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## Mammoth Estates Condominiums

### *Mammoth Lakes, CA*



Report #: 11378-3  
Beginning: July 1, 2025  
Expires: June 30, 2026

# RESERVE STUDY

## Update "With-Site-Visit"

May 6, 2025

# 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.

**R**egardless 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 #: **11378-3**

# of Units: 78

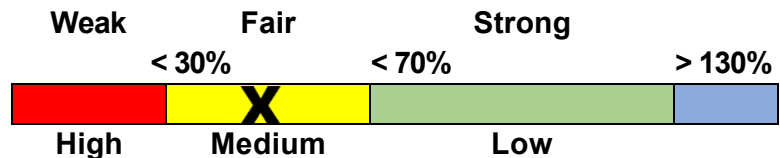
**July 1, 2025** through **June 30, 2026**

## Findings & Recommendations

as of July 1, 2025

Projected Starting Reserve Balance .....	\$595,357
Fully Funded Reserve Balance .....	\$1,232,867
Percent Funded .....	48.3 %
Recommended 2025/2026 Monthly Reserve Transfer .....	\$11,700
Recommended 2025/2026 Special Assessment for Reserves .....	\$0
Budgeted 2024/2025 Monthly Reserve Transfer Rate .....	\$11,234

Reserve Fund Strength: 48.3%



Risk of Special Assessment:

## Economic Assumptions:

Net Annual "After Tax" Interest Earnings Accruing to Reserves .....	2.00 %
Annual Inflation Rate .....	3.00 %

This is a With-Site Visit update based on a prior Reserve Study prepared by Association Reserves for your 2024/2025 Fiscal Year. We performed the site inspection on 4/14/2025.

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

Your Reserve Fund is currently at 48.3 % 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 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.



#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
<b>General Common Area</b>				
201	Asphalt - Reconstruction	30	5	\$322,000
301	Electrical Panels - Replace	30	29	\$115,000
320	Pole Lights - Replace	20	9	\$9,375
503	Metal Fence/Rails/Gates - Replace	25	6	\$23,000
1107	Metal Fence/Rail/Gates - Repaint	3	1	\$4,150
1402	Monument Sign - Replace	50	20	\$30,500
1830	Plumbing/Gas Lines (subgrade) - Repair	15	3	\$49,000
<b>Buildings Exteriors</b>				
324	Exterior Light Fixtures - Replace	20	9	\$22,800
324	Light Fixtures (balcony) - Replace	20	9	\$11,650
701	Front Doors Units - Replace	30	12	\$214,500
1130	Windows/Doors (Clubhouse) - Replace	30	14	\$49,500
1301	Flat Roofs (2021) - Replace	15	11	\$12,150
1301	Flat Roofs (2023) - Replace	15	13	\$12,150
1303	Asphalt Shingle Roof - Replace	30	7	\$324,000
1303	Asphalt Shingle Roof - Replace	30	10	\$216,000
1303	Asphalt Shingle Roof - Replace	30	12	\$101,250
1303	Asphalt Shingle Roof - Replace	30	20	\$44,550
1303	Asphalt Shingle Roof - Replace	30	21	\$37,800
1303	Asphalt Shingle Roof - Replace	30	24	\$128,250
1303	Asphalt Shingle Roof - Replace	30	25	\$44,550
1303	Asphalt Shingle Roof - Replace	30	26	\$47,250
1303	Asphalt Shingle Roof - Replace	30	28	\$47,250
1310	Gutters/Downspouts - Partial Repl	2	0	\$6,050
1311	Skylights (Clubhouse) - Replace	20	7	\$5,700
<b>Pool Area</b>				
1202	Pool - Replaster	12	0	\$30,000
1203	Spa - Resurface	6	0	\$12,050
1207	Pool Filter - Replace	15	4	\$2,200
1207	Spa Filter - Replace	15	4	\$1,850
1208	Pool Heater - Replace	8	0	\$6,150
1208	Spa Heater - Replace	8	0	\$5,650
1210	Pool/Spa Pumps - Partial eplace	4	8	\$1,500
1214	Pool/Spa Coping - Replace	25	13	\$15,700
<b>Clubhouse Interiors</b>				
601	Carpet - Replace	8	6	\$7,500
603	Tile Surfaces - Replace	30	14	\$21,500

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
803	Water Heater - Replace	12	6	\$10,000
903	Furniture/Fixtures- Partial Replace	10	5	\$3,050
905	Sauna Heater - Replace	25	12	\$3,700
906	Sauna Room - Refurbish	25	12	\$12,150
909	Restrooms - Remodel	30	14	\$67,000
910	Laundry Room - Remodel	20	3	\$30,500
910	Manager's Unit/Front Desk - Refurb	10	6	\$12,150
917	Gas Fireplace - Replace	20	15	\$7,850
1110	Interior Surfaces - Repaint	10	2	\$7,905

### 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 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

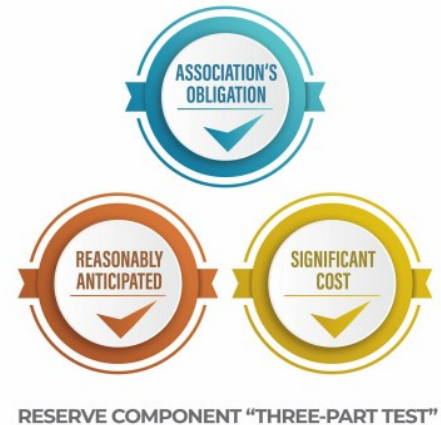


For this [Update With-Site-Visit Reserve Study](#), we started with a review of your prior Reserve Study, then looked into recent Reserve expenditures, evaluated how expenditures are handled (ongoing maintenance vs Reserves), and researched any well-established association

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 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.

## Site Inspection Notes

During our site visit on 4/14/2025, we had access to inspect all building perimeters and community common areas, including the clubhouse interiors, the pool/spa area and equipment room, the laundry room, sauna room, the pool restrooms, etc.

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.

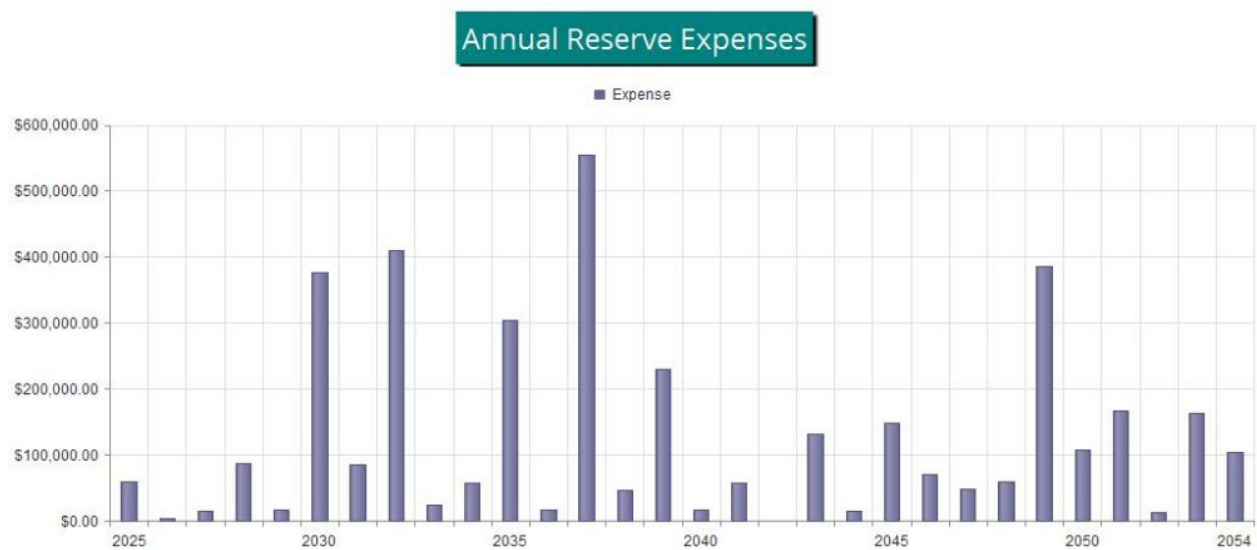


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$595,357 as-of the start of your Fiscal Year on 7/1/2025. As of your Fiscal Year Start, your Fully Funded Balance is computed to be \$1,232,867. This figure represents the deteriorated value of your common area components. Comparing your Reserve Balance to your Fully Funded Balance indicates your Reserves are 48.3 % 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 \$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.

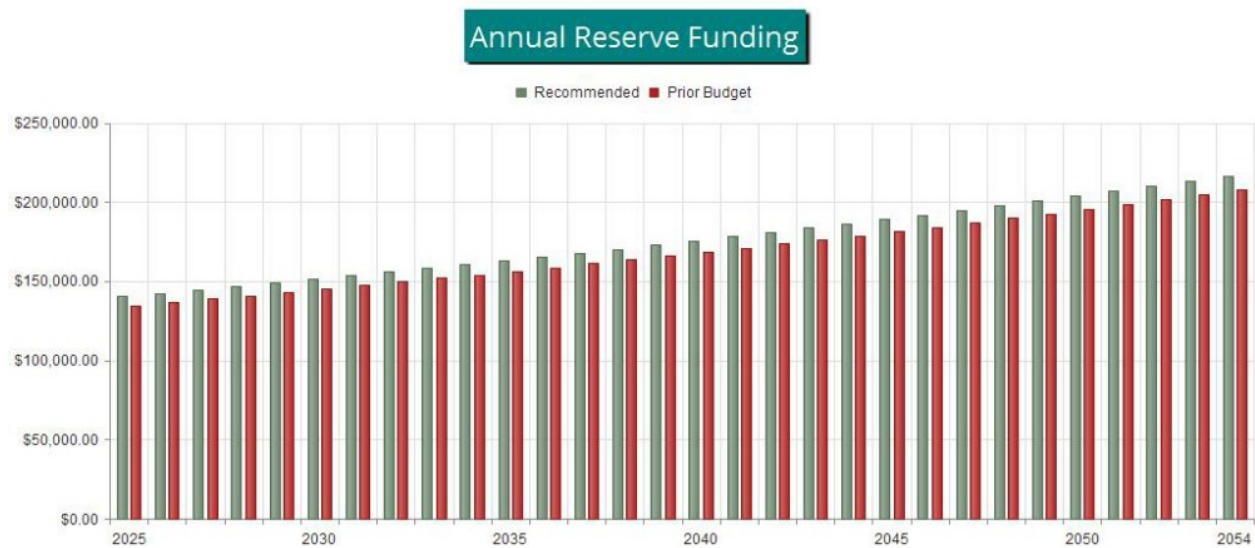


Figure 2

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

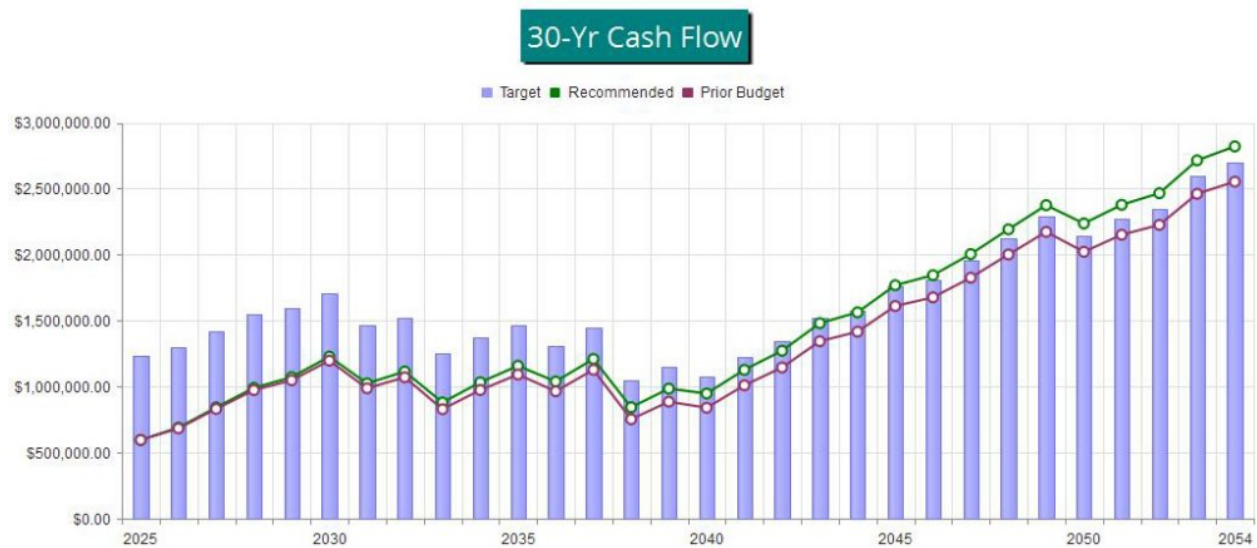


Figure 3

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.

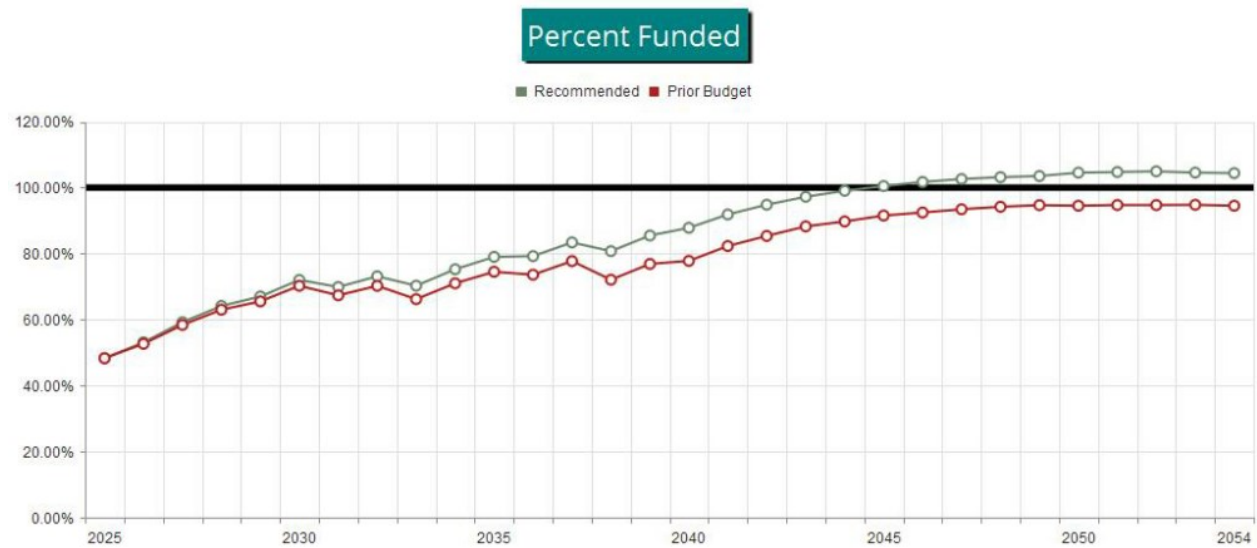


Figure 4



## 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 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.



#	Component	Approx	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
General Common Area						
201	Asphalt - Reconstruction	56,000	GSF	30	5	\$322,000
301	Electrical Panels - Replace	1	Lump Sum	30	29	\$115,000
320	Pole Lights - Replace	15	Fixtures	20	9	\$9,375
503	Metal Fence/Rails/Gates - Replace	195	LF	25	6	\$23,000
1107	Metal Fence/Rail/Gates - Repaint	195	LF	3	1	\$4,150
1402	Monument Sign - Replace	1	Monument	50	20	\$30,500
1830	Plumbing/Gas Lines (subgrade) - Repair	1	Lump Sum	15	3	\$49,000
Buildings Exteriors						
324	Exterior Light Fixtures - Replace	108	Fixtures	20	9	\$22,800
324	Light Fixtures (balcony) - Replace	72	Fixtures	20	9	\$11,650
701	Front Doors Units - Replace	78	Doors	30	12	\$214,500
1130	Windows/Doors (Clubhouse) - Replace	1	Lump Sum	30	14	\$49,500
1301	Flat Roofs (2021) - Replace	900	GSF	15	11	\$12,150
1301	Flat Roofs (2023) - Replace	900	GSF	15	13	\$12,150
1303	Asphalt Shingle Roof - Replace	24,000	GSF	30	7	\$324,000
1303	Asphalt Shingle Roof - Replace	16,000	GSF	30	10	\$216,000
1303	Asphalt Shingle Roof - Replace	7,500	GSF	30	12	\$101,250
1303	Asphalt Shingle Roof - Replace	3,300	GSF	30	20	\$44,550
1303	Asphalt Shingle Roof - Replace	2,800	GSF	30	21	\$37,800
1303	Asphalt Shingle Roof - Replace	9,500	GSF	30	24	\$128,250
1303	Asphalt Shingle Roof - Replace	3,300	GSF	30	25	\$44,550
1303	Asphalt Shingle Roof - Replace	3,500	GSF	30	26	\$47,250
1303	Asphalt Shingle Roof - Replace	3,500	GSF	30	28	\$47,250
1310	Gutters/Downspouts - Partial Repl	1	Lump Sum	2	0	\$6,050
1311	Skylights (Clubhouse) - Replace	6	4'x4' Skylights	20	7	\$5,700
Pool Area						
1202	Pool - Replaster	1	Pool	12	0	\$30,000
1203	Spa - Resurface	1	Allowance	6	0	\$12,050
1207	Pool Filter - Replace	1	Pentair Filter	15	4	\$2,200
1207	Spa Filter - Replace	1	Pentair Filter	15	4	\$1,850
1208	Pool Heater - Replace	1	Raypak Heaer	8	0	\$6,150
1208	Spa Heater - Replace	1	Raypak Heater	8	0	\$5,650
1210	Pool/Spa Pumps - Partial eplace	1	of (4) Pumps	4	8	\$1,500
1214	Pool/Spa Coping - Replace	152	LF	25	13	\$15,700
Clubhouse Interiors						
601	Carpet - Replace	62	GSY	8	6	\$7,500
603	Tile Surfaces - Replace	590	GSF	30	14	\$21,500
803	Water Heater - Replace	1	American 80 Gal	12	6	\$10,000
903	Furniture/Fixtures- Partial Replace	27	Fixtures	10	5	\$3,050
905	Sauna Heater - Replace	1	Heater	25	12	\$3,700
906	Sauna Room - Refurbish	1	Room	25	12	\$12,150
909	Restrooms - Remodel	2	Restrooms	30	14	\$67,000
910	Laundry Room - Remodel	1	Lump Sum	20	3	\$30,500

#	Component	Approx	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
910	Manager's Unit/Front Desk - Refurb	1	Lump Sum	10	6	\$12,150
917	Gas Fireplace - Replace	1	Unit	20	15	\$7,850
1110	Interior Surfaces - Repaint	2,550	GSF	10	2	\$7,905
43	Total Funded Components					



#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
General Common Area								
201	Asphalt - Reconstruction	\$322,000	X	25	/	30	=	\$268,333
301	Electrical Panels - Replace	\$115,000	X	1	/	30	=	\$3,833
320	Pole Lights - Replace	\$9,375	X	11	/	20	=	\$5,156
503	Metal Fence/Rails/Gates - Replace	\$23,000	X	19	/	25	=	\$17,480
1107	Metal Fence/Rail/Gates - Repaint	\$4,150	X	2	/	3	=	\$2,767
1402	Monument Sign - Replace	\$30,500	X	30	/	50	=	\$18,300
1830	Plumbing/Gas Lines (subgrade) - Repair	\$49,000	X	12	/	15	=	\$39,200
Buildings Exteriors								
324	Exterior Light Fixtures - Replace	\$22,800	X	11	/	20	=	\$12,540
324	Light Fixtures (balcony) - Replace	\$11,650	X	11	/	20	=	\$6,408
701	Front Doors Units - Replace	\$214,500	X	18	/	30	=	\$128,700
1130	Windows/Doors (Clubhouse) - Replace	\$49,500	X	16	/	30	=	\$26,400
1301	Flat Roofs (2021) - Replace	\$12,150	X	4	/	15	=	\$3,240
1301	Flat Roofs (2023) - Replace	\$12,150	X	2	/	15	=	\$1,620
1303	Asphalt Shingle Roof - Replace	\$324,000	X	23	/	30	=	\$248,400
1303	Asphalt Shingle Roof - Replace	\$216,000	X	20	/	30	=	\$144,000
1303	Asphalt Shingle Roof - Replace	\$101,250	X	18	/	30	=	\$60,750
1303	Asphalt Shingle Roof - Replace	\$44,550	X	10	/	30	=	\$14,850
1303	Asphalt Shingle Roof - Replace	\$37,800	X	9	/	30	=	\$11,340
1303	Asphalt Shingle Roof - Replace	\$128,250	X	6	/	30	=	\$25,650
1303	Asphalt Shingle Roof - Replace	\$44,550	X	5	/	30	=	\$7,425
1303	Asphalt Shingle Roof - Replace	\$47,250	X	4	/	30	=	\$6,300
1303	Asphalt Shingle Roof - Replace	\$47,250	X	2	/	30	=	\$3,150
1310	Gutters/Downspouts - Partial Repl	\$6,050	X	2	/	2	=	\$6,050
1311	Skylights (Clubhouse) - Replace	\$5,700	X	13	/	20	=	\$3,705
Pool Area								
1202	Pool - Replaster	\$30,000	X	12	/	12	=	\$30,000
1203	Spa - Resurface	\$12,050	X	6	/	6	=	\$12,050
1207	Pool Filter - Replace	\$2,200	X	11	/	15	=	\$1,613
1207	Spa Filter - Replace	\$1,850	X	11	/	15	=	\$1,357
1208	Pool Heater - Replace	\$6,150	X	8	/	8	=	\$6,150
1208	Spa Heater - Replace	\$5,650	X	8	/	8	=	\$5,650
1210	Pool/Spa Pumps - Partial eplace	\$1,500	X	0	/	4	=	\$0
1214	Pool/Spa Coping - Replace	\$15,700	X	12	/	25	=	\$7,536
Clubhouse Interiors								
601	Carpet - Replace	\$7,500	X	2	/	8	=	\$1,875
603	Tile Surfaces - Replace	\$21,500	X	16	/	30	=	\$11,467
803	Water Heater - Replace	\$10,000	X	6	/	12	=	\$5,000
903	Furniture/Fixtures- Partial Replace	\$3,050	X	5	/	10	=	\$1,525
905	Sauna Heater - Replace	\$3,700	X	13	/	25	=	\$1,924
906	Sauna Room - Refurbish	\$12,150	X	13	/	25	=	\$6,318
909	Restrooms - Remodel	\$67,000	X	16	/	30	=	\$35,733
910	Laundry Room - Remodel	\$30,500	X	17	/	20	=	\$25,925
910	Manager's Unit/Front Desk - Refurb	\$12,150	X	4	/	10	=	\$4,860

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
917	Gas Fireplace - Replace	\$7,850	X	5	/	20	=	\$1,963
1110	Interior Surfaces - Repaint	\$7,905	X	8	/	10	=	\$6,324
								\$1,232,867



## Component Significance

Report # 11378-3  
With-Site-Visit

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
General Common Area					
201	Asphalt - Reconstruction	30	\$322,000	\$10,733	12.40 %
301	Electrical Panels - Replace	30	\$115,000	\$3,833	4.43 %
320	Pole Lights - Replace	20	\$9,375	\$469	0.54 %
503	Metal Fence/Rails/Gates - Replace	25	\$23,000	\$920	1.06 %
1107	Metal Fence/Rail/Gates - Repaint	3	\$4,150	\$1,383	1.60 %
1402	Monument Sign - Replace	50	\$30,500	\$610	0.70 %
1830	Plumbing/Gas Lines (subgrade) - Repair	15	\$49,000	\$3,267	3.77 %
Buildings Exteriors					
324	Exterior Light Fixtures - Replace	20	\$22,800	\$1,140	1.32 %
324	Light Fixtures (balcony) - Replace	20	\$11,650	\$583	0.67 %
701	Front Doors Units - Replace	30	\$214,500	\$7,150	8.26 %
1130	Windows/Doors (Clubhouse) - Replace	30	\$49,500	\$1,650	1.91 %
1301	Flat Roofs (2021) - Replace	15	\$12,150	\$810	0.94 %
1301	Flat Roofs (2023) - Replace	15	\$12,150	\$810	0.94 %
1303	Asphalt Shingle Roof - Replace	30	\$324,000	\$10,800	12.48 %
1303	Asphalt Shingle Roof - Replace	30	\$216,000	\$7,200	8.32 %
1303	Asphalt Shingle Roof - Replace	30	\$101,250	\$3,375	3.90 %
1303	Asphalt Shingle Roof - Replace	30	\$44,550	\$1,485	1.72 %
1303	Asphalt Shingle Roof - Replace	30	\$37,800	\$1,260	1.46 %
1303	Asphalt Shingle Roof - Replace	30	\$128,250	\$4,275	4.94 %
1303	Asphalt Shingle Roof - Replace	30	\$44,550	\$1,485	1.72 %
1303	Asphalt Shingle Roof - Replace	30	\$47,250	\$1,575	1.82 %
1303	Asphalt Shingle Roof - Replace	30	\$47,250	\$1,575	1.82 %
1310	Gutters/Downspouts - Partial Repl	2	\$6,050	\$3,025	3.50 %
1311	Skylights (Clubhouse) - Replace	20	\$5,700	\$285	0.33 %
Pool Area					
1202	Pool - Replaster	12	\$30,000	\$2,500	2.89 %
1203	Spa - Resurface	6	\$12,050	\$2,008	2.32 %
1207	Pool Filter - Replace	15	\$2,200	\$147	0.17 %
1207	Spa Filter - Replace	15	\$1,850	\$123	0.14 %
1208	Pool Heater - Replace	8	\$6,150	\$769	0.89 %
1208	Spa Heater - Replace	8	\$5,650	\$706	0.82 %
1210	Pool/Spa Pumps - Partial eplace	4	\$1,500	\$375	0.43 %
1214	Pool/Spa Coping - Replace	25	\$15,700	\$628	0.73 %
Clubhouse Interiors					
601	Carpet - Replace	8	\$7,500	\$938	1.08 %
603	Tile Surfaces - Replace	30	\$21,500	\$717	0.83 %
803	Water Heater - Replace	12	\$10,000	\$833	0.96 %
903	Furniture/Fixtures- Partial Replace	10	\$3,050	\$305	0.35 %
905	Sauna Heater - Replace	25	\$3,700	\$148	0.17 %
906	Sauna Room - Refurbish	25	\$12,150	\$486	0.56 %
909	Restrooms - Remodel	30	\$67,000	\$2,233	2.58 %
910	Laundry Room - Remodel	20	\$30,500	\$1,525	1.76 %
910	Manager's Unit/Front Desk - Refurb	10	\$12,150	\$1,215	1.40 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
917	Gas Fireplace - Replace	20	\$7,850	\$393	0.45 %
1110	Interior Surfaces - Repaint	10	\$7,905	\$791	0.91 %
43	Total Funded Components			\$86,537	100.00 %



#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Projected Reserve Balance	Proportional Reserve Funding
General Common Area							
201	Asphalt - Reconstruction	30	5	\$322,000	\$268,333	\$268,333	\$1,451.17
301	Electrical Panels - Replace	30	29	\$115,000	\$3,833	\$0	\$518.27
320	Pole Lights - Replace	20	9	\$9,375	\$5,156	\$0	\$63.38
503	Metal Fence/Rails/Gates - Replace	25	6	\$23,000	\$17,480	\$17,480	\$124.39
1107	Metal Fence/Rail/Gates - Repaint	3	1	\$4,150	\$2,767	\$2,767	\$187.03
1402	Monument Sign - Replace	50	20	\$30,500	\$18,300	\$0	\$82.47
1830	Plumbing/Gas Lines (subgrade) - Repair	15	3	\$49,000	\$39,200	\$39,200	\$441.66
Buildings Exteriors							
324	Exterior Light Fixtures - Replace	20	9	\$22,800	\$12,540	\$0	\$154.13
324	Light Fixtures (balcony) - Replace	20	9	\$11,650	\$6,408	\$0	\$78.76
701	Front Doors Units - Replace	30	12	\$214,500	\$128,700	\$0	\$966.70
1130	Windows/Doors (Clubhouse) - Replace	30	14	\$49,500	\$26,400	\$0	\$223.08
1301	Flat Roofs (2021) - Replace	15	11	\$12,150	\$3,240	\$0	\$109.51
1301	Flat Roofs (2023) - Replace	15	13	\$12,150	\$1,620	\$0	\$109.51
1303	Asphalt Shingle Roof - Replace	30	7	\$324,000	\$248,400	\$155,493	\$1,460.18
1303	Asphalt Shingle Roof - Replace	30	10	\$216,000	\$144,000	\$0	\$973.46
1303	Asphalt Shingle Roof - Replace	30	12	\$101,250	\$60,750	\$0	\$456.31
1303	Asphalt Shingle Roof - Replace	30	20	\$44,550	\$14,850	\$0	\$200.78
1303	Asphalt Shingle Roof - Replace	30	21	\$37,800	\$11,340	\$0	\$170.35
1303	Asphalt Shingle Roof - Replace	30	24	\$128,250	\$25,650	\$0	\$577.99
1303	Asphalt Shingle Roof - Replace	30	25	\$44,550	\$7,425	\$0	\$200.78
1303	Asphalt Shingle Roof - Replace	30	26	\$47,250	\$6,300	\$0	\$212.94
1303	Asphalt Shingle Roof - Replace	30	28	\$47,250	\$3,150	\$0	\$212.94
1310	Gutters/Downspouts - Partial Repl	2	0	\$6,050	\$6,050	\$6,050	\$408.99
1311	Skylights (Clubhouse) - Replace	20	7	\$5,700	\$3,705	\$3,705	\$38.53
Pool Area							
1202	Pool - Replaster	12	0	\$30,000	\$30,000	\$30,000	\$338.01
1203	Spa - Resurface	6	0	\$12,050	\$12,050	\$12,050	\$271.53
1207	Pool Filter - Replace	15	4	\$2,200	\$1,613	\$1,613	\$19.83
1207	Spa Filter - Replace	15	4	\$1,850	\$1,357	\$1,357	\$16.67
1208	Pool Heater - Replace	8	0	\$6,150	\$6,150	\$6,150	\$103.94
1208	Spa Heater - Replace	8	0	\$5,650	\$5,650	\$5,650	\$95.49
1210	Pool/Spa Pumps - Partial eplace	4	8	\$1,500	\$0	\$0	\$50.70
1214	Pool/Spa Coping - Replace	25	13	\$15,700	\$7,536	\$0	\$84.91
Clubhouse Interiors							
601	Carpet - Replace	8	6	\$7,500	\$1,875	\$1,875	\$126.75
603	Tile Surfaces - Replace	30	14	\$21,500	\$11,467	\$0	\$96.89
803	Water Heater - Replace	12	6	\$10,000	\$5,000	\$5,000	\$112.67
903	Furniture/Fixtures- Partial Replace	10	5	\$3,050	\$1,525	\$1,525	\$41.24
905	Sauna Heater - Replace	25	12	\$3,700	\$1,924	\$0	\$20.01
906	Sauna Room - Refurbish	25	12	\$12,150	\$6,318	\$0	\$65.71
909	Restrooms - Remodel	30	14	\$67,000	\$35,733	\$0	\$301.95
910	Laundry Room - Remodel	20	3	\$30,500	\$25,925	\$25,925	\$206.18

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Projected Reserve Balance	Proportional Reserve Funding
910	Manager's Unit/Front Desk - Refurb	10	6	\$12,150	\$4,860	\$4,860	\$164.27
917	Gas Fireplace - Replace	20	15	\$7,850	\$1,963	\$0	\$53.07
1110	Interior Surfaces - Repaint	10	2	\$7,905	\$6,324	\$6,324	\$106.88
43	Total Funded Components				\$1,232,867	\$595,357	\$11,700



## 30-Year Reserve Plan Summary

Report # 11378-3  
With-Site-Visit

Fiscal Year Start: 2025

Net After Tax Interest:

2.00 %

Avg 30-Yr 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
2025	\$595,357	\$1,232,867	48.3 %	<div></div>	Medium	4.15 %	\$140,400	\$0	\$12,829	\$59,900
2026	\$688,686	\$1,296,903	53.1 %	<div></div>	Medium	1.50 %	\$142,506	\$0	\$15,296	\$4,275
2027	\$842,214	\$1,422,816	59.2 %	<div></div>	Medium	1.50 %	\$144,644	\$0	\$18,310	\$14,805
2028	\$990,362	\$1,544,403	64.1 %	<div></div>	Medium	1.50 %	\$146,813	\$0	\$20,595	\$86,872
2029	\$1,070,898	\$1,598,234	67.0 %	<div></div>	Medium	1.50 %	\$149,015	\$0	\$22,957	\$16,039
2030	\$1,226,833	\$1,703,318	72.0 %	<div></div>	Low	1.50 %	\$151,251	\$0	\$22,486	\$376,822
2031	\$1,023,748	\$1,465,043	69.9 %	<div></div>	Medium	1.50 %	\$153,519	\$0	\$21,360	\$84,479
2032	\$1,114,148	\$1,523,696	73.1 %	<div></div>	Low	1.50 %	\$155,822	\$0	\$19,917	\$410,593
2033	\$879,294	\$1,251,263	70.3 %	<div></div>	Low	1.50 %	\$158,160	\$0	\$19,097	\$24,512
2034	\$1,032,039	\$1,371,463	75.3 %	<div></div>	Low	1.50 %	\$160,532	\$0	\$21,874	\$57,182
2035	\$1,157,263	\$1,464,856	79.0 %	<div></div>	Low	1.50 %	\$162,940	\$0	\$21,935	\$303,994
2036	\$1,038,144	\$1,310,170	79.2 %	<div></div>	Low	1.50 %	\$165,384	\$0	\$22,454	\$16,818
2037	\$1,209,163	\$1,450,068	83.4 %	<div></div>	Low	1.50 %	\$167,865	\$0	\$20,501	\$554,771
2038	\$842,759	\$1,043,609	80.8 %	<div></div>	Low	1.50 %	\$170,383	\$0	\$18,256	\$46,993
2039	\$984,404	\$1,151,611	85.5 %	<div></div>	Low	1.50 %	\$172,939	\$0	\$19,301	\$229,233
2040	\$947,411	\$1,078,899	87.8 %	<div></div>	Low	1.50 %	\$175,533	\$0	\$20,723	\$16,982
2041	\$1,126,685	\$1,226,490	91.9 %	<div></div>	Low	1.50 %	\$178,166	\$0	\$23,962	\$57,208
2042	\$1,271,605	\$1,341,058	94.8 %	<div></div>	Low	1.50 %	\$180,838	\$0	\$27,492	\$0
2043	\$1,479,935	\$1,522,087	97.2 %	<div></div>	Low	1.50 %	\$183,551	\$0	\$30,399	\$131,258
2044	\$1,562,627	\$1,577,576	99.1 %	<div></div>	Low	1.50 %	\$186,304	\$0	\$33,276	\$14,379
2045	\$1,767,828	\$1,759,465	100.5 %	<div></div>	Low	1.50 %	\$189,098	\$0	\$36,085	\$149,185
2046	\$1,843,827	\$1,812,442	101.7 %	<div></div>	Low	1.50 %	\$191,935	\$0	\$38,444	\$70,319
2047	\$2,003,886	\$1,952,856	102.6 %	<div></div>	Low	1.50 %	\$194,814	\$0	\$41,918	\$49,062
2048	\$2,191,557	\$2,124,131	103.2 %	<div></div>	Low	1.50 %	\$197,736	\$0	\$45,623	\$60,194
2049	\$2,374,722	\$2,293,974	103.5 %	<div></div>	Low	1.50 %	\$200,702	\$0	\$46,067	\$385,519
2050	\$2,235,972	\$2,138,872	104.5 %	<div></div>	Low	1.50 %	\$203,713	\$0	\$46,094	\$108,353
2051	\$2,377,425	\$2,269,792	104.7 %	<div></div>	Low	1.50 %	\$206,768	\$0	\$48,385	\$167,351
2052	\$2,465,227	\$2,349,223	104.9 %	<div></div>	Low	1.50 %	\$209,870	\$0	\$51,749	\$12,661
2053	\$2,714,185	\$2,595,879	104.6 %	<div></div>	Low	1.50 %	\$213,018	\$0	\$55,292	\$162,672
2054	\$2,819,823	\$2,701,100	104.4 %	<div></div>	Low	1.50 %	\$216,213	\$0	\$58,056	\$103,276



## 30-Year Income/Expense Detail

Report # 11378-3  
With-Site-Visit

Fiscal Year	2025	2026	2027	2028	2029
Starting Reserve Balance	\$595,357	\$688,686	\$842,214	\$990,362	\$1,070,898
Annual Reserve Funding	\$140,400	\$142,506	\$144,644	\$146,813	\$149,015
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$12,829	\$15,296	\$18,310	\$20,595	\$22,957
Total Income	\$748,586	\$846,488	\$1,005,167	\$1,157,770	\$1,242,871
# Component					
<b>General Common Area</b>					
201 Asphalt - Reconstruction	\$0	\$0	\$0	\$0	\$0
301 Electrical Panels - 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	\$4,275	\$0	\$0	\$4,671
1402 Monument Sign - Replace	\$0	\$0	\$0	\$0	\$0
1830 Plumbing/Gas Lines (subgrade) - Repair	\$0	\$0	\$0	\$53,544	\$0
<b>Buildings Exteriors</b>					
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
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
1310 Gutters/Downspouts - Partial Repl	\$6,050	\$0	\$6,418	\$0	\$6,809
1311 Skylights (Clubhouse) - Replace	\$0	\$0	\$0	\$0	\$0
<b>Pool Area</b>					
1202 Pool - Replaster	\$30,000	\$0	\$0	\$0	\$0
1203 Spa - Resurface	\$12,050	\$0	\$0	\$0	\$0
1207 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$2,476
1207 Spa Filter - Replace	\$0	\$0	\$0	\$0	\$2,082
1208 Pool Heater - Replace	\$6,150	\$0	\$0	\$0	\$0
1208 Spa Heater - Replace	\$5,650	\$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
<b>Clubhouse Interiors</b>					
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	\$33,328	\$0
910 Manager's Unit/Front Desk - Refurb	\$0	\$0	\$0	\$0	\$0
917 Gas Fireplace - Replace	\$0	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Repaint	\$0	\$0	\$8,386	\$0	\$0
Total Expenses	\$59,900	\$4,275	\$14,805	\$86,872	\$16,039
Ending Reserve Balance	\$688,686	\$842,214	\$990,362	\$1,070,898	\$1,226,833

Fiscal Year	2030	2031	2032	2033	2034
Starting Reserve Balance	\$1,226,833	\$1,023,748	\$1,114,148	\$879,294	\$1,032,039
Annual Reserve Funding	\$151,251	\$153,519	\$155,822	\$158,160	\$160,532
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$22,486	\$21,360	\$19,917	\$19,097	\$21,874
Total Income	\$1,400,570	\$1,198,628	\$1,289,888	\$1,056,551	\$1,214,445
# Component					
<b>General Common Area</b>					
201 Asphalt - Reconstruction	\$373,286	\$0	\$0	\$0	\$0
301 Electrical Panels - Replace	\$0	\$0	\$0	\$0	\$0
320 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$12,232
503 Metal Fence/Rails/Gates - Replace	\$0	\$27,463	\$0	\$0	\$0
1107 Metal Fence/Rail/Gates - Repaint	\$0	\$0	\$5,104	\$0	\$0
1402 Monument Sign - Replace	\$0	\$0	\$0	\$0	\$0
1830 Plumbing/Gas Lines (subgrade) - Repair	\$0	\$0	\$0	\$0	\$0
<b>Buildings Exteriors</b>					
324 Exterior Light Fixtures - Replace	\$0	\$0	\$0	\$0	\$29,749
324 Light Fixtures (balcony) - Replace	\$0	\$0	\$0	\$0	\$15,201
701 Front Doors Units - Replace	\$0	\$0	\$0	\$0	\$0
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	\$398,479	\$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	\$0	\$7,224	\$0	\$7,664	\$0
1311 Skylights (Clubhouse) - Replace	\$0	\$0	\$7,010	\$0	\$0
<b>Pool Area</b>					
1202 Pool - Replaster	\$0	\$0	\$0	\$0	\$0
1203 Spa - Resurface	\$0	\$14,388	\$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	\$7,791	\$0
1208 Spa Heater - Replace	\$0	\$0	\$0	\$7,157	\$0
1210 Pool/Spa Pumps - Partial eplace	\$0	\$0	\$0	\$1,900	\$0
1214 Pool/Spa Coping - Replace	\$0	\$0	\$0	\$0	\$0
<b>Clubhouse Interiors</b>					
601 Carpet - Replace	\$0	\$8,955	\$0	\$0	\$0
603 Tile Surfaces - Replace	\$0	\$0	\$0	\$0	\$0
803 Water Heater - Replace	\$0	\$11,941	\$0	\$0	\$0
903 Furniture/Fixtures- Partial Replace	\$3,536	\$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	\$14,508	\$0	\$0	\$0
917 Gas Fireplace - Replace	\$0	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$376,822	\$84,479	\$410,593	\$24,512	\$57,182
Ending Reserve Balance	\$1,023,748	\$1,114,148	\$879,294	\$1,032,039	\$1,157,263

Fiscal Year	2035	2036	2037	2038	2039
Starting Reserve Balance	\$1,157,263	\$1,038,144	\$1,209,163	\$842,759	\$984,404
Annual Reserve Funding	\$162,940	\$165,384	\$167,865	\$170,383	\$172,939
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$21,935	\$22,454	\$20,501	\$18,256	\$19,301
Total Income	\$1,342,138	\$1,225,982	\$1,397,530	\$1,031,398	\$1,176,644
# Component					
<b>General Common Area</b>					
201 Asphalt - Reconstruction	\$0	\$0	\$0	\$0	\$0
301 Electrical Panels - 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	\$5,577	\$0	\$0	\$6,094	\$0
1402 Monument Sign - Replace	\$0	\$0	\$0	\$0	\$0
1830 Plumbing/Gas Lines (subgrade) - Repair	\$0	\$0	\$0	\$0	\$0
<b>Buildings Exteriors</b>					
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	\$305,826	\$0	\$0
1130 Windows/Doors (Clubhouse) - Replace	\$0	\$0	\$0	\$0	\$74,873
1301 Flat Roofs (2021) - Replace	\$0	\$16,818	\$0	\$0	\$0
1301 Flat Roofs (2023) - Replace	\$0	\$0	\$0	\$17,843	\$0
1303 Asphalt Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
1303 Asphalt Shingle Roof - Replace	\$290,286	\$0	\$0	\$0	\$0
1303 Asphalt Shingle Roof - Replace	\$0	\$0	\$144,358	\$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	\$8,131	\$0	\$8,626	\$0	\$9,151
1311 Skylights (Clubhouse) - Replace	\$0	\$0	\$0	\$0	\$0
<b>Pool Area</b>					
1202 Pool - Replaster	\$0	\$0	\$42,773	\$0	\$0
1203 Spa - Resurface	\$0	\$0	\$17,180	\$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	\$0
1208 Spa Heater - Replace	\$0	\$0	\$0	\$0	\$0
1210 Pool/Spa Pumps - Partial eplace	\$0	\$0	\$2,139	\$0	\$0
1214 Pool/Spa Coping - Replace	\$0	\$0	\$0	\$23,056	\$0
<b>Clubhouse Interiors</b>					
601 Carpet - Replace	\$0	\$0	\$0	\$0	\$11,344
603 Tile Surfaces - Replace	\$0	\$0	\$0	\$0	\$32,521
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	\$5,275	\$0	\$0
906 Sauna Room - Refurbish	\$0	\$0	\$17,323	\$0	\$0
909 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$101,344
910 Laundry Room - Remodel	\$0	\$0	\$0	\$0	\$0
910 Manager's Unit/Front Desk - Refurb	\$0	\$0	\$0	\$0	\$0
917 Gas Fireplace - Replace	\$0	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Repaint	\$0	\$0	\$11,271	\$0	\$0
Total Expenses	\$303,994	\$16,818	\$554,771	\$46,993	\$229,233
Ending Reserve Balance	\$1,038,144	\$1,209,163	\$842,759	\$984,404	\$947,411

Fiscal Year	2040	2041	2042	2043	2044
Starting Reserve Balance	\$947,411	\$1,126,685	\$1,271,605	\$1,479,935	\$1,562,627
Annual Reserve Funding	\$175,533	\$178,166	\$180,838	\$183,551	\$186,304
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$20,723	\$23,962	\$27,492	\$30,399	\$33,276
Total Income	\$1,143,667	\$1,328,813	\$1,479,935	\$1,693,885	\$1,782,207
# Component					
<b>General Common Area</b>					
201 Asphalt - Reconstruction	\$0	\$0	\$0	\$0	\$0
301 Electrical Panels - 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	\$6,660	\$0	\$0	\$7,277
1402 Monument Sign - Replace	\$0	\$0	\$0	\$0	\$0
1830 Plumbing/Gas Lines (subgrade) - Repair	\$0	\$0	\$0	\$83,419	\$0
<b>Buildings Exteriors</b>					
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
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
1310 Gutters/Downspouts - Partial Repl	\$0	\$9,708	\$0	\$10,300	\$0
1311 Skylights (Clubhouse) - Replace	\$0	\$0	\$0	\$0	\$0
<b>Pool Area</b>					
1202 Pool - Replaster	\$0	\$0	\$0	\$0	\$0
1203 Spa - Resurface	\$0	\$0	\$0	\$20,514	\$0
1207 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$3,858
1207 Spa Filter - Replace	\$0	\$0	\$0	\$0	\$3,244
1208 Pool Heater - Replace	\$0	\$9,869	\$0	\$0	\$0
1208 Spa Heater - Replace	\$0	\$9,067	\$0	\$0	\$0
1210 Pool/Spa Pumps - Partial eplace	\$0	\$2,407	\$0	\$0	\$0
1214 Pool/Spa Coping - Replace	\$0	\$0	\$0	\$0	\$0
<b>Clubhouse Interiors</b>					
601 Carpet - Replace	\$0	\$0	\$0	\$0	\$0
603 Tile Surfaces - Replace	\$0	\$0	\$0	\$0	\$0
803 Water Heater - Replace	\$0	\$0	\$0	\$17,024	\$0
903 Furniture/Fixtures- Partial Replace	\$4,752	\$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	\$19,497	\$0	\$0	\$0
917 Gas Fireplace - Replace	\$12,230	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$16,982	\$57,208	\$0	\$131,258	\$14,379
Ending Reserve Balance	\$1,126,685	\$1,271,605	\$1,479,935	\$1,562,627	\$1,767,828

Fiscal Year	2045	2046	2047	2048	2049
Starting Reserve Balance	\$1,767,828	\$1,843,827	\$2,003,886	\$2,191,557	\$2,374,722
Annual Reserve Funding	\$189,098	\$191,935	\$194,814	\$197,736	\$200,702
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$36,085	\$38,444	\$41,918	\$45,623	\$46,067
Total Income	\$1,993,012	\$2,074,206	\$2,240,619	\$2,434,916	\$2,621,491
# Component					
<b>General Common Area</b>					
201 Asphalt - Reconstruction	\$0	\$0	\$0	\$0	\$0
301 Electrical Panels - 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	\$7,952	\$0	\$0
1402 Monument Sign - Replace	\$55,086	\$0	\$0	\$0	\$0
1830 Plumbing/Gas Lines (subgrade) - Repair	\$0	\$0	\$0	\$0	\$0
<b>Buildings Exteriors</b>					
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
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	\$80,462	\$0	\$0	\$0	\$0
1303 Asphalt Shingle Roof - Replace	\$0	\$70,319	\$0	\$0	\$0
1303 Asphalt Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$260,706
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	\$10,927	\$0	\$11,592	\$0	\$12,298
1311 Skylights (Clubhouse) - Replace	\$0	\$0	\$0	\$0	\$0
<b>Pool Area</b>					
1202 Pool - Replaster	\$0	\$0	\$0	\$0	\$60,984
1203 Spa - Resurface	\$0	\$0	\$0	\$0	\$24,495
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	\$12,502
1208 Spa Heater - Replace	\$0	\$0	\$0	\$0	\$11,485
1210 Pool/Spa Pumps - Partial eplace	\$2,709	\$0	\$0	\$0	\$3,049
1214 Pool/Spa Coping - Replace	\$0	\$0	\$0	\$0	\$0
<b>Clubhouse Interiors</b>					
601 Carpet - Replace	\$0	\$0	\$14,371	\$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	\$60,194	\$0
910 Manager's Unit/Front Desk - Refurb	\$0	\$0	\$0	\$0	\$0
917 Gas Fireplace - Replace	\$0	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Repaint	\$0	\$0	\$15,147	\$0	\$0
Total Expenses	\$149,185	\$70,319	\$49,062	\$60,194	\$385,519
Ending Reserve Balance	\$1,843,827	\$2,003,886	\$2,191,557	\$2,374,722	\$2,235,972

Fiscal Year	2050	2051	2052	2053	2054
Starting Reserve Balance	\$2,235,972	\$2,377,425	\$2,465,227	\$2,714,185	\$2,819,823
Annual Reserve Funding	\$203,713	\$206,768	\$209,870	\$213,018	\$216,213
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$46,094	\$48,385	\$51,749	\$55,292	\$58,056
Total Income	\$2,485,778	\$2,632,578	\$2,726,846	\$2,982,495	\$3,094,093
# Component					
<b>General Common Area</b>					
201 Asphalt - Reconstruction	\$0	\$0	\$0	\$0	\$0
301 Electrical Panels - Replace	\$0	\$0	\$0	\$0	\$0
320 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$22,093
503 Metal Fence/Rails/Gates - Replace	\$0	\$0	\$0	\$0	\$0
1107 Metal Fence/Rail/Gates - Repaint	\$8,689	\$0	\$0	\$9,495	\$0
1402 Monument Sign - Replace	\$0	\$0	\$0	\$0	\$0
1830 Plumbing/Gas Lines (subgrade) - Repair	\$0	\$0	\$0	\$0	\$0
<b>Buildings Exteriors</b>					
324 Exterior Light Fixtures - Replace	\$0	\$0	\$0	\$0	\$53,730
324 Light Fixtures (balcony) - Replace	\$0	\$0	\$0	\$0	\$27,454
701 Front Doors Units - Replace	\$0	\$0	\$0	\$0	\$0
1130 Windows/Doors (Clubhouse) - Replace	\$0	\$0	\$0	\$0	\$0
1301 Flat Roofs (2021) - Replace	\$0	\$26,203	\$0	\$0	\$0
1301 Flat Roofs (2023) - Replace	\$0	\$0	\$0	\$27,798	\$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	\$93,278	\$0	\$0	\$0	\$0
1303 Asphalt Shingle Roof - Replace	\$0	\$101,899	\$0	\$0	\$0
1303 Asphalt Shingle Roof - Replace	\$0	\$0	\$0	\$108,105	\$0
1310 Gutters/Downspouts - Partial Repl	\$0	\$13,047	\$0	\$13,842	\$0
1311 Skylights (Clubhouse) - Replace	\$0	\$0	\$12,661	\$0	\$0
<b>Pool Area</b>					
1202 Pool - Replaster	\$0	\$0	\$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	\$0
1208 Spa Heater - Replace	\$0	\$0	\$0	\$0	\$0
1210 Pool/Spa Pumps - Partial eplace	\$0	\$0	\$0	\$3,432	\$0
1214 Pool/Spa Coping - Replace	\$0	\$0	\$0	\$0	\$0
<b>Clubhouse Interiors</b>					
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	\$6,386	\$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	\$26,203	\$0	\$0	\$0
917 Gas Fireplace - Replace	\$0	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$108,353	\$167,351	\$12,661	\$162,672	\$103,276
Ending Reserve Balance	\$2,377,425	\$2,465,227	\$2,714,185	\$2,819,823	\$2,990,816



## 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

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



## Component Details

The primary purpose of the Component Details appendix is to provide the reader with the basis of our funding assumptions resulting from our 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:** Signs of heavy alligator cracking and damage. 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:**

5 years

**Lower Estimate:** \$ 290,000**Higher Estimate:** \$ 354,000**Cost Source:** ARI Cost Database

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**Comp #: 202 Asphalt - Repair/Slurry****Approx Quantity: 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:****Lower Estimate:** \$ 0**Higher Estimate:** \$ 0**Cost Source:**

**Comp #: 301 Electrical Panels - Replace****Approx Quantity: 1 Lump Sum****Location:** Throughout the community**Funded?:** Yes.**History:** 2022-2025

**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. It was reported that the remaining older electrical panels will be replaced in 2025 to complete the overall project.

**Useful Life:**

30 years

**Remaining Life:**

29 years

**Lower Estimate:** \$ 104,000**Higher Estimate:** \$ 127,000**Cost Source:** Client Cost History

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**Comp #: 320 Pole Lights - Replace****Approx 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:**

9 years

**Lower Estimate:** \$ 8,440**Higher Estimate:** \$ 10,300**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.

<b>Useful Life:</b>	<div>No Photo Available</div>
<b>Remaining Life:</b>	

**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.

<b>Useful Life:</b>	
<b>Remaining Life:</b>	

**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:** The storage shed is intact and aging normally. 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 your 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:** 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:**

6 years

**Lower Estimate:** \$ 20,700**Higher Estimate:** \$ 25,300**Cost Source:** Reserve Allowance

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**Comp #: 1107 Metal Fence/Rail/Gates - Repaint****Approx Quantity: 195 LF****Location:** Pool area & grounds**Funded?:** Yes.**History:** 2023/2024**Comments:** Signs of heavy peeling and corrosion. 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.**Useful Life:**

3 years

**Remaining Life:**

1 years

**Lower Estimate:** \$ 3,740**Higher Estimate:** \$ 4,570**Cost Source:** Reserve Allowance

---

**Comp #: 1402 Monument Sign - Replace**

**Approx Quantity: 1 Monument**

**Location:** Adjacent to clubhouse

**Funded?:** Yes.

**History:**

**Comments:** Funding for periodic complete replacement to maintain an attractive appearance. Repair and repaint on a regular basis as an Operating expense.

**Useful Life:**

50 years

**Remaining Life:**

20 years



**Lower Estimate:** \$ 27,500

**Higher Estimate:** \$ 33,600

**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. Therefore, Reserve funding is not required at this time.

**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:** An assessment of the subgrade utility lines was not performed as part of the reserve study site inspection. The association should anticipate the need for ongoing repairs of the subgrade utility lines, which consists of the sewer, gas, and water distribution lines. The association is only responsible for the common area plumbing infrastructure. Plumbing infrastructure costs and repair schedules are usually unpredictable. Consult with your plumbing service companies for system evaluations. Funding for ongoing partial repairs. Special assessments may be needed if larger-scale projects are ever required. In the State of California, repairs are required to "commence" within 14-days of service disruption (SB 900).

**Useful Life:**

15 years

**Remaining Life:**

3 years



**Lower Estimate:** \$ 44,100

**Higher Estimate:** \$ 53,900

**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 your 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:



Lower Estimate: \$ 0

Higher Estimate: \$ 0

Cost Source:

**Comp #: 324 Exterior Light Fixtures - Replace****Approx 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:**

9 years

**Lower Estimate:** \$ 20,500**Higher Estimate:** \$ 25,100**Cost Source:** ARI Cost Database

---

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

9 years

**Lower Estimate:** \$ 10,500**Higher Estimate:** \$ 12,800**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:** The front doors were in good condition. Funding for eventual complete replacement to maintain a uniform appearance.**Useful Life:**

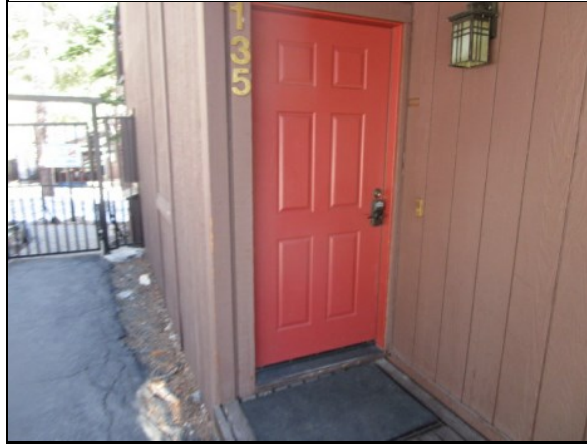
30 years

**Remaining Life:**

12 years

**Lower Estimate:** \$ 193,000**Higher Estimate:** \$ 236,000**Cost Source:** ARI Cost Database

---

**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?:** 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:****Lower Estimate:** \$ 0**Higher Estimate:** \$ 0**Cost Source:**

**Comp #: 1117 Exterior Wood Surfaces - Repair****Approx Quantity: 1 Lump Sum****Location:** Building exteriors, including balcony decks**Funded?:** No.**History:****Comments:** Signs of wear and tear. 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. Signs of warping and damage on the doors. Windows appear to be in good condition.**Useful Life:**

30 years

**Remaining Life:**

14 years

**Lower Estimate:** \$ 44,600**Higher Estimate:** \$ 54,500**Cost Source:** Reserve Allowance

---

**Comp #: 1301 Flat Roofs (2021) - Replace****Approx Quantity: 900 GSF****Location:** Building rooftops**Funded?:** Yes.**History:** 2021/2022

**Comments:** No access to inspect. 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:**

11 years

**Lower Estimate:** \$ 10,900**Higher Estimate:** \$ 13,400**Cost Source:** ARI Cost Database

---

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

**Comments:** No access to inspect. 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:**

13 years

**Lower Estimate:** \$ 10,900**Higher Estimate:** \$ 13,400**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:**

7 years

**Lower Estimate:** \$ 292,000**Higher Estimate:** \$ 356,000**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:**

10 years

**Lower Estimate:** \$ 194,000**Higher Estimate:** \$ 238,000**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:**

12 years

**Lower Estimate:** \$ 91,100**Higher Estimate:** \$ 111,000**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:**

20 years

**Lower Estimate:** \$ 40,100**Higher Estimate:** \$ 49,000**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:**

21 years

**Lower Estimate:** \$ 34,000**Higher Estimate:** \$ 41,600**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:**

24 years

**Lower Estimate:** \$ 115,000**Higher Estimate:** \$ 141,000**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:**

25 years

**Lower Estimate:** \$ 40,100**Higher Estimate:** \$ 49,000**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:**

26 years

**Lower Estimate:** \$ 42,500**Higher Estimate:** \$ 52,000**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:**

28 years

**Lower Estimate:** \$ 42,500**Higher Estimate:** \$ 52,000**Cost Source:** ARI Cost Database

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

**Comments:** Funding for ongoing partial replacements due to harsh winter environment. There is no expectation for complete replacement.

**Useful Life:**

2 years

**Remaining Life:**

0 years

**Lower Estimate:** \$ 5,450**Higher Estimate:** \$ 6,660**Cost Source:** Reserve Allowance

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**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:**

7 years



**Lower Estimate:** \$ 5,130

**Higher Estimate:** \$ 6,270

**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:**

**Comments:** Plaster is showing heavy surface wear. Tiles are unattractive and deteriorated. Poor condition. Funding for the replastering of the pool surfaces every 10-15 years, and the replacement of the tile at longer intervals. Projects may also include the replacement of the handrail, pool light, ladder, and (2) skimmers.

**Useful Life:**

12 years

**Remaining Life:**

0 years



**Lower Estimate:** \$ 27,000

**Higher Estimate:** \$ 33,000

**Cost Source:** ARI Cost Database

---

**Comp #: 1203 Spa - Resurface****Approx Quantity: 1 Allowance****Location:****Funded?:** Yes.**History:**

**Comments:** The spa plaster is showing heavy surface wear and discoloration. The tile is aged and damaged. Poor 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:**

6 years

**Remaining Life:**

0 years

**Lower Estimate:** \$ 10,800**Higher Estimate:** \$ 13,300**Cost Source:** ARI Cost Database

---

**Comp #: 1207 Pool Filter - Replace****Approx Quantity: 1 Pentair Filter****Location:** Pool equipment room**Funded?:** Yes.**History:**

**Comments:** No signs of heavy staining or active leakage. Replace the filter sand as needed as an Operating expense. Funding for periodic replacement of the filter.

**Useful Life:**

15 years

**Remaining Life:**

4 years

**Lower Estimate:** \$ 1,980**Higher Estimate:** \$ 2,420**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:**

4 years

**Lower Estimate:** \$ 1,670**Higher Estimate:** \$ 2,040**Cost Source:** Reserve Allowance

---

**Comp #: 1208 Pool Heater - Replace****Approx Quantity: 1 Raypak Heater****Location:** Pool equipment room**Funded?:** Yes.**History:** 2017**Comments:** The heater is older and has reached an extended useful life. Expect the need to replace in the near future based on age.**Useful Life:**

8 years

**Remaining Life:**

0 years

**Lower Estimate:** \$ 5,540**Higher Estimate:** \$ 6,770**Cost Source:** Reserve Allowance

---

**Comp #: 1208 Spa Heater - Replace****Approx Quantity: 1 Raypak Heater****Location:** Pool equipment room**Funded?:** Yes.**History:****Comments:** The heater is older and has reached an extended useful life. Expect the need to replace in the near future based on age.**Useful Life:**

8 years

**Remaining Life:**

0 years

**Lower Estimate:** \$ 5,090**Higher Estimate:** \$ 6,220**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 vary in age. There is no expectation to replace all pumps at the same time. Funding for ongoing replacements of individual pumps as they fail. 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:**

8 years

**Lower Estimate:** \$ 1,350**Higher Estimate:** \$ 1,650**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:** Loose pavers at time inspection. 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:** Signs of moderate surface, but no detached or loose pavers. Replacement of the coping should be cycled with each deck replacement.**Useful Life:**  
25 years**Remaining Life:**  
13 years**Lower Estimate:** \$ 14,100**Higher Estimate:** \$ 17,300**Cost Source:** AR Cost Database

---

Comp #: 1230 Pool Cleaner - Replace

Approx Quantity: 1 Premier Pool

Location: Pool

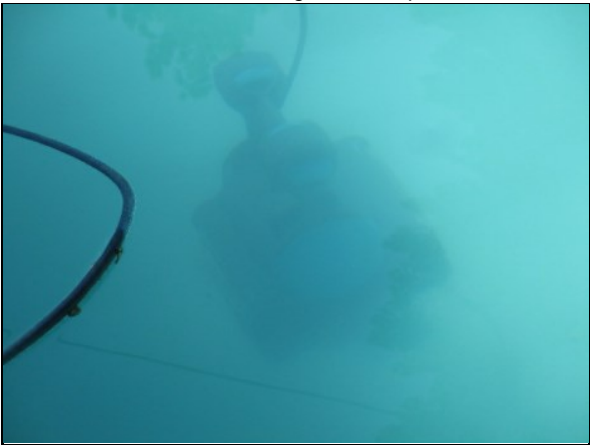
Funded?: No.

History:

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

Useful Life:

Remaining Life:



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:** Good condition. 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:**

6 years

**Lower Estimate:** \$ 6,750**Higher Estimate:** \$ 8,250**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:** 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:**

14 years

**Lower Estimate:** \$ 19,400**Higher Estimate:** \$ 23,700**Cost Source:** Reserve Allowance

---

**Comp #: 803 Water Heater - Replace****Approx 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:**

6 years

**Lower Estimate:** \$ 9,000**Higher Estimate:** \$ 11,000**Cost Source:** ARI Cost Database

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**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:**

5 years

**Lower Estimate:** \$ 2,750**Higher Estimate:** \$ 3,360**Cost Source:** Reserve Allowance

---

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

**Comments:** No reported problems. No signs of damage or abuse. These heaters typically reach long useful lives.

**Useful Life:**

25 years

**Remaining Life:**

12 years

**Lower Estimate:** \$ 3,330**Higher Estimate:** \$ 4,070**Cost Source:** ARI Cost Database

---

**Comp #: 906 Sauna Room - Refurbish****Approx Quantity: 1 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:**

12 years

**Lower Estimate:** \$ 10,900**Higher Estimate:** \$ 13,400**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:**

14 years

**Lower Estimate:** \$ 60,300**Higher Estimate:** \$ 73,700**Cost Source:** Reserve Allowance

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**Comp #: 910 Laundry Room - Remodel****Approx Quantity: 1 Lump Sum****Location:** Laundry room & corridor**Funded?:** Yes.**History:**

**Comments:** Signs of surface wear and damage. The useful life has been decreased based on current condition. 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:**

3 years

**Lower Estimate:** \$ 27,500**Higher Estimate:** \$ 33,600**Cost Source:** Reserve Allowance

---

**Comp #: 910 Manager's Unit/Front Desk - Refurb****Approx Quantity: 1 Lump Sum****Location:** Clubhouse interiors**Funded?:** Yes.**History:**

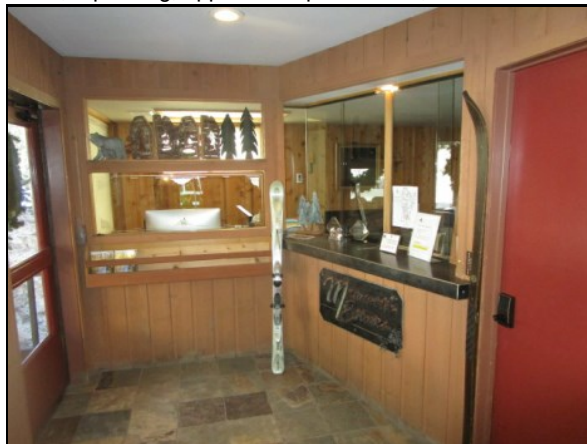
**Comments:** No access to inspect the Manager's Unit nor the front desk office interiors. Funding for ongoing refurbishment projects, such as carpet replacements, repainting, appliance replacements, bathroom/kitchen refurbishments, etc.

**Useful Life:**

10 years

**Remaining Life:**

6 years

**Lower Estimate:** \$ 10,900**Higher Estimate:** \$ 13,400**Cost Source:** Reserve Allowance

---

**Comp #: 917 Gas Fireplace - Replace****Approx Quantity: 1 Unit****Location:** Clubhouse lobby**Funded?:** Yes.**History:****Comments:** The gas fireplace appeared to be in good condition. No reports of malfunction.**Useful Life:**

20 years

**Remaining Life:**

15 years

No Photo Available

**Lower Estimate:** \$ 7,070**Higher Estimate:** \$ 8,640**Cost Source:** Reserve Allowance

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**Comp #: 1110 Interior Surfaces - Repaint****Approx Quantity: 2,550 GSF****Location:** Pool restrooms, laundry room, game room, & lobby**Funded?:** Yes.**History:****Comments:** Signs of peeling and scuffing. 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:**

2 years

**Lower Estimate:** \$ 7,110**Higher Estimate:** \$ 8,700**Cost Source:** ARI Cost Database

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