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Mammoth Estates Condominiums
Mammoth Lakes, CA



Report #: 11378-0
Beginning: July 1, 2022
Expires: June 30, 2023

RESERVE STUDY
Update "With-Site-Visit"

August 25, 2022

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.



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**Mammoth Estates Condominiums**

Mammoth Lakes, CA

Level of Service: **Update "With-Site-Visit"**Report #: **11378-0**

of Units: 78

July 1, 2022 through June 30, 2023**Findings & Recommendations****as of July 1, 2022**

Starting Reserve Balance	\$457,570
Currently Fully Funded Reserve Balance	\$909,522
Average Reserve Deficit Per Unit	\$5,794
Percent Funded	50.3 %
Recommended 2022/2023 Monthly "Full Funding" Contributions	\$10,190
Recommended 2022/2023 Special Assessments for Reserves	\$0
Budgeted 2021/2022 Monthly Reserve Contribution Rate	\$10,190

Reserve Fund Strength: 50.3%**Weak****Fair****Strong**

< 30%

< 70%

> 130%

**Risk of Special Assessment:****High****Medium****Low****Economic Assumptions:**Net Annual "After Tax" Interest Earnings Accruing to Reserves **1.00 %**Annual Inflation Rate **3.00 %**

This is a With-Site Visit update based on a prior Reserve Study prepared for your 2020/2021 Fiscal Year. We performed the site inspection on 5/4/2022.

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

Your Reserve Fund is currently at 50.3 % 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 contribution rate, our recommendation is to maintain your current monthly Reserve contribution rate of \$130.64/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.

It was reported by your management that the association handles the asphalt repairs/seal coating and building exterior repairs/repainting on an annual basis as an Operating expense.

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
General Common Area				
200	Asphalt - Reconstruction	30	8	\$252,000
301	Electrical Infrastructure	1	0	\$50,000
320	Pole Lights - Replace	20	12	\$7,500
503	Metal Fence/Rails/Gates - Replace	25	9	\$19,000
1107	Metal Fence/Rail/Gates - Repaint	3	0	\$3,400
1402	Front Monument Sign - Replace	50	23	\$25,000
1830	Subgrade Utility Lines - Replace	15	6	\$40,000
Buildings Exteriors				
324	Exterior Light Fixtures - Replace	20	12	\$18,900
324	Light Fixtures (balcony) - Replace	20	12	\$9,550
701	Front Doors Units - Replace	30	15	\$175,500
1130	Windows/Doors (Clubhouse) - Replace	30	17	\$40,000
1303	Asphalt Shingle Roof - Replace	30	10	\$264,000
1303	Asphalt Shingle Roof - Replace	30	13	\$176,000
1303	Asphalt Shingle Roof - Replace	30	15	\$82,500
1303	Asphalt Shingle Roof - Replace	30	23	\$36,500
1303	Asphalt Shingle Roof - Replace	30	24	\$31,000
1303	Asphalt Shingle Roof - Replace	30	27	\$104,500
1303	Asphalt Shingle Roof - Replace	30	28	\$36,500
1305	Asphalt Shingle Roof - Replace	30	29	\$38,500
1305	Wood Shake Roof - Replace	30	0	\$38,500
1310	Gutters/Downspouts - Partial Repl	2	0	\$5,000
1311	Skylights (Clubhouse) - Replace	20	10	\$4,500
1315	Flat Roof (new) - Replace	15	14	\$10,000
1315	Flat Roof (old) - Replace	15	0	\$10,000
Pool Area				
1202	Pool - Replaster	12	4	\$25,000
1203	Spa - Resurface	8	5	\$9,950
1207	Pool Filter - Replace	15	7	\$1,800
1207	Spa Filter - Replace	15	7	\$1,500
1208	Pool Heater - Replace	8	3	\$5,000
1208	Spa Heater - Replace	8	1	\$4,700
1210	Pool/Spa Pumps - Replace	10	0	\$5,000
1214	Pool/Spa Coping - Replace	25	16	\$12,950
Clubhouse Interiors				
601	Carpet - Replace	8	0	\$6,200
603	Tile Surfaces - Replace	30	17	\$17,750

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
803	Water Heater - Replace	12	9	\$7,000
903	Furniture/Fixtures- Partial Replace	10	8	\$2,500
905	Sauna Heater - Replace	25	15	\$3,000
906	Sauna Room - Refurbish	25	15	\$10,000
909	Restrooms - Remodel	30	17	\$55,000
910	Laundry Room - Remodel	30	17	\$25,000
910	Manager's Unit/Front Desk - Refurb	10	9	\$10,000
917	Gas Stove - Replace	20	18	\$6,500
1110	Interior Surfaces - Repaint	10	5	\$6,400

43 Total Funded Components

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

Introduction



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

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



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

Methodology



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

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

Which Physical Assets are Funded by Reserves?

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



RESERVE COMPONENT "FOUR-PART TEST"

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

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

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

How do we establish Current Repair/Replacement Cost Estimates?

In this order...

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

How much Reserves are enough?

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

Adequacy is measured in a two-step process:

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



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

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

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

How much should we contribute?



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

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

What is our Recommended Funding Goal?

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

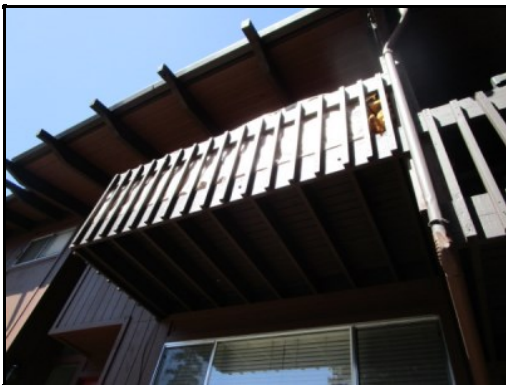


Allowing the Reserves to fall close to zero, but not below zero, is called Baseline Funding. Doing so allows the Reserve Fund to drop into the 0 - 30% range, where there is a high risk of special assessments & deferred maintenance. Since Baseline Funding still provides for the timely execution of all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

Site Inspection Notes

During our site visit on 5/4/2022, we had access to inspect all grounds, building perimeters, pool/spa area, pool equipment room, pool restrooms, and clubhouse interiors

Please refer to the Photographic Inventory Appendix for additional information on each of your Reserve components.



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.

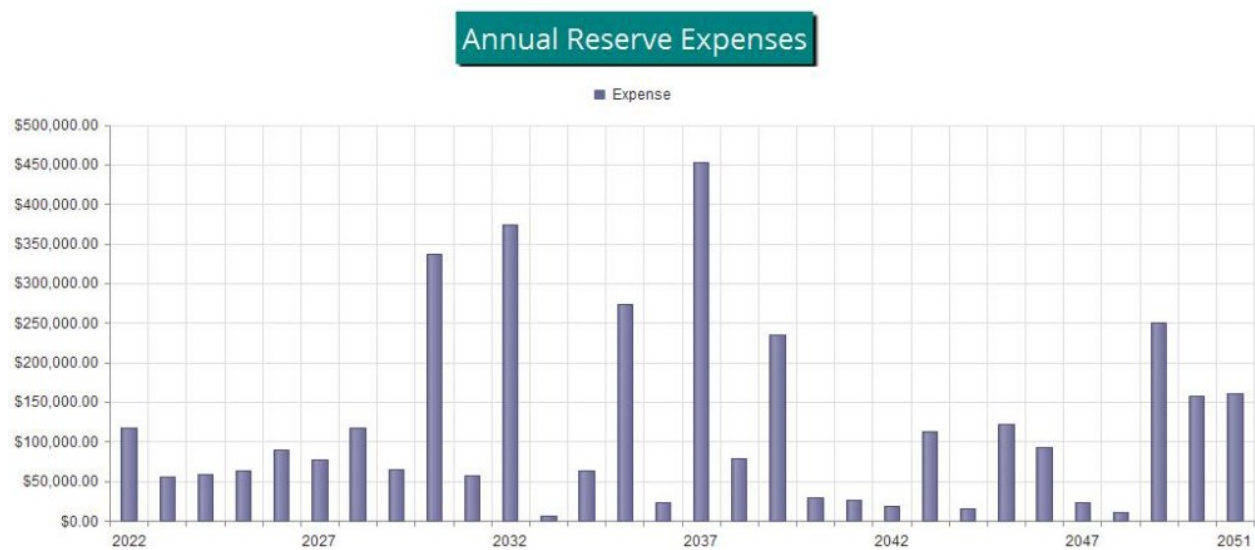


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$457,570 as-of the start of your Fiscal Year on 7/1/2022. This is based on your actual balance on 3/31/2022 of \$427,000 and anticipated Reserve contributions of \$30,570 projected through the end of your Fiscal Year. As of your Fiscal Year Start, your Fully Funded Balance is computed to be \$909,522. This figure represents the deteriorated value of your common area components. Comparing your Reserve Balance to your Fully Funded Balance indicates your Reserves are 50.3 % Funded.

Recommended Funding Plan

Based on your current Percent Funded and your near-term and long-term Reserve needs, we are recommending budgeted contributions of \$10,190 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.

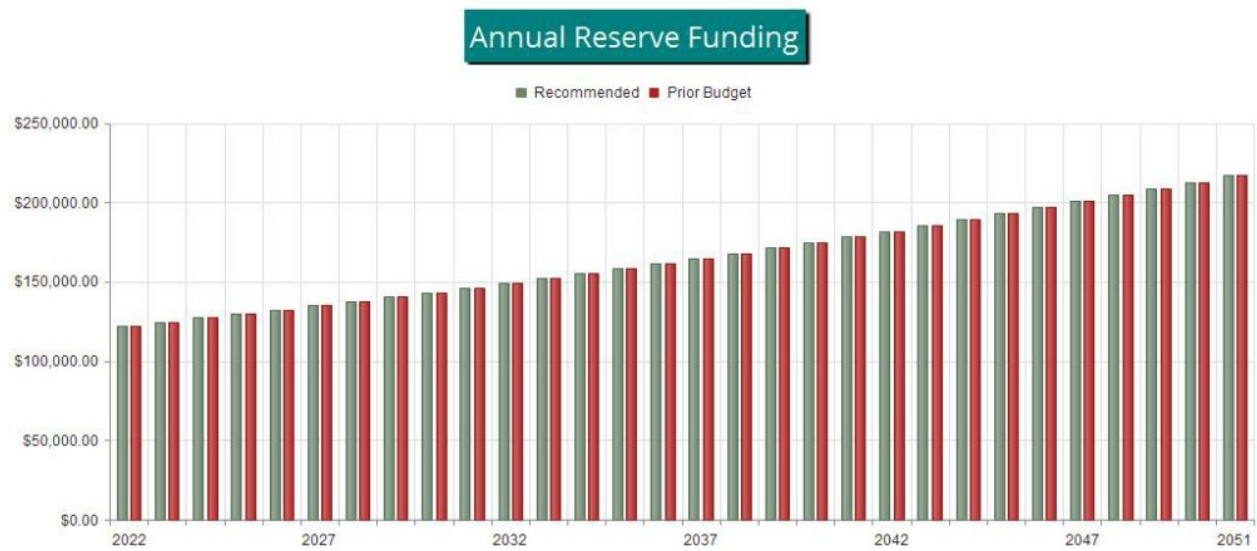


Figure 2

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

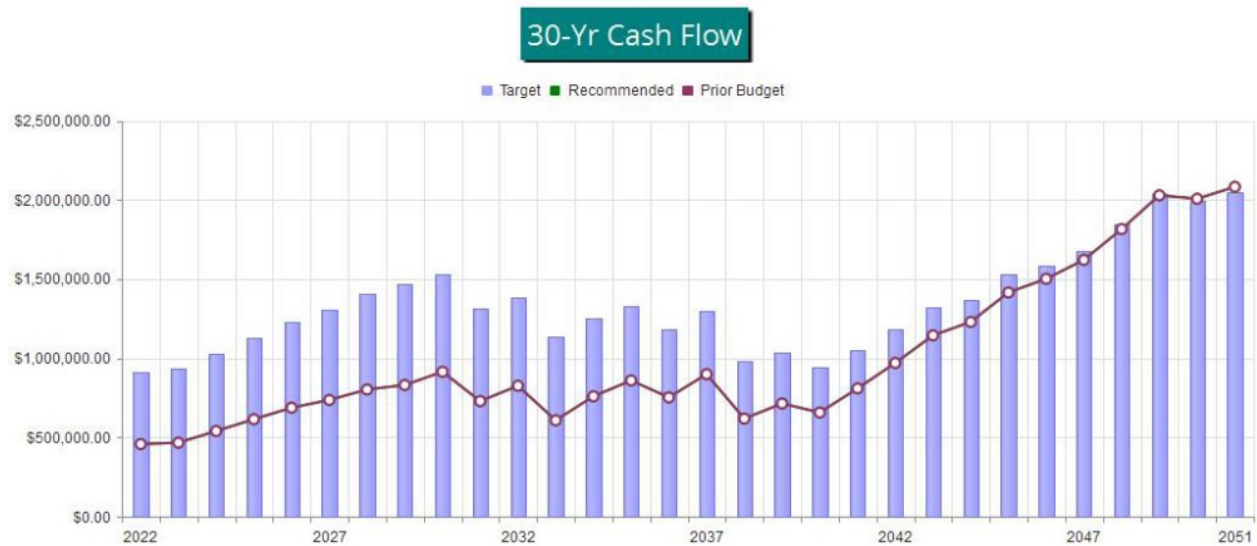


Figure 3

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.

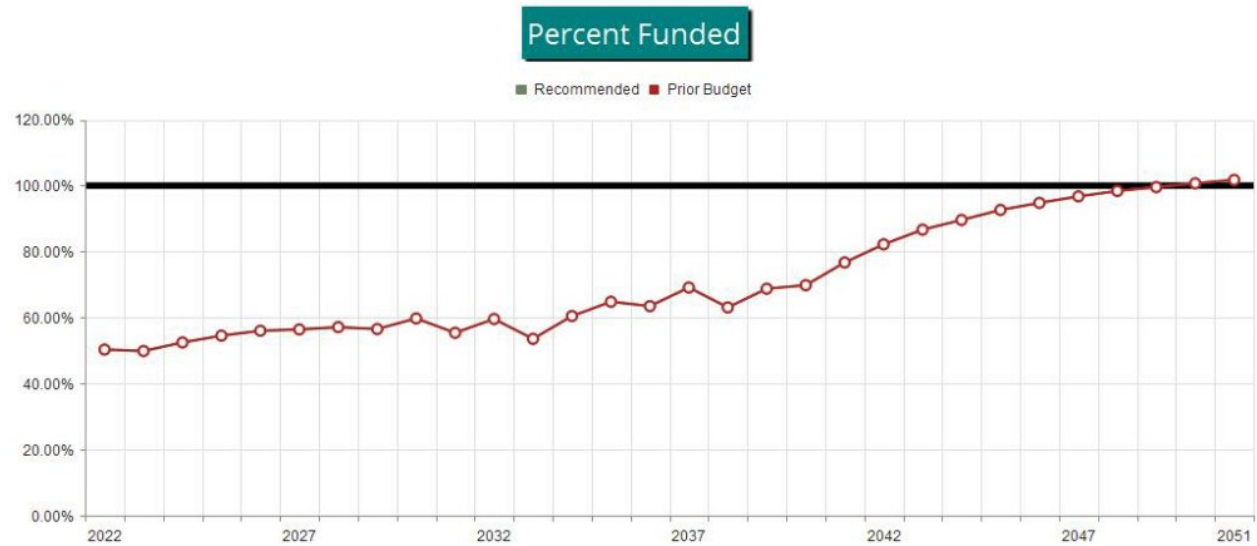


Figure 4



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 contributions to the property total. For each component, the Fully Funded Balance is the fraction of life used up multiplied by its estimated Current Replacement Cost.

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

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 contribution shown is a portion of the total current contribution 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.



#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
					Best Case	Worst Case
General Common Area						
200	Asphalt - Reconstruction	Approx 56,000 GSF	30	8	\$224,000	\$280,000
301	Electrical Infrastructure	(4) Units	1	0	\$45,000	\$55,000
320	Pole Lights - Replace	(15) Fixtures	20	12	\$6,000	\$9,000
503	Metal Fence/Rails/Gates - Replace	Approx 195 LF	25	9	\$17,000	\$21,000
1107	Metal Fence/Rail/Gates - Repaint	Approx 195 LF	3	0	\$2,900	\$3,900
1402	Front Monument Sign - Replace	(1) Allowance	50	23	\$20,000	\$30,000
1830	Subgrade Utility Lines - Replace	Lump Sum	15	6	\$30,000	\$50,000
Buildings Exteriors						
324	Exterior Light Fixtures - Replace	(108) Fixtures	20	12	\$16,200	\$21,600
324	Light Fixtures (balcony) - Replace	(72) Fixtures	20	12	\$8,500	\$10,600
701	Front Doors Units - Replace	(78) Doors	30	15	\$156,000	\$195,000
1130	Windows/Doors (Clubhouse) - Replace	(27) Windows, (9) Doors	30	17	\$35,000	\$45,000
1303	Asphalt Shingle Roof - Replace	Approx 24,000 GSF	30	10	\$240,000	\$288,000
1303	Asphalt Shingle Roof - Replace	Approx 16,000 GSF	30	13	\$160,000	\$192,000
1303	Asphalt Shingle Roof - Replace	Approx 7,500 GSF	30	15	\$75,000	\$90,000
1303	Asphalt Shingle Roof - Replace	Approx 3,300 GSF	30	23	\$33,000	\$40,000
1303	Asphalt Shingle Roof - Replace	Approx 2,800 GSF	30	24	\$28,000	\$34,000
1303	Asphalt Shingle Roof - Replace	Approx 9,500 GSF	30	27	\$95,000	\$114,000
1303	Asphalt Shingle Roof - Replace	Approx 3,300 GSF	30	28	\$33,000	\$40,000
1305	Asphalt Shingle Roof - Replace	Approx 3,500 GSF	30	29	\$35,000	\$42,000
1305	Wood Shake Roof - Replace	Approx 3,500 GSF	30	0	\$35,000	\$42,000
1310	Gutters/Downspouts - Partial Repl	Extensive LF	2	0	\$4,000	\$6,000
1311	Skylights (Clubhouse) - Replace	(6) 4'x4' Skylights	20	10	\$4,000	\$5,000
1315	Flat Roof (new) - Replace	Approx 900 GSF	15	14	\$9,000	\$11,000
1315	Flat Roof (old) - Replace	Approx 900 GSF	15	0	\$9,000	\$11,000
Pool Area						
1202	Pool - Replaster	Approx (1,400) GSF	12	4	\$20,000	\$30,000
1203	Spa - Resurface	(1) Allowance	8	5	\$8,900	\$11,000
1207	Pool Filter - Replace	(1) Pentair Filter	15	7	\$1,600	\$2,000
1207	Spa Filter - Replace	(1) Pentair Filter	15	7	\$1,300	\$1,700
1208	Pool Heater - Replace	(1) Raypak Heaer	8	3	\$4,500	\$5,500
1208	Spa Heater - Replace	(1) Raypak Heater	8	1	\$4,200	\$5,200
1210	Pool/Spa Pumps - Replace	(4) Units	10	0	\$4,000	\$6,000
1214	Pool/Spa Coping - Replace	Approx 152 LF	25	16	\$11,500	\$14,400
Clubhouse Interiors						
601	Carpet - Replace	Approx 62 GSY	8	0	\$5,100	\$7,300
603	Tile Surfaces - Replace	Approx 590 GSF	30	17	\$14,800	\$20,700
803	Water Heater - Replace	(1) American 80 Gal	12	9	\$6,000	\$8,000
903	Furniture/Fixtures- Partial Replace	(27) Fixtures	10	8	\$2,000	\$3,000
905	Sauna Heater - Replace	(1) Heater	25	15	\$2,500	\$3,500
906	Sauna Room - Refurbish	90 GSF Room	25	15	\$8,000	\$12,000
909	Restrooms - Remodel	(2) Restrooms	30	17	\$50,000	\$60,000
910	Laundry Room - Remodel	Floors, Fixtures	30	17	\$20,000	\$30,000

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
					Best Case	Worst Case
910	Manager's Unit/Front Desk - Refurb	Floors, Paint, Fixtures	10	9	\$8,000	\$12,000
917	Gas Stove - Replace	(1) Unit	20	18	\$5,400	\$7,600
1110	Interior Surfaces - Repaint	Approx 2,550 GSF	10	5	\$5,100	\$7,700
43	Total Funded Components					



#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
General Common Area								
200	Asphalt - Reconstruction	\$252,000	X	22	/	30	=	\$184,800
301	Electrical Infrastructure	\$50,000	X	1	/	1	=	\$50,000
320	Pole Lights - Replace	\$7,500	X	8	/	20	=	\$3,000
503	Metal Fence/Rails/Gates - Replace	\$19,000	X	16	/	25	=	\$12,160
1107	Metal Fence/Rail/Gates - Repaint	\$3,400	X	3	/	3	=	\$3,400
1402	Front Monument Sign - Replace	\$25,000	X	27	/	50	=	\$13,500
1830	Subgrade Utility Lines - Replace	\$40,000	X	9	/	15	=	\$24,000
Buildings Exteriors								
324	Exterior Light Fixtures - Replace	\$18,900	X	8	/	20	=	\$7,560
324	Light Fixtures (balcony) - Replace	\$9,550	X	8	/	20	=	\$3,820
701	Front Doors Units - Replace	\$175,500	X	15	/	30	=	\$87,750
1130	Windows/Doors (Clubhouse) - Replace	\$40,000	X	13	/	30	=	\$17,333
1303	Asphalt Shingle Roof - Replace	\$264,000	X	20	/	30	=	\$176,000
1303	Asphalt Shingle Roof - Replace	\$176,000	X	17	/	30	=	\$99,733
1303	Asphalt Shingle Roof - Replace	\$82,500	X	15	/	30	=	\$41,250
1303	Asphalt Shingle Roof - Replace	\$36,500	X	7	/	30	=	\$8,517
1303	Asphalt Shingle Roof - Replace	\$31,000	X	6	/	30	=	\$6,200
1303	Asphalt Shingle Roof - Replace	\$104,500	X	3	/	30	=	\$10,450
1303	Asphalt Shingle Roof - Replace	\$36,500	X	2	/	30	=	\$2,433
1305	Asphalt Shingle Roof - Replace	\$38,500	X	1	/	30	=	\$1,283
1305	Wood Shake Roof - Replace	\$38,500	X	30	/	30	=	\$38,500
1310	Gutters/Downspouts - Partial Repl	\$5,000	X	2	/	2	=	\$5,000
1311	Skylights (Clubhouse) - Replace	\$4,500	X	10	/	20	=	\$2,250
1315	Flat Roof (new) - Replace	\$10,000	X	1	/	15	=	\$667
1315	Flat Roof (old) - Replace	\$10,000	X	15	/	15	=	\$10,000
Pool Area								
1202	Pool - Replaster	\$25,000	X	8	/	12	=	\$16,667
1203	Spa - Resurface	\$9,950	X	3	/	8	=	\$3,731
1207	Pool Filter - Replace	\$1,800	X	8	/	15	=	\$960
1207	Spa Filter - Replace	\$1,500	X	8	/	15	=	\$800
1208	Pool Heater - Replace	\$5,000	X	5	/	8	=	\$3,125
1208	Spa Heater - Replace	\$4,700	X	7	/	8	=	\$4,113
1210	Pool/Spa Pumps - Replace	\$5,000	X	10	/	10	=	\$5,000
1214	Pool/Spa Coping - Replace	\$12,950	X	9	/	25	=	\$4,662
Clubhouse Interiors								
601	Carpet - Replace	\$6,200	X	8	/	8	=	\$6,200
603	Tile Surfaces - Replace	\$17,750	X	13	/	30	=	\$7,692
803	Water Heater - Replace	\$7,000	X	3	/	12	=	\$1,750
903	Furniture/Fixtures- Partial Replace	\$2,500	X	2	/	10	=	\$500
905	Sauna Heater - Replace	\$3,000	X	10	/	25	=	\$1,200
906	Sauna Room - Refurbish	\$10,000	X	10	/	25	=	\$4,000
909	Restrooms - Remodel	\$55,000	X	13	/	30	=	\$23,833
910	Laundry Room - Remodel	\$25,000	X	13	/	30	=	\$10,833
910	Manager's Unit/Front Desk - Refurb	\$10,000	X	1	/	10	=	\$1,000

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
917	Gas Stove - Replace	\$6,500	X	2	/	20	=	\$650
1110	Interior Surfaces - Repaint	\$6,400	X	5	/	10	=	\$3,200
								\$909,522



#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
General Common Area					
200	Asphalt - Reconstruction	30	\$252,000	\$8,400	7.21 %
301	Electrical Infrastructure	1	\$50,000	\$50,000	42.90 %
320	Pole Lights - Replace	20	\$7,500	\$375	0.32 %
503	Metal Fence/Rails/Gates - Replace	25	\$19,000	\$760	0.65 %
1107	Metal Fence/Rail/Gates - Repaint	3	\$3,400	\$1,133	0.97 %
1402	Front Monument Sign - Replace	50	\$25,000	\$500	0.43 %
1830	Subgrade Utility Lines - Replace	15	\$40,000	\$2,667	2.29 %
Buildings Exteriors					
324	Exterior Light Fixtures - Replace	20	\$18,900	\$945	0.81 %
324	Light Fixtures (balcony) - Replace	20	\$9,550	\$478	0.41 %
701	Front Doors Units - Replace	30	\$175,500	\$5,850	5.02 %
1130	Windows/Doors (Clubhouse) - Replace	30	\$40,000	\$1,333	1.14 %
1303	Asphalt Shingle Roof - Replace	30	\$264,000	\$8,800	7.55 %
1303	Asphalt Shingle Roof - Replace	30	\$176,000	\$5,867	5.03 %
1303	Asphalt Shingle Roof - Replace	30	\$82,500	\$2,750	2.36 %
1303	Asphalt Shingle Roof - Replace	30	\$36,500	\$1,217	1.04 %
1303	Asphalt Shingle Roof - Replace	30	\$31,000	\$1,033	0.89 %
1303	Asphalt Shingle Roof - Replace	30	\$104,500	\$3,483	2.99 %
1303	Asphalt Shingle Roof - Replace	30	\$36,500	\$1,217	1.04 %
1305	Asphalt Shingle Roof - Replace	30	\$38,500	\$1,283	1.10 %
1305	Wood Shake Roof - Replace	30	\$38,500	\$1,283	1.10 %
1310	Gutters/Downspouts - Partial Repl	2	\$5,000	\$2,500	2.14 %
1311	Skylights (Clubhouse) - Replace	20	\$4,500	\$225	0.19 %
1315	Flat Roof (new) - Replace	15	\$10,000	\$667	0.57 %
1315	Flat Roof (old) - Replace	15	\$10,000	\$667	0.57 %
Pool Area					
1202	Pool - Replaster	12	\$25,000	\$2,083	1.79 %
1203	Spa - Resurface	8	\$9,950	\$1,244	1.07 %
1207	Pool Filter - Replace	15	\$1,800	\$120	0.10 %
1207	Spa Filter - Replace	15	\$1,500	\$100	0.09 %
1208	Pool Heater - Replace	8	\$5,000	\$625	0.54 %
1208	Spa Heater - Replace	8	\$4,700	\$588	0.50 %
1210	Pool/Spa Pumps - Replace	10	\$5,000	\$500	0.43 %
1214	Pool/Spa Coping - Replace	25	\$12,950	\$518	0.44 %
Clubhouse Interiors					
601	Carpet - Replace	8	\$6,200	\$775	0.66 %
603	Tile Surfaces - Replace	30	\$17,750	\$592	0.51 %
803	Water Heater - Replace	12	\$7,000	\$583	0.50 %
903	Furniture/Fixtures- Partial Replace	10	\$2,500	\$250	0.21 %
905	Sauna Heater - Replace	25	\$3,000	\$120	0.10 %
906	Sauna Room - Refurbish	25	\$10,000	\$400	0.34 %
909	Restrooms - Remodel	30	\$55,000	\$1,833	1.57 %
910	Laundry Room - Remodel	30	\$25,000	\$833	0.71 %
910	Manager's Unit/Front Desk - Refurb	10	\$10,000	\$1,000	0.86 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
917	Gas Stove - Replace	20	\$6,500	\$325	0.28 %
1110	Interior Surfaces - Repaint	10	\$6,400	\$640	0.55 %
43	Total Funded Components			\$116,562	100.00 %



#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Projected Reserve Balance	Proportional Reserve Funding
General Common Area							
200	Asphalt - Reconstruction	30	8	\$252,000	\$184,800	\$184,800	\$734.33
301	Electrical Infrastructure	1	0	\$50,000	\$50,000	\$50,000	\$4,371.04
320	Pole Lights - Replace	20	12	\$7,500	\$3,000	\$0	\$32.78
503	Metal Fence/Rails/Gates - Replace	25	9	\$19,000	\$12,160	\$12,160	\$66.44
1107	Metal Fence/Rail/Gates - Repaint	3	0	\$3,400	\$3,400	\$3,400	\$99.08
1402	Front Monument Sign - Replace	50	23	\$25,000	\$13,500	\$0	\$43.71
1830	Subgrade Utility Lines - Replace	15	6	\$40,000	\$24,000	\$24,000	\$233.12
Buildings Exteriors							
324	Exterior Light Fixtures - Replace	20	12	\$18,900	\$7,560	\$0	\$82.61
324	Light Fixtures (balcony) - Replace	20	12	\$9,550	\$3,820	\$0	\$41.74
701	Front Doors Units - Replace	30	15	\$175,500	\$87,750	\$0	\$511.41
1130	Windows/Doors (Clubhouse) - Replace	30	17	\$40,000	\$17,333	\$0	\$116.56
1303	Asphalt Shingle Roof - Replace	30	10	\$264,000	\$176,000	\$80,414	\$769.30
1303	Asphalt Shingle Roof - Replace	30	13	\$176,000	\$99,733	\$0	\$512.87
1303	Asphalt Shingle Roof - Replace	30	15	\$82,500	\$41,250	\$0	\$240.41
1303	Asphalt Shingle Roof - Replace	30	23	\$36,500	\$8,517	\$0	\$106.36
1303	Asphalt Shingle Roof - Replace	30	24	\$31,000	\$6,200	\$0	\$90.33
1303	Asphalt Shingle Roof - Replace	30	27	\$104,500	\$10,450	\$0	\$304.52
1303	Asphalt Shingle Roof - Replace	30	28	\$36,500	\$2,433	\$0	\$106.36
1305	Asphalt Shingle Roof - Replace	30	29	\$38,500	\$1,283	\$0	\$112.19
1305	Wood Shake Roof - Replace	30	0	\$38,500	\$38,500	\$38,500	\$112.19
1310	Gutters/Downspouts - Partial Repl	2	0	\$5,000	\$5,000	\$5,000	\$218.55
1311	Skylights (Clubhouse) - Replace	20	10	\$4,500	\$2,250	\$2,250	\$19.67
1315	Flat Roof (new) - Replace	15	14	\$10,000	\$667	\$0	\$58.28
1315	Flat Roof (old) - Replace	15	0	\$10,000	\$10,000	\$10,000	\$58.28
Pool Area							
1202	Pool - Replaster	12	4	\$25,000	\$16,667	\$16,667	\$182.13
1203	Spa - Resurface	8	5	\$9,950	\$3,731	\$3,731	\$108.73
1207	Pool Filter - Replace	15	7	\$1,800	\$960	\$960	\$10.49
1207	Spa Filter - Replace	15	7	\$1,500	\$800	\$800	\$8.74
1208	Pool Heater - Replace	8	3	\$5,000	\$3,125	\$3,125	\$54.64
1208	Spa Heater - Replace	8	1	\$4,700	\$4,113	\$4,113	\$51.36
1210	Pool/Spa Pumps - Replace	10	0	\$5,000	\$5,000	\$5,000	\$43.71
1214	Pool/Spa Coping - Replace	25	16	\$12,950	\$4,662	\$0	\$45.28
Clubhouse Interiors							
601	Carpet - Replace	8	0	\$6,200	\$6,200	\$6,200	\$67.75
603	Tile Surfaces - Replace	30	17	\$17,750	\$7,692	\$0	\$51.72
803	Water Heater - Replace	12	9	\$7,000	\$1,750	\$1,750	\$51.00
903	Furniture/Fixtures- Partial Replace	10	8	\$2,500	\$500	\$500	\$21.86
905	Sauna Heater - Replace	25	15	\$3,000	\$1,200	\$0	\$10.49
906	Sauna Room - Refurbish	25	15	\$10,000	\$4,000	\$0	\$34.97
909	Restrooms - Remodel	30	17	\$55,000	\$23,833	\$0	\$160.27
910	Laundry Room - Remodel	30	17	\$25,000	\$10,833	\$0	\$72.85

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Projected Reserve Balance	Proportional Reserve Funding
910	Manager's Unit/Front Desk - Refurb	10	9	\$10,000	\$1,000	\$1,000	\$87.42
917	Gas Stove - Replace	20	18	\$6,500	\$650	\$0	\$28.41
1110	Interior Surfaces - Repaint	10	5	\$6,400	\$3,200	\$3,200	\$55.95
43	Total Funded Components				\$909,522	\$457,570	\$10,190



30-Year Reserve Plan Summary

Report # 11378-0
With-Site-Visit

Fiscal Year Start: 2022

Interest:

1.00 %

Inflation:

3.00 %

Reserve Fund Strength: as-of Fiscal Year Start Date

Projected Reserve Balance Changes

	% 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
2022	\$457,570	\$909,522	50.3 %	<div></div>	Medium	0.00 %	\$122,279	\$0	\$4,618	\$118,100
2023	\$466,367	\$935,224	49.9 %	<div></div>	Medium	2.00 %	\$124,725	\$0	\$5,029	\$56,341
2024	\$539,779	\$1,028,910	52.5 %	<div></div>	Medium	2.00 %	\$127,219	\$0	\$5,769	\$58,350
2025	\$614,417	\$1,127,047	54.5 %	<div></div>	Medium	2.00 %	\$129,763	\$0	\$6,504	\$63,815
2026	\$686,869	\$1,226,320	56.0 %	<div></div>	Medium	2.00 %	\$132,359	\$0	\$7,113	\$90,041
2027	\$736,300	\$1,305,495	56.4 %	<div></div>	Medium	2.00 %	\$135,006	\$0	\$7,689	\$76,918
2028	\$802,076	\$1,404,615	57.1 %	<div></div>	Medium	2.00 %	\$137,706	\$0	\$8,159	\$117,495
2029	\$830,447	\$1,469,090	56.5 %	<div></div>	Medium	2.00 %	\$140,460	\$0	\$8,719	\$65,552
2030	\$914,074	\$1,529,962	59.7 %	<div></div>	Medium	2.00 %	\$143,269	\$0	\$8,212	\$336,581
2031	\$728,974	\$1,316,031	55.4 %	<div></div>	Medium	2.00 %	\$146,135	\$0	\$7,768	\$57,540
2032	\$825,336	\$1,385,699	59.6 %	<div></div>	Medium	2.00 %	\$149,057	\$0	\$7,160	\$374,281
2033	\$607,273	\$1,133,897	53.6 %	<div></div>	Medium	2.00 %	\$152,039	\$0	\$6,830	\$6,921
2034	\$759,220	\$1,255,687	60.5 %	<div></div>	Medium	2.00 %	\$155,079	\$0	\$8,088	\$63,232
2035	\$859,156	\$1,325,976	64.8 %	<div></div>	Medium	2.00 %	\$158,181	\$0	\$8,054	\$273,074
2036	\$752,317	\$1,185,170	63.5 %	<div></div>	Medium	2.00 %	\$161,345	\$0	\$8,254	\$22,689
2037	\$899,227	\$1,301,057	69.1 %	<div></div>	Medium	2.00 %	\$164,571	\$0	\$7,585	\$453,057
2038	\$618,326	\$980,252	63.1 %	<div></div>	Medium	2.00 %	\$167,863	\$0	\$6,659	\$78,871
2039	\$713,976	\$1,038,438	68.8 %	<div></div>	Medium	2.00 %	\$171,220	\$0	\$6,850	\$235,448
2040	\$656,598	\$940,397	69.8 %	<div></div>	Medium	2.00 %	\$174,645	\$0	\$7,325	\$29,622
2041	\$808,945	\$1,054,814	76.7 %	<div></div>	Low	2.00 %	\$178,137	\$0	\$8,889	\$26,303
2042	\$969,669	\$1,179,585	82.2 %	<div></div>	Low	2.00 %	\$181,700	\$0	\$10,563	\$18,061
2043	\$1,143,871	\$1,320,194	86.6 %	<div></div>	Low	2.00 %	\$185,334	\$0	\$11,858	\$112,269
2044	\$1,228,795	\$1,371,702	89.6 %	<div></div>	Low	2.00 %	\$189,041	\$0	\$13,214	\$15,904
2045	\$1,415,146	\$1,527,838	92.6 %	<div></div>	Low	2.00 %	\$192,822	\$0	\$14,575	\$121,376
2046	\$1,501,168	\$1,583,962	94.8 %	<div></div>	Low	2.00 %	\$196,678	\$0	\$15,603	\$92,695
2047	\$1,620,754	\$1,675,370	96.7 %	<div></div>	Low	2.00 %	\$200,612	\$0	\$17,173	\$23,241
2048	\$1,815,297	\$1,845,240	98.4 %	<div></div>	Low	2.00 %	\$204,624	\$0	\$19,210	\$10,783
2049	\$2,028,349	\$2,037,343	99.6 %	<div></div>	Low	2.00 %	\$208,716	\$0	\$20,165	\$250,784
2050	\$2,006,447	\$1,992,445	100.7 %	<div></div>	Low	2.00 %	\$212,891	\$0	\$20,433	\$157,867
2051	\$2,081,904	\$2,046,473	101.7 %	<div></div>	Low	2.00 %	\$217,149	\$0	\$21,195	\$161,307

30-Year Income/Expense Detail

Report # 11378-0
With-Site-Visit

Fiscal Year	2022	2023	2024	2025	2026
Starting Reserve Balance	\$457,570	\$466,367	\$539,779	\$614,417	\$686,869
Annual Reserve Funding	\$122,279	\$124,725	\$127,219	\$129,763	\$132,359
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$4,618	\$5,029	\$5,769	\$6,504	\$7,113
Total Income	\$584,467	\$596,120	\$672,766	\$750,684	\$826,340
# Component					
General Common Area					
200 Asphalt - Reconstruction	\$0	\$0	\$0	\$0	\$0
301 Electrical Infrastructure	\$50,000	\$51,500	\$53,045	\$54,636	\$56,275
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	\$3,400	\$0	\$0	\$3,715	\$0
1402 Front Monument Sign - Replace	\$0	\$0	\$0	\$0	\$0
1830 Subgrade Utility Lines - Replace	\$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
1130 Windows/Doors (Clubhouse) - 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
1305 Asphalt Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
1305 Wood Shake Roof - Replace	\$38,500	\$0	\$0	\$0	\$0
1310 Gutters/Downspouts - Partial Repl	\$5,000	\$0	\$5,305	\$0	\$5,628
1311 Skylights (Clubhouse) - Replace	\$0	\$0	\$0	\$0	\$0
1315 Flat Roof (new) - Replace	\$0	\$0	\$0	\$0	\$0
1315 Flat Roof (old) - Replace	\$10,000	\$0	\$0	\$0	\$0
Pool Area					
1202 Pool - Replaster	\$0	\$0	\$0	\$0	\$28,138
1203 Spa - Resurface	\$0	\$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	\$0	\$0	\$0	\$5,464	\$0
1208 Spa Heater - Replace	\$0	\$4,841	\$0	\$0	\$0
1210 Pool/Spa Pumps - Replace	\$5,000	\$0	\$0	\$0	\$0
1214 Pool/Spa Coping - Replace	\$0	\$0	\$0	\$0	\$0
Clubhouse Interiors					
601 Carpet - Replace	\$6,200	\$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	\$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 Gas Stove - Replace	\$0	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$118,100	\$56,341	\$58,350	\$63,815	\$90,041
Ending Reserve Balance	\$466,367	\$539,779	\$614,417	\$686,869	\$736,300

Fiscal Year	2027	2028	2029	2030	2031
Starting Reserve Balance	\$736,300	\$802,076	\$830,447	\$914,074	\$728,974
Annual Reserve Funding	\$135,006	\$137,706	\$140,460	\$143,269	\$146,135
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$7,689	\$8,159	\$8,719	\$8,212	\$7,768
Total Income	\$878,994	\$947,942	\$979,626	\$1,065,555	\$882,877
# Component					
General Common Area					
200 Asphalt - Reconstruction	\$0	\$0	\$0	\$319,226	\$0
301 Electrical Infrastructure	\$57,964	\$59,703	\$61,494	\$0	\$0
320 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
503 Metal Fence/Rails/Gates - Replace	\$0	\$0	\$0	\$0	\$24,791
1107 Metal Fence/Rail/Gates - Repaint	\$0	\$4,060	\$0	\$0	\$4,436
1402 Front Monument Sign - Replace	\$0	\$0	\$0	\$0	\$0
1830 Subgrade Utility Lines - Replace	\$0	\$47,762	\$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
1130 Windows/Doors (Clubhouse) - 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
1305 Asphalt Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
1305 Wood Shake Roof - Replace	\$0	\$0	\$0	\$0	\$0
1310 Gutters/Downspouts - Partial Repl	\$0	\$5,970	\$0	\$6,334	\$0
1311 Skylights (Clubhouse) - Replace	\$0	\$0	\$0	\$0	\$0
1315 Flat Roof (new) - Replace	\$0	\$0	\$0	\$0	\$0
1315 Flat Roof (old) - Replace	\$0	\$0	\$0	\$0	\$0
Pool Area					
1202 Pool - Replaster	\$0	\$0	\$0	\$0	\$0
1203 Spa - Resurface	\$11,535	\$0	\$0	\$0	\$0
1207 Pool Filter - Replace	\$0	\$0	\$2,214	\$0	\$0
1207 Spa Filter - Replace	\$0	\$0	\$1,845	\$0	\$0
1208 Pool Heater - Replace	\$0	\$0	\$0	\$0	\$0
1208 Spa Heater - Replace	\$0	\$0	\$0	\$0	\$6,132
1210 Pool/Spa Pumps - Replace	\$0	\$0	\$0	\$0	\$0
1214 Pool/Spa Coping - Replace	\$0	\$0	\$0	\$0	\$0
Clubhouse Interiors					
601 Carpet - Replace	\$0	\$0	\$0	\$7,854	\$0
603 Tile Surfaces - Replace	\$0	\$0	\$0	\$0	\$0
803 Water Heater - Replace	\$0	\$0	\$0	\$0	\$9,133
903 Furniture/Fixtures- Partial Replace	\$0	\$0	\$0	\$3,167	\$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	\$13,048
917 Gas Stove - Replace	\$0	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Repaint	\$7,419	\$0	\$0	\$0	\$0
Total Expenses	\$76,918	\$117,495	\$65,552	\$336,581	\$57,540
Ending Reserve Balance	\$802,076	\$830,447	\$914,074	\$728,974	\$825,336

Fiscal Year	2032	2033	2034	2035	2036
Starting Reserve Balance	\$825,336	\$607,273	\$759,220	\$859,156	\$752,317
Annual Reserve Funding	\$149,057	\$152,039	\$155,079	\$158,181	\$161,345
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$7,160	\$6,830	\$8,088	\$8,054	\$8,254
Total Income	\$981,554	\$766,141	\$922,388	\$1,025,391	\$921,915
# Component					
General Common Area					
200 Asphalt - Reconstruction	\$0	\$0	\$0	\$0	\$0
301 Electrical Infrastructure	\$0	\$0	\$0	\$0	\$0
320 Pole Lights - Replace	\$0	\$0	\$10,693	\$0	\$0
503 Metal Fence/Rails/Gates - Replace	\$0	\$0	\$0	\$0	\$0
1107 Metal Fence/Rail/Gates - Repaint	\$0	\$0	\$4,848	\$0	\$0
1402 Front Monument Sign - Replace	\$0	\$0	\$0	\$0	\$0
1830 Subgrade Utility Lines - Replace	\$0	\$0	\$0	\$0	\$0
Buildings Exteriors					
324 Exterior Light Fixtures - Replace	\$0	\$0	\$26,947	\$0	\$0
324 Light Fixtures (balcony) - Replace	\$0	\$0	\$13,616	\$0	\$0
701 Front Doors Units - Replace	\$0	\$0	\$0	\$0	\$0
1130 Windows/Doors (Clubhouse) - Replace	\$0	\$0	\$0	\$0	\$0
1303 Asphalt Shingle Roof - Replace	\$354,794	\$0	\$0	\$0	\$0
1303 Asphalt Shingle Roof - Replace	\$0	\$0	\$0	\$258,462	\$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
1305 Asphalt Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
1305 Wood Shake Roof - Replace	\$0	\$0	\$0	\$0	\$0
1310 Gutters/Downspouts - Partial Repl	\$6,720	\$0	\$7,129	\$0	\$7,563
1311 Skylights (Clubhouse) - Replace	\$6,048	\$0	\$0	\$0	\$0
1315 Flat Roof (new) - Replace	\$0	\$0	\$0	\$0	\$15,126
1315 Flat Roof (old) - Replace	\$0	\$0	\$0	\$0	\$0
Pool Area					
1202 Pool - Replaster	\$0	\$0	\$0	\$0	\$0
1203 Spa - Resurface	\$0	\$0	\$0	\$14,612	\$0
1207 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
1207 Spa Filter - Replace	\$0	\$0	\$0	\$0	\$0
1208 Pool Heater - Replace	\$0	\$6,921	\$0	\$0	\$0
1208 Spa Heater - Replace	\$0	\$0	\$0	\$0	\$0
1210 Pool/Spa Pumps - Replace	\$6,720	\$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	\$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 Gas Stove - Replace	\$0	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$374,281	\$6,921	\$63,232	\$273,074	\$22,689
Ending Reserve Balance	\$607,273	\$759,220	\$859,156	\$752,317	\$899,227

Fiscal Year	2037	2038	2039	2040	2041
Starting Reserve Balance	\$899,227	\$618,326	\$713,976	\$656,598	\$808,945
Annual Reserve Funding	\$164,571	\$167,863	\$171,220	\$174,645	\$178,137
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$7,585	\$6,659	\$6,850	\$7,325	\$8,889
Total Income	\$1,071,383	\$792,847	\$892,046	\$838,567	\$995,972
# Component					
General Common Area					
200 Asphalt - Reconstruction	\$0	\$0	\$0	\$0	\$0
301 Electrical Infrastructure	\$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	\$5,297	\$0	\$0	\$5,788	\$0
1402 Front Monument Sign - Replace	\$0	\$0	\$0	\$0	\$0
1830 Subgrade Utility Lines - Replace	\$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	\$273,423	\$0	\$0	\$0	\$0
1130 Windows/Doors (Clubhouse) - Replace	\$0	\$0	\$66,114	\$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	\$128,532	\$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
1305 Asphalt Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
1305 Wood Shake Roof - Replace	\$0	\$0	\$0	\$0	\$0
1310 Gutters/Downspouts - Partial Repl	\$0	\$8,024	\$0	\$8,512	\$0
1311 Skylights (Clubhouse) - Replace	\$0	\$0	\$0	\$0	\$0
1315 Flat Roof (new) - Replace	\$0	\$0	\$0	\$0	\$0
1315 Flat Roof (old) - Replace	\$15,580	\$0	\$0	\$0	\$0
Pool Area					
1202 Pool - Replaster	\$0	\$40,118	\$0	\$0	\$0
1203 Spa - Resurface	\$0	\$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	\$0	\$0	\$0	\$0	\$8,768
1208 Spa Heater - Replace	\$0	\$0	\$7,768	\$0	\$0
1210 Pool/Spa Pumps - Replace	\$0	\$0	\$0	\$0	\$0
1214 Pool/Spa Coping - Replace	\$0	\$20,781	\$0	\$0	\$0
Clubhouse Interiors					
601 Carpet - Replace	\$0	\$9,949	\$0	\$0	\$0
603 Tile Surfaces - Replace	\$0	\$0	\$29,338	\$0	\$0
803 Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
903 Furniture/Fixtures- Partial Replace	\$0	\$0	\$0	\$4,256	\$0
905 Sauna Heater - Replace	\$4,674	\$0	\$0	\$0	\$0
906 Sauna Room - Refurbish	\$15,580	\$0	\$0	\$0	\$0
909 Restrooms - Remodel	\$0	\$0	\$90,907	\$0	\$0
910 Laundry Room - Remodel	\$0	\$0	\$41,321	\$0	\$0
910 Manager's Unit/Front Desk - Refurb	\$0	\$0	\$0	\$0	\$17,535
917 Gas Stove - Replace	\$0	\$0	\$0	\$11,066	\$0
1110 Interior Surfaces - Repaint	\$9,971	\$0	\$0	\$0	\$0
Total Expenses	\$453,057	\$78,871	\$235,448	\$29,622	\$26,303
Ending Reserve Balance	\$618,326	\$713,976	\$656,598	\$808,945	\$969,669

Fiscal Year	2042	2043	2044	2045	2046
Starting Reserve Balance	\$969,669	\$1,143,871	\$1,228,795	\$1,415,146	\$1,501,168
Annual Reserve Funding	\$181,700	\$185,334	\$189,041	\$192,822	\$196,678
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$10,563	\$11,858	\$13,214	\$14,575	\$15,603
Total Income	\$1,161,932	\$1,341,064	\$1,431,050	\$1,622,544	\$1,713,449
# Component					
General Common Area					
200 Asphalt - Reconstruction	\$0	\$0	\$0	\$0	\$0
301 Electrical Infrastructure	\$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	\$6,325	\$0	\$0	\$6,911
1402 Front Monument Sign - Replace	\$0	\$0	\$0	\$49,340	\$0
1830 Subgrade Utility Lines - Replace	\$0	\$74,412	\$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
1130 Windows/Doors (Clubhouse) - 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	\$72,036	\$0
1303 Asphalt Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$63,017
1303 Asphalt Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
1303 Asphalt Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
1305 Asphalt Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
1305 Wood Shake Roof - Replace	\$0	\$0	\$0	\$0	\$0
1310 Gutters/Downspouts - Partial Repl	\$9,031	\$0	\$9,581	\$0	\$10,164
1311 Skylights (Clubhouse) - Replace	\$0	\$0	\$0	\$0	\$0
1315 Flat Roof (new) - Replace	\$0	\$0	\$0	\$0	\$0
1315 Flat Roof (old) - Replace	\$0	\$0	\$0	\$0	\$0
Pool Area					
1202 Pool - Replaster	\$0	\$0	\$0	\$0	\$0
1203 Spa - Resurface	\$0	\$18,510	\$0	\$0	\$0
1207 Pool Filter - Replace	\$0	\$0	\$3,449	\$0	\$0
1207 Spa Filter - Replace	\$0	\$0	\$2,874	\$0	\$0
1208 Pool Heater - Replace	\$0	\$0	\$0	\$0	\$0
1208 Spa Heater - Replace	\$0	\$0	\$0	\$0	\$0
1210 Pool/Spa Pumps - Replace	\$9,031	\$0	\$0	\$0	\$0
1214 Pool/Spa Coping - Replace	\$0	\$0	\$0	\$0	\$0
Clubhouse Interiors					
601 Carpet - Replace	\$0	\$0	\$0	\$0	\$12,603
603 Tile Surfaces - Replace	\$0	\$0	\$0	\$0	\$0
803 Water Heater - Replace	\$0	\$13,022	\$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 Gas Stove - Replace	\$0	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$18,061	\$112,269	\$15,904	\$121,376	\$92,695
Ending Reserve Balance	\$1,143,871	\$1,228,795	\$1,415,146	\$1,501,168	\$1,620,754

Fiscal Year	2047	2048	2049	2050	2051
Starting Reserve Balance	\$1,620,754	\$1,815,297	\$2,028,349	\$2,006,447	\$2,081,904
Annual Reserve Funding	\$200,612	\$204,624	\$208,716	\$212,891	\$217,149
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$17,173	\$19,210	\$20,165	\$20,433	\$21,195
Total Income	\$1,838,538	\$2,039,131	\$2,257,230	\$2,239,771	\$2,320,247
# Component					
General Common Area					
200 Asphalt - Reconstruction	\$0	\$0	\$0	\$0	\$0
301 Electrical Infrastructure	\$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	\$7,552	\$0	\$0
1402 Front Monument Sign - Replace	\$0	\$0	\$0	\$0	\$0
1830 Subgrade Utility Lines - Replace	\$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
1130 Windows/Doors (Clubhouse) - 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	\$232,125	\$0	\$0
1303 Asphalt Shingle Roof - Replace	\$0	\$0	\$0	\$83,509	\$0
1305 Asphalt Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$90,728
1305 Wood Shake Roof - Replace	\$0	\$0	\$0	\$0	\$0
1310 Gutters/Downspouts - Partial Repl	\$0	\$10,783	\$0	\$11,440	\$0
1311 Skylights (Clubhouse) - Replace	\$0	\$0	\$0	\$0	\$0
1315 Flat Roof (new) - Replace	\$0	\$0	\$0	\$0	\$23,566
1315 Flat Roof (old) - Replace	\$0	\$0	\$0	\$0	\$0
Pool Area					
1202 Pool - Replaster	\$0	\$0	\$0	\$57,198	\$0
1203 Spa - Resurface	\$0	\$0	\$0	\$0	\$23,448
1207 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
1207 Spa Filter - Replace	\$0	\$0	\$0	\$0	\$0
1208 Pool Heater - Replace	\$0	\$0	\$11,106	\$0	\$0
1208 Spa Heater - Replace	\$9,841	\$0	\$0	\$0	\$0
1210 Pool/Spa Pumps - Replace	\$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	\$5,720	\$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	\$23,566
917 Gas Stove - Replace	\$0	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Repaint	\$13,400	\$0	\$0	\$0	\$0
Total Expenses	\$23,241	\$10,783	\$250,784	\$157,867	\$161,307
Ending Reserve Balance	\$1,815,297	\$2,028,349	\$2,006,447	\$2,081,904	\$2,158,941



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

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

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

General Common Area

Comp #: 200 Asphalt - Reconstruction**Quantity: Approx 56,000 GSF**

Location: Driveways, parking spaces, & walkways

Funded?: Yes.

History:

Comments: The prior reserve study funded for overlay projects, which add an extra layer on top of the existing asphalt. However, the asphalt is far too deteriorated for this project to be successful. Signs of heavy alligator cracking and spalling. Funding for reconstruction which includes the replacement of the asphalt's base.

Useful Life:
30 years

Remaining Life:
8 years



Best Case: \$ 224,000

Worst Case: \$ 280,000

Cost Source: ARI Cost Database

Comp #: 202 Asphalt - Repair/Slurry**Quantity: Approx 56,000 GSF**

Location: Driveways, parking spaces, & walkways

Funded?: No.

History:

Comments: It was reported by the management that the association handles asphalt repairs and seal coating annually as an Operating expense. No Reserve funding is required.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 301 Electrical Infrastructure**Quantity: (4) Units**

Location: Throughout the community

Funded?: Yes.

History:

Comments: We are not licensed to inspect electrical equipment. No testing nor evaluation was performed as part of this reserve study. The equipment should be tested on a regular basis by licensed electricians as an Operating expense. The electrical infrastructure was recently replaced on most of units. There are still (27) units left to complete. It was reported that (4) units will be completed per year. Funding for this project termintes after the 2029/2030 fiscal year.

Useful Life:

1 years

Remaining Life:

0 years



Best Case: \$ 45,000

Worst Case: \$ 55,000

Cost Source: Based on Cost Data from Prior Study

Comp #: 320 Pole Lights - Replace**Quantity: (15) Fixtures**

Location: Pool area

Funded?: Yes.

History:

Comments: Inspected during daylight hours, but assumed to be functional. 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:

12 years



Best Case: \$ 6,000

Worst Case: \$ 9,000

Cost Source: Reserve Allowance

Comp #: 415 Pet Waste Stations

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:



Best Case:

Worst Case:

Cost Source:

Comp #: 417 Bike Racks - Replace

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:



Best Case:

Worst Case:

Cost Source:

Comp #: 501 Retaining Block Wall - Repair

Quantity: Extensive LF

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:



Best Case:

Worst Case:

Cost Source:

Comp #: 503 Metal Fence/Rails/Gates - Replace

Quantity: Approx 195 LF

Location: Pool area & grounds

Funded?: Yes.

History:

Comments: This project includes the (6) pedestrian gates. Signs of heavy corrosion throughout (refer to #1107 for paint), but the ironwork is still intact and stable.

Useful Life:
25 years

Remaining Life:
9 years



Best Case: \$ 17,000

Worst Case: \$ 21,000

Cost Source: Reserve Allowance

Comp #: 1107 Metal Fence/Rail/Gates - Repaint**Quantity: Approx 195 LF**

Location: Pool area & grounds

Funded?: Yes.

History:

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:
3 years

Remaining Life:
0 years



Best Case: \$ 2,900

Worst Case: \$ 3,900

Cost Source: Reserve Allowance

Comp #: 1402 Front Monument Sign - Replace**Quantity: (1) Allowance**

Location:

Funded?: Yes.

History:

Comments: Funding for periodic replacement to maintain an attractive appearance.

Useful Life:
50 years

Remaining Life:
23 years



Best Case: \$ 20,000

Worst Case: \$ 30,000

Cost Source: Reserve Allowance

Comp #: 1808 Tree Removal/Trimming**Quantity: Lump Sum**

Location: Throughout common areas

Funded?: No.

History:

Comments: It was reported by the management that the association handles tree maintenance and trimming annually as an Operating expense. No Reserve funding is required.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1830 Subgrade Utility Lines - Replace**Quantity: 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 yearsRemaining Life:
6 years

Best Case: \$ 30,000

Worst Case: \$ 50,000

Cost Source: Reserve Allowance

Buildings Exteriors

Comp #: 106 Decking - Inspection (SB 326)**Quantity: Elevated 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:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 324 Exterior Light Fixtures - Replace**Quantity: (108) Fixtures**

Location: Building exteriors

Funded?: Yes.

History:

Comments: (1) decorative hanging light fixture at Clubhouse entrance, (26) security flood lights, (1) decorative wall light and (2) decorative ceiling lights at upper corridor, (78) front door light fixtures

Useful Life:

20 years

Remaining Life:

12 years



Best Case: \$ 16,200

Worst Case: \$ 21,600

Cost Source: ARI Cost Database

Comp #: 324 Light Fixtures (balcony) - Replace**Quantity: (72) Fixtures**

Location: Unit balconies & patios

Funded?: Yes.

History:

Comments: Inspected during daylight hours, but assumed to be functional. 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:

12 years



Best Case: \$ 8,500

Worst Case: \$ 10,600

Cost Source: Reserve Allowance

Comp #: 514 Stairs/Railing - Repair

Quantity: Decks/Rails

Location: Building exteriors

Funded?: No.

History:

Comments: It was reported by the management that the association handles repair of the wood stairs and railings annually as an Operating expense. No Reserve funding is required.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 701 Front Doors Units - Replace

Quantity: (78) Doors

Location: Unit entrances

Funded?: Yes.

History:

Comments: The front doors were in good condition. Funding for eventual complete replacement to maintain a uniform appearance.

Useful Life:
30 years

Remaining Life:
15 years



Best Case: \$ 156,000

Worst Case: \$ 195,000

Cost Source: ARI Cost Database

Comp #: 1101 Front Doors - Repaint**Quantity: (78) Doors**

Location: Unit entrances

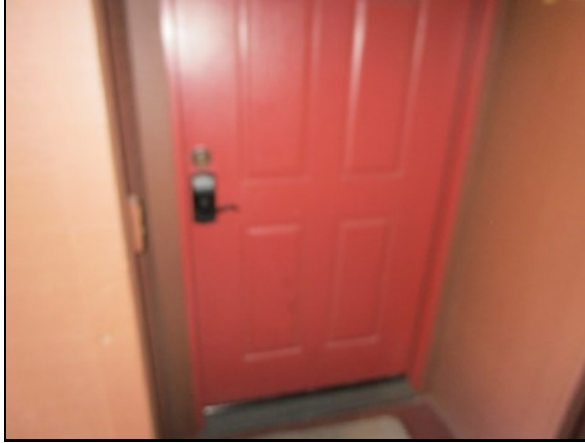
Funded?: No.

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:



Best Case:

Worst Case:

Cost Source:

Comp #: 1116 Wood Siding & Trim - Repaint**Quantity: Approx 110,000 GSF**

Location: Building exteriors

Funded?: No.

History:

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.

It was reported by management that the association handles the exterior repainting annually, in sections, as an Operating expense. There is no expectation to repaint the entire complex together. No Reserve funds will be used for repainting.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1117 Exterior Wood Surfaces - Repair**Quantity: Fascia, Railings, Decks**

Location: Building exteriors

Funded?: No.

History:

Comments: Signs of dry-rot and warping. 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:



Best Case:

Worst Case:

Cost Source:

Comp #: 1130 Windows/Doors (Clubhouse) - Replace**Quantity: (27) Windows, (9) Doors**

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:
17 years



Best Case: \$ 35,000

Worst Case: \$ 45,000

Cost Source: Reserve Allowance

Comp #: 1303 Asphalt Shingle Roof - Replace**Quantity: Approx 24,000 GSF**

Location: Building rooftops

Funded?: Yes.

History:

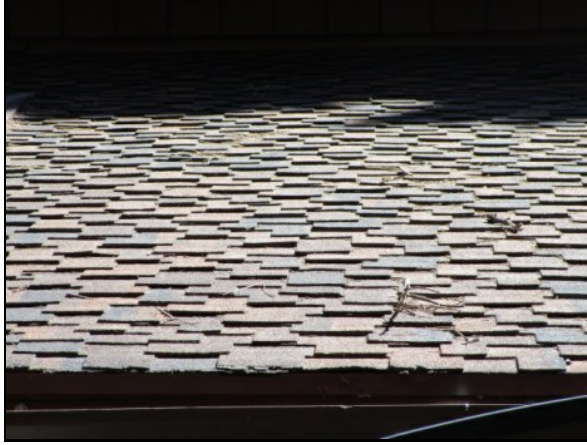
Comments: The building rooftops have been replaced in phases in past years. There is no expectation to replace all roofs at the same time. Funding for ongoing partial replacement projects.

Useful Life:

30 years

Remaining Life:

10 years



Best Case: \$ 240,000

Worst Case: \$ 288,000

Cost Source: ARI Cost Database

Comp #: 1303 Asphalt Shingle Roof - Replace**Quantity: Approx 16,000 GSF**

Location: Building rooftops

Funded?: Yes.

History:

Comments: The building rooftops have been replaced in phases in past years. There is no expectation to replace all roofs at the same time. Funding for ongoing partial replacement projects.

Useful Life:

30 years

Remaining Life:

13 years



Best Case: \$ 160,000

Worst Case: \$ 192,000

Cost Source: ARI Cost Database

Comp #: 1303 Asphalt Shingle Roof - Replace**Quantity: Approx 7,500 GSF**

Location: Building rooftops

Funded?: Yes.

History:

Comments: The building rooftops have been replaced in phases in past years. There is no expectation to replace all roofs at the same time. Funding for ongoing partial replacement projects.

Useful Life:
30 years

Remaining Life:
15 years



Best Case: \$ 75,000

Worst Case: \$ 90,000

Cost Source: ARI Cost Database

Comp #: 1303 Asphalt Shingle Roof - Replace**Quantity: Approx 3,300 GSF**

Location: Building rooftop

Funded?: Yes.

History:

Comments: The building rooftops have been replaced in phases in past years. There is no expectation to replace all roofs at the same time. Funding for ongoing partial replacement projects.

Useful Life:
30 years

Remaining Life:
23 years



Best Case: \$ 33,000

Worst Case: \$ 40,000

Cost Source: ARI Cost Database

Comp #: 1303 Asphalt Shingle Roof - Replace**Quantity: Approx 2,800 GSF**

Location: Building rooftops

Funded?: Yes.

History:

Comments: The building rooftops have been replaced in phases in past years. There is no expectation to replace all roofs at the same time. Funding for ongoing partial replacement projects.

Useful Life:
30 years

Remaining Life:
24 years



Best Case: \$ 28,000

Worst Case: \$ 34,000

Cost Source: ARI Cost Database

Comp #: 1303 Asphalt Shingle Roof - Replace**Quantity: Approx 9,500 GSF**

Location: Building rooftops

Funded?: Yes.

History:

Comments: The building rooftops have been replaced in phases in past years. There is no expectation to replace all roofs at the same time. Funding for ongoing partial replacement projects.

Useful Life:
30 years

Remaining Life:
27 years



Best Case: \$ 95,000

Worst Case: \$ 114,000

Cost Source: ARI Cost Database

Comp #: 1303 Asphalt Shingle Roof - Replace**Quantity: Approx 3,300 GSF**

Location:

Funded?: Yes.

History:

Comments: The building rooftops have been replaced in phases in past years. There is no expectation to replace all roofs at the same time. Funding for ongoing partial replacement projects.

Useful Life:
30 years

Remaining Life:
28 years



Best Case: \$ 33,000

Worst Case: \$ 40,000

Cost Source: ARI Cost Database

Comp #: 1305 Asphalt Shingle Roof - Replace**Quantity: Approx 3,500 GSF**

Location:

Funded?: Yes.

History:

Comments: The building rooftops have been replaced in phases in past years. There is no expectation to replace all roofs at the same time. Funding for ongoing partial replacement projects.

Useful Life:
30 years

Remaining Life:
29 years



Best Case: \$ 35,000

Worst Case: \$ 42,000

Cost Source: ARI Cost Database

Comp #: 1305 Wood Shake Roof - Replace

Quantity: Approx 3,500 GSF

Location: Units 131-134

Funded?: Yes.

History:

Comments: There is one remaining wood shake roof. Funding to replace with asphalt-shingle.

Useful Life:
30 years

Remaining Life:
0 years



Best Case: \$ 35,000

Worst Case: \$ 42,000

Cost Source: ARI Cost Database

Comp #: 1310 Gutters/Downspouts - Partial Repl

Quantity: Extensive LF

Location: Attached to building sides

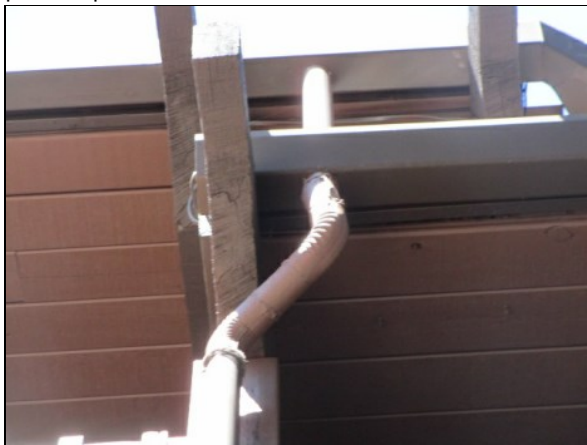
Funded?: Yes.

History:

Comments: Funding for ongoing partial replacements due to harsh winter environment.

Useful Life:
2 years

Remaining Life:
0 years



Best Case: \$ 4,000

Worst Case: \$ 6,000

Cost Source: Reserve Allowance

Comp #: 1311 Skylights (Clubhouse) - Replace**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:
10 years



Best Case: \$ 4,000

Worst Case: \$ 5,000

Cost Source: ARI Cost Database

Comp #: 1315 Flat Roof (new) - Replace**Quantity: Approx 900 GSF**

Location: Building rooftops

Funded?: Yes.

History: 2021

Comments: No access to inspect. These roofs are overdue for replacement based on the project history.

Useful Life:
15 years

Remaining Life:
14 years



Best Case: \$ 9,000

Worst Case: \$ 11,000

Cost Source: Reserve Allowance

Comp #: 1315 Flat Roof (old) - Replace

Quantity: Approx 900 GSF

Location: Building rooftops

Funded?: Yes.

History:

Comments: No access to inspect. These roofs are overdue for replacement based on the project history.

Useful Life:
15 years

Remaining Life:
0 years



Best Case: \$ 9,000

Worst Case: \$ 11,000

Cost Source: Reserve Allowance

Pool Area

Comp #: 404 Pool Furniture - Replace**Quantity: Lump Sum**

Location: Pool area

Funded?: No.

History:

Comments: It was reported by the management that the association handles the replacement of the outdoor furniture as needed as an Operating expense. No Reserve funding is required.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 405 Planter Pots - Replace**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:



Best Case:

Worst Case:

Cost Source:

Comp #: 1202 Pool - Replaster**Quantity: Approx (1,400) GSF**

Location:

Funded?: Yes.

History:

Comments: Plaster is showing signs of minor surface wear and discoloration. Tiles are intact. Fair condition. Funding for the replastering of the pool surfaces every 10-15 years, and the replacement of the tile at longer intervals. This project may also include the replacement of the (2) skimmers, (1) ladder, (1) light, (1) handrail.

Useful Life:

12 years

Remaining Life:

4 years



Best Case: \$ 20,000

Worst Case: \$ 30,000

Cost Source: Reserve Allowance

Comp #: 1203 Spa - Resurface**Quantity: (1) Allowance**

Location:

Funded?: Yes.

History:

Comments: The spa plaster is clean and smooth. Tiles are intact and attractive. Good condition. 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. This project may also include the (2) rails, (1) light, & (1) skimmer.

Useful Life:

8 years

Remaining Life:

5 years



Best Case: \$ 8,900

Worst Case: \$ 11,000

Cost Source: ARI Cost Database

Comp #: 1207 Pool Filter - Replace**Quantity: (1) Pentair Filter**

Location: Pool equipment room

Funded?: Yes.

History:

Comments: Replace the filter sand as needed as an Operating expense. Recent upgrades to the filter was completed. Remaining useful life has been extended.

Useful Life:

15 years

Remaining Life:

7 years



Best Case: \$ 1,600

Worst Case: \$ 2,000

Cost Source: Reserve Allowance

Comp #: 1207 Spa Filter - Replace**Quantity: (1) Pentair Filter**

Location: Pool equipment room

Funded?: Yes.

History:

Comments: Signs of heavy staining. Replace the filter sand as needed as an Operating expense. Recent upgrade to the filter has been completed. Remaining useful life has been extended.

Useful Life:

15 years

Remaining Life:

7 years



Best Case: \$ 1,300

Worst Case: \$ 1,700

Cost Source: Reserve Allowance

Comp #: 1208 Pool Heater - Replace

Quantity: (1) Raypak Heater

Location: Pool equipment room

Funded?: Yes.

History: 2017

Comments: The pool heater should be serviced on a regular basis as an Operating expense. No reported problems.

Useful Life:
8 years

Remaining Life:
3 years



Best Case: \$ 4,500

Worst Case: \$ 5,500

Cost Source: Reserve Allowance

Comp #: 1208 Spa Heater - Replace

Quantity: (1) Raypak Heater

Location: Pool equipment room

Funded?: Yes.

History: 2015

Comments: The spa heater should be serviced on a regular basis as an Operating expense. Expect the need to replace in the near future based on age.

Useful Life:
8 years

Remaining Life:
1 years



Best Case: \$ 4,200

Worst Case: \$ 5,200

Cost Source: Reserve Allowance

Comp #: 1210 Pool/Spa Pumps - Replace**Quantity: (4) Units**

Location: Pool equipment room

Funded?: Yes.

History:

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. Expect the need to replace in the near future based on age.

Useful Life:

10 years

Remaining Life:

0 years



Best Case: \$ 4,000

Worst Case: \$ 6,000

Cost Source: Reserve Allowance

Comp #: 1213 Pool Deck - Resurface**Quantity: Approx 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:



Best Case:

Worst Case:

Cost Source:

Comp #: 1214 Pool/Spa Coping - Replace

Quantity: Approx 152 LF

Location: Pool area

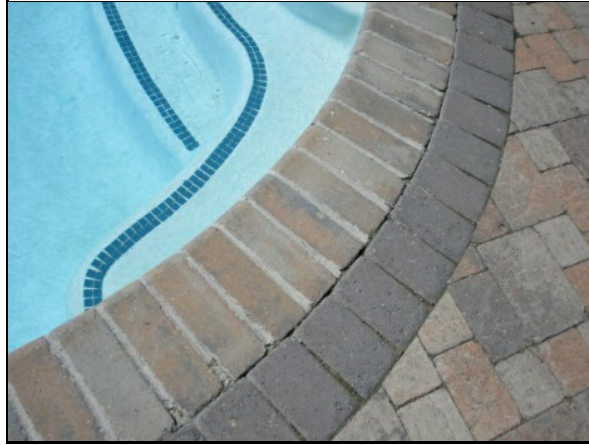
Funded?: Yes.

History:

Comments: No signs of loose sections or heavy cracking. Replacement of the coping should be cycled with each deck replacement.

Useful Life:
25 years

Remaining Life:
16 years



Best Case: \$ 11,500

Worst Case: \$ 14,400

Cost Source: AR Cost Database

Comp #: 1230 Pool Cleaner - Replace

Quantity: (1) Premier Pool

Location: Pool

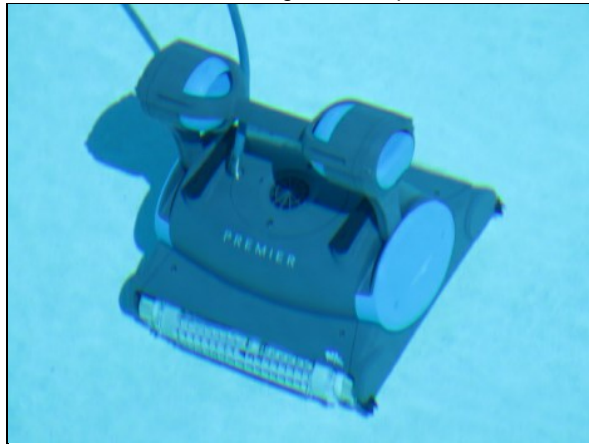
Funded?: No.

History:

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

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Clubhouse Interiors

Comp #: 601 Carpet - Replace**Quantity: Approx 62 GSY**

Location: Clubhouse game room

Funded?: Yes.

History:

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:
0 years



Best Case: \$ 5,100

Worst Case: \$ 7,300

Cost Source: ARI Cost Database

Comp #: 603 Tile Surfaces - Replace**Quantity: Approx 590 GSF**

Location: Pool restrooms, laundry room, check-in lobby

Funded?: Yes.

History:

Comments: Floors = 438 GSF, Walls = 152 GSF. Good condition. This project should be cycled with the restroom remodeling to replace these tiles at the same time as the restroom tiles (not included with this line-item).

Useful Life:
30 years

Remaining Life:
17 years



Best Case: \$ 14,800

Worst Case: \$ 20,700

Cost Source: Reserve Allowance

Comp #: 803 Water Heater - Replace**Quantity: (1) American 80 Gal**

Location: Clubhouse pool equipment room

Funded?: Yes.

History:

Comments: The function of the water-heater was not tested as part of the scope of this reserve study. 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. Serial #B17-0905.

Useful Life:
12 years

Remaining Life:
9 years



Best Case: \$ 6,000

Worst Case: \$ 8,000

Cost Source: ARI Cost Database

Comp #: 901 Laundry Appliances - Replace**Quantity: (2) Washers, (2) Dryers**

Location: Laundry room

Funded?: No.

History:

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

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 903 Furniture/Fixtures- Partial Replace**Quantity: (27) Fixtures**

Location: Clubhouse common areas

Funded?: Yes.

History:

Comments: (1) 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:

8 years



Best Case: \$ 2,000

Worst Case: \$ 3,000

Cost Source: Reserve Allowance

Comp #: 905 Sauna Heater - Replace**Quantity: (1) Heater**

Location: Clubhouse

Funded?: Yes.

History:

Comments: No reported problems. No signs of damage or abuse.

Useful Life:

25 years

Remaining Life:

15 years



Best Case: \$ 2,500

Worst Case: \$ 3,500

Cost Source: ARI Cost Database

Comp #: 906 Sauna Room - Refurbish**Quantity: 90 GSF Room**

Location: Clubhouse

Funded?: Yes.

History:

Comments: No signs of damage or advanced deterioration. Minor vandalism. Funding for the eventual replacement of the wood surfaces.

Useful Life:

25 years

Remaining Life:

15 years



Best Case: \$ 8,000

Worst Case: \$ 12,000

Cost Source: Reserve Allowance

Comp #: 909 Restrooms - Remodel**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:

17 years



Best Case: \$ 50,000

Worst Case: \$ 60,000

Cost Source: Reserve Allowance

Comp #: 910 Laundry Room - Remodel**Quantity: Floors, Fixtures**

Location: Laundry room & corridor

Funded?: Yes.

History:

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:
30 years

Remaining Life:
17 years



Best Case: \$ 20,000

Worst Case: \$ 30,000

Cost Source: Reserve Allowance

Comp #: 910 Manager's Unit/Front Desk - Refurb**Quantity: Floors, Paint, Fixtures**

Location: Clubhouse interiors

Funded?: Yes.

History:

Comments: No access to inspect the Manager's Unit nor the front desk office interiors. Funding for ongoing refurbishment projects, such as carpet replacements, repainting, appliance replacements, bathroom/kitchen refurbishments, etc.

Useful Life:
10 years

Remaining Life:
9 years



Best Case: \$ 8,000

Worst Case: \$ 12,000

Cost Source: Reserve Allowance

Comp #: 917 Gas Stove - Replace**Quantity: (1) Unit**

Location: Clubhouse lobby

Funded?: Yes.

History:

Comments: The gas stove was recently replaced. No signs of damage or abuse.

Useful Life:

20 years

Remaining Life:

18 years



Best Case: \$ 5,400

Worst Case: \$ 7,600

Cost Source: Reserve Allowance

Comp #: 1110 Interior Surfaces - Repaint**Quantity: Approx 2,550 GSF**

Location: Pool restrooms, laundry room, game room, & lobby

Funded?: Yes.

History:

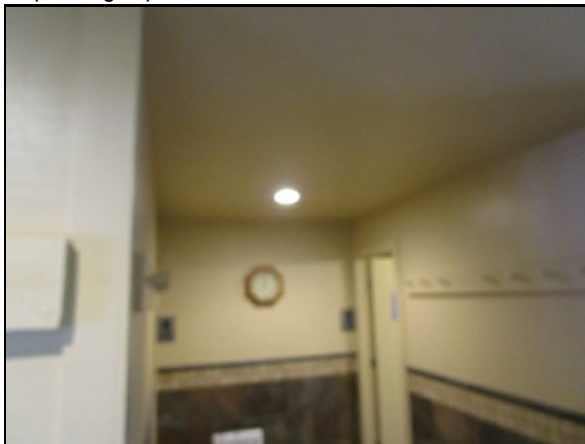
Comments: Funding for the periodic repainting of the interior common area surfaces to maintain an attractive appearance throughout. These projects should always be coordinated with floor replacement projects whenever possible. Repainting should always be completed before the floor replacement projects to avoid damaging new surfaces. Any minor touch-up repainting projects should be handled as an Operating expense.

Useful Life:

10 years

Remaining Life:

5 years



Best Case: \$ 5,100

Worst Case: \$ 7,700

Cost Source: ARI Cost Database
