Serving Northern California
2339 Jones Street, Suite #2
San Francisco, CA 94133

Tel: (415) 694-8931
Fax: (415) 762-3662
www.reservestudy.com

ASSOCIATION RESERVES™
Planning For The Inevitable™

Regional Offices
Fresno
Lake Tahoe
Monterey
Sacramento
San Francisco
San Jose
Walnut Creek

"Full" Capital Funding Plan

Almaden Cabana Club
San Jose, CA

Report #: 21022-0
For Period Beginning: January 1, 2022
Expires: December 31, 2022

Date Prepared: April 28, 2022

DEREK ECKERT
CAI-RS
00114
DESIGNATION
RESERVE SPECIALIST

Hello, and welcome to your Capital Plan!

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

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

In this Report, you will find...

1) A List of What you're Reserving For

2) An Evaluation of your Reserve Fund Size and Strength

3) A Recommended Multi-Year Reserve Funding Plan

More Questions?

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

415-694-8931

ASSOCIATION RESERVES™

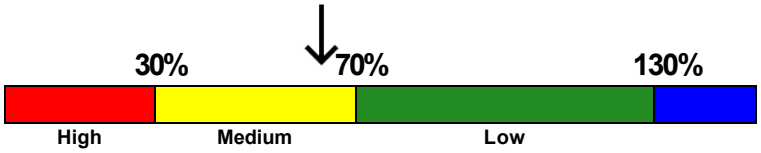
Table of Contents

3- Minute Executive Summary

Property:	**Almaden Cabana Club**	**Property #: 21022-0**
Location:	**San Jose, CA**	**# of Units: 1**
Report Period:	**January 1, 2022 through December 31, 2022**	

Projected Starting Reserve Balance	**$331,974**
Current Fully Funded Reserve Balance	**$514,714**
Average Reserve Deficit (Surplus) Per Unit	**$182,741**
Percent Funded	**64.5 %**
Recommended 2022 "Annual Fully Funding Contributions"	**$76,500**
Recommended 2022 Special Assessments for Reserves	**$0**
2021 Annual Contribution Rate	**$60,000**

Reserves % Funded: 64.5%



Special Assessment Risk:

Economic Assumptions:

Net Annual "After Tax" Interest Earnings Accruing to Reserves	**0.50 %**
nnual Inflation Rate	**4.00 %**

• This is a "Full" Capital Plan Reserve Study.

• The information in this Capital Reserve Study is based on our site inspection on 1/5/2022.

• This Capital Reserve Study was prepared by or under the supervision of, a credentialed Reserve Specialist (RS).

• Because your Reserve Fund is at 64.5 % Funded, this means the association's special assessment & deferred maintenance risk is currently Medium.

• Your multi-year Funding Plan is designed to gradually bring you to the 100% level, or "Fully Funded".

• Based on this starting point, your anticipated future expenses, and your historical Reserve contribution rate, our recommendation is for you to set your Reserve contributions to $76,500/Annually.

• No assets appropriate for Reserve designation were excluded.

• We recommend that this Capital Reserve Study be updated annually, with an on-site inspection update every three years.

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
	Common Area			
103	Concrete - Repair/Replace 33%	12	9	$30,000
202	Asphalt - Remove & Replace	30	15	$68,800
203	Asphalt - Seal	5	0	$5,500
204	Asphalt - Repair	10	0	$8,000
305	Security System - Replace	10	6	$6,000
407	BBQ Grill - Replace	15	6	$6,250
407	BBQs - Weber - Replace 25%	3	1	$2,250
505	Wood Fence - Replace 25%	5	1	$12,850
514	Retaining Wall - Replace/Repair 15%	10	6	$5,500
518	Pergolas - Repair/Replace	30	9	$40,000
709	Entry Gate - Replace	30	9	$2,000
1141	Storage Shed - Replace/Rebuild	25	15	$5,000
1601	Volleyball Court - Refurbish	3	1	$1,500
1611	Synthetic Grass - Replace	10	9	$8,250
	Pool House/Office/Rest Rooms			
324	Exterior Lights - Replace	25	6	$6,600
325	Interior Lights - Replace	20	10	$4,050
601	Carpet - Replace	10	2	$1,250
703	Exterior Doors - Replace 25%	10	0	$3,800
909	Bathrooms - Refurbish	20	5	$40,000
1110	Interior Surfaces - Repaint	10	5	$3,150
1116	Wood Surfaces - Repaint	8	0	$5,800
1117	Wood Siding/Trim - Repair 5%	8	0	$2,800
1137	Windows - Replace	30	27	$16,200
1306	Wood Shingle Roof - Replace	25	0	$40,050
	Mechanical/Appliances			
803	Water Heater - Replace	15	3	$8,000
1615	Electronics - Replace	5	2	$4,000
2621	Refrigerator/Freezer – Replace	15	9	$1,250
2621	Refrigerator/Freezer – Replace	15	10	$1,250
2622	Freezer - Replace	15	0	$500
2622	Freezer - Replace	15	11	$500
2623	Metal Tables/Sink – Replace	30	15	$4,950
2625	Ice Machine – Replace	15	6	$3,000
	Pool Area			
1214	Dive Stands - Replace 50%	5	3	$11,550
1217	Pool Covers - Replace	5	2	$4,950
1219	Pool Furniture - Replace	1	0	$1,750
1221	Lifeguard Stand - Replace 50%	5	2	$3,500
1223	Outdoor Showers - Replace	30	15	$5,000
	Lap Pool			
1202	Pool - Resurface	15	3	$300,000
1206	Pool Filter - Replace	10	9	$4,000
1208	Pool Heater - Replace	10	9	$12,000

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
1210	Pool Pumps - Replace	10	9	$4,800
1212	Pool Chlorinators - Replace	10	9	$5,500
1216	Pool Lane Dividers - Replace	10	4	$2,200
	Diving Pool			
1202	Pool - Resurface	15	14	$142,000
1206	Pool Filters - Replace	10	9	$4,000
1210	Pool Pumps - Replace	10	9	$4,800
1212	Pool Chlorinators - Replace	10	9	$7,450
1215	Pool Diving Board - Replace	15	2	$12,500
	Wading Pool			
1202	Pool - Resurface	15	14	$10,500
1206	Pool Filter - Replace	15	6	$2,000
1208	Pool Heater - Replace	10	6	$6,000
1210	Pool Pump - Replace	10	0	$2,000
1212	Pool Chlorinator System - Replace	10	9	$5,000
	Landscape			
1003	Irrigation Controller - Replace	12	6	$1,400
1006	Irrigation System - Repair/Replace	10	3	$5,000
1008	Trees - Trim/Remove	3	1	$5,000
1009	Landscaping - Replenish	10	3	$5,000
57	**Total Funded Components**			

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

Introduction

A Capital Plan is the art and science of anticipating, and preparing for, a property major predictable 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 Capital Plan is your Component List (what you are reserving for). This is because the Component List defines the *scope and schedule* of all your anticipated upcoming major, predictable capital projects. Based on that List and your starting balance, we calculate the property Capital Fund Strength (reported in terms of "Percent Funded"). Then we compute a Funding Plan to provide for the needs of the property. These form the three results of your Capital Plan.

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

Methodology

For this Capital Plan, we started with a review of ownership bounderies, as detailed by property, recent Capital expenditures, an evaluation of how expenditures are handled (ongoing maintenance vs Capital), and research into any well-established historical precedents. We performed an on-site inspection to quantify and evaluate your major predictable, creating your Reserve Component List *from scratch*.

Which Physical Assets are Funded by Reserves?

RESERVE COMPONENT "FOUR-PART TEST"

There is a national-standard four-part test to determine which expenses should appear in your Component List. First, it must be a maintenance responsibility. Second, the component must have a limited life. Third, the remaining life must be predictable (or it by definition is a *surprise* which cannot be accurately anticipated). Fourth, the component must be above a minimum threshold cost (often between .5% and 1% of an property total budget). This limits Capital Components to major, predictable expenses. Within this framework, it is inappropriate to include *lifetime* components, unpredictable expenses (such as damage due to fire, flood, or earthquake), and expenses more appropriately handled from the Operational Budget or as an insured loss.

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

1) Visual Inspection (observed wear and age)
2) Property Reserves database of experience
3) Property 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 property cost history, or current proposals
2) Comparison to Property Reserves database of work done at similar properties
3) Vendor Recommendations
4) Reliable National Industry cost estimating guidebooks

How much Reserves are enough?

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

Adequacy is measured in a two-step process:

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

Each year, the *value of deterioration* at the property 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 funding needs and deferred maintenance when the Percent Funded is *weak*, below 30%. Approximately 30% of all properties 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 funding needs).

Measuring your Capital Funds by Percent Funded tells how well prepared your property is for upcoming Reserve expenses. Those charged with maintaining the physical property should be very aware of this important figure!

How much should we contribute?

RESERVE FUNDING PRINCIPLES

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

Reserve contributions that are evenly distributed over current and future owners enable each owner to pay their fair share of the property's Reserve expenses over the years. And finally, we develop a plan that is fiscally responsible and safe for Boardmembers to recommend to their property. Remember, it is the Board's job to provide for the ongoing care of the real property that supports your entity mission.

What is our Recommended Funding Goal?

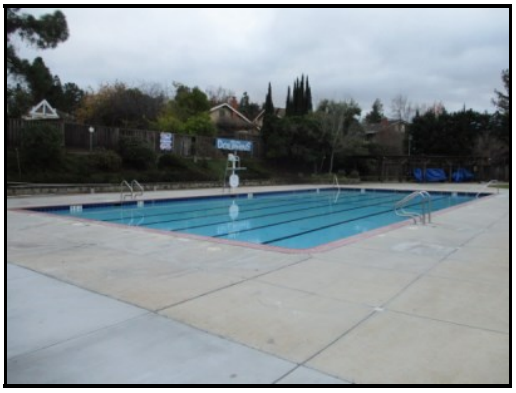
Maintaining the Reserve Fund at a level equal to the *value* of deterioration is called "Full Funding" (100% Funded). As each asset ages and becomes "used up," the Reserve Fund grows proportionally. **This is simple, responsible, and our recommendation.** Evidence shows that properties in the 70 - 130%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

FUNDING OBJECTIVES

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 funding needs & deferred maintenance. Since Baseline Funding still provides for the timely execution of all Reserve projects, and only the "margin of safety" is different, Baseline Funding contributions average only 10% - 15% less than Full Funding contributions. Threshold Funding is the title of all other Cash or Percent Funded objectives *between* Baseline Funding and Full Funding.

Site Inspection Notes

During our site visit on 1/5/2022, we started with a brief meeting Board Member Jorge Martinez. We visually inspected the property and were able to see most areas. Please see the Photographic Inventory Appendix at the end of this report for a detailed look at each component.



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 property as defined by your Reserve Component List. A summary of these components is shown in the Component Details table, while a summary of the expenses themselves are shown in the 30-yr Expense Summary table.

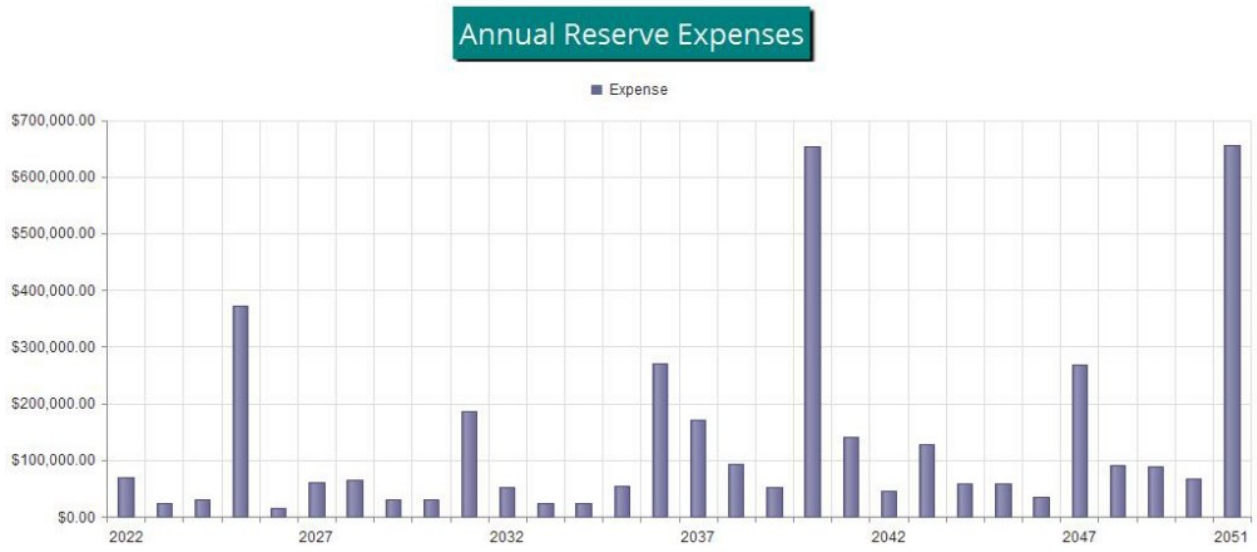


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be $331,974 as-of the start of your fiscal year. This is based on your actual balance on 12/31/2021 of $271,974 and anticipated Reserve contributions and expenses projected through the end of your Fiscal Year. As of 1/1/2022, your Fully Funded Balance is computed to be $514,714. (see Acct/Tax Summary table). This figure represents the deteriorated value of your common area components. Comparing your Reserve Balance to your Fully Funded Balance indicates you are 64.5 % 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 $76,500/Annual 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.

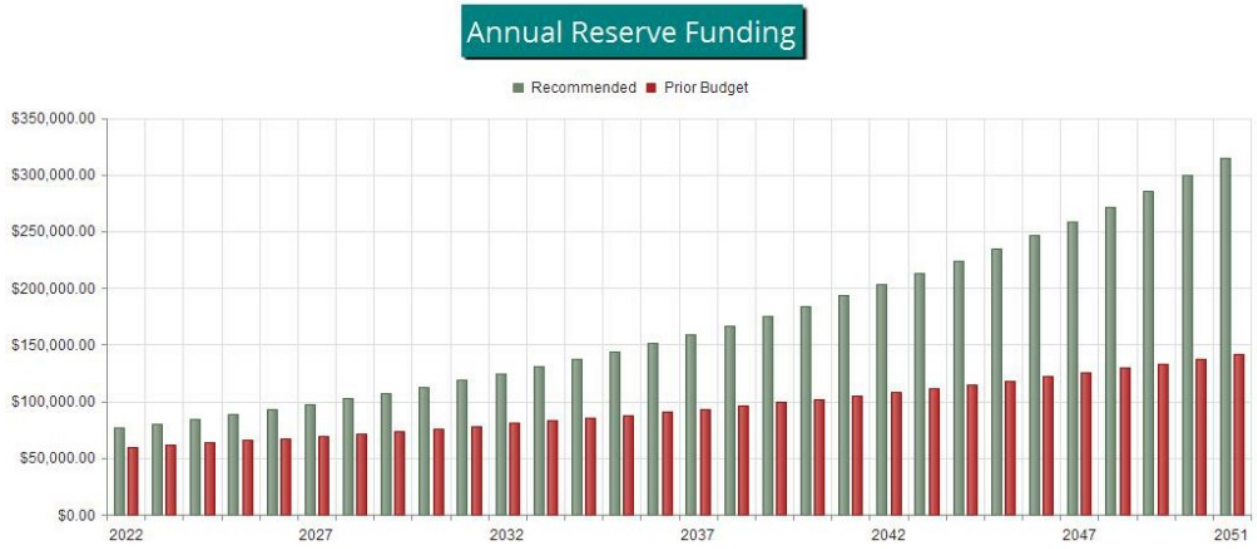


Figure 2

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.

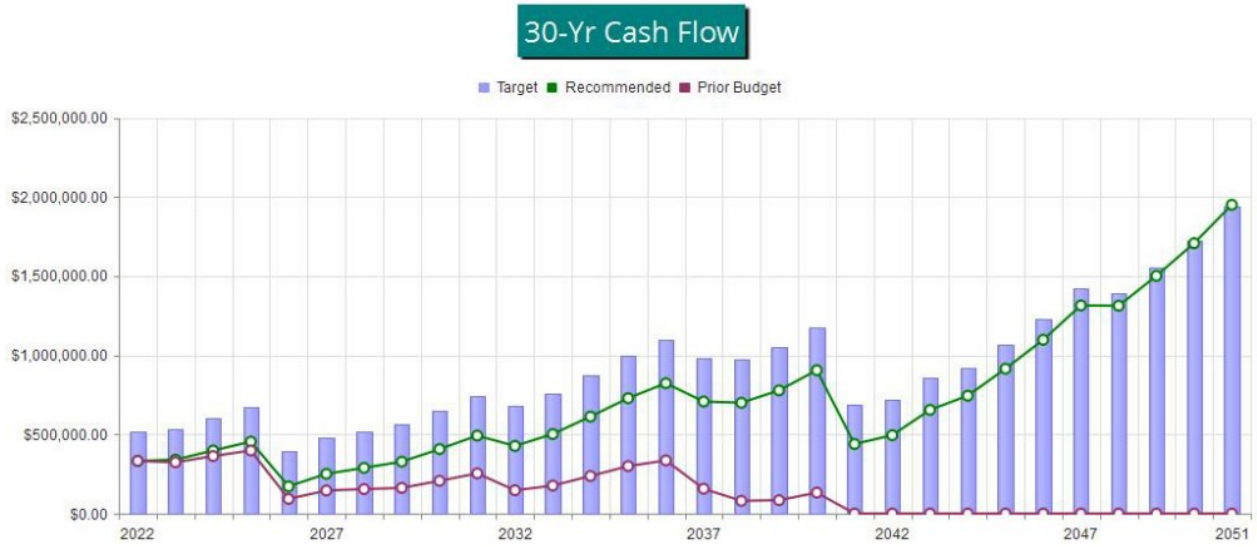


Figure 3

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.

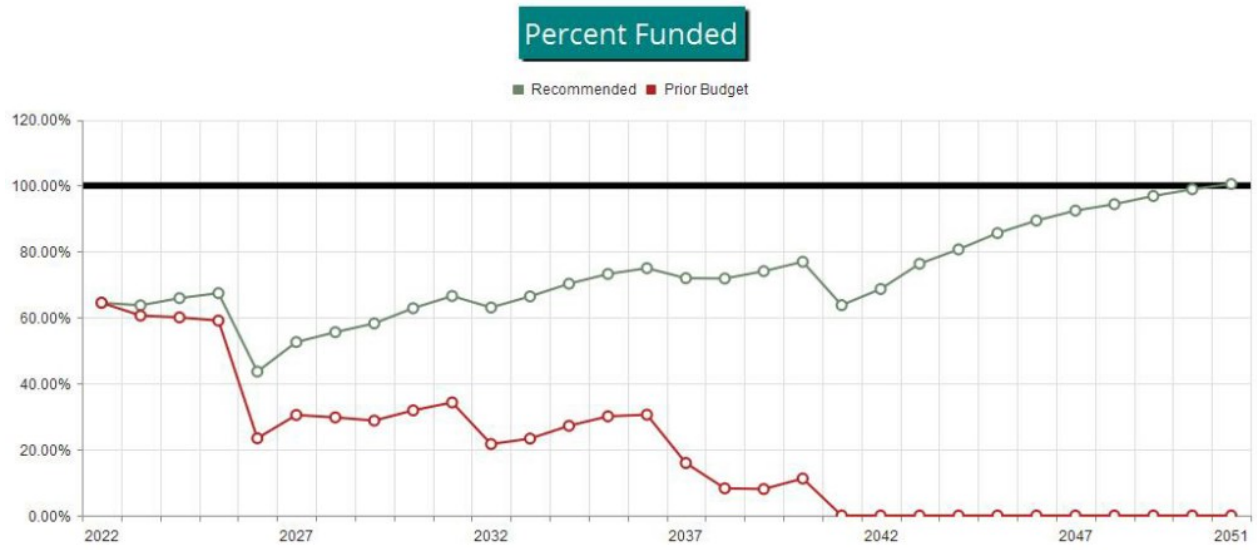


Figure 4

Table Descriptions

Executive Summary is a summary of your Reserve Components

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

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

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

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

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

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

Budget Summary

21022-0
Full

	Useful Life		2022 Rem. Useful Life		Estimated Replacement Cost in 2022	2022 Expenditures	01/01/2022 Current Fund Balance	01/01/2022 Fully Funded Balance	Remaining Bal. to be Funded	2022 Contributions
	Min	Max	Min	Max						
Common Area	3	30	0	15	$201,900	$13,500	$26,280	$108,755	$175,620	$16,188
Pool House/Office/Rest Rooms	8	30	0	27	$123,700	$52,450	$53,450	$93,686	$70,250	$7,258
Mechanical/Appliances	5	30	0	15	$23,450	$500	$9,300	$14,625	$14,150	$2,156
Pool Area	1	30	0	15	$26,750	$1,750	$11,440	$13,940	$15,310	$6,603
Lap Pool	10	15	3	9	$328,500	$0	$208,337	$243,950	$120,163	$25,501
Diving Pool	10	15	2	14	$170,750	$0	$10,833	$21,925	$159,917	$13,308
Wading Pool	10	15	0	14	$25,500	$2,000	$2,000	$6,800	$23,500	$2,381
Landscape	3	12	1	6	$16,400	$0	$10,333	$11,033	$6,067	$3,106
					$916,950	$ 70,200	$ 331,974	$ 514,714	$ 584,976	$ 76,500
	Percent Funded:								64.5%	

Fully Funded Balance — 21022-0 Full

#	Component	Current Cost Estimate		Effective Age		Useful Life		Fully Funded Balance
	Common Area							
103	Concrete - Repair/Replace 33%	$30,000	X	3	/	12	=	$7,500
202	Asphalt - Remove & Replace	$68,800	X	15	/	30	=	$34,400
203	Asphalt - Seal	$5,500	X	5	/	5	=	$5,500
204	Asphalt - Repair	$8,000	X	10	/	10	=	$8,000
305	Security System - Replace	$6,000	X	4	/	10	=	$2,400
407	BBQ Grill - Replace	$6,250	X	9	/	15	=	$3,750
407	BBQs - Weber - Replace 25%	$2,250	X	2	/	3	=	$1,500
505	Wood Fence - Replace 25%	$12,850	X	4	/	5	=	$10,280
514	Retaining Wall - Replace/Repair 15%	$5,500	X	4	/	10	=	$2,200
518	Pergolas - Repair/Replace	$40,000	X	21	/	30	=	$28,000
709	Entry Gate - Replace	$2,000	X	21	/	30	=	$1,400
1141	Storage Shed - Replace/Rebuild	$5,000	X	10	/	25	=	$2,000
1601	Volleyball Court - Refurbish	$1,500	X	2	/	3	=	$1,000
1611	Synthetic Grass - Replace	$8,250	X	1	/	10	=	$825
	Pool House/Office/Rest Rooms							
324	Exterior Lights - Replace	$6,600	X	19	/	25	=	$5,016
325	Interior Lights - Replace	$4,050	X	10	/	20	=	$2,025
601	Carpet - Replace	$1,250	X	8	/	10	=	$1,000
703	Exterior Doors - Replace 25%	$3,800	X	10	/	10	=	$3,800
909	Bathrooms - Refurbish	$40,000	X	15	/	20	=	$30,000
1110	Interior Surfaces - Repaint	$3,150	X	5	/	10	=	$1,575
1116	Wood Surfaces - Repaint	$5,800	X	8	/	8	=	$5,800
1117	Wood Siding/Trim - Repair 5%	$2,800	X	8	/	8	=	$2,800
1137	Windows - Replace	$16,200	X	3	/	30	=	$1,620
1306	Wood Shingle Roof - Replace	$40,050	X	25	/	25	=	$40,050
	Mechanical/Appliances							
803	Water Heater - Replace	$8,000	X	12	/	15	=	$6,400
1615	Electronics - Replace	$4,000	X	3	/	5	=	$2,400
2621	Refrigerator/Freezer – Replace	$1,250	X	6	/	15	=	$500
2621	Refrigerator/Freezer – Replace	$1,250	X	5	/	15	=	$417
2622	Freezer - Replace	$500	X	15	/	15	=	$500
2622	Freezer - Replace	$500	X	4	/	15	=	$133
2623	Metal Tables/Sink – Replace	$4,950	X	15	/	30	=	$2,475
2625	Ice Machine – Replace	$3,000	X	9	/	15	=	$1,800
	Pool Area							
1214	Dive Stands - Replace 50%	$11,550	X	2	/	5	=	$4,620
1217	Pool Covers - Replace	$4,950	X	3	/	5	=	$2,970
1219	Pool Furniture - Replace	$1,750	X	1	/	1	=	$1,750
1221	Lifeguard Stand - Replace 50%	$3,500	X	3	/	5	=	$2,100
1223	Outdoor Showers - Replace	$5,000	X	15	/	30	=	$2,500
	Lap Pool							
1202	Pool - Resurface	$300,000	X	12	/	15	=	$240,000
1206	Pool Filter - Replace	$4,000	X	1	/	10	=	$400

#	Component	Current Cost Estimate		Effective Age	/	Useful Life	=	Fully Funded Balance
1208	Pool Heater - Replace	$12,000	X	1	/	10	=	$1,200
1210	Pool Pumps - Replace	$4,800	X	1	/	10	=	$480
1212	Pool Chlorinators - Replace	$5,500	X	1	/	10	=	$550
1216	Pool Lane Dividers - Replace	$2,200	X	6	/	10	=	$1,320
	Diving Pool							
1202	Pool - Resurface	$142,000	X	1	/	15	=	$9,467
1206	Pool Filters - Replace	$4,000	X	1	/	10	=	$400
1210	Pool Pumps - Replace	$4,800	X	1	/	10	=	$480
1212	Pool Chlorinators - Replace	$7,450	X	1	/	10	=	$745
1215	Pool Diving Board - Replace	$12,500	X	13	/	15	=	$10,833
	Wading Pool							
1202	Pool - Resurface	$10,500	X	1	/	15	=	$700
1206	Pool Filter - Replace	$2,000	X	9	/	15	=	$1,200
1208	Pool Heater - Replace	$6,000	X	4	/	10	=	$2,400
1210	Pool Pump - Replace	$2,000	X	10	/	10	=	$2,000
1212	Pool Chlorinator System - Replace	$5,000	X	1	/	10	=	$500
	Landscape							
1003	Irrigation Controller - Replace	$1,400	X	6	/	12	=	$700
1006	Irrigation System - Repair/Replace	$5,000	X	7	/	10	=	$3,500
1008	Trees - Trim/Remove	$5,000	X	2	/	3	=	$3,333
1009	Landscaping - Replenish	$5,000	X	7	/	10	=	$3,500
								$514,714

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
	Common Area				
103	Concrete - Repair/Replace 33%	12	$30,000	$2,500	3.65 %
202	Asphalt - Remove & Replace	30	$68,800	$2,293	3.35 %
203	Asphalt - Seal	5	$5,500	$1,100	1.60 %
204	Asphalt - Repair	10	$8,000	$800	1.17 %
305	Security System - Replace	10	$6,000	$600	0.88 %
407	BBQ Grill - Replace	15	$6,250	$417	0.61 %
407	BBQs - Weber - Replace 25%	3	$2,250	$750	1.09 %
505	Wood Fence - Replace 25%	5	$12,850	$2,570	3.75 %
514	Retaining Wall - Replace/Repair 15%	10	$5,500	$550	0.80 %
518	Pergolas - Repair/Replace	30	$40,000	$1,333	1.95 %
709	Entry Gate - Replace	30	$2,000	$67	0.10 %
1141	Storage Shed - Replace/Rebuild	25	$5,000	$200	0.29 %
1601	Volleyball Court - Refurbish	3	$1,500	$500	0.73 %
1611	Synthetic Grass - Replace	10	$8,250	$825	1.20 %
	Pool House/Office/Rest Rooms				
324	Exterior Lights - Replace	25	$6,600	$264	0.39 %
325	Interior Lights - Replace	20	$4,050	$203	0.30 %
601	Carpet - Replace	10	$1,250	$125	0.18 %
703	Exterior Doors - Replace 25%	10	$3,800	$380	0.55 %
909	Bathrooms - Refurbish	20	$40,000	$2,000	2.92 %
1110	Interior Surfaces - Repaint	10	$3,150	$315	0.46 %
1116	Wood Surfaces - Repaint	8	$5,800	$725	1.06 %
1117	Wood Siding/Trim - Repair 5%	8	$2,800	$350	0.51 %
1137	Windows - Replace	30	$16,200	$540	0.79 %
1306	Wood Shingle Roof - Replace	25	$40,050	$1,602	2.34 %
	Mechanical/Appliances				
803	Water Heater - Replace	15	$8,000	$533	0.78 %
1615	Electronics - Replace	5	$4,000	$800	1.17 %
2621	Refrigerator/Freezer – Replace	15	$1,250	$83	0.12 %
2621	Refrigerator/Freezer – Replace	15	$1,250	$83	0.12 %
2622	Freezer - Replace	15	$500	$33	0.05 %
2622	Freezer - Replace	15	$500	$33	0.05 %
2623	Metal Tables/Sink – Replace	30	$4,950	$165	0.24 %
2625	Ice Machine – Replace	15	$3,000	$200	0.29 %
	Pool Area				
1214	Dive Stands - Replace 50%	5	$11,550	$2,310	3.37 %
1217	Pool Covers - Replace	5	$4,950	$990	1.44 %
1219	Pool Furniture - Replace	1	$1,750	$1,750	2.55 %
1221	Lifeguard Stand - Replace 50%	5	$3,500	$700	1.02 %
1223	Outdoor Showers - Replace	30	$5,000	$167	0.24 %
	Lap Pool				
1202	Pool - Resurface	15	$300,000	$20,000	29.18 %
1206	Pool Filter - Replace	10	$4,000	$400	0.58 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
1208	Pool Heater - Replace	10	$12,000	$1,200	1.75 %
1210	Pool Pumps - Replace	10	$4,800	$480	0.70 %
1212	Pool Chlorinators - Replace	10	$5,500	$550	0.80 %
1216	Pool Lane Dividers - Replace	10	$2,200	$220	0.32 %
	Diving Pool				
1202	Pool - Resurface	15	$142,000	$9,467	13.81 %
1206	Pool Filters - Replace	10	$4,000	$400	0.58 %
1210	Pool Pumps - Replace	10	$4,800	$480	0.70 %
1212	Pool Chlorinators - Replace	10	$7,450	$745	1.09 %
1215	Pool Diving Board - Replace	15	$12,500	$833	1.22 %
	Wading Pool				
1202	Pool - Resurface	15	$10,500	$700	1.02 %
1206	Pool Filter - Replace	15	$2,000	$133	0.19 %
1208	Pool Heater - Replace	10	$6,000	$600	0.88 %
1210	Pool Pump - Replace	10	$2,000	$200	0.29 %
1212	Pool Chlorinator System - Replace	10	$5,000	$500	0.73 %
	Landscape				
1003	Irrigation Controller - Replace	12	$1,400	$117	0.17 %
1006	Irrigation System - Repair/Replace	10	$5,000	$500	0.73 %
1008	Trees - Trim/Remove	3	$5,000	$1,667	2.43 %
1009	Landscaping - Replenish	10	$5,000	$500	0.73 %
57	Total Funded Components			$68,548	100.00 %

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Projected Reserve Balance	Proportional Reserve Contribs
	Common Area						
103	Concrete - Repair/Replace 33%	12	9	$30,000	$7,500	$0	$2,790
202	Asphalt - Remove & Replace	30	15	$68,800	$34,400	$0	$2,559
203	Asphalt - Seal	5	0	$5,500	$5,500	$5,500	$1,228
204	Asphalt - Repair	10	0	$8,000	$8,000	$8,000	$893
305	Security System - Replace	10	6	$6,000	$2,400	$0	$670
407	BBQ Grill - Replace	15	6	$6,250	$3,750	$0	$465
407	BBQs - Weber - Replace 25%	3	1	$2,250	$1,500	$1,500	$837
505	Wood Fence - Replace 25%	5	1	$12,850	$10,280	$10,280	$2,868
514	Retaining Wall - Replace/Repair 15%	10	6	$5,500	$2,200	$0	$614
518	Pergolas - Repair/Replace	30	9	$40,000	$28,000	$0	$1,488
709	Entry Gate - Replace	30	9	$2,000	$1,400	$0	$74
1141	Storage Shed - Replace/Rebuild	25	15	$5,000	$2,000	$0	$223
1601	Volleyball Court - Refurbish	3	1	$1,500	$1,000	$1,000	$558
1611	Synthetic Grass - Replace	10	9	$8,250	$825	$0	$921
	Pool House/Office/Rest Rooms						
324	Exterior Lights - Replace	25	6	$6,600	$5,016	$0	$295
325	Interior Lights - Replace	20	10	$4,050	$2,025	$0	$226
601	Carpet - Replace	10	2	$1,250	$1,000	$1,000	$139
703	Exterior Doors - Replace 25%	10	0	$3,800	$3,800	$3,800	$424
909	Bathrooms - Refurbish	20	5	$40,000	$30,000	$0	$2,232
1110	Interior Surfaces - Repaint	10	5	$3,150	$1,575	$0	$352
1116	Wood Surfaces - Repaint	8	0	$5,800	$5,800	$5,800	$809
1117	Wood Siding/Trim - Repair 5%	8	0	$2,800	$2,800	$2,800	$391
1137	Windows - Replace	30	27	$16,200	$1,620	$0	$603
1306	Wood Shingle Roof - Replace	25	0	$40,050	$40,050	$40,050	$1,788
	Mechanical/Appliances						
803	Water Heater - Replace	15	3	$8,000	$6,400	$6,400	$595
1615	Electronics - Replace	5	2	$4,000	$2,400	$2,400	$893
2621	Refrigerator/Freezer – Replace	15	9	$1,250	$500	$0	$93
2621	Refrigerator/Freezer – Replace	15	10	$1,250	$417	$0	$93
2622	Freezer - Replace	15	0	$500	$500	$500	$37
2622	Freezer - Replace	15	11	$500	$133	$0	$37
2623	Metal Tables/Sink – Replace	30	15	$4,950	$2,475	$0	$184
2625	Ice Machine – Replace	15	6	$3,000	$1,800	$0	$223
	Pool Area						
1214	Dive Stands - Replace 50%	5	3	$11,550	$4,620	$4,620	$2,578
1217	Pool Covers - Replace	5	2	$4,950	$2,970	$2,970	$1,105

1219	Pool Furniture - Replace	1	0	$1,750	$1,750	$1,750	$1,953
1221	Lifeguard Stand - Replace 50%	5	2	$3,500	$2,100	$2,100	$781
1223	Outdoor Showers - Replace	30	15	$5,000	$2,500	$0	$186
	Lap Pool						
1202	Pool - Resurface	15	3	$300,000	$240,000	$208,337	$22,320
1206	Pool Filter - Replace	10	9	$4,000	$400	$0	$446
1208	Pool Heater - Replace	10	9	$12,000	$1,200	$0	$1,339
1210	Pool Pumps - Replace	10	9	$4,800	$480	$0	$536
1212	Pool Chlorinators - Replace	10	9	$5,500	$550	$0	$614
1216	Pool Lane Dividers - Replace	10	4	$2,200	$1,320	$0	$246
	Diving Pool						
1202	Pool - Resurface	15	14	$142,000	$9,467	$0	$10,565
1206	Pool Filters - Replace	10	9	$4,000	$400	$0	$446
1210	Pool Pumps - Replace	10	9	$4,800	$480	$0	$536
1212	Pool Chlorinators - Replace	10	9	$7,450	$745	$0	$831
1215	Pool Diving Board - Replace	15	2	$12,500	$10,833	$10,833	$930
	Wading Pool						
1202	Pool - Resurface	15	14	$10,500	$700	$0	$781
1206	Pool Filter - Replace	15	6	$2,000	$1,200	$0	$149
1208	Pool Heater - Replace	10	6	$6,000	$2,400	$0	$670
1210	Pool Pump - Replace	10	0	$2,000	$2,000	$2,000	$223
1212	Pool Chlorinator System - Replace	10	9	$5,000	$500	$0	$558
	Landscape						
1003	Irrigation Controller - Replace	12	6	$1,400	$700	$0	$130
1006	Irrigation System - Repair/Replace	10	3	$5,000	$3,500	$3,500	$558
1008	Trees - Trim/Remove	3	1	$5,000	$3,333	$3,333	$1,860
1009	Landscaping - Replenish	10	3	$5,000	$3,500	$3,500	$558
57	Total Funded Components				$514,714	$331,974	$76,500

30-Year Reserve Plan Summary

21022-0
Full

Fiscal Year Start: 2022	Interest: 0.50 %	Inflation: 4.00 %

Reserve Fund Strength: as-of Fiscal Year Start Date					Projected Reserve Balance Changes				
Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Funding Needs Risk	% Increase In Annual Reserve Contribs.	Reserve Contribs.	Loan or Special Funding Needs	Interest Income	Reserve Expenses
2022	$331,974	$514,714	64.5 %	Medium	27.50 %	$76,500	$0	$1,679	$70,200
2023	$339,953	$533,585	63.7 %	Medium	5.00 %	$80,325	$0	$1,844	$24,284
2024	$397,838	$603,815	65.9 %	Medium	5.00 %	$84,341	$0	$2,129	$30,231
2025	$454,078	$673,636	67.4 %	Medium	5.00 %	$88,558	$0	$1,564	$372,667
2026	$171,533	$393,199	43.6 %	Medium	5.00 %	$92,986	$0	$1,055	$14,857
2027	$250,717	$476,875	52.6 %	Medium	5.00 %	$97,636	$0	$1,347	$61,319
2028	$288,381	$518,914	55.6 %	Medium	5.00 %	$102,517	$0	$1,539	$64,974
2029	$327,463	$562,303	58.2 %	Medium	5.00 %	$107,643	$0	$1,835	$30,201
2030	$406,741	$647,200	62.8 %	Medium	5.00 %	$113,025	$0	$2,246	$29,972
2031	$492,041	$739,483	66.5 %	Medium	5.00 %	$118,677	$0	$2,297	$186,169
2032	$426,845	$676,915	63.1 %	Medium	5.00 %	$124,610	$0	$2,321	$51,957
2033	$501,820	$755,484	66.4 %	Medium	5.00 %	$130,841	$0	$2,784	$23,246
2034	$612,200	$871,276	70.3 %	Low	5.00 %	$137,383	$0	$3,350	$24,736
2035	$728,197	$994,540	73.2 %	Low	5.00 %	$144,252	$0	$3,877	$53,366
2036	$822,961	$1,097,525	75.0 %	Low	5.00 %	$151,465	$0	$3,825	$270,921
2037	$707,330	$983,120	71.9 %	Low	5.00 %	$159,038	$0	$3,516	$170,459
2038	$699,425	$973,558	71.8 %	Low	5.00 %	$166,990	$0	$3,692	$92,619
2039	$777,487	$1,049,702	74.1 %	Low	5.00 %	$175,339	$0	$4,205	$52,009
2040	$905,023	$1,176,467	76.9 %	Low	5.00 %	$184,106	$0	$3,359	$653,731
2041	$438,757	$688,067	63.8 %	Medium	5.00 %	$193,312	$0	$2,333	$139,684
2042	$494,718	$720,517	68.7 %	Medium	5.00 %	$202,977	$0	$2,872	$46,123
2043	$654,444	$857,575	76.3 %	Low	5.00 %	$213,126	$0	$3,495	$127,269
2044	$743,796	$921,973	80.7 %	Low	5.00 %	$223,782	$0	$4,145	$57,352
2045	$914,371	$1,068,158	85.6 %	Low	5.00 %	$234,972	$0	$5,027	$57,428
2046	$1,096,942	$1,226,870	89.4 %	Low	5.00 %	$246,720	$0	$6,027	$35,374
2047	$1,314,315	$1,421,895	92.4 %	Low	5.00 %	$259,056	$0	$6,565	$267,783
2048	$1,312,153	$1,390,325	94.4 %	Low	5.00 %	$272,009	$0	$7,031	$90,383
2049	$1,500,811	$1,549,591	96.9 %	Low	5.00 %	$285,609	$0	$8,017	$87,654
2050	$1,706,783	$1,725,971	98.9 %	Low	5.00 %	$299,890	$0	$9,139	$66,121
2051	$1,949,691	$1,940,022	100.5 %	Low	5.00 %	$314,884	$0	$8,918	$655,073

	Fiscal Year	2022	2023	2024	2025	2026
	Starting Reserve Balance	$331,974	$339,953	$397,838	$454,078	$171,533
	Annual Reserve Contribution	$76,500	$80,325	$84,341	$88,558	$92,986
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$1,679	$1,844	$2,129	$1,564	$1,055
	Total Income	$410,153	$422,122	$484,309	$544,200	$265,574
#	Component					
	Common Area					
103	Concrete - Repair/Replace 33%	$0	$0	$0	$0	$0
202	Asphalt - Remove & Replace	$0	$0	$0	$0	$0
203	Asphalt - Seal	$5,500	$0	$0	$0	$0
204	Asphalt - Repair	$8,000	$0	$0	$0	$0
305	Security System - Replace	$0	$0	$0	$0	$0
407	BBQ Grill - Replace	$0	$0	$0	$0	$0
407	BBQs - Weber - Replace 25%	$0	$2,340	$0	$0	$2,632
505	Wood Fence - Replace 25%	$0	$13,364	$0	$0	$0
514	Retaining Wall - Replace/Repair 15%	$0	$0	$0	$0	$0
518	Pergolas - Repair/Replace	$0	$0	$0	$0	$0
709	Entry Gate - Replace	$0	$0	$0	$0	$0
1141	Storage Shed - Replace/Rebuild	$0	$0	$0	$0	$0
1601	Volleyball Court - Refurbish	$0	$1,560	$0	$0	$1,755
1611	Synthetic Grass - Replace	$0	$0	$0	$0	$0
	Pool House/Office/Rest Rooms					
324	Exterior Lights - Replace	$0	$0	$0	$0	$0
325	Interior Lights - Replace	$0	$0	$0	$0	$0
601	Carpet - Replace	$0	$0	$1,352	$0	$0
703	Exterior Doors - Replace 25%	$3,800	$0	$0	$0	$0
909	Bathrooms - Refurbish	$0	$0	$0	$0	$0
1110	Interior Surfaces - Repaint	$0	$0	$0	$0	$0
1116	Wood Surfaces - Repaint	$5,800	$0	$0	$0	$0
1117	Wood Siding/Trim - Repair 5%	$2,800	$0	$0	$0	$0
1137	Windows - Replace	$0	$0	$0	$0	$0
1306	Wood Shingle Roof - Replace	$40,050	$0	$0	$0	$0
	Mechanical/Appliances					
803	Water Heater - Replace	$0	$0	$0	$8,999	$0
1615	Electronics - Replace	$0	$0	$4,326	$0	$0
2621	Refrigerator/Freezer – Replace	$0	$0	$0	$0	$0
2621	Refrigerator/Freezer – Replace	$0	$0	$0	$0	$0
2622	Freezer - Replace	$500	$0	$0	$0	$0
2622	Freezer - Replace	$0	$0	$0	$0	$0
2623	Metal Tables/Sink – Replace	$0	$0	$0	$0	$0
2625	Ice Machine – Replace	$0	$0	$0	$0	$0
	Pool Area					
1214	Dive Stands - Replace 50%	$0	$0	$0	$12,992	$0
1217	Pool Covers - Replace	$0	$0	$5,354	$0	$0
1219	Pool Furniture - Replace	$1,750	$1,820	$1,893	$1,969	$2,047
1221	Lifeguard Stand - Replace 50%	$0	$0	$3,786	$0	$0
1223	Outdoor Showers - Replace	$0	$0	$0	$0	$0
	Lap Pool					
1202	Pool - Resurface	$0	$0	$0	$337,459	$0
1206	Pool Filter - Replace	$0	$0	$0	$0	$0
1208	Pool Heater - Replace	$0	$0	$0	$0	$0
1210	Pool Pumps - Replace	$0	$0	$0	$0	$0
1212	Pool Chlorinators - Replace	$0	$0	$0	$0	$0
1216	Pool Lane Dividers - Replace	$0	$0	$0	$0	$2,574
	Diving Pool					
1202	Pool - Resurface	$0	$0	$0	$0	$0
1206	Pool Filters - Replace	$0	$0	$0	$0	$0
1210	Pool Pumps - Replace	$0	$0	$0	$0	$0
1212	Pool Chlorinators - Replace	$0	$0	$0	$0	$0
1215	Pool Diving Board - Replace	$0	$0	$13,520	$0	$0

	Fiscal Year	2022	2023	2024	2025	2026
	Wading Pool					
1202	Pool - Resurface	$0	$0	$0	$0	$0
1206	Pool Filter - Replace	$0	$0	$0	$0	$0
1208	Pool Heater - Replace	$0	$0	$0	$0	$0
1210	Pool Pump - Replace	$2,000	$0	$0	$0	$0
1212	Pool Chlorinator System - Replace	$0	$0	$0	$0	$0
	Landscape					
1003	Irrigation Controller - Replace	$0	$0	$0	$0	$0
1006	Irrigation System - Repair/Replace	$0	$0	$0	$5,624	$0
1008	Trees - Trim/Remove	$0	$5,200	$0	$0	$5,849
1009	Landscaping - Replenish	$0	$0	$0	$5,624	$0
	Total Expenses	$70,200	$24,284	$30,231	$372,667	$14,857
	Ending Reserve Balance	$339,953	$397,838	$454,078	$171,533	$250,717

	Fiscal Year	2027	2028	2029	2030	2031
	Starting Reserve Balance	$250,717	$288,381	$327,463	$406,741	$492,041
	Annual Reserve Contribution	$97,636	$102,517	$107,643	$113,025	$118,677
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$1,347	$1,539	$1,835	$2,246	$2,297
	Total Income	$349,700	$392,437	$436,942	$522,013	$613,014
#	Component					
	Common Area					
103	Concrete - Repair/Replace 33%	$0	$0	$0	$0	$42,699
202	Asphalt - Remove & Replace	$0	$0	$0	$0	$0
203	Asphalt - Seal	$6,692	$0	$0	$0	$0
204	Asphalt - Repair	$0	$0	$0	$0	$0
305	Security System - Replace	$0	$7,592	$0	$0	$0
407	BBQ Grill - Replace	$0	$7,908	$0	$0	$0
407	BBQs - Weber - Replace 25%	$0	$0	$2,961	$0	$0
505	Wood Fence - Replace 25%	$0	$16,259	$0	$0	$0
514	Retaining Wall - Replace/Repair 15%	$0	$6,959	$0	$0	$0
518	Pergolas - Repair/Replace	$0	$0	$0	$0	$56,932
709	Entry Gate - Replace	$0	$0	$0	$0	$2,847
1141	Storage Shed - Replace/Rebuild	$0	$0	$0	$0	$0
1601	Volleyball Court - Refurbish	$0	$0	$1,974	$0	$0
1611	Synthetic Grass - Replace	$0	$0	$0	$0	$11,742
	Pool House/Office/Rest Rooms					
324	Exterior Lights - Replace	$0	$8,351	$0	$0	$0
325	Interior Lights - Replace	$0	$0	$0	$0	$0
601	Carpet - Replace	$0	$0	$0	$0	$0
703	Exterior Doors - Replace 25%	$0	$0	$0	$0	$0
909	Bathrooms - Refurbish	$48,666	$0	$0	$0	$0
1110	Interior Surfaces - Repaint	$3,832	$0	$0	$0	$0
1116	Wood Surfaces - Repaint	$0	$0	$0	$7,938	$0
1117	Wood Siding/Trim - Repair 5%	$0	$0	$0	$3,832	$0
1137	Windows - Replace	$0	$0	$0	$0	$0
1306	Wood Shingle Roof - Replace	$0	$0	$0	$0	$0
	Mechanical/Appliances					
803	Water Heater - Replace	$0	$0	$0	$0	$0
1615	Electronics - Replace	$0	$0	$5,264	$0	$0
2621	Refrigerator/Freezer – Replace	$0	$0	$0	$0	$1,779
2621	Refrigerator/Freezer – Replace	$0	$0	$0	$0	$0
2622	Freezer - Replace	$0	$0	$0	$0	$0
2622	Freezer - Replace	$0	$0	$0	$0	$0
2623	Metal Tables/Sink – Replace	$0	$0	$0	$0	$0
2625	Ice Machine – Replace	$0	$3,796	$0	$0	$0
	Pool Area					
1214	Dive Stands - Replace 50%	$0	$0	$0	$15,807	$0
1217	Pool Covers - Replace	$0	$0	$6,514	$0	$0
1219	Pool Furniture - Replace	$2,129	$2,214	$2,303	$2,395	$2,491
1221	Lifeguard Stand - Replace 50%	$0	$0	$4,606	$0	$0
1223	Outdoor Showers - Replace	$0	$0	$0	$0	$0
	Lap Pool					
1202	Pool - Resurface	$0	$0	$0	$0	$0
1206	Pool Filter - Replace	$0	$0	$0	$0	$5,693
1208	Pool Heater - Replace	$0	$0	$0	$0	$17,080
1210	Pool Pumps - Replace	$0	$0	$0	$0	$6,832
1212	Pool Chlorinators - Replace	$0	$0	$0	$0	$7,828
1216	Pool Lane Dividers - Replace	$0	$0	$0	$0	$0
	Diving Pool					
1202	Pool - Resurface	$0	$0	$0	$0	$0
1206	Pool Filters - Replace	$0	$0	$0	$0	$5,693
1210	Pool Pumps - Replace	$0	$0	$0	$0	$6,832
1212	Pool Chlorinators - Replace	$0	$0	$0	$0	$10,604
1215	Pool Diving Board - Replace	$0	$0	$0	$0	$0
	Wading Pool					
1202	Pool - Resurface	$0	$0	$0	$0	$0
1206	Pool Filter - Replace	$0	$2,531	$0	$0	$0
1208	Pool Heater - Replace	$0	$7,592	$0	$0	$0
1210	Pool Pump - Replace	$0	$0	$0	$0	$0
1212	Pool Chlorinator System - Replace	$0	$0	$0	$0	$7,117

	Fiscal Year	2027	2028	2029	2030	2031
	Landscape					
1003	Irrigation Controller - Replace	$0	$1,771	$0	$0	$0
1006	Irrigation System - Repair/Replace	$0	$0	$0	$0	$0
1008	Trees - Trim/Remove	$0	$0	$6,580	$0	$0
1009	Landscaping - Replenish	$0	$0	$0	$0	$0
	Total Expenses	$61,319	$64,974	$30,201	$29,972	$186,169
	Ending Reserve Balance	$288,381	$327,463	$406,741	$492,041	$426,845

	Fiscal Year	2032	2033	2034	2035	2036
	Starting Reserve Balance	$426,845	$501,820	$612,200	$728,197	$822,961
	Annual Reserve Contribution	$124,610	$130,841	$137,383	$144,252	$151,465
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$2,321	$2,784	$3,350	$3,877	$3,825
	Total Income	$553,777	$635,446	$752,933	$876,327	$978,251
#	Component					
	Common Area					
103	Concrete - Repair/Replace 33%	$0	$0	$0	$0	$0
202	Asphalt - Remove & Replace	$0	$0	$0	$0	$0
203	Asphalt - Seal	$8,141	$0	$0	$0	$0
204	Asphalt - Repair	$11,842	$0	$0	$0	$0
305	Security System - Replace	$0	$0	$0	$0	$0
407	BBQ Grill - Replace	$0	$0	$0	$0	$0
407	BBQs - Weber - Replace 25%	$3,331	$0	$0	$3,746	$0
505	Wood Fence - Replace 25%	$0	$19,782	$0	$0	$0
514	Retaining Wall - Replace/Repair 15%	$0	$0	$0	$0	$0
518	Pergolas - Repair/Replace	$0	$0	$0	$0	$0
709	Entry Gate - Replace	$0	$0	$0	$0	$0
1141	Storage Shed - Replace/Rebuild	$0	$0	$0	$0	$0
1601	Volleyball Court - Refurbish	$2,220	$0	$0	$2,498	$0
1611	Synthetic Grass - Replace	$0	$0	$0	$0	$0
	Pool House/Office/Rest Rooms					
324	Exterior Lights - Replace	$0	$0	$0	$0	$0
325	Interior Lights - Replace	$5,995	$0	$0	$0	$0
601	Carpet - Replace	$0	$0	$2,001	$0	$0
703	Exterior Doors - Replace 25%	$5,625	$0	$0	$0	$0
909	Bathrooms - Refurbish	$0	$0	$0	$0	$0
1110	Interior Surfaces - Repaint	$0	$0	$0	$0	$0
1116	Wood Surfaces - Repaint	$0	$0	$0	$0	$0
1117	Wood Siding/Trim - Repair 5%	$0	$0	$0	$0	$0
1137	Windows - Replace	$0	$0	$0	$0	$0
1306	Wood Shingle Roof - Replace	$0	$0	$0	$0	$0
	Mechanical/Appliances					
803	Water Heater - Replace	$0	$0	$0	$0	$0
1615	Electronics - Replace	$0	$0	$6,404	$0	$0
2621	Refrigerator/Freezer – Replace	$0	$0	$0	$0	$0
2621	Refrigerator/Freezer – Replace	$1,850	$0	$0	$0	$0
2622	Freezer - Replace	$0	$0	$0	$0	$0
2622	Freezer - Replace	$0	$770	$0	$0	$0
2623	Metal Tables/Sink – Replace	$0	$0	$0	$0	$0
2625	Ice Machine – Replace	$0	$0	$0	$0	$0
	Pool Area					
1214	Dive Stands - Replace 50%	$0	$0	$0	$19,232	$0
1217	Pool Covers - Replace	$0	$0	$7,925	$0	$0
1219	Pool Furniture - Replace	$2,590	$2,694	$2,802	$2,914	$3,030
1221	Lifeguard Stand - Replace 50%	$0	$0	$5,604	$0	$0
1223	Outdoor Showers - Replace	$0	$0	$0	$0	$0
	Lap Pool					
1202	Pool - Resurface	$0	$0	$0	$0	$0
1206	Pool Filter - Replace	$0	$0	$0	$0	$0
1208	Pool Heater - Replace	$0	$0	$0	$0	$0
1210	Pool Pumps - Replace	$0	$0	$0	$0	$0
1212	Pool Chlorinators - Replace	$0	$0	$0	$0	$0
1216	Pool Lane Dividers - Replace	$0	$0	$0	$0	$3,810
	Diving Pool					
1202	Pool - Resurface	$0	$0	$0	$0	$245,898
1206	Pool Filters - Replace	$0	$0	$0	$0	$0
1210	Pool Pumps - Replace	$0	$0	$0	$0	$0
1212	Pool Chlorinators - Replace	$0	$0	$0	$0	$0
1215	Pool Diving Board - Replace	$0	$0	$0	$0	$0
	Wading Pool					
1202	Pool - Resurface	$0	$0	$0	$0	$18,183
1206	Pool Filter - Replace	$0	$0	$0	$0	$0
1208	Pool Heater - Replace	$0	$0	$0	$0	$0
1210	Pool Pump - Replace	$2,960	$0	$0	$0	$0
1212	Pool Chlorinator System - Replace	$0	$0	$0	$0	$0

	Fiscal Year	2032	2033	2034	2035	2036
	Landscape					
1003	Irrigation Controller - Replace	$0	$0	$0	$0	$0
1006	Irrigation System - Repair/Replace	$0	$0	$0	$8,325	$0
1008	Trees - Trim/Remove	$7,401	$0	$0	$8,325	$0
1009	Landscaping - Replenish	$0	$0	$0	$8,325	$0
	Total Expenses	$51,957	$23,246	$24,736	$53,366	$270,921
	Ending Reserve Balance	$501,820	$612,200	$728,197	$822,961	$707,330

	Fiscal Year	2037	2038	2039	2040	2041
	Starting Reserve Balance	$707,330	$699,425	$777,487	$905,023	$438,757
	Annual Reserve Contribution	$159,038	$166,990	$175,339	$184,106	$193,312
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$3,516	$3,692	$4,205	$3,359	$2,333
	Total Income	$869,884	$870,106	$957,032	$1,092,488	$634,402
#	Component					
	Common Area					
103	Concrete - Repair/Replace 33%	$0	$0	$0	$0	$0
202	Asphalt - Remove & Replace	$123,905	$0	$0	$0	$0
203	Asphalt - Seal	$9,905	$0	$0	$0	$0
204	Asphalt - Repair	$0	$0	$0	$0	$0
305	Security System - Replace	$0	$11,238	$0	$0	$0
407	BBQ Grill - Replace	$0	$0	$0	$0	$0
407	BBQs - Weber - Replace 25%	$0	$4,214	$0	$0	$4,740
505	Wood Fence - Replace 25%	$0	$24,068	$0	$0	$0
514	Retaining Wall - Replace/Repair 15%	$0	$10,301	$0	$0	$0
518	Pergolas - Repair/Replace	$0	$0	$0	$0	$0
709	Entry Gate - Replace	$0	$0	$0	$0	$0
1141	Storage Shed - Replace/Rebuild	$9,005	$0	$0	$0	$0
1601	Volleyball Court - Refurbish	$0	$2,809	$0	$0	$3,160
1611	Synthetic Grass - Replace	$0	$0	$0	$0	$17,382
	Pool House/Office/Rest Rooms					
324	Exterior Lights - Replace	$0	$0	$0	$0	$0
325	Interior Lights - Replace	$0	$0	$0	$0	$0
601	Carpet - Replace	$0	$0	$0	$0	$0
703	Exterior Doors - Replace 25%	$0	$0	$0	$0	$0
909	Bathrooms - Refurbish	$0	$0	$0	$0	$0
1110	Interior Surfaces - Repaint	$5,673	$0	$0	$0	$0
1116	Wood Surfaces - Repaint	$0	$10,863	$0	$0	$0
1117	Wood Siding/Trim - Repair 5%	$0	$5,244	$0	$0	$0
1137	Windows - Replace	$0	$0	$0	$0	$0
1306	Wood Shingle Roof - Replace	$0	$0	$0	$0	$0
	Mechanical/Appliances					
803	Water Heater - Replace	$0	$0	$0	$16,207	$0
1615	Electronics - Replace	$0	$0	$7,792	$0	$0
2621	Refrigerator/Freezer – Replace	$0	$0	$0	$0	$0
2621	Refrigerator/Freezer – Replace	$0	$0	$0	$0	$0
2622	Freezer - Replace	$900	$0	$0	$0	$0
2622	Freezer - Replace	$0	$0	$0	$0	$0
2623	Metal Tables/Sink – Replace	$8,915	$0	$0	$0	$0
2625	Ice Machine – Replace	$0	$0	$0	$0	$0
	Pool Area					
1214	Dive Stands - Replace 50%	$0	$0	$0	$23,398	$0
1217	Pool Covers - Replace	$0	$0	$9,642	$0	$0
1219	Pool Furniture - Replace	$3,152	$3,278	$3,409	$3,545	$3,687
1221	Lifeguard Stand - Replace 50%	$0	$0	$6,818	$0	$0
1223	Outdoor Showers - Replace	$9,005	$0	$0	$0	$0
	Lap Pool					
1202	Pool - Resurface	$0	$0	$0	$607,745	$0
1206	Pool Filter - Replace	$0	$0	$0	$0	$8,427
1208	Pool Heater - Replace	$0	$0	$0	$0	$25,282
1210	Pool Pumps - Replace	$0	$0	$0	$0	$10,113
1212	Pool Chlorinators - Replace	$0	$0	$0	$0	$11,588
1216	Pool Lane Dividers - Replace	$0	$0	$0	$0	$0
	Diving Pool					
1202	Pool - Resurface	$0	$0	$0	$0	$0
1206	Pool Filters - Replace	$0	$0	$0	$0	$8,427
1210	Pool Pumps - Replace	$0	$0	$0	$0	$10,113
1212	Pool Chlorinators - Replace	$0	$0	$0	$0	$15,696
1215	Pool Diving Board - Replace	$0	$0	$24,349	$0	$0
	Wading Pool					
1202	Pool - Resurface	$0	$0	$0	$0	$0
1206	Pool Filter - Replace	$0	$0	$0	$0	$0
1208	Pool Heater - Replace	$0	$11,238	$0	$0	$0
1210	Pool Pump - Replace	$0	$0	$0	$0	$0
1212	Pool Chlorinator System - Replace	$0	$0	$0	$0	$10,534

	Fiscal Year	2037	2038	2039	2040	2041
	Landscape					
1003	Irrigation Controller - Replace	$0	$0	$0	$2,836	$0
1006	Irrigation System - Repair/Replace	$0	$0	$0	$0	$0
1008	Trees - Trim/Remove	$0	$9,365	$0	$0	$10,534
1009	Landscaping - Replenish	$0	$0	$0	$0	$0
	Total Expenses	$170,459	$92,619	$52,009	$653,731	$139,684
	Ending Reserve Balance	$699,425	$777,487	$905,023	$438,757	$494,718

	Fiscal Year	2042	2043	2044	2045	2046
	Starting Reserve Balance	$494,718	$654,444	$743,796	$914,371	$1,096,942
	Annual Reserve Contribution	$202,977	$213,126	$223,782	$234,972	$246,720
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$2,872	$3,495	$4,145	$5,027	$6,027
	Total Income	$700,568	$871,065	$971,723	$1,154,370	$1,349,689
#	Component					
	Common Area					
103	Concrete - Repair/Replace 33%	$0	$68,363	$0	$0	$0
202	Asphalt - Remove & Replace	$0	$0	$0	$0	$0
203	Asphalt - Seal	$12,051	$0	$0	$0	$0
204	Asphalt - Repair	$17,529	$0	$0	$0	$0
305	Security System - Replace	$0	$0	$0	$0	$0
407	BBQ Grill - Replace	$0	$14,242	$0	$0	$0
407	BBQs - Weber - Replace 25%	$0	$0	$5,332	$0	$0
505	Wood Fence - Replace 25%	$0	$29,282	$0	$0	$0
514	Retaining Wall - Replace/Repair 15%	$0	$0	$0	$0	$0
518	Pergolas - Repair/Replace	$0	$0	$0	$0	$0
709	Entry Gate - Replace	$0	$0	$0	$0	$0
1141	Storage Shed - Replace/Rebuild	$0	$0	$0	$0	$0
1601	Volleyball Court - Refurbish	$0	$0	$3,555	$0	$0
1611	Synthetic Grass - Replace	$0	$0	$0	$0	$0
	Pool House/Office/Rest Rooms					
324	Exterior Lights - Replace	$0	$0	$0	$0	$0
325	Interior Lights - Replace	$0	$0	$0	$0	$0
601	Carpet - Replace	$0	$0	$2,962	$0	$0
703	Exterior Doors - Replace 25%	$8,326	$0	$0	$0	$0
909	Bathrooms - Refurbish	$0	$0	$0	$0	$0
1110	Interior Surfaces - Repaint	$0	$0	$0	$0	$0
1116	Wood Surfaces - Repaint	$0	$0	$0	$0	$14,867
1117	Wood Siding/Trim - Repair 5%	$0	$0	$0	$0	$7,177
1137	Windows - Replace	$0	$0	$0	$0	$0
1306	Wood Shingle Roof - Replace	$0	$0	$0	$0	$0
	Mechanical/Appliances					
803	Water Heater - Replace	$0	$0	$0	$0	$0
1615	Electronics - Replace	$0	$0	$9,480	$0	$0
2621	Refrigerator/Freezer – Replace	$0	$0	$0	$0	$3,204
2621	Refrigerator/Freezer – Replace	$0	$0	$0	$0	$0
2622	Freezer - Replace	$0	$0	$0	$0	$0
2622	Freezer - Replace	$0	$0	$0	$0	$0
2623	Metal Tables/Sink – Replace	$0	$0	$0	$0	$0
2625	Ice Machine – Replace	$0	$6,836	$0	$0	$0
	Pool Area					
1214	Dive Stands - Replace 50%	$0	$0	$0	$28,467	$0
1217	Pool Covers - Replace	$0	$0	$11,731	$0	$0
1219	Pool Furniture - Replace	$3,834	$3,988	$4,147	$4,313	$4,486
1221	Lifeguard Stand - Replace 50%	$0	$0	$8,295	$0	$0
1223	Outdoor Showers - Replace	$0	$0	$0	$0	$0
	Lap Pool					
1202	Pool - Resurface	$0	$0	$0	$0	$0
1206	Pool Filter - Replace	$0	$0	$0	$0	$0
1208	Pool Heater - Replace	$0	$0	$0	$0	$0
1210	Pool Pumps - Replace	$0	$0	$0	$0	$0
1212	Pool Chlorinators - Replace	$0	$0	$0	$0	$0
1216	Pool Lane Dividers - Replace	$0	$0	$0	$0	$5,639
	Diving Pool					
1202	Pool - Resurface	$0	$0	$0	$0	$0
1206	Pool Filters - Replace	$0	$0	$0	$0	$0
1210	Pool Pumps - Replace	$0	$0	$0	$0	$0
1212	Pool Chlorinators - Replace	$0	$0	$0	$0	$0
1215	Pool Diving Board - Replace	$0	$0	$0	$0	$0
	Wading Pool					
1202	Pool - Resurface	$0	$0	$0	$0	$0
1206	Pool Filter - Replace	$0	$4,558	$0	$0	$0
1208	Pool Heater - Replace	$0	$0	$0	$0	$0
1210	Pool Pump - Replace	$4,382	$0	$0	$0	$0
1212	Pool Chlorinator System - Replace	$0	$0	$0	$0	$0

	Fiscal Year	2042	2043	2044	2045	2046
	Landscape					
1003	Irrigation Controller - Replace	$0	$0	$0	$0	$0
1006	Irrigation System - Repair/Replace	$0	$0	$0	$12,324	$0
1008	Trees - Trim/Remove	$0	$0	$11,850	$0	$0
1009	Landscaping - Replenish	$0	$0	$0	$12,324	$0
	Total Expenses	$46,123	$127,269	$57,352	$57,428	$35,374
	Ending Reserve Balance	$654,444	$743,796	$914,371	$1,096,942	$1,314,315

	Fiscal Year	2047	2048	2049	2050	2051
	Starting Reserve Balance	$1,314,315	$1,312,153	$1,500,811	$1,706,783	$1,949,691
	Annual Reserve Contribution	$259,056	$272,009	$285,609	$299,890	$314,884
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$6,565	$7,031	$8,017	$9,139	$8,918
	Total Income	$1,579,936	$1,591,193	$1,794,437	$2,015,812	$2,273,493
#	Component					
	Common Area					
103	Concrete - Repair/Replace 33%	$0	$0	$0	$0	$0
202	Asphalt - Remove & Replace	$0	$0	$0	$0	$0
203	Asphalt - Seal	$14,662	$0	$0	$0	$0
204	Asphalt - Repair	$0	$0	$0	$0	$0
305	Security System - Replace	$0	$16,635	$0	$0	$0
407	BBQ Grill - Replace	$0	$0	$0	$0	$0
407	BBQs - Weber - Replace 25%	$5,998	$0	$0	$6,747	$0
505	Wood Fence - Replace 25%	$0	$35,626	$0	$0	$0
514	Retaining Wall - Replace/Repair 15%	$0	$15,249	$0	$0	$0
518	Pergolas - Repair/Replace	$0	$0	$0	$0	$0
709	Entry Gate - Replace	$0	$0	$0	$0	$0
1141	Storage Shed - Replace/Rebuild	$0	$0	$0	$0	$0
1601	Volleyball Court - Refurbish	$3,999	$0	$0	$4,498	$0
1611	Synthetic Grass - Replace	$0	$0	$0	$0	$25,729
	Pool House/Office/Rest Rooms					
324	Exterior Lights - Replace	$0	$0	$0	$0	$0
325	Interior Lights - Replace	$0	$0	$0	$0	$0
601	Carpet - Replace	$0	$0	$0	$0	$0
703	Exterior Doors - Replace 25%	$0	$0	$0	$0	$0
909	Bathrooms - Refurbish	$106,633	$0	$0	$0	$0
1110	Interior Surfaces - Repaint	$8,397	$0	$0	$0	$0
1116	Wood Surfaces - Repaint	$0	$0	$0	$0	$0
1117	Wood Siding/Trim - Repair 5%	$0	$0	$0	$0	$0
1137	Windows - Replace	$0	$0	$46,711	$0	$0
1306	Wood Shingle Roof - Replace	$106,767	$0	$0	$0	$0
	Mechanical/Appliances					
803	Water Heater - Replace	$0	$0	$0	$0	$0
1615	Electronics - Replace	$0	$0	$11,533	$0	$0
2621	Refrigerator/Freezer – Replace	$0	$0	$0	$0	$0
2621	Refrigerator/Freezer – Replace	$3,332	$0	$0	$0	$0
2622	Freezer - Replace	$0	$0	$0	$0	$0
2622	Freezer - Replace	$0	$1,386	$0	$0	$0
2623	Metal Tables/Sink – Replace	$0	$0	$0	$0	$0
2625	Ice Machine – Replace	$0	$0	$0	$0	$0
	Pool Area					
1214	Dive Stands - Replace 50%	$0	$0	$0	$34,635	$0
1217	Pool Covers - Replace	$0	$0	$14,273	$0	$0
1219	Pool Furniture - Replace	$4,665	$4,852	$5,046	$5,248	$5,458
1221	Lifeguard Stand - Replace 50%	$0	$0	$10,092	$0	$0
1223	Outdoor Showers - Replace	$0	$0	$0	$0	$0
	Lap Pool					
1202	Pool - Resurface	$0	$0	$0	$0	$0
1206	Pool Filter - Replace	$0	$0	$0	$0	$12,475
1208	Pool Heater - Replace	$0	$0	$0	$0	$37,424
1210	Pool Pumps - Replace	$0	$0	$0	$0	$14,970
1212	Pool Chlorinators - Replace	$0	$0	$0	$0	$17,153
1216	Pool Lane Dividers - Replace	$0	$0	$0	$0	$0
	Diving Pool					
1202	Pool - Resurface	$0	$0	$0	$0	$442,849
1206	Pool Filters - Replace	$0	$0	$0	$0	$12,475
1210	Pool Pumps - Replace	$0	$0	$0	$0	$14,970
1212	Pool Chlorinators - Replace	$0	$0	$0	$0	$23,234
1215	Pool Diving Board - Replace	$0	$0	$0	$0	$0
	Wading Pool					
1202	Pool - Resurface	$0	$0	$0	$0	$32,746
1206	Pool Filter - Replace	$0	$0	$0	$0	$0
1208	Pool Heater - Replace	$0	$16,635	$0	$0	$0
1210	Pool Pump - Replace	$0	$0	$0	$0	$0
1212	Pool Chlorinator System - Replace	$0	$0	$0	$0	$15,593

	Fiscal Year	2047	2048	2049	2050	2051
	Landscape					
1003	Irrigation Controller - Replace	$0	$0	$0	$0	$0
1006	Irrigation System - Repair/Replace	$0	$0	$0	$0	$0
1008	Trees - Trim/Remove	$13,329	$0	$0	$14,994	$0
1009	Landscaping - Replenish	$0	$0	$0	$0	$0
	Total Expenses	$267,783	$90,383	$87,654	$66,121	$655,073
	Ending Reserve Balance	$1,312,153	$1,500,811	$1,706,783	$1,949,691	$1,618,421

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. Derek Eckert, R.S., company president, is a credentialed Reserve Specialist (#114). 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.

Where any uncertainties exist, we urge the association to obtain a legal review and written opinion of the legitimacy of the funding policies, as stipulated or permitted under your Declaration and local statutes. As these are legal questions, we highly recommend use of an experienced real property attorney specializing in association law.

Re-use of reserve study, figures or calculations in any other format absolves ARSF of all responsibility.

Terms and Definitions

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

Component Details

The primary purpose of the Component Details appendix is to provide the reader with the basis of our funding assumptions resulting from our physical analysis and subsequent research. The Component Details herein represent 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 maintenance repair & replacement responsibility
2) The component must have a limited life
3) Life limit must be predictable
4) Above a minimum threshold cost (board's discretion – typically ½ to 1% of annual operating expenses).

Some components are recommended for reserve funding, while others are not. The components that meet these criteria in our judgment are shown with corresponding maintenance, repair, or replacement cycles (UL = Useful Life of how often the project is expected to occur, RUL = Remaining Useful Life pr how many years from our reporting period) 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, we are attempting to represent a market to be a one-time expense. Where no pricing, the component deemed inappropriate for Reserve Funding.

Common Area

Comp #: 103 Concrete - Repair/Replace 33% **Quantity: 33% of Approx 13,700 GSF**
Location: Pool area
Funded?: Yes.
History:
Comments: Sections of the concrete/pool deck were recently replaced and in good condition. The older sections show age and some cracking but are intact overall. As a routine maintenance expense, inspect the deck closely for trip hazards and other issues. An allowance for miscellaneous repairs, replacement and/or sealing is recommended below based on our experience with other properties. Funding will need to be adjusted in the future should major replacement become necessary.

Useful Life:
12 years

Remaining Life:
9 years

Best Case: $ 27,000 Worst Case: $ 33,000

Cost Source: Client Cost History, plus Inflation

Comp #: 202 Asphalt - Remove & Replace **Quantity: Approx 12,515 GSF**
Location:
Funded?: Yes.
History:
Comments: The asphalt is intact overall. However some areas of cracking and asphalt loss were observed. We recommend having surface sealed and repaired; regular cycles of seal coating are recommended for maximum design life. As routine maintenance, keep roadway clean, free of debris and well drained; fill/seal cracks to prevent water from penetrating into the sub-base and accelerating damage. Even with ordinary care and maintenance, plan for eventual large scale resurface at roughly the time frame below. As timing draws nearer, consult with asphalt vendor/consultant for recommendations and complete scope.

Useful Life:
30 years

Remaining Life:
15 years

Best Case: $ 62,600 Worst Case: $ 75,000

Cost Source: ARSF Cost Database

Comp #: 203 Asphalt - Seal **Quantity: Approx 12,515 GSF**

Location:

Funded?: Yes.

History:

Comments: The asphalt seal has worn completely off with the aggregate base exposed. Areas of cracking and asphalt loss also noted. Regular cycles of seal coating, along with any needed repairs, has proven to be the most cost effective program for the long-term care of asphalt. Seal coating protects against damaging weather elements, while bridging small surface cracks and maintaining a uniform appearance over the inevitable patching and repairs needed in future years.

Useful Life:
5 years

Remaining Life:
0 years

Best Case: $ 5,000 Worst Case: $ 6,000

Cost Source: ARSF Cost Database

Comp #: 204 Asphalt - Repair **Quantity: Approx 12,515 GSF**

Location:

Funded?: Yes.

History:

Comments: The asphalt is intact overall but areas of cracking were observed. As routine maintenance, inspect periodically to ensure that drainage is not interrupted, and any significant cracks or damaged sections are repaired in order to maintain a smooth surface. Regular cycles of seal coating, along with any needed repairs, has proven to be the most cost effective program for the long-term care of asphalt. We recommend repairs to cycle with sealing for cost efficiency purposes.

Useful Life:
10 years

Remaining Life:
0 years

Best Case: $ 7,200 Worst Case: $ 8,800

Cost Source: ARSF Cost Database

Comp #: 305 Security System - Replace **Quantity: (1) System, (5) Cameras**

Location:

Funded?: Yes.

History:

Comments: Whenever possible, camera and security system locations should be protected and isolated to prevent tampering and/or theft. Plan to replace/upgrade the security system at the interval below. Typical modernization projects may include addition and/or replacement of camera fixtures, recording equipment, monitors, software, etc. In many cases, replacement or modernization is warranted due to advancement in technology, not functional failure of the existing system.

Useful Life:
10 years

Remaining Life:
6 years

Best Case: $ 5,400 Worst Case: $ 6,600

Cost Source: ARSF Cost Database

Comp #: 320 Pole Lights - Replace **Quantity: (3) Pole Lights**

Location: Parking lot & 1 Pergola

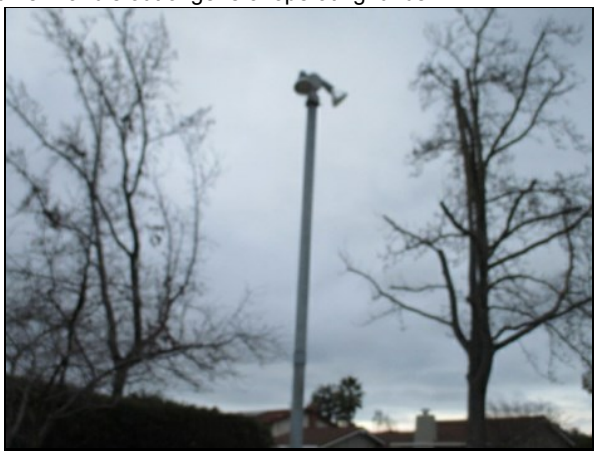
Funded?: No. Replacement handled out of the General/Operating budget. No Reserve funding allocated.

History:

Comments: Simple lights attached to metal poles in the parking lot appear to be attached. Observed during daylight hours; assumed to be in functional operating condition. As routine maintenance, inspect, repair/change bulbs as needed. No expectation to replace all lights at the same time. Handle out of general/operating funds.

Useful Life:

Remaining Life:



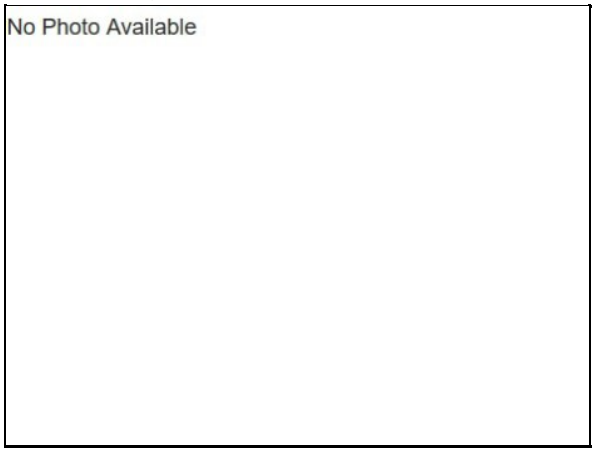
Best Case: Worst Case:

Cost Source:

Comp #: 407 BBQ Grill - Replace **Quantity: (1) BBQ**
Location:
Funded?: Yes.
History:
Comments: Large barbecue trailer style grill that is reportedly functional. Anticipate periodic replacement needs at the approximate interval below. Clean after each use as needed, and cover when not in use.

Useful Life:
15 years

Remaining Life:
6 years



Best Case: $ 5,000 Worst Case: $ 7,500

Cost Source: ARSF Cost Database

Comp #: 407 BBQs - Weber - Replace 25% **Quantity: 25% of (4) BBQs**
Location:
Funded?: Yes.
History:
Comments: (4) Weber barbecues are functional with no issues reported. Anticipate periodic replacement needs at the approximate interval below. Clean after each use as needed, and cover when not in use.

Useful Life:
3 years

Remaining Life:
1 years

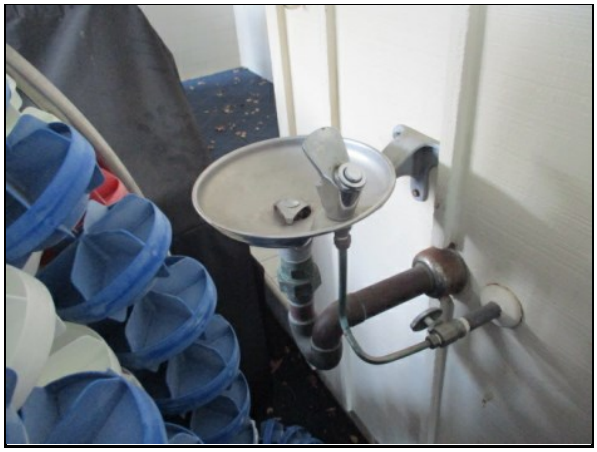
Best Case: $ 2,000 Worst Case: $ 2,500

Cost Source: ARSF Cost Database

Comp #: 411 Drinking Fountain - Replace **Quantity: (1) Drinking Fountain**
Location:
Funded?: No. Handled out of the general budget. No Reserve funding allocated.
History:
Comments: Clean and inspect regularly to ensure safe/sanitary conditions and proper function. Small unit that does not meet a minimum threshold for cost. Replace out of general funds. If an upgraded water station/fountain is expected to be installed, funding may need to be adjusted.

Useful Life:

Remaining Life:



Best Case: Worst Case:

Cost Source:

Comp #: 505 Wood Fence - Replace 25% **Quantity: 25% of Approx 850 LF**
Location:
Funded?: Yes.
History:
Comments: The wood fencing is varied in age and condition with some areas showing damage. However, the perimeter fencing is intact and upright overall. As routine maintenance, inspect regularly for any damage, repair as needed and avoid contact with ground and surrounding vegetation wherever possible. Regular cycles of uniform, professional sealing/painting will help to maintain appearance and maximize life. Plan for partial replacement at roughly the time frame below with funding included here for similar wood fence replacement.

Useful Life:
5 years

Remaining Life:
1 years

Best Case: $ 11,700 Worst Case: $ 14,000

Cost Source: ARSF Cost Database

Comp #: 514 Retaining Wall - Replace/Repair 15% **Quantity: 10% of Approx 450 LF**
Location:
Funded?: Yes.
History:
Comments: Concrete retaining walls typically have a very extended useful life. With proper installation and minimal damage due to shifting soil and/or tree root intrusion, there is no predictable cycle for long-term replacement. Minor repairs should be handled individually on an as-needed basis and funded for out of the General/Operating Account. Funding for partial repairs/replacement at the approximate interval indicated.

Useful Life:
10 years

Remaining Life:
6 years

Best Case: $ 5,000 Worst Case: $ 6,000

Cost Source: ARSF Cost Database

Comp #: 518 Pergolas - Repair/Replace **Quantity: Approx 1,100 GSF**
Location:
Funded?: Yes.
History:
Comments: The (2) pergolas show general wear but are intact and secure overall. With ordinary care and maintenance, plan for replacement at roughly the interval indicated below due to deterioration that will result from constant exposure. Local repairs between large-scale replacements can be funded as a general maintenance item.

Useful Life:
30 years

Remaining Life:
9 years

Best Case: $ 35,000 Worst Case: $ 45,000

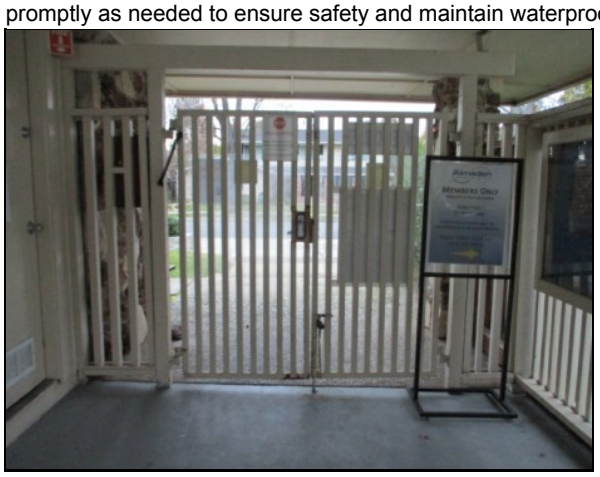
Cost Source: ARSF Cost Database

Comp #: 709 Entry Gate - Replace **Quantity: (1) Gate**

Location: Community entrance
Funded?: Yes.
History:
Comments: The metal entry gate is intact overall. General wear and rust noted but the gate remains functional. Sturdy item that can typically last for an extended period with ordinary care and maintenance. In our experience, however, eventual replacement is warranted due to constant wear, usage and exposure over time. Plan to replace at roughly the time frame below. Inspect regularly, clean for appearance and repair promptly as needed to ensure safety and maintain waterproofing.

Useful Life:
30 years

Remaining Life:
9 years



Best Case: $ 1,800 Worst Case: $ 2,200

Cost Source: ARSF Cost Database

Comp #: 1141 Storage Shed - Replace/Rebuild **Quantity: (1) Storage Shed**

Location:
Funded?: Yes.
History:
Comments: (1) 8x6 Tuff Shed Keystone series; serial #: KS-163424. Shed is intact with general wear but no significant issues noted. Costs for replacement or rebuild will vary depending on size, type, and material selected by the client. This component funds an allowance for eventual replacement or rebuild of the storage shed.

Useful Life:
25 years

Remaining Life:
15 years

Best Case: $ 4,000 Worst Case: $ 6,000

Cost Source: ARSF Cost Database

Comp #: 1601 Volleyball Court - Refurbish **Quantity: Approx 3,340 GSF**
Location: Volleyball Court
Funded?: Yes.
History:
Comments: The volleyball court is sand and is generally in fair condition. Sand appears to be sufficient at this time. Funding for replenishment at the approximate interval indicated.

Useful Life:
3 years

Remaining Life:
1 years

Best Case: $ 1,000 Worst Case: $ 2,000

Cost Source: ARSF Cost Database

Comp #: 1611 Synthetic Grass - Replace **Quantity: Approx 375 GSF**
Location: Common area
Funded?: Yes.
History: 2021
Comments: We recommend contacting a licensed professional to set up an accurate maintenance and replacement plan.

Useful Life:
10 years

Remaining Life:
9 years

Best Case: $ 7,500 Worst Case: $ 9,000

Cost Source: ARSF Cost Database

Pool House/Office/Rest Rooms

Comp #: 324 Exterior Lights - Replace **Quantity: Approx (30) Fixtures**
Location: Main & Pool Buildings
Funded?: Yes.
History:
Comments: Variety of wall and recessed lights attached to the exteior of the main and pool house buildings and the pergolas. Fixtures are intact overall with no significant issues noted. Observed during daylight hours, but assumed to be in functional operating condition. As routine maintenance, clean by wiping down with an appropriate cleaner, change bulbs and repair as needed.

Useful Life:
25 years

Remaining Life:
6 years

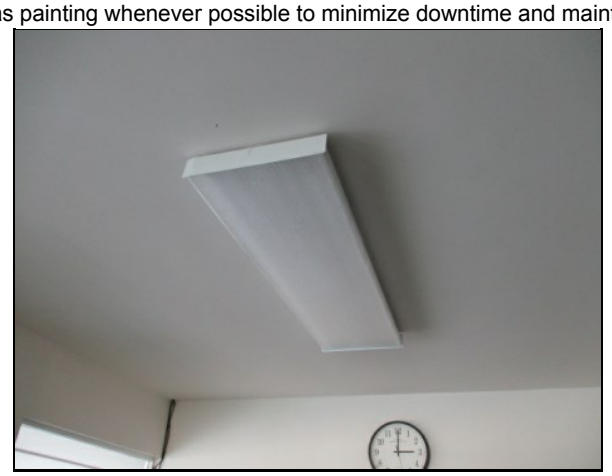
Best Case: $ 6,000 Worst Case: $ 7,200

Cost Source: ARSF Cost Database

Comp #: 325 Interior Lights - Replace **Quantity: (18) Fixtures**
Location:
Funded?: Yes.
History:
Comments: As routine maintenance, inspect, repair and change bulbs as needed. Best practice is to coordinate at the same time as other interior projects such as painting whenever possible to minimize downtime and maintain consistent quality standard.

Useful Life:
20 years

Remaining Life:
10 years



Best Case: $ 3,600 Worst Case: $ 4,500

Cost Source: ARSF Cost Database

Comp #: 601 Carpet - Replace **Quantity: Approx 140 GSF**
Location: Office
Funded?: Yes.
History:
Comments: The carpet in the office is intact but is worn and showed staining. As part of ongoing maintenance program, vacuum regularly and professionally clean as needed. Best practice is to coordinate at same time as other interior projects whenever possible to minimize downtime and maintain consistent quality standard.

Useful Life:
10 years

Remaining Life:
2 years

Best Case: $ 1,000 Worst Case: $ 1,500

Cost Source: ARSF Cost Database

Comp #: 703 Exterior Doors - Replace 25% **Quantity: 25% of (9) Exterior Doors**
Location: Main & Pool Buildings
Funded?: Yes.
History:
Comments: The exterior doors at the main and pool house buildings are generally intact and functional with normal wear noted. Some isolated deterioration also observed particularly at the pool equipment room. There is no expectation to replace all doors at once. Funding for partial replacement as the doors age.

Useful Life:
10 years

Remaining Life:
0 years

Best Case: $ 3,400 Worst Case: $ 4,200

Cost Source: ARSF Cost Database

Comp #: 909 Bathrooms - Refurbish **Quantity: (2) Bathrooms**
Location: Pool Area
Funded?: Yes.
History:
Comments: As routine maintenance, inspect regularly and perform any needed repairs promptly utilizing general Operating funds. Typical remodeling project can include some or all of the following: replacement of plumbing fixtures, partitions, counter tops, lighting, flooring, ventilation fans, accessories, décor, etc. The timing for refurbishment of the bathrooms is highly dependent on the level of aesthetics desired by the client. This component provides an allowance for general refurbishment at the interval indicated below.

Useful Life:
20 years

Remaining Life:
5 years

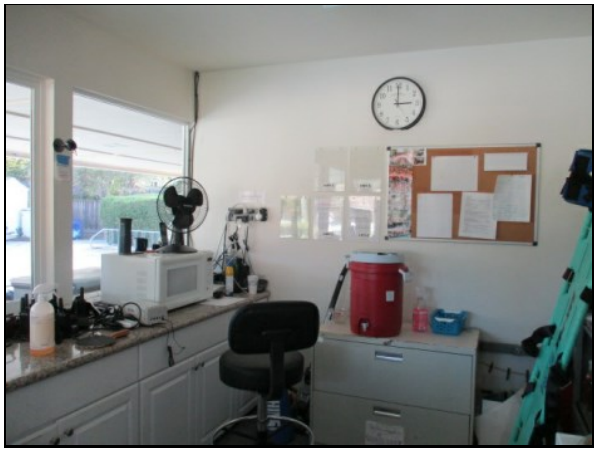
Best Case: $ 36,000 Worst Case: $ 44,000

Cost Source: ARSF Cost Database

Comp #: 1110 Interior Surfaces - Repaint **Quantity: Approx 2,100 GSF**
Location: Office, Storage/Kitchen, Bathrooms
Funded?: Yes.
History:
Comments: Paint in the office, storage/kitchen and bathrooms appears intact overall. Regular cycles of paint are recommended to maintain appearance.

Useful Life:
10 years

Remaining Life:
5 years



Best Case: $ 2,900 Worst Case: $ 3,400

Cost Source: ARSF Cost Database

Comp #: 1116 Wood Surfaces - Repaint **Quantity: Approx 3,485 GSF**
Location: Main & Pool Building Exteriors
Funded?: Yes.
History:
Comments: The building paint shows wear We recommend painting wood surfaces regularly to prevent rot and natural deterioration.

Useful Life:
8 years

Remaining Life:
0 years

Best Case: $ 5,300 Worst Case: $ 6,300

Cost Source: ARSF Cost Database

Comp #: 1117 Wood Siding/Trim - Repair 5% **Quantity: 5% of Approx 3,485 GSF**
Location: Main & Pool Buildings Exteriors
Funded?: Yes.
History:
Comments: Wood surfaces are showing some areas of deterioration. Funding is recommended for partial replacement of wood due to potential for termite damage, wood rot, and natural deterioration. Coordinate with painting for cost efficiency purposes.

Useful Life:
8 years

Remaining Life:
0 years

Best Case: $ 2,600 Worst Case: $ 3,000

Cost Source: ARSF Cost Database

Comp #: 1137 Windows - Replace **Quantity: (12) Windows**
Location:
Funded?: Yes.
History:
Comments:

Useful Life:
30 years

Remaining Life:
27 years

Best Case: $ 14,400 Worst Case: $ 18,000

Cost Source:

Comp #: 1306 Wood Shingle Roof - Replace **Quantity: Approx 3,640 GSF**
Location: Main & Pool Building Roofs
Funded?: Yes.
History:
Comments: We recommend replacement at the interval below. We recommend periodic inspection by a licensed professional to ensure the roof is aging properly.

Useful Life:
25 years

Remaining Life:
0 years

Best Case: $ 36,400 Worst Case: $ 43,700

Cost Source: ARSF Cost Database

Mechanical/Appliances

Comp #: 803 Water Heater - Replace **Quantity: (1) Water Heater**
Location: Storage Room 1
Funded?: Yes.
History:
Comments: Rheem-Rudd Universal Commercial water heater model: GN100-250; serial #: URLN1111GO1441; date of manufacture: 11/2011. Best to plan for replacement within the typical life expectancy of ten to fifteen years.Regular inspections and maintenance are recommended. Flush tanks and inspect pressure relief valve each year.

Useful Life:
15 years

Remaining Life:
3 years

Best Case: $ 7,200 Worst Case: $ 8,800

Cost Source: ARSF Cost Database

Comp #: 1615 Electronics - Replace **Quantity: Various Pieces**
Location: Office
Funded?: Yes.
History:
Comments: Computers, monitors, printer, tablet, etc. Inspect regularly and repair/replace as needed. Although eventual replacement cost/timing will vary due to parts obsolescence, technological upgrades, etc. we recommend setting aside the allowance listed below for future replacement.

Useful Life:
5 years

Remaining Life:
2 years

Best Case: $ 3,000 Worst Case: $ 5,000

Cost Source: ARSF Cost Database

Comp #: 2621 Refrigerator/Freezer – Replace **Quantity: (1) Refrigerator/Freezer**
Location: Kitchen
Funded?: Yes.
History:
Comments: Whirlpool model: WRF535SMBM00; serial #: K70826095; date of manufacture 2/2017. Assumed to be in functional operating condition. Prudent planning suggests setting aside funds for the periodic replacement of appliances at regular intervals to maintain function.

Useful Life:
15 years

Remaining Life:
10 years

Best Case: $ 1,000 Worst Case: $ 1,500

Cost Source: ARSF Cost Database

Comp #: 2621 Refrigerator/Freezer – Replace **Quantity: (1) Refrigerator/Freezer**
Location: Storage Room 1
Funded?: Yes.
History:
Comments: Electrolux model: FFSS2614QP6A; serial #: 4A63202161; date of manufacture: 8/2016. Assumed to be in functional operating condition. Prudent planning suggests setting aside funds for the periodic replacement of appliances at regular intervals to maintain function.

Useful Life:
15 years

Remaining Life:
9 years

Best Case: $ 1,000 Worst Case: $ 1,500

Cost Source: ARSF Cost Database

Comp #: 2622 Freezer - Replace **Quantity: (1) Chest Freezer**
Location: Kitchen
Funded?: Yes.
History:
Comments: KGE chest-style freezer model: FFC0923DW1; serial#: WB72130841; date of manufacture 5/2007. Periodic cleaning is recommended and setting up a scheduled maintenance program with a refrigeration technician to maintain function.

Useful Life:
15 years

Remaining Life:
0 years

Best Case: $ 400 Worst Case: $ 600

Cost Source: ARSF Cost Database

Comp #: 2622 Freezer - Replace **Quantity: (1) Chest Freezer**
Location: Office
Funded?: Yes.
History:
Comments: KGE chest-style freezer model: FCM11PHBWW; serial #AL179574; date of manufacture 1/2018. Periodic cleaning is recommended and setting up a scheduled maintenance program with a refrigeration technician to maintain function.

Useful Life:
15 years

Remaining Life:
11 years

Best Case: $ 400 Worst Case: $ 600

Cost Source: ARSF Cost Database

Comp #: 2623 Metal Tables/Sink – Replace **Quantity: (2) Tables (1) Sink**
Location: Kitchen
Funded?: Yes.
History:
Comments: Cleaning after each use is recommended and setting up a scheduled maintenance program with a technician to maintain function. Periodic replacement is anticipated at approximate interval shown below.

Useful Life:
30 years

Remaining Life:
15 years

Best Case: $ 4,500 Worst Case: $ 5,400

Cost Source: ARSF Cost Database

Comp #: 2625 Ice Machine – Replace **Quantity: (XX) Ice Machine**
Location: Kitchen
Funded?: Yes.
History:
Comments: Ice-O-Matic ice machine model: ICE0250HA5; serial #: 14011280013908. The machine should be cleaned, sanitized, inspected and serviced regularly throughout its life cycle to ensure optimal performance and attain a full useful life. As remaining useful life approaches zero, consult with licensed vendors to determine options for replacement.

Useful Life:
15 years

Remaining Life:
6 years

Best Case: $ 2,700 Worst Case: $ 3,300

Cost Source: ARSF Cost Database

Pool Area

Comp #: 1214 Dive Stands - Replace 50% **Quantity: 50% of (7) Dive Stands**
Location: Pool/Spa area
Funded?: Yes.
History:
Comments: The dive stands were stored for the season during the site inspection. The stands vary in age and condition with newer stands noted. Inspect regularly to ensure sturdiness. Funding for partial replacement at the interval indicated.

Useful Life:
5 years

Remaining Life:
3 years

Best Case: $ 10,500 Worst Case: $ 12,600

Cost Source: ARSF Cost Database

Comp #: 1217 Pool Covers - Replace **Quantity: (3) Pool Covers**
Location: Pool area
Funded?: Yes.
History: 1 replaced in 2021
Comments: Pool covers appear to vary in age but appear intact and functional overall. We suggest planning to replace at regular intervals to maintain proper functionality. Inspect regularly and properly store when not in use. Cover can provide cost savings for temperature differentials, reduce cleaning costs and provide safety.

Useful Life:
5 years

Remaining Life:
2 years

Best Case: $ 4,500 Worst Case: $ 5,400

Cost Source: ARSF Cost Database

Comp #: 1219 Pool Furniture - Replace **Quantity: (284) Assorted Pieces**
Location: Pool area
Funded?: Yes.
History:
Comments: Variety of pool furniture that was stored during the site inspection. Funding for annual replacement.

Useful Life:
1 years

Remaining Life:
0 years

Best Case: $ 1,500 Worst Case: $ 2,000

Cost Source: ARSF Cost Database

Comp #: 1221 Lifeguard Stand - Replace 50% **Quantity: 50% of (4) Stands**
Location: Pool area
Funded?: Yes.
History:
Comments: Lifeguard stands appear intact and functional. As a routine maintenance expense, lifeguard stands should be inspected to ensure proper function and safety.

Useful Life:
5 years

Remaining Life:
2 years

Best Case: $ 3,000 Worst Case: $ 4,000

Cost Source: ARSF Cost Database

Comp #: 1223 Outdoor Showers - Replace **Quantity: Approx 40 GSF**

Location: Pool area

Funded?: Yes.

History:

Comments: Exterior tile should be inspected regularly for cracking, loose tile, poor drainage, and other problems.We recommend periodic inspection to ensure the shower area is draining properly with no major cracking or missing tiles.

Useful Life:
30 years

Remaining Life:
15 years

Best Case: $ 4,500 Worst Case: $ 5,500

Cost Source: ARSF Cost Database

Lap Pool

Comp #: 1202 Pool - Resurface **Quantity: Approx 2,920 GSF**
Location: Lap Pool
Funded?: Yes.
History:
Comments: The lap pool shows areas of wear, chipping and discoloration/delamination. Plan to resurface at the time frame below; incorporate tile every other resurface cycle; see separate component. We recommend proactive cleaning and maintenance and use of cover when possible. We recommend inspection by a licensed professional to set up an accurate maintenance plan.

Useful Life:
15 years

Remaining Life:
3 years

Best Case: $ 250,000 Worst Case: $ 350,000

Cost Source: ARSF Cost Database

Comp #: 1206 Pool Filter - Replace **Quantity: (2) Filters**
Location: Pool Equipment Room
Funded?: Yes.
History:
Comments: Pentair Triton II Commercial Sand Filters; serial #: 01163522001030 & 01163522001042; date of manufacture 12/2020. Pool vendor should inspect regularly for optimal performance and address any repairs or preventive maintenance as needed. Life can vary depending on location, as well as level of use and preventive maintenance. Fund on the interval below for future replacement.

Useful Life:
10 years

Remaining Life:
9 years

Best Case: $ 3,600 Worst Case: $ 4,400

Cost Source: ARSF Cost Database

Comp #: 1208 Pool Heater - Replace **Quantity: (1) Heater**
Location: Lap Pool
Funded?: Yes.
History:
Comments: Raypak model B-R406A-EN-C ASME; serial #: 2010513102 & 2010513251; date of manufacture 10/2020. Plan for regular intervals of replacement at roughly the time frame indicated below. We recommend periodic inspection by a licensed professional to ensure the heater is functioning properly.

Useful Life:
10 years

Remaining Life:
9 years

Best Case: $ 10,800 Worst Case: $ 13,200

Cost Source: ARSF Cost Database

Comp #: 1210 Pool Pumps - Replace **Quantity: (3) Pumps**
Location: Lap Pool
Funded?: Yes.
History:
Comments: Sta-Rite Intellipro VSF; serial #: 4010216200056T, 4010338200094M & 40102981902933; date of manufacture: 8/2020, 12/2020 & 10/2019. Life can vary depending on use and maintenance. Inspect for performance/leaks and handle minor repairs as needed out of the Operating account. Funding below is for future replacement.

Useful Life:
10 years

Remaining Life:
9 years

Best Case: $ 4,200 Worst Case: $ 5,400

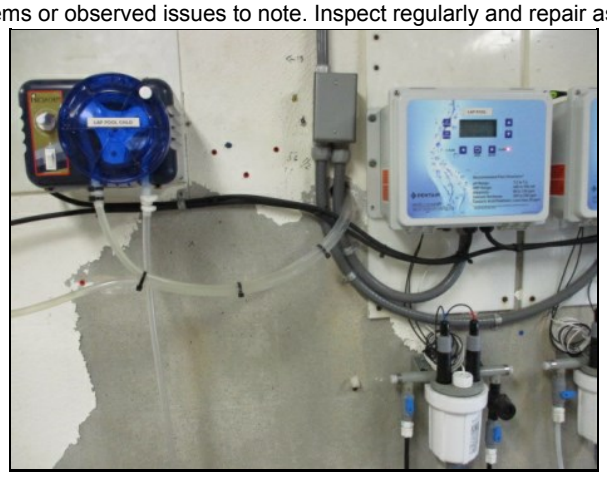
Cost Source: ARSF Cost Database

Comp #: 1212 Pool Chlorinators - Replace **Quantity: (1) System**

Location: Lap Pool
Funded?: Yes.
History:
Comments: Pentair Intellichem Chemistry Controller serial #: 122904221008U; date of manufacture: 2/2021 & (2) Rola-Chem chlorinators. No reported problems or observed issues to note. Inspect regularly and repair as needed.

Useful Life:
10 years

Remaining Life:
9 years



Best Case: $ 5,000 Worst Case: $ 6,000

Cost Source: ARSF Cost Database

Comp #: 1216 Pool Lane Dividers - Replace **Quantity: (5) Lane Dividers**

Location: Pool/Spa area
Funded?: Yes.
History:
Comments: Pool lane dividers should be inspected prior to use to identify any broken or missing sections, and to ensure safety. Should be covered and stored when not in use to prolong life expectancy.

Useful Life:
10 years

Remaining Life:
4 years

Best Case: $ 2,000 Worst Case: $ 2,400

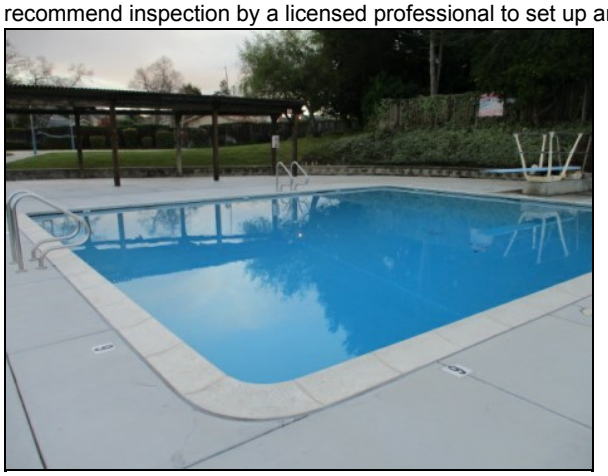
Cost Source: ARSF Cost Database

Diving Pool

Comp #: 1202 Pool - Resurface **Quantity: Approx 1,175 GSF**
Location: Diving Pool
Funded?: Yes.
History: 2021
Comments: The diving pool was recently resurfaced and is in good condition. Plan to resurface at the time frame below; incorporate tile every other resurface cycle; see separate component. We recommend proactive cleaning and maintenance and use of cover when possible. We recommend inspection by a licensed professional to set up an accurate maintenance plan.

Useful Life:
15 years

Remaining Life:
14 years



Best Case: $ 128,000 Worst Case: $ 156,000

Cost Source: ARSF Cost Database

Comp #: 1206 Pool Filters - Replace **Quantity: (2) Filters**
Location: Diving Pool
Funded?: Yes.
History: 2021
Comments: Pentair Triton II Commercial Sand Filters; serial #: 0116055210005B & 0116317200046A; date of manufacture: 2/2021 & 11/2020. Pool vendor should inspect regularly for optimal performance and address any repairs or preventive maintenance as needed. Life can vary depending on location, as well as level of use and preventive maintenance. Fund on the interval below for future replacement.

Useful Life:
10 years

Remaining Life:
9 years

Best Case: $ 3,600 Worst Case: $ 4,400

Cost Source: ARSF Cost Database

Comp #: 1210 Pool Pumps - Replace **Quantity: (3) Pumps**
Location: Diving Pool
Funded?: Yes.
History: 2021
Comments: Sta-Rite Intellipro VSF; serial #: 4010027210216R, 40103382000990 & 40103382000930; date of manufacture 1/2020 & 12/2020. Life can vary depending on use and maintenance. Inspect for performance/leaks and handle minor repairs as needed out of the Operating account. Funding below is for future replacement.

Useful Life:
10 years

Remaining Life:
9 years

Best Case: $ 4,200 Worst Case: $ 5,400

Cost Source: ARSF Cost Database

Comp #: 1212 Pool Chlorinators - Replace **Quantity: (1) System**
Location: Diving Pool
Funded?: Yes.
History: 2021
Comments: Pentair Intellichem Water Chemistry Controller serial #: 1229280200032N; date of manufacture 10/2020 & (2) Rola-Chem chlorinators

Useful Life:
10 years

Remaining Life:
9 years

Best Case: $ 6,700 Worst Case: $ 8,200

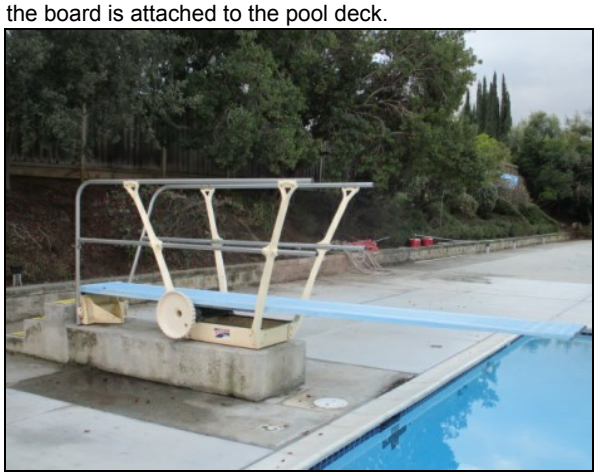
Cost Source: ARSF Cost Database

Comp #: 1215 Pool Diving Board - Replace **Quantity: (1) Diving Board**

Location: Diving Pool
Funded?: Yes.
History:
Comments: The diving board is intact overall with general wear noted. The framing is aged but remains functional. As a routine maintenance expense, diving board should be inspected above and below to ensure proper function and safety. Attention should be paid to the connection where the board is attached to the pool deck.

Useful Life:
15 years

Remaining Life:
2 years



Best Case: $ 10,000 Worst Case: $ 15,000

Cost Source: Client Cost History

Wading Pool

Comp #: 1202 Pool - Resurface **Quantity: Approx 355 GSF**
Location: Wading Pool
Funded?: Yes.
History: 2021
Comments: The wading pool was recently resurfaced and is in good condition. Plan to resurface at the time frame below; incorporate tile every other resurface cycle; see separate component. We recommend proactive cleaning and maintenance and use of cover when possible. We recommend inspection by a licensed professional to set up an accurate maintenance plan.

Useful Life:
15 years

Remaining Life:
14 years

Best Case: $ 9,500 Worst Case: $ 11,500

Cost Source: Client Cost History

Comp #: 1206 Pool Filter - Replace **Quantity: (1) Filter**
Location: Wading Pool
Funded?: Yes.
History:
Comments: Hayward Micro Clear DE Filter model DE 3600L; serial #:330J26. Pool vendor should inspect regularly for optimal performance and address any repairs or preventive maintenance as needed. Life can vary depending on location, as well as level of use and preventive maintenance. Fund on the interval below for future replacement.

Useful Life:
15 years

Remaining Life:
6 years

Best Case: $ 1,800 Worst Case: $ 2,200

Cost Source: ARSF Cost Database

Comp #: 1208 Pool Heater - Replace **Quantity: (1) Heater**

Location: Wading Pool

Funded?: Yes.

History:

Comments: Raypak model C-R206A-EN-C ASME; serial #: 1806467840; date of manufacture 6/2018. Plan for regular intervals of replacement at roughly the time frame indicated below. We recommend periodic inspection by a licensed professional to ensure the heater is functioning properly.

Useful Life:
10 years

Remaining Life:
6 years

Best Case: $ 5,400 Worst Case: $ 6,600

Cost Source: ARSF Cost Database

Comp #: 1210 Pool Pump - Replace **Quantity: (1) Pump**

Location: Wading Pool

Funded?: Yes.

History:

Comments: Pentair WhisperFlo hp pump; serial #: 0326244050189Z; date of manufacture: 1/2005 Life can vary depending on use and maintenance. Inspect for performance/leaks and handle minor repairs as needed out of the Operating account. Funding below is for future replacement.

Useful Life:
10 years

Remaining Life:
0 years

Best Case: $ 1,800 Worst Case: $ 2,200

Cost Source: ARSF Cost Database

Comp #: 1212 Pool Chlorinator System - Replace **Quantity: (1) System**

Location: Wading Pool

Funded?: Yes. This component does not meet the minimum cost threshold to qualify as a Reserve component. No Reserve funding necessary at this time.

History:

Comments: In most cases, chlorination systems can be repaired in sections and individual replacement parts do not meet threshold for Reserve funding. Consult with pool vendor to ensure that chemicals are being stored and contained properly, and that proper balances are being used in pool and/or spa. Maintain and repair this system as an Operating expense.

Useful Life:
10 years

Remaining Life:
9 years

Best Case: $ 4,500 Worst Case: $ 5,500

Cost Source: Cost History, plus Inflation

Landscape

Comp #: 1003 Irrigation Controller - Replace **Quantity: (2) Controllers**
Location: Common area
Funded?: Yes.
History:
Comments: We recommend regular inspection and testing by a professional landscape vendor to help ensure the irrigation system continues to function properly. Funding for replacement at the interval below.

Useful Life:
12 years

Remaining Life:
6 years

Best Case: $ 1,200 Worst Case: $ 1,600

Cost Source: ARSF Cost Database

Comp #: 1006 Irrigation System - Repair/Replace **Quantity: Irrigation System**
Location: Common area landscaping
Funded?: Yes.
History:
Comments: If properly installed and bedded without defect, the lines themselves are expected to be long-lived with no predictable expectation for replacement. In our experience however, as the community ages, large system renovations, repairs, zone reconfiguration, etc. become necessary. This component provides a rotating funding allowance to supplement the operating/maintenance budget for periodic larger repairs and replacements. Adjust as conditions, actual expense patterns dictate within future reserve study updates.

Useful Life:
10 years

Remaining Life:
3 years

Best Case: $ 4,500 Worst Case: $ 5,500

Cost Source: ARSF Cost Database

Comp #: 1008 Trees - Trim/Remove **Quantity: Tree Trimming/Removal**

Location: Common area landscaping

Funded?: Yes.

History:

Comments: This component may be utilized for larger tree removal/trimming projects which do not occur on an annual basis. If the community has not already done so, consult with a qualified arborist for a long term plan for the care and management of the trees within the community, balancing aesthetics with protection of property assets. Reserve funding recommend at level indicated below for periodic, larger tree removal/trimming needs.

Useful Life:
3 years

Remaining Life:
1 years

Best Case: $ 4,500 Worst Case: $ 5,500

Cost Source: ARSF Cost Database

Comp #: 1009 Landscaping - Replenish **Quantity: Replenishment**

Location: Common area landscaping

Funded?: Yes.

History:

Comments: Although typically funded as ongoing maintenance item, this component may be utilized for setting aside funds for larger expenses that do not occur on an annual basis, such as large scale plantings, resodding lawn areas, bark/mulch replenishment, etc. Adjust as conditions, actual expense patterns dictate within future reserve study updates.

Useful Life:
10 years

Remaining Life:
3 years

Best Case: $ 4,500 Worst Case: $ 5,500

Cost Source: ARSF Cost Database
