

Serving Colorado

1301 Arapahoe Street, Suite #302
Golden, CO 80401
(303) 394-9181
www.reservestudy.com



**ASSOCIATION
RESERVES™**

Planning For The Inevitable™

Serving Utah

159 West Broadway, Suite 200-147
Salt Lake City, UT 84101
(877) 344-8868
www.reservestudy.com



**River Valley Ranch Master Association
Carbondale, CO**



Report #: 11619-0
Beginning: January 1, 2022
Expires: December 31, 2022

**RESERVE STUDY
Update "With-Site-Visit"**

October 19, 2021

Welcome to your Reserve Study!

A Reserve Study is a valuable tool to help you budget responsibly for your property. This report contains all the information you need to avoid surprise expenses, make informed decisions, save money, and protect property values.

Regardless of the property type, it's a fact of life that the very moment construction is completed, every major building component begins a predictable process of physical deterioration. The operative word is "predictable" because planning for the inevitable is what a Reserve Study by **Association Reserves** is all about!

In this Report, you will find three key results:

- **Component List**

Unique to each property, the Component List serves as the foundation of the Reserve Study and details the scope and schedule of all necessary repairs & replacements.

- **Reserve Fund Strength**

A calculation that measures how well the Reserve Fund has kept pace with the property's physical deterioration.

- **Reserve Funding Plan**

A multi-year funding plan based on current Reserve Fund strength that allows for component repairs and replacements to be completed in a timely manner, with an emphasis on fairness and avoiding "catch-up" funding.

Questions?

Please contact your Project Manager directly.



Est. 1986

**ASSOCIATION
RESERVES™**

Planning For The Inevitable™

www.reservestudy.com

Table of Contents

Executive Summary	4
Executive Summary (Component List)	5
Introduction, Objectives, and Methodology	8
Which Physical Assets are Funded by Reserves?	9
How do we establish Useful Life and Remaining Useful Life estimates?	9
How do we establish Current Repair/Replacement Cost Estimates?	9
How much Reserves are enough?	10
How much should we contribute?	11
What is our Recommended Funding Goal?	11
Site Inspection Notes	12
Projected Expenses	13
Annual Reserve Expenses Graph	13
Reserve Fund Status & Recommended Funding Plan	14
Annual Reserve Funding Graph	14
30-Yr Cash Flow Graph	15
Percent Funded Graph	15
Table Descriptions	16
Reserve Component List Detail	17
Fully Funded Balance	20
Component Significance	23
30-Year Reserve Plan Summary	26
30-Year Income/Expense Detail	27
Accuracy, Limitations, and Disclosures	39
Terms and Definitions	40
Component Details	41
Sites and Grounds	42
Building Exteriors	59
Building Interiors	69
Mechanical	80
Amenities	95
Pool and Spa	100
Slide Mechanicals (Shed)	108
Maintenance Yard	111



River Valley Ranch Master Association

Report #: 11619-0

Carbondale, CO

of Units: 550

Level of Service: Update "With-Site-Visit"

January 1, 2022 through December 31, 2022

Findings & Recommendations

as of January 1, 2022

Starting Reserve Balance	\$2,000,000
Fully Funded Reserve Balance	\$3,079,338
Percent Funded	64.9 %
Recommended 2022 Monthly "Fully Funding" Contributions	\$26,671
Alternate/Baseline Monthly Minimum Contributions to Keep Reserves Above \$0	\$18,400
Recommended 2022 Special Assessments for Reserves	\$0
Most Recent Monthly Reserve Contribution Rate	\$26,671

Reserve Fund Strength: 64.9%

Weak

Fair

Strong

< 30%

< 70%

> 130%



Risk of Special Assessment:

High

Medium

Low

Economic Assumptions:

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

Annual Inflation Rate 3.00 %

- This Update "With-Site-Visit", is based on a prior Reserve Study for your 2018 Fiscal Year. We performed the site inspection on 9/8/2021.
- The Reserve Study was reviewed by a credentialed Reserve Specialist (RS).
- Your Reserve Fund is currently 64.9 % Funded. This means the client's special assessment & deferred maintenance risk is currently Medium.
- Based on this starting point and your anticipated future expenses, our recommendation is to budget the Monthly Reserve contributions at \$26,671 with 3% annual increases in order to be within the 70% to 130% level as noted above. 100% "Full" contribution rates are designed to achieve these funding objectives by the end of our 30-year report scope.
- The goal of the Reserve Study is to help the client offset inevitable annual deterioration of the common area components. The Reserve Study will guide the client to establish an appropriate Reserve Contribution rate that offsets the annual deterioration of the components and 'keep pace' with the rate of ongoing deterioration. No assets appropriate for Reserve designation were excluded. See photo appendix for component details; the basis of our assumptions.
- We recommend that this Reserve Study be updated annually, with a With-Site-Visit Reserve Study every three years. Research has found that clients who update their Reserve Study annually with a No-Site-Visit Reserve Study reduce their risk of special assessment by ~ 35%.
- Please watch this 5-minute video to understand the key results of a Reserve Study - <https://youtu.be/u83t4BRRIRE>



# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
Sites and Grounds			
21070 Concrete Curb/Gutters - Repair - 5%	5	3	\$4,200
21080 Concrete Swales/Pans - Repair - 5%	5	3	\$835
21090 Snowmelt Walkways - Repair	30	6	\$88,000
21190 Asphalt - Seal/Repair	2	1	\$7,000
21200 Asphalt - Resurface	20	0	\$89,450
21300 Site Rail: Metal - Repair/Paint	5	0	\$6,400
21300 Site Rail: Metal - Replace	30	6	\$70,450
21320 Site Fencing: Wood - Repair/Paint	5	0	\$31,650
21330 Site Fencing: Wood - Replace	25	1	\$21,450
21340 Site Fencing: Split Rail - Replace	30	10	\$87,250
21540 Detention Pond - Maintain	3	2	\$10,000
21610 Wood Signs - Refurbish/Replace	30	6	\$12,000
21611 Monuments - Refurbish/Replace	30	6	\$50,000
21650 Street Lights - Replace	30	6	\$325,000
21700 Picnic Tables - Replace	30	6	\$5,950
21730 Bathroom Exterior - Repaint	7	5	\$1,300
21740 Bathroom Interiors - Remodel	20	7	\$8,000
21740 Bathroom Siding - Replace	20	19	\$15,000
21741 Bathroom Roof - Replace	20	0	\$3,300
Building Exteriors			
23020 Ext. Lights (Decorative) - Replace	25	15	\$3,750
23180 Composite Decks - Replace	25	15	\$9,100
23220 Balcony Rails - Stain	5	3	\$1,800
23310 Wood Siding – Repair/Repaint	7	5	\$12,900
23320 Wood Siding - Replace	50	26	\$124,700
23430 Windows (All) - Replace	30	6	\$380,250
23480 Utility Doors - Replace	40	16	\$16,500
23570 Roof: Composition Shingle - Replace	20	0	\$149,700
23650 Gutters/Downspouts - Replace	30	6	\$6,550
Building Interiors			
24010 Interior Surfaces - Repaint	10	7	\$32,050
24030 Interior Lights - Replace	25	14	\$14,600
24040 Stairwell Rail - Paint	45	21	\$14,000
24050 Lockers - Replace	30	12	\$25,550
24060 Mailboxes - Replace	30	15	\$31,900
24070 Steam Room – Refurbish/Re-tile	20	10	\$29,150
24070 Tile Flooring - Replace	30	10	\$24,800

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
24080 Carpeting - Replace	10	7	\$14,200
24090 Wood Flooring - Replace	40	16	\$64,500
24100 Wood Flooring - Refinish	20	15	\$33,200
24150 Fitness Equipment (All) - Replace	30	0	\$112,250
24220 Furnishings and Décor - Update	10	4	\$31,600
24260 Commercial Appliances – Replace	1	0	\$1,100
24280 Bathrooms - Remodel	20	10	\$16,000
24310 Office Equipment - Replace	20	10	\$23,650
Mechanical			
25120 Hydraulic Elevator - Modernize	20	10	\$115,000
25150 Elevator Cab - Remodel	20	10	\$20,000
25190 Condenser - Replace	35	10	\$100,000
25210 AHU/MAU - Replace	25	15	\$160,000
25280 Pumps/Motors - Replace	15	5	\$30,000
25300 Variable Frequency Drives - Replace	15	6	\$35,000
25320 Laundry Equipment - Replace	15	4	\$18,700
25330 Surveillance System—Upgrade/Replace	10	4	\$13,800
25410 Fire Control Panel - Update/Replace	20	0	\$10,000
25420 Exit/Emergency Fixtures - Replace	25	10	\$1,200
25450 Large Boilers - Replace	20	0	\$350,000
25490 Heat Exchanger - Replace	20	14	\$30,000
25500 Expansion Tank - Replace	20	7	\$10,000
25510 Boiler/Snowmelt Controller -Replace	10	4	\$1,500
25570 Irrigation Clocks - Replace	20	19	\$190,000
25630 Air Compressors - Replace	15	6	\$4,000
26450 Steam Generator - Replace	15	6	\$11,500
Amenities			
26020 Playground Fall Surface - Replace	20	18	\$6,650
26050 Playground Equipment - Replace	25	23	\$148,000
26120 Tennis Courts (Asphalt) – Re-coat	6	0	\$4,600
26130 Tennis Courts (Asphalt) - Resurface	20	0	\$85,000
26140 Tennis Courts (Clay) - Resurface	6	0	\$27,000
26150 Baseball Fencing - Replace	30	6	\$8,450
26150 Tennis Court Fencing - Replace	30	5	\$24,350
26160 Tennis Court Windscreen - Replace	10	4	\$19,450
Pool and Spa			
25300 Poo/Spa VFD - Replace	15	10	\$45,000
25490 Pool/Spa Heat Exchangers - Replace	15	0	\$6,000
28040 Pool Deck Furniture - Replace	10	5	\$58,650
28050 Deck - Seal/Repair	10	0	\$101,200
28060 Deck - Resurface - 5%	5	2	\$14,450
28090 Coping Stones - Repair	24	12	\$40,050

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
28100 Pool/Spa - Re-Tile	24	12	\$31,700
28110 Pool - Resurface	12	0	\$278,400
28120 Spa - Resurface	12	0	\$10,000
28140 Pool Cover - Replace	8	0	\$3,500
28200 Pool & Spa Filters - Replace	20	10	\$24,200
28220 Pool/Spa Pumps – Repair/Replace	15	7	\$22,450
28230 Misc. Equipment - Replace	15	10	\$138,050
Slide Mechanicals (Shed)			
2535 Pump House - Replace	5	4	\$20,000
2535 Sump Pump - Replace	15	0	\$2,500
25301 VFD: Slide - Replace	15	10	\$18,000
28220 Pool/Spa Pumps – Repair/Replace	15	7	\$7,500
Maintenance Yard			
21741 Maintenance Shed - Replace	20	5	\$90,000
22010 Trucks - Replace	8	5	\$34,750
22050 Golf Cart - Replace	15	5	\$15,000
22060 Mules - Replace	15	13	\$30,000
22061 Tractor - Replace	15	0	\$50,000
22150 Trailers - Replace	15	13	\$16,250
22370 Lawn Mower - Replace	15	5	\$32,000
22371 Clay Roller - Replace	15	0	\$10,500
25350 Generator - Replace	10	0	\$3,000
94 Total Funded Components			

Introduction



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

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



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

Methodology



For this [Update With-Site-Visit Reserve Study](#), we started with a review of your prior Reserve Study, then looked into recent Reserve expenditures, evaluated how expenditures are handled (ongoing maintenance vs Reserves), and researched any well-established association

precedents. We performed an on-site inspection to evaluate your common areas, updating and adjusting your Reserve Component List as appropriate.

Which Physical Assets are Funded by Reserves?

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



RESERVE COMPONENT "FOUR-PART TEST"

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

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

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

How do we establish Current Repair/Replacement Cost Estimates?

In this order...

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

How much Reserves are enough?

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

Adequacy is measured in a two-step process:

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



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

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

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

How much should we contribute?



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.

Site Inspection Notes

During our site visit on 9/8/2021 we visually inspected the common area assets and were able to see a majority of the common areas.

Please see photo appendix for component details; the basis of our assumptions.



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. Please be aware of your near-term expenses, which we are able to project more accurately than the more distant projections.

The figure below summarizes the projected future expenses as defined by your Reserve Component List. A summary of these expenses are shown in the 30-Year Reserve Plan Summary Table, while details of the projects that make up these expenses are shown in the 30-Year Income/Expense Detail.

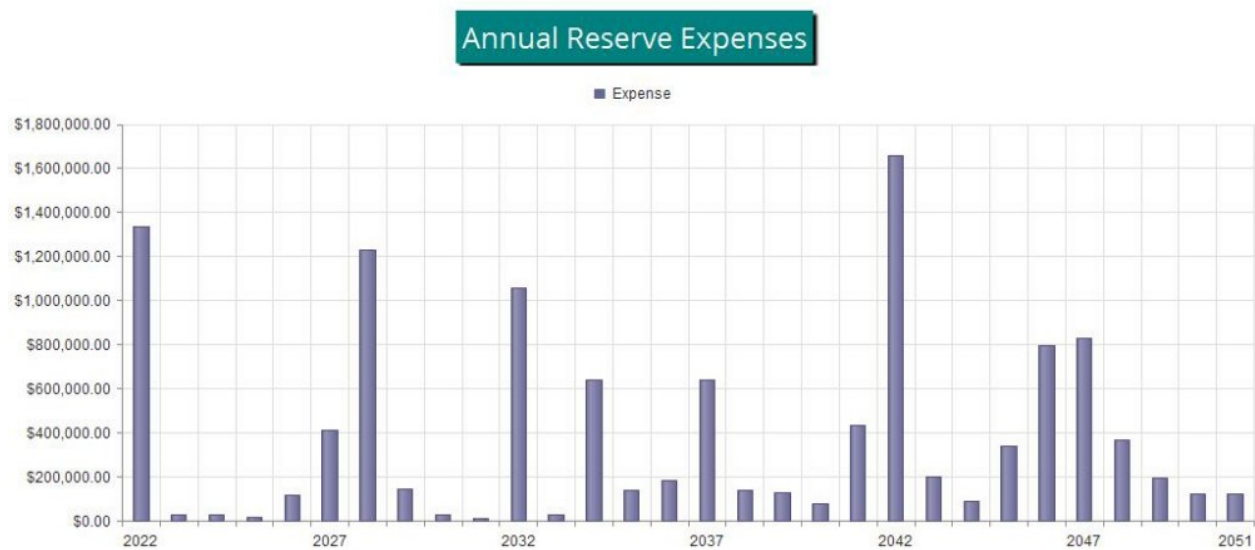


Figure 1

Reserve Fund Status

As of 1/1/2022 your Reserve Fund balance is projected to be \$2,000,000 and your Fully Funded Balance is computed to be \$3,079,338 (see the Fully Funded Balance Table). The Fully Funded Balance represents the deteriorated value of your common area components. Comparing your Reserve Balance to your Fully Funded Balance indicates your Reserves are 64.9 % Funded.

Recommended Funding Plan

Based on your current Percent Funded and your near-term and long-term Reserve needs, we are recommending Monthly budgeted contributions of \$26,671. The overall 30-Year Plan, in perspective, is shown below in the Annual Reserve Funding (Fig. 2). This same information is shown numerically in both the 30-Year Reserve Plan Summary Table and the 30-Year Income/Expense Detail.

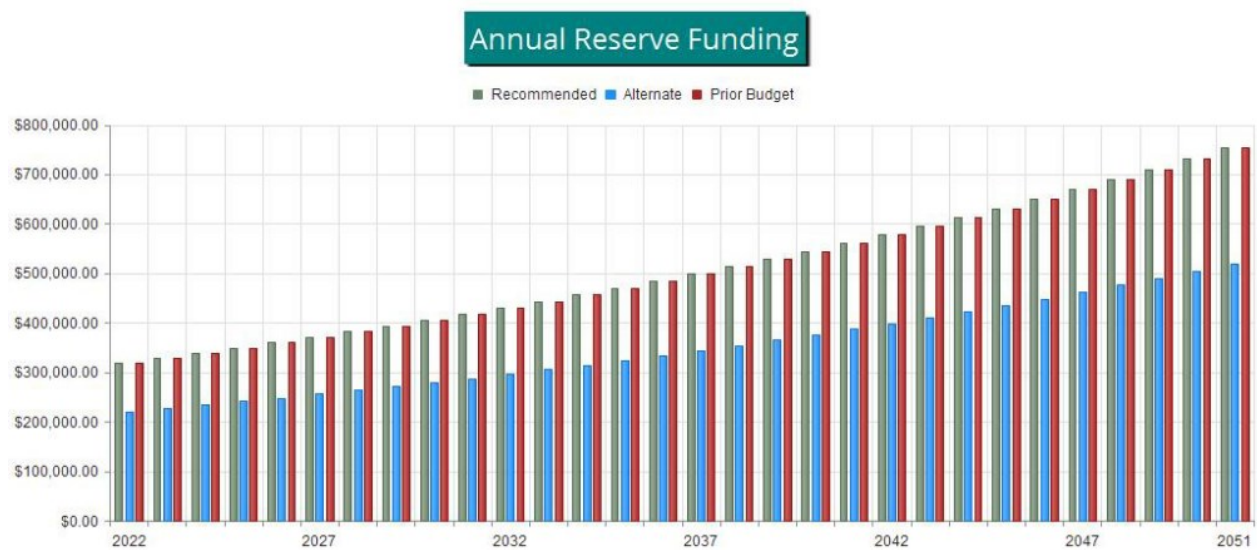


Figure 2

The reserve balance under our recommended Full Funding Plan, an alternate Baseline Funding Plan, and at your current budgeted contribution rate, compared to your always—changing Fully Funded Balance target is shown in the 30-Yr Cash Flow (Fig. 3).

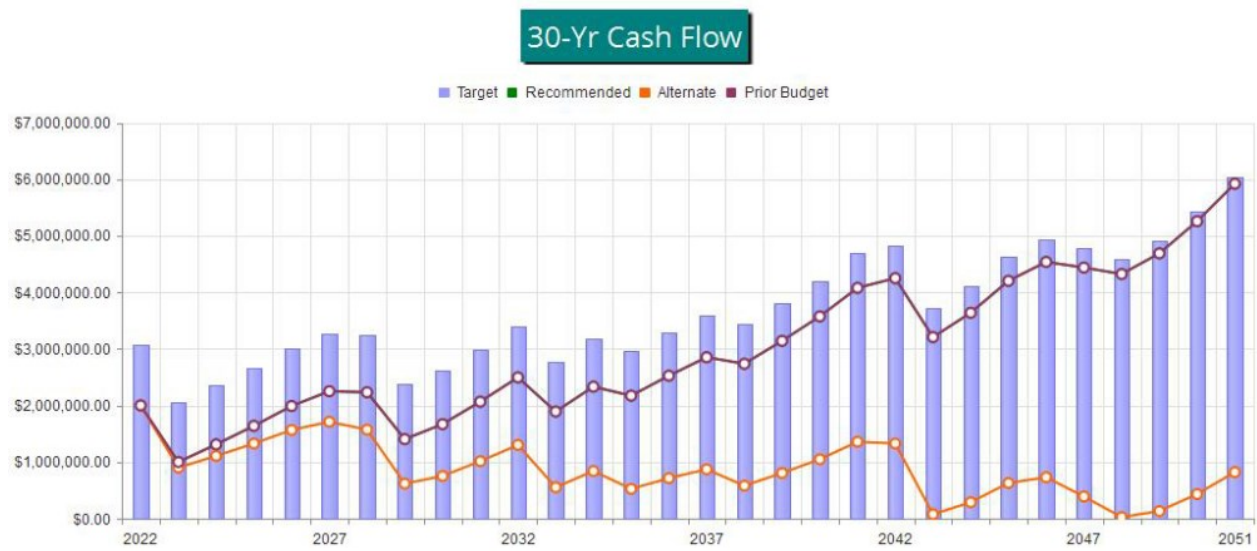


Figure 3

The information from Figure 3 is plotted on a Percent Funded scale in Figure 4. It is clear here to see how your Reserve Fund strength approaches the 100% Funded level under our recommended multi-yr Funding Plan. A client that has a percent funded level of <30% may experience an ~ 20%-60% chance risk of special assessment. A client that is between 30% and 70% may experience an ~ 20%-5% chance risk of special assessment. A client that has a percent funded of >70% may experience an ~ <1% chance risk of special assessment.

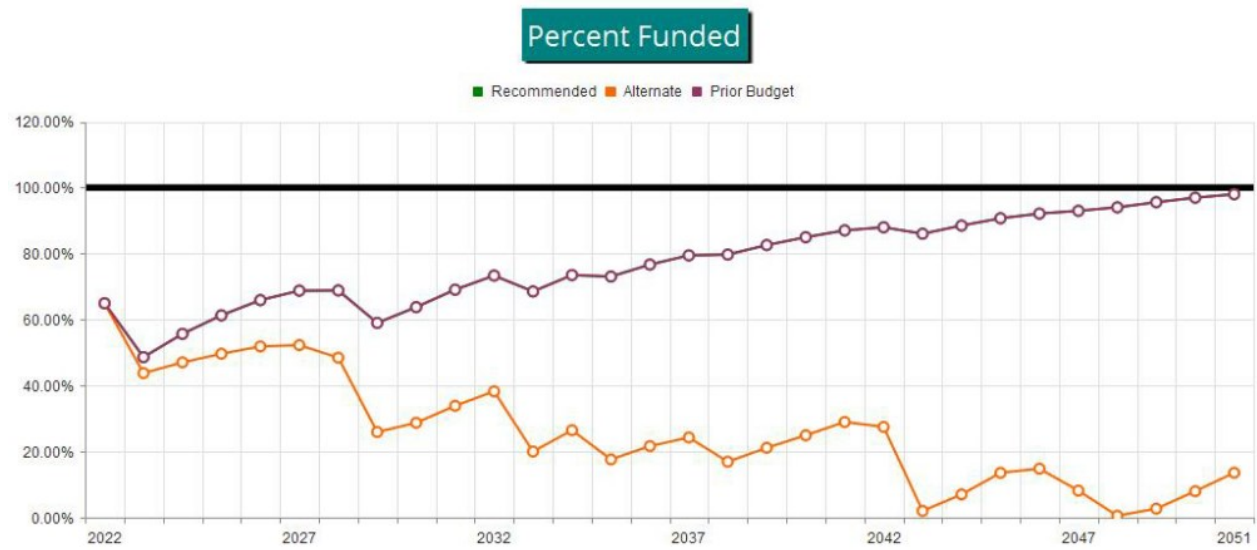


Figure 4



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

Report # 11619-0
With-Site-Visit

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
					Best Case	Worst Case
Sites and Grounds						
21070	Concrete Curb/Gutters - Repair - 5%	5% of ~ 1200 LF	5	3	\$3,600	\$4,800
21080	Concrete Swales/Pans - Repair - 5%	5% of ~ 610 GSF	5	3	\$760	\$910
21090	Snowmelt Walkways - Repair	~ 2200 GSF	30	6	\$77,000	\$99,000
21190	Asphalt - Seal/Repair	~ 32500 GSF	2	1	\$6,500	\$7,500
21200	Asphalt - Resurface	~ 32500 GSF	20	0	\$81,300	\$97,600
21300	Site Rail: Metal - Repair/Paint	~ 910 LF	5	0	\$5,500	\$7,300
21300	Site Rail: Metal - Replace	~ 910 LF	30	6	\$63,600	\$77,300
21320	Site Fencing: Wood - Repair/Paint	~ 2830 LF	5	0	\$25,200	\$38,100
21330	Site Fencing: Wood - Replace	~ 330 LF	25	1	\$19,800	\$23,100
21340	Site Fencing: Split Rail - Replace	~ 2500 LF	30	10	\$74,800	\$99,700
21540	Detention Pond - Maintain	(1) Pond	3	2	\$9,500	\$10,500
21610	Wood Signs - Refurbish/Replace	~ (3) Signs	30	6	\$11,000	\$13,000
21611	Monuments - Refurbish/Replace	~ (5) Monuments	30	6	\$45,000	\$55,000
21650	Street Lights - Replace	~ (65) Fixtures	30	6	\$292,500	\$357,500
21700	Picnic Tables - Replace	~ (7) Tables	30	6	\$4,900	\$7,000
21730	Bathroom Exterior - Repaint	~ (650 GSF) Siding	7	5	\$975	\$1,625
21740	Bathroom Interiors - Remodel	(1) Bathroom	20	7	\$6,000	\$10,000
21740	Bathroom Siding - Replace	~ (650 GSF) Wood Siding	20	19	\$14,500	\$15,500
21741	Bathroom Roof - Replace	~ 330 GSF	20	0	\$2,600	\$4,000
Building Exteriors						
23020	Ext. Lights (Decorative) - Replace	~ (15) Lights	25	15	\$3,000	\$4,500
23180	Composite Decks - Replace	~ 280 GSF	25	15	\$8,400	\$9,800
23220	Balcony Rails - Stain	~ 72 LF	5	3	\$1,400	\$2,200
23310	Wood Siding – Repair/Repaint	~ 10000 GSF	7	5	\$11,500	\$14,300
23320	Wood Siding - Replace	~ 5800 GSF	50	26	\$104,400	\$145,000
23430	Windows (All) - Replace	~ (170) Windows	30	6	\$338,000	\$422,500
23480	Utility Doors - Replace	~ (22) Doors	40	16	\$13,200	\$19,800
23570	Roof: Composition Shingle - Replace	~ 9100 GSF	20	0	\$136,100	\$163,300
23650	Gutters/Downspouts - Replace	~ 73 LF	30	6	\$6,200	\$6,900
Building Interiors						
24010	Interior Surfaces - Repaint	~ 13100 GSF	10	7	\$22,800	\$41,300
24030	Interior Lights - Replace	~ (53) Lights	25	14	\$13,300	\$15,900
24040	Stairwell Rail - Paint	~ (260 LF) Rail	45	21	\$13,200	\$14,800
24050	Lockers - Replace	~ (86) Lockers	30	12	\$24,900	\$26,200
24060	Mailboxes - Replace	~ (22) Boxes	30	15	\$28,600	\$35,200
24070	Steam Room – Refurbish/Re-tile	~ 970 GSF	20	10	\$24,300	\$34,000
24070	Tile Flooring - Replace	~ 830 GSF	30	10	\$20,700	\$28,900
24080	Carpeting - Replace	~ 369 GSY	10	7	\$13,500	\$14,900
24090	Wood Flooring - Replace	~ 3700 GSF	40	16	\$55,300	\$73,700
24100	Wood Flooring - Refinish	~ 3700 GSF	20	15	\$29,500	\$36,900
24150	Fitness Equipment (All) - Replace	~ (43) Pieces	30	0	\$103,900	\$120,600
24220	Furnishings and Décor - Update	~ (48) Pieces	10	4	\$27,100	\$36,100
24260	Commercial Appliances – Replace	~ (7) Appliances	1	0	\$1,000	\$1,200

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
					Best Case	Worst Case
24280	Bathrooms - Remodel	~ (4) Bathrooms	20	10	\$12,000	\$20,000
24310	Office Equipment - Replace	~ (25) Pieces	20	10	\$17,200	\$30,100
Mechanical						
25120	Hydraulic Elevator - Modernize	(1) Elevator	20	10	\$100,000	\$130,000
25150	Elevator Cab - Remodel	(1) Elevator Cab	20	10	\$18,500	\$21,500
25190	Condenser - Replace	~ (2) Unit	35	10	\$90,000	\$110,000
25210	AHU/MAU - Replace	~ (3) Units	25	15	\$145,000	\$175,000
25280	Pumps/Motors - Replace	~ (6) Pumps	15	5	\$25,500	\$34,500
25300	Variable Frequency Drives - Replace	~ (7) VFD	15	6	\$31,500	\$38,500
25320	Laundry Equipment - Replace	~ (3) Units	15	4	\$17,000	\$20,400
25330	Surveillance System—Upgrade/Replace	~ (10) Camera System	10	4	\$11,500	\$16,100
25410	Fire Control Panel - Update/Replace	~ (1) Panel	20	0	\$8,000	\$12,000
25420	Exit/Emergency Fixtures - Replace	~ (8) Lights	25	10	\$1,000	\$1,400
25450	Large Boilers - Replace	~ (4) Units	20	0	\$300,000	\$400,000
25490	Heat Exchanger - Replace	~ (3) Heat Exchangers	20	14	\$27,000	\$33,000
25500	Expansion Tank - Replace	~ (2) Tanks	20	7	\$9,000	\$11,000
25510	Boiler/Snowmelt Controller -Replace	~ (1) Controller	10	4	\$1,000	\$2,000
25570	Irrigation Clocks - Replace	~ (42) Controllers	20	19	\$180,000	\$200,000
25630	Air Compressors - Replace	~ (2) Compressors	15	6	\$3,600	\$4,400
26450	Steam Generator - Replace	~ (2) Units	15	6	\$10,000	\$13,000
Amenities						
26020	Playground Fall Surface - Replace	~ 330 GSF	20	18	\$6,000	\$7,300
26050	Playground Equipment - Replace	~ (3) Areas	25	23	\$140,000	\$156,000
26120	Tennis Courts (Asphalt) – Re-coat	~ 7100 GSF	6	0	\$4,300	\$4,900
26130	Tennis Courts (Asphalt) - Resurface	~ (2) Courts	20	0	\$75,000	\$95,000
26140	Tennis Courts (Clay) - Resurface	~ 6900 GSF	6	0	\$26,000	\$28,000
26150	Baseball Fencing - Replace	~ 280 LF	30	6	\$7,900	\$9,000
26150	Tennis Court Fencing - Replace	~ 810 LF	30	5	\$22,700	\$26,000
26160	Tennis Court Windscreen - Replace	~ 1600 GSF	10	4	\$17,800	\$21,100
Pool and Spa						
25300	Pool/Spa VFD - Replace	~ (5) VFDs	15	10	\$40,000	\$50,000
25490	Pool/Spa Heat Exchangers - Replace	~ (3) Heat Exchangers	15	0	\$4,500	\$7,500
28040	Pool Deck Furniture - Replace	~ (140) Pieces	10	5	\$42,300	\$75,000
28050	Deck - Seal/Repair	~ 10100 GSF	10	0	\$81,000	\$121,400
28060	Deck - Resurface - 5%	5% ~ 10100 GSF	5	2	\$13,700	\$15,200
28090	Coping Stones - Repair	~ 670 LF	24	12	\$36,700	\$43,400
28100	Pool/Spa - Re-Tile	~ 670 LF	24	12	\$26,700	\$36,700
28110	Pool - Resurface	~ (19200 GSF) Surface	12	0	\$230,400	\$326,400
28120	Spa - Resurface	~ (2) Spas	12	0	\$8,000	\$12,000
28140	Pool Cover - Replace	~ (1) Cover	8	0	\$3,000	\$4,000
28200	Pool & Spa Filters - Replace	~ (8) Filters	20	10	\$22,500	\$25,900
28220	Pool/Spa Pumps – Repair/Replace	~ (15) Pumps	15	7	\$18,100	\$26,800
28230	Misc. Equipment - Replace	~ (10) Pieces	15	10	\$119,200	\$156,900
Slide Mechanicals (Shed)						
2535	Pump House - Replace	~ (1) 10'x20' House	5	4	\$19,000	\$21,000
2535	Sump Pump - Replace	~ (1) Sump Pump	15	0	\$2,000	\$3,000
25301	VFD: Slide - Replace	~ (2) VFDs	15	10	\$16,000	\$20,000

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
					Best Case	Worst Case
28220	Pool/Spa Pumps – Repair/Replace	~ (15) Pump	15	7	\$6,000	\$9,000
Maintenance Yard						
21741	Maintenance Shed - Replace	(1) Shed	20	5	\$85,000	\$95,000
22010	Trucks - Replace	(4) Trucks	8	5	\$31,000	\$38,500
22050	Golf Cart - Replace	(2) Golf Carts	15	5	\$14,000	\$16,000
22060	Mules - Replace	(4) Vehicles	15	13	\$24,000	\$36,000
22061	Tractor - Replace	(1) Tractor	15	0	\$45,000	\$55,000
22150	Trailers - Replace	(2) Trailers	15	13	\$15,000	\$17,500
22370	Lawn Mower - Replace	(4) Mowers	15	5	\$30,000	\$34,000
22371	Clay Roller - Replace	(1) Roller	15	0	\$9,500	\$11,500
25350	Generator - Replace	~ (1) Generator	10	0	\$2,500	\$3,500
94 Total Funded Components						



#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
Sites and Grounds								
21070	Concrete Curb/Gutters - Repair - 5%	\$4,200	X	2	/	5	=	\$1,680
21080	Concrete Swales/Pans - Repair - 5%	\$835	X	2	/	5	=	\$334
21090	Snowmelt Walkways - Repair	\$88,000	X	24	/	30	=	\$70,400
21190	Asphalt - Seal/Repair	\$7,000	X	1	/	2	=	\$3,500
21200	Asphalt - Resurface	\$89,450	X	20	/	20	=	\$89,450
21300	Site Rail: Metal - Repair/Paint	\$6,400	X	5	/	5	=	\$6,400
21300	Site Rail: Metal - Replace	\$70,450	X	24	/	30	=	\$56,360
21320	Site Fencing: Wood - Repair/Paint	\$31,650	X	5	/	5	=	\$31,650
21330	Site Fencing: Wood - Replace	\$21,450	X	24	/	25	=	\$20,592
21340	Site Fencing: Split Rail - Replace	\$87,250	X	20	/	30	=	\$58,167
21540	Detention Pond - Maintain	\$10,000	X	1	/	3	=	\$3,333
21610	Wood Signs - Refurbish/Replace	\$12,000	X	24	/	30	=	\$9,600
21611	Monuments - Refurbish/Replace	\$50,000	X	24	/	30	=	\$40,000
21650	Street Lights - Replace	\$325,000	X	24	/	30	=	\$260,000
21700	Picnic Tables - Replace	\$5,950	X	24	/	30	=	\$4,760
21730	Bathroom Exterior - Repaint	\$1,300	X	2	/	7	=	\$371
21740	Bathroom Interiors - Remodel	\$8,000	X	13	/	20	=	\$5,200
21740	Bathroom Siding - Replace	\$15,000	X	1	/	20	=	\$750
21741	Bathroom Roof - Replace	\$3,300	X	20	/	20	=	\$3,300
Building Exteriors								
23020	Ext. Lights (Decorative) - Replace	\$3,750	X	10	/	25	=	\$1,500
23180	Composite Decks - Replace	\$9,100	X	10	/	25	=	\$3,640
23220	Balcony Rails - Stain	\$1,800	X	2	/	5	=	\$720
23310	Wood Siding – Repair/Repaint	\$12,900	X	2	/	7	=	\$3,686
23320	Wood Siding - Replace	\$124,700	X	24	/	50	=	\$59,856
23430	Windows (All) - Replace	\$380,250	X	24	/	30	=	\$304,200
23480	Utility Doors - Replace	\$16,500	X	24	/	40	=	\$9,900
23570	Roof: Composition Shingle - Replace	\$149,700	X	20	/	20	=	\$149,700
23650	Gutters/Downspouts - Replace	\$6,550	X	24	/	30	=	\$5,240
Building Interiors								
24010	Interior Surfaces - Repaint	\$32,050	X	3	/	10	=	\$9,615
24030	Interior Lights - Replace	\$14,600	X	11	/	25	=	\$6,424
24040	Stairwell Rail - Paint	\$14,000	X	24	/	45	=	\$7,467
24050	Lockers - Replace	\$25,550	X	18	/	30	=	\$15,330
24060	Mailboxes - Replace	\$31,900	X	15	/	30	=	\$15,950
24070	Steam Room – Refurbish/Re-tile	\$29,150	X	10	/	20	=	\$14,575
24070	Tile Flooring - Replace	\$24,800	X	20	/	30	=	\$16,533
24080	Carpeting - Replace	\$14,200	X	3	/	10	=	\$4,260
24090	Wood Flooring - Replace	\$64,500	X	24	/	40	=	\$38,700
24100	Wood Flooring - Refinish	\$33,200	X	5	/	20	=	\$8,300
24150	Fitness Equipment (All) - Replace	\$112,250	X	30	/	30	=	\$112,250
24220	Furnishings and Décor - Update	\$31,600	X	6	/	10	=	\$18,960
24260	Commercial Appliances – Replace	\$1,100	X	1	/	1	=	\$1,100
24280	Bathrooms - Remodel	\$16,000	X	10	/	20	=	\$8,000

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
24310	Office Equipment - Replace	\$23,650	X	10	/	20	=	\$11,825
Mechanical								
25120	Hydraulic Elevator - Modernize	\$115,000	X	10	/	20	=	\$57,500
25150	Elevator Cab - Remodel	\$20,000	X	10	/	20	=	\$10,000
25190	Condenser - Replace	\$100,000	X	25	/	35	=	\$71,429
25210	AHU/MAU - Replace	\$160,000	X	10	/	25	=	\$64,000
25280	Pumps/Motors - Replace	\$30,000	X	10	/	15	=	\$20,000
25300	Variable Frequency Drives - Replace	\$35,000	X	9	/	15	=	\$21,000
25320	Laundry Equipment - Replace	\$18,700	X	11	/	15	=	\$13,713
25330	Surveillance System—Upgrade/Replace	\$13,800	X	6	/	10	=	\$8,280
25410	Fire Control Panel - Update/Replace	\$10,000	X	20	/	20	=	\$10,000
25420	Exit/Emergency Fixtures - Replace	\$1,200	X	15	/	25	=	\$720
25450	Large Boilers - Replace	\$350,000	X	20	/	20	=	\$350,000
25490	Heat Exchanger - Replace	\$30,000	X	6	/	20	=	\$9,000
25500	Expansion Tank - Replace	\$10,000	X	13	/	20	=	\$6,500
25510	Boiler/Snowmelt Controller -Replace	\$1,500	X	6	/	10	=	\$900
25570	Irrigation Clocks - Replace	\$190,000	X	1	/	20	=	\$9,500
25630	Air Compressors - Replace	\$4,000	X	9	/	15	=	\$2,400
26450	Steam Generator - Replace	\$11,500	X	9	/	15	=	\$6,900
Amenities								
26020	Playground Fall Surface - Replace	\$6,650	X	2	/	20	=	\$665
26050	Playground Equipment - Replace	\$148,000	X	2	/	25	=	\$11,840
26120	Tennis Courts (Asphalt) – Re-coat	\$4,600	X	6	/	6	=	\$4,600
26130	Tennis Courts (Asphalt) - Resurface	\$85,000	X	20	/	20	=	\$85,000
26140	Tennis Courts (Clay) - Resurface	\$27,000	X	6	/	6	=	\$27,000
26150	Baseball Fencing - Replace	\$8,450	X	24	/	30	=	\$6,760
26150	Tennis Court Fencing - Replace	\$24,350	X	25	/	30	=	\$20,292
26160	Tennis Court Windscreen - Replace	\$19,450	X	6	/	10	=	\$11,670
Pool and Spa								
25300	Pool/Spa VFD - Replace	\$45,000	X	5	/	15	=	\$15,000
25490	Pool/Spa Heat Exchangers - Replace	\$6,000	X	15	/	15	=	\$6,000
28040	Pool Deck Furniture - Replace	\$58,650	X	5	/	10	=	\$29,325
28050	Deck - Seal/Repair	\$101,200	X	10	/	10	=	\$101,200
28060	Deck - Resurface - 5%	\$14,450	X	3	/	5	=	\$8,670
28090	Coping Stones - Repair	\$40,050	X	12	/	24	=	\$20,025
28100	Pool/Spa - Re-Tile	\$31,700	X	12	/	24	=	\$15,850
28110	Pool - Resurface	\$278,400	X	12	/	12	=	\$278,400
28120	Spa - Resurface	\$10,000	X	12	/	12	=	\$10,000
28140	Pool Cover - Replace	\$3,500	X	8	/	8	=	\$3,500
28200	Pool & Spa Filters - Replace	\$24,200	X	10	/	20	=	\$12,100
28220	Pool/Spa Pumps – Repair/Replace	\$22,450	X	8	/	15	=	\$11,973
28230	Misc. Equipment - Replace	\$138,050	X	5	/	15	=	\$46,017
Slide Mechanicals (Shed)								
2535	Pump House - Replace	\$20,000	X	1	/	5	=	\$4,000
2535	Sump Pump - Replace	\$2,500	X	15	/	15	=	\$2,500
25301	VFD: Slide - Replace	\$18,000	X	5	/	15	=	\$6,000
28220	Pool/Spa Pumps – Repair/Replace	\$7,500	X	8	/	15	=	\$4,000
Maintenance Yard								
21741	Maintenance Shed - Replace	\$90,000	X	15	/	20	=	\$67,500

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
22010	Trucks - Replace	\$34,750	X	3	/	8	=	\$13,031
22050	Golf Cart - Replace	\$15,000	X	10	/	15	=	\$10,000
22060	Mules - Replace	\$30,000	X	2	/	15	=	\$4,000
22061	Tractor - Replace	\$50,000	X	15	/	15	=	\$50,000
22150	Trailers - Replace	\$16,250	X	2	/	15	=	\$2,167
22370	Lawn Mower - Replace	\$32,000	X	10	/	15	=	\$21,333
22371	Clay Roller - Replace	\$10,500	X	15	/	15	=	\$10,500
25350	Generator - Replace	\$3,000	X	10	/	10	=	\$3,000
								\$3,079,338



Component Significance

Report # 11619-0
With-Site-Visit

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
Sites and Grounds					
21070	Concrete Curb/Gutters - Repair - 5%	5	\$4,200	\$840	0.33 %
21080	Concrete Swales/Pans - Repair - 5%	5	\$835	\$167	0.07 %
21090	Snowmelt Walkways - Repair	30	\$88,000	\$2,933	1.16 %
21190	Asphalt - Seal/Repair	2	\$7,000	\$3,500	1.39 %
21200	Asphalt - Resurface	20	\$89,450	\$4,473	1.78 %
21300	Site Rail: Metal - Repair/Paint	5	\$6,400	\$1,280	0.51 %
21300	Site Rail: Metal - Replace	30	\$70,450	\$2,348	0.93 %
21320	Site Fencing: Wood - Repair/Paint	5	\$31,650	\$6,330	2.51 %
21330	Site Fencing: Wood - Replace	25	\$21,450	\$858	0.34 %
21340	Site Fencing: Split Rail - Replace	30	\$87,250	\$2,908	1.15 %
21540	Detention Pond - Maintain	3	\$10,000	\$3,333	1.32 %
21610	Wood Signs - Refurbish/Replace	30	\$12,000	\$400	0.16 %
21611	Monuments - Refurbish/Replace	30	\$50,000	\$1,667	0.66 %
21650	Street Lights - Replace	30	\$325,000	\$10,833	4.30 %
21700	Picnic Tables - Replace	30	\$5,950	\$198	0.08 %
21730	Bathroom Exterior - Repaint	7	\$1,300	\$186	0.07 %
21740	Bathroom Interiors - Remodel	20	\$8,000	\$400	0.16 %
21740	Bathroom Siding - Replace	20	\$15,000	\$750	0.30 %
21741	Bathroom Roof - Replace	20	\$3,300	\$165	0.07 %
Building Exteriors					
23020	Ext. Lights (Decorative) - Replace	25	\$3,750	\$150	0.06 %
23180	Composite Decks - Replace	25	\$9,100	\$364	0.14 %
23220	Balcony Rails - Stain	5	\$1,800	\$360	0.14 %
23310	Wood Siding – Repair/Repaint	7	\$12,900	\$1,843	0.73 %
23320	Wood Siding - Replace	50	\$124,700	\$2,494	0.99 %
23430	Windows (All) - Replace	30	\$380,250	\$12,675	5.03 %
23480	Utility Doors - Replace	40	\$16,500	\$413	0.16 %
23570	Roof: Composition Shingle - Replace	20	\$149,700	\$7,485	2.97 %
23650	Gutters/Downspouts - Replace	30	\$6,550	\$218	0.09 %
Building Interiors					
24010	Interior Surfaces - Repaint	10	\$32,050	\$3,205	1.27 %
24030	Interior Lights - Replace	25	\$14,600	\$584	0.23 %
24040	Stairwell Rail - Paint	45	\$14,000	\$311	0.12 %
24050	Lockers - Replace	30	\$25,550	\$852	0.34 %
24060	Mailboxes - Replace	30	\$31,900	\$1,063	0.42 %
24070	Steam Room – Refurbish/Re-tile	20	\$29,150	\$1,458	0.58 %
24070	Tile Flooring - Replace	30	\$24,800	\$827	0.33 %
24080	Carpeting - Replace	10	\$14,200	\$1,420	0.56 %
24090	Wood Flooring - Replace	40	\$64,500	\$1,613	0.64 %
24100	Wood Flooring - Refinish	20	\$33,200	\$1,660	0.66 %
24150	Fitness Equipment (All) - Replace	30	\$112,250	\$3,742	1.49 %
24220	Furnishings and Décor - Update	10	\$31,600	\$3,160	1.25 %
24260	Commercial Appliances – Replace	1	\$1,100	\$1,100	0.44 %
24280	Bathrooms - Remodel	20	\$16,000	\$800	0.32 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
24310	Office Equipment - Replace	20	\$23,650	\$1,183	0.47 %
Mechanical					
25120	Hydraulic Elevator - Modernize	20	\$115,000	\$5,750	2.28 %
25150	Elevator Cab - Remodel	20	\$20,000	\$1,000	0.40 %
25190	Condenser - Replace	35	\$100,000	\$2,857	1.13 %
25210	AHU/MAU - Replace	25	\$160,000	\$6,400	2.54 %
25280	Pumps/Motors - Replace	15	\$30,000	\$2,000	0.79 %
25300	Variable Frequency Drives - Replace	15	\$35,000	\$2,333	0.93 %
25320	Laundry Equipment - Replace	15	\$18,700	\$1,247	0.49 %
25330	Surveillance System—Upgrade/Replace	10	\$13,800	\$1,380	0.55 %
25410	Fire Control Panel - Update/Replace	20	\$10,000	\$500	0.20 %
25420	Exit/Emergency Fixtures - Replace	25	\$1,200	\$48	0.02 %
25450	Large Boilers - Replace	20	\$350,000	\$17,500	6.95 %
25490	Heat Exchanger - Replace	20	\$30,000	\$1,500	0.60 %
25500	Expansion Tank - Replace	20	\$10,000	\$500	0.20 %
25510	Boiler/Snowmelt Controller -Replace	10	\$1,500	\$150	0.06 %
25570	Irrigation Clocks - Replace	20	\$190,000	\$9,500	3.77 %
25630	Air Compressors - Replace	15	\$4,000	\$267	0.11 %
26450	Steam Generator - Replace	15	\$11,500	\$767	0.30 %
Amenities					
26020	Playground Fall Surface - Replace	20	\$6,650	\$333	0.13 %
26050	Playground Equipment - Replace	25	\$148,000	\$5,920	2.35 %
26120	Tennis Courts (Asphalt) – Re-coat	6	\$4,600	\$767	0.30 %
26130	Tennis Courts (Asphalt) - Resurface	20	\$85,000	\$4,250	1.69 %
26140	Tennis Courts (Clay) - Resurface	6	\$27,000	\$4,500	1.79 %
26150	Baseball Fencing - Replace	30	\$8,450	\$282	0.11 %
26150	Tennis Court Fencing - Replace	30	\$24,350	\$812	0.32 %
26160	Tennis Court Windscreen - Replace	10	\$19,450	\$1,945	0.77 %
Pool and Spa					
25300	Poo/Spa VFD - Replace	15	\$45,000	\$3,000	1.19 %
25490	Pool/Spa Heat Exchangers - Replace	15	\$6,000	\$400	0.16 %
28040	Pool Deck Furniture - Replace	10	\$58,650	\$5,865	2.33 %
28050	Deck - Seal/Repair	10	\$101,200	\$10,120	4.02 %
28060	Deck - Resurface - 5%	5	\$14,450	\$2,890	1.15 %
28090	Coping Stones - Repair	24	\$40,050	\$1,669	0.66 %
28100	Pool/Spa - Re-Tile	24	\$31,700	\$1,321	0.52 %
28110	Pool - Resurface	12	\$278,400	\$23,200	9.21 %
28120	Spa - Resurface	12	\$10,000	\$833	0.33 %
28140	Pool Cover - Replace	8	\$3,500	\$438	0.17 %
28200	Pool & Spa Filters - Replace	20	\$24,200	\$1,210	0.48 %
28220	Pool/Spa Pumps – Repair/Replace	15	\$22,450	\$1,497	0.59 %
28230	Misc. Equipment - Replace	15	\$138,050	\$9,203	3.65 %
Slide Mechanicals (Shed)					
2535	Pump House - Replace	5	\$20,000	\$4,000	1.59 %
2535	Sump Pump - Replace	15	\$2,500	\$167	0.07 %
25301	VFD: Slide - Replace	15	\$18,000	\$1,200	0.48 %
28220	Pool/Spa Pumps – Repair/Replace	15	\$7,500	\$500	0.20 %
Maintenance Yard					
21741	Maintenance Shed - Replace	20	\$90,000	\$4,500	1.79 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
22010	Trucks - Replace	8	\$34,750	\$4,344	1.72 %
22050	Golf Cart - Replace	15	\$15,000	\$1,000	0.40 %
22060	Mules - Replace	15	\$30,000	\$2,000	0.79 %
22061	Tractor - Replace	15	\$50,000	\$3,333	1.32 %
22150	Trailers - Replace	15	\$16,250	\$1,083	0.43 %
22370	Lawn Mower - Replace	15	\$32,000	\$2,133	0.85 %
22371	Clay Roller - Replace	15	\$10,500	\$700	0.28 %
25350	Generator - Replace	10	\$3,000	\$300	0.12 %
94	Total Funded Components			\$251,959	100.00 %



30-Year Reserve Plan Summary

Report # 11619-0
With-Site-Visit

Fiscal Year Start: 2022

Interest:

1.00 %

Inflation:

3.00 %

Reserve Fund Strength: as-of Fiscal Year Start Date

Projected Reserve Balance Changes

Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded		Special Assmt Risk	% Increase In Annual		Loan or Special Assmts	Interest Income	Reserve Expenses
						Reserve Contribs.	Reserve Contribs.			
2022	\$2,000,000	\$3,079,338	64.9 %		Medium	0.00 %	\$320,052	\$0	\$14,991	\$1,335,550
2023	\$999,493	\$2,055,620	48.6 %		Medium	3.00 %	\$329,654	\$0	\$11,544	\$30,437
2024	\$1,310,254	\$2,353,242	55.7 %		Medium	3.00 %	\$339,543	\$0	\$14,732	\$27,106
2025	\$1,637,423	\$2,671,243	61.3 %		Medium	3.00 %	\$349,729	\$0	\$18,124	\$16,320
2026	\$1,988,957	\$3,018,153	65.9 %		Medium	3.00 %	\$360,221	\$0	\$21,190	\$119,473
2027	\$2,250,896	\$3,273,094	68.8 %		Medium	3.00 %	\$371,028	\$0	\$22,408	\$411,658
2028	\$2,232,674	\$3,243,355	68.8 %		Medium	3.00 %	\$382,159	\$0	\$18,172	\$1,229,695
2029	\$1,403,310	\$2,379,029	59.0 %		Medium	3.00 %	\$393,624	\$0	\$15,354	\$143,588
2030	\$1,668,700	\$2,616,612	63.8 %		Medium	3.00 %	\$405,432	\$0	\$18,664	\$27,153
2031	\$2,065,642	\$2,990,673	69.1 %		Medium	3.00 %	\$417,595	\$0	\$22,796	\$10,569
2032	\$2,495,465	\$3,402,744	73.3 %		Low	3.00 %	\$430,123	\$0	\$21,926	\$1,055,848
2033	\$1,891,666	\$2,760,537	68.5 %		Medium	3.00 %	\$443,027	\$0	\$21,103	\$25,055
2034	\$2,330,742	\$3,171,077	73.5 %		Low	3.00 %	\$456,318	\$0	\$22,505	\$637,386
2035	\$2,172,178	\$2,973,838	73.0 %		Low	3.00 %	\$470,007	\$0	\$23,475	\$140,884
2036	\$2,524,776	\$3,293,004	76.7 %		Low	3.00 %	\$484,107	\$0	\$26,868	\$184,612
2037	\$2,851,140	\$3,587,957	79.5 %		Low	3.00 %	\$498,631	\$0	\$27,925	\$641,493
2038	\$2,736,202	\$3,432,759	79.7 %		Low	3.00 %	\$513,590	\$0	\$29,378	\$137,363
2039	\$3,141,807	\$3,804,097	82.6 %		Low	3.00 %	\$528,997	\$0	\$33,565	\$130,244
2040	\$3,574,125	\$4,206,203	85.0 %		Low	3.00 %	\$544,867	\$0	\$38,247	\$78,627
2041	\$4,078,613	\$4,686,201	87.0 %		Low	3.00 %	\$561,213	\$0	\$41,626	\$431,362
2042	\$4,250,089	\$4,830,326	88.0 %		Low	3.00 %	\$578,050	\$0	\$37,273	\$1,657,649
2043	\$3,207,763	\$3,729,135	86.0 %		Low	3.00 %	\$595,391	\$0	\$34,213	\$199,703
2044	\$3,637,664	\$4,110,431	88.5 %		Low	3.00 %	\$613,253	\$0	\$39,186	\$87,183
2045	\$4,202,920	\$4,633,315	90.7 %		Low	3.00 %	\$631,650	\$0	\$43,681	\$341,302
2046	\$4,536,949	\$4,924,823	92.1 %		Low	3.00 %	\$650,600	\$0	\$44,854	\$794,721
2047	\$4,437,682	\$4,773,177	93.0 %		Low	3.00 %	\$670,118	\$0	\$43,784	\$828,822
2048	\$4,322,762	\$4,597,433	94.0 %		Low	3.00 %	\$690,221	\$0	\$45,036	\$369,748
2049	\$4,688,271	\$4,905,305	95.6 %		Low	3.00 %	\$710,928	\$0	\$49,701	\$192,808
2050	\$5,256,092	\$5,421,185	97.0 %		Low	3.00 %	\$732,256	\$0	\$55,858	\$123,971
2051	\$5,920,235	\$6,040,463	98.0 %		Low	3.00 %	\$754,224	\$0	\$62,637	\$124,544

30-Year Income/Expense Detail

Report # 11619-0
With-Site-Visit

Fiscal Year	2022	2023	2024	2025	2026
Starting Reserve Balance	\$2,000,000	\$999,493	\$1,310,254	\$1,637,423	\$1,988,957
Annual Reserve Contribution	\$320,052	\$329,654	\$339,543	\$349,729	\$360,221
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$14,991	\$11,544	\$14,732	\$18,124	\$21,190
Total Income	\$2,335,043	\$1,340,690	\$1,664,529	\$2,005,277	\$2,370,369
# Component					
Sites and Grounds					
21070 Concrete Curb/Gutters - Repair - 5%	\$0	\$0	\$0	\$4,589	\$0
21080 Concrete Swales/Pans - Repair - 5%	\$0	\$0	\$0	\$912	\$0
21090 Snowmelt Walkways - Repair	\$0	\$0	\$0	\$0	\$0
21190 Asphalt - Seal/Repair	\$0	\$7,210	\$0	\$7,649	\$0
21200 Asphalt - Resurface	\$89,450	\$0	\$0	\$0	\$0
21300 Site Rail: Metal - Repair/Paint	\$6,400	\$0	\$0	\$0	\$0
21300 Site Rail: Metal - Replace	\$0	\$0	\$0	\$0	\$0
21320 Site Fencing: Wood - Repair/Paint	\$31,650	\$0	\$0	\$0	\$0
21330 Site Fencing: Wood - Replace	\$0	\$22,094	\$0	\$0	\$0
21340 Site Fencing: Split Rail - Replace	\$0	\$0	\$0	\$0	\$0
21540 Detention Pond - Maintain	\$0	\$0	\$10,609	\$0	\$0
21610 Wood Signs - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
21611 Monuments - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
21650 Street Lights - Replace	\$0	\$0	\$0	\$0	\$0
21700 Picnic Tables - Replace	\$0	\$0	\$0	\$0	\$0
21730 Bathroom Exterior - Repaint	\$0	\$0	\$0	\$0	\$0
21740 Bathroom Interiors - Remodel	\$0	\$0	\$0	\$0	\$0
21740 Bathroom Siding - Replace	\$0	\$0	\$0	\$0	\$0
21741 Bathroom Roof - Replace	\$3,300	\$0	\$0	\$0	\$0
Building Exteriors					
23020 Ext. Lights (Decorative) - Replace	\$0	\$0	\$0	\$0	\$0
23180 Composite Decks - Replace	\$0	\$0	\$0	\$0	\$0
23220 Balcony Rails - Stain	\$0	\$0	\$0	\$1,967	\$0
23310 Wood Siding - Repair/Repaint	\$0	\$0	\$0	\$0	\$0
23320 Wood Siding - Replace	\$0	\$0	\$0	\$0	\$0
23430 Windows (All) - Replace	\$0	\$0	\$0	\$0	\$0
23480 Utility Doors - Replace	\$0	\$0	\$0	\$0	\$0
23570 Roof: Composition Shingle - Replace	\$149,700	\$0	\$0	\$0	\$0
23650 Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
Building Interiors					
24010 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
24030 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
24040 Stairwell Rail - Paint	\$0	\$0	\$0	\$0	\$0
24050 Lockers - Replace	\$0	\$0	\$0	\$0	\$0
24060 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
24070 Steam Room - Refurbish/Re-tile	\$0	\$0	\$0	\$0	\$0
24070 Tile Flooring - Replace	\$0	\$0	\$0	\$0	\$0
24080 Carpeting - Replace	\$0	\$0	\$0	\$0	\$0
24090 Wood Flooring - Replace	\$0	\$0	\$0	\$0	\$0
24100 Wood Flooring - Refinish	\$0	\$0	\$0	\$0	\$0
24150 Fitness Equipment (All) - Replace	\$112,250	\$0	\$0	\$0	\$0
24220 Furnishings and Décor - Update	\$0	\$0	\$0	\$0	\$35,566
24260 Commercial Appliances - Replace	\$1,100	\$1,133	\$1,167	\$1,202	\$1,238
24280 Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
24310 Office Equipment - Replace	\$0	\$0	\$0	\$0	\$0
Mechanical					
25120 Hydraulic Elevator - Modernize	\$0	\$0	\$0	\$0	\$0
25150 Elevator Cab - Remodel	\$0	\$0	\$0	\$0	\$0
25190 Condenser - Replace	\$0	\$0	\$0	\$0	\$0
25210 AHU/MAU - Replace	\$0	\$0	\$0	\$0	\$0
25280 Pumps/Motors - Replace	\$0	\$0	\$0	\$0	\$0
25300 Variable Frequency Drives - Replace	\$0	\$0	\$0	\$0	\$0
25320 Laundry Equipment - Replace	\$0	\$0	\$0	\$0	\$21,047
25330 Surveillance System—Upgrade/Replace	\$0	\$0	\$0	\$0	\$15,532

Fiscal Year	2022	2023	2024	2025	2026
25410 Fire Control Panel - Update/Replace	\$10,000	\$0	\$0	\$0	\$0
25420 Exit/Emergency Fixtures - Replace	\$0	\$0	\$0	\$0	\$0
25450 Large Boilers - Replace	\$350,000	\$0	\$0	\$0	\$0
25490 Heat Exchanger - Replace	\$0	\$0	\$0	\$0	\$0
25500 Expansion Tank - Replace	\$0	\$0	\$0	\$0	\$0
25510 Boiler/Snowmelt Controller -Replace	\$0	\$0	\$0	\$0	\$1,688
25570 Irrigation Clocks - Replace	\$0	\$0	\$0	\$0	\$0
25630 Air Compressors - Replace	\$0	\$0	\$0	\$0	\$0
26450 Steam Generator - Replace	\$0	\$0	\$0	\$0	\$0
Amenities					
26020 Playground Fall Surface - Replace	\$0	\$0	\$0	\$0	\$0
26050 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
26120 Tennis Courts (Asphalt) – Re-coat	\$4,600	\$0	\$0	\$0	\$0
26130 Tennis Courts (Asphalt) - Resurface	\$85,000	\$0	\$0	\$0	\$0
26140 Tennis Courts (Clay) - Resurface	\$27,000	\$0	\$0	\$0	\$0
26150 Baseball Fencing - Replace	\$0	\$0	\$0	\$0	\$0
26150 Tennis Court Fencing - Replace	\$0	\$0	\$0	\$0	\$0
26160 Tennis Court Windscreen - Replace	\$0	\$0	\$0	\$0	\$21,891
Pool and Spa					
25300 Pool/Spa VFD - Replace	\$0	\$0	\$0	\$0	\$0
25490 Pool/Spa Heat Exchangers - Replace	\$6,000	\$0	\$0	\$0	\$0
28040 Pool Deck Furniture - Replace	\$0	\$0	\$0	\$0	\$0
28050 Deck - Seal/Repair	\$101,200	\$0	\$0	\$0	\$0
28060 Deck - Resurface - 5%	\$0	\$0	\$15,330	\$0	\$0
28090 Coping Stones - Repair	\$0	\$0	\$0	\$0	\$0
28100 Pool/Spa - Re-Tile	\$0	\$0	\$0	\$0	\$0
28110 Pool - Resurface	\$278,400	\$0	\$0	\$0	\$0
28120 Spa - Resurface	\$10,000	\$0	\$0	\$0	\$0
28140 Pool Cover - Replace	\$3,500	\$0	\$0	\$0	\$0
28200 Pool & Spa Filters - Replace	\$0	\$0	\$0	\$0	\$0
28220 Pool/Spa Pumps – Repair/Replace	\$0	\$0	\$0	\$0	\$0
28230 Misc. Equipment - Replace	\$0	\$0	\$0	\$0	\$0
Slide Mechanicals (Shed)					
2535 Pump House - Replace	\$0	\$0	\$0	\$0	\$22,510
2535 Sump Pump - Replace	\$2,500	\$0	\$0	\$0	\$0
25301 VFD: Slide - Replace	\$0	\$0	\$0	\$0	\$0
28220 Pool/Spa Pumps – Repair/Replace	\$0	\$0	\$0	\$0	\$0
Maintenance Yard					
21741 Maintenance Shed - Replace	\$0	\$0	\$0	\$0	\$0
22010 Trucks - Replace	\$0	\$0	\$0	\$0	\$0
22050 Golf Cart - Replace	\$0	\$0	\$0	\$0	\$0
22060 Mules - Replace	\$0	\$0	\$0	\$0	\$0
22061 Tractor - Replace	\$50,000	\$0	\$0	\$0	\$0
22150 Trailers - Replace	\$0	\$0	\$0	\$0	\$0
22370 Lawn Mower - Replace	\$0	\$0	\$0	\$0	\$0
22371 Clay Roller - Replace	\$10,500	\$0	\$0	\$0	\$0
25350 Generator - Replace	\$3,000	\$0	\$0	\$0	\$0
Total Expenses	\$1,335,550	\$30,437	\$27,106	\$16,320	\$119,473
Ending Reserve Balance	\$999,493	\$1,310,254	\$1,637,423	\$1,988,957	\$2,250,896

Fiscal Year	2027	2028	2029	2030	2031
Starting Reserve Balance	\$2,250,896	\$2,232,674	\$1,403,310	\$1,668,700	\$2,065,642
Annual Reserve Contribution	\$371,028	\$382,159	\$393,624	\$405,432	\$417,595
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$22,408	\$18,172	\$15,354	\$18,664	\$22,796
Total Income	\$2,644,332	\$2,633,005	\$1,812,287	\$2,092,796	\$2,506,034
# Component					
Sites and Grounds					
21070 Concrete Curb/Gutters - Repair - 5%	\$0	\$0	\$0	\$5,320	\$0
21080 Concrete Swales/Pans - Repair - 5%	\$0	\$0	\$0	\$1,058	\$0
21090 Snowmelt Walkways - Repair	\$0	\$105,077	\$0	\$0	\$0
21190 Asphalt - Seal/Repair	\$8,115	\$0	\$8,609	\$0	\$9,133
21200 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
21300 Site Rail: Metal - Repair/Paint	\$7,419	\$0	\$0	\$0	\$0
21300 Site Rail: Metal - Replace	\$0	\$84,121	\$0	\$0	\$0
21320 Site Fencing: Wood - Repair/Paint	\$36,691	\$0	\$0	\$0	\$0
21330 Site Fencing: Wood - Replace	\$0	\$0	\$0	\$0	\$0
21340 Site Fencing: Split Rail - Replace	\$0	\$0	\$0	\$0	\$0
21540 Detention Pond - Maintain	\$11,593	\$0	\$0	\$12,668	\$0
21610 Wood Signs - Refurbish/Replace	\$0	\$14,329	\$0	\$0	\$0
21611 Monuments - Refurbish/Replace	\$0	\$59,703	\$0	\$0	\$0
21650 Street Lights - Replace	\$0	\$388,067	\$0	\$0	\$0
21700 Picnic Tables - Replace	\$0	\$7,105	\$0	\$0	\$0
21730 Bathroom Exterior - Repaint	\$1,507	\$0	\$0	\$0	\$0
21740 Bathroom Interiors - Remodel	\$0	\$0	\$9,839	\$0	\$0
21740 Bathroom Siding - Replace	\$0	\$0	\$0	\$0	\$0
21741 Bathroom Roof - Replace	\$0	\$0	\$0	\$0	\$0
Building Exteriors					
23020 Ext. Lights (Decorative) - Replace	\$0	\$0	\$0	\$0	\$0
23180 Composite Decks - Replace	\$0	\$0	\$0	\$0	\$0
23220 Balcony Rails - Stain	\$0	\$0	\$0	\$2,280	\$0
23310 Wood Siding – Repair/Repaint	\$14,955	\$0	\$0	\$0	\$0
23320 Wood Siding - Replace	\$0	\$0	\$0	\$0	\$0
23430 Windows (All) - Replace	\$0	\$454,038	\$0	\$0	\$0
23480 Utility Doors - Replace	\$0	\$0	\$0	\$0	\$0
23570 Roof: Composition Shingle - Replace	\$0	\$0	\$0	\$0	\$0
23650 Gutters/Downspouts - Replace	\$0	\$7,821	\$0	\$0	\$0
Building Interiors					
24010 Interior Surfaces - Repaint	\$0	\$0	\$39,417	\$0	\$0
24030 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
24040 Stairwell Rail - Paint	\$0	\$0	\$0	\$0	\$0
24050 Lockers - Replace	\$0	\$0	\$0	\$0	\$0
24060 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
24070 Steam Room – Refurbish/Re-tile	\$0	\$0	\$0	\$0	\$0
24070 Tile Flooring - Replace	\$0	\$0	\$0	\$0	\$0
24080 Carpeting - Replace	\$0	\$0	\$17,464	\$0	\$0
24090 Wood Flooring - Replace	\$0	\$0	\$0	\$0	\$0
24100 Wood Flooring - Refinish	\$0	\$0	\$0	\$0	\$0
24150 Fitness Equipment (All) - Replace	\$0	\$0	\$0	\$0	\$0
24220 Furnishings and Décor - Update	\$0	\$0	\$0	\$0	\$0
24260 Commercial Appliances – Replace	\$1,275	\$1,313	\$1,353	\$1,393	\$1,435
24280 Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
24310 Office Equipment - Replace	\$0	\$0	\$0	\$0	\$0
Mechanical					
25120 Hydraulic Elevator - Modernize	\$0	\$0	\$0	\$0	\$0
25150 Elevator Cab - Remodel	\$0	\$0	\$0	\$0	\$0
25190 Condenser - Replace	\$0	\$0	\$0	\$0	\$0
25210 AHU/MAU - Replace	\$0	\$0	\$0	\$0	\$0
25280 Pumps/Motors - Replace	\$34,778	\$0	\$0	\$0	\$0
25300 Variable Frequency Drives - Replace	\$0	\$41,792	\$0	\$0	\$0
25320 Laundry Equipment - Replace	\$0	\$0	\$0	\$0	\$0
25330 Surveillance System–Upgrade/Replace	\$0	\$0	\$0	\$0	\$0
25410 Fire Control Panel - Update/Replace	\$0	\$0	\$0	\$0	\$0
25420 Exit/Emergency Fixtures - Replace	\$0	\$0	\$0	\$0	\$0
25450 Large Boilers - Replace	\$0	\$0	\$0	\$0	\$0
25490 Heat Exchanger - Replace	\$0	\$0	\$0	\$0	\$0
25500 Expansion Tank - Replace	\$0	\$0	\$12,299	\$0	\$0
25510 Boiler/Snowmelt Controller -Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2027	2028	2029	2030	2031
25570 Irrigation Clocks - Replace	\$0	\$0	\$0	\$0	\$0
25630 Air Compressors - Replace	\$0	\$4,776	\$0	\$0	\$0
26450 Steam Generator - Replace	\$0	\$13,732	\$0	\$0	\$0
Amenities					
26020 Playground Fall Surface - Replace	\$0	\$0	\$0	\$0	\$0
26050 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
26120 Tennis Courts (Asphalt) – Re-coat	\$0	\$5,493	\$0	\$0	\$0
26130 Tennis Courts (Asphalt) - Resurface	\$0	\$0	\$0	\$0	\$0
26140 Tennis Courts (Clay) - Resurface	\$0	\$32,239	\$0	\$0	\$0
26150 Baseball Fencing - Replace	\$0	\$10,090	\$0	\$0	\$0
26150 Tennis Court Fencing - Replace	\$28,228	\$0	\$0	\$0	\$0
26160 Tennis Court Windscreen - Replace	\$0	\$0	\$0	\$0	\$0
Pool and Spa					
25300 Pool/Spa VFD - Replace	\$0	\$0	\$0	\$0	\$0
25490 Pool/Spa Heat Exchangers - Replace	\$0	\$0	\$0	\$0	\$0
28040 Pool Deck Furniture - Replace	\$67,991	\$0	\$0	\$0	\$0
28050 Deck - Seal/Repair	\$0	\$0	\$0	\$0	\$0
28060 Deck - Resurface - 5%	\$0	\$0	\$17,772	\$0	\$0
28090 Coping Stones - Repair	\$0	\$0	\$0	\$0	\$0
28100 Pool/Spa - Re-Tile	\$0	\$0	\$0	\$0	\$0
28110 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
28120 Spa - Resurface	\$0	\$0	\$0	\$0	\$0
28140 Pool Cover - Replace	\$0	\$0	\$0	\$4,434	\$0
28200 Pool & Spa Filters - Replace	\$0	\$0	\$0	\$0	\$0
28220 Pool/Spa Pumps – Repair/Replace	\$0	\$0	\$27,611	\$0	\$0
28230 Misc. Equipment - Replace	\$0	\$0	\$0	\$0	\$0
Slide Mechanicals (Shed)					
2535 Pump House - Replace	\$0	\$0	\$0	\$0	\$0
2535 Sump Pump - Replace	\$0	\$0	\$0	\$0	\$0
25301 VFD: Slide - Replace	\$0	\$0	\$0	\$0	\$0
28220 Pool/Spa Pumps – Repair/Replace	\$0	\$0	\$9,224	\$0	\$0
Maintenance Yard					
21741 Maintenance Shed - Replace	\$104,335	\$0	\$0	\$0	\$0
22010 Trucks - Replace	\$40,285	\$0	\$0	\$0	\$0
22050 Golf Cart - Replace	\$17,389	\$0	\$0	\$0	\$0
22060 Mules - Replace	\$0	\$0	\$0	\$0	\$0
22061 Tractor - Replace	\$0	\$0	\$0	\$0	\$0
22150 Trailers - Replace	\$0	\$0	\$0	\$0	\$0
22370 Lawn Mower - Replace	\$37,097	\$0	\$0	\$0	\$0
22371 Clay Roller - Replace	\$0	\$0	\$0	\$0	\$0
25350 Generator - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$411,658	\$1,229,695	\$143,588	\$27,153	\$10,569
Ending Reserve Balance	\$2,232,674	\$1,403,310	\$1,668,700	\$2,065,642	\$2,495,465

Fiscal Year	2032	2033	2034	2035	2036
Starting Reserve Balance	\$2,495,465	\$1,891,666	\$2,330,742	\$2,172,178	\$2,524,776
Annual Reserve Contribution	\$430,123	\$443,027	\$456,318	\$470,007	\$484,107
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$21,926	\$21,103	\$22,505	\$23,475	\$26,868
Total Income	\$2,947,514	\$2,355,796	\$2,809,564	\$2,665,660	\$3,035,752
# Component					
Sites and Grounds					
21070 Concrete Curb/Gutters - Repair - 5%	\$0	\$0	\$0	\$6,168	\$0
21080 Concrete Swales/Pans - Repair - 5%	\$0	\$0	\$0	\$1,226	\$0
21090 Snowmelt Walkways - Repair	\$0	\$0	\$0	\$0	\$0
21190 Asphalt - Seal/Repair	\$0	\$9,690	\$0	\$10,280	\$0
21200 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
21300 Site Rail: Metal - Repair/Paint	\$8,601	\$0	\$0	\$0	\$0
21300 Site Rail: Metal - Replace	\$0	\$0	\$0	\$0	\$0
21320 Site Fencing: Wood - Repair/Paint	\$42,535	\$0	\$0	\$0	\$0
21330 Site Fencing: Wood - Replace	\$0	\$0	\$0	\$0	\$0
21340 Site Fencing: Split Rail - Replace	\$117,257	\$0	\$0	\$0	\$0
21540 Detention Pond - Maintain	\$0	\$13,842	\$0	\$0	\$15,126
21610 Wood Signs - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
21611 Monuments - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
21650 Street Lights - Replace	\$0	\$0	\$0	\$0	\$0
21700 Picnic Tables - Replace	\$0	\$0	\$0	\$0	\$0
21730 Bathroom Exterior - Repaint	\$0	\$0	\$1,853	\$0	\$0
21740 Bathroom Interiors - Remodel	\$0	\$0	\$0	\$0	\$0
21740 Bathroom Siding - Replace	\$0	\$0	\$0	\$0	\$0
21741 Bathroom Roof - Replace	\$0	\$0	\$0	\$0	\$0
Building Exteriors					
23020 Ext. Lights (Decorative) - Replace	\$0	\$0	\$0	\$0	\$0
23180 Composite Decks - Replace	\$0	\$0	\$0	\$0	\$0
23220 Balcony Rails - Stain	\$0	\$0	\$0	\$2,643	\$0
23310 Wood Siding - Repair/Repaint	\$0	\$0	\$18,392	\$0	\$0
23320 Wood Siding - Replace	\$0	\$0	\$0	\$0	\$0
23430 Windows (All) - Replace	\$0	\$0	\$0	\$0	\$0
23480 Utility Doors - Replace	\$0	\$0	\$0	\$0	\$0
23570 Roof: Composition Shingle - Replace	\$0	\$0	\$0	\$0	\$0
23650 Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
Building Interiors					
24010 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
24030 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$22,084
24040 Stairwell Rail - Paint	\$0	\$0	\$0	\$0	\$0
24050 Lockers - Replace	\$0	\$0	\$36,428	\$0	\$0
24060 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
24070 Steam Room - Refurbish/Re-tile	\$39,175	\$0	\$0	\$0	\$0
24070 Tile Flooring - Replace	\$33,329	\$0	\$0	\$0	\$0
24080 Carpeting - Replace	\$0	\$0	\$0	\$0	\$0
24090 Wood Flooring - Replace	\$0	\$0	\$0	\$0	\$0
24100 Wood Flooring - Refinish	\$0	\$0	\$0	\$0	\$0
24150 Fitness Equipment (All) - Replace	\$0	\$0	\$0	\$0	\$0
24220 Furnishings and Décor - Update	\$0	\$0	\$0	\$0	\$47,798
24260 Commercial Appliances - Replace	\$1,478	\$1,523	\$1,568	\$1,615	\$1,664
24280 Bathrooms - Remodel	\$21,503	\$0	\$0	\$0	\$0
24310 Office Equipment - Replace	\$31,784	\$0	\$0	\$0	\$0
Mechanical					
25120 Hydraulic Elevator - Modernize	\$154,550	\$0	\$0	\$0	\$0
25150 Elevator Cab - Remodel	\$26,878	\$0	\$0	\$0	\$0
25190 Condenser - Replace	\$134,392	\$0	\$0	\$0	\$0
25210 AHU/MAU - Replace	\$0	\$0	\$0	\$0	\$0
25280 Pumps/Motors - Replace	\$0	\$0	\$0	\$0	\$0
25300 Variable Frequency Drives - Replace	\$0	\$0	\$0	\$0	\$0
25320 Laundry Equipment - Replace	\$0	\$0	\$0	\$0	\$0
25330 Surveillance System-Upgrade/Replace	\$0	\$0	\$0	\$0	\$20,874
25410 Fire Control Panel - Update/Replace	\$0	\$0	\$0	\$0	\$0
25420 Exit/Emergency Fixtures - Replace	\$1,613	\$0	\$0	\$0	\$0
25450 Large Boilers - Replace	\$0	\$0	\$0	\$0	\$0
25490 Heat Exchanger - Replace	\$0	\$0	\$0	\$0	\$45,378
25500 Expansion Tank - Replace	\$0	\$0	\$0	\$0	\$0
25510 Boiler/Snowmelt Controller - Replace	\$0	\$0	\$0	\$0	\$2,269

Fiscal Year	2032	2033	2034	2035	2036
25570 Irrigation Clocks - Replace	\$0	\$0	\$0	\$0	\$0
25630 Air Compressors - Replace	\$0	\$0	\$0	\$0	\$0
26450 Steam Generator - Replace	\$0	\$0	\$0	\$0	\$0
Amenities					
26020 Playground Fall Surface - Replace	\$0	\$0	\$0	\$0	\$0
26050 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
26120 Tennis Courts (Asphalt) – Re-coat	\$0	\$0	\$6,559	\$0	\$0
26130 Tennis Courts (Asphalt) - Resurface	\$0	\$0	\$0	\$0	\$0
26140 Tennis Courts (Clay) - Resurface	\$0	\$0	\$38,496	\$0	\$0
26150 Baseball Fencing - Replace	\$0	\$0	\$0	\$0	\$0
26150 Tennis Court Fencing - Replace	\$0	\$0	\$0	\$0	\$0
26160 Tennis Court Windscreen - Replace	\$0	\$0	\$0	\$0	\$29,420
Pool and Spa					
25300 Pool/Spa VFD - Replace	\$60,476	\$0	\$0	\$0	\$0
25490 Pool/Spa Heat Exchangers - Replace	\$0	\$0	\$0	\$0	\$0
28040 Pool Deck Furniture - Replace	\$0	\$0	\$0	\$0	\$0
28050 Deck - Seal/Repair	\$136,004	\$0	\$0	\$0	\$0
28060 Deck - Resurface - 5%	\$0	\$0	\$20,602	\$0	\$0
28090 Coping Stones - Repair	\$0	\$0	\$57,102	\$0	\$0
28100 Pool/Spa - Re-Tile	\$0	\$0	\$45,197	\$0	\$0
28110 Pool - Resurface	\$0	\$0	\$396,932	\$0	\$0
28120 Spa - Resurface	\$0	\$0	\$14,258	\$0	\$0
28140 Pool Cover - Replace	\$0	\$0	\$0	\$0	\$0
28200 Pool & Spa Filters - Replace	\$32,523	\$0	\$0	\$0	\$0
28220 Pool/Spa Pumps – Repair/Replace	\$0	\$0	\$0	\$0	\$0
28230 Misc. Equipment - Replace	\$185,528	\$0	\$0	\$0	\$0
Slide Mechanicals (Shed)					
2535 Pump House - Replace	\$0	\$0	\$0	\$0	\$0
2535 Sump Pump - Replace	\$0	\$0	\$0	\$0	\$0
25301 VFD: Slide - Replace	\$24,190	\$0	\$0	\$0	\$0
28220 Pool/Spa Pumps – Repair/Replace	\$0	\$0	\$0	\$0	\$0
Maintenance Yard					
21741 Maintenance Shed - Replace	\$0	\$0	\$0	\$0	\$0
22010 Trucks - Replace	\$0	\$0	\$0	\$51,032	\$0
22050 Golf Cart - Replace	\$0	\$0	\$0	\$0	\$0
22060 Mules - Replace	\$0	\$0	\$0	\$44,056	\$0
22061 Tractor - Replace	\$0	\$0	\$0	\$0	\$0
22150 Trailers - Replace	\$0	\$0	\$0	\$23,864	\$0
22370 Lawn Mower - Replace	\$0	\$0	\$0	\$0	\$0
22371 Clay Roller - Replace	\$0	\$0	\$0	\$0	\$0
25350 Generator - Replace	\$4,032	\$0	\$0	\$0	\$0
Total Expenses	\$1,055,848	\$25,055	\$637,386	\$140,884	\$184,612
Ending Reserve Balance	\$1,891,666	\$2,330,742	\$2,172,178	\$2,524,776	\$2,851,140

Fiscal Year	2037	2038	2039	2040	2041
Starting Reserve Balance	\$2,851,140	\$2,736,202	\$3,141,807	\$3,574,125	\$4,078,613
Annual Reserve Contribution	\$498,631	\$513,590	\$528,997	\$544,867	\$561,213
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$27,925	\$29,378	\$33,565	\$38,247	\$41,626
Total Income	\$3,377,696	\$3,279,170	\$3,704,369	\$4,157,239	\$4,681,451
# Component					
Sites and Grounds					
21070 Concrete Curb/Gutters - Repair - 5%	\$0	\$0	\$0	\$7,150	\$0
21080 Concrete Swales/Pans - Repair - 5%	\$0	\$0	\$0	\$1,422	\$0
21090 Snowmelt Walkways - Repair	\$0	\$0	\$0	\$0	\$0
21190 Asphalt - Seal/Repair	\$10,906	\$0	\$11,570	\$0	\$12,275
21200 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
21300 Site Rail: Metal - Repair/Paint	\$9,971	\$0	\$0	\$0	\$0
21300 Site Rail: Metal - Replace	\$0	\$0	\$0	\$0	\$0
21320 Site Fencing: Wood - Repair/Paint	\$49,310	\$0	\$0	\$0	\$0
21330 Site Fencing: Wood - Replace	\$0	\$0	\$0	\$0	\$0
21340 Site Fencing: Split Rail - Replace	\$0	\$0	\$0	\$0	\$0
21540 Detention Pond - Maintain	\$0	\$0	\$16,528	\$0	\$0
21610 Wood Signs - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
21611 Monuments - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
21650 Street Lights - Replace	\$0	\$0	\$0	\$0	\$0
21700 Picnic Tables - Replace	\$0	\$0	\$0	\$0	\$0
21730 Bathroom Exterior - Repaint	\$0	\$0	\$0	\$0	\$2,280
21740 Bathroom Interiors - Remodel	\$0	\$0	\$0	\$0	\$0
21740 Bathroom Siding - Replace	\$0	\$0	\$0	\$0	\$26,303
21741 Bathroom Roof - Replace	\$0	\$0	\$0	\$0	\$0
Building Exteriors					
23020 Ext. Lights (Decorative) - Replace	\$5,842	\$0	\$0	\$0	\$0
23180 Composite Decks - Replace	\$14,178	\$0	\$0	\$0	\$0
23220 Balcony Rails - Stain	\$0	\$0	\$0	\$3,064	\$0
23310 Wood Siding - Repair/Repaint	\$0	\$0	\$0	\$0	\$22,620
23320 Wood Siding - Replace	\$0	\$0	\$0	\$0	\$0
23430 Windows (All) - Replace	\$0	\$0	\$0	\$0	\$0
23480 Utility Doors - Replace	\$0	\$26,478	\$0	\$0	\$0
23570 Roof: Composition Shingle - Replace	\$0	\$0	\$0	\$0	\$0
23650 Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
Building Interiors					
24010 Interior Surfaces - Repaint	\$0	\$0	\$52,974	\$0	\$0
24030 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
24040 Stairwell Rail - Paint	\$0	\$0	\$0	\$0	\$0
24050 Lockers - Replace	\$0	\$0	\$0	\$0	\$0
24060 Mailboxes - Replace	\$49,699	\$0	\$0	\$0	\$0
24070 Steam Room - Refurbish/Re-tile	\$0	\$0	\$0	\$0	\$0
24070 Tile Flooring - Replace	\$0	\$0	\$0	\$0	\$0
24080 Carpeting - Replace	\$0	\$0	\$23,470	\$0	\$0
24090 Wood Flooring - Replace	\$0	\$103,504	\$0	\$0	\$0
24100 Wood Flooring - Refinish	\$51,725	\$0	\$0	\$0	\$0
24150 Fitness Equipment (All) - Replace	\$0	\$0	\$0	\$0	\$0
24220 Furnishings and Décor - Update	\$0	\$0	\$0	\$0	\$0
24260 Commercial Appliances - Replace	\$1,714	\$1,765	\$1,818	\$1,873	\$1,929
24280 Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
24310 Office Equipment - Replace	\$0	\$0	\$0	\$0	\$0
Mechanical					
25120 Hydraulic Elevator - Modernize	\$0	\$0	\$0	\$0	\$0
25150 Elevator Cab - Remodel	\$0	\$0	\$0	\$0	\$0
25190 Condenser - Replace	\$0	\$0	\$0	\$0	\$0
25210 AHU/MAU - Replace	\$249,275	\$0	\$0	\$0	\$0
25280 Pumps/Motors - Replace	\$0	\$0	\$0	\$0	\$0
25300 Variable Frequency Drives - Replace	\$0	\$0	\$0	\$0	\$0
25320 Laundry Equipment - Replace	\$0	\$0	\$0	\$0	\$32,791
25330 Surveillance System—Upgrade/Replace	\$0	\$0	\$0	\$0	\$0
25410 Fire Control Panel - Update/Replace	\$0	\$0	\$0	\$0	\$0
25420 Exit/Emergency Fixtures - Replace	\$0	\$0	\$0	\$0	\$0
25450 Large Boilers - Replace	\$0	\$0	\$0	\$0	\$0
25490 Heat Exchanger - Replace	\$0	\$0	\$0	\$0	\$0
25500 Expansion Tank - Replace	\$0	\$0	\$0	\$0	\$0
25510 Boiler/Snowmelt Controller -Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2037	2038	2039	2040	2041
25570 Irrigation Clocks - Replace	\$0	\$0	\$0	\$0	\$333,166
25630 Air Compressors - Replace	\$0	\$0	\$0	\$0	\$0
26450 Steam Generator - Replace	\$0	\$0	\$0	\$0	\$0
Amenities					
26020 Playground Fall Surface - Replace	\$0	\$0	\$0	\$11,321	\$0
26050 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
26120 Tennis Courts (Asphalt) – Re-coat	\$0	\$0	\$0	\$7,831	\$0
26130 Tennis Courts (Asphalt) - Resurface	\$0	\$0	\$0	\$0	\$0
26140 Tennis Courts (Clay) - Resurface	\$0	\$0	\$0	\$45,966	\$0
26150 Baseball Fencing - Replace	\$0	\$0	\$0	\$0	\$0
26150 Tennis Court Fencing - Replace	\$0	\$0	\$0	\$0	\$0
26160 Tennis Court Windscreen - Replace	\$0	\$0	\$0	\$0	\$0
Pool and Spa					
25300 Pool/Spa VFD - Replace	\$0	\$0	\$0	\$0	\$0
25490 Pool/Spa Heat Exchangers - Replace	\$9,348	\$0	\$0	\$0	\$0
28040 Pool Deck Furniture - Replace	\$91,375	\$0	\$0	\$0	\$0
28050 Deck - Seal/Repair	\$0	\$0	\$0	\$0	\$0
28060 Deck - Resurface - 5%	\$0	\$0	\$23,884	\$0	\$0
28090 Coping Stones - Repair	\$0	\$0	\$0	\$0	\$0
28100 Pool/Spa - Re-Tile	\$0	\$0	\$0	\$0	\$0
28110 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
28120 Spa - Resurface	\$0	\$0	\$0	\$0	\$0
28140 Pool Cover - Replace	\$0	\$5,616	\$0	\$0	\$0
28200 Pool & Spa Filters - Replace	\$0	\$0	\$0	\$0	\$0
28220 Pool/Spa Pumps – Repair/Replace	\$0	\$0	\$0	\$0	\$0
28230 Misc. Equipment - Replace	\$0	\$0	\$0	\$0	\$0
Slide Mechanicals (Shed)					
2535 Pump House - Replace	\$0	\$0	\$0	\$0	\$0
2535 Sump Pump - Replace	\$3,895	\$0	\$0	\$0	\$0
25301 VFD: Slide - Replace	\$0	\$0	\$0	\$0	\$0
28220 Pool/Spa Pumps – Repair/Replace	\$0	\$0	\$0	\$0	\$0
Maintenance Yard					
21741 Maintenance Shed - Replace	\$0	\$0	\$0	\$0	\$0
22010 Trucks - Replace	\$0	\$0	\$0	\$0	\$0
22050 Golf Cart - Replace	\$0	\$0	\$0	\$0	\$0
22060 Mules - Replace	\$0	\$0	\$0	\$0	\$0
22061 Tractor - Replace	\$77,898	\$0	\$0	\$0	\$0
22150 Trailers - Replace	\$0	\$0	\$0	\$0	\$0
22370 Lawn Mower - Replace	\$0	\$0	\$0	\$0	\$0
22371 Clay Roller - Replace	\$16,359	\$0	\$0	\$0	\$0
25350 Generator - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$641,493	\$137,363	\$130,244	\$78,627	\$431,362
Ending Reserve Balance	\$2,736,202	\$3,141,807	\$3,574,125	\$4,078,613	\$4,250,089

Fiscal Year	2042	2043	2044	2045	2046
Starting Reserve Balance	\$4,250,089	\$3,207,763	\$3,637,664	\$4,202,920	\$4,536,949
Annual Reserve Contribution	\$578,050	\$595,391	\$613,253	\$631,650	\$650,600
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$37,273	\$34,213	\$39,186	\$43,681	\$44,854
Total Income	\$4,865,412	\$3,837,367	\$4,290,103	\$4,878,251	\$5,232,403
# Component					
Sites and Grounds					
21070 Concrete Curb/Gutters - Repair - 5%	\$0	\$0	\$0	\$8,289	\$0
21080 Concrete Swales/Pans - Repair - 5%	\$0	\$0	\$0	\$1,648	\$0
21090 Snowmelt Walkways - Repair	\$0	\$0	\$0	\$0	\$0
21190 Asphalt - Seal/Repair	\$0	\$13,022	\$0	\$13,815	\$0
21200 Asphalt - Resurface	\$161,557	\$0	\$0	\$0	\$0
21300 Site Rail: Metal - Repair/Paint	\$11,559	\$0	\$0	\$0	\$0
21300 Site Rail: Metal - Replace	\$0	\$0	\$0	\$0	\$0
21320 Site Fencing: Wood - Repair/Paint	\$57,163	\$0	\$0	\$0	\$0
21330 Site Fencing: Wood - Replace	\$0	\$0	\$0	\$0	\$0
21340 Site Fencing: Split Rail - Replace	\$0	\$0	\$0	\$0	\$0
21540 Detention Pond - Maintain	\$18,061	\$0	\$0	\$19,736	\$0
21610 Wood Signs - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
21611 Monuments - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
21650 Street Lights - Replace	\$0	\$0	\$0	\$0	\$0
21700 Picnic Tables - Replace	\$0	\$0	\$0	\$0	\$0
21730 Bathroom Exterior - Repaint	\$0	\$0	\$0	\$0	\$0
21740 Bathroom Interiors - Remodel	\$0	\$0	\$0	\$0	\$0
21740 Bathroom Siding - Replace	\$0	\$0	\$0	\$0	\$0
21741 Bathroom Roof - Replace	\$5,960	\$0	\$0	\$0	\$0
Building Exteriors					
23020 Ext. Lights (Decorative) - Replace	\$0	\$0	\$0	\$0	\$0
23180 Composite Decks - Replace	\$0	\$0	\$0	\$0	\$0
23220 Balcony Rails - Stain	\$0	\$0	\$0	\$3,552	\$0
23310 Wood Siding - Repair/Repaint	\$0	\$0	\$0	\$0	\$0
23320 Wood Siding - Replace	\$0	\$0	\$0	\$0	\$0
23430 Windows (All) - Replace	\$0	\$0	\$0	\$0	\$0
23480 Utility Doors - Replace	\$0	\$0	\$0	\$0	\$0
23570 Roof: Composition Shingle - Replace	\$270,375	\$0	\$0	\$0	\$0
23650 Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
Building Interiors					
24010 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
24030 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
24040 Stairwell Rail - Paint	\$0	\$26,044	\$0	\$0	\$0
24050 Lockers - Replace	\$0	\$0	\$0	\$0	\$0
24060 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
24070 Steam Room - Refurbish/Re-tile	\$0	\$0	\$0	\$0	\$0
24070 Tile Flooring - Replace	\$0	\$0	\$0	\$0	\$0
24080 Carpeting - Replace	\$0	\$0	\$0	\$0	\$0
24090 Wood Flooring - Replace	\$0	\$0	\$0	\$0	\$0
24100 Wood Flooring - Refinish	\$0	\$0	\$0	\$0	\$0
24150 Fitness Equipment (All) - Replace	\$0	\$0	\$0	\$0	\$0
24220 Furnishings and Décor - Update	\$0	\$0	\$0	\$0	\$64,236
24260 Commercial Appliances - Replace	\$1,987	\$2,046	\$2,108	\$2,171	\$2,236
24280 Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
24310 Office Equipment - Replace	\$0	\$0	\$0	\$0	\$0
Mechanical					
25120 Hydraulic Elevator - Modernize	\$0	\$0	\$0	\$0	\$0
25150 Elevator Cab - Remodel	\$0	\$0	\$0	\$0	\$0
25190 Condenser - Replace	\$0	\$0	\$0	\$0	\$0
25210 AHU/MAU - Replace	\$0	\$0	\$0	\$0	\$0
25280 Pumps/Motors - Replace	\$54,183	\$0	\$0	\$0	\$0
25300 Variable Frequency Drives - Replace	\$0	\$65,110	\$0	\$0	\$0
25320 Laundry Equipment - Replace	\$0	\$0	\$0	\$0	\$0
25330 Surveillance System-Upgrade/Replace	\$0	\$0	\$0	\$0	\$28,053
25410 Fire Control Panel - Update/Replace	\$18,061	\$0	\$0	\$0	\$0
25420 Exit/Emergency Fixtures - Replace	\$0	\$0	\$0	\$0	\$0
25450 Large Boilers - Replace	\$632,139	\$0	\$0	\$0	\$0
25490 Heat Exchanger - Replace	\$0	\$0	\$0	\$0	\$0
25500 Expansion Tank - Replace	\$0	\$0	\$0	\$0	\$0
25510 Boiler/Snowmelt Controller - Replace	\$0	\$0	\$0	\$0	\$3,049

Fiscal Year	2042	2043	2044	2045	2046
25570 Irrigation Clocks - Replace	\$0	\$0	\$0	\$0	\$0
25630 Air Compressors - Replace	\$0	\$7,441	\$0	\$0	\$0
26450 Steam Generator - Replace	\$0	\$21,393	\$0	\$0	\$0
Amenities					
26020 Playground Fall Surface - Replace	\$0	\$0	\$0	\$0	\$0
26050 Playground Equipment - Replace	\$0	\$0	\$0	\$292,091	\$0
26120 Tennis Courts (Asphalt) – Re-coat	\$0	\$0	\$0	\$0	\$9,351
26130 Tennis Courts (Asphalt) - Resurface	\$153,519	\$0	\$0	\$0	\$0
26140 Tennis Courts (Clay) - Resurface	\$0	\$0	\$0	\$0	\$54,885
26150 Baseball Fencing - Replace	\$0	\$0	\$0	\$0	\$0
26150 Tennis Court Fencing - Replace	\$0	\$0	\$0	\$0	\$0
26160 Tennis Court Windscreen - Replace	\$0	\$0	\$0	\$0	\$39,538
Pool and Spa					
25300 Pool/Spa VFD - Replace	\$0	\$0	\$0	\$0	\$0
25490 Pool/Spa Heat Exchangers - Replace	\$0	\$0	\$0	\$0	\$0
28040 Pool Deck Furniture - Replace	\$0	\$0	\$0	\$0	\$0
28050 Deck - Seal/Repair	\$182,778	\$0	\$0	\$0	\$0
28060 Deck - Resurface - 5%	\$0	\$0	\$27,688	\$0	\$0
28090 Coping Stones - Repair	\$0	\$0	\$0	\$0	\$0
28100 Pool/Spa - Re-Tile	\$0	\$0	\$0	\$0	\$0
28110 Pool - Resurface	\$0	\$0	\$0	\$0	\$565,930
28120 Spa - Resurface	\$0	\$0	\$0	\$0	\$20,328
28140 Pool Cover - Replace	\$0	\$0	\$0	\$0	\$7,115
28200 Pool & Spa Filters - Replace	\$0	\$0	\$0	\$0	\$0
28220 Pool/Spa Pumps – Repair/Replace	\$0	\$0	\$43,017	\$0	\$0
28230 Misc. Equipment - Replace	\$0	\$0	\$0	\$0	\$0
Slide Mechanicals (Shed)					
2535 Pump House - Replace	\$0	\$0	\$0	\$0	\$0
2535 Sump Pump - Replace	\$0	\$0	\$0	\$0	\$0
25301 VFD: Slide - Replace	\$0	\$0	\$0	\$0	\$0
28220 Pool/Spa Pumps – Repair/Replace	\$0	\$0	\$14,371	\$0	\$0
Maintenance Yard					
21741 Maintenance Shed - Replace	\$0	\$0	\$0	\$0	\$0
22010 Trucks - Replace	\$0	\$64,645	\$0	\$0	\$0
22050 Golf Cart - Replace	\$27,092	\$0	\$0	\$0	\$0
22060 Mules - Replace	\$0	\$0	\$0	\$0	\$0
22061 Tractor - Replace	\$0	\$0	\$0	\$0	\$0
22150 Trailers - Replace	\$0	\$0	\$0	\$0	\$0
22370 Lawn Mower - Replace	\$57,796	\$0	\$0	\$0	\$0
22371 Clay Roller - Replace	\$0	\$0	\$0	\$0	\$0
25350 Generator - Replace	\$5,418	\$0	\$0	\$0	\$0
Total Expenses	\$1,657,649	\$199,703	\$87,183	\$341,302	\$794,721
Ending Reserve Balance	\$3,207,763	\$3,637,664	\$4,202,920	\$4,536,949	\$4,437,682

Fiscal Year	2047	2048	2049	2050	2051
Starting Reserve Balance	\$4,437,682	\$4,322,762	\$4,688,271	\$5,256,092	\$5,920,235
Annual Reserve Contribution	\$670,118	\$690,221	\$710,928	\$732,256	\$754,224
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$43,784	\$45,036	\$49,701	\$55,858	\$62,637
Total Income	\$5,151,584	\$5,058,019	\$5,448,900	\$6,044,206	\$6,737,095
# Component					
Sites and Grounds					
21070 Concrete Curb/Gutters - Repair - 5%	\$0	\$0	\$0	\$9,609	\$0
21080 Concrete Swales/Pans - Repair - 5%	\$0	\$0	\$0	\$1,910	\$0
21090 Snowmelt Walkways - Repair	\$0	\$0	\$0	\$0	\$0
21190 Asphalt - Seal/Repair	\$14,656	\$0	\$15,549	\$0	\$16,496
21200 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
21300 Site Rail: Metal - Repair/Paint	\$13,400	\$0	\$0	\$0	\$0
21300 Site Rail: Metal - Replace	\$0	\$0	\$0	\$0	\$0
21320 Site Fencing: Wood - Repair/Paint	\$66,268	\$0	\$0	\$0	\$0
21330 Site Fencing: Wood - Replace	\$0	\$46,259	\$0	\$0	\$0
21340 Site Fencing: Split Rail - Replace	\$0	\$0	\$0	\$0	\$0
21540 Detention Pond - Maintain	\$0	\$21,566	\$0	\$0	\$23,566
21610 Wood Signs - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
21611 Monuments - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
21650 Street Lights - Replace	\$0	\$0	\$0	\$0	\$0
21700 Picnic Tables - Replace	\$0	\$0	\$0	\$0	\$0
21730 Bathroom Exterior - Repaint	\$0	\$2,804	\$0	\$0	\$0
21740 Bathroom Interiors - Remodel	\$0	\$0	\$17,770	\$0	\$0
21740 Bathroom Siding - Replace	\$0	\$0	\$0	\$0	\$0
21741 Bathroom Roof - Replace	\$0	\$0	\$0	\$0	\$0
Building Exteriors					
23020 Ext. Lights (Decorative) - Replace	\$0	\$0	\$0	\$0	\$0
23180 Composite Decks - Replace	\$0	\$0	\$0	\$0	\$0
23220 Balcony Rails - Stain	\$0	\$0	\$0	\$4,118	\$0
23310 Wood Siding - Repair/Repaint	\$0	\$27,820	\$0	\$0	\$0
23320 Wood Siding - Replace	\$0	\$268,927	\$0	\$0	\$0
23430 Windows (All) - Replace	\$0	\$0	\$0	\$0	\$0
23480 Utility Doors - Replace	\$0	\$0	\$0	\$0	\$0
23570 Roof: Composition Shingle - Replace	\$0	\$0	\$0	\$0	\$0
23650 Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
Building Interiors					
24010 Interior Surfaces - Repaint	\$0	\$0	\$71,192	\$0	\$0
24030 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
24040 Stairwell Rail - Paint	\$0	\$0	\$0	\$0	\$0
24050 Lockers - Replace	\$0	\$0	\$0	\$0	\$0
24060 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
24070 Steam Room - Refurbish/Re-tile	\$0	\$0	\$0	\$0	\$0
24070 Tile Flooring - Replace	\$0	\$0	\$0	\$0	\$0
24080 Carpeting - Replace	\$0	\$0	\$31,542	\$0	\$0
24090 Wood Flooring - Replace	\$0	\$0	\$0	\$0	\$0
24100 Wood Flooring - Refinish	\$0	\$0	\$0	\$0	\$0
24150 Fitness Equipment (All) - Replace	\$0	\$0	\$0	\$0	\$0
24220 Furnishings and Décor - Update	\$0	\$0	\$0	\$0	\$0
24260 Commercial Appliances - Replace	\$2,303	\$2,372	\$2,443	\$2,517	\$2,592
24280 Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
24310 Office Equipment - Replace	\$0	\$0	\$0	\$0	\$0
Mechanical					
25120 Hydraulic Elevator - Modernize	\$0	\$0	\$0	\$0	\$0
25150 Elevator Cab - Remodel	\$0	\$0	\$0	\$0	\$0
25190 Condenser - Replace	\$0	\$0	\$0	\$0	\$0
25210 AHU/MAU - Replace	\$0	\$0	\$0	\$0	\$0
25280 Pumps/Motors - Replace	\$0	\$0	\$0	\$0	\$0
25300 Variable Frequency Drives - Replace	\$0	\$0	\$0	\$0	\$0
25320 Laundry Equipment - Replace	\$0	\$0	\$0	\$0	\$0
25330 Surveillance System - Upgrade/Replace	\$0	\$0	\$0	\$0	\$0
25410 Fire Control Panel - Update/Replace	\$0	\$0	\$0	\$0	\$0
25420 Exit/Emergency Fixtures - Replace	\$0	\$0	\$0	\$0	\$0
25450 Large Boilers - Replace	\$0	\$0	\$0	\$0	\$0
25490 Heat Exchanger - Replace	\$0	\$0	\$0	\$0	\$0
25500 Expansion Tank - Replace	\$0	\$0	\$22,213	\$0	\$0
25510 Boiler/Snowmelt Controller - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2047	2048	2049	2050	2051
25570 Irrigation Clocks - Replace	\$0	\$0	\$0	\$0	\$0
25630 Air Compressors - Replace	\$0	\$0	\$0	\$0	\$0
26450 Steam Generator - Replace	\$0	\$0	\$0	\$0	\$0
Amenities					
26020 Playground Fall Surface - Replace	\$0	\$0	\$0	\$0	\$0
26050 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
26120 Tennis Courts (Asphalt) – Re-coat	\$0	\$0	\$0	\$0	\$0
26130 Tennis Courts (Asphalt) - Resurface	\$0	\$0	\$0	\$0	\$0
26140 Tennis Courts (Clay) - Resurface	\$0	\$0	\$0	\$0	\$0
26150 Baseball Fencing - Replace	\$0	\$0	\$0	\$0	\$0
26150 Tennis Court Fencing - Replace	\$0	\$0	\$0	\$0	\$0
26160 Tennis Court Windscreen - Replace	\$0	\$0	\$0	\$0	\$0
Pool and Spa					
25300 Pool/Spa VFD - Replace	\$94,220	\$0	\$0	\$0	\$0
25490 Pool/Spa Heat Exchangers - Replace	\$0	\$0	\$0	\$0	\$0
28040 Pool Deck Furniture - Replace	\$122,800	\$0	\$0	\$0	\$0
28050 Deck - Seal/Repair	\$0	\$0	\$0	\$0	\$0
28060 Deck - Resurface - 5%	\$0	\$0	\$32,098	\$0	\$0
28090 Coping Stones - Repair	\$0	\$0	\$0	\$0	\$0
28100 Pool/Spa - Re-Tile	\$0	\$0	\$0	\$0	\$0
28110 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
28120 Spa - Resurface	\$0	\$0	\$0	\$0	\$0
28140 Pool Cover - Replace	\$0	\$0	\$0	\$0	\$0
28200 Pool & Spa Filters - Replace	\$0	\$0	\$0	\$0	\$0
28220 Pool/Spa Pumps – Repair/Replace	\$0	\$0	\$0	\$0	\$0
28230 Misc. Equipment - Replace	\$289,046	\$0	\$0	\$0	\$0
Slide Mechanicals (Shed)					
2535 Pump House - Replace	\$0	\$0	\$0	\$0	\$0
2535 Sump Pump - Replace	\$0	\$0	\$0	\$0	\$0
25301 VFD: Slide - Replace	\$37,688	\$0	\$0	\$0	\$0
28220 Pool/Spa Pumps – Repair/Replace	\$0	\$0	\$0	\$0	\$0
Maintenance Yard					
21741 Maintenance Shed - Replace	\$188,440	\$0	\$0	\$0	\$0
22010 Trucks - Replace	\$0	\$0	\$0	\$0	\$81,891
22050 Golf Cart - Replace	\$0	\$0	\$0	\$0	\$0
22060 Mules - Replace	\$0	\$0	\$0	\$68,638	\$0
22061 Tractor - Replace	\$0	\$0	\$0	\$0	\$0
22150 Trailers - Replace	\$0	\$0	\$0	\$37,179	\$0
22370 Lawn Mower - Replace	\$0	\$0	\$0	\$0	\$0
22371 Clay Roller - Replace	\$0	\$0	\$0	\$0	\$0
25350 Generator - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$828,822	\$369,748	\$192,808	\$123,971	\$124,544
Ending Reserve Balance	\$4,322,762	\$4,688,271	\$5,256,092	\$5,920,235	\$6,612,551



Accuracy, Limitations, and Disclosures

Association Reserves and its employees have no ownership, management, or other business relationships with the client other than this Reserve Study engagement. Bryan Farley, R.S., president of the Colorado LLC, is a credentialed Reserve Specialist (#260). All work done by Association Reserves is performed under his Responsible Charge and is performed in accordance with National Reserve Study Standards (NRSS). There are no material issues to our knowledge that have not been disclosed to the client that would cause a distortion of the client's situation.

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

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

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



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

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

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

Sites and Grounds

Comp #: 21070 Concrete Curb/Gutters - Repair - 5%**Quantity: 5% of ~ 1200 LF**

Location: Common Areas

Funded?: Yes.

History:

Comments: Concrete curbs and gutters determined to be in fair condition typically may start to exhibit minor hair-line cracks and minimal vehicle damage particularly in high-traffic areas. Although there is no predictable expectation for total replacement within the scope of this study we suggest a rotating funding allowance to supplement the operating budget for periodic larger scale repair/replacement. Best to time larger repairs with asphalt seal coat cycles when possible for cost efficiency paint any curbs and fire lanes at that time as well.

Useful Life:
5 years

Remaining Life:
3 years



Best Case: \$ 3,600

Worst Case: \$ 4,800

Cost Source: Allowance

Comp #: 21080 Concrete Swales/Pans - Repair - 5%

Quantity: 5% of ~ 610 GSF

Location: Common Areas

Funded?: Yes.

History:

Comments: Includes (608) Alley swale for the small sub-division southeast of the clubhouse, between Holland Thompson Drive and Lamprecht Drive.

The concrete swales and pans were observed to be in fair condition. Minor cracking was noted at the time of the inspection. No heavy damage was seen. Concrete swales are important elements of the site drainage system. Should be inspected periodically to ensure that drainage is not interrupted and any significant cracks or damaged sections repaired in order to maintain a smooth surface. Plan on replacing the swales at the same time as the asphalt removal.

Useful Life:
5 years

Remaining Life:
3 years



Best Case: \$ 760

Worst Case: \$ 910

Cost Source: Allowance

Comp #: 21090 Snowmelt Walkways - Repair**Quantity: ~ 2200 GSF**

Location: Common Areas

Funded?: Yes.

History:

Comments: It was reported that the entry walkways have a snowmelt system. We did not have access to inspect the snowmelt lines. This component funds for the removal and replacement of the snowmelt lines that lay beneath the concrete. Over time the lines will deteriorate and will need to be replaced. This project will include tearing out the concrete removing and re-laying the lines. Snowmelt systems should be inspected regularly and repaired as-needed by serving vendor or maintenance staff to ensure proper function and optimal performance. Minor repairs such as pump/motor replacements electronic system parts etc. should be considered an Operating expense. Plan to replace the entire system at the approximate interval shown below based on our experience and research with similar systems. Total life span can vary based on level of use preventive maintenance quality of materials and installation etc. The snowmelt system revolves around keeping the top surface warm enough to melt falling snow when it contacts the surface instead of letting it pile up. The two popular types of heating systems both work by generating radiant heat underneath the concrete thus keeping the pavement warm during snowstorms. The first heating method uses an electric current to generate heat on a wire or across a mat in almost exactly the same manner as most indoor floor-heating systems. The second method uses a series of tubes and pumps to move hot water directly underneath the driveway warming it up.

Useful Life:
30 yearsRemaining Life:
6 years

Best Case: \$ 77,000

Worst Case: \$ 99,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 21100 Site Drainage System - Clean/Repair**Quantity: (1) Area**

Location: Southwest Corner at Bowles Gulch

Funded?: No.

History:

Comments: Client reported that this Drainage Area was constructed to direct runoff and prevent flooding down the drainage valley. Vendor noted that area has at least a 50 year Useful Life, but funding for this area was not included in study at request of client. Area is located off Crystal Bridge Drive on the southwest corner of the property.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 21190 Asphalt - Seal/Repair**Quantity: ~ 32500 GSF**

Location: Common Areas

Funded?: Yes.

History: Sealed in 2021.

Comments: Includes (24623 GSF) Parking Lot, (7904 GSF) Alley. Client reported that the alley for the small sub-division southeast of the clubhouse, between Holland Thompson Drive and Lamprecht Drive is included in the Association responsibilities.

Asphalt seal was observed to be in fair condition with no major issues noted at the time of the inspection. Regular cycles of seal coating (along with any needed repair) has proven to be the best program in our opinion for the long term care of lower traffic asphalt areas such as these. The primary reason to seal coat asphalt pavement is to protect the pavement from the deteriorating effects of sun and water. When asphalt pavement is exposed the asphalt oxidizes or hardens which causes the pavement to become more brittle. As a result the pavement will be more likely to crack because it is unable to bend and flex when subjected to traffic and temperature changes. A seal coat combats this situation by providing a waterproof membrane which not only slows down the oxidation process but also helps the pavement to shed water preventing it from entering the base material. Seal coat also provides uniform appearance concealing the inevitable patching and repairs which accumulate over time. Seal coat ultimately extends useful life of asphalt postponing the asphalt resurfacing which can be one of the larger cost items in this study (see component #21200 for asphalt resurfacing costs). Repair asphalt before seal coating. Surface preparation and dry weather during and following application is key to lasting performance. The ideal conditions are a warm sunny day with low humidity rain can cause major problems when seal coating and should never be done when showers are threatening. Incorporate any striping and curb repair into this project. Fill cracks and clean oil stains promptly in between cycles as routine maintenance. Prior to a seal coat application the areas will be cleaned with push blowers and wire brooms. Be aware that sealcoat will not adhere to heavily saturated oil spots. Vendors typically recommend infrared patching on areas with saturated oil spots to ensure adherence of sealcoat.

Useful Life:
2 years

Remaining Life:
1 years



Best Case: \$ 6,500

Worst Case: \$ 7,500

Cost Source: Client Cost History

Comp #: 21200 Asphalt - Resurface**Quantity: ~ 32500 GSF**

Location: Common Areas

Funded?: Yes.

History:

Comments: Client reported that the asphalt has never been repaved or resurfaced since construction date. Includes (24623 GSF) Parking Lot, (7904 GSF) Alley.

Asphalt pavement determined to be in fair condition typically exhibits a mostly uniform surface but with minor to moderate raveling and surface wear. If present crack patterns are normal for the age of the asphalt and not extreme and there are no signs of advanced deterioration such as large block cracking patterns "alligatoring" or potholes. Overall appears to be aging normally and still up to an appropriate aesthetic standard. Useful life below assumes regular seal coating and repairs. The lack of seal coating and repairs can greatly decrease the asphalt's useful life. Resurfacing is typically one of the larger expense items in a reserve study. When need to resurface is apparent within a couple of years consult with geotechnical engineer for recommendations specifications / scope of work and project oversight. As routine maintenance keep surfaces clean and free of debris ensure that drains are free flowing repair cracks and clean oil stains promptly. Assuming proactive maintenance plan to resurface at roughly the time frame below. If regular maintenance and sealing is deferred client may need more extensive repair and replacement projects. Funding below assumes that asphalt has adequate subgrade as well as asphalt fill depth. If fill depth is less than 2" client may need to consider a remove and replacement project which can increase costs by 50% or more. Further resources: Pavement Surface Condition Field Rating Manual for Asphalt Pavement. <http://co-asphalt.com/resources/maintenance-and-preservation/>

Useful Life:
20 years

Remaining Life:
0 years



Best Case: \$ 81,300

Worst Case: \$ 97,600

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 21300 Site Rail: Metal - Repair/Paint**Quantity: ~ 910 LF**

Location: Common Areas

Funded?: Yes.

History:

Comments: Metal fencing determined to be in poor condition typically exhibits more advanced deterioration of coating or surface finish, with notable wear, possibly including corrosion and rust. In advanced cases, coating may be flaking or peeling away to expose metal structure. Poor curb appeal. Metal fencing should be painted at the interval shown here in order to inhibit or delay onset of rust/corrosion and prevent or minimize costly repairs. Painting not only protects the metal surface from excessive wear, but promotes a good, attractive appearance in the common areas. Costs can vary greatly depending on existing conditions of fencing, which will dictate amount of repair/prep work required.

Useful Life:
5 years

Remaining Life:
0 years



Best Case: \$ 5,500

Worst Case: \$ 7,300

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 21300 Site Rail: Metal - Replace**Quantity: ~ 910 LF**

Location: Common Areas

Funded?: Yes.

History:

Comments: Metal railing determined to be in poor condition typically exhibits more advanced or extensive surface wear and other signs of age, which may include damaged or vandalized sections, loose or missing hardware and other obvious concerns. At this stage, fencing is often an eyesore and replacement from an aesthetic standpoint should be considered, even if fencing is still technically upright and intact. In our experience, metal fencing will typically eventually break down due to a combination of sun and weather exposure, which is sometimes exacerbated by other factors such as irrigation overspray, abuse and lack of preventive maintenance. For some types of fencing, complete replacement is advisable over recoating or refinishing due to relatively short lifespan of coatings and consideration of total life-cycle cost.

Useful Life:
30 years

Remaining Life:
6 years



Best Case: \$ 63,600

Worst Case: \$ 77,300

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 21320 Site Fencing: Wood - Repair/Paint

Quantity: ~ 2830 LF

Location: Common Areas

Funded?: Yes.

History: Planned for 2022.

Comments: Includes (330 LF) Fencing that surrounds the Maintenance Lot (adjacent to the Clubhouse and Tennis Center), and (2500 LF) of Split Rail. Wood fencing determined to be in poor condition typically exhibits more advanced deterioration of coating with notable wear possibly resulting in rotting of wood structure in places. Poor inconsistent curb appeal. Regular uniform professional paint or sealer applications are recommended for appearance protection of wood and maximum design life. Repair as needed and clean prior to application. Plan for regular applications as shown below. Timing of repair/paint cycles may need to be coordinated with eventual fence replacement.

Useful Life:
5 years

Remaining Life:
0 years



Best Case: \$ 25,200

Worst Case: \$ 38,100

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 21330 Site Fencing: Wood - Replace**Quantity: ~ 330 LF**

Location: Common Areas

Funded?: Yes.

History:

Comments: Wood fencing determined to be in poor condition typically exhibits more advanced or extensive surface wear and other signs of age which may include damaged or vandalized sections loose or missing hardware and other obvious concerns. At this stage fencing is often an eyesore and replacement from an aesthetic standpoint should be considered even if fencing is still technically upright and intact. As routine maintenance inspect regularly for any damage repair as needed and avoid contact with ground and surrounding vegetation wherever possible. Regular cycles of uniform professional sealing/painting will help to maintain appearance and maximize life. In our experience wood fencing will typically eventually break down due to a combination of sun and weather exposure which is sometimes exacerbated by other factors such as irrigation overspray abuse and lack of preventive maintenance. Recommendation and costs shown here are based on replacement with similar style and material. However the client might want to consider replacing with more sturdy lower-maintenance products like composite vinyl etc. Although installation costs are higher total life cycle cost is lower due to less maintenance and longer design life expectancy.

Useful Life:

25 years

Remaining Life:

1 years



Best Case: \$ 19,800

Worst Case: \$ 23,100

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 21340 Site Fencing: Split Rail - Replace**Quantity: ~ 2500 LF**

Location: Common Areas

Funded?: Yes.

History:

Comments: Wood fencing determined to be in fair condition typically exhibits some minor to moderate amounts of surface wear and other signs of age which may include a small percentage of warped split and/or rotted sections. In general appearance is consistent but declining. As routine maintenance inspect regularly for any damage repair as needed and avoid contact with ground and surrounding vegetation wherever possible. Regular cycles of uniform professional sealing/painting will help to maintain appearance and maximize life. In our experience wood fencing will typically eventually break down due to a combination of sun and weather exposure which is sometimes exacerbated by other factors such as irrigation overspray abuse and lack of preventive maintenance. Recommendation and costs shown here are based on replacement with similar style and material. However the client might want to consider replacing with more sturdy lower-maintenance products like composite vinyl etc. Although installation costs are higher total life cycle cost is lower due to less maintenance and longer design life expectancy.

Useful Life:
30 years

Remaining Life:
10 years



Best Case: \$ 74,800

Worst Case: \$ 99,700

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 21540 Detention Pond - Maintain

Quantity: (1) Pond

Location: Common Areas

Funded?: Yes. Included at the request of the client

History:

Comments: Client requested funding for the removal of sediment from large pond on southeast corner of RVR Tennis property. Project increases longevity of pond.

Under normal circumstances well-maintained retention ponds should not require major repair/refurbishing projects on a predictable timeline. In some cases large projects such as weed abatement or dredging may be required but the scope and frequency of such projects is very unpredictable. As a precaution the Client may want to budget an "allowance" for repairs to the ponds. The Client should consult with pond service vendor on a regular basis to identify any necessary projects which may be included within future Reserve Study updates as needed.

Useful Life:
3 years

Remaining Life:
2 years



Best Case: \$ 9,500

Worst Case: \$ 10,500

Cost Source: Estimate Provided by Client

Comp #: 21610 Wood Signs - Refurbish/Replace**Quantity: ~ (3) Signs**

Location: Common Areas

Funded?: Yes.

History:

Comments: Includes (1) Wood Sign (Crystal Bridge Dr. & Bridgewater Pl.), (1) Wood Sign (Orchard Park), (1) Wood Sign (RVR Tennis Club). Signage determined to be in fair condition typically exhibits acceptable appearance and aesthetics in keeping with local area but with more weathering and wear showing on surfaces. If present landscaping and lighting are still in serviceable condition. At this stage signage may be becoming more dated and diminishing in appeal. As routine maintenance inspect regularly clean/touch-up and repair as an Operating expense. Plan to refurbish or replace at the interval below. Timing and scope of refurbishing or replacement projects is subjective but should always be scheduled in order to maintain good curb appeal. In our experience most clients choose to refurbish or replace signage periodically in order to maintain good appearance and aesthetics in keeping with local area often before signage is in poor physical condition. If present concrete walls are expected to be painted and repaired as part of refurbishing but not fully replaced unless otherwise noted. Costs can vary significantly depending on style/type desired and may include additional costs for design work landscaping lighting water features etc. Reserve Study updates should incorporate any estimates or information collected regarding potential projects.

Useful Life:

30 years

Remaining Life:

6 years



Best Case: \$ 11,000

Worst Case: \$ 13,000

Cost Source: Client Cost History

Comp #: 21611 Monuments - Refurbish/Replace

Quantity: ~ (5) Monuments

Location: Common Areas

Funded?: Yes.

History:

Comments: Includes (3) Obelisk Monuments ((2) River Valley Ranch Dr. (1) Tennis Club), (2) River Valley Ranch Monuments (Main Entrance to Property). Monument signage determined to be in fair condition typically exhibits acceptable appearance and aesthetics in keeping with local area but with more weathering and wear showing on surfaces. If present landscaping and lighting are still in serviceable condition. At this stage signage may be becoming more dated and diminishing in appeal. As routine maintenance inspect regularly clean/touch-up and repair as an Operating expense. Plan to refurbish or replace at the interval below. Timing and scope of refurbishing or replacement projects is subjective but should always be scheduled in order to maintain good curb appeal. In our experience most clients choose to refurbish or replace signage periodically in order to maintain good appearance and aesthetics in keeping with local area often before signage is in poor physical condition. If present concrete walls are expected to be painted and repaired as part of refurbishing but not fully replaced unless otherwise noted. Costs can vary significantly depending on style/type desired and may include additional costs for design work landscaping lighting water features etc. Reserve Study updates should incorporate any estimates or information collected regarding potential projects.

Useful Life:
30 years

Remaining Life:
6 years



Best Case: \$ 45,000

Worst Case: \$ 55,000

Cost Source: Estimate Provided by Client

Comp #: 21650 Street Lights - Replace**Quantity: ~ (65) Fixtures**

Location: Common Areas

Funded?: Yes.

History:

Comments: Lights were inspected during daylight hours but are assumed to be functional. Bulbs are expected to be replaced as needed as an Operating expense. Replacement should be considered at the approximate interval shown below to ensure good function and maintain good appearance in the common areas. Replacement costs can vary greatly depending on replacement type; estimates shown here are based on replacement with a comparable size and design as are currently in place unless otherwise noted. We recommend consideration of LED fixtures or other energy-saving options whenever possible.

Useful Life:
30 years

Remaining Life:
6 years



Best Case: \$ 292,500

Worst Case: \$ 357,500

Cost Source: Estimate Provided by Client

Comp #: 21700 Picnic Tables - Replace**Quantity: ~ (7) Tables**

Location: Common Areas

Funded?: Yes.

History:

Comments: Furnishings determined to be in fair condition typically exhibit somewhat moderately worn finishes or coatings. Appearance is generally consistent but diminishing. Still serviceable but showing more signs of age.

Useful Life:
30 years

Remaining Life:
6 years



Best Case: \$ 4,900

Worst Case: \$ 7,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 21730 Bathroom Exterior - Repaint**Quantity: ~ (650 GSF) Siding**

Location: Common Areas

Funded?: Yes.

History: Refurbished in 2020 for \$15,000.

Comments: Bathroom located at Triangle Park. Includes (650 GSF) Wood Siding. Painted and stained exterior surfaces determined to be in fair condition typically exhibit some minor to moderate signs of wear and age such as chalking peeling blistering etc. Problems tend to develop in more exposed areas first. Hairline cracks may be present at this stage. Overall appearance is satisfactory. As routine maintenance inspect regularly (including sealants) repair locally and touch-up paint as needed. Typical paint cycles can vary greatly depending upon many factors including type of material painted surface preparations quality of material application methods weather conditions during application moisture beneath paint and exposure to weather conditions. Proper sealant/caulking is critical to preventing water intrusion and resulting damage to the building structure. Incorrect installations of sealant are common and can greatly decrease its useful life. Inspect sealant more frequently as it ages to determine if it is failing. Typical sealant problems include failure of sealant to adhere to adjacent materials and tearing/splitting of the sealant itself. As sealants age and are exposure to ultra-violet sunlight they will dry out harden and lose their elastic ability. Remove and replace sealant as signs of failure begin to appear. Proper cleaning prep work and proper installation are critical for a long lasting sealant/caulking. Do not install sealant in locations that would block water drainage from behind the siding. Repair areas as needed prior to project. For best results the client may want to consult with a building envelope specialist or waterproofing contractor to specify types of materials to be used and define complete scope of work before bidding. Best practice is to coordinate this type of work with other projects whenever practical such as balcony sealing planter waterproofing etc.

Useful Life:
7 years

Remaining Life:
5 years



Best Case: \$ 975

Worst Case: \$ 1,625

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 21740 Bathroom Interiors - Remodel

Quantity: (1) Bathroom

Location: Common Areas

Funded?: Yes.

History:

Comments: Bathroom located at Triangle Park. Includes (2) Bathrooms.

Bathrooms were determined to be in fair condition. As routine maintenance, inspect regularly and perform any needed repairs promptly utilizing general Operating funds. Typical remodeling project can include some or all of the following replacement of plumbing fixtures, partitions, countertops, lighting, flooring, ventilation fans, accessories, decor, etc. Best practice is to coordinate this type of project with other areas whenever possible. Schedule and cost estimates should be re-evaluated during future Reserve Study updates and adjusted as needed based on the client's good judgment.

Useful Life:
20 years

Remaining Life:
7 years



Best Case: \$ 6,000

Worst Case: \$ 10,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 21740 Bathroom Siding - Replace**Quantity: ~ (650 GSF) Wood Siding**

Location: Common Areas

Funded?: Yes.

History: Refurbished in 2020 for \$15,000.

Comments: Bathroom located at Triangle Park. Wood siding determined to be in good condition typically exhibits some color fading and inconsistency with minor isolated locations showing more advanced surface wear cracking splintering etc. Project costs can vary depending upon materials chosen and the condition of the underlying structural framing when exposed. We recommend the Board conduct research well in advance in order to define scope timing and costs including plan for some margin of contingency. Siding is wood shingle above log cabin structural build. No view of the critical underlying waterproofing was available as part of our limited visual review. Replacement may ultimately be needed due to the failure of the underlying waterproofing degrading over the decades and/or the end of the useful life of the siding materials from general aging. Many factors influence the useful life including exposure to (or protection from) wind driven rain and the quality of the waterproofing and flashing beneath the siding. Evaluate the siding and the critical underlying waterproofing (typically building paper or house-wrap) more frequently as the remaining useful life approaches zero years. Adjust remaining useful life as dictated by the evaluation. Align with window replacement for cost efficiencies and building envelope integrity when practical. Inspect annually and repair locally as needed using general maintenance funds. Keep the wood siding painted to protect the wood from decay caused by water. Another item that greatly influences useful life is the thoroughness of the original painting. Wood siding will last longer if each piece was painted on all six sides. Typically wood siding is painted on the two sides that are exposed and not on the back ends or top. Since we perform only a visual review we were unable to confirm the extents of the painting. It is reasonable to presume that not all six sides are painted. If the siding is not painted on all sides water can infiltrate and be absorbed into the wood on the unpainted sides which over time will lead to cupping warping and decay limiting its useful life.

Useful Life:

20 years

Remaining Life:

19 years



Best Case: \$ 14,500

Worst Case: \$ 15,500

Cost Source: Client Cost History

Comp #: 21741 Bathroom Roof - Replace**Quantity: ~ 330 GSF**

Location: Exteriors

Funded?: Yes.

History:

Comments: Bathroom located at Triangle Park. Includes (330) Metal Roofing. Roofing consists of Pro Panel metal roof. Typically metal roofs are either Pro-Panel seamed roofs or Standing Seam roofs. Pro Panel roofs are installed with exposed metal screws and fasteners, while Standing Seam will snap lock panels over the mechanical seam, with no penetrations to the underlayment. Advantages of metal roofs include long life expectancies with relatively low need to repair. Metal roofing is typically a long-lived component assuming it was properly installed and is properly maintained. As routine maintenance, many manufacturers recommend inspections at least twice annually (once in the fall, before the rainy season, and again in the spring) and after large storm events. Promptly replace any damaged/missing sections or conduct any other repair needed to ensure waterproof integrity of roof. We recommend having roof inspected in greater detail (including conditions of sub-surface materials) by an independent roofing consultant prior to replacement. There is a wealth of information available through organizations such as the Roof Consultant Institute <http://www.rci-online.org> and the National Roofing Contractors Association (NRCA) <http://www.nrca.net/>. If the roof has a warranty, be sure to review terms and conduct proper inspections/repairs as needed to keep warranty in force.

Useful Life:

20 years

Remaining Life:

0 years



Best Case: \$ 2,600

Worst Case: \$ 4,000

Cost Source: ARI Cost Database: Similar Project Cost History

Building Exteriors

Comp #: 23020 Ext. Lights (Decorative) - Replace

Quantity: ~ (15) Lights

Location: Building Exteriors

Funded?: Yes.

History:

Comments: Exterior lights determined to be in fair condition typically exhibit more moderate signs of wear and age but are generally believed to be aging normally with no unusual conditions noted. Observed during daylight hours but assumed to be in functional operating condition. As routine maintenance clean by wiping down with an appropriate cleaner change bulbs and repair as needed. Best practice is to plan for replacement of all lighting together at roughly the time frame below for cost efficiency and consistent quality/appearance throughout development. Should be coordinated with exterior painting projects whenever possible. Individual replacements should be considered an Operating expense. If available an extra supply of replacement fixtures should be kept on-site to allow for prompt replacement.

Useful Life:
25 years

Remaining Life:
15 years



Best Case: \$ 3,000

Worst Case: \$ 4,500

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 23180 Composite Decks - Replace**Quantity: ~ 280 GSF**

Location: Building Exteriors

Funded?: Yes.

History:

Comments: Includes (2) decks off the Yoga Room. Client reported decks to be used infrequently. Poor conditions were observed at the time of the inspection. Lifting noted in multiple areas. No extensive cracking or weathering noted however the surfaces appeared to be faded. Surface appearance was of that of a composite/plastic/PVC material. Typical warranty period based on a Trex type material is 25 years. However that warranty period is based on proper installation and maintenance. We recommend ongoing evaluations of all elevated decks by a qualified decking or waterproofing contractor to assess overall condition and performance of system components. As part of ongoing maintenance program inspect regularly for any damage/deterioration. Ensure that any rail assemblies are secure. Note project costs can vary significantly professional specifications soliciting several estimates and professional project oversight are recommended. Track actual expenses for inclusion within future Reserve Study updates. If properly installed composite decking systems should experience an extended useful life. Decks should be thoroughly evaluated by a decking or waterproofing contractor prior to re-coating in order to determine scope of any required repairs. If the deck system has a warranty the client should make sure to follow any requirements necessary to maintain said warranty such as re-coating at required intervals and conducting professional inspections. As a general rule potted plants and other items that may trap water should be elevated off the deck or used with a waterproof liner in order to prevent prolonged exposure.

Useful Life:
25 years

Remaining Life:
15 years



Best Case: \$ 8,400

Worst Case: \$ 9,800

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 23220 Balcony Rails - Stain

Quantity: ~ 72 LF

Location: Building Exteriors

Funded?: Yes.

History:

Comments: Includes (2) decks off the Yoga Room. Client reported decks to be used infrequently. Deck railing finishes determined to be in fair condition typically exhibit minor to moderate wear with faded but consistent color. Coating is generally intact but may be beginning to peel or flake in sections. Railings should be painted/re-coated at the approximate interval shown below in order to restore good appearance and protect the railings from excessive surface wear. If railing is exposed to the elements without adequate coating for an extended period of time useful life may be severely reduced. Best practice is to coordinate with other exterior projects when possible such as deck re-coating or exterior painting. Replacement component not necessary because rails are log cabin style.

Useful Life:
5 years

Remaining Life:
3 years



Best Case: \$ 1,400

Worst Case: \$ 2,200

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 23310 Wood Siding – Repair/Repaint**Quantity: ~ 10000 GSF**

Location: Building Exteriors

Funded?: Yes.

History: Stained in 2020 for \$12000.

Comments: Includes (9130 GSF) Clubhouse, (820 GSF) Tennis Shack. Repaint and repair component includes staining the log cabin siding as well as the wood shingle siding.

For the log cabin, per discussion with vendors, the log-cabin siding of this buildings should last well over 100 years if maintained properly.

Painted and stained exterior surfaces determined to be in fair condition typically exhibit some minor to moderate signs of wear and age such as chalking peeling blistering etc. Problems tend to develop in more exposed areas first. Hairline cracks may be present at this stage. Overall appearance is satisfactory. As routine maintenance inspect regularly (including sealants) repair locally and touch-up paint as needed. Typical paint cycles can vary greatly depending upon many factors including type of material painted surface preparations quality of material application methods weather conditions during application moisture beneath paint and exposure to weather conditions. Proper sealant/caulking is critical to preventing water intrusion and resulting damage to the building structure. Incorrect installations of sealant are common and can greatly decrease its useful life. Inspect sealant more frequently as it ages to determine if it is failing. Typical sealant problems include failure of sealant to adhere to adjacent materials and tearing/splitting of the sealant itself. As sealants age and are exposure to ultra-violet sunlight they will dry out harden and lose their elastic ability. Remove and replace sealant as signs of failure begin to appear. Proper cleaning prep work and proper installation are critical for a long lasting sealant/caulking. Do not install sealant in locations that would block water drainage from behind the siding. Repair areas as needed prior to project. For best results the client may want to consult with a building envelope specialist or waterproofing contractor to specify types of materials to be used and define complete scope of work before bidding. Best practice is to coordinate this type of work with other projects whenever practical such as balcony sealing planter waterproofing etc.

Useful Life:
7 years

Remaining Life:
5 years



Best Case: \$ 11,500

Worst Case: \$ 14,300

Cost Source: Client Cost History

Comp #: 23320 Wood Siding - Replace**Quantity: ~ 5800 GSF**

Location: Building Exteriors

Funded?: Yes.

History:

Comments: Includes (4980 GSF), Clubhouse (820 GSF) Tennis Shack. Square footage is less than repaint because the log cabin siding doesn't need to be replaced if maintained well through scheduled staining. See Component #23310 for stain schedule.

Wood siding determined to be in fair condition typically exhibits some color fading and inconsistency with minor isolated locations showing more advanced surface wear cracking splintering etc. Project costs can vary depending upon materials chosen and the condition of the underlying structural framing when exposed. We recommend the Board conduct research well in advance in order to define scope timing and costs including plan for some margin of contingency. Siding is wood shingle above log cabin structural build. No view of the critical underlying waterproofing was available as part of our limited visual review. Replacement may ultimately be needed due to the failure of the underlying waterproofing degrading over the decades and/or the end of the useful life of the siding materials from general aging. Many factors influence the useful life including exposure to (or protection from) wind driven rain and the quality of the waterproofing and flashing beneath the siding. Evaluate the siding and the critical underlying waterproofing (typically building paper or house-wrap) more frequently as the remaining useful life approaches zero years. Adjust remaining useful life as dictated by the evaluation. Align with window replacement for cost efficiencies and building envelope integrity when practical. Inspect annually and repair locally as needed using general maintenance funds. Keep the wood siding painted to protect the wood from decay caused by water. Another item that greatly influences useful life is the thoroughness of the original painting. Wood siding will last longer if each piece was painted on all six sides. Typically wood siding is painted on the two sides that are exposed and not on the back ends or top. Since we perform only a visual review we were unable to confirm the extents of the painting. It is reasonable to presume that not all six sides are painted. If the siding is not painted on all sides water can infiltrate and be absorbed into the wood on the unpainted sides which over time will lead to cupping warping and decay limiting its useful life.

Useful Life:
50 years

Remaining Life:
26 years



Best Case: \$ 104,400

Worst Case: \$ 145,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 23370 Stone Veneer - Maintain/Repair

Quantity: ~ 1200 GSF

Location: Building Exteriors

Funded?: No. Does not meet National Reserve Study Standards - not predictable

History:

Comments: Brick or other masonry siding is typically a low maintenance surface that requires minimal infrequent repair. However in some cases (usually after several decades or more) the original mortar between bricks may require repointing to restore appearance and adequately protect against water intrusion. Repointing involves raking out a portion of the existing mortar and installing new mortar and continuing on until all affected sections have been replaced. In our experience there is not a well-defined predictable timeline for repointing work usually making this project inappropriate for Reserve funding. If re-pointing is a concern we strongly recommend further inspection by a qualified engineer and/or masonry specialist to diagnose existing conditions and recommend a scope of work. If warranted the Reserve Study can be adjusted to include funding recommendations going forward.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 23430 Windows (All) - Replace**Quantity: ~ (170) Windows**

Location: Building Exteriors

Funded?: Yes.

History:

Comments: Client reported significant wear on the metal finish of exterior windows. Windows determined to be in poor condition typically exhibit normal signs of wear for their age including more surface wear to framework and hardware but no advanced corrosion or other concerns. At this stage windows and doors are believed to be functional and aging normally but more advanced technology may be available. Windows are metal. Inspect regularly including sealant if any and repair as needed. Proper sealant/caulking is critical to keeping water out of the walls and preventing water damage. With ordinary care and maintenance useful life is long but difficult to predict. Many factors affect useful life including quality of window installed waterproofing flashing details exposure to wind driven rain. In many cases windows are replaced on an ongoing basis to select areas as-needed rather than to an entire building at one time. This component should be re-evaluated as the building ages and more problems develop and funding recommendations should be adjusted accordingly. An allowance for partial replacements may be warranted if certain windows are more deteriorated than others. Consult with vendors to ensure replacement windows are compliant with all applicable building codes. Note there are many types of windows available in today's market and costs can vary greatly.

Useful Life:
30 years

Remaining Life:
6 years



Best Case: \$ 338,000

Worst Case: \$ 422,500

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 23480 Utility Doors - Replace

Quantity: ~ (22) Doors

Location: Building Exteriors

Funded?: Yes.

History:

Comments: Includes (15) Double Doors, (7) Single Doors. Utility doors determined to be in fair condition typically exhibit more signs of wear and tear and noticeable aesthetic decline. Doors are still functional. At this stage framework sometimes has issues with rust and expansion causing doors to stick. Utility doors should have a very long useful life expectancy in most cases. However occasional replacements may be required especially for doors located in more exposed areas. Inspect periodically and repair as needed to maintain appearance security and operation with maintenance funds. Should be painted along with building exteriors or other painting/waterproofing projects to preserve appearance and prolong useful life. Based on our experience with comparable properties we recommend planning for ongoing partial replacements at the approximate interval shown here.

Useful Life:
40 years

Remaining Life:
16 years



Best Case: \$ 13,200

Worst Case: \$ 19,800

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 23570 Roof: Composition Shingle - Replace**Quantity: ~ 9100 GSF**

Location: Building Exteriors

Funded?: Yes.

History:

Comments: Includes (8713 GSF) Clubhouse, (360 GSF) Tennis Shack. Moss growth observed on wood shingle roof. Client reported no current problems with roofing system. Ridge venting provided by gable-end louvers. A reserve study conducts only a limited visual review, and many of the critical waterproofing and ventilation items of the roof are not readily viewable. For a full evaluation have a professional roof consultant/contractor perform a thorough up-close survey of your entire roof system, including attic inspection (if any). Useful life of wood roofing varies based on many factors, including proper drainage and ventilation on the underside of the wood shingles. The useful life used below is suggested for general financial planning purposes. As routine maintenance, many manufacturers recommend inspections at least twice annually (once in the fall before the rainy season and again in the spring) and after large storm events. Promptly replace any damaged/missing sections or any other repair needed to ensure waterproof integrity of roof. Keep roof surface, gutters, and downspouts clear and free of moss or debris. At the time of re-roofing, we recommend that you hire a professional consultant to evaluate the existing roof and specify the new roof materials/design, provide installation oversight. We recommend that all clients hire qualified consultants whenever they are considering having work performed on any building envelope (waterproofing) components including: roof, walls, windows, decks, exterior painting, and caulking/sealant. The Cedar Bureau's roof installation manual is very useful.

[Http://www.cedarbureau.org/manuals/imperial/2015/RFI/RoofManual-0407-i.pdf](http://www.cedarbureau.org/manuals/imperial/2015/RFI/RoofManual-0407-i.pdf) The National Roofing Contractors client (NRCA) publishes the NRCA Roofing Manual. It has four volumes: wood roofing is covered in the steep-slope volume. That volume cost about \$200 and provides comprehensive information regarding Steep-slope Roof Systems (wood shake and wood shingle, asphalt, clay and concrete tile, metal, synthetic, and slate). The current edition is 2009 and they intend to update it every four years. It is fairly user friendly for the layperson, with many easy to understand drawings. Older versions are available at the public library or through inter-library loan

Useful Life:
20 years

Remaining Life:
0 years



Best Case: \$ 136,100

Worst Case: \$ 163,300

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 23650 Gutters/Downspouts - Replace**Quantity: ~ 73 LF**

Location: Building Exteriors

Funded?: Yes. Component does not meet funding threshold.

History:

Comments: Client noted copper gutters (pictured) and reported no problems with current guttering system. Gutters and downspouts determined to be in fair condition typically exhibit some normal wear and tear but drainage away from the roof and building appears to be adequate. Generally believed to be aging normally. Gutters and downspouts are assumed to be functioning properly unless otherwise noted. As routine maintenance inspect regularly keep gutters and downspouts free of debris. If buildings are located near trees keep trees trimmed back to avoid accumulation of leaves on the roof surface which will accumulate in the gutters and increase maintenance requirements while reducing life expectancy. Repair or replace individual sections as needed as an Operating expense. We generally recommend that the gutters and downspouts be replaced when the roof is being resurfaced/replaced. National Roofing Contractor client (NRCA) roofing standard includes installing eave flashings at the gutters. We suggest to plan for total replacement of gutter and downspouts at the same intervals as roof replacement for cost efficiency. Unless otherwise noted costs shown here assume replacement with similar type as are currently in place.

Useful Life:

30 years

Remaining Life:

6 years



Best Case: \$ 6,200

Worst Case: \$ 6,900

Cost Source: ARI Cost Database: Similar Project Cost History

Building Interiors

Comp #: 24010 Interior Surfaces - Repaint**Quantity: ~ 13100 GSF**

Location: Building Interiors

Funded?: Yes.

History:

Comments: Includes (550 GSF) Yoga Room, (564 GSF) Hallway, (1,880 GSF) Hallway, (1,540 GSF) Exercise Room, (1,120 GSF) Grand Room, (790 GSF) Lobby, (1,240 GSF) Lobby, (270 GSF) Lobby Hall, (77 GSF) Lobby Hall, (900 GSF) Conference Room, (130 GSF) Stairway, (1,150 GSF) Stairway, (200 GSF) Stairway, (2,700 GSF) Stairway.

Interior areas determined to be in fair condition typically exhibit some minor routine marks and scuffs small sections of peeling paint etc. Overall appearance is satisfactory. Regular cycles of professional painting are recommended to maintain appearance. Small touch-up projects can be conducted as needed as a maintenance expense but comprehensive painting of interior areas will restore a consistent look and quality to all areas. Best practice is to coordinate at same time as other interior projects (flooring furnishings lighting etc.) whenever possible to minimize downtime and maintain consistent quality standard.

Useful Life:
10 years

Remaining Life:
7 years



Best Case: \$ 22,800

Worst Case: \$ 41,300

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 24030 Interior Lights - Replace**Quantity: ~ (53) Lights**

Location: Building Interiors

Funded?: Yes.

History:

Comments: Includes (6) Hallway, (6) Grand Room, (13) Lobby/Juice Bar, (10) Bathrooms, (3) Lobby Hall, (2) Mailroom and Foyer, (5) Stairwells, (8) Conference Room. Interior wall lights were noted to be in fair condition with no significant damage/deterioration observed or reported to us. As routine maintenance inspect repair and change bulbs as needed. Best practice is to coordinate at same time as other interior projects (especially painting) whenever possible to minimize downtime and maintain consistent quality standard. Timing of replacements is ultimately subjective. Estimates shown here are based on our experience with similar properties and general aesthetic qualities. A wide variety of fixture styles is available funding recommendations are based on replacement with comparable quality fixtures.

Useful Life:
25 years

Remaining Life:
14 years



Best Case: \$ 13,300

Worst Case: \$ 15,900

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 24040 Stairwell Rail - Paint**Quantity: ~ (260 LF) Rail**

Location: Building Interiors

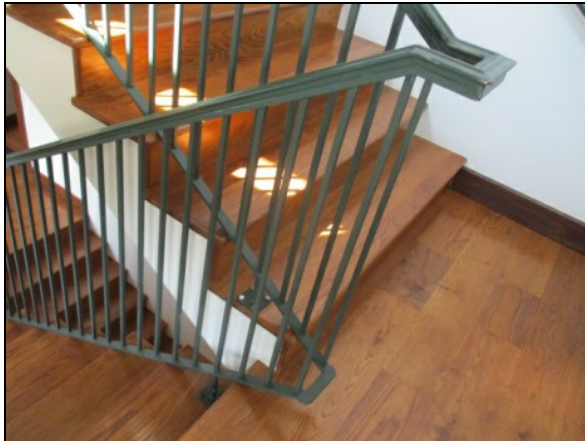
Funded?: Yes.

History:

Comments: The finish on the surfaces appeared in fair condition. Minimal evidence of cracking fading and peeling of the paint was observed. No structural issues were reported to us by the client at the time of the inspection. We recommended setting aside reserve funds to supplement the operating budget for local repairs in future years. As routine maintenance inspect regularly and perform any needed local repairs promptly as general maintenance expense. Ensure that tread connections are tight secure and slip resistant. Paint components regularly along with building interiors.

Useful Life:
45 years

Remaining Life:
21 years



Best Case: \$ 13,200

Worst Case: \$ 14,800

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 24050 Lockers - Replace**Quantity: ~ (86) Lockers**

Location: Building Interiors

Funded?: Yes.

History:

Comments: Lockers determined to be in fair condition typically exhibit some amount of surface wear and/or rusting, but remain in serviceable and generally decent aesthetic condition. Clean and inspect regularly, change lock cylinders, lubricate hinges and repair as needed from Operating budget. Structures located inside protected interior areas can have very long life expectancies. In our experience, it is prudent to expect replacement at the approximate interval shown below in order to maintain good appearance consistent with other interior areas. Timing of replacements is ultimately subjective.

Useful Life:
30 years

Remaining Life:
12 years



Best Case: \$ 24,900

Worst Case: \$ 26,200

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 24060 Mailboxes - Replace**Quantity: ~ (22) Boxes**

Location: Building Interiors

Funded?: Yes.

History:

Comments: Includes (18) Mailboxes, (4) Parcel Boxes. Increased remaining useful life after visual inspection. Mailboxes determined to be in fair condition typically exhibit some amount of surface wear and/or rusting but remain in serviceable and generally decent aesthetic condition. Clean and inspect regularly change lock cylinders lubricate hinges and repair as needed from Operating budget. Metal mailbox structures located inside protected interior areas can have very long life expectancies. In our experience it is prudent to expect replacement at the approximate interval shown below in order to maintain good appearance consistent with other interior areas. Timing of replacements is ultimately subjective.

Useful Life:
30 years

Remaining Life:
15 years



Best Case: \$ 28,600

Worst Case: \$ 35,200

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 24070 Steam Room – Refurbish/Re-tile

Quantity: ~ 970 GSF

Location: Building Interiors

Funded?: Yes.

History:

Comments: Client noted no problems with component. Tiled steam rooms were determined to be in fair condition. Floors did not exhibit any extensive un-even or broken sections. No evidence of heavy deterioration or broken tiles. As part of ongoing maintenance program, inspect regularly, repairing or replacing damaged sections as needed. If available, best practice is to keep a collection of replacement tiles on hand for partial replacements. With ordinary care and maintenance, tile in interior locations can last for an extended period of time, but replacement is often warranted eventually to enhance and restore aesthetic appeal in the common areas. Replacement costs can vary greatly depending on size and type of tiles selected. Our recommendation is to replace at the approximate schedule shown here, but this schedule can be adjusted at the client's discretion. "

Useful Life:
20 years

Remaining Life:
10 years



Best Case: \$ 24,300

Worst Case: \$ 34,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 24070 Tile Flooring - Replace**Quantity: ~ 830 GSF**

Location: Building Interiors

Funded?: Yes.

History:

Comments: Includes (162 GSF) Juice Bar, (252 GSF) Lobby Hall, (120 GSF) Office 1, (180 GSF) Mailroom, (112 GF) Foyer. Tiled surfaces were determined to be in fair condition. Floors did not exhibit any extensive un-even or broken sections. No evidence of heavy deterioration or broken tiles. As part of ongoing maintenance program inspect regularly repairing or replacing damaged sections as needed. If available best practice is to keep a collection of replacement tiles on hand for partial replacements. With ordinary care and maintenance tile in interior locations can last for an extended period of time but replacement is often warranted eventually to enhance and restore aesthetic appeal in the common areas. Replacement costs can vary greatly depending on size and type of tiles selected. Our recommendation is to replace at the approximate schedule shown here but this schedule can be adjusted at the client's discretion.

Useful Life:
30 years

Remaining Life:
10 years



Best Case: \$ 20,700

Worst Case: \$ 28,900

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 24080 Carpeting - Replace**Quantity: ~ 369 GSY**

Location: Building Interiors

Funded?: Yes.

History: Replaced in 2017-2018 for \$12,647.

Comments: Includes (141 GSY) Upstairs, (31 GSY) Office 2, (56 GSY) Conference Room, (141 GSY) Fitness Room.

Carpeted surfaces were determined to be in fair condition. Minor evidence of staining matting or loose seams observed. As part of ongoing maintenance program vacuum regularly and professionally clean as needed. Best practice is to coordinate at same time as other interior projects whenever possible to minimize downtime and maintain consistent quality standard. Timing and interval is somewhat subjective but not as flexible as other flooring finishes (tile wood etc.). Estimates shown here are based on our experience with similar properties and general aesthetic qualities. Schedule can be updated/adjusted at the discretion of the client for planning purposes.

Useful Life:

10 years

Remaining Life:

7 years



Best Case: \$ 13,500

Worst Case: \$ 14,900

Cost Source: Client Cost History

Comp #: 24090 Wood Flooring - Replace**Quantity: ~ 3700 GSF**

Location: Building Interiors

Funded?: Yes.

History:

Comments: Includes (736 GSF) Yoga Room, (182 GF) Fitness Room, (1000 GSF) Lobby, (784 GSF) Grand Room, (140 GSF) Lobby Hall, (350 GSF) Stairs. Wood floors were determined to be in fair condition. Floors did not exhibit any extensive un-even or broken sections. No evidence of heavy deterioration. At longer intervals wood flooring may eventually be replaced due to wear and deterioration as well as for aesthetic changes in the common areas. Estimates shown here are based on our experience with similar properties and general aesthetic qualities. Schedule can be updated/adjusted at the discretion of the client for planning purposes.

Useful Life:

40 years

Remaining Life:

16 years



Best Case: \$ 55,300

Worst Case: \$ 73,700

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 24100 Wood Flooring - Refinish**Quantity: ~ 3700 GSF**

Location: Building Interiors

Funded?: Yes.

History: Refinished in 2017.

Comments: Wood surfaces were determined to be in fair condition. Minor evidence of staining observed. Wood flooring should be refinished periodically to restore appearance and prolong total life of the surface prior to replacement.

Useful Life:
20 years

Remaining Life:
15 years



Best Case: \$ 29,500

Worst Case: \$ 36,900

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 24150 Fitness Equipment (All) - Replace**Quantity: ~ (43) Pieces**

Location: Building Interiors

Funded?: Yes.

History: Plan to replace in 2022.

Comments: Includes (13) Lemond Spin Cycles, (4) Treadmills, (3) Elliptical, (2) Recombant, Stairmaster, Row Machine, Upright Bike, Weight Machines: Shoulder Press, Dip Bar, Back Extension, Leg Extension, Chest Press, Leg Sled, Lat Pull Down, Smith Machine, Fly, Hip Abductor, Abdominal, Assorted Benches and Dumbbell Sets.

Fitness equipment determined to be in fair condition is typically commercial grade and in serviceable condition. Heavily-used equipment may show more signs of wear but all equipment is still assumed to be functioning properly and up to an appropriate standard for the property.

Useful Life:
30 years

Remaining Life:
0 years



Best Case: \$ 103,900

Worst Case: \$ 120,600

Cost Source: Estimate Provided by Client

Comp #: 24220 Furnishings and Décor - Update**Quantity: ~ (48) Pieces**

Location: Building Interiors

Funded?: Yes.

History:

Comments: Includes (3) Lamps, (5) Tables, (17) Chairs, (13) Lounge Chairs, (1) Couch, (8) Barstools, (1) Conference Table found in the clubhouse. The furniture and decor appeared in fair condition. No damage fading or outdated appearances of the furniture was observed. This component recommends funding for periodic replacement/refurbishment of interior furnishings and decor such as furniture artwork window treatments misc. decorative items etc. in order to maintain a desirable aesthetic in the common areas. Cost estimates can vary greatly depending on the amount of items to be replaced at each project and the style and quality of replacement options. Best practice is to coordinate this type of project with other interior projects such as flooring replacement painting etc. Schedule and cost estimates should be re-evaluated during future Reserve Study updates and adjusted as needed based on the client's good judgment.

Useful Life:

10 years

Remaining Life:

4 years



Best Case: \$ 27,100

Worst Case: \$ 36,100

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 24240 Juice Bar - Remodel

Quantity: ~ (68 LF) Bartop

Location: Building Interiors

Funded?: No. Component should be maintained through funding in the Operating Budget.

History:

Comments: Includes (68) GSF of Copper Countertop. Countertop was observed to be in fair condition and with proper maintenance can last upwards of 70 years. Expect the need to maintain the counter from the ongoing operating account.

Maintenance includes standard cleaning procedures as well as polishing on a regular basis. Counters and cabinets were clean and mostly free of issues. Fixtures appeared to be in fair condition. Kitchen materials typically have an extended useful life. However many clients choose to refurbish the kitchen periodically for aesthetic updating. This may include refurbishment/refinishing of kitchen cabinets and countertops replacement of sinks installation/replacement of under-cabinet lighting etc. Should ideally be coordinated with replacement of the kitchen appliances. Best practice is to coordinate this project with other amenity areas such as bathrooms or other amenity rooms.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 24260 Commercial Appliances – Replace

Quantity: ~ (7) Appliances

Location: Building Interiors

Funded?: Yes.

History:

Comments: Includes (3) Small Appliances: Coffemaker Pizzamaker Microwave, (4) Under-counter refrigerators. Client requested this be an allowance at the cost and UL below.

Individual appliances were not tested during inspection and are assumed to be in functional operating condition unless otherwise noted. Useful life can vary greatly depending on level of use quality care and maintenance etc. Funding recommendation shown here is for replacing with comparable quality commercial-grade appliances. Costs shown here include replacement of all appliances at one time. Minimal or no subjective/aesthetic value for commercial kitchen appliances. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted remaining useful life expectancy is based primarily on original installation or last replacement/purchase date our experience with similar appliances and assuming normal amount of usage and good preventive maintenance.

Useful Life:
1 years

Remaining Life:
0 years



Best Case: \$ 1,000

Worst Case: \$ 1,200

Cost Source: Estimate Provided by Client

Comp #: 24280 Bathrooms - Remodel**Quantity: ~ (4) Bathrooms**

Location: Building Interiors

Funded?: Yes.

History:

Comments: Includes (2) Lobby Bathrooms, (2) Pool Locker Rooms. Bathrooms were determined to be in fair condition. Flooring did not exhibit any un-even or broken sections. Fixtures appeared to be in slightly outdated condition but no major issues observed. As routine maintenance inspect regularly and perform any needed repairs promptly utilizing general Operating funds. Typical remodeling project can include some or all of the following replacement of plumbing fixtures partitions countertops lighting flooring ventilation fans accessories decor etc. Best practice is to coordinate this type of project with other areas whenever possible. Schedule and cost estimates should be re-evaluated during future Reserve Study updates and adjusted as needed based on the client's good judgment.

Useful Life:
20 years

Remaining Life:
10 years



Best Case: \$ 12,000

Worst Case: \$ 20,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 24310 Office Equipment - Replace**Quantity: ~ (25) Pieces**

Location: Building Interiors

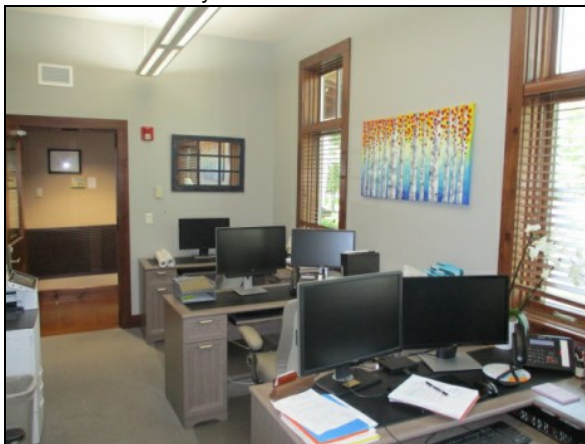
Funded?: Yes.

History:

Comments: Includes (5) Desks, (6) Computers, (6) Chairs, (6) Monitors, (2) Copier/Printers. Equipment was observed to be in fair condition. Per discussion with client, no major issues with any parts of the office equipment. Life estimates can vary greatly depending on level of use and preferences of client. If the office is used as a "public" area for hosting potential clients and other important visitors remodeling should be a high priority. Schedule and cost estimates should be re-evaluated during future Reserve Study updates and adjusted as needed based on any new information obtained.

Useful Life:
20 years

Remaining Life:
10 years



Best Case: \$ 17,200

Worst Case: \$ 30,100

Cost Source: ARI Cost Database: Similar Project Cost History

Mechanical

Comp #: 25120 Hydraulic Elevator - Modernize

Quantity: (1) Elevator

Location: Mechanical Room

Funded?: Yes.

History:

Comments: Client reported that component is used sparingly, mostly by staff members. Elevators should be inspected regularly and tested as a preventive maintenance expense. This modernization project typically includes replacement/upgrade of controller(s) mechanical door components push-button fixtures and includes additional allowances for electrical work or fire alarm work by others code-required changes etc. Elevator vendors typically recommend modernization cycles of approximately 25 years for continued smooth safe operation technology advances and/or code changes. In our experience actual interval is typically 20-30 years or sometimes longer depending on level of use maintenance availability of replacement parts etc. When remaining useful life is below 5 years we recommend beginning discussions with your elevator vendor to determine the most cost effective specifications and approach to a modernization project. Modernization should be anticipated and planned for as lead time for required parts can be months-long if done on short notice. To minimize elevator downtime schedule the project ahead of time and consult with elevator vendor for more information. Some properties opt to hire an elevator consultant to draft a scope of work and oversee the process of obtaining estimates and installation for compliance. Costs shown here may need to be re-evaluated depending on unpredictable electrical or fire safety code changes and should be monitored during future Reserve Study updates. Elevators are made up of the following: Power units and pumps - An elevator's power unit transfers electrical energy into power to lift and lower the elevator. It's made up of a pump motor and valve. Supply chain shortages and certification qualifications are likely reasons why power units are at risk for end of product life.

Controllers - Due to heavy reliance on external electronic manufacturers controllers are the most difficult elevator component to support long-term.

Door operators - Elevator door operators open close and lock car doors while the elevator is in motion. They're susceptible to end of product life because many different types of door operators are currently being used. When unique repair parts are no longer manufactured the entire door operator can need replacing.

Fixtures - An elevator's fixtures includes a car operating panel hall lanterns position indicators and hall stations. Fixture designs are typically unique to the company that manufactures the elevator. Over time individual replacement parts of specific designs can be difficult to source.

Positioning system - An elevator's positioning system signals the cab location to the controller as it travels up and down the hoistway. It also helps control the cab's speed as it approaches the landing selected by elevator users. The electronics that operate positioning systems either include magnetic sensors or printed circuit board assemblies (PCBA's). Magnetic sensors are outdated technology. PCBA's have intricate designs which can include thousands of small chips supplied by various vendors. When a vendor ceases production of just one of these chips the risk of obsolescence can increase. In addition these parts can also be impacted by local code changes and supply chain shortages.

Useful Life:
20 years

Remaining Life:
10 years



Best Case: \$ 100,000

Worst Case: \$ 130,000

Cost Source: Research with Local Vendor/Contractor

Comp #: 25150 Elevator Cab - Remodel**Quantity: (1) Elevator Cab**

Location: Mechanical Room

Funded?: Yes.

History:

Comments: Elevator cabs determined to be in fair condition typically exhibit normal signs of wear and age such as scuffing and surface wear to flooring and wall paneling but remain generally clean and without any signs of advanced wear or damage. At this stage aesthetic standards are still being upheld and cabs are aging normally overall. This component recommends budgeting for periodic remodeling of the elevator cab interior(s) to ensure good physical condition and maintain aesthetic standards of the property. Timing of this elective project is ultimately at the discretion of the client but ideally should be coordinated with mechanical modernization to minimize downtime. Cost can vary greatly depending upon chosen design and our estimates assume remodeling to a similar standard as currently in place. If higher quality standards are being considered increases may need to be incorporated into future updates. A general allowance based upon our experience and consultation with elevator vendors is shown below for budgeting purposes but any new information or cost estimates should be incorporated into future Reserve Study updates when known. Note if present any service-only cabs are not expected to be a significant aesthetic priority and are not included here unless otherwise noted.

Useful Life:
20 years

Remaining Life:
10 years



Best Case: \$ 18,500

Worst Case: \$ 21,500

Cost Source: Research with Local Vendor/Contractor

Comp #: 25190 Condenser - Replace**Quantity: ~ (2) Unit**

Location: Mechanical Room

Funded?: Yes.

History:

Comments: Includes (2) Trane Condensers (M: TTA180B300CC, S: N296SP9AH (1998), S: N46448TAH (1998). Client reported these were recently repaired with significant success due to original installation issues.

Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted remaining useful life expectancy is based primarily on original installation or last replacement/purchase date our experience with similar systems/components and assuming normal amount of usage and good preventive maintenance. We recommend that routine repairs and maintenance such as filter replacements system flushing etc. be budgeted as an Operating expense. Useful life can often be extended with proactive service and maintenance. Unless otherwise noted funding for system with same size/capacity as the current system. For split systems we recommend budgeting to replace the entire system (condensing unit and air handler) together in order to obtain better unit pricing and ensure maximum efficiency refrigerant compatibility etc. If additional costs are expected during replacement such as for system reconfiguration or expansion ductwork repairs electrical work etc. costs should be re-evaluated and adjusted as needed during future Reserve Study updates.

Useful Life:
35 years

Remaining Life:
10 years



Best Case: \$ 90,000

Worst Case: \$ 110,000

Cost Source: Research with Local Vendor/Contractor

Comp #: 25210 AHU/MAU - Replace**Quantity: ~ (3) Units**

Location: Mechanical Room

Funded?: Yes.

History:

Comments: Includes (1) Trane AHU #1 (S: K98M13129M S: K98M13128M S: K98M13131M), (1) Trane AHU #2 (S: K98M13136M S: K98M13137M S: K98M13138M), and (1) Heat Recovery Ventilator. Client reported no issues with current system.

Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted remaining useful life expectancy is based primarily on original installation or last replacement/purchase date our experience with similar systems/components and assuming normal amount of usage and good preventive maintenance. We recommend that routine repairs and maintenance such as filter replacements system flushing etc. be budgeted as an Operating expense. Useful life can often be extended with proactive service and maintenance. Unless otherwise noted funding for system with same size/capacity as the current system. For split systems we recommend budgeting to replace the entire system (condensing unit and air handler) together in order to obtain better unit pricing and ensure maximum efficiency refrigerant compatibility etc. If additional costs are expected during replacement such as for system reconfiguration or expansion ductwork repairs electrical work etc. costs should be re-evaluated and adjusted as needed during future Reserve Study updates.

Useful Life:
25 years

Remaining Life:
15 years



Best Case: \$ 145,000

Worst Case: \$ 175,000

Cost Source: Research with Local Vendor/Contractor

Comp #: 25280 Pumps/Motors - Replace

Quantity: ~ (6) Pumps

Location: Mechanical Room

Funded?: Yes.

History:

Comments: Includes (1) Baldor 1.5HP Pump (M: 35B15-372 S: F1197) (for Snowmelt sidewalk), (2) Taco Pump (on top of WM 88 Boilers), (2) Baldor 5HP Circulation Pumps (M:M3218T), (1) Taco Circulation Pump (behind water heaters). Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted remaining useful life expectancy is based primarily on original installation or last replacement/purchase date our experience with similar systems/components and assuming normal amount of usage and good preventive maintenance.

Useful Life:
15 years

Remaining Life:
5 years



Best Case: \$ 25,500

Worst Case: \$ 34,500

Cost Source: Research with Local Vendor/Contractor

Comp #: 25300 Variable Frequency Drives - Replace

Quantity: ~ (7) VFD

Location: Mechanical Room

Funded?: Yes.

History:

Comments: Includes (2) Emerson VFDs (M: BA2203 S: 4929701002 4929701006), (1) Emerson VFDs, (2) Siemens Sinamics VFDs, (2) Emerson Commander SK VFDs. Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted remaining useful life expectancy is based primarily on original installation or last replacement/purchase date our experience with similar systems/components and assuming normal amount of usage and good preventive maintenance. Variable frequency drives (AKA variable speed drives) are used to control output of mechanical equipment when full power is not required at all times. Should be inspected and repaired as needed by servicing vendor to ensure proper function and optimal performance. Unless otherwise noted assumed to be functional and in good condition. Plan to replace at the approximate interval shown below. The payback period for these systems measured in energy savings is often a fraction of the design life of the unit itself.

Useful Life:
15 years

Remaining Life:
6 years



Best Case: \$ 31,500

Worst Case: \$ 38,500

Cost Source: Research with Local Vendor/Contractor

Comp #: 25320 Laundry Equipment - Replace

Quantity: ~ (3) Units

Location: Mechanical Room

Funded?: Yes.

History:

Comments: Includes (1) Unimac 120000 BTU Commercial Dryer (M: DTB50LG S: STCK9904020134), (1) Commercial Washer, (1) Samsung (Residential) Washer (M: WA50R6300AW/US). Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted remaining useful life expectancy is based primarily on original installation or last replacement/purchase date our experience with similar systems/components and assuming normal amount of usage and good preventive maintenance. Laundry machines should be inspected serviced and repaired as needed by vendor and/or staff to ensure full useful life and achieve optimal performance. Useful life expectancy shown here assumes proper preventive maintenance and normal levels of use. Costs to replace are based on replacement with same-size units unless otherwise noted.

Useful Life:
15 years

Remaining Life:
4 years



Best Case: \$ 17,000

Worst Case: \$ 20,400

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 25330 Surveillance System–Upgrade/Replace

Quantity: ~ (10) Camera System

Location: Common Areas

Funded?: Yes.

History:

Comments: Includes (9) Cameras and (1) DVR. Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted remaining useful life expectancy is based primarily on original installation or last replacement/purchase date our experience with similar systems/components and assuming normal amount of usage and good preventive maintenance. Security/surveillance systems should be monitored closely to ensure proper function. Whenever possible camera locations should be protected and isolated to prevent tampering and/or theft. Typical modernization projects may include addition and/or replacement of cameras recording equipment monitors software etc. Unless otherwise noted costs assume that existing wiring can be re-used and only the actual cameras and other equipment will be replaced. In many cases replacement or modernization is warranted due to advancement in technology not necessarily due to functional failure of the existing system. Keep track of any partial replacements and include cost history during future Reserve Study updates.

Useful Life:
10 years

Remaining Life:
4 years



Best Case: \$ 11,500

Worst Case: \$ 16,100

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 25410 Fire Control Panel - Update/Replace**Quantity: ~ (1) Panel**

Location: Mechanical Room

Funded?: Yes.

History:

Comments: Panel is a Silent Knight 5207 model. Our inspection is for planning and budgeting purposes only fire alarm equipment is assumed to have been designed and installed properly and is assumed to comply with all relevant building codes. Regular testing and inspections should be conducted as an Operating expense. In many cases manufacturers discontinue support of equipment after a certain number of years which may limit availability of replacement parts as the system ages. Cost estimates assume that existing wiring can be re-used and that only panel and devices will be replaced. If wiring requires replacement estimates should be increased accordingly but in our experience wiring should have an indefinite useful life. Cost estimates are based on quantity and type of existing equipment not including any expansion or upgrades which may be required. We recommend reviewing system components with fire alarm vendor on a regular basis. If expansion of system is found to be required the Reserve Study should be updated and any additional costs should be factored accordingly.

Useful Life:
20 years

Remaining Life:
0 years



Best Case: \$ 8,000

Worst Case: \$ 12,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 25420 Exit/Emergency Fixtures - Replace

Quantity: ~ (8) Lights

Location: Mechanical Room

Funded?: Yes.

History:

Comments: Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted remaining useful life expectancy is based primarily on original installation or last replacement/purchase date our experience with similar systems/components and assuming normal amount of usage and good preventive maintenance. Exit signs were not tested for functionality during site inspection. Replacement of individual signs can be included within the general maintenance and repair category of the Operating budget. Large-scale replacement of many (or all) fixtures may be warranted at some point and should ideally be coordinated with other life-safety components (i.e. fire alarm components) or with other lighting. There is a wide variety of fixture styles available with a wide range of associated costs. Funding here to replace with fixtures comparable to those currently in place.

Useful Life:
25 years

Remaining Life:
10 years



Best Case: \$ 1,000

Worst Case: \$ 1,400

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 25450 Large Boilers - Replace

Quantity: ~ (4) Units

Location: Mechanical Room

Funded?: Yes.

History:

Comments: Includes (2) Weil McLain 88 Boiler 3,103,000 BTU Boiler (M: 1088 S: AN470331 S: AN470332), (2) Weil McLain Plus 120, 120,000 BTU Water Heaters (M: Plus 120 Series 2 S: CP3558836). Vendor reported that these boilers have met their RUL expectations and should be funded for soon.

Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted remaining useful life expectancy is based primarily on original installation or last replacement/purchase date our experience with similar systems/components and assuming normal amount of usage and good preventive maintenance. With routine inspection and maintenance the boiler should have an approximate useful life as shown below before replacement with future technology and efficiencies will be warranted. Life expectancy can vary based on level of use and location on the property. When considering replacements the client should strongly consider replacing with high-efficiency models. Although initial cost may be higher than conventional alternatives the payback period in energy savings is often a fraction of the overall life span of the boiler itself. Costs to replace are based on replacement with same approximate size and capacity.

Useful Life:
20 years

Remaining Life:
0 years



Best Case: \$ 300,000

Worst Case: \$ 400,000

Cost Source: Research with Local Vendor/Contractor

Comp #: 25490 Heat Exchanger - Replace**Quantity: ~ (3) Heat Exchangers**

Location: Mechanical Room

Funded?: Yes.

History:

Comments: Includes (2) 1'x2' plate exchanger (1) 3"x12" plate exchanger. Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted remaining useful life expectancy is based primarily on original installation or last replacement/purchase date our experience with similar systems/components and assuming normal amount of usage and good preventive maintenance. Heat exchanger should be inspected and serviced regularly as an Operating expense. In some cases individual parts (i.e. plates for plate heat exchanger units) can be replaced without needing to replace the entire unit. Costs shown here are based on complete replacement unless otherwise noted.

Useful Life:
20 years

Remaining Life:
14 years



Best Case: \$ 27,000

Worst Case: \$ 33,000

Cost Source: Research with Local Vendor/Contractor

Comp #: 25500 Expansion Tank - Replace**Quantity: ~ (2) Tanks**

Location: Mechanical Room

Funded?: Yes.

History:

Comments: Includes (2) Boiler room expansion tanks. Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted remaining useful life expectancy is based primarily on original installation or last replacement/purchase date our experience with similar systems/components and assuming normal amount of usage and good preventive maintenance. Expansion tanks should be inspected for leaks and other problems routinely by servicing vendor or maintenance staff. Small repairs and cleaning should be considered an Operating expense and conducted as needed. Plan to replace at the approximate interval shown below ideally coordinated with replacement of the boiler/hot water heater itself in order to achieve better pricing and minimize system downtime.

Useful Life:
20 years

Remaining Life:
7 years



Best Case: \$ 9,000

Worst Case: \$ 11,000

Cost Source: Research with Local Vendor/Contractor

Comp #: 25510 Boiler/Snowmelt Controller -Replace**Quantity: ~ (1) Controller**

Location: Mechanical Room

Funded?: Yes.

History:

Comments: Includes (1) Tekmar 662. System combined with sensor maintains a set temperature in the snow melting slab/asphalt. These controllers will help conserve the life of the boiler snow melt systems.

Useful Life:
10 years

Remaining Life:
4 years



Best Case: \$ 1,000

Worst Case: \$ 2,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 25530 Water Softener - Replace**Quantity: ~ (1) Water Softener**

Location: Mechanical Room

Funded?: No. Component does not meet funding threshold.

History:

Comments: Includes (1) Hellenbrand H-100 Water Softener. Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted remaining useful life expectancy is based primarily on original installation or last replacement/purchase date our experience with similar systems/components and assuming normal amount of usage and good preventive maintenance. Laundry machines should be inspected serviced and repaired as needed by vendor and/or staff to ensure full useful life and achieve optimal performance. Useful life expectancy shown here assumes proper preventive maintenance and normal levels of use. Costs to replace are based on replacement with same-size units unless otherwise noted.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 25570 Irrigation Clocks - Replace

Quantity: ~ (42) Controllers

Location: Common Areas

Funded?: Yes.

History: Installed in 2021.

Comments: Includes (42) Weather Trak Pro 3 and XR. Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted remaining useful life expectancy is based primarily on original installation or last replacement/purchase date our experience with similar systems/components and assuming normal amount of usage and good preventive maintenance. Irrigation controllers should have a relatively long life expectancy under normal circumstances. Replacement is often required due to lack of available replacement parts lightning strikes etc. as opposed to complete failure of existing equipment. Exposure to the elements can affect overall life expectancy and controllers should be located in protected areas or within protective enclosures whenever possible. When evaluating replacement options the client should consider replacement with smart" models (i.e. respond to projected weather data) to minimize unnecessary water usage. Payback period for efficient controllers that minimize water use is typically very short

Useful Life:
20 years

Remaining Life:
19 years



Best Case: \$ 180,000

Worst Case: \$ 200,000

Cost Source: Research with Local Vendor/Contractor

Comp #: 25630 Air Compressors - Replace**Quantity: ~ (2) Compressors**

Location: Mechanical Room

Funded?: Yes.

History:

Comments: Includes (2) Compressors found in the crawlspace. Life expectancy of equipment will vary depending on level of use location/exposure availability of replacement parts etc. Costs shown here are based on replacement with comparable models. Should be inspected periodically to ensure proper function repair any leaks etc. Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted remaining useful life expectancy is based primarily on original installation or last replacement/purchase date our experience with similar systems/components and assuming normal amount of usage and good preventive maintenance.

Useful Life:
15 years

Remaining Life:
6 years



Best Case: \$ 3,600

Worst Case: \$ 4,400

Cost Source: Research with Local Vendor/Contractor

Comp #: 26450 Steam Generator - Replace**Quantity: ~ (2) Units**

Location: Common Areas

Funded?: Yes.

History:

Comments: Client reported that both units are in good working condition but only (1) unit is needed for both steam rooms. Client plans to let one lapse once it fails. Funding is for (1) replacement. Includes (2) Mr. Steam Commercial Steam Generator (M: CU1000 S: N16659-R99 S:N16660-R99). Unit was observed and reported to be in fair condition.

Unit did not exhibit any major issues or scaling. Steam generator was not tested during site inspection. Should be inspected and repaired as needed as an Operating expense. Assumed to be functional and in good working condition. Life expectancy can be very long and will depend on level of use. Funding recommendation shown here is based on our experience with similar properties.

Useful Life:
15 years

Remaining Life:
6 years



Best Case: \$ 10,000

Worst Case: \$ 13,000

Cost Source: Research with Local Vendor/Contractor

Amenities

Comp #: 26020 Playground Fall Surface - Replace**Quantity: ~ 330 GSF**

Location: Common Areas

Funded?: Yes.

History: Replaced in 2020.

Comments: Surface determined to be in good condition typically exhibits some routine signs of wear and tear especially in higher traffic areas near entry/exit points etc. Overall appearance is mostly consistent.

Useful Life:
20 years

Remaining Life:
18 years



Best Case: \$ 6,000

Worst Case: \$ 7,300

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 26050 Playground Equipment - Replace**Quantity: ~ (3) Areas**

Location: Common Areas

Funded?: Yes.

History: Replaced in 2020 for \$148,841.

Comments: Includes (1) RVR Pool Area Playground (1) Triangle Park Playground (1) Orchard Park Playground (Teeter Totter, Swingset, Play Structure, Monkey Bars, Merry-Go-Round). The equipment was observed to be in fair condition with minor issues observed at the time of the inspection. Our inspection is not intended to identify any structural or latent defects safety hazards or other liability concerns. Funding recommendation shown here is strictly for budget purposes. As a routine maintenance expense inspect for stability damage and excessive wear and utilize maintenance funds for any repairs needed between replacement cycles. Life expectancy can vary depending on the amount of use/abuse. Unless otherwise noted cost estimates assume replacement would be with comparable size and style of equipment as noted during inspection.

Useful Life:
25 years

Remaining Life:
23 years



Best Case: \$ 140,000

Worst Case: \$ 156,000

Cost Source: Client Cost History

Comp #: 26120 Tennis Courts (Asphalt) – Re-coat

Quantity: ~ 7100 GSF

Location: Common Areas

Funded?: Yes.

History:

Comments: Includes (7054) Triangle Park Courts. Asphalt courts had recent crack fill but need both seal and resurfacing. Client reported that neither seal nor resurface has happened recently.

The seal appeared to be weathered and faded. Exposed aggregate and a gravelly texture was noted. Plan to seal the asphalt soon. Inspect courts regularly and locally repair as needed within the annual Operating budget. Cracks and trip hazards should be addressed promptly to ensure safety. Re-coating is a recommended practice for restoring appearance of the court, bridging small surface cracks, and prolonging the life of the court surface itself. Plan to re-coat (includes striping) at the approximate interval shown below. Maintenance projects such as pressure-washing should be considered as Operating expense.

Useful Life:
6 years

Remaining Life:
0 years



Best Case: \$ 4,300

Worst Case: \$ 4,900

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 26130 Tennis Courts (Asphalt) - Resurface**Quantity: ~ (2) Courts**

Location: Common Areas

Funded?: Yes.

History:

Comments: Overall poor conditions were noted with significant raveling (loss of binder) damage or deterioration observed. Asphalt exhibited evidence of alligator cracking and block cracking. Longitudinal cracking noted. Assuming proper maintenance and proper re-coating schedules, the court surface should have a relatively long life expectancy. Over time, exposure to UV light, wind rain and foot traffic will deteriorate the surface to the point of failure. Prior to resurfacing, consult with vendors to identify any structural problems, such as poor grade, lack of drainage, high spots, etc. Plan to resurface at the approximate interval shown below in order to preserve the appearance and usefulness of the court surface. Best practice is to coordinate with other projects, such as fencing and/or lighting replacement.

Useful Life:
20 years

Remaining Life:
0 years



Best Case: \$ 75,000

Worst Case: \$ 95,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 26140 Tennis Courts (Clay) - Resurface**Quantity: ~ 6900 GSF**

Location: Common Areas

Funded?: Yes.

History:

Comments: Client maintains the clay courts in-house, but needs funding to replace the compound on a 6-year rotation at the cost below. Client laser levels and settles clay compound.

Useful Life:
6 years

Remaining Life:
0 years



Best Case: \$ 26,000

Worst Case: \$ 28,000

Cost Source: Client Cost History

Comp #: 26150 Baseball Fencing - Replace**Quantity: ~ 280 LF**

Location: Triangle Park

Funded?: Yes.

History:

Comments: Poor condition noted with evidence of significant and widespread instability and damage/deterioration observed.

Tennis court fencing should have a very long life expectancy assuming proper design and installation lack of vandalism/abuse etc.

Best practice is to coordinate replacement with other major projects such as court resurfacing lighting replacement etc. Vinyl-coated chain link fences normally have a longer life expectancy and are more attractive than those without. Gates and locks should be inspected and repaired as needed as an Operating expense in order to restrict access (if desired) to the tennis court.

Useful Life:
30 years

Remaining Life:
6 years



Best Case: \$ 7,900

Worst Case: \$ 9,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 26150 Tennis Court Fencing - Replace**Quantity: ~ 810 LF**

Location: Common Areas

Funded?: Yes.

History:

Comments: Includes (469 LF) Clay Courts, (342 LF) Triangle Park Courts. Client reported that glulam fencing posts need replacement. Poor condition noted with evidence of significant and widespread instability and damage/deterioration observed.

Tennis court fencing should have a very long life expectancy assuming proper design and installation, lack of vandalism/abuse, etc. Best practice is to coordinate replacement with other major projects, such as court resurfacing, lighting replacement, etc.

Vinyl-coated chain link fences normally have a longer life expectancy and are more attractive than those without. Gates and locks should be inspected and repaired as needed as an Operating expense in order to restrict access (if desired) to the tennis court.

Useful Life:
30 years

Remaining Life:
5 years



Best Case: \$ 22,700

Worst Case: \$ 26,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 26160 Tennis Court Windscreen - Replace

Quantity: ~ 1600 GSF

Location: Common Areas

Funded?: Yes.

History:

Comments: Poor condition noted with evidence of ripping, tearing, and damage/deterioration observed. Tennis court windscreens should be inspected periodically, especially where attached to the chain link to identify and repair any rips or tears.

Loose/sagging/faded sections should be replaced to maintain good aesthetic appearance in the common areas. Plan to replace all areas together at the approximate interval shown here to maintain consistent appearance.

Useful Life:

10 years

Remaining Life:

4 years



Best Case: \$ 17,800

Worst Case: \$ 21,100

Cost Source: ARI Cost Database: Similar Project Cost History

Pool and Spa

Comp #: 25300 Poo/Spa VFD - Replace**Quantity: ~ (5) VFDs**

Location: Pool

Funded?: Yes.

History:

Comments: Includes (4) Siemens Sinamics VFD (M: G120), (1) Danfoss VFD VLT Aquadrive. Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance. Variable frequency drives (AKA variable speed drives) are used to control output of mechanical equipment when full power is not required at all times. Should be inspected and repaired as needed by servicing vendor to ensure proper function and optimal performance. Unless otherwise noted, assumed to be functional and in good condition. Plan to replace at the approximate interval shown below. The payback period for these systems, measured in energy savings, is often a fraction of the design life of the unit itself.

Useful Life:
15 years

Remaining Life:
10 years



Best Case: \$ 40,000

Worst Case: \$ 50,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 25490 Pool/Spa Heat Exchangers - Replace

Quantity: ~ (3) Heat Exchangers

Location: Pool

Funded?: Yes.

History:

Comments: Includes (3) In-Line Heat Exchangers. Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance. Variable frequency drives (AKA variable speed drives) are used to control output of mechanical equipment when full power is not required at all times. Should be inspected and repaired as needed by servicing vendor to ensure proper function and optimal performance. Unless otherwise noted, assumed to be functional and in good condition. Plan to replace at the approximate interval shown below. The payback period for these systems, measured in energy savings, is often a fraction of the design life of the unit itself.

Useful Life:
15 years

Remaining Life:
0 years



Best Case: \$ 4,500

Worst Case: \$ 7,500

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 28040 Pool Deck Furniture - Replace**Quantity: ~ (140) Pieces**

Location: Pool

Funded?: Yes.

History:

Comments: Includes (68) Chairs, (23) Chaise Lounges, (14) Tables, (23) Umbrellas, (4) Picnic Tables, (2) Large Umbrella, (2) Shade Canopy (20'x34', 10'x10').

The furniture appeared in fair condition. No damage fading or outdated appearances of the furniture was observed. We recommend regular inspections and repair or replacement of any damaged pieces promptly to ensure safety. Protected storage of furniture when not in use can help to extend useful life. Best practice is to replace all pieces together in order to maintain consistent style and quality in the pool/recreation area. Costs can vary greatly based on type of pieces selected for replacement. Funding recommendation shown here is based on replacement with comparable number and quality of pieces.

Useful Life:

10 years

Remaining Life:

5 years



Best Case: \$ 42,300

Worst Case: \$ 75,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 28050 Deck - Seal/Repair**Quantity: ~ 10100 GSF**

Location: Pool

Funded?: Yes.

History:

Comments: Decking was observed to be in poor condition. Deck was exhibiting major signs of wear and/or age. Pool decks may be exposed to harsh chemicals that can leave stains if not addressed properly. Periodic pressure-washing and repairing will restore the appearance and prolong the need for major restoration or replacement of the deck surface. Take note of any places where water is ponding which may result in slip-and-fall hazards if not corrected.

Useful Life:

10 years

Remaining Life:

0 years



Best Case: \$ 81,000

Worst Case: \$ 121,400

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 28060 Deck - Resurface - 5%**Quantity: 5% ~ 10100 GSF**

Location: Pool

Funded?: Yes.

History:

Comments: Client noted problems with the seal and therefore, advanced resurface needs are common. Component is an allowance to maintain pool decking aesthetics as it deteriorates progressively. Decking was observed to be in fair condition. The concrete surfaces exhibited hairline cracking shrinkage and settlement cracking. These issues can result in water entry to the base which can ultimately lead to trip hazards. Pool decks may be exposed to harsh chemicals that can leave stains if not addressed properly. Periodic pressure-washing and re-coating will restore the appearance and prolong the need for major restoration or replacement of the deck surface. Take note of any places where water is ponding which may result in slip-and-fall hazards if not corrected.

Useful Life:
5 years

Remaining Life:
2 years



Best Case: \$ 13,700

Worst Case: \$ 15,200

Cost Source: Client Cost History

Comp #: 28090 Coping Stones - Repair**Quantity: ~ 670 LF**

Location: Pool

Funded?: Yes.

History:

Comments: Includes (262 LF) Lap Pool, (251 LF) Main Pool, (118 LF) Zero Degree Pool, (12 LF) Small Spa, (25 LF) Large Spa. Coping stones were observed to be in fair condition. The concrete surfaces exhibited minor hairline cracking and with some shrinkage and settlement cracks observed which can result in water entry to the base which can ultimately lead to trip hazards. Although complete replacement of all areas together should not be required conditions observed merit inclusion of an allowance for ongoing repairs and partial replacements. Exposure to sunlight weather and frequent vehicle traffic can lead to larger more frequent repairs especially for older properties. Inspect all areas periodically to identify trip hazards or other safety issues. Timeline and cost ranges shown here should be re-evaluated during future Reserve Study updates.

Useful Life:
24 years

Remaining Life:
12 years



Best Case: \$ 36,700

Worst Case: \$ 43,400

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 28100 Pool/Spa - Re-Tile**Quantity: ~ 670 LF**

Location: Pool

Funded?: Yes.

History:

Comments: Includes (262 LF) Lap Pool, (251 LF) Main Pool, (118 LF) Zero Degree Pool, (12 LF) Small Spa, (25 LF) Large Spa. Pool/Spa was observed to be in fair condition. Pavers exhibited minor cracking. Appearance was noted to be upholding appropriate aesthetic standards for the property. Small repairs to waterline tile should be done as needed as an Operating expense. Complete re-tiling is warranted at longer intervals to restore the look and feel of the interior finish. While drained for resurfacing any other repairs to lighting handrails stairs ladders etc. should be conducted as needed. This type of project is best suited for slow/offseason to minimize downtime during periods when pool is used heavily. Should be expected at the approximate interval shown below to preserve this important amenity of the client.

Useful Life:
24 years

Remaining Life:
12 years



Best Case: \$ 26,700

Worst Case: \$ 36,700

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 28110 Pool - Resurface**Quantity: ~ (19200 GSF) Surface**

Location: Pool

Funded?: Yes.

History:

Comments: Includes (7685 GSF) Lap Pool, (10077 GSF) Main Pool, (1436 GSF) Zero Degree Pool.. Pool surfaces exhibited some pitting chipping un-even and broken surfaces. Cracks were observed to be substantial. Pool resurfacing will restore the aesthetic quality of the pool while protecting the actual concrete shell of the pool from deterioration. While drained for resurfacing any other repairs to lighting handrails stairs ladders etc. should be conducted as needed. This type of project is best suited for slow/offseason to minimize downtime during periods when pool is used heavily. Should be expected at the approximate interval shown below in some cases schedule may need to be accelerated due to improper chemical balances or aesthetic preferences of the client.

Useful Life:
12 years

Remaining Life:
0 years



Best Case: \$ 230,400

Worst Case: \$ 326,400

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 28120 Spa - Resurface**Quantity: ~ (2) Spas**

Location: Pool

Funded?: Yes.

History:

Comments: Client reported that spas need to be resurfaced as soon as possible. At least (1) spa is planned for replacement because of code issues in having intake and output piping too close to each other. No estimate for replacement was given.

Includes (1) Small Spa (11 GSF) (1), Large Spa (49 GSF). Spa surfaces exhibited some pitting chipping un-even and broken surfaces. Cracks were observed to be substantial. Spas sometimes need to be resurfaced more frequently than pools due to higher chance of chemical imbalances. Whenever possible both should be done at the same time to achieve better pricing and minimize downtime. While drained for resurfacing any other repairs to lighting handrails stairs ladders etc. should be conducted as needed. This type of project is best suited for slow/offseason to minimize downtime during periods when spa is used heavily.

Useful Life:

12 years

Remaining Life:

0 years



Best Case: \$ 8,000

Worst Case: \$ 12,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 28140 Pool Cover - Replace**Quantity: ~ (1) Cover**

Location: Pool

Funded?: Yes.

History:

Comments: Cover was observed to be in poor condition. Tattered and frayed construction observed. Fabric was noted to be faded with ripping observed. Inspect regularly and properly store when not in use. Cover can provide cost savings for temperature differentials reduce cleaning costs and provide safety. We suggest planning to replace at regular intervals to maintain proper functionality.

Useful Life:

8 years

Remaining Life:

0 years



Best Case: \$ 3,000

Worst Case: \$ 4,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 28200 Pool & Spa Filters - Replace**Quantity: ~ (8) Filters**

Location: Pool Mechanical

Funded?: Yes.

History:

Comments: Includes (2) Pentair Triton II Commercial Filters (S:01011891900261), (4) WaterCO Sand Filters (M: SM1200), (2) WaterCO Sand Filters. Pool vendor should inspect regularly for optimal performance and address any repairs or preventive maintenance as needed. Life can vary depending on location as well as level of use and preventive maintenance. In most cases replacement cost does not meet threshold for Reserve funding. Replace as needed within annual Operating budget. Vendor should inspect regularly for optimal performance and address any repairs or preventive maintenance as needed. Life can vary depending on location as well as level of use and preventive maintenance. Plan to replace at the approximate interval shown below.

Useful Life:
20 years

Remaining Life:
10 years



Best Case: \$ 22,500

Worst Case: \$ 25,900

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 28220 Pool/Spa Pumps – Repair/Replace**Quantity: ~ (15) Pumps**

Location: Pool Mechanical

Funded?: Yes.

History:

Comments: Includes (4) Pentair Whisperflo 3HP Pump (M: WFK-12), (2) Hayward Ecostar 2HP Pump (2018), (1) Century 7.5/7.5HP Pump (M: PJ4AA79A01C), (5) Pentair Acutrol CO2 Oxidizer (P/N: 751-000-030), (2) Sump Pump, (1) Zoeller Sump Controller. Pumps should be inspected regularly for leaks and other mechanical problems. Cost shown is based on replacement with the same type and size unless otherwise noted and includes small allowance for new piping/valves/other repairs as needed.

Useful Life:
15 years

Remaining Life:
7 years



Best Case: \$ 18,100

Worst Case: \$ 26,800

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 28230 Misc. Equipment - Replace

Quantity: ~ (10) Pieces

Location: Pool Mechanical

Funded?: Yes.

History:

Comments: Includes (1) Pentair Acu-Trol Acu-Port (M: 1000 S: 111265 S112166), (2) Pentair Acu-Trol Chemical Control Unit (M: AK600 S: 11526 S:11524), (1) Pool Pilot Professional Salt Water System (M: PPP-3 S: PPP-30091410386), (6) Pool Pilot Salt Pump (M: DIG220 (x4) M: ST-220 (x2)). As a routine maintenance expense diving board should be inspected above and below to ensure proper function and safety. Cracks in the plank structure can be a trip or injury hazard and may indicate that the structure is no longer safe for use. Attention should be paid to connection where board is attached to pool deck. Some clients choose not to replace diving boards upon failure or deterioration in order to minimize liability exposure. Unless otherwise noted or advised we assume the client will choose to replace with a comparable board. Pool and spa pumps filters and other miscellaneous equipment can be repaired or replaced for relatively low cost in most cases. However if multiple repairs or replacements are required at the same time then it may be warranted to use Reserve funds for these expenses. An allowance for ongoing projects is recommended here based on our experience with other properties.

Useful Life:

15 years

Remaining Life:

10 years



Best Case: \$ 119,200

Worst Case: \$ 156,900

Cost Source: Allowance

Slide Mechanicals (Shed)

Comp #: 2535 Pump House - Replace**Quantity: ~ (1) 10'x20' House**

Location: Underground

Funded?: Yes.

History:

Comments: Client requested funding for the replacement of the Pump House. Pump House is reportedly going to be replaced or repaired for \$20,000. Replacement is needed because it is challenging to access and maintain pumps due to the current layout.

Useful Life:
5 years

Remaining Life:
4 years



Best Case: \$ 19,000

Worst Case: \$ 21,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 2535 Sump Pump - Replace

Quantity: ~ (1) Sump Pump

Location: Underground

Funded?: Yes.

History:

Comments: Slide shed is located behind the slide in a concrete vault. Shed supplies pump function for slide and waterfall feature in the pool. Sump pump keeps the concrete vault from flooding. Minimal or no subjective/aesthetic value for this component.

Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance. Variable frequency drives (AKA variable speed drives) are used to control output of mechanical equipment when full power is not required at all times.

Should be inspected and repaired as needed by servicing vendor to ensure proper function and optimal performance. Unless otherwise noted, assumed to be functional and in good condition. Plan to replace at the approximate interval shown below. The payback period for these systems, measured in energy savings, is often a fraction of the design life of the unit itself.

Useful Life:
15 years

Remaining Life:
0 years



Best Case: \$ 2,000

Worst Case: \$ 3,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 25301 VFD: Slide - Replace**Quantity: ~ (2) VFDs**

Location: Slide Shed

Funded?: Yes.

History:

Comments: Includes (2) Danfoss VFDs. Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance. Variable frequency drives (AKA variable speed drives) are used to control output of mechanical equipment when full power is not required at all times. Should be inspected and repaired as needed by servicing vendor to ensure proper function and optimal performance. Unless otherwise noted, assumed to be functional and in good condition. Plan to replace at the approximate interval shown below. The payback period for these systems, measured in energy savings, is often a fraction of the design life of the unit itself.

Useful Life:
15 years

Remaining Life:
10 years



Best Case: \$ 16,000

Worst Case: \$ 20,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 28220 Pool/Spa Pumps – Repair/Replace**Quantity: ~ (15) Pump**

Location: Slide Shed

Funded?: Yes.

History:

Comments: Includes (1) Marathon 20HP Pump (M: EEO009), (2) Pentair Whisperflo 3HP Pump (M: WFK-12), (1) Baldor 10HP Pump. Pumps should be inspected regularly for leaks and other mechanical problems. Cost shown is based on replacement with the same type and size unless otherwise noted and includes small allowance for new piping/valves/other repairs as needed.

Useful Life:
15 years

Remaining Life:
7 years



Best Case: \$ 6,000

Worst Case: \$ 9,000

Cost Source: ARI Cost Database: Similar Project Cost History

Maintenance Yard

Comp #: 21741 Maintenance Shed - Replace**Quantity: (1) Shed**

Location: Common Areas

Funded?: Yes.

History:

Comments: Component is included for the eventual replacement of the machine shop/shed in the maintenance yard. Client requested funding in order to build larger shop as current building is out of space and deteriorating past refurbishment.

Useful Life:
20 years

Remaining Life:
5 years



Best Case: \$ 85,000

Worst Case: \$ 95,000

Cost Source: Estimate Provided by Client

Comp #: 22010 Trucks - Replace**Quantity: (4) Trucks**

Location: Common Areas

Funded?: Yes.

History:

Comments: Includes (1) 2011 Dodge Ram 2500 (63700 Miles), (1) 2013 Dodge Ram 1500 (70619 Miles), (1) Chevy Pickup (67000 Miles), (1) Dodge Dakota (100497 Miles). Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted remaining useful life expectancy is based primarily on original installation or last replacement/purchase date our experience with similar systems/components and assuming normal amount of usage and good preventive maintenance. Routine maintenance should be performed to maximize useful life of the vehicle. Useful life will depend on application and level of daily use but plan to replace at the approximate interval shown below. Unless otherwise noted cost estimates reflect replacement with a comparable model either new or lightly used.

Useful Life:
8 years

Remaining Life:
5 years



Best Case: \$ 31,000

Worst Case: \$ 38,500

Cost Source: Research with Local Vendor/Contractor

Comp #: 22050 Golf Cart - Replace**Quantity: (2) Golf Carts**

Location: Common Areas

Funded?: Yes.

History:

Comments: Includes (2) Clubcars. Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted remaining useful life expectancy is based primarily on original installation or last replacement/purchase date our experience with similar systems/components and assuming normal amount of usage and good preventive maintenance. Routine maintenance should be performed to maximize useful life of the vehicle. Useful life will depend on application and level of daily use but plan to replace at the approximate interval shown below. Unless otherwise noted cost estimates reflect replacement with a comparable model either new or lightly used.

Useful Life:
15 years

Remaining Life:
5 years



Best Case: \$ 14,000

Worst Case: \$ 16,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 22060 Mules - Replace**Quantity: (4) Vehicles**

Location: Common Areas

Funded?: Yes.

History: New in 2020 for \$29,000 total.

Comments: Includes (3) Tracker OX400 Mules. Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted remaining useful life expectancy is based primarily on original installation or last replacement/purchase date our experience with similar systems/components and assuming normal amount of usage and good preventive maintenance. Routine maintenance should be performed to maximize useful life of the vehicle. Useful life will depend on application and level of daily use but plan to replace at the approximate interval shown below. Unless otherwise noted cost estimates reflect replacement with a comparable model either new or lightly used.

Useful Life:
15 years

Remaining Life:
13 years



Best Case: \$ 24,000

Worst Case: \$ 36,000

Cost Source: Estimate Provided by Client

Comp #: 22061 Tractor - Replace**Quantity: (1) Tractor**

Location: Common Areas

Funded?: Yes.

History:

Comments: Includes (1) Massey Ferguson Tractor. Client is planning to replace with a John Deer 35 for ~\$50,000. Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted remaining useful life expectancy is based primarily on original installation or last replacement/purchase date our experience with similar systems/components and assuming normal amount of usage and good preventive maintenance. Routine maintenance should be performed to maximize useful life of the vehicle. Useful life will depend on application and level of daily use but plan to replace at the approximate interval shown below. Unless otherwise noted cost estimates reflect replacement with a comparable model either new or lightly used.

Useful Life:
15 years

Remaining Life:
0 years



Best Case: \$ 45,000

Worst Case: \$ 55,000

Cost Source: Estimate Provided by Client

Comp #: 22150 Trailers - Replace**Quantity: (2) Trailers**

Location: Common Areas

Funded?: Yes.

History:

Comments: Includes (1) Small Trailer (4'x12'), (1) 16' Gooseneck Ironbull Trailer. Routine maintenance should be performed to maximize useful life of the vehicle. Useful life will depend on application and level of daily use but plan to replace at the approximate interval shown below. Unless otherwise noted cost estimates reflect replacement with a comparable vehicle either new or lightly used.

Useful Life:
15 years

Remaining Life:
13 years



Best Case: \$ 15,000

Worst Case: \$ 17,500

Cost Source: Client Cost History

Comp #: 22370 Lawn Mower - Replace**Quantity: (4) Mowers**

Location: Common areas

Funded?: Yes.

History:

Comments: Includes (1) Dr. Field Brush Mower, (1) Classen Standing Aerator (M: SA30), (2) Toro Timecutters. Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted remaining useful life expectancy is based primarily on original installation or last replacement/purchase date our experience with similar systems/components and assuming normal amount of usage and good preventive maintenance. Routine maintenance should be performed to maximize useful life of the vehicle. Useful life will depend on application and level of daily use but plan to replace at the approximate interval shown below. Unless otherwise noted cost estimates reflect replacement with a comparable model either new or lightly used.

Useful Life:
15 years

Remaining Life:
5 years



Best Case: \$ 30,000

Worst Case: \$ 34,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 22371 Clay Roller - Replace**Quantity: (1) Roller**

Location: Common areas

Funded?: Yes.

History:

Comments: Includes (1) Clay Roller. Client reported that this needs to be replaced as soon as possible. Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted remaining useful life expectancy is based primarily on original installation or last replacement/purchase date our experience with similar systems/components and assuming normal amount of usage and good preventive maintenance. Routine maintenance should be performed to maximize useful life of the vehicle. Useful life will depend on application and level of daily use but plan to replace at the approximate interval shown below. Unless otherwise noted cost estimates reflect replacement with a comparable model either new or lightly used.

Useful Life:
15 years

Remaining Life:
0 years



Best Case: \$ 9,500

Worst Case: \$ 11,500

Cost Source: Client Cost History

Comp #: 25350 Generator - Replace**Quantity: ~ (1) Generator**

Location: Common Areas

Funded?: Yes.

History:

Comments: Includes (1) Makita 4.8kW 11HP Generator (M: G61010R). Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted remaining useful life expectancy is based primarily on original installation or last replacement/purchase date our experience with similar systems/components and assuming normal amount of usage and good preventive maintenance. Vendors typically report that with ongoing maintenance (e.g. fluids batteries tune ups) useful life can be extended for many years. However funding for complete replacement is often warranted due to lack of available replacement parts rather than failure of the generator as a whole. Treat periodic service and inspect as general maintenance expense within Operating budget not Reserves. Generator is a key building element in this location due to risk of severe storms and power outages and should be tested evaluated regularly to ensure proper function.

Useful Life:
10 years

Remaining Life:
0 years



Best Case: \$ 2,500

Worst Case: \$ 3,500

Cost Source: Research with Local Vendor/Contractor

Comp #: 25630 Air Compressor - Replace

Quantity: ~ (1) Mobile Compressor

Location: Mechanical Room

Funded?: No.

History:

Comments: Includes (1) Sullair 425H 425CFM Mobile Compressor. Client currently rents Sullair Compressor, but intends to purchase one soon for ~\$55,000.

Life expectancy of equipment will vary depending on level of use location/exposure availability of replacement parts etc. Costs shown here are based on replacement with comparable models. Should be inspected periodically to ensure proper function repair any leaks etc. Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted remaining useful life expectancy is based primarily on original installation or last replacement/purchase date our experience with similar systems/components and assuming normal amount of usage and good preventive maintenance.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source: