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Update "No-Site-Visit" Reserve Study



Lakeside Village Federal Way, WA

Report #: 13297-10
For Period Beginning: January 1, 2020
Expires: December 31, 2020

Date Prepared: February 6, 2019

Hello, and welcome to your Reserve Study!

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

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

In this Report, you will find...

1) A List of What you're Reserving For

2) An Evaluation of your Reserve Fund Size and Strength

3) A Recommended Multi-Year Reserve Funding Plan

More Questions?

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

253-661-5437



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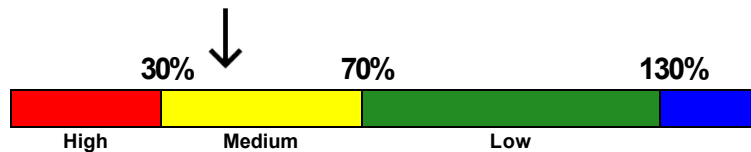
3- Minute Executive Summary

Association: Lakeside Village **Assoc. #: 13297-10**
Location: Federal Way, WA **# of Units: 78**
Report Period: January 1, 2020 through December 31, 2020

Findings/Recommendations as-of: January 1, 2020

Starting Reserve Balance	\$300,045
Current Fully Funded Reserve Balance	\$691,878
Percent Funded	43.4 %
Average Reserve Deficit or (Surplus) Per Unit	\$5,023
Recommended 2020 100% Monthly "Full Funding" Contributions	\$8,435
2020 "Alternate/Baseline Funding" minimum to keep Reserves above \$0	\$7,300
Most Recent Budgeted Contribution Rate	\$8,181

Reserves % Funded: 43.4%



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 or exceeding all requirements of the RCW. This study was prepared by, or under the supervision of a credentialed Reserve Specialist (RS™).

• Your Reserve Fund is currently 43.4 % 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 100% range in the monthly amount of \$8,435 in 2020 as noted above. The 100% "Full" contribution rate is designed to gradually achieve this funding objective 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 are presented as an aggregate total, assuming average percentage of ownership. The actual ownership allocation may vary - refer to your governing documents.

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
One-time Projects				
99	Bldg 3 Ext Surfaces - Caulk & Paint		0	\$65,700
Site/Grounds				
120	Asphalt - Resurface	40	7	\$177,100
121	Asphalt - Repair & Seal	5	0	\$26,100
142	South Fence: Wood - Replace	20	18	\$27,800
148	Bldg 1-2 Patio Fences: Wood-Replace	18	9	\$28,300
149	Bldg 3 Patio Fences: Wood - Replace	18	11	\$13,300
150	Bldg 4 Patio Fences: Wood - Replace	18	13	\$11,200
151	Bldg 5 Patio Fences: Wood - Replace	18	12	\$15,300
160	Pole Lights: Metal - Replace	30	28	\$24,000
161	Pole Lights: Wood - Replace	30	18	\$22,500
200	Community Sign - Replace	15	11	\$6,500
205	Mailboxes - Replace	30	24	\$9,200
Recreation				
300	Pool Deck - Repair/Replace	40	5	\$24,000
301	Pool Fence - Repair/Replace	30	18	\$3,250
304	Pool - Resurface	12	8	\$16,100
305	Pool - Retile	24	20	\$6,600
307	Pool Heater - Replace	10	0	\$2,500
310	Spa - Resurface	12	0	\$5,800
312	Spa Heater - Replace	10	4	\$1,800
322	Tennis Court - Resurface	36	0	\$19,800
323	Tennis Court Fence - Replace	40	5	\$9,550
425	Cabana Deck - Repair/Replace	20	8	\$4,250
428	Cabana Roof - Repair/Replace	25	11	\$13,800
432	Cabana Interior Surfaces - Repaint	10	1	\$5,600
434	Cabana Flooring - Replace	10	1	\$8,400
Building Exteriors				
500	Roofs: Bldgs 1-4 - Repair/Replace	25	8	\$195,450
501	Roof: Bldg 5 - Repair/Replace	25	15	\$49,850
502	Roofs: 1/3 of Carports-Replace (a)	25	8	\$27,850
503	Roofs: 1/3 of Carports-Replace (b)	25	10	\$27,850
504	Roofs: 1/3 of Carports-Replace (c)	25	13	\$27,850
533	Exterior Surfaces - Caulk & Paint	8	7	\$254,800
542	Elastomeric Decks - Recoat	5	1	\$6,700
543	Decks: Vinyl - Repair/Resurface (a)	18	4	\$12,500
544	Decks: Vinyl - Repair/Resurface (b)	18	5	\$15,750
545	Decks: Vinyl - Repair/Resurface (c)	18	6	\$15,750
546	Decks: Vinyl - Repair/Resurface (d)	18	7	\$22,750
547	Decks: Vinyl - Repair/Resurface (e)	18	8	\$17,500
548	Decks: Vinyl - Repair/Resurface (f)	18	9	\$24,500
565	Outdoor Carpeting - Replace	12	8	\$14,200
Systems				
955	Surveillance System - Replace	10	5	\$5,800
965	Fire Alarm Panels - Replace	20	13	\$17,500

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
41	Total Funded Components			

Note 1: Yellow highlighted line items are expected to require attention in this initial year, green highlighted items are expected to occur within the first-five years.

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.

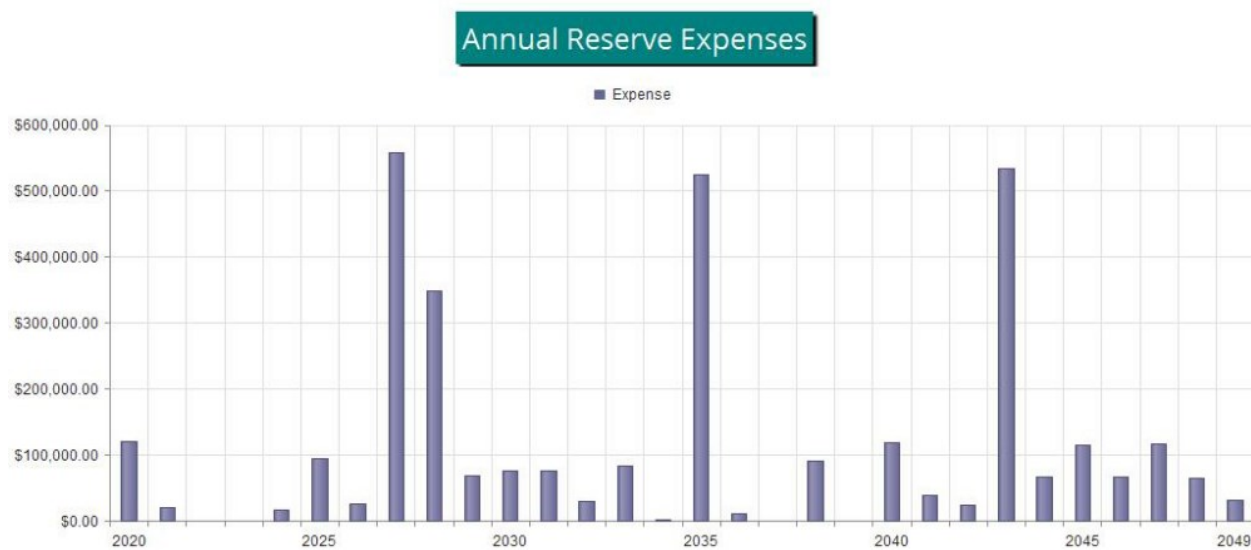


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$300,045 as-of the start of your Fiscal Year on 1/1/2020. As of that date, your Fully Funded Balance is computed to be \$691,878 (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 \$8,435 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.

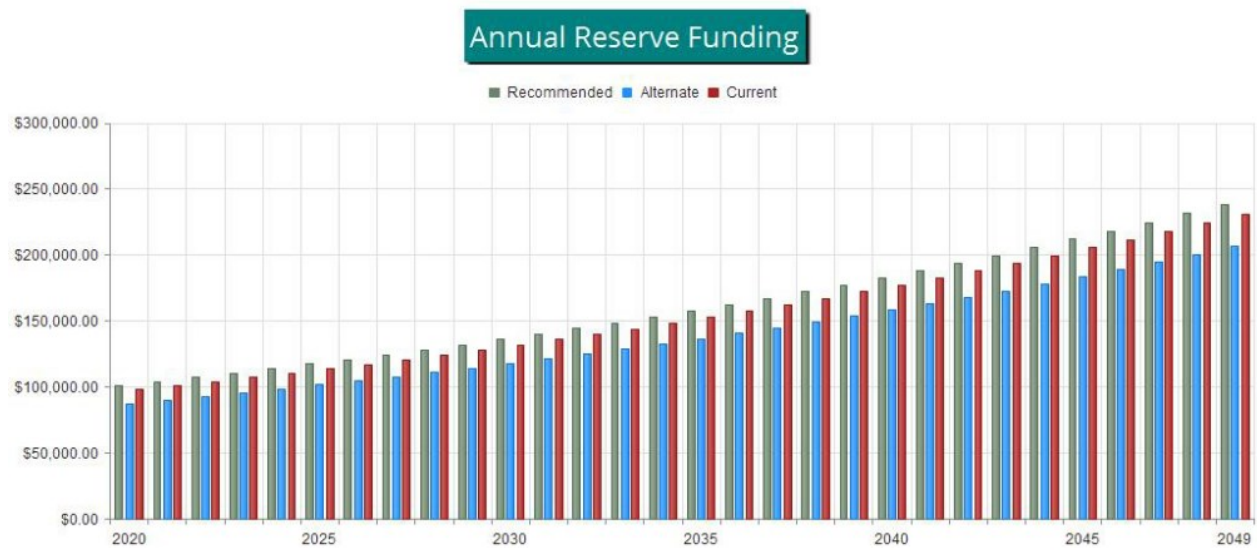


Figure 2

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.

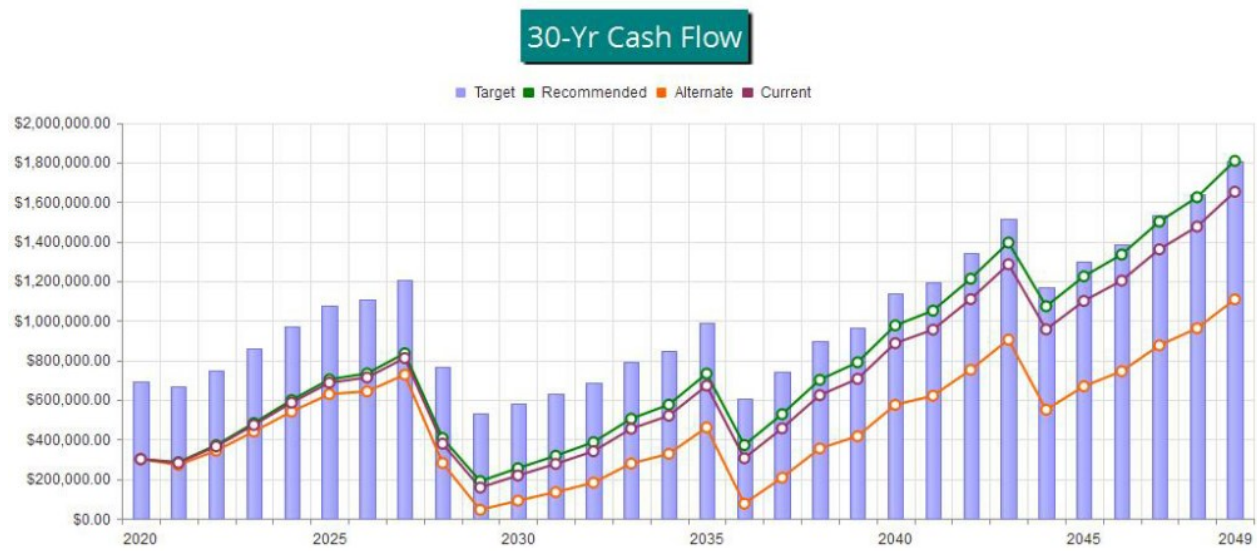


Figure 3

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.

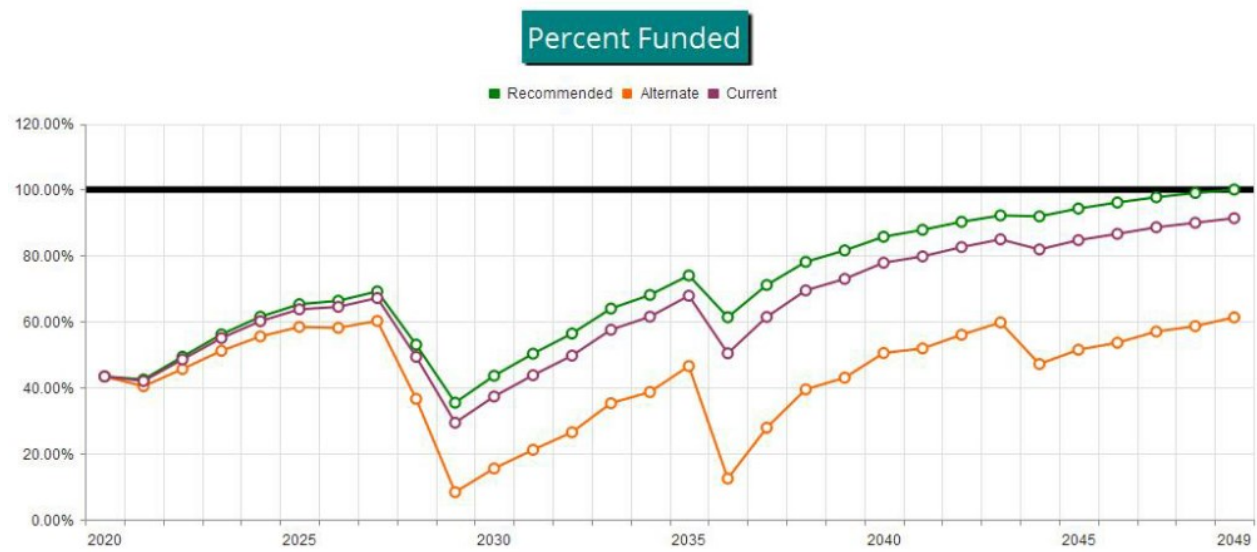


Figure 4

Table Descriptions

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

Executive Summary is a summary of your Reserve Components

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

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

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

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

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

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

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

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

Reserve Component List Detail

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#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
					Best Case	Worst Case
One-time Projects						
99	Bldg 3 Ext Surfaces - Caulk & Paint	~23,100 SF		0	\$55,800	\$75,600
Site/Grounds						
120	Asphalt - Resurface	~64,400 SF	40	7	\$161,000	\$193,200
121	Asphalt - Repair & Seal	~64,400 SF	5	0	\$22,200	\$30,000
142	South Fence: Wood - Replace	~640 LF	20	18	\$23,600	\$32,000
148	Bldg 1-2 Patio Fences: Wood-Replace	~400 LF	18	9	\$24,100	\$32,500
149	Bldg 3 Patio Fences: Wood - Replace	~220 LF	18	11	\$11,300	\$15,300
150	Bldg 4 Patio Fences: Wood - Replace	~220 LF	18	13	\$9,500	\$12,900
151	Bldg 5 Patio Fences: Wood - Replace	~220 LF	18	12	\$13,000	\$17,600
160	Pole Lights: Metal - Replace	(7) 24' assemblies	30	28	\$21,800	\$26,200
161	Pole Lights: Wood - Replace	26 assemblies	30	18	\$19,100	\$25,900
200	Community Sign - Replace	5 'x 7' composite	15	11	\$5,500	\$7,500
205	Mailboxes - Replace	5 clusters	30	24	\$7,800	\$10,600
Recreation						
300	Pool Deck - Repair/Replace	~1,500 SF concrete	40	5	\$21,000	\$27,000
301	Pool Fence - Repair/Replace	~150 LF chain link	30	18	\$2,700	\$3,800
304	Pool - Resurface	~900 SF	12	8	\$13,700	\$18,500
305	Pool - Retile	~100 LF	24	20	\$5,600	\$7,600
307	Pool Heater - Replace	1 Raypak C-R266A-EN-C	10	0	\$2,100	\$2,900
310	Spa - Resurface	7' diameter	12	0	\$4,900	\$6,700
312	Spa Heater - Replace	Raypak C-R206A-EN-C ASME	10	4	\$1,500	\$2,100
322	Tennis Court - Resurface	~7,200 SF asphalt	36	0	\$18,000	\$21,600
323	Tennis Court Fence - Replace	~360 LF chain link	40	5	\$8,200	\$10,900
425	Cabana Deck - Repair/Replace	~170 SF wood	20	8	\$3,400	\$5,100
428	Cabana Roof - Repair/Replace	~2,600 SF composition	25	11	\$11,700	\$15,900
432	Cabana Interior Surfaces - Repaint	~3,300 SF	10	1	\$4,800	\$6,400
434	Cabana Flooring - Replace	~120 SY	10	1	\$7,100	\$9,700
Building Exteriors						
500	Roofs: Bldgs 1-4 - Repair/Replace	~35,700 SF comp shingle	25	8	\$185,600	\$205,300
501	Roof: Bldg 5 - Repair/Replace	~9,500 SF comp shingle	25	15	\$45,100	\$54,600
502	Roofs: 1/3 of Carports-Replace (a)	~5,300 SF comp shingles	25	8	\$25,200	\$30,500
503	Roofs: 1/3 of Carports-Replace (b)	~5,300 SF comp shingle	25	10	\$25,200	\$30,500
504	Roofs: 1/3 of Carports-Replace (c)	~5,300 SF comp shingle	25	13	\$25,200	\$30,500
533	Exterior Surfaces - Caulk & Paint	~82,000 SF	8	7	\$216,600	\$293,000
542	Elastomeric Decks - Recoat	~560 SF	5	1	\$5,600	\$7,800
543	Decks: Vinyl - Repair/Resurface (a)	~500 SF	18	4	\$10,000	\$15,000
544	Decks: Vinyl - Repair/Resurface (b)	~630 SF	18	5	\$12,600	\$18,900
545	Decks: Vinyl - Repair/Resurface (c)	~630 GSF	18	6	\$12,600	\$18,900
546	Decks: Vinyl - Repair/Resurface (d)	~910 SF	18	7	\$18,200	\$27,300
547	Decks: Vinyl - Repair/Resurface (e)	~700 SF	18	8	\$14,000	\$21,000
548	Decks: Vinyl - Repair/Resurface (f)	~980 SF	18	9	\$19,600	\$29,400
565	Outdoor Carpeting - Replace	~270 SY	12	8	\$12,100	\$16,300
Systems						

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
					Best Case	Worst Case
955	Surveillance System - Replace	4 cameras & DVR	10	5	\$4,900	\$6,700
965	Fire Alarm Panels - Replace	5 panels	20	13	\$15,000	\$20,000
41	Total Funded Components					

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
One-time Projects								
99	Bldg 3 Ext Surfaces - Caulk & Paint	\$65,700	X	0	/		=	\$65,700
Site/Grounds								
120	Asphalt - Resurface	\$177,100	X	33	/	40	=	\$146,108
121	Asphalt - Repair & Seal	\$26,100	X	5	/	5	=	\$26,100
142	South Fence: Wood - Replace	\$27,800	X	2	/	20	=	\$2,780
148	Bldg 1-2 Patio Fences: Wood-Replace	\$28,300	X	9	/	18	=	\$14,150
149	Bldg 3 Patio Fences: Wood - Replace	\$13,300	X	7	/	18	=	\$5,172
150	Bldg 4 Patio Fences: Wood - Replace	\$11,200	X	5	/	18	=	\$3,111
151	Bldg 5 Patio Fences: Wood - Replace	\$15,300	X	6	/	18	=	\$5,100
160	Pole Lights: Metal - Replace	\$24,000	X	2	/	30	=	\$1,600
161	Pole Lights: Wood - Replace	\$22,500	X	12	/	30	=	\$9,000
200	Community Sign - Replace	\$6,500	X	4	/	15	=	\$1,733
205	Mailboxes - Replace	\$9,200	X	6	/	30	=	\$1,840
Recreation								
300	Pool Deck - Repair/Replace	\$24,000	X	35	/	40	=	\$21,000
301	Pool Fence - Repair/Replace	\$3,250	X	12	/	30	=	\$1,300
304	Pool - Resurface	\$16,100	X	4	/	12	=	\$5,367
305	Pool - Retile	\$6,600	X	4	/	24	=	\$1,100
307	Pool Heater - Replace	\$2,500	X	10	/	10	=	\$2,500
310	Spa - Resurface	\$5,800	X	12	/	12	=	\$5,800
312	Spa Heater - Replace	\$1,800	X	6	/	10	=	\$1,080
322	Tennis Court - Resurface	\$19,800	X	36	/	36	=	\$19,800
323	Tennis Court Fence - Replace	\$9,550	X	35	/	40	=	\$8,356
425	Cabana Deck - Repair/Replace	\$4,250	X	12	/	20	=	\$2,550
428	Cabana Roof - Repair/Replace	\$13,800	X	14	/	25	=	\$7,728
432	Cabana Interior Surfaces - Repaint	\$5,600	X	9	/	10	=	\$5,040
434	Cabana Flooring - Replace	\$8,400	X	9	/	10	=	\$7,560
Building Exteriors								
500	Roofs: Bldgs 1-4 - Repair/Replace	\$195,450	X	17	/	25	=	\$132,906
501	Roof: Bldg 5 - Repair/Replace	\$49,850	X	10	/	25	=	\$19,940
502	Roofs: 1/3 of Carports-Replace (a)	\$27,850	X	17	/	25	=	\$18,938
503	Roofs: 1/3 of Carports-Replace (b)	\$27,850	X	15	/	25	=	\$16,710
504	Roofs: 1/3 of Carports-Replace (c)	\$27,850	X	12	/	25	=	\$13,368
533	Exterior Surfaces - Caulk & Paint	\$254,800	X	1	/	8	=	\$31,850
542	Elastomeric Decks - Recoat	\$6,700	X	4	/	5	=	\$5,360
543	Decks: Vinyl - Repair/Resurface (a)	\$12,500	X	14	/	18	=	\$9,722
544	Decks: Vinyl - Repair/Resurface (b)	\$15,750	X	13	/	18	=	\$11,375
545	Decks: Vinyl - Repair/Resurface (c)	\$15,750	X	12	/	18	=	\$10,500
546	Decks: Vinyl - Repair/Resurface (d)	\$22,750	X	11	/	18	=	\$13,903
547	Decks: Vinyl - Repair/Resurface (e)	\$17,500	X	10	/	18	=	\$9,722
548	Decks: Vinyl - Repair/Resurface (f)	\$24,500	X	9	/	18	=	\$12,250
565	Outdoor Carpeting - Replace	\$14,200	X	4	/	12	=	\$4,733
Systems								
955	Surveillance System - Replace	\$5,800	X	5	/	10	=	\$2,900

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
965	Fire Alarm Panels - Replace	\$17,500	X	7	/	20	=	\$6,125
								\$691,878

Component Significance

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#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
One-time Projects					
99	Bldg 3 Ext Surfaces - Caulk & Paint		\$65,700	\$0	0.00 %
Site/Grounds					
120	Asphalt - Resurface	40	\$177,100	\$4,428	5.65 %
121	Asphalt - Repair & Seal	5	\$26,100	\$5,220	6.66 %
142	South Fence: Wood - Replace	20	\$27,800	\$1,390	1.77 %
148	Bldg 1-2 Patio Fences: Wood-Replace	18	\$28,300	\$1,572	2.01 %
149	Bldg 3 Patio Fences: Wood - Replace	18	\$13,300	\$739	0.94 %
150	Bldg 4 Patio Fences: Wood - Replace	18	\$11,200	\$622	0.79 %
151	Bldg 5 Patio Fences: Wood - Replace	18	\$15,300	\$850	1.09 %
160	Pole Lights: Metal - Replace	30	\$24,000	\$800	1.02 %
161	Pole Lights: Wood - Replace	30	\$22,500	\$750	0.96 %
200	Community Sign - Replace	15	\$6,500	\$433	0.55 %
205	Mailboxes - Replace	30	\$9,200	\$307	0.39 %
Recreation					
300	Pool Deck - Repair/Replace	40	\$24,000	\$600	0.77 %
301	Pool Fence - Repair/Replace	30	\$3,250	\$108	0.14 %
304	Pool - Resurface	12	\$16,100	\$1,342	1.71 %
305	Pool - Retile	24	\$6,600	\$275	0.35 %
307	Pool Heater - Replace	10	\$2,500	\$250	0.32 %
310	Spa - Resurface	12	\$5,800	\$483	0.62 %
312	Spa Heater - Replace	10	\$1,800	\$180	0.23 %
322	Tennis Court - Resurface	36	\$19,800	\$550	0.70 %
323	Tennis Court Fence - Replace	40	\$9,550	\$239	0.30 %
425	Cabana Deck - Repair/Replace	20	\$4,250	\$213	0.27 %
428	Cabana Roof - Repair/Replace	25	\$13,800	\$552	0.70 %
432	Cabana Interior Surfaces - Repaint	10	\$5,600	\$560	0.71 %
434	Cabana Flooring - Replace	10	\$8,400	\$840	1.07 %
Building Exteriors					
500	Roofs: Bldgs 1-4 - Repair/Replace	25	\$195,450	\$7,818	9.98 %
501	Roof: Bldg 5 - Repair/Replace	25	\$49,850	\$1,994	2.55 %
502	Roofs: 1/3 of Carports-Replace (a)	25	\$27,850	\$1,114	1.42 %
503	Roofs: 1/3 of Carports-Replace (b)	25	\$27,850	\$1,114	1.42 %
504	Roofs: 1/3 of Carports-Replace (c)	25	\$27,850	\$1,114	1.42 %
533	Exterior Surfaces - Caulk & Paint	8	\$254,800	\$31,850	40.66 %
542	Elastomeric Decks - Recoat	5	\$6,700	\$1,340	1.71 %
543	Decks: Vinyl - Repair/Resurface (a)	18	\$12,500	\$694	0.89 %
544	Decks: Vinyl - Repair/Resurface (b)	18	\$15,750	\$875	1.12 %
545	Decks: Vinyl - Repair/Resurface (c)	18	\$15,750	\$875	1.12 %
546	Decks: Vinyl - Repair/Resurface (d)	18	\$22,750	\$1,264	1.61 %
547	Decks: Vinyl - Repair/Resurface (e)	18	\$17,500	\$972	1.24 %
548	Decks: Vinyl - Repair/Resurface (f)	18	\$24,500	\$1,361	1.74 %
565	Outdoor Carpeting - Replace	12	\$14,200	\$1,183	1.51 %
Systems					
955	Surveillance System - Replace	10	\$5,800	\$580	0.74 %
965	Fire Alarm Panels - Replace	20	\$17,500	\$875	1.12 %

41 Total Funded Components

\$78,326

100.00 %

30-Year Reserve Plan Summary

13297-10
NSV

Fiscal Year Start: 2020	Interest: 1.00 %	Inflation: 3.00 %
Reserve Fund Strength Calculations: (All values of Fiscal Year Start Date)	Projected Reserve Balance Changes	

	% Increase									
	Starting	Fully			Special	In Annual		Loan or		
Year	Reserve	Funded	Percent		Assmt	Reserve	Reserve	Special	Interest	Reserve
	Balance	Balance	Funded		Risk	Contribs.	Contribs.	Assmts	Income	Expenses
2020	\$300,045	\$691,878	43.4 %	<div></div>	Medium	3.10 %	\$101,220	\$0	\$2,920	\$119,900
2021	\$284,285	\$669,813	42.4 %	<div></div>	Medium	3.00 %	\$104,257	\$0	\$3,273	\$21,321
2022	\$370,494	\$751,043	49.3 %	<div></div>	Medium	3.00 %	\$107,384	\$0	\$4,261	\$0
2023	\$482,139	\$859,164	56.1 %	<div></div>	Medium	3.00 %	\$110,606	\$0	\$5,399	\$0
2024	\$598,144	\$973,096	61.5 %	<div></div>	Medium	3.00 %	\$113,924	\$0	\$6,500	\$16,095
2025	\$702,474	\$1,076,513	65.3 %	<div></div>	Medium	3.00 %	\$117,342	\$0	\$7,174	\$94,133
2026	\$732,856	\$1,105,377	66.3 %	<div></div>	Medium	3.00 %	\$120,862	\$0	\$7,835	\$26,806
2027	\$834,746	\$1,207,260	69.1 %	<div></div>	Medium	3.00 %	\$124,488	\$0	\$6,202	\$559,162
2028	\$406,274	\$766,762	53.0 %	<div></div>	Medium	3.00 %	\$128,222	\$0	\$2,973	\$348,805
2029	\$188,665	\$532,694	35.4 %	<div></div>	Medium	3.00 %	\$132,069	\$0	\$2,213	\$68,892
2030	\$254,055	\$582,980	43.6 %	<div></div>	Medium	3.00 %	\$136,031	\$0	\$2,854	\$75,864
2031	\$317,076	\$630,751	50.3 %	<div></div>	Medium	3.00 %	\$140,112	\$0	\$3,512	\$75,164
2032	\$385,536	\$683,930	56.4 %	<div></div>	Medium	3.00 %	\$144,316	\$0	\$4,447	\$30,084
2033	\$504,215	\$788,487	63.9 %	<div></div>	Medium	3.00 %	\$148,645	\$0	\$5,395	\$83,046
2034	\$575,209	\$845,080	68.1 %	<div></div>	Medium	3.00 %	\$153,104	\$0	\$6,534	\$2,723
2035	\$732,125	\$989,658	74.0 %	<div></div>	Low	3.00 %	\$157,697	\$0	\$5,513	\$524,334
2036	\$371,002	\$604,975	61.3 %	<div></div>	Medium	3.00 %	\$162,428	\$0	\$4,489	\$10,752
2037	\$527,167	\$741,512	71.1 %	<div></div>	Low	3.00 %	\$167,301	\$0	\$6,136	\$0
2038	\$700,605	\$897,102	78.1 %	<div></div>	Low	3.00 %	\$172,320	\$0	\$7,446	\$91,165
2039	\$789,206	\$967,461	81.6 %	<div></div>	Low	3.00 %	\$177,490	\$0	\$8,820	\$0
2040	\$975,516	\$1,137,951	85.7 %	<div></div>	Low	3.00 %	\$182,815	\$0	\$10,124	\$118,300
2041	\$1,050,154	\$1,195,951	87.8 %	<div></div>	Low	3.00 %	\$188,299	\$0	\$11,302	\$38,508
2042	\$1,211,247	\$1,342,247	90.2 %	<div></div>	Low	3.00 %	\$193,948	\$0	\$13,022	\$23,951
2043	\$1,394,266	\$1,512,429	92.2 %	<div></div>	Low	3.00 %	\$199,766	\$0	\$12,328	\$533,954
2044	\$1,072,406	\$1,167,051	91.9 %	<div></div>	Low	3.00 %	\$205,759	\$0	\$11,475	\$66,167
2045	\$1,223,473	\$1,297,908	94.3 %	<div></div>	Low	3.00 %	\$211,932	\$0	\$12,781	\$114,425
2046	\$1,333,761	\$1,387,906	96.1 %	<div></div>	Low	3.00 %	\$218,290	\$0	\$14,163	\$66,207
2047	\$1,500,007	\$1,535,335	97.7 %	<div></div>	Low	3.00 %	\$224,839	\$0	\$15,609	\$117,284
2048	\$1,623,171	\$1,639,797	99.0 %	<div></div>	Low	3.00 %	\$231,584	\$0	\$17,145	\$64,634
2049	\$1,807,266	\$1,807,000	100.0 %	<div></div>	Low	3.00 %	\$238,532	\$0	\$19,196	\$31,342

30-Year Reserve Plan Summary (Alternate Funding Plan)

13297-10
NSV

Fiscal Year Start: 2020	Interest: 1.00 %	Inflation: 3.00 %
Reserve Fund Strength Calculations: (All values of Fiscal Year Start Date)	Projected Reserve Balance Changes	

					% Increase					
	Starting	Fully			Special	In Annual		Loan or		
Year	Reserve	Funded	Percent		Assmnt	Reserve	Reserve	Special	Interest	Reserve
	Balance	Balance	Funded		Risk	Contribs.	Contribs.	Assmnts	Income	Expenses
2020	\$300,045	\$691,878	43.4 %	<div></div>	Medium	-10.77 %	\$87,600	\$0	\$2,852	\$119,900
2021	\$270,597	\$669,813	40.4 %	<div></div>	Medium	3.00 %	\$90,228	\$0	\$3,065	\$21,321
2022	\$342,569	\$751,043	45.6 %	<div></div>	Medium	3.00 %	\$92,935	\$0	\$3,908	\$0
2023	\$439,412	\$859,164	51.1 %	<div></div>	Medium	3.00 %	\$95,723	\$0	\$4,895	\$0
2024	\$540,030	\$973,096	55.5 %	<div></div>	Medium	3.00 %	\$98,595	\$0	\$5,840	\$16,095
2025	\$628,369	\$1,076,513	58.4 %	<div></div>	Medium	3.00 %	\$101,552	\$0	\$6,350	\$94,133
2026	\$642,138	\$1,105,377	58.1 %	<div></div>	Medium	3.00 %	\$104,599	\$0	\$6,842	\$26,806
2027	\$726,772	\$1,207,260	60.2 %	<div></div>	Medium	3.00 %	\$107,737	\$0	\$5,034	\$559,162
2028	\$280,381	\$766,762	36.6 %	<div></div>	Medium	3.00 %	\$110,969	\$0	\$1,622	\$348,805
2029	\$44,167	\$532,694	8.3 %	<div></div>	High	3.00 %	\$114,298	\$0	\$672	\$68,892
2030	\$90,245	\$582,980	15.5 %	<div></div>	High	3.00 %	\$117,727	\$0	\$1,117	\$75,864
2031	\$133,224	\$630,751	21.1 %	<div></div>	High	3.00 %	\$121,259	\$0	\$1,570	\$75,164
2032	\$180,889	\$683,930	26.4 %	<div></div>	High	3.00 %	\$124,897	\$0	\$2,293	\$30,084
2033	\$277,996	\$788,487	35.3 %	<div></div>	Medium	3.00 %	\$128,644	\$0	\$3,022	\$83,046
2034	\$326,616	\$845,080	38.6 %	<div></div>	Medium	3.00 %	\$132,503	\$0	\$3,933	\$2,723
2035	\$460,329	\$989,658	46.5 %	<div></div>	Medium	3.00 %	\$136,478	\$0	\$2,676	\$524,334
2036	\$75,149	\$604,975	12.4 %	<div></div>	High	3.00 %	\$140,572	\$0	\$1,407	\$10,752
2037	\$206,377	\$741,512	27.8 %	<div></div>	High	3.00 %	\$144,789	\$0	\$2,801	\$0
2038	\$353,967	\$897,102	39.5 %	<div></div>	Medium	3.00 %	\$149,133	\$0	\$3,847	\$91,165
2039	\$415,782	\$967,461	43.0 %	<div></div>	Medium	3.00 %	\$153,607	\$0	\$4,948	\$0
2040	\$574,337	\$1,137,951	50.5 %	<div></div>	Medium	3.00 %	\$158,215	\$0	\$5,970	\$118,300
2041	\$620,223	\$1,195,951	51.9 %	<div></div>	Medium	3.00 %	\$162,962	\$0	\$6,856	\$38,508
2042	\$751,532	\$1,342,247	56.0 %	<div></div>	Medium	3.00 %	\$167,851	\$0	\$8,273	\$23,951
2043	\$903,704	\$1,512,429	59.8 %	<div></div>	Medium	3.00 %	\$172,886	\$0	\$7,265	\$533,954
2044	\$549,902	\$1,167,051	47.1 %	<div></div>	Medium	3.00 %	\$178,073	\$0	\$6,086	\$66,167
2045	\$667,893	\$1,297,908	51.5 %	<div></div>	Medium	3.00 %	\$183,415	\$0	\$7,056	\$114,425
2046	\$743,940	\$1,387,906	53.6 %	<div></div>	Medium	3.00 %	\$188,917	\$0	\$8,090	\$66,207
2047	\$874,740	\$1,535,335	57.0 %	<div></div>	Medium	3.00 %	\$194,585	\$0	\$9,176	\$117,284
2048	\$961,216	\$1,639,797	58.6 %	<div></div>	Medium	3.00 %	\$200,422	\$0	\$10,338	\$64,634
2049	\$1,107,343	\$1,807,000	61.3 %	<div></div>	Medium	3.00 %	\$206,435	\$0	\$12,004	\$31,342

30-Year Income/Expense Detail

13297-10
NSV

Fiscal Year	2020	2021	2022	2023	2024
Starting Reserve Balance	\$300,045	\$284,285	\$370,494	\$482,139	\$598,144
Annual Reserve Contribution	\$101,220	\$104,257	\$107,384	\$110,606	\$113,924
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$2,920	\$3,273	\$4,261	\$5,399	\$6,500
Total Income	\$404,185	\$391,815	\$482,139	\$598,144	\$718,568
# Component					
One-time Projects					
99 Bldg 3 Ext Surfaces - Caulk & Paint	\$65,700	\$0	\$0	\$0	\$0
Site/Grounds					
120 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
121 Asphalt - Repair & Seal	\$26,100	\$0	\$0	\$0	\$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
Recreation					
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	\$2,500	\$0	\$0	\$0	\$0
310 Spa - Resurface	\$5,800	\$0	\$0	\$0	\$0
312 Spa Heater - Replace	\$0	\$0	\$0	\$0	\$2,026
322 Tennis Court - Resurface	\$19,800	\$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	\$5,768	\$0	\$0	\$0
434 Cabana Flooring - Replace	\$0	\$8,652	\$0	\$0	\$0
Building Exteriors					
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
533 Exterior Surfaces - Caulk & Paint	\$0	\$0	\$0	\$0	\$0
542 Elastomeric Decks - Recoat	\$0	\$6,901	\$0	\$0	\$0
543 Decks: Vinyl - Repair/Resurface (a)	\$0	\$0	\$0	\$0	\$14,069
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
Systems					
955 Surveillance System - Replace	\$0	\$0	\$0	\$0	\$0
965 Fire Alarm Panels - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$119,900	\$21,321	\$0	\$0	\$16,095
Ending Reserve Balance	\$284,285	\$370,494	\$482,139	\$598,144	\$702,474

Fiscal Year	2025	2026	2027	2028	2029
Starting Reserve Balance	\$702,474	\$732,856	\$834,746	\$406,274	\$188,665
Annual Reserve Contribution	\$117,342	\$120,862	\$124,488	\$128,222	\$132,069
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$7,174	\$7,835	\$6,202	\$2,973	\$2,213
Total Income	\$826,989	\$861,553	\$965,436	\$537,470	\$322,947
# Component					
One-time Projects					
99 Bldg 3 Ext Surfaces - Caulk & Paint	\$0	\$0	\$0	\$0	\$0
Site/Grounds					
120 Asphalt - Resurface	\$0	\$0	\$217,811	\$0	\$0
121 Asphalt - Repair & Seal	\$30,257	\$0	\$0	\$0	\$0
142 South Fence: Wood - Replace	\$0	\$0	\$0	\$0	\$0
148 Bldg 1-2 Patio Fences: Wood-Replace	\$0	\$0	\$0	\$0	\$36,925
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
Recreation					
300 Pool Deck - Repair/Replace	\$27,823	\$0	\$0	\$0	\$0
301 Pool Fence - Repair/Replace	\$0	\$0	\$0	\$0	\$0
304 Pool - Resurface	\$0	\$0	\$0	\$20,395	\$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	\$11,071	\$0	\$0	\$0	\$0
425 Cabana Deck - Repair/Replace	\$0	\$0	\$0	\$5,384	\$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
Building Exteriors					
500 Roofs: Bldgs 1-4 - Repair/Replace	\$0	\$0	\$0	\$247,590	\$0
501 Roof: Bldg 5 - Repair/Replace	\$0	\$0	\$0	\$0	\$0
502 Roofs: 1/3 of Carports-Replace (a)	\$0	\$0	\$0	\$35,280	\$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
533 Exterior Surfaces - Caulk & Paint	\$0	\$0	\$313,372	\$0	\$0
542 Elastomeric Decks - Recoat	\$0	\$8,000	\$0	\$0	\$0
543 Decks: Vinyl - Repair/Resurface (a)	\$0	\$0	\$0	\$0	\$0
544 Decks: Vinyl - Repair/Resurface (b)	\$18,259	\$0	\$0	\$0	\$0
545 Decks: Vinyl - Repair/Resurface (c)	\$0	\$18,806	\$0	\$0	\$0
546 Decks: Vinyl - Repair/Resurface (d)	\$0	\$0	\$27,980	\$0	\$0
547 Decks: Vinyl - Repair/Resurface (e)	\$0	\$0	\$0	\$22,168	\$0
548 Decks: Vinyl - Repair/Resurface (f)	\$0	\$0	\$0	\$0	\$31,967
565 Outdoor Carpeting - Replace	\$0	\$0	\$0	\$17,988	\$0
Systems					
955 Surveillance System - Replace	\$6,724	\$0	\$0	\$0	\$0
965 Fire Alarm Panels - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$94,133	\$26,806	\$559,162	\$348,805	\$68,892
Ending Reserve Balance	\$732,856	\$834,746	\$406,274	\$188,665	\$254,055

Fiscal Year	2030	2031	2032	2033	2034
Starting Reserve Balance	\$254,055	\$317,076	\$385,536	\$504,215	\$575,209
Annual Reserve Contribution	\$136,031	\$140,112	\$144,316	\$148,645	\$153,104
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$2,854	\$3,512	\$4,447	\$5,395	\$6,534
Total Income	\$392,940	\$460,700	\$534,299	\$658,255	\$734,847
# Component					
One-time Projects					
99 Bldg 3 Ext Surfaces - Caulk & Paint	\$0	\$0	\$0	\$0	\$0
Site/Grounds					
120 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
121 Asphalt - Repair & Seal	\$35,076	\$0	\$0	\$0	\$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	\$18,410	\$0	\$0	\$0
150 Bldg 4 Patio Fences: Wood - Replace	\$0	\$0	\$0	\$16,448	\$0
151 Bldg 5 Patio Fences: Wood - Replace	\$0	\$0	\$21,814	\$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	\$8,998	\$0	\$0	\$0
205 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
Recreation					
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	\$3,360	\$0	\$0	\$0	\$0
310 Spa - Resurface	\$0	\$0	\$8,269	\$0	\$0
312 Spa Heater - Replace	\$0	\$0	\$0	\$0	\$2,723
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	\$19,102	\$0	\$0	\$0
432 Cabana Interior Surfaces - Repaint	\$0	\$7,752	\$0	\$0	\$0
434 Cabana Flooring - Replace	\$0	\$11,628	\$0	\$0	\$0
Building Exteriors					
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)	\$37,428	\$0	\$0	\$0	\$0
504 Roofs: 1/3 of Carports-Replace (c)	\$0	\$0	\$0	\$40,899	\$0
533 Exterior Surfaces - Caulk & Paint	\$0	\$0	\$0	\$0	\$0
542 Elastomeric Decks - Recoat	\$0	\$9,274	\$0	\$0	\$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
Systems					
955 Surveillance System - Replace	\$0	\$0	\$0	\$0	\$0
965 Fire Alarm Panels - Replace	\$0	\$0	\$0	\$25,699	\$0
Total Expenses	\$75,864	\$75,164	\$30,084	\$83,046	\$2,723
Ending Reserve Balance	\$317,076	\$385,536	\$504,215	\$575,209	\$732,125

Fiscal Year	2035	2036	2037	2038	2039
Starting Reserve Balance	\$732,125	\$371,002	\$527,167	\$700,605	\$789,206
Annual Reserve Contribution	\$157,697	\$162,428	\$167,301	\$172,320	\$177,490
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$5,513	\$4,489	\$6,136	\$7,446	\$8,820
Total Income	\$895,336	\$537,919	\$700,605	\$880,371	\$975,516
# Component					
One-time Projects					
99 Bldg 3 Ext Surfaces - Caulk & Paint	\$0	\$0	\$0	\$0	\$0
Site/Grounds					
120 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
121 Asphalt - Repair & Seal	\$40,663	\$0	\$0	\$0	\$0
142 South Fence: Wood - Replace	\$0	\$0	\$0	\$47,328	\$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	\$38,305	\$0
200 Community Sign - Replace	\$0	\$0	\$0	\$0	\$0
205 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
Recreation					
300 Pool Deck - Repair/Replace	\$0	\$0	\$0	\$0	\$0
301 Pool Fence - Repair/Replace	\$0	\$0	\$0	\$5,533	\$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	\$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
Building Exteriors					
500 Roofs: Bldgs 1-4 - Repair/Replace	\$0	\$0	\$0	\$0	\$0
501 Roof: Bldg 5 - Repair/Replace	\$77,665	\$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
533 Exterior Surfaces - Caulk & Paint	\$396,970	\$0	\$0	\$0	\$0
542 Elastomeric Decks - Recoat	\$0	\$10,752	\$0	\$0	\$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
Systems					
955 Surveillance System - Replace	\$9,036	\$0	\$0	\$0	\$0
965 Fire Alarm Panels - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$524,334	\$10,752	\$0	\$91,165	\$0
Ending Reserve Balance	\$371,002	\$527,167	\$700,605	\$789,206	\$975,516

Fiscal Year	2040	2041	2042	2043	2044
Starting Reserve Balance	\$975,516	\$1,050,154	\$1,211,247	\$1,394,266	\$1,072,406
Annual Reserve Contribution	\$182,815	\$188,299	\$193,948	\$199,766	\$205,759
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$10,124	\$11,302	\$13,022	\$12,328	\$11,475
Total Income	\$1,168,454	\$1,249,755	\$1,418,217	\$1,606,360	\$1,289,640
# Component					
One-time Projects					
99 Bldg 3 Ext Surfaces - Caulk & Paint	\$0	\$0	\$0	\$0	\$0
Site/Grounds					
120 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
121 Asphalt - Repair & Seal	\$47,140	\$0	\$0	\$0	\$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	\$18,702
Recreation					
300 Pool Deck - Repair/Replace	\$0	\$0	\$0	\$0	\$0
301 Pool Fence - Repair/Replace	\$0	\$0	\$0	\$0	\$0
304 Pool - Resurface	\$29,078	\$0	\$0	\$0	\$0
305 Pool - Retile	\$11,920	\$0	\$0	\$0	\$0
307 Pool Heater - Replace	\$4,515	\$0	\$0	\$0	\$0
310 Spa - Resurface	\$0	\$0	\$0	\$0	\$11,790
312 Spa Heater - Replace	\$0	\$0	\$0	\$0	\$3,659
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	\$10,418	\$0	\$0	\$0
434 Cabana Flooring - Replace	\$0	\$15,626	\$0	\$0	\$0
Building Exteriors					
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
533 Exterior Surfaces - Caulk & Paint	\$0	\$0	\$0	\$502,870	\$0
542 Elastomeric Decks - Recoat	\$0	\$12,464	\$0	\$0	\$0
543 Decks: Vinyl - Repair/Resurface (a)	\$0	\$0	\$23,951	\$0	\$0
544 Decks: Vinyl - Repair/Resurface (b)	\$0	\$0	\$0	\$31,084	\$0
545 Decks: Vinyl - Repair/Resurface (c)	\$0	\$0	\$0	\$0	\$32,017
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	\$25,647	\$0	\$0	\$0	\$0
Systems					
955 Surveillance System - Replace	\$0	\$0	\$0	\$0	\$0
965 Fire Alarm Panels - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$118,300	\$38,508	\$23,951	\$533,954	\$66,167
Ending Reserve Balance	\$1,050,154	\$1,211,247	\$1,394,266	\$1,072,406	\$1,223,473

Fiscal Year	2045	2046	2047	2048	2049
Starting Reserve Balance	\$1,223,473	\$1,333,761	\$1,500,007	\$1,623,171	\$1,807,266
Annual Reserve Contribution	\$211,932	\$218,290	\$224,839	\$231,584	\$238,532
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$12,781	\$14,163	\$15,609	\$17,145	\$19,196
Total Income	\$1,448,186	\$1,566,214	\$1,740,455	\$1,871,900	\$2,064,994
# Component					
One-time Projects					
99 Bldg 3 Ext Surfaces - Caulk & Paint	\$0	\$0	\$0	\$0	\$0
Site/Grounds					
120 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
121 Asphalt - Repair & Seal	\$54,648	\$0	\$0	\$0	\$0
142 South Fence: Wood - Replace	\$0	\$0	\$0	\$0	\$0
148 Bldg 1-2 Patio Fences: Wood-Replace	\$0	\$0	\$62,862	\$0	\$0
149 Bldg 3 Patio Fences: Wood - Replace	\$0	\$0	\$0	\$0	\$31,342
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	\$54,910	\$0
161 Pole Lights: Wood - Replace	\$0	\$0	\$0	\$0	\$0
200 Community Sign - Replace	\$0	\$14,018	\$0	\$0	\$0
205 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
Recreation					
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	\$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	\$9,724	\$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
Building Exteriors					
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
533 Exterior Surfaces - Caulk & Paint	\$0	\$0	\$0	\$0	\$0
542 Elastomeric Decks - Recoat	\$0	\$14,449	\$0	\$0	\$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)	\$47,633	\$0	\$0	\$0	\$0
547 Decks: Vinyl - Repair/Resurface (e)	\$0	\$37,740	\$0	\$0	\$0
548 Decks: Vinyl - Repair/Resurface (f)	\$0	\$0	\$54,422	\$0	\$0
565 Outdoor Carpeting - Replace	\$0	\$0	\$0	\$0	\$0
Systems					
955 Surveillance System - Replace	\$12,144	\$0	\$0	\$0	\$0
965 Fire Alarm Panels - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$114,425	\$66,207	\$117,284	\$64,634	\$31,342
Ending Reserve Balance	\$1,333,761	\$1,500,007	\$1,623,171	\$1,807,266	\$2,033,651

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

BTU	British Thermal Unit (a standard unit of energy)
DIA	Diameter
GSF	Gross Square Feet (area). Equivalent to Square Feet
GSY	Gross Square Yards (area). Equivalent to Square Yards
HP	Horsepower
LF	Linear Feet (length)
Effective Age	The difference between Useful Life and Remaining Useful Life. Note that this is not necessarily equivalent to the chronological age of the component.
Fully Funded Balance (FFB)	The value of the deterioration of the Reserve Components. This is the fraction of life "used up" of each component multiplied by its estimated Current Replacement. While calculated for each component, it is summed together for an association total.
Inflation	Cost factors are adjusted for inflation at the rate defined in the Executive Summary and compounded annually. These increasing costs can be seen as you follow the recurring cycles of a component on the "30-yr Income/Expense Detail" table.
Interest	Interest earnings on Reserve Funds are calculated using the average balance for the year (taking into account income and expenses through the year) and compounded monthly using the rate defined in the Executive Summary. Annual interest earning assumption appears in the Executive Summary.
Percent Funded	The ratio, at a particular point in time (the first day of the Fiscal Year), of the actual (or projected) Reserve Balance to the Fully Funded Balance, expressed as a percentage.
Remaining Useful Life (RUL)	The estimated time, in years, that a common area component can be expected to continue to serve its intended function.
Useful Life (UL)	The estimated time, in years, that a common area component can be expected to serve its intended function.

Component Details

The primary purpose of the Component Details appendix is to provide the reader with the basis of our funding assumptions resulting from 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.

One-time Projects

Comp #: 99 Bldg 3 Ext Surfaces - Caulk & Paint**Quantity: ~23,100 SF**

Location: The exterior walls and railings of building 3, plus lamp posts, mailbox kiosk, bridge, storage sheds, and garbage enclosures.

Funded?: Yes.

History: Anticipated 2019 J&M Painting ~\$65,700; 2009.

Comments: This component represents the one-time anticipated 2019 exterior painting of building 3. A proposal from J&M Painting estimates the total costs to be ~\$53,900. See component #533 for future cyclical exterior painting.

Useful Life:

Remaining Life: 0 years

Best Case: \$ 55,800

Worst Case: \$75,600

Lower Allowance

Higher Allowance

Cost Source: Estimate Provided by Client: 2019

J&M Painting ~\$65,700

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: This component remains unfunded from the 2019 reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

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

Location: The roadway and parking areas.

Funded?: Yes.

History: None known.

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: 40 years

Remaining Life: 7 years

Best Case: \$ 161,000

Worst Case: \$193,200

Lower Allowance

Higher Allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

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

Location: The roadway and parking areas.

Funded?: Yes.

History: Restriped 2015 ~\$2,300; repairs 2013 ~\$21,600; sealed 2008.

Comments: The costs were inflated by 3%, and the remaining useful life was left at zero years. This component will be reevaluated during the next reserve study site visit.

Useful Life: 5 years

Remaining Life: 0 years

Best Case: \$ 22,200

Worst Case: \$30,000

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?: Yes. Reported complete replacement will not take place. Repairs historically completed with operating funds.

History: None known.

Comments: This component remains unfunded from the 2019 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: The costs were inflated by 3%, and the remaining useful life was reduced by one year from the 2019 reserve study.

Useful Life: 20 years

Remaining Life: 18 years

Best Case: \$ 23,600

Worst Case: \$32,000

Lower Allowance

Higher Allowance

Cost Source: Inflated Client Cost History: 2017 All

Around Fence Comp. ~\$25,500

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: This component remains unfunded from the 2020 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. Costs are best handled with operating funds.

History: None known.

Comments: This component remains unfunded from the 2019 reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

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

Location: Adjacent to the roadway and parking areas.

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

History: Anticipated painting 2019 J&M Painting ~\$5,200.

Comments: It was reported the garbage enclosures are anticipated to be painted in 2019 J&M Painting ~\$5,200. This component remains unfunded from the 2019 reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

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: It was reported repairs were made to the patio fences of units 112, 114, and 211 in 2018 by Apcon ~\$1,200. The costs were inflated by 3%, and the remaining useful life was reduced by one year from the 2019 reserve study.

Useful Life: 18 years

Remaining Life: 9 years

Best Case: \$ 24,100

Worst Case: \$32,500

Lower Allowance

Higher Allowance

Cost Source: Inflated Extrapolated Client Cost

History: 2014 Bldg 5 ~\$60/LF

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: The costs were inflated by 3%, and the remaining useful life was reduced by one year from the 2019 reserve study.

Useful Life: 18 years

Remaining Life: 11 years

Best Case: \$ 11,300

Worst Case: \$15,300

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: The costs were inflated by 3%, and the remaining useful life was reduced by one year from the 2019 reserve study.

Useful Life: 18 years

Remaining Life: 13 years

Best Case: \$ 9,500

Worst Case: \$12,900

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: The costs were inflated by 3%, and the remaining useful life was reduced by one year from the 2019 reserve study.

Useful Life: 18 years

Remaining Life: 12 years

Best Case: \$ 13,000

Worst Case: \$17,600

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 throughout the community.

Funded?: Yes.

History: LED fixtures installed 2017.

Comments: The costs were inflated by 3%, and the remaining useful life was reduced by one year from the 2019 reserve study.

Useful Life: 30 years

Remaining Life: 28 years

Best Case: \$ 21,800

Worst Case: \$26,200

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: Anticipated painting 2019 J&M Painting ~\$2,100; LED fixtures installed 2017.

Comments: It was reported the light poles are anticipated to be painted in 2019 by J&M Painting ~\$2,100. The costs were inflated by 3%, and the remaining useful life was reduced by one year from the 2019 reserve study.

Useful Life: 30 years

Remaining Life: 18 years

Best Case: \$ 19,100

Worst Case: \$25,900

Lower Allowance

Higher Allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 170 Landscape - Maintain/Refurbish**Quantity: Turf, bushes, shrubs, etc**

Location: Throughout the community.

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

History: None known.

Comments: This component remains unfunded from the 2019 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. The useful life is not predictable.

History: Repairs 2011 ~\$10,700.

Comments: This component remains unfunded from the 2019 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: The costs were inflated by 3%, and the remaining useful life was reduced by one year from the 2019 reserve study.

Useful Life: 15 years

Remaining Life: 11 years

Best Case: \$ 5,500

Worst Case: \$7,500

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: The costs were inflated by 3%, and the remaining useful life was reduced by one year from the 2019 reserve study.

Useful Life: 30 years

Remaining Life: 24 years

Best Case: \$ 7,800

Worst Case: \$10,600

Lower Allowance

Higher Allowance

Cost Source: Inflated Client Cost History: 2014

~\$7,800

Comp #: 206 Mailbox Kiosks - Repair/Replace**Quantity: 2 wood**

Location: The southwest corners of buildings 2 and 4.

Funded?: No. Funding included with similar components.

History: Painting anticipated 2019 J&M Painting ~\$1,800.

Comments: This component represents the two mailbox structures. Funding for painting, roof, etc. is included with similar components. Separate funding for this component can be added in future reports, if warranted or desired. It was reported the structures are anticipated to be painted in 2019 by J&M Painting ~\$1,800.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

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

Location: Behind building 2.

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

History: Anticipated cleaning and painting 2019 J&M Painting ~\$1,100.

Comments: It was reported the bridge is anticipated to be cleaned and painted in 2019 by J&M Painting ~\$1,100. This component remains unfunded from the 2019 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&M Painting ~\$1,700.

Comments: It was reported the sheds are anticipated to be painted in 2019 by J&M Painting ~\$1,700. This component remains unfunded from the 2019 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 included with similar components.

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

Comments: It was reported carport repairs were completed in 2018 by Apcon ~\$27,100. This component remains unfunded from the 2018 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 are projected to be too low to qualify for reserves fund.

History: Installed 2013 ~\$1,500.

Comments: This component remains unfunded from the 2018 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: The costs were adjusted to reflect the current market rate, and the remaining useful life was reduced by one year from the 2019 reserve study.

Useful Life: 40 years

Remaining Life: 5 years

Best Case: \$ 21,000

Worst Case: \$27,000

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: 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: 30 years

Remaining Life: 18 years

Best Case: \$ 2,700

Worst Case: \$3,800

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?: Yes. Costs are projected to be too low to qualify for reserves funding.

History: None known.

Comments: This component remains unfunded from the 2019 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: The costs were inflated by 3%, and the remaining useful life was reduced by one year from the 2019 reserve study.

Useful Life: 12 years

Remaining Life: 8 years

Best Case: \$ 13,700

Worst Case: \$18,500

Lower Allowance

Higher Allowance

Cost Source: Inflated Client Cost History: 2016

Aqua Rec ~\$15,800

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: The costs were inflated by 3%, and the remaining useful life was reduced by one year from the 2019 reserve study.

Useful Life: 24 years

Remaining Life: 20 years

Best Case: \$ 5,600

Worst Case: \$7,600

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: Replaced 2006.

Comments: The costs were adjusted, and the remaining useful life was left at zero years. This component will be reevaluated during the next reserve study site visit.

Useful Life: 10 years

Remaining Life: 0 years

Best Case: \$ 2,100

Worst Case: \$2,900

Lower Allowance

Higher Allowance

Cost Source: Inflated Internet Research: 2019 Aqua

Swimming Pool Supplies ~\$2,400

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

Location: The Pool Equipment Room.

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

History: Spa replaced 2014; pool replaced 2001.

Comments: This component remains unfunded from the 2019 reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 309 Pool & Spa Pumps & Valves - Replace**Quantity: 3 assorted**

Location: The Pool Equipment Room.

Funded?: Yes. Costs are projected to be too low to qualify for reserve funding.

History: Spa pump replaced 2014.

Comments: This component remains unfunded from the 2019 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: The costs were inflated by 3%, and the remaining useful life was reduced by one year from the 2019 reserve study.

Useful Life: 12 years

Remaining Life: 0 years

Best Case: \$ 4,900

Worst Case: \$6,700

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: Replaced 2014.

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

Useful Life: 10 years

Remaining Life: 4 years

Best Case: \$ 1,500

Worst Case: \$2,100

Lower Allowance

Higher Allowance

Cost Source: Inflated Internet Research: 2019 Aqua

Swimming Pool Supplies ~\$1,700

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: This component remains unfunded until the tennis court resurface project is completed.

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: The costs were adjusted to reflect the current market rates, and the remaining useful life was left at zero years. This component will be reevaluated during the next reserve study site visit.

Useful Life: 36 years

Remaining Life: 0 years

Best Case: \$ 18,000

Worst Case: \$21,600

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: The costs were inflated by 3%, and the remaining useful life was reduced by one year from the 2019 reserve study.

Useful Life: 40 years

Remaining Life: 5 years

Best Case: \$ 8,200

Worst Case: \$10,900

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

Useful Life: 20 years

Remaining Life: 8 years

Best Case: \$ 3,400

Worst Case: \$5,100

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 2005 ~\$9,500.

Comments: The costs were inflated by 3%, and the remaining useful life was reduced by one year from the 2019 reserve study.

Useful Life: 25 years

Remaining Life: 11 years

Best Case: \$ 11,700

Worst Case: \$15,900

Lower Allowance

Higher Allowance

Cost Source: Inflated Client Cost History: 2005

~\$9,500

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

Location: The interior walls of the cabana.

Funded?: Yes.

History: Painted 2011 ~\$4,400.

Comments: The costs were inflated by 3%, and the remaining useful life was reduced by one year from the 2019 reserve study.

Useful Life: 10 years

Remaining Life: 1 years

Best Case: \$ 4,800

Worst Case: \$6,400

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: The costs were inflated by 3%, and the remaining useful life was reduced by one year from the 2019 reserve study.

Useful Life: 10 years

Remaining Life: 1 years

Best Case: \$ 7,100

Worst Case: \$9,700

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: This component remains unfunded from the 2019 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?: Yes. Historically handled with operating funds.

History: None known.

Comments: This component remains unfunded from the 2019 reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 438 Cabana Appliances - Replace**Quantity: Stove, fridge, etc.**

Location: In the cabana.

Funded?: No. Historically handled with operating funds.

History: None known.

Comments: This component remains unfunded from the 2019 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?: Yes. The useful life is not predictable.

History: None known.

Comments: This component remains unfunded from the 2019 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 from the 2019 reserve study.

Useful Life: 25 years

Remaining Life: 8 years

Best Case: \$ 185,600

Worst Case: \$205,300

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 from the 2019 reserve study.

Useful Life: 25 years

Remaining Life: 15 years

Best Case: \$ 45,100

Worst Case: \$54,600

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 shingles**

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 from the 2019 reserve study.

Useful Life: 25 years

Remaining Life: 8 years

Best Case: \$ 25,200

Worst Case: \$30,500

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 from the 2019 reserve study.

Useful Life: 25 years

Remaining Life: 10 years

Best Case: \$ 25,200

Worst Case: \$30,500

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 from the 2019 reserve study.

Useful Life: 25 years

Remaining Life: 13 years

Best Case: \$ 25,200

Worst Case: \$30,500

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 to be handled with operating funds.

History: None known.

Comments: This component remains unfunded from the 2019 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?: Yes. Reported to be handled with operating funds.

History: Varies.

Comments: This component remains unfunded from the 2019 reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 532 Exterior Surfaces - Repair/Replace**Quantity: ~82,000 GSF**

Location: The exterior walls of the buildings.

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

History: Stucco remedied 2000 thru 2008.

Comments: This component remains unfunded from the 2019 reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 533 Exterior Surfaces - Caulk & Paint**Quantity: ~82,000 SF**

Location: The exterior surfaces of buildings 1 thru 5, the mailbox kiosk, lamp posts, bridge, storage sheds, garbage enclosures and carports.

Funded?: Yes.

History: Bldg 3, mailbox kiosk, lamp posts, bridge, storage sheds, and garbage enclosures anticipated 2019 J&M Painting ~\$53,900; bldgs 1, 2, and carports painted 2018 J&M Painting ~\$98,100; bldgs 4, 5, and cabana painted 2017 J&M Painting ~\$83,600.

Comments: This component represents all buildings, garbage enclosures, sheds, carports, etc. to be painted as a single project. The costs were inflated by 3%, and the remaining useful life was reduced by one year from the 2019 reserve study.

Useful Life: 8 years

Remaining Life: 7 years

Best Case: \$ 216,600

Worst Case: \$293,000

Lower Allowance

Higher Allowance

Cost Source: Inflated Client Cost History: 2017-2019 J&M Painting ~\$247,400

Comp #: 535 Windows & Glass Doors - Replace**Quantity: 680 windows & 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: This component remains unfunded from the 2019 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. The useful life is not predictable.

History: 10 storage room doors replaced 2017.

Comments: This component remains unfunded from the 2019 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: Deferred 2017; repaired and coated 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: 5 years

Remaining Life: 1 years

Best Case: \$ 5,600

Worst Case: \$7,800

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: Unit 136 repaired 2018 Apcon; resurfaced 2006.

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: \$ 10,000

Worst Case: \$15,000

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: 5 years

Best Case: \$ 12,600

Worst Case: \$18,900

Lower Allowance

Higher Allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

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

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: 6 years

Best Case: \$ 12,600

Worst Case: \$18,900

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: 7 years

Best Case: \$ 18,200

Worst Case: \$27,300

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: 8 years

Best Case: \$ 14,000

Worst Case: \$21,000

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: 9 years

Best Case: \$ 19,600

Worst Case: \$29,400

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 surfaces of the buildings.

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

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

Comments: This component remains unfunded from the 2019 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: The costs were inflated by 3%, and the remaining useful life was reduced by one year from the 2019 reserve study.

Useful Life: 12 years

Remaining Life: 8 years

Best Case: \$ 12,100

Worst Case: \$16,300

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. Costs are best handled with operating funds.

History: None known.

Comments: This component remains unfunded from the 2019 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?: Yes. The useful life is not predictable.

History: None known.

Comments: This component remains unfunded from the 2019 reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 591 Ground Level Landings - Seal

Quantity: Minimal SF

Location: The ground level entrance landings to each building.
Funded?: No. Reported historically maintained with operating funds.
History: None known.
Comments: This component remains unfunded from the 2019 reserve study.
Useful Life:
Best Case:
Cost Source:

Remaining Life:
Worst Case:

Systems

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

Location: Throughout the community.

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

History: None known.

Comments: This component remains unfunded from the 2019 reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

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

Location: Throughout the community.

Funded?: Yes. The useful life is not predictable.

History: None known.

Comments: This component remains unfunded from the 2019 reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 955 Surveillance System - Replace**Quantity: 4 cameras & DVR**

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

Funded?: Yes.

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

Comments: The costs were inflated by 3%, and the remaining useful life was reduced by one year from the 2019 reserve study.

Useful Life: 10 years

Remaining Life: 5 years

Best Case: \$ 4,900

Worst Case: \$6,700

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 to each building.

Funded?: Yes.

History: Fire monitoring and detection systems installed 2013.

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: 20 years

Remaining Life: 13 years

Best Case: \$ 15,000

Worst Case: \$20,000

Lower Allowance

Higher Allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 990 Cabana Water Heater - Replace**Quantity: Rheem electric 50 gallon**

Location: The Pool Equipment Room.

Funded?: No. Cost are projected to be too low to qualify for reserve funding.

History: Replaced 2007.

Comments: This component remains unfunded from the 2019 reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 998 Association Annual Inspection**Quantity: Annual inspection**

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

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

History: None known.

Comments: This component remains unfunded from the 2019 reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 999 Reserve Study - Update

Quantity: Annual update

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

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

History: 2020 NSV; 2019 NSV; 2018 WSV; 2017 NSV; 2016 NSV; 2015 WSV; 2014 NSV; 2013 NSV; 2012 WSV; 2009 Full; 2006 DIY.

Comments: This component remains unfunded from the 2019 reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:
