

Serving Los Angeles County
18039 Chatsworth St Unit 3186
Granada Hills, CA 91344

Tel: (818) 222-0248
Fax: (818) 222-0288
www.reservestudy.com



ASSOCIATION
RESERVES®
Planning For The Inevitable

Regional Offices

Arizona	Nevada
California	New Jersey
Colorado	New Mexico
Florida	North Carolina
Hawaii	Ohio
Mid-Atlantic	Texas
Midwest	Washington



Mammoth Estates Condominiums *Mammoth Lakes, CA*



Report #: 11378-4
Beginning: July 1, 2026
Expires: June 30, 2027

RESERVE STUDY Update "No-Site-Visit"

May 11, 2026

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.



www.reservestudy.com

The logo used within this report is the registered trademark of Association Reserves, Inc., All rights reserved.

Table of Contents

Executive Summary	4
Executive Summary (Component List)	5
5-Year Expenses	7
Introduction, Objectives, and Methodology	9
Which Physical Assets are Funded by Reserves?	10
How do we establish Useful Life and Remaining Useful Life estimates?	10
How do we establish Current Repair/Replacement Cost Estimates?	10
How much Reserves are enough?	11
How much should we transfer to Reserves?	12
What is our Recommended Funding Goal?	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	19
Component Significance	21
Accounting & Tax Summary	23
30-Year Reserve Plan Summary	25
30-Year Income/Expense Detail	26
Accuracy, Limitations, and Disclosures	32
Terms and Definitions	33
Component Details	34
General Common Area	35
Buildings Exteriors	38
Pool Area	43
Clubhouse Interiors	45

**Mammoth Estates Condominiums**

Mammoth Lakes, CA

Level of Service: **Update "No-Site-Visit"**Report #: **11378-4**

of Units: 78

July 1, 2026 through June 30, 2027**Findings & Recommendations****as of July 1, 2026**

Projected Starting Reserve Balance	\$470,684
Fully Funded Reserve Balance	\$1,324,782
Percent Funded	35.5 %
Recommended 2026/2027 Monthly Reserve Transfer	\$11,700
Recommended 2026/2027 Special Assessment for Reserves	\$0
Budgeted 2025/2026 Monthly Reserve Transfer Rate	\$11,234

Reserve Fund Strength: 35.5%**Weak****Fair****Strong**

< 30%

< 70%

> 130%

**Risk of Special Assessment:****High****Medium****Low****Economic Assumptions:**Net Annual "After Tax" Interest Earnings Accruing to Reserves **2.00 %**Annual Inflation Rate **3.00 %**

This is a No-Site Visit update based on a prior Reserve Study prepared by Association Reserves for your 2025/2026 Fiscal Year. No site inspection was performed as part of this Reserve Study.

This Reserve Study was prepared by Sean Kargari, a credentialed Reserve Specialist (RS #115).

Your Reserve Fund is currently at 35.5 % Funded. Being between 30-70% Funded represents a fair Reserve position. Associations in this range have a Medium risk of Reserve cash-flow problems (such as special assessments and/or deferred maintenance) in the near future.

Based on this starting point, your anticipated future expenses, and your historical Reserve transfer rate, our recommendation is to increase your budgeted monthly Reserve transfers to **\$150.00/unit (avg)** this fiscal year.

Your multi-year Funding Plan is designed to provide for timely execution of Reserve projects and gradually bring your association closer to the "Fully Funded" (100%) level.



Executive Summary Table

Report # 11378-4
No-Site-Visit

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
General Common Area				
201	Asphalt - Reconstruction	30	4	\$338,000
202	Asphalt - Repair/Slurry	5	4	\$37,500
301	Electrical Systems - Replace	30	29	\$121,000
320	Pole Lights - Replace	20	8	\$9,800
503	Metal Fence/Rails/Gates - Replace	25	5	\$24,000
1107	Metal Fence/Rail/Gates - Repaint	5	3	\$4,400
1402	Monument Sign - Replace	50	19	\$32,000
1830	Plumbing/Gas Lines (subgrade) - Repair	15	2	\$52,000
Buildings Exteriors				
324	Exterior Light Fixtures - Replace	20	8	\$24,000
324	Light Fixtures (balcony) - Replace	20	8	\$12,200
701	Front Doors Units - Replace	30	11	\$225,000
702	Door Locks/Hardware - Replace	15	14	\$42,700
1116	Wood Siding & Trim - Repaint	5	4	\$38,600
1130	Windows/Doors (Clubhouse) - Replace	30	13	\$52,000
1301	Flat Roofs (2021) - Replace	15	10	\$12,800
1301	Flat Roofs (2023) - Replace	15	12	\$12,800
1303	Asphalt Shingle Roof - Replace	30	6	\$340,000
1303	Asphalt Shingle Roof - Replace	30	9	\$227,000
1303	Asphalt Shingle Roof - Replace	30	11	\$106,000
1303	Asphalt Shingle Roof - Replace	30	19	\$47,000
1303	Asphalt Shingle Roof - Replace	30	20	\$40,000
1303	Asphalt Shingle Roof - Replace	30	23	\$135,000
1303	Asphalt Shingle Roof - Replace	30	24	\$47,000
1303	Asphalt Shingle Roof - Replace	30	25	\$50,000
1303	Asphalt Shingle Roof - Replace	30	27	\$50,000
1310	Gutters/Downspouts - Partial Repl	2	0	\$6,400
1311	Skylights (Clubhouse) - Replace	20	6	\$6,000
Pool Area				
1202	Pool - Replaster	12	5	\$32,000
1203	Spa - Resurface	6	5	\$12,700
1207	Pool Filter - Replace	15	3	\$2,300
1207	Spa Filter - Replace	15	3	\$1,900
1208	Pool Heater - Replace	7	5	\$6,500
1208	Spa Heater - Replace	7	5	\$5,900
1210	Pool/Spa Pumps - Partial eplace	4	7	\$1,600
1214	Pool/Spa Coping - Replace	25	12	\$16,500
Clubhouse Interiors				

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
601	Carpet - Replace	8	5	\$7,900
603	Tile Surfaces - Replace	30	13	\$23,000
803	Water Heater - Replace	12	5	\$10,500
903	Furniture/Fixtures- Partial Replace	10	4	\$3,200
905	Sauna Heater - Replace	25	11	\$3,900
906	Sauna Room - Refurbish	25	11	\$12,800
909	Restrooms - Remodel	30	13	\$70,000
910	Laundry Room - Remodel	20	19	\$32,000
910	Manager's Unit/Front Desk - Refurb	20	15	\$12,800
917	Propane Fireplace - Replace	20	14	\$8,200
1110	Interior Surfaces - Repaint	10	1	\$8,300
46 Total Funded Components				

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



5-Year Expenses

Report # 11378-4
No-Site-Visit

2026			
#	Component	Quantity Unit of Measure	Expenses
Buildings Exteriors			
1310	Gutters/Downspouts - Partial Repl	1 Lump Sum	\$6,400
Chapter Cost			\$6,400

Annual Total: \$6,400

2027			
#	Component	Quantity Unit of Measure	Expenses
Clubhouse Interiors			
1110	Interior Surfaces - Repaint	2550 GSF	\$8,549
Chapter Cost			\$8,549

Annual Total: \$8,549

2028			
#	Component	Quantity Unit of Measure	Expenses
General Common Area			
1830	Plumbing/Gas Lines (subgrade) - Repair	1 Lump Sum	\$55,167
Chapter Cost			\$55,167
Buildings Exteriors			
1310	Gutters/Downspouts - Partial Repl	1 Lump Sum	\$6,790
Chapter Cost			\$6,790

Annual Total: \$61,957

2029			
#	Component	Quantity Unit of Measure	Expenses
General Common Area			
1107	Metal Fence/Rail/Gates - Repaint	195 LF	\$4,808
Chapter Cost			\$4,808
Pool Area			
1207	Pool Filter - Replace	1 Pentair Filter	\$2,513
1207	Spa Filter - Replace	1 Pentair Filter	\$2,076
Chapter Cost			\$4,589

Annual Total: \$9,397

2030			
#	Component	Quantity Unit of Measure	Expenses
General Common Area			
201	Asphalt - Reconstruction	56000 GSF	\$380,422
202	Asphalt - Repair/Slurry	56000 GSF	\$42,207
Chapter Cost			\$422,629

Buildings Exteriors			
1116	Wood Siding & Trim - Repaint	110000 GSF	\$43,445
1310	Gutters/Downspouts - Partial Repl	1 Lump Sum	\$7,203
Chapter Cost			\$50,648
Clubhouse Interiors			
903	Furniture/Fixtures- Partial Replace	27 Fixtures	\$3,602
Chapter Cost			\$3,602
Annual Total:			\$476,879
Grand Total:			\$563,182

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

Methodology

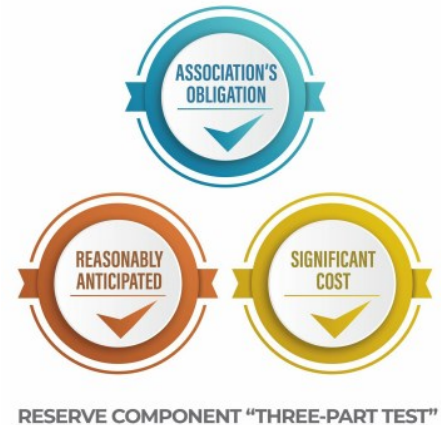


For this [Update No-Site-Visit Reserve Study](#), we started with a review of your prior Reserve Study, then looked into recent Reserve expenditures, evaluated how expenditures are handled (ongoing maintenance vs Reserves), and researched any well-established association

precedents. We updated and adjusted your Reserve Component List on the basis of time elapsed since the last Reserve Study and interviews with association representatives.

Which Physical Assets are Funded by Reserves?

There is a national-standard three-part test to determine which projects should appear in a Reserve Component List. First, it must be a common area maintenance obligation. Second, both the need and schedule of a component's project can be reasonably anticipated. Third, the project's total cost is material to the client, can be reasonably anticipated, and includes all direct and related costs. A project cost is commonly considered *material* if it is more than 0.5% to 1% of the total annual budget. This limits Reserve components to major, predictable expenses. Within this framework, it is inappropriate to include *lifetime* components, unpredictable expenses (such as damage due to natural disasters and/or insurable events), and expenses more appropriately handled from the Operational budget.



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 transfer to Reserves?



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 rate of ongoing Reserve transfers is desirable because it keeps these naturally irregular expenses from unsettling the budget.

Reserve transfers 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 Board members to recommend to their association. Remember, it is the Board's job to provide for the ongoing care of the common areas. Board members invite liability exposure when Reserve transfers 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, recommended Reserve transfers for Baseline Funding average only 10% to 15% less than Full Funding recommendations. Threshold Funding is the title of all other Cash or Percent Funded objectives *between* Baseline Funding and Full Funding.

Projected Expenses

While this Reserve Study looks forward 30 years, we have no expectation that all these expenses will all take place as anticipated. This Reserve Study needs to be updated annually because we expect the timing of these expenses to shift and the size of these expenses to change. We do feel more certain of the timing and cost of near-term expenses than expenses many years away. Please be aware of your near-term expenses, which we are able to project more accurately than the more distant projections. The figure below summarizes the projected future expenses at your association as defined by your Reserve Component List. A summary of these components are shown in the Component Details table, while a summary of the expenses themselves are shown in the 30-yr Expense Summary table. Note the future years of high projected Reserve expenses.

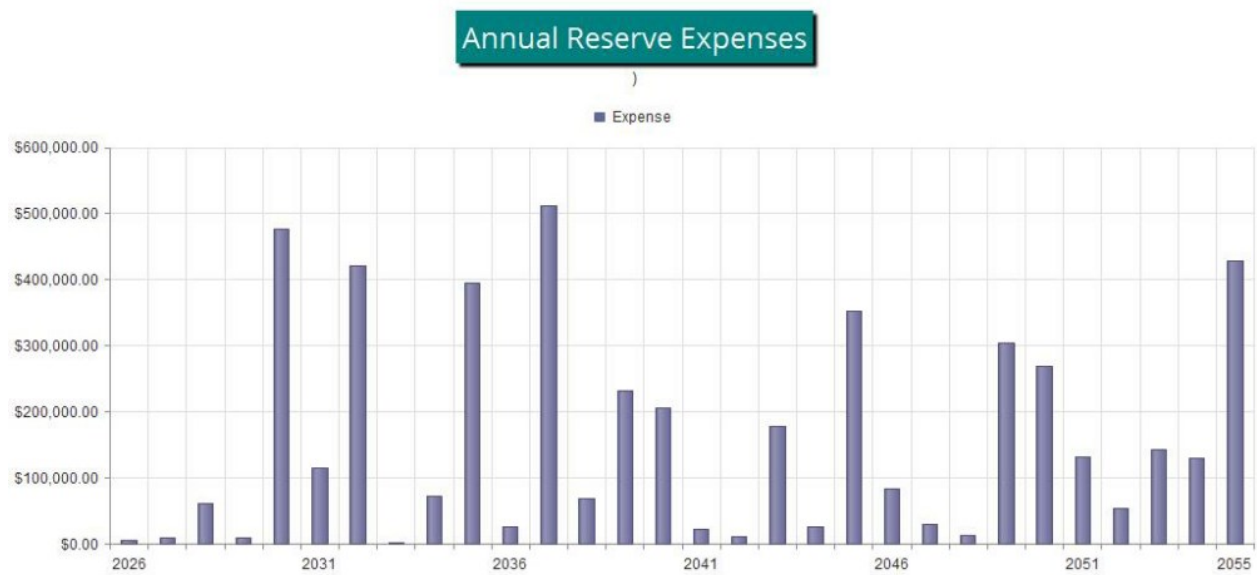


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$470,684 as-of the start of your Fiscal Year on 7/1/2026. As of your Fiscal Year Start, your Fully Funded Balance is computed to be \$1,324,782. This figure represents the deteriorated value of your common area components. Comparing your Reserve Balance to your Fully Funded Balance indicates your Reserves are 35.5 % Funded.

Recommended Funding Plan

Based on your current Percent Funded and your near-term and long-term Reserve needs, we are recommending budgeted transfers of \$11,700 per month this Fiscal Year. The overall 30-yr plan, in perspective, is shown below. This same information is shown numerically in both the 30-yr Summary and the Cash Flow Detail tables.

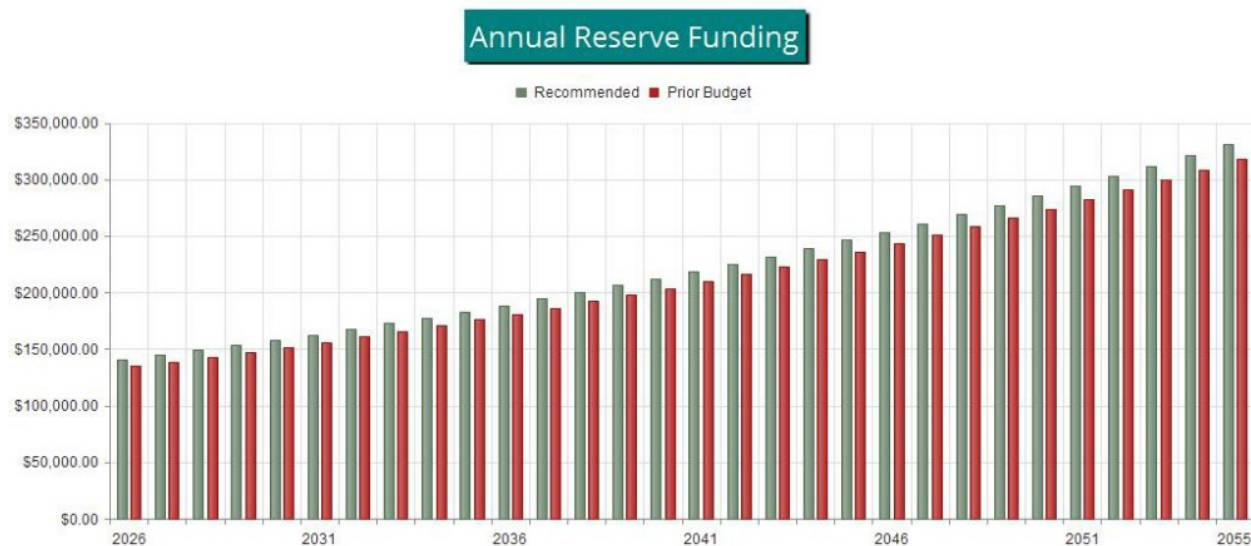


Figure 2

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

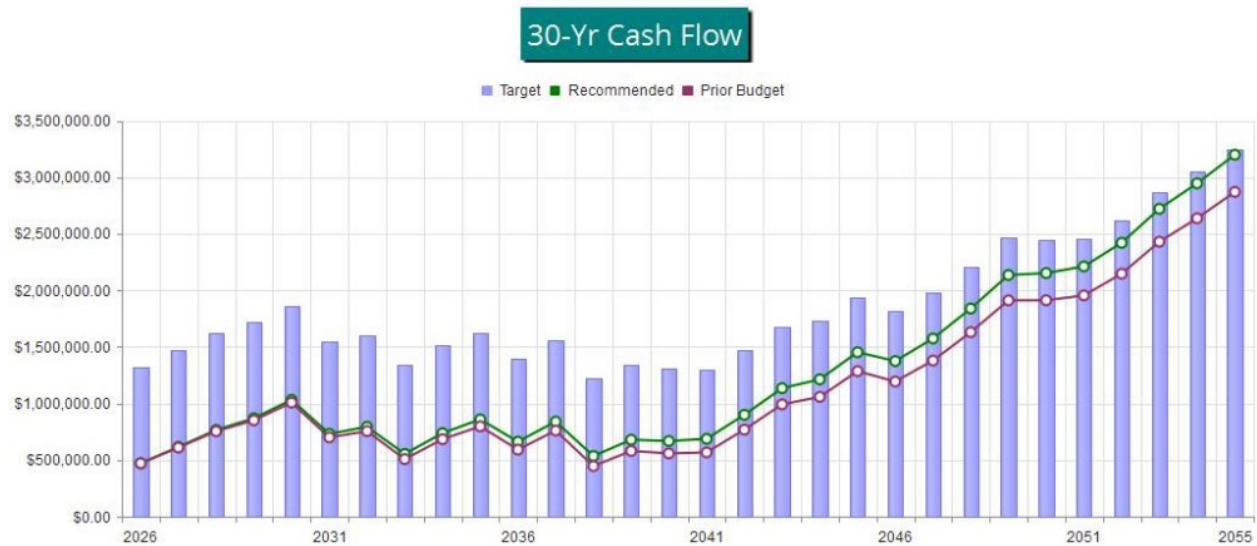


Figure 3

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



Figure 4



Table Descriptions

Executive Summary is a summary of your Reserve Components

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

Fully Funded Balance shows the calculation of the Fully Funded Balance for each of your components, and their specific proportion related 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 funding requirements. The deterioration cost/yr of each component is calculated by dividing the estimated Current Replacement Cost by its Useful Life, then that component's percentage of the total is displayed.

Accounting & Tax Summary provides information on each Component's proportion of key totals. If shown, the Current Fund Balance is a re-distribution of the current Reserve total to near-term (low RUL) projects first. Any Reserve transfer shown is a portion of the total current transfer rate, assigned proportionally on the basis of that component's deterioration cost/yr. As this is a Cash Flow analysis in which no funds are assigned or restricted to particular components, all values shown are only representative and have no merit outside of tax preparation purposes. They are not useful for Reserve funding calculations.

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 # 11378-4
No-Site-Visit

#	Component	Approx	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
General Common Area						
201	Asphalt - Reconstruction	56,000	GSF	30	4	\$338,000
202	Asphalt - Repair/Slurry	56,000	GSF	5	4	\$37,500
301	Electrical Systems - Replace	1	Lump Sum	30	29	\$121,000
320	Pole Lights - Replace	15	Fixtures	20	8	\$9,800
503	Metal Fence/Rails/Gates - Replace	195	LF	25	5	\$24,000
1107	Metal Fence/Rail/Gates - Repaint	195	LF	5	3	\$4,400
1402	Monument Sign - Replace	1	Monument	50	19	\$32,000
1830	Plumbing/Gas Lines (subgrade) - Repair	1	Lump Sum	15	2	\$52,000
Buildings Exteriors						
324	Exterior Light Fixtures - Replace	108	Fixtures	20	8	\$24,000
324	Light Fixtures (balcony) - Replace	72	Fixtures	20	8	\$12,200
701	Front Doors Units - Replace	78	Doors	30	11	\$225,000
702	Door Locks/Hardware - Replace	1	Lump Sum	15	14	\$42,700
1116	Wood Siding & Trim - Repaint	110,000	GSF	5	4	\$38,600
1130	Windows/Doors (Clubhouse) - Replace	1	Lump Sum	30	13	\$52,000
1301	Flat Roofs (2021) - Replace	900	GSF	15	10	\$12,800
1301	Flat Roofs (2023) - Replace	900	GSF	15	12	\$12,800
1303	Asphalt Shingle Roof - Replace	24,000	GSF	30	6	\$340,000
1303	Asphalt Shingle Roof - Replace	16,000	GSF	30	9	\$227,000
1303	Asphalt Shingle Roof - Replace	7,500	GSF	30	11	\$106,000
1303	Asphalt Shingle Roof - Replace	3,300	GSF	30	19	\$47,000
1303	Asphalt Shingle Roof - Replace	2,800	GSF	30	20	\$40,000
1303	Asphalt Shingle Roof - Replace	9,500	GSF	30	23	\$135,000
1303	Asphalt Shingle Roof - Replace	3,300	GSF	30	24	\$47,000
1303	Asphalt Shingle Roof - Replace	3,500	GSF	30	25	\$50,000
1303	Asphalt Shingle Roof - Replace	3,500	GSF	30	27	\$50,000
1310	Gutters/Downspouts - Partial Repl	1	Lump Sum	2	0	\$6,400
1311	Skylights (Clubhouse) - Replace	6	4'x4' Skylights	20	6	\$6,000
Pool Area						
1202	Pool - Replaster	1	Pool	12	5	\$32,000
1203	Spa - Resurface	1	Allowance	6	5	\$12,700
1207	Pool Filter - Replace	1	Pentair Filter	15	3	\$2,300
1207	Spa Filter - Replace	1	Pentair Filter	15	3	\$1,900
1208	Pool Heater - Replace	1	Raypak Heaer	7	5	\$6,500
1208	Spa Heater - Replace	1	Raypak Heater	7	5	\$5,900
1210	Pool/Spa Pumps - Partial eplace	1	of (4) Pumps	4	7	\$1,600
1214	Pool/Spa Coping - Replace	152	LF	25	12	\$16,500
Clubhouse Interiors						
601	Carpet - Replace	62	GSY	8	5	\$7,900
603	Tile Surfaces - Replace	590	GSF	30	13	\$23,000
803	Water Heater - Replace	1	American 80 Gal	12	5	\$10,500
903	Furniture/Fixtures- Partial Replace	27	Fixtures	10	4	\$3,200
905	Sauna Heater - Replace	1	Heater	25	11	\$3,900

#	Component	Approx	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
906	Sauna Room - Refurbish	1	Room	25	11	\$12,800
909	Restrooms - Remodel	2	Restrooms	30	13	\$70,000
910	Laundry Room - Remodel	1	Lump Sum	20	19	\$32,000
910	Manager's Unit/Front Desk - Refurb	1	Lump Sum	20	15	\$12,800
917	Propane Fireplace - Replace	1	Unit	20	14	\$8,200
1110	Interior Surfaces - Repaint	2,550	GSF	10	1	\$8,300
46	Total Funded Components					



#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
General Common Area								
201	Asphalt - Reconstruction	\$338,000	X	26	/	30	=	\$292,933
202	Asphalt - Repair/Slurry	\$37,500	X	1	/	5	=	\$7,500
301	Electrical Systems - Replace	\$121,000	X	1	/	30	=	\$4,033
320	Pole Lights - Replace	\$9,800	X	12	/	20	=	\$5,880
503	Metal Fence/Rails/Gates - Replace	\$24,000	X	20	/	25	=	\$19,200
1107	Metal Fence/Rail/Gates - Repaint	\$4,400	X	2	/	5	=	\$1,760
1402	Monument Sign - Replace	\$32,000	X	31	/	50	=	\$19,840
1830	Plumbing/Gas Lines (subgrade) - Repair	\$52,000	X	13	/	15	=	\$45,067
Buildings Exteriors								
324	Exterior Light Fixtures - Replace	\$24,000	X	12	/	20	=	\$14,400
324	Light Fixtures (balcony) - Replace	\$12,200	X	12	/	20	=	\$7,320
701	Front Doors Units - Replace	\$225,000	X	19	/	30	=	\$142,500
702	Door Locks/Hardware - Replace	\$42,700	X	1	/	15	=	\$2,847
1116	Wood Siding & Trim - Repaint	\$38,600	X	1	/	5	=	\$7,720
1130	Windows/Doors (Clubhouse) - Replace	\$52,000	X	17	/	30	=	\$29,467
1301	Flat Roofs (2021) - Replace	\$12,800	X	5	/	15	=	\$4,267
1301	Flat Roofs (2023) - Replace	\$12,800	X	3	/	15	=	\$2,560
1303	Asphalt Shingle Roof - Replace	\$340,000	X	24	/	30	=	\$272,000
1303	Asphalt Shingle Roof - Replace	\$227,000	X	21	/	30	=	\$158,900
1303	Asphalt Shingle Roof - Replace	\$106,000	X	19	/	30	=	\$67,133
1303	Asphalt Shingle Roof - Replace	\$47,000	X	11	/	30	=	\$17,233
1303	Asphalt Shingle Roof - Replace	\$40,000	X	10	/	30	=	\$13,333
1303	Asphalt Shingle Roof - Replace	\$135,000	X	7	/	30	=	\$31,500
1303	Asphalt Shingle Roof - Replace	\$47,000	X	6	/	30	=	\$9,400
1303	Asphalt Shingle Roof - Replace	\$50,000	X	5	/	30	=	\$8,333
1303	Asphalt Shingle Roof - Replace	\$50,000	X	3	/	30	=	\$5,000
1310	Gutters/Downspouts - Partial Repl	\$6,400	X	2	/	2	=	\$6,400
1311	Skylights (Clubhouse) - Replace	\$6,000	X	14	/	20	=	\$4,200
Pool Area								
1202	Pool - Replaster	\$32,000	X	7	/	12	=	\$18,667
1203	Spa - Resurface	\$12,700	X	1	/	6	=	\$2,117
1207	Pool Filter - Replace	\$2,300	X	12	/	15	=	\$1,840
1207	Spa Filter - Replace	\$1,900	X	12	/	15	=	\$1,520
1208	Pool Heater - Replace	\$6,500	X	2	/	7	=	\$1,857
1208	Spa Heater - Replace	\$5,900	X	2	/	7	=	\$1,686
1210	Pool/Spa Pumps - Partial eplace	\$1,600	X	0	/	4	=	\$0
1214	Pool/Spa Coping - Replace	\$16,500	X	13	/	25	=	\$8,580
Clubhouse Interiors								
601	Carpet - Replace	\$7,900	X	3	/	8	=	\$2,963
603	Tile Surfaces - Replace	\$23,000	X	17	/	30	=	\$13,033
803	Water Heater - Replace	\$10,500	X	7	/	12	=	\$6,125
903	Furniture/Fixtures- Partial Replace	\$3,200	X	6	/	10	=	\$1,920
905	Sauna Heater - Replace	\$3,900	X	14	/	25	=	\$2,184

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
906	Sauna Room - Refurbish	\$12,800	X	14	/	25	=	\$7,168
909	Restrooms - Remodel	\$70,000	X	17	/	30	=	\$39,667
910	Laundry Room - Remodel	\$32,000	X	1	/	20	=	\$1,600
910	Manager's Unit/Front Desk - Refurb	\$12,800	X	5	/	20	=	\$3,200
917	Propane Fireplace - Replace	\$8,200	X	6	/	20	=	\$2,460
1110	Interior Surfaces - Repaint	\$8,300	X	9	/	10	=	\$7,470
								\$1,324,782



#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
General Common Area					
201	Asphalt - Reconstruction	30	\$338,000	\$11,267	10.42 %
202	Asphalt - Repair/Slurry	5	\$37,500	\$7,500	6.94 %
301	Electrical Systems - Replace	30	\$121,000	\$4,033	3.73 %
320	Pole Lights - Replace	20	\$9,800	\$490	0.45 %
503	Metal Fence/Rails/Gates - Replace	25	\$24,000	\$960	0.89 %
1107	Metal Fence/Rail/Gates - Repaint	5	\$4,400	\$880	0.81 %
1402	Monument Sign - Replace	50	\$32,000	\$640	0.59 %
1830	Plumbing/Gas Lines (subgrade) - Repair	15	\$52,000	\$3,467	3.21 %
Buildings Exteriors					
324	Exterior Light Fixtures - Replace	20	\$24,000	\$1,200	1.11 %
324	Light Fixtures (balcony) - Replace	20	\$12,200	\$610	0.56 %
701	Front Doors Units - Replace	30	\$225,000	\$7,500	6.94 %
702	Door Locks/Hardware - Replace	15	\$42,700	\$2,847	2.63 %
1116	Wood Siding & Trim - Repaint	5	\$38,600	\$7,720	7.14 %
1130	Windows/Doors (Clubhouse) - Replace	30	\$52,000	\$1,733	1.60 %
1301	Flat Roofs (2021) - Replace	15	\$12,800	\$853	0.79 %
1301	Flat Roofs (2023) - Replace	15	\$12,800	\$853	0.79 %
1303	Asphalt Shingle Roof - Replace	30	\$340,000	\$11,333	10.48 %
1303	Asphalt Shingle Roof - Replace	30	\$227,000	\$7,567	7.00 %
1303	Asphalt Shingle Roof - Replace	30	\$106,000	\$3,533	3.27 %
1303	Asphalt Shingle Roof - Replace	30	\$47,000	\$1,567	1.45 %
1303	Asphalt Shingle Roof - Replace	30	\$40,000	\$1,333	1.23 %
1303	Asphalt Shingle Roof - Replace	30	\$135,000	\$4,500	4.16 %
1303	Asphalt Shingle Roof - Replace	30	\$47,000	\$1,567	1.45 %
1303	Asphalt Shingle Roof - Replace	30	\$50,000	\$1,667	1.54 %
1303	Asphalt Shingle Roof - Replace	30	\$50,000	\$1,667	1.54 %
1310	Gutters/Downspouts - Partial Repl	2	\$6,400	\$3,200	2.96 %
1311	Skylights (Clubhouse) - Replace	20	\$6,000	\$300	0.28 %
Pool Area					
1202	Pool - Replaster	12	\$32,000	\$2,667	2.47 %
1203	Spa - Resurface	6	\$12,700	\$2,117	1.96 %
1207	Pool Filter - Replace	15	\$2,300	\$153	0.14 %
1207	Spa Filter - Replace	15	\$1,900	\$127	0.12 %
1208	Pool Heater - Replace	7	\$6,500	\$929	0.86 %
1208	Spa Heater - Replace	7	\$5,900	\$843	0.78 %
1210	Pool/Spa Pumps - Partial eplace	4	\$1,600	\$400	0.37 %
1214	Pool/Spa Coping - Replace	25	\$16,500	\$660	0.61 %
Clubhouse Interiors					
601	Carpet - Replace	8	\$7,900	\$988	0.91 %
603	Tile Surfaces - Replace	30	\$23,000	\$767	0.71 %
803	Water Heater - Replace	12	\$10,500	\$875	0.81 %
903	Furniture/Fixtures- Partial Replace	10	\$3,200	\$320	0.30 %
905	Sauna Heater - Replace	25	\$3,900	\$156	0.14 %
906	Sauna Room - Refurbish	25	\$12,800	\$512	0.47 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
909	Restrooms - Remodel	30	\$70,000	\$2,333	2.16 %
910	Laundry Room - Remodel	20	\$32,000	\$1,600	1.48 %
910	Manager's Unit/Front Desk - Refurb	20	\$12,800	\$640	0.59 %
917	Propane Fireplace - Replace	20	\$8,200	\$410	0.38 %
1110	Interior Surfaces - Repaint	10	\$8,300	\$830	0.77 %
46	Total Funded Components			\$108,112	100.00 %



#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Projected Reserve Balance	Proportional Reserve Funding
General Common Area							
201	Asphalt - Reconstruction	30	4	\$338,000	\$292,933	\$292,933	\$1,219.29
202	Asphalt - Repair/Slurry	5	4	\$37,500	\$7,500	\$7,500	\$811.66
301	Electrical Systems - Replace	30	29	\$121,000	\$4,033	\$0	\$436.49
320	Pole Lights - Replace	20	8	\$9,800	\$5,880	\$0	\$53.03
503	Metal Fence/Rails/Gates - Replace	25	5	\$24,000	\$19,200	\$19,200	\$103.89
1107	Metal Fence/Rail/Gates - Repaint	5	3	\$4,400	\$1,760	\$1,760	\$95.23
1402	Monument Sign - Replace	50	19	\$32,000	\$19,840	\$0	\$69.26
1830	Plumbing/Gas Lines (subgrade) - Repair	15	2	\$52,000	\$45,067	\$45,067	\$375.17
Buildings Exteriors							
324	Exterior Light Fixtures - Replace	20	8	\$24,000	\$14,400	\$0	\$129.87
324	Light Fixtures (balcony) - Replace	20	8	\$12,200	\$7,320	\$0	\$66.01
701	Front Doors Units - Replace	30	11	\$225,000	\$142,500	\$0	\$811.66
702	Door Locks/Hardware - Replace	15	14	\$42,700	\$2,847	\$0	\$308.07
1116	Wood Siding & Trim - Repaint	5	4	\$38,600	\$7,720	\$7,720	\$835.47
1130	Windows/Doors (Clubhouse) - Replace	30	13	\$52,000	\$29,467	\$0	\$187.58
1301	Flat Roofs (2021) - Replace	15	10	\$12,800	\$4,267	\$0	\$92.35
1301	Flat Roofs (2023) - Replace	15	12	\$12,800	\$2,560	\$0	\$92.35
1303	Asphalt Shingle Roof - Replace	30	6	\$340,000	\$272,000	\$39,741	\$1,226.51
1303	Asphalt Shingle Roof - Replace	30	9	\$227,000	\$158,900	\$0	\$818.87
1303	Asphalt Shingle Roof - Replace	30	11	\$106,000	\$67,133	\$0	\$382.38
1303	Asphalt Shingle Roof - Replace	30	19	\$47,000	\$17,233	\$0	\$169.55
1303	Asphalt Shingle Roof - Replace	30	20	\$40,000	\$13,333	\$0	\$144.29
1303	Asphalt Shingle Roof - Replace	30	23	\$135,000	\$31,500	\$0	\$487.00
1303	Asphalt Shingle Roof - Replace	30	24	\$47,000	\$9,400	\$0	\$169.55
1303	Asphalt Shingle Roof - Replace	30	25	\$50,000	\$8,333	\$0	\$180.37
1303	Asphalt Shingle Roof - Replace	30	27	\$50,000	\$5,000	\$0	\$180.37
1310	Gutters/Downspouts - Partial Repl	2	0	\$6,400	\$6,400	\$6,400	\$346.31
1311	Skylights (Clubhouse) - Replace	20	6	\$6,000	\$4,200	\$4,200	\$32.47
Pool Area							
1202	Pool - Replaster	12	5	\$32,000	\$18,667	\$18,667	\$288.59
1203	Spa - Resurface	6	5	\$12,700	\$2,117	\$2,117	\$229.07
1207	Pool Filter - Replace	15	3	\$2,300	\$1,840	\$1,840	\$16.59
1207	Spa Filter - Replace	15	3	\$1,900	\$1,520	\$1,520	\$13.71
1208	Pool Heater - Replace	7	5	\$6,500	\$1,857	\$1,857	\$100.49
1208	Spa Heater - Replace	7	5	\$5,900	\$1,686	\$1,686	\$91.21
1210	Pool/Spa Pumps - Partial eplace	4	7	\$1,600	\$0	\$0	\$43.29
1214	Pool/Spa Coping - Replace	25	12	\$16,500	\$8,580	\$0	\$71.43
Clubhouse Interiors							
601	Carpet - Replace	8	5	\$7,900	\$2,963	\$2,963	\$106.87
603	Tile Surfaces - Replace	30	13	\$23,000	\$13,033	\$0	\$82.97
803	Water Heater - Replace	12	5	\$10,500	\$6,125	\$6,125	\$94.69
903	Furniture/Fixtures- Partial Replace	10	4	\$3,200	\$1,920	\$1,920	\$34.63
905	Sauna Heater - Replace	25	11	\$3,900	\$2,184	\$0	\$16.88

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Projected Reserve Balance	Proportional Reserve Funding
906	Sauna Room - Refurbish	25	11	\$12,800	\$7,168	\$0	\$55.41
909	Restrooms - Remodel	30	13	\$70,000	\$39,667	\$0	\$252.52
910	Laundry Room - Remodel	20	19	\$32,000	\$1,600	\$0	\$173.15
910	Manager's Unit/Front Desk - Refurb	20	15	\$12,800	\$3,200	\$0	\$69.26
917	Propane Fireplace - Replace	20	14	\$8,200	\$2,460	\$0	\$44.37
1110	Interior Surfaces - Repaint	10	1	\$8,300	\$7,470	\$7,470	\$89.82
46	Total Funded Components				\$1,324,782	\$470,684	\$11,700



30-Year Reserve Plan Summary

Report # 11378-4
No-Site-Visit

Fiscal Year Start: 2026

Net After Tax Interest:

2.00 %

Avg 30-Yr Inflation: 3.00 %

Reserve Fund Strength (as-of Fiscal Year Start)					Projected Reserve Balance Changes				
					% Increase				
	Starting	Fully		Special	In Annual		Loan or		
Year	Reserve	Funded	Percent	Assmt	Reserve	Reserve	Special	Interest	Reserve
	Balance	Balance	Funded	Risk	Funding	Funding	Assmts	Income	Expenses
2026	\$470,684	\$1,324,782	35.5 %	Medium	4.15 %	\$140,400	\$0	\$10,853	\$6,400
2027	\$615,537	\$1,468,877	41.9 %	Medium	3.00 %	\$144,612	\$0	\$13,797	\$8,549
2028	\$765,397	\$1,618,410	47.3 %	Medium	3.00 %	\$148,950	\$0	\$16,327	\$61,957
2029	\$868,718	\$1,720,846	50.5 %	Medium	3.00 %	\$153,419	\$0	\$18,988	\$9,397
2030	\$1,031,728	\$1,861,775	55.4 %	Medium	3.00 %	\$158,021	\$0	\$17,607	\$476,878
2031	\$730,478	\$1,547,100	47.2 %	Medium	3.00 %	\$162,762	\$0	\$15,223	\$115,348
2032	\$793,115	\$1,598,980	49.6 %	Medium	3.00 %	\$167,645	\$0	\$13,454	\$420,784
2033	\$553,430	\$1,341,545	41.3 %	Medium	3.00 %	\$172,674	\$0	\$12,893	\$1,968
2034	\$737,030	\$1,511,609	48.8 %	Medium	3.00 %	\$177,855	\$0	\$15,945	\$71,953
2035	\$858,877	\$1,618,645	53.1 %	Medium	3.00 %	\$183,190	\$0	\$15,193	\$395,477
2036	\$661,784	\$1,399,736	47.3 %	Medium	3.00 %	\$188,686	\$0	\$15,002	\$25,803
2037	\$839,668	\$1,559,220	53.9 %	Medium	3.00 %	\$194,346	\$0	\$13,736	\$512,582
2038	\$535,169	\$1,226,428	43.6 %	Medium	3.00 %	\$200,177	\$0	\$12,130	\$68,579
2039	\$678,897	\$1,345,428	50.5 %	Medium	3.00 %	\$206,182	\$0	\$13,453	\$231,000
2040	\$667,531	\$1,305,288	51.1 %	Medium	3.00 %	\$212,368	\$0	\$13,532	\$206,620
2041	\$686,811	\$1,293,780	53.1 %	Medium	3.00 %	\$218,739	\$0	\$15,844	\$22,435
2042	\$898,959	\$1,476,501	60.9 %	Medium	3.00 %	\$225,301	\$0	\$20,315	\$10,270
2043	\$1,134,304	\$1,682,244	67.4 %	Medium	3.00 %	\$232,060	\$0	\$23,449	\$177,185
2044	\$1,212,628	\$1,727,397	70.2 %	Low	3.00 %	\$239,022	\$0	\$26,631	\$25,536
2045	\$1,452,744	\$1,935,419	75.1 %	Low	3.00 %	\$246,192	\$0	\$28,249	\$352,630
2046	\$1,374,554	\$1,818,250	75.6 %	Low	3.00 %	\$253,578	\$0	\$29,458	\$83,804
2047	\$1,573,787	\$1,980,097	79.5 %	Low	3.00 %	\$261,185	\$0	\$34,098	\$30,137
2048	\$1,838,933	\$2,207,884	83.3 %	Low	3.00 %	\$269,021	\$0	\$39,709	\$12,263
2049	\$2,135,400	\$2,466,898	86.6 %	Low	3.00 %	\$277,092	\$0	\$42,837	\$303,340
2050	\$2,151,988	\$2,440,035	88.2 %	Low	3.00 %	\$285,404	\$0	\$43,594	\$269,752
2051	\$2,211,235	\$2,453,309	90.1 %	Low	3.00 %	\$293,966	\$0	\$46,272	\$131,489
2052	\$2,419,984	\$2,615,929	92.5 %	Low	3.00 %	\$302,785	\$0	\$51,362	\$53,483
2053	\$2,720,648	\$2,870,508	94.8 %	Low	3.00 %	\$311,869	\$0	\$56,618	\$143,051
2054	\$2,946,084	\$3,047,405	96.7 %	Low	3.00 %	\$321,225	\$0	\$61,395	\$129,954
2055	\$3,198,750	\$3,250,242	98.4 %	Low	3.00 %	\$330,862	\$0	\$63,578	\$428,659

30-Year Income/Expense Detail

Report # 11378-4
No-Site-Visit

Fiscal Year	2026	2027	2028	2029	2030
Starting Reserve Balance	\$470,684	\$615,537	\$765,397	\$868,718	\$1,031,728
Annual Reserve Funding	\$140,400	\$144,612	\$148,950	\$153,419	\$158,021
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$10,853	\$13,797	\$16,327	\$18,988	\$17,607
Total Income	\$621,937	\$773,946	\$930,675	\$1,041,125	\$1,207,356
# Component					
General Common Area					
201 Asphalt - Reconstruction	\$0	\$0	\$0	\$0	\$380,422
202 Asphalt - Repair/Slurry	\$0	\$0	\$0	\$0	\$42,207
301 Electrical Systems - Replace	\$0	\$0	\$0	\$0	\$0
320 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
503 Metal Fence/Rails/Gates - Replace	\$0	\$0	\$0	\$0	\$0
1107 Metal Fence/Rail/Gates - Repaint	\$0	\$0	\$0	\$4,808	\$0
1402 Monument Sign - Replace	\$0	\$0	\$0	\$0	\$0
1830 Plumbing/Gas Lines (subgrade) - Repair	\$0	\$0	\$55,167	\$0	\$0
Buildings Exteriors					
324 Exterior Light Fixtures - Replace	\$0	\$0	\$0	\$0	\$0
324 Light Fixtures (balcony) - Replace	\$0	\$0	\$0	\$0	\$0
701 Front Doors Units - Replace	\$0	\$0	\$0	\$0	\$0
702 Door Locks/Hardware - Replace	\$0	\$0	\$0	\$0	\$0
1116 Wood Siding & Trim - Repaint	\$0	\$0	\$0	\$0	\$43,445
1130 Windows/Doors (Clubhouse) - Replace	\$0	\$0	\$0	\$0	\$0
1301 Flat Roofs (2021) - Replace	\$0	\$0	\$0	\$0	\$0
1301 Flat Roofs (2023) - Replace	\$0	\$0	\$0	\$0	\$0
1303 Asphalt Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
1303 Asphalt Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
1303 Asphalt Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
1303 Asphalt Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
1303 Asphalt Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
1303 Asphalt Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
1303 Asphalt Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
1303 Asphalt Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
1303 Asphalt Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
1303 Asphalt Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
1303 Asphalt Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
1310 Gutters/Downspouts - Partial Repl	\$6,400	\$0	\$6,790	\$0	\$7,203
1311 Skylights (Clubhouse) - Replace	\$0	\$0	\$0	\$0	\$0
Pool Area					
1202 Pool - Replaster	\$0	\$0	\$0	\$0	\$0
1203 Spa - Resurface	\$0	\$0	\$0	\$0	\$0
1207 Pool Filter - Replace	\$0	\$0	\$0	\$2,513	\$0
1207 Spa Filter - Replace	\$0	\$0	\$0	\$2,076	\$0
1208 Pool Heater - Replace	\$0	\$0	\$0	\$0	\$0
1208 Spa Heater - Replace	\$0	\$0	\$0	\$0	\$0
1210 Pool/Spa Pumps - Partial eplace	\$0	\$0	\$0	\$0	\$0
1214 Pool/Spa Coping - Replace	\$0	\$0	\$0	\$0	\$0
Clubhouse Interiors					
601 Carpet - Replace	\$0	\$0	\$0	\$0	\$0
603 Tile Surfaces - Replace	\$0	\$0	\$0	\$0	\$0
803 Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
903 Furniture/Fixtures- Partial Replace	\$0	\$0	\$0	\$0	\$3,602
905 Sauna Heater - Replace	\$0	\$0	\$0	\$0	\$0
906 Sauna Room - Refurbish	\$0	\$0	\$0	\$0	\$0
909 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
910 Laundry Room - Remodel	\$0	\$0	\$0	\$0	\$0
910 Manager's Unit/Front Desk - Refurb	\$0	\$0	\$0	\$0	\$0
917 Propane Fireplace - Replace	\$0	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Repaint	\$0	\$8,549	\$0	\$0	\$0
Total Expenses	\$6,400	\$8,549	\$61,957	\$9,397	\$476,878
Ending Reserve Balance	\$615,537	\$765,397	\$868,718	\$1,031,728	\$730,478

Fiscal Year	2031	2032	2033	2034	2035
Starting Reserve Balance	\$730,478	\$793,115	\$553,430	\$737,030	\$858,877
Annual Reserve Funding	\$162,762	\$167,645	\$172,674	\$177,855	\$183,190
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$15,223	\$13,454	\$12,893	\$15,945	\$15,193
Total Income	\$908,463	\$974,214	\$738,997	\$930,829	\$1,057,260
# Component					
General Common Area					
201 Asphalt - Reconstruction	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Repair/Slurry	\$0	\$0	\$0	\$0	\$48,929
301 Electrical Systems - Replace	\$0	\$0	\$0	\$0	\$0
320 Pole Lights - Replace	\$0	\$0	\$0	\$12,414	\$0
503 Metal Fence/Rails/Gates - Replace	\$27,823	\$0	\$0	\$0	\$0
1107 Metal Fence/Rail/Gates - Repaint	\$0	\$0	\$0	\$5,574	\$0
1402 Monument Sign - Replace	\$0	\$0	\$0	\$0	\$0
1830 Plumbing/Gas Lines (subgrade) - Repair	\$0	\$0	\$0	\$0	\$0
Buildings Exteriors					
324 Exterior Light Fixtures - Replace	\$0	\$0	\$0	\$30,402	\$0
324 Light Fixtures (balcony) - Replace	\$0	\$0	\$0	\$15,455	\$0
701 Front Doors Units - Replace	\$0	\$0	\$0	\$0	\$0
702 Door Locks/Hardware - Replace	\$0	\$0	\$0	\$0	\$0
1116 Wood Siding & Trim - Repaint	\$0	\$0	\$0	\$0	\$50,364
1130 Windows/Doors (Clubhouse) - Replace	\$0	\$0	\$0	\$0	\$0
1301 Flat Roofs (2021) - Replace	\$0	\$0	\$0	\$0	\$0
1301 Flat Roofs (2023) - Replace	\$0	\$0	\$0	\$0	\$0
1303 Asphalt Shingle Roof - Replace	\$0	\$405,978	\$0	\$0	\$0
1303 Asphalt Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$296,184
1303 Asphalt Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
1303 Asphalt Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
1303 Asphalt Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
1303 Asphalt Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
1303 Asphalt Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
1303 Asphalt Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
1303 Asphalt Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
1303 Asphalt Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
1310 Gutters/Downspouts - Partial Repl	\$0	\$7,642	\$0	\$8,107	\$0
1311 Skylights (Clubhouse) - Replace	\$0	\$7,164	\$0	\$0	\$0
Pool Area					
1202 Pool - Replaster	\$37,097	\$0	\$0	\$0	\$0
1203 Spa - Resurface	\$14,723	\$0	\$0	\$0	\$0
1207 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
1207 Spa Filter - Replace	\$0	\$0	\$0	\$0	\$0
1208 Pool Heater - Replace	\$7,535	\$0	\$0	\$0	\$0
1208 Spa Heater - Replace	\$6,840	\$0	\$0	\$0	\$0
1210 Pool/Spa Pumps - Partial eplace	\$0	\$0	\$1,968	\$0	\$0
1214 Pool/Spa Coping - Replace	\$0	\$0	\$0	\$0	\$0
Clubhouse Interiors					
601 Carpet - Replace	\$9,158	\$0	\$0	\$0	\$0
603 Tile Surfaces - Replace	\$0	\$0	\$0	\$0	\$0
803 Water Heater - Replace	\$12,172	\$0	\$0	\$0	\$0
903 Furniture/Fixtures- Partial Replace	\$0	\$0	\$0	\$0	\$0
905 Sauna Heater - Replace	\$0	\$0	\$0	\$0	\$0
906 Sauna Room - Refurbish	\$0	\$0	\$0	\$0	\$0
909 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
910 Laundry Room - Remodel	\$0	\$0	\$0	\$0	\$0
910 Manager's Unit/Front Desk - Refurb	\$0	\$0	\$0	\$0	\$0
917 Propane Fireplace - Replace	\$0	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$115,348	\$420,784	\$1,968	\$71,953	\$395,477
Ending Reserve Balance	\$793,115	\$553,430	\$737,030	\$858,877	\$661,784

Fiscal Year	2036	2037	2038	2039	2040
Starting Reserve Balance	\$661,784	\$839,668	\$535,169	\$678,897	\$667,531
Annual Reserve Funding	\$188,686	\$194,346	\$200,177	\$206,182	\$212,368
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$15,002	\$13,736	\$12,130	\$13,453	\$13,532
Total Income	\$865,471	\$1,047,751	\$747,476	\$898,531	\$893,430
# Component					
General Common Area					
201 Asphalt - Reconstruction	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Repair/Slurry	\$0	\$0	\$0	\$0	\$56,722
301 Electrical Systems - Replace	\$0	\$0	\$0	\$0	\$0
320 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
503 Metal Fence/Rails/Gates - Replace	\$0	\$0	\$0	\$0	\$0
1107 Metal Fence/Rail/Gates - Repaint	\$0	\$0	\$0	\$6,462	\$0
1402 Monument Sign - Replace	\$0	\$0	\$0	\$0	\$0
1830 Plumbing/Gas Lines (subgrade) - Repair	\$0	\$0	\$0	\$0	\$0
Buildings Exteriors					
324 Exterior Light Fixtures - Replace	\$0	\$0	\$0	\$0	\$0
324 Light Fixtures (balcony) - Replace	\$0	\$0	\$0	\$0	\$0
701 Front Doors Units - Replace	\$0	\$311,453	\$0	\$0	\$0
702 Door Locks/Hardware - Replace	\$0	\$0	\$0	\$0	\$64,588
1116 Wood Siding & Trim - Repaint	\$0	\$0	\$0	\$0	\$58,386
1130 Windows/Doors (Clubhouse) - Replace	\$0	\$0	\$0	\$76,364	\$0
1301 Flat Roofs (2021) - Replace	\$17,202	\$0	\$0	\$0	\$0
1301 Flat Roofs (2023) - Replace	\$0	\$0	\$18,250	\$0	\$0
1303 Asphalt Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
1303 Asphalt Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
1303 Asphalt Shingle Roof - Replace	\$0	\$146,729	\$0	\$0	\$0
1303 Asphalt Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
1303 Asphalt Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
1303 Asphalt Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
1303 Asphalt Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
1303 Asphalt Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
1303 Asphalt Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
1303 Asphalt Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
1310 Gutters/Downspouts - Partial Repl	\$8,601	\$0	\$9,125	\$0	\$9,681
1311 Skylights (Clubhouse) - Replace	\$0	\$0	\$0	\$0	\$0
Pool Area					
1202 Pool - Replaster	\$0	\$0	\$0	\$0	\$0
1203 Spa - Resurface	\$0	\$17,580	\$0	\$0	\$0
1207 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
1207 Spa Filter - Replace	\$0	\$0	\$0	\$0	\$0
1208 Pool Heater - Replace	\$0	\$0	\$9,267	\$0	\$0
1208 Spa Heater - Replace	\$0	\$0	\$8,412	\$0	\$0
1210 Pool/Spa Pumps - Partial eplace	\$0	\$2,215	\$0	\$0	\$0
1214 Pool/Spa Coping - Replace	\$0	\$0	\$23,525	\$0	\$0
Clubhouse Interiors					
601 Carpet - Replace	\$0	\$0	\$0	\$11,601	\$0
603 Tile Surfaces - Replace	\$0	\$0	\$0	\$33,776	\$0
803 Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
903 Furniture/Fixtures- Partial Replace	\$0	\$0	\$0	\$0	\$4,840
905 Sauna Heater - Replace	\$0	\$5,399	\$0	\$0	\$0
906 Sauna Room - Refurbish	\$0	\$17,718	\$0	\$0	\$0
909 Restrooms - Remodel	\$0	\$0	\$0	\$102,797	\$0
910 Laundry Room - Remodel	\$0	\$0	\$0	\$0	\$0
910 Manager's Unit/Front Desk - Refurb	\$0	\$0	\$0	\$0	\$0
917 Propane Fireplace - Replace	\$0	\$0	\$0	\$0	\$12,403
1110 Interior Surfaces - Repaint	\$0	\$11,489	\$0	\$0	\$0
Total Expenses	\$25,803	\$512,582	\$68,579	\$231,000	\$206,620
Ending Reserve Balance	\$839,668	\$535,169	\$678,897	\$667,531	\$686,811

Fiscal Year	2041	2042	2043	2044	2045
Starting Reserve Balance	\$686,811	\$898,959	\$1,134,304	\$1,212,628	\$1,452,744
Annual Reserve Funding	\$218,739	\$225,301	\$232,060	\$239,022	\$246,192
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$15,844	\$20,315	\$23,449	\$26,631	\$28,249
Total Income	\$921,393	\$1,144,574	\$1,389,813	\$1,478,280	\$1,727,184
# Component					
General Common Area					
201 Asphalt - Reconstruction	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Repair/Slurry	\$0	\$0	\$0	\$0	\$65,756
301 Electrical Systems - Replace	\$0	\$0	\$0	\$0	\$0
320 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
503 Metal Fence/Rails/Gates - Replace	\$0	\$0	\$0	\$0	\$0
1107 Metal Fence/Rail/Gates - Repaint	\$0	\$0	\$0	\$7,491	\$0
1402 Monument Sign - Replace	\$0	\$0	\$0	\$0	\$56,112
1830 Plumbing/Gas Lines (subgrade) - Repair	\$0	\$0	\$85,948	\$0	\$0
Buildings Exteriors					
324 Exterior Light Fixtures - Replace	\$0	\$0	\$0	\$0	\$0
324 Light Fixtures (balcony) - Replace	\$0	\$0	\$0	\$0	\$0
701 Front Doors Units - Replace	\$0	\$0	\$0	\$0	\$0
702 Door Locks/Hardware - Replace	\$0	\$0	\$0	\$0	\$0
1116 Wood Siding & Trim - Repaint	\$0	\$0	\$0	\$0	\$67,685
1130 Windows/Doors (Clubhouse) - Replace	\$0	\$0	\$0	\$0	\$0
1301 Flat Roofs (2021) - Replace	\$0	\$0	\$0	\$0	\$0
1301 Flat Roofs (2023) - Replace	\$0	\$0	\$0	\$0	\$0
1303 Asphalt Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
1303 Asphalt Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
1303 Asphalt Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
1303 Asphalt Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$82,415
1303 Asphalt Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
1303 Asphalt Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
1303 Asphalt Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
1303 Asphalt Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
1303 Asphalt Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
1310 Gutters/Downspouts - Partial Repl	\$0	\$10,270	\$0	\$10,896	\$0
1311 Skylights (Clubhouse) - Replace	\$0	\$0	\$0	\$0	\$0
Pool Area					
1202 Pool - Replaster	\$0	\$0	\$52,891	\$0	\$0
1203 Spa - Resurface	\$0	\$0	\$20,991	\$0	\$0
1207 Pool Filter - Replace	\$0	\$0	\$0	\$3,916	\$0
1207 Spa Filter - Replace	\$0	\$0	\$0	\$3,235	\$0
1208 Pool Heater - Replace	\$0	\$0	\$0	\$0	\$11,398
1208 Spa Heater - Replace	\$0	\$0	\$0	\$0	\$10,346
1210 Pool/Spa Pumps - Partial eplace	\$2,493	\$0	\$0	\$0	\$2,806
1214 Pool/Spa Coping - Replace	\$0	\$0	\$0	\$0	\$0
Clubhouse Interiors					
601 Carpet - Replace	\$0	\$0	\$0	\$0	\$0
603 Tile Surfaces - Replace	\$0	\$0	\$0	\$0	\$0
803 Water Heater - Replace	\$0	\$0	\$17,355	\$0	\$0
903 Furniture/Fixtures- Partial Replace	\$0	\$0	\$0	\$0	\$0
905 Sauna Heater - Replace	\$0	\$0	\$0	\$0	\$0
906 Sauna Room - Refurbish	\$0	\$0	\$0	\$0	\$0
909 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
910 Laundry Room - Remodel	\$0	\$0	\$0	\$0	\$56,112
910 Manager's Unit/Front Desk - Refurb	\$19,942	\$0	\$0	\$0	\$0
917 Propane Fireplace - Replace	\$0	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$22,435	\$10,270	\$177,185	\$25,536	\$352,630
Ending Reserve Balance	\$898,959	\$1,134,304	\$1,212,628	\$1,452,744	\$1,374,554

Fiscal Year	2046	2047	2048	2049	2050
Starting Reserve Balance	\$1,374,554	\$1,573,787	\$1,838,933	\$2,135,400	\$2,151,988
Annual Reserve Funding	\$253,578	\$261,185	\$269,021	\$277,092	\$285,404
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$29,458	\$34,098	\$39,709	\$42,837	\$43,594
Total Income	\$1,657,590	\$1,869,070	\$2,147,663	\$2,455,328	\$2,480,986
# Component					
General Common Area					
201 Asphalt - Reconstruction	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Repair/Slurry	\$0	\$0	\$0	\$0	\$76,230
301 Electrical Systems - Replace	\$0	\$0	\$0	\$0	\$0
320 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
503 Metal Fence/Rails/Gates - Replace	\$0	\$0	\$0	\$0	\$0
1107 Metal Fence/Rail/Gates - Repaint	\$0	\$0	\$0	\$8,684	\$0
1402 Monument Sign - Replace	\$0	\$0	\$0	\$0	\$0
1830 Plumbing/Gas Lines (subgrade) - Repair	\$0	\$0	\$0	\$0	\$0
Buildings Exteriors					
324 Exterior Light Fixtures - Replace	\$0	\$0	\$0	\$0	\$0
324 Light Fixtures (balcony) - Replace	\$0	\$0	\$0	\$0	\$0
701 Front Doors Units - Replace	\$0	\$0	\$0	\$0	\$0
702 Door Locks/Hardware - Replace	\$0	\$0	\$0	\$0	\$0
1116 Wood Siding & Trim - Repaint	\$0	\$0	\$0	\$0	\$78,466
1130 Windows/Doors (Clubhouse) - Replace	\$0	\$0	\$0	\$0	\$0
1301 Flat Roofs (2021) - Replace	\$0	\$0	\$0	\$0	\$0
1301 Flat Roofs (2023) - Replace	\$0	\$0	\$0	\$0	\$0
1303 Asphalt Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
1303 Asphalt Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
1303 Asphalt Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
1303 Asphalt Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
1303 Asphalt Shingle Roof - Replace	\$72,244	\$0	\$0	\$0	\$0
1303 Asphalt Shingle Roof - Replace	\$0	\$0	\$0	\$266,434	\$0
1303 Asphalt Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$95,541
1303 Asphalt Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
1303 Asphalt Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
1310 Gutters/Downspouts - Partial Repl	\$11,559	\$0	\$12,263	\$0	\$13,010
1311 Skylights (Clubhouse) - Replace	\$0	\$0	\$0	\$0	\$0
Pool Area					
1202 Pool - Replaster	\$0	\$0	\$0	\$0	\$0
1203 Spa - Resurface	\$0	\$0	\$0	\$25,065	\$0
1207 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
1207 Spa Filter - Replace	\$0	\$0	\$0	\$0	\$0
1208 Pool Heater - Replace	\$0	\$0	\$0	\$0	\$0
1208 Spa Heater - Replace	\$0	\$0	\$0	\$0	\$0
1210 Pool/Spa Pumps - Partial eplace	\$0	\$0	\$0	\$3,158	\$0
1214 Pool/Spa Coping - Replace	\$0	\$0	\$0	\$0	\$0
Clubhouse Interiors					
601 Carpet - Replace	\$0	\$14,696	\$0	\$0	\$0
603 Tile Surfaces - Replace	\$0	\$0	\$0	\$0	\$0
803 Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
903 Furniture/Fixtures- Partial Replace	\$0	\$0	\$0	\$0	\$6,505
905 Sauna Heater - Replace	\$0	\$0	\$0	\$0	\$0
906 Sauna Room - Refurbish	\$0	\$0	\$0	\$0	\$0
909 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
910 Laundry Room - Remodel	\$0	\$0	\$0	\$0	\$0
910 Manager's Unit/Front Desk - Refurb	\$0	\$0	\$0	\$0	\$0
917 Propane Fireplace - Replace	\$0	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Repaint	\$0	\$15,440	\$0	\$0	\$0
Total Expenses	\$83,804	\$30,137	\$12,263	\$303,340	\$269,752
Ending Reserve Balance	\$1,573,787	\$1,838,933	\$2,135,400	\$2,151,988	\$2,211,235

Fiscal Year	2051	2052	2053	2054	2055
Starting Reserve Balance	\$2,211,235	\$2,419,984	\$2,720,648	\$2,946,084	\$3,198,750
Annual Reserve Funding	\$293,966	\$302,785	\$311,869	\$321,225	\$330,862
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$46,272	\$51,362	\$56,618	\$61,395	\$63,578
Total Income	\$2,551,473	\$2,774,131	\$3,089,135	\$3,328,704	\$3,593,189
# Component					
General Common Area					
201 Asphalt - Reconstruction	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Repair/Slurry	\$0	\$0	\$0	\$0	\$88,371
301 Electrical Systems - Replace	\$0	\$0	\$0	\$0	\$0
320 Pole Lights - Replace	\$0	\$0	\$0	\$22,422	\$0
503 Metal Fence/Rails/Gates - Replace	\$0	\$0	\$0	\$0	\$0
1107 Metal Fence/Rail/Gates - Repaint	\$0	\$0	\$0	\$10,067	\$0
1402 Monument Sign - Replace	\$0	\$0	\$0	\$0	\$0
1830 Plumbing/Gas Lines (subgrade) - Repair	\$0	\$0	\$0	\$0	\$0
Buildings Exteriors					
324 Exterior Light Fixtures - Replace	\$0	\$0	\$0	\$54,910	\$0
324 Light Fixtures (balcony) - Replace	\$0	\$0	\$0	\$27,913	\$0
701 Front Doors Units - Replace	\$0	\$0	\$0	\$0	\$0
702 Door Locks/Hardware - Replace	\$0	\$0	\$0	\$0	\$100,625
1116 Wood Siding & Trim - Repaint	\$0	\$0	\$0	\$0	\$90,963
1130 Windows/Doors (Clubhouse) - Replace	\$0	\$0	\$0	\$0	\$0
1301 Flat Roofs (2021) - Replace	\$26,800	\$0	\$0	\$0	\$0
1301 Flat Roofs (2023) - Replace	\$0	\$0	\$28,432	\$0	\$0
1303 Asphalt Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
1303 Asphalt Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
1303 Asphalt Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
1303 Asphalt Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
1303 Asphalt Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
1303 Asphalt Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
1303 Asphalt Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
1303 Asphalt Shingle Roof - Replace	\$104,689	\$0	\$0	\$0	\$0
1303 Asphalt Shingle Roof - Replace	\$0	\$0	\$111,064	\$0	\$0
1310 Gutters/Downspouts - Partial Repl	\$0	\$13,802	\$0	\$14,643	\$0
1311 Skylights (Clubhouse) - Replace	\$0	\$12,940	\$0	\$0	\$0
Pool Area					
1202 Pool - Replaster	\$0	\$0	\$0	\$0	\$75,410
1203 Spa - Resurface	\$0	\$0	\$0	\$0	\$29,928
1207 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
1207 Spa Filter - Replace	\$0	\$0	\$0	\$0	\$0
1208 Pool Heater - Replace	\$0	\$14,018	\$0	\$0	\$0
1208 Spa Heater - Replace	\$0	\$12,724	\$0	\$0	\$0
1210 Pool/Spa Pumps - Partial eplace	\$0	\$0	\$3,554	\$0	\$0
1214 Pool/Spa Coping - Replace	\$0	\$0	\$0	\$0	\$0
Clubhouse Interiors					
601 Carpet - Replace	\$0	\$0	\$0	\$0	\$18,617
603 Tile Surfaces - Replace	\$0	\$0	\$0	\$0	\$0
803 Water Heater - Replace	\$0	\$0	\$0	\$0	\$24,744
903 Furniture/Fixtures- Partial Replace	\$0	\$0	\$0	\$0	\$0
905 Sauna Heater - Replace	\$0	\$0	\$0	\$0	\$0
906 Sauna Room - Refurbish	\$0	\$0	\$0	\$0	\$0
909 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
910 Laundry Room - Remodel	\$0	\$0	\$0	\$0	\$0
910 Manager's Unit/Front Desk - Refurb	\$0	\$0	\$0	\$0	\$0
917 Propane Fireplace - Replace	\$0	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$131,489	\$53,483	\$143,051	\$129,954	\$428,659
Ending Reserve Balance	\$2,419,984	\$2,720,648	\$2,946,084	\$3,198,750	\$3,164,530



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. Robert M. Nordlund, P.E., R.S., company Founder/CEO, is a California licensed Professional Engineer (Mechanical, #22322), and credentialed Reserve Specialist (#5). 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. In this engagement our compensation is not contingent upon our conclusions, and our liability in any matter involving this Reserve Study is limited to our fee for services rendered.



Terms and Definitions

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



Component Details

The primary purpose of the Component Details appendix is to provide the reader with the basis of our funding assumptions resulting from our physical analysis and subsequent research. The information presented here represents a wide range of components that were observed and measured against National Reserve Study Standards to determine if they meet the criteria for reserve funding. 1) Common area repair & replacement responsibility 2) Need and schedule for the project can be reasonably anticipated, and 3) The total cost for the project is material to the association, can be reasonably estimated, and includes all direct and related costs.. Not all your components may have been found appropriate for reserve funding. In our judgment, the components meeting the above four criteria are shown with the Useful Life (how often the project is expected to occur), Remaining Useful Life (when the next instance of the expense will be) and representative market cost range termed "Best Cost" and "Worst Cost". There are many factors that can result in a wide variety of potential costs, and we have attempted to present the cost range in which your actual expense will occur. Where no Useful Life, Remaining Useful Life, or pricing exists, the component was deemed inappropriate for Reserve Funding.

General Common Area

Comp #: 201 Asphalt - Reconstruction**Approx Quantity: 56,000 GSF****Location:** Driveways, parking spaces, & walkways**Funded?:** Yes.**History:**

Comments: Asphalt surfaces require periodic reconstruction to restore the integrity of the base to accommodate the asphalt surfaces properly. The useful life shown is based on the assumption that the association will conduct regularly scheduled repairs and resealing (refer to #202). It is possible to extend the useful life of the asphalt by conducting an overlay project, but this option should be carefully vetted by the Board to ensure that the overlay project will be successful under the current asphalt conditions.

Useful Life: 30 years**Remaining Life:**

4 years

Lower Estimate: \$ 304,000**Higher Estimate:**

\$372,000

Cost Source: ARI Cost Database**Comp #: 202 Asphalt - Repair/Slurry****Approx Quantity: 56,000 GSF****Location:** Driveways, parking spaces, & walkways**Funded?:** Yes.**History:** 2025/2026

Comments: The asphalt should be resealed or slurry coated every 3-5 years to maintain the asphalt's appearance, integrity, and life expectancy. Failure to execute these projects could result in much shorter useful life, and additional base & subgrade repair costs (refer to #201). Additional repairs are included with this project, including the restriping of the parking spaces and repainting of the curbs.

Useful Life: 5 years**Remaining Life:**

4 years

Lower Estimate: \$ 33,800**Higher Estimate:**

\$41,300

Cost Source: Client Cost History**Comp #: 301 Electrical Systems - Replace****Approx Quantity: 1 Lump Sum****Location:** Throughout the community**Funded?:** Yes.**History:** 2022-2026: Panels & Copper Wiring

Comments: The electrical panels were not tested during inspection. Panels should only be tested and maintained by licensed electricians. Electrical equipment typically reaches long useful lives with proper electrical load usage.

Useful Life: 30 years**Remaining Life:**

29 years

Lower Estimate: \$ 109,000**Higher Estimate:**

\$133,000

Cost Source: Client Cost History**Comp #: 320 Pole Lights - Replace****Approx Quantity: 15 Fixtures****Location:** Pool area**Funded?:** Yes.**History:**

Comments: Fixtures should be cleaned on a regular basis to allow full illumination. Funding for eventual complete replacement to maintain a uniform appearance.

Useful Life: 20 years**Remaining Life:**

8 years

Lower Estimate: \$ 8,820**Higher Estimate:**

\$10,800

Cost Source: Reserve Allowance**Comp #: 415 Pet Waste Stations****Approx Quantity: 3 Stations****Location:** Throughout grounds**Funded?:** No.**History:**

Comments: Replacement value is too small for Reserve designation. Replace as needed as an Operating expense.

Useful Life:**Remaining Life:****Lower Estimate:** \$ 0**Higher Estimate:**

\$0

Cost Source:**Comp #: 417 Bike Racks - Replace****Approx Quantity: 2 Metal Racks****Location:** Grounds**Funded?:** No.**History:**

Comments: Replacement value is too small for Reserve designation. Replace as needed as an Operating expense.

Useful Life:**Remaining Life:****Lower Estimate:** \$ 0**Higher Estimate:**

\$0

Cost Source:

Comp #: 450 Storage Shed - Replace**Approx Quantity: 1 Wood Shed****Location:** Center of the community**Funded?:** No.**History:****Comments:** Repair and replace as needed as an Operating expense due to low replacement value.**Useful Life:****Remaining Life:****Lower Estimate:****Higher Estimate:****Cost Source:**

Comp #: 501 Retaining Block Wall - Repair**Approx Quantity: 1 Lump Sum****Location:** Throughout the property**Funded?:** No.**History:****Comments:** It was reported by the management that this retaining wall is the property of the neighboring community. No Reserve funding is required.**Useful Life:****Remaining Life:****Lower Estimate:** \$ 0**Higher Estimate:**

\$0

Cost Source:

Comp #: 503 Metal Fence/Rails/Gates - Replace**Approx Quantity: 195 LF****Location:** Pool area & grounds**Funded?:** Yes.**History:****Comments:** The useful life is based on the assumption that the ironwork will be repainted on schedule (refer to #1107 for minor repairs and repainting). Funding for eventual complete replacement to maintain a uniform and attractive appearance.**Useful Life:** 25 years**Remaining Life:**

5 years

Lower Estimate: \$ 21,600**Higher Estimate:**

\$26,400

Cost Source: Reserve Allowance

Comp #: 1107 Metal Fence/Rail/Gates - Repaint**Approx Quantity: 195 LF****Location:** Pool area & grounds**Funded?:** Yes.**History:** 2024/2025**Comments:** Metal surfaces should be repainted at least every 5 years in mild climates, and every 2-3 years at beachfront and alpine climates. Regular repainting projects will protect the metal surfaces from damaging weather elements, maintain an attractive appearance, and extend the useful life of the asset. Metal repainting projects should be coordinated with other repainting projects whenever possible, such as stucco and wood, in order to reduce the overall costs of repainting, and to utilize the same scaffolding at properties where it is required to access building railings.**Useful Life:** 5 years**Remaining Life:**

3 years

Lower Estimate: \$ 3,960**Higher Estimate:**

\$4,840

Cost Source: Reserve Allowance

Comp #: 1402 Monument Sign - Replace**Approx Quantity: 1 Monument****Location:** Adjacent to clubhouse**Funded?:** Yes.**History:****Comments:** Funding for periodic replacements in order to maintain an attractive appearance.**Useful Life:** 50 years**Remaining Life:**

19 years

Lower Estimate: \$ 28,800**Higher Estimate:**

\$35,200

Cost Source: Reserve Allowance

Comp #: 1808 Tree Removal/Trimming**Approx Quantity: 1 Lump Sum****Location:** Throughout common areas**Funded?:** No.**History:****Comments:** The association handles tree trimming as an Operating expense. No Reserve funding required.**Useful Life:****Remaining Life:****Lower Estimate:** \$ 0**Higher Estimate:**

\$0

Cost Source:

Comp #: 1830 Plumbing/Gas Lines (subgrade) - Repair

Approx Quantity: 1 Lump Sum

Location: Underground

Funded?: Yes.

History:

Comments: At long intervals, the association should anticipate the need to remove and replace the subgrade utility lines, which consists of the sewer, electrical, and water lines. We have no access to inspect or evaluate the condition of these lines. Whenever possible it is best to cycle this project with the reconstruction of the asphalt roads (refer to #201).

Useful Life: 15 years

Remaining Life:

2 years

Lower Estimate: \$ 46,800

Higher Estimate:

\$57,200

Cost Source: Reserve Allowance

Buildings Exteriors

Comp #: 106 Decking - Inspection (SB 326)**Approx Quantity: 71 Decks****Location:** Unit balconies, staircases, & walkway decks**Funded?:** No.**History:**

Comments: The State of CA passed a new law requiring that exterior elevated load-bearing elements (balcony decks, walkway decks, staircases) be inspected by a structural engineer or architect to verify that the decks are "in a generally safe condition and performing in compliance with applicable standards". The first inspection is due by January 1, 2025, and is required every (9) years thereafter. Association Reserves - Los Angeles has not performed any structural evaluation of your elevated decking. This reserve study is not a structural inspection and does not satisfy the requirements of SB 326. Funding for the inspections should be handled as a Reserve expense. The findings and repair recommendations of the inspections are unpredictable, especially structural repairs/reconstruction. Regular maintenance, such as resealing and waterproofing should be continued on schedule as a Reserve expense (if association responsibility). Any additional structural repairs should be handled immediately with Special Assessment funds.

It was reported by the management that an allocation has been established in the Operating budget to handle this inspection. Therefore, no Reserve funding is required.

Useful Life:**Lower Estimate:** \$ 0**Remaining Life:****Higher Estimate:**

\$0

Cost Source:

Comp #: 324 Exterior Light Fixtures - Replace**Approx Quantity: 108 Fixtures****Location:** Building exteriors**Funded?:** Yes.**History:**

Comments: Fixtures should be cleaned on a regular basis to allow full illumination. Funding for complete replacement projects to maintain a uniform style and appearance throughout the property.

Useful Life: 20 years**Remaining Life:**

8 years

Lower Estimate: \$ 21,600**Higher Estimate:**

\$26,400

Cost Source: ARI Cost Database

Comp #: 324 Light Fixtures (balcony) - Replace**Approx Quantity: 72 Fixtures****Location:** Unit balconies & patios**Funded?:** Yes.**History:**

Comments: Fixtures should be cleaned on a regular basis to allow full illumination. Funding for complete replacement projects to maintain a uniform style and appearance throughout the property.

Useful Life: 20 years**Remaining Life:**

8 years

Lower Estimate: \$ 11,000**Higher Estimate:**

\$13,400

Cost Source: Reserve Allowance

Comp #: 514 Stairs/Railing - Repair**Approx Quantity: 1 Lump Sum****Location:** Building exteriors**Funded?:** No.**History:**

Comments: It was reported by your management that the association handles repair of the wood stairs and railings annually as an Operating expense. No Reserve funding is required. This includes any outdoor carpeting installed on the stair treads.

Useful Life:**Remaining Life:****Lower Estimate:** \$ 0**Higher Estimate:**

\$0

Cost Source:

Comp #: 701 Front Doors Units - Replace**Approx Quantity: 78 Doors****Location:** Unit entrances**Funded?:** Yes.**History:**

Comments: Funding for eventual complete replacement to maintain a uniform appearance and to obtain optimal pricing.

Useful Life: 30 years**Remaining Life:**

11 years

Lower Estimate: \$ 203,000**Higher Estimate:**

\$248,000

Cost Source: ARI Cost Database

Comp #: 702 Door Locks/Hardware - Replace**Approx Quantity: 1 Lump Sum****Location:** Unit entrances**Funded?:** Yes.**History:** 2025/2026**Comments:** Funding for eventual complete replacement.**Useful Life:** 15 years**Remaining Life:**

14 years

Lower Estimate: \$ 38,400**Higher Estimate:**

\$47,000

Cost Source: Client Cost History

Comp #: 1101 Front Doors - Repaint**Approx Quantity: 78 Doors****Location:** Unit entrances**Funded?:** No.**History:****Comments:** It was reported by the management that the association handles repainting of the front doors as needed as an Operating expense. No Reserve funding is required.**Useful Life:****Remaining Life:****Lower Estimate:** \$ 0**Higher Estimate:**

\$0

Cost Source:

Comp #: 1116 Wood Siding & Trim - Repaint**Approx Quantity: 110,000 GSF****Location:** Building exteriors**Funded?:** Yes.**History:** 2025/2026**Comments:** Exterior wood surfaces should be repainted on a regular basis in order to protect the surfaces from damaging weather elements and termite infestation. Wood surfaces should be repainted every 4-6 years in mild climates. Repainting on schedule will decrease ongoing wood repair costs dramatically, while maintaining attractive exterior appearances. The repainting of the wood surfaces should be coordinated with other surfaces, such as stucco and metal, whenever possible to lower the overall cost of repainting and to utilize the same scaffolding at certain projects.**Useful Life:** 5 years**Remaining Life:**

4 years

Lower Estimate: \$ 34,700**Higher Estimate:**

\$42,500

Cost Source: Client Cost History

Comp #: 1117 Exterior Wood Surfaces - Repair**Approx Quantity: 1 Lump Sum****Location:** Building exteriors, including balcony decks**Funded?:** No.**History:****Comments:** It was reported by the management that the association handles wood repairs annually as an Operating expense. No Reserve funding is required.**Useful Life:****Remaining Life:****Lower Estimate:** \$ 0**Higher Estimate:**

\$0

Cost Source:

Comp #: 1130 Windows/Doors (Clubhouse) - Replace**Approx Quantity: 1 Lump Sum****Location:** Clubhouse exteriors**Funded?:** Yes.**History:****Comments:** (7) 4'x4', (4) 2'x4', (3) 1'x4', (7) 3'x5', (1) 2'x5', (2) 1'x3', (1) 3'x6', (2) 2'x2', (1) sliding glass doors, (5) exterior doors, (3) utility doors.**Useful Life:** 30 years**Remaining Life:**

13 years

Lower Estimate: \$ 46,800**Higher Estimate:**

\$57,200

Cost Source: Reserve Allowance

Comp #: 1301 Flat Roofs (2021) - Replace**Approx Quantity: 900 GSF****Location:** Building rooftops**Funded?:** Yes.**History:** 2021/2022**Comments:** The useful life is based on the assumption that regular cleaning of debris and annual maintenance will be completed. Lack of maintenance will drastically reduce the useful life of any roofing system. Water intrusion issues should be addressed immediately in order to prevent expensive repairs, such as mold remediation, interior drywall replacement, and unit interior damage.**Useful Life:** 15 years**Remaining Life:**

10 years

Lower Estimate: \$ 11,500**Higher Estimate:**

\$14,100

Cost Source: ARI Cost Database

Comp #: 1301 Flat Roofs (2023) - Replace**Approx Quantity: 900 GSF****Location:** Building rooftops**Funded?:** Yes.**History:** 2023/2024

Comments: The useful life is based on the assumption that regular cleaning of debris and annual maintenance will be completed. Lack of maintenance will drastically reduce the useful life of any roofing system. Water intrusion issues should be addressed immediately in order to prevent expensive repairs, such as mold remediation, interior drywall replacement, and unit interior damage.

Useful Life: 15 years**Remaining Life:**

12 years

Lower Estimate: \$ 11,500**Higher Estimate:**

\$14,100

Cost Source: ARI Cost Database

Comp #: 1303 Asphalt Shingle Roof - Replace**Approx Quantity: 24,000 GSF****Location:** Building rooftops**Funded?:** Yes.**History:**

Comments: The useful life is based on the assumption that regular cleaning of debris and annual maintenance will be completed. Lack of maintenance will drastically reduce the useful life of any roofing system. Water intrusion issues should be addressed immediately in order to prevent expensive repairs, such as mold remediation, interior drywall replacement, and unit interior damage.

Useful Life: 30 years**Remaining Life:**

6 years

Lower Estimate: \$ 306,000**Higher Estimate:**

\$374,000

Cost Source: ARI Cost Database

Comp #: 1303 Asphalt Shingle Roof - Replace**Approx Quantity: 16,000 GSF****Location:** Building rooftops**Funded?:** Yes.**History:**

Comments: The useful life is based on the assumption that regular cleaning of debris and annual maintenance will be completed. Lack of maintenance will drastically reduce the useful life of any roofing system. Water intrusion issues should be addressed immediately in order to prevent expensive repairs, such as mold remediation, interior drywall replacement, and unit interior damage.

Useful Life: 30 years**Remaining Life:**

9 years

Lower Estimate: \$ 204,000**Higher Estimate:**

\$250,000

Cost Source: ARI Cost Database

Comp #: 1303 Asphalt Shingle Roof - Replace**Approx Quantity: 7,500 GSF****Location:** Building rooftops**Funded?:** Yes.**History:**

Comments: The useful life is based on the assumption that regular cleaning of debris and annual maintenance will be completed. Lack of maintenance will drastically reduce the useful life of any roofing system. Water intrusion issues should be addressed immediately in order to prevent expensive repairs, such as mold remediation, interior drywall replacement, and unit interior damage.

Useful Life: 30 years**Remaining Life:**

11 years

Lower Estimate: \$ 95,400**Higher Estimate:**

\$117,000

Cost Source: ARI Cost Database

Comp #: 1303 Asphalt Shingle Roof - Replace**Approx Quantity: 3,300 GSF****Location:** Building rooftop**Funded?:** Yes.**History:**

Comments: The useful life is based on the assumption that regular cleaning of debris and annual maintenance will be completed. Lack of maintenance will drastically reduce the useful life of any roofing system. Water intrusion issues should be addressed immediately in order to prevent expensive repairs, such as mold remediation, interior drywall replacement, and unit interior damage.

Useful Life: 30 years**Remaining Life:**

19 years

Lower Estimate: \$ 42,300**Higher Estimate:**

\$51,700

Cost Source: ARI Cost Database

Comp #: 1303 Asphalt Shingle Roof - Replace**Approx Quantity: 2,800 GSF****Location:** Building rooftops**Funded?:** Yes.**History:**

Comments: The useful life is based on the assumption that regular cleaning of debris and annual maintenance will be completed. Lack of maintenance will drastically reduce the useful life of any roofing system. Water intrusion issues should be addressed immediately in order to prevent expensive repairs, such as mold remediation, interior drywall replacement, and unit interior damage.

Useful Life: 30 years**Remaining Life:**

20 years

Lower Estimate: \$ 36,000**Higher Estimate:**

\$44,000

Cost Source: ARI Cost Database

Comp #: 1303 Asphalt Shingle Roof - Replace**Approx Quantity: 9,500 GSF****Location:** Building rooftops**Funded?:** Yes.**History:**

Comments: The useful life is based on the assumption that regular cleaning of debris and annual maintenance will be completed. Lack of maintenance will drastically reduce the useful life of any roofing system. Water intrusion issues should be addressed immediately in order to prevent expensive repairs, such as mold remediation, interior drywall replacement, and unit interior damage.

Useful Life: 30 years**Remaining Life:**

23 years

Lower Estimate: \$ 122,000**Higher Estimate:**

\$149,000

Cost Source: ARI Cost Database

Comp #: 1303 Asphalt Shingle Roof - Replace**Approx Quantity: 3,300 GSF****Location:** Building rooftops**Funded?:** Yes.**History:**

Comments: The useful life is based on the assumption that regular cleaning of debris and annual maintenance will be completed. Lack of maintenance will drastically reduce the useful life of any roofing system. Water intrusion issues should be addressed immediately in order to prevent expensive repairs, such as mold remediation, interior drywall replacement, and unit interior damage.

Useful Life: 30 years**Remaining Life:**

24 years

Lower Estimate: \$ 42,300**Higher Estimate:**

\$51,700

Cost Source: ARI Cost Database

Comp #: 1303 Asphalt Shingle Roof - Replace**Approx Quantity: 3,500 GSF****Location:** Building rooftops**Funded?:** Yes.**History:**

Comments: The useful life is based on the assumption that regular cleaning of debris and annual maintenance will be completed. Lack of maintenance will drastically reduce the useful life of any roofing system. Water intrusion issues should be addressed immediately in order to prevent expensive repairs, such as mold remediation, interior drywall replacement, and unit interior damage.

Useful Life: 30 years**Remaining Life:**

25 years

Lower Estimate: \$ 45,000**Higher Estimate:**

\$55,000

Cost Source: ARI Cost Database

Comp #: 1303 Asphalt Shingle Roof - Replace**Approx Quantity: 3,500 GSF****Location:** Units 131-134**Funded?:** Yes.**History:** 2023/2024

Comments: The useful life is based on the assumption that regular cleaning of debris and annual maintenance will be completed. Lack of maintenance will drastically reduce the useful life of any roofing system. Water intrusion issues should be addressed immediately in order to prevent expensive repairs, such as mold remediation, interior drywall replacement, and unit interior damage.

Useful Life: 30 years**Remaining Life:**

27 years

Lower Estimate: \$ 45,000**Higher Estimate:**

\$55,000

Cost Source: ARI Cost Database

Comp #: 1310 Gutters/Downspouts - Partial Repl**Approx Quantity: 1 Lump Sum****Location:** Attached to building sides**Funded?:** Yes.**History:**

Comments: The gutters should be cleaned of debris on regular basis to allow optimal drainage. The cleaning projects and minor repairs should be handled as an Operating expense. Clogged gutters and downspouts will fail prematurely, while water runoff will stain the building exteriors and could lead to water intrusion, mold, and/or damage. Repainting is included with the building exterior repainting projects.

Useful Life: 2 years**Remaining Life:**

0 years

Lower Estimate: \$ 5,760**Higher Estimate:**

\$7,040

Cost Source: Reserve Allowance

Comp #: 1311 Skylights (Clubhouse) - Replace**Approx Quantity: 6 4'x4' Skylights****Location:** Clubhouse rooftop**Funded?:** Yes.**History:**

Comments: The skylight joints should be inspected and recaulked as needed as part of any annual roof maintenance program. Cracked skylights should be replaced immediately. Funding for eventual complete replacement.

Useful Life: 20 years**Remaining Life:**

6 years

Lower Estimate: \$ 5,400**Higher Estimate:**

\$6,600

Cost Source: ARI Cost Database

Pool Area

Comp #: 405 Planter Pots - Replace**Approx Quantity: 6 Wood Pots****Location:** Grounds**Funded?:** No.**History:****Comments:** Replacement value is too small for Reserve designation. Replace as needed as an Operating expense.**Useful Life:****Remaining Life:****Lower Estimate:** \$ 0**Higher Estimate:**

\$0

Cost Source:**Comp #: 1202 Pool - Replaster****Approx Quantity: 1 Pool****Location:****Funded?:** Yes.**History:** 2026 - Acid Wash**Comments:** Funding for the replastering of the pool surfaces every 10-15 years, and the replacement of the tile at longer intervals.**Useful Life:** 12 years**Remaining Life:**

5 years

Lower Estimate: \$ 28,800**Higher Estimate:**

\$35,200

Cost Source: ARI Cost Database**Comp #: 1203 Spa - Resurface****Approx Quantity: 1 Allowance****Location:** Pool area**Funded?:** Yes.**History:** 2025/2026 - Reconstructed**Comments:** Spa surfaces typically experience shorter useful lives than pool surfaces due to higher temperature and chemical balances. Funding for the replacement of the spa plaster every 5-7 years, and the replacement of the spa tiles at longer intervals.**Useful Life:** 6 years**Remaining Life:**

5 years

Lower Estimate: \$ 11,400**Higher Estimate:**

\$14,000

Cost Source: ARI Cost Database**Comp #: 1207 Pool Filter - Replace****Approx Quantity: 1 Pentair Filter****Location:** Pool equipment room**Funded?:** Yes.**History:****Comments:** Replace the filter sand as needed as an Operating expense. Funding for periodic replacement of the filter.**Useful Life:** 15 years**Remaining Life:**

3 years

Lower Estimate: \$ 2,070**Higher Estimate:**

\$2,530

Cost Source: Reserve Allowance**Comp #: 1207 Spa Filter - Replace****Approx Quantity: 1 Pentair Filter****Location:** Pool equipment room**Funded?:** Yes.**History:****Comments:** Replace the filter sand as needed as an Operating expense. Funding for periodic replacement of the filter.**Useful Life:** 15 years**Remaining Life:**

3 years

Lower Estimate: \$ 1,710**Higher Estimate:**

\$2,090

Cost Source: Reserve Allowance**Comp #: 1208 Pool Heater - Replace****Approx Quantity: 1 Raypak Heater****Location:** Pool equipment room**Funded?:** Yes.**History:** 2024**Comments:** No reports of malfunction. Service the heater on a regular basis as an Operating expense.**Useful Life:** 7 years**Remaining Life:**

5 years

Lower Estimate: \$ 5,850**Higher Estimate:**

\$7,150

Cost Source: Reserve Allowance

Comp #: 1208 Spa Heater - Replace**Approx Quantity: 1 Raypak Heater****Location:** Pool equipment room**Funded?:** Yes.**History:** 2024**Comments:** No reports of malfunction. Service the heater on a regular basis as an Operating expense.**Useful Life:** 7 years**Remaining Life:**

5 years

Lower Estimate: \$ 5,310**Higher Estimate:**

\$6,490

Cost Source: Reserve Allowance

Comp #: 1210 Pool/Spa Pumps - Partial eplace**Approx Quantity: 1 of (4) Pumps****Location:** Pool equipment room**Funded?:** Yes.**History:** 2023/2024 - Spa Filter Pump**Comments:** The pumps should be serviced on a regular basis as an Operating expense. The cost to replace individual pump motors is too low for Reserve designation. Replace motors as needed as an Operating expense. Funding for the replacement of the entire pump assembly from Reserves.**Useful Life:** 4 years**Remaining Life:**

7 years

Lower Estimate: \$ 1,440**Higher Estimate:**

\$1,760

Cost Source: Reserve Allowance to Replace (1)
Pump

Comp #: 1213 Pool Deck - Resurface**Approx Quantity: 3,200 GSF****Location:** Pool area**Funded?:** No.**History:****Comments:** It was reported by the management that the association handles the repairs (including paver replacement) annually as an Operating expense. No Reserve funding is required.**Useful Life:****Remaining Life:****Lower Estimate:** \$ 0**Higher Estimate:**

\$0

Cost Source:

Comp #: 1214 Pool/Spa Coping - Replace**Approx Quantity: 152 LF****Location:** Pool area**Funded?:** Yes.**History:****Comments:** Replacement of the coping should be cycled with each deck replacement.**Useful Life:** 25 years**Remaining Life:**

12 years

Lower Estimate: \$ 14,900**Higher Estimate:**

\$18,200

Cost Source: AR Cost Database

Comp #: 1230 Pool Cleaner - Replace**Approx Quantity: 1 Premier Pool****Location:** Pool**Funded?:** No.**History:****Comments:** Replacement is handled as needed as an Operating expense.**Useful Life:****Remaining Life:****Lower Estimate:** \$ 0**Higher Estimate:**

\$0

Cost Source:

Clubhouse Interiors

Comp #: 601 Carpet - Replace**Approx Quantity: 62 GSY****Location:** Clubhouse game room**Funded?:** Yes.**History:** 2023/2024

Comments: Funding for periodic replacements of all common area carpeting to maintain a uniform and attractive appearance throughout. Any planned interior repainting projects should be completed before the carpet replacement is started to avoid damaging any new floors. Regular cleaning and shampooing of the carpeting should be handled as an Operating expense.

Useful Life: 8 years**Remaining Life:**

5 years

Lower Estimate: \$ 7,110**Higher Estimate:**

\$8,690

Cost Source: ARI Cost Database**Comp #: 603 Tile Surfaces - Replace****Approx Quantity: 590 GSF****Location:** Pool restrooms, laundry room, check-in lobby**Funded?:** Yes.**History:**

Comments: Tile floors typically reach very long useful lives. Repairs and polishing should normally be handled as an Operating expense. Funding for eventual complete replacement to maintain an attractive appearance.

Useful Life: 30 years**Remaining Life:**

13 years

Lower Estimate: \$ 20,700**Higher Estimate:**

\$25,300

Cost Source: Reserve Allowance**Comp #: 803 Water Heater - Replace****Approx Quantity: 1 American 80 Gal****Location:** Clubhouse pool equipment room**Funded?:** Yes.**History:**

Comments: Water-heater tanks typically last 10-12 years. The tank should be flushed annually as an Operating expense. Water-heater tanks should be replaced proactively based on age and service vendor recommendations since failure is usually very sudden and could result in expensive interior damage and prolonged down-time while the heater is being replaced.

Useful Life: 12 years**Remaining Life:**

5 years

Lower Estimate: \$ 9,450**Higher Estimate:**

\$11,600

Cost Source: ARI Cost Database**Comp #: 901 Laundry Appliances - Replace****Approx Quantity: 2 Sets****Location:** Laundry room**Funded?:** No.**History:**

Comments: The washers and dryers are leased by the association. No Reserve funding required.

Useful Life:**Remaining Life:****Lower Estimate:** \$ 0**Higher Estimate:**

\$0

Cost Source:**Comp #: 903 Furniture/Fixtures- Partial Replace****Approx Quantity: 27 Fixtures****Location:** Clubhouse common areas**Funded?:** Yes.**History:**

Comments: (1) The Simpsons pinball machine, (1) billiards table, (1) ping pong table, (6) sm wall lights, (2) decorative hanging lights, (1) ceiling fan, (1) decorative wall light, (1) sofa, (1) arm chair, (1) coffee table, (1) floor lamp, (1) end table, (1) mirror, (7) wall decor pieces, (1) sm electric wall heater.

Useful Life: 10 years**Remaining Life:**

4 years

Lower Estimate: \$ 2,880**Higher Estimate:**

\$3,520

Cost Source: Reserve Allowance**Comp #: 905 Sauna Heater - Replace****Approx Quantity: 1 Heater****Location:** Clubhouse**Funded?:** Yes.**History:**

Comments: These heaters typically reach long useful lives.

Useful Life: 25 years**Remaining Life:**

11 years

Lower Estimate: \$ 3,510**Higher Estimate:**

\$4,290

Cost Source: ARI Cost Database

Comp #: 906 Sauna Room - Refurbish**Approx Quantity: 1 Room****Location:** Clubhouse**Funded?:** Yes.**History:****Comments:** Funding for periodic refurbishment projects to maintain attractive interiors.**Useful Life:** 25 years**Remaining Life:** 11 years**Lower Estimate:** \$ 11,500**Higher Estimate:** \$14,100**Cost Source:** Reserve Allowance

Comp #: 909 Restrooms - Remodel**Approx Quantity: 2 Restrooms****Location:** Clubhouse interiors**Funded?:** Yes.**History:****Comments:** The restrooms consists of (2) 6 LF counters, (4) sinks, (4) mirrors, (4) mirror light fixtures, (2) toilets, (2) tile showers (9 GSF tile pans, 144 GSF tile walls each), (2) wood benches, (4) ceiling lights, 320 GSF of tile walls, (2) interior doors, (1) sm wall heater.**Useful Life:** 30 years**Remaining Life:** 13 years**Lower Estimate:** \$ 63,000**Higher Estimate:** \$77,000**Cost Source:** Reserve Allowance

Comp #: 910 Laundry Room - Remodel**Approx Quantity: 1 Lump Sum****Location:** Laundry room & corridor**Funded?:** Yes.**History:** 2026**Comments:** The laundry room and corridor consists of (2) wood benches, (4) interior doors, (4) coat racks, (4) ceiling lights, 4'x8' built-in cabinet, 6 LF of upper cabinets, 10 LF of base cabinets, 10 LF of countertops, (1) sink.**Useful Life:** 20 years**Remaining Life:** 19 years**Lower Estimate:** \$ 28,800**Higher Estimate:** \$35,200**Cost Source:** Reserve Allowance

Comp #: 910 Manager's Unit/Front Desk - Refurb**Approx Quantity: 1 Lump Sum****Location:** Clubhouse interiors**Funded?:** Yes.**History:****Comments:** Funding for ongoing refurbishment projects, such as carpet replacements, repainting, appliance replacements, bathroom/kitchen refurbishments, etc.**Useful Life:** 20 years**Remaining Life:** 15 years**Lower Estimate:** \$ 11,500**Higher Estimate:** \$14,100**Cost Source:** Reserve Allowance

Comp #: 917 Propane Fireplace - Replace**Approx Quantity: 1 Unit****Location:** Clubhouse lobby**Funded?:** Yes.**History:****Comments:** Funding for eventual replacement.**Useful Life:** 20 years**Remaining Life:** 14 years**Lower Estimate:** \$ 7,380**Higher Estimate:** \$9,020**Cost Source:** Reserve Allowance

Comp #: 1110 Interior Surfaces - Repaint**Approx Quantity: 2,550 GSF****Location:** Pool restrooms, laundry room, game room, & lobby**Funded?:** Yes.**History:****Comments:** Funding for the periodic repainting of the interior common area surfaces to maintain an attractive appearance throughout. These projects should always be coordinated with floor replacement projects whenever possible. Repainting should always be completed before the floor replacement projects to avoid damaging new surfaces. Any minor touch-up repainting projects should be handled as an Operating expense.**Useful Life:** 10 years**Remaining Life:** 1 years**Lower Estimate:** \$ 7,470**Higher Estimate:** \$9,130**Cost Source:** ARI Cost Database