funded?: No. Costs projected too low to qualify for Reserve funding

History: Installed 2013 ~\$1,500.

Comments: Not funded – no changes from previous reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

## Recreation

**Comp #: 300 Pool Deck - Repair/Replace****Quantity: ~ 1,500 SF, concrete**

Location: The perimeter of the pool.

Funded?: Yes.

History: None known

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 40 years

Remaining Life: 3 years

Best Case: \$ 22,200

Worst Case: \$28,600

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

**Comp #: 301 Pool Fence - Repair/Replace****Quantity: ~ 150 LF, chain link**

Location: The perimeter of the pool area.

Funded?: Yes.

History: Replaced 2008 ~ \$7,500

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 30 years

Remaining Life: 16 years

Best Case: \$ 4,640

Worst Case: \$6,180

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

**Comp #: 302 Pool Furniture - Maintain/Replace****Quantity: Moderate quantity**

Location: The pool area.

Funded?: No. Costs projected too low to qualify for Reserve funding

History: None known.

Comments: Not funded – no changes from previous reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

**Comp #: 304 Pool - Resurface****Quantity: ~ 900 SF**

Location: The surface of the pool.

Funded?: Yes.

History: Resurfaced 2016 Aqua Rec ~\$15,800.

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 12 years

Remaining Life: 6 years

Best Case: \$ 14,500

Worst Case: \$19,700

Lower allowance

Higher allowance

Cost Source: Inflated Client Cost History

**Comp #: 305 Pool - Retile****Quantity: ~ 100 LF**

Location: The perimeter of the pool at the water line.

Funded?: Yes.

History: Retiled 2016: Aqua Rec ~\$5,900

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 24 years

Remaining Life: 18 years

Best Case: \$ 5,970

Worst Case: \$8,030

Lower allowance

Higher allowance

Cost Source: Client Cost History: 2016 Aqua Rec

~\$5,900

**Comp #: 307 Pool Heater - Replace****Quantity: 1 Raypak C-R266A-EN-C**

Location: The Pool Equipment Room.

Funded?: Yes.

History: Last reported replaced 2006

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 10 years

Remaining Life: 0 years

Best Case: \$ 2,470

Worst Case: \$3,300

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

**Comp #: 308 Pool & Spa Filters - Replace****Quantity: 2 assorted**

Location: The Pool Equipment Room.

Funded?: No. Individual costs projected too low to qualify for Reserve funding

History: Spa replaced 2014; pool replaced 2001.

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

---

**Comp #: 309 Pool & Spa Pumps & Valves - Replace****Quantity: assorted**

Location: The Pool Equipment Room.

Funded?: No. Individual costs projected too low to qualify for Reserve funding

History: Spa pump last reported replaced 2014

Comments: Not funded – no changes from previous reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

---

**Comp #: 310 Spa - Resurface****Quantity: 7' diameter**

Location: In the cabana.

Funded?: Yes.

History: Code compliance and repairs project 2014 ~\$18,000.

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 12 years

Remaining Life: 4 years

Best Case: \$ 5,250

Worst Case: \$7,110

Lower Allowance

Higher Allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

---

**Comp #: 312 Spa Heater - Replace****Quantity: Raypak C-R206A-EN-C  
ASME**

Location: Cabana, pool room

Funded?: Yes.

History: Last reported replaced 2014

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 10 years

Remaining Life: 2 years

Best Case: \$ 2,470

Worst Case: \$3,300

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

---

**Comp #: 320 Tennis Court - Seal/Repair/Stripe****Quantity: ~ 7,200 SF, asphalt**

Location: The southwest corner of the community behind the pool.

Funded?: No. Seal/stripe not recommended until overlay project is completed

History: None known

Comments: Not funded – no changes from previous reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

---

**Comp #: 322 Tennis Court - Resurface****Quantity: ~7,200 SF asphalt**

Location: The southwest corner of the community behind the pool.

Funded?: Yes.

History: None known.

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 40 years

Remaining Life: 2 years

Best Case: \$ 48,400

Worst Case: \$61,500

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

**Comp #: 323 Tennis Court Fence - Replace****Quantity: ~360 LF chain link**

Location: The perimeter of the tennis court.

Funded?: Yes.

History: None known.

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 40 years

Remaining Life: 2 years

Best Case: \$ 8,760

Worst Case: \$11,500

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

---

**Comp #: 425 Cabana Deck - Repair/Replace****Quantity: ~ 170 SF, wood**

Location: The backside of the cabana.

Funded?: Yes.

History: Refurbished 2008.

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 20 years

Remaining Life: 6 years

Best Case: \$ 3,610

Worst Case: \$5,460

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

---

**Comp #: 428 Cabana Roof - Repair/Replace****Quantity: ~ 2,600 SF composition**

Location: The rooftop of the cabana.

Funded?: Yes.

History: Replaced in 2020 for \$23,236; prior replacement 2005 ~\$9,500

Comments: During next site visit we will document roof replacement in 2020 per e-mail correspondence with Linsey. Until then remaining useful life adjusted down, and cost adjusted based on client cost history.

Useful Life: 25 years

Remaining Life: 23 years

Best Case: \$ 24,000

Worst Case: \$26,000

Lower allowance

Higher allowance

Cost Source: Inflated Client Cost History: 2020

\$23,236

---

**Comp #: 432 Cabana Interior Surfaces - Repaint****Quantity: ~ 3,300 SF**

Location: The interior walls of the cabana.

Funded?: Yes.

History: Last reported painted 2011 ~\$4,400.

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 10 years

Remaining Life: 0 years

Best Case: \$ 5,050

Worst Case: \$6,800

Lower allowance

Higher allowance

Cost Source: Inflated Client Cost History: 2011

~\$4,400

---

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

Location: The interior floors of the cabana.

Funded?: Yes.

History: Carpeting replaced 2011 ~\$1,700.

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 10 years

Remaining Life: 0 years

Best Case: \$ 7,520

Worst Case: \$10,300

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

---

**Comp #: 435 Cabana Decor - Refurbish****Quantity: Furniture, art, etc.**

Location: In the cabana.

Funded?: No. Costs are projected to be too low to qualify for reserves funding.

History: None known.

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

**Comp #: 436 Cabana Kitchen - Refurbish****Quantity: Counters, cabinets, etc.**

Location: In the cabana.

Funded?: No. Historically handled from the Operating budget

History: None known.

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

---

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

Location: In the cabana.

Funded?: No. Useful life is not predictable

History: None known.

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

---

**Comp #: 475 Cabana Water Heater - Replace****Quantity: Rheem electric, 50 gal**

Location: The Pool Equipment Room.

Funded?: No. Cost projected too low to qualify for Reserve funding

History: Replaced 2007

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:



## Building Exteriors

**Comp #: 500 Roofs: Bldgs 1-4 - Repair/Replace****Quantity: ~ 35,700 SF, comp shingle**

Location: The rooftops of buildings 1 thru 4.

Funded?: Yes.

History: Replaced 2003

Comments: The costs were adjusted to reflect the current market rates, and the remaining useful life was reduced by one year.

Useful Life: 25 years

Remaining Life: 6 years

Best Case: \$ 197,000

Worst Case: \$217,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

---

**Comp #: 501 Roof: Bldg 5 - Repair/Replace****Quantity: ~ 9,500 SF, comp shingle**

Location: The rooftop of building 5.

Funded?: Yes.

History: Replaced 2010 ~\$29,500

Comments: The costs were adjusted to reflect the current market rates, and the remaining useful life was reduced by one year.

Useful Life: 25 years

Remaining Life: 13 years

Best Case: \$ 47,900

Worst Case: \$57,900

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

---

**Comp #: 502 Roofs: 1/3 of Carports-Replace (a)****Quantity: ~ 5,300 SF, comp shingle**

Location: The rooftops of 1/3 of the carports

Funded?: Yes.

History: Replaced 2003

Comments: The costs were adjusted to reflect the current market rates, and the remaining useful life was reduced by one year.

Useful Life: 25 years

Remaining Life: 6 years

Best Case: \$ 21,800

Worst Case: \$24,600

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

---

**Comp #: 503 Roofs: 1/3 of Carports-Replace (b)****Quantity: ~ 5,300 SF, comp shingle**

Location: The rooftops of 1/3 of the carports.

Funded?: Yes.

History: Replaced 2005

Comments: The costs were adjusted to reflect the current market rates, and the remaining useful life was reduced by one year.

Useful Life: 25 years

Remaining Life: 8 years

Best Case: \$ 21,800

Worst Case: \$24,600

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

---

**Comp #: 504 Roofs: 1/3 of Carports-Replace (c)****Quantity: ~ 5,300 SF, comp shingle**

Location: The rooftops of 1/3 of the carports.

Funded?: Yes.

History: Replaced 2008

Comments: The costs were adjusted to reflect the current market rates, and the remaining useful life was reduced by one year.

Useful Life: 25 years

Remaining Life: 11 years

Best Case: \$ 21,800

Worst Case: \$24,600

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

**Comp #: 516 Gutters & Downspouts - Replace****Quantity: ~ 6,500 LF**

Location: The perimeters of the buildings and carports.

Funded?: No. Reported handled from Operating budget

History: None known.

Comments: Not funded – no changes from previous reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

---

**Comp #: 518 Chimney Covers & Caps - Replace****Quantity: 79 caps & 27 covers**

Location: The rooftops of the buildings.

Funded?: No. Reported handled from Operating budget

History: Varies.

Comments: Not funded – no changes from previous reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

---

**Comp #: 531 Ext Surface: Stucco - Repr/Replace****Quantity: ~ 82,000 GSF,  
stucco/wood**

Location: The exterior walls of the buildings

Funded?: No. Useful life of stucco not predictable, wood handled during painting projects

History: Stucco remedied 2000 thru 2008

Comments: Not funded - no changes from prior study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

---

**Comp #: 532 Bldg 4 & 5 Exterior - Paint/Caulk****Quantity: ~ 32,000 GSF**

Location: Buildings 4 &amp; 5 and Cabana

Funded?: Yes.

History: Bldgs 4, 5, and Cabana painted 2017: J&amp;M Painting \$83,600; prior 2008 \$40K

Comments: This component represents all buildings, garbage enclosures, sheds, carports, etc. to be painted as a single project.

Remaining useful life adjusted down, and cost inflated and adjusted to reflect current market rates from the prior reserve study.

Useful Life: 8 years

Remaining Life: 3 years

Best Case: \$ 96,000

Worst Case: \$128,000

Lower allowance

Higher allowance

Cost Source: Inflated Client Cost History

---

**Comp #: 533 Bldg 1 & 2 Exterior - Paint/Caulk****Quantity: ~ 30,000 GSF**

Location: Buildings 1 &amp; 2 and Carports

Funded?: Yes.

History: Bldgs 1, 2, and Carports painted 2018: J&amp;M Painting \$98,100; prior 2011: \$65K

Comments: This component represents all buildings, garbage enclosures, sheds, carports, etc. to be painted as a single project.

Remaining useful life adjusted down, and cost inflated and adjusted to reflect current market rates from the prior reserve study.

Useful Life: 8 years

Remaining Life: 4 years

Best Case: \$ 98,000

Worst Case: \$115,000

Lower allowance

Higher allowance

Cost Source: Inflated Client Cost History: 2017-

2019 J&amp;M Painting ~\$247,400

---

**Comp #: 534 Bldg 3: Exterior - Paint/Caulk****Quantity: ~ 19,000 GSF**

Location: Building 3 &amp; mailbox kiosks, lamp posts, bridge, storage sheds, garbage enclosures

Funded?: Yes.

History: Bldg 3 painted 2019 J&amp;M Painting \$53,900; prior 2009: \$28K

Comments: This component represents all buildings, garbage enclosures, sheds, carports, etc. to be painted as a single project.

Remaining useful life adjusted down, and cost inflated and adjusted to reflect current market rates from the prior reserve study.

Useful Life: 8 years

Remaining Life: 5 years

Best Case: \$ 54,500

Worst Case: \$63,200

Lower allowance

Higher allowance

Cost Source: Inflated Client Cost History

**Comp #: 535 Windows & Glass Doors - Replace****Quantity: (680 windws, (78) sliders**

Location: The exterior walls of the buildings.

Funded?: No. Reported to be the responsibility of the individual unit Owner to maintain/replace.

History: None known.

Comments: Not funded – no changes from previous reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

---

**Comp #: 540 Exterior Doors - Replace****Quantity: (176) assorted**

Location: The entrances to individual units, and utility rooms.

Funded?: No. Useful life is not predictable

History: 10 doors approved/planned for 2020; 10 replaced 2017

Comments: Not funded – no changes from previous reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

---

**Comp #: 542 Elastomeric Decks - Recoat****Quantity: ~ 560 SF**

Location: Eight elevated decks on the backside of building 3.

Funded?: Yes.

History: Approved/planned for 2020; last reported repair/recoat 2008

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 5 years

Remaining Life: 3 years

Best Case: \$ 5,970

Worst Case: \$8,240

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

---

**Comp #: 543 Decks: Vinyl - Repair/Resurface (a)****Quantity: ~ 500 SF**

Location: The individual decks of units 122, 124, 126, 132, 134, 136, and 326.

Funded?: Yes.

History: Last reported resurfaced 2006

Comments: The costs were adjusted to reflect the current market rates, and the remaining useful life was reduced by one year.

Useful Life: 18 years

Remaining Life: 2 years

Best Case: \$ 12,600

Worst Case: \$18,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

---

**Comp #: 544 Decks: Vinyl - Repair/Resurface (b)****Quantity: ~ 630 SF**

Location: The individual decks of units 135, 222, 331, 422, 431, 432, and 434.

Funded?: Yes.

History: Units 331 and 432 repaired 2018 Apcon; resurfaced 2007

Comments: The costs were adjusted to reflect the current market rates, and the remaining useful life was reduced by one year from the 2019 reserve study.

Useful Life: 18 years

Remaining Life: 3 years

Best Case: \$ 13,400

Worst Case: \$20,100

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

---

**Comp #: 545 Decks: Vinyl - Repair/Resurface (c)****Quantity: ~ 630 SF**

Location: The individual decks of units 123, 133, 223, 233, 234, 321, 521, and 531.

Funded?: Yes.

History: Units 123,133, 223, and 321 repaired 2018 Apcon; resurfaced 2008

Comments: The costs were adjusted to reflect the current market rates, and the remaining useful life was reduced by one year from the 2019 reserve study.

Useful Life: 18 years

Remaining Life: 4 years

Best Case: \$ 13,400

Worst Case: \$20,100

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

**Comp #: 546 Decks: Vinyl - Repair/Resurface (d)****Quantity: ~ 910 SF**

Location: The individual decks of units 121, 125, 126, 131, 221, 224, 231, 234, and 526.

Funded?: Yes.

History: Unit 125 repaired 2018 Apcon; resurfaced 2009.

Comments: The costs were adjusted to reflect the current market rates, and the remaining useful life was reduced by one year from the 2019 reserve study.

Useful Life: 18 years

Remaining Life: 5 years

Best Case: \$ 19,300

Worst Case: \$28,900

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

---

**Comp #: 547 Decks: Vinyl - Repair/Resurface (e)****Quantity: ~ 700 SF**

Location: The individual decks of units 136, 224, 232, 321, 326, 336, 421, 423, and 433.

Funded?: Yes.

History: Units 136 and 321 repaired 2018 Apcon; resurfaced 2010.

Comments: The costs were adjusted to reflect the current market rates, and the remaining useful life was reduced by one year from the 2019 reserve study.

Useful Life: 18 years

Remaining Life: 6 years

Best Case: \$ 14,800

Worst Case: \$22,200

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

---

**Comp #: 548 Decks: Vinyl - Repair/Resurface (f)****Quantity: ~ 980 SF**

Location: The individual decks of units 424, 521, 522, 523, 524, 525, 526, 532, 533, 534, 535, and 536.

Funded?: Yes.

History: Resurfaced 2011.

Comments: The costs were adjusted to reflect the current market rates, and the remaining useful life was reduced by one year from the 2019 reserve study.

Useful Life: 18 years

Remaining Life: 7 years

Best Case: \$ 20,800

Worst Case: \$31,200

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

---

**Comp #: 560 Exterior Lights - Replace****Quantity: ~ (182) fixtures**

Location: Mounted to the exterior surface of all buildings

Funded?: No. Costs are best handled with operating funds.

History: LED fixtures installed 2017 Evergreen Light ~\$16,000.

Comments: Not funded – no changes from previous reserve study

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

---

**Comp #: 565 Outdoor Carpeting - Replace****Quantity: ~270 SY**

Location: The exterior stair landings.

Funded?: Yes.

History: Replaced 2016 ~\$12,700.

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 12 years

Remaining Life: 6 years

Best Case: \$ 12,900

Worst Case: \$17,300

Lower allowance

Higher allowance

Cost Source: Inflated Client Cost History: 2016

~\$12,700

---

**Comp #: 572 Vents - Clean & Inspect****Quantity: Extensive quantity**

Location: The exterior walls of the buildings.

Funded?: No. Annual costs best handled with from Operating budget

History: None known.

Comments: Not funded – no changes from previous reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

**Comp #: 590 Stairs & Landings - Repair/Replace****Quantity: (13) assemblies**

Location: Access to upper floors.

Funded?: No. Useful life is not predictable.

History: None known.

Comments: Not funded – no changes from previous reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

---

**Comp #: 591 Ground Level Landings - Seal****Quantity: Minimal SF**

Location: Ground-level entrance landings at each building

Funded?: No. Reported historically repaired/maintained from the Operating budget

History: None known.

Comments: Not funded – no changes from previous reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

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**Comp #: 598 Association Annual Inspection****Quantity: Annual Inspection**

Location: Common Areas

Funded?: No. Annual cost best handled from Operating budget

History: None known

Comments: Not funded – no changes from previous reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

## Systems

**Comp #: 900 Plumbing - Maintain/Repair****Quantity: Supply, drain systems**

Location: Throughout the community.

Funded?: Yes. Useful life is not currently predictable.

History: None known.

Comments: Plumbing systems are generally considered by the engineering community to be life limited to the 50-year range. The costs for replacement can vary widely depending upon the specifications, site conditions, unit repairs after install, hazardous material handling, etc.

The vast majority of the plumbing system is hidden, and not visible for review. A reserve study is limited to visual exterior observations and research for budget purposes.

We highly recommend the association engage a qualified firm to assess the plumbing systems, including forensic wall openings, and test sections of piping. We have factored a budget allowance for a one-time plumbing evaluation. Additional testing may be further recommended. Patterns of significant repair expenses, leaks, poor flow, and sediments in the lines, should accelerate the need for such an assessment. This type of evaluation will provide a detailed analysis to identify hidden conditions, project a Remaining Useful Life, and recommendations for any needed repairs, maintenance, etc. The cost projected below is a budget allowance for the evaluation and can vary depending on the complexity of systems, the number of wall or ceiling openings, etc. Prior to this assessment, there is no predictable basis at this time for large-scale plumbing repair or replacement expenses. Results of the plumbing system evaluation should be included in the subsequent reserve study update.

Useful Life: 5 years

Remaining Life: 5 years

Best Case: \$ 3,800

Worst Case: \$4,100

Cost Source:

**Comp #: 905 Electric - Maintain/Repair****Quantity: Main, branch systems**

Location: Throughout the community.

Funded?: No. Useful life is not predictable.

History: None known

Comments: Not funded – no changes from previous reserve study

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

**Comp #: 955 Surveillance System - Replace****Quantity: Cameras & DVR**

Location: Scattered around the cabana and pool area. DVR inside the cabana.

Funded?: Yes.

History: Security access fob system installed on cabana 2017: ~\$3,200; repairs/upgrades 2015 ~\$5,000; installed 2013 ~\$2,000.

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 10 years

Remaining Life: 3 years

Best Case: \$ 5,250

Worst Case: \$7,110

Lower allowance

Higher allowance

Cost Source: Inflated Client Cost History: 2015

~\$5,000

**Comp #: 965 Fire Alarm Panels - Replace****Quantity: (5) panels**

Location: One wall-mounted panel at each building

Funded?: Yes.

History: Fire monitoring and detection systems reported installed 2013.

Comments: Remaining useful life adjusted down, and cost inflated from the prior reserve study.

Useful Life: 20 years

Remaining Life: 11 years

Best Case: \$ 16,000

Worst Case: \$21,200

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

**Comp #: 999 Reserve Study - Update****Quantity: Annual update**

Location: The common and limited common elements of the community.

Funded?: No. Annual costs best handled from Operating budget

History: With-Site-Visit: 2021, 2018, 2015, 2012; No-Site-Visit: 2022, 2020, 2019, 2017, 2016, 2014, 2013; FULL: 2009

Comments: Not funded – no changes from previous reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source: