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Calusa Point Association

Miami, FL

MATTHEW STRALEY CAI-RS 00416 RESERVE SPECIALIST DESIGNATION

Report #: 29086-2
Beginning: January 1, 2023
Expires: December 31, 2023

RESERVE STUDY
Update "With-Site-Visit"

October 26, 2022

Welcome to your Reserve Study!

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

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

In this Report, you will find three key results:

- **Component List**
  Unique to each property, the Component List serves as the foundation of the Reserve Study and details the scope and schedule of all necessary repairs & replacements.
- **Reserve Fund Strength**
  A calculation that measures how well the Reserve Fund has kept pace with the property's physical deterioration.
- **Reserve Funding Plan**
  A multi-year funding plan based on current Reserve Fund strength that allows for component repairs and replacements to be completed in a timely manner, with an emphasis on fairness and avoiding "catch-up" funding.

Questions?

Please contact your Project Manager directly.

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Reserve Study Executive Summary | With-Site-Visit

Calusa Point Association
Miami, FL
Level of Service: **Update "With-Site-Visit"**

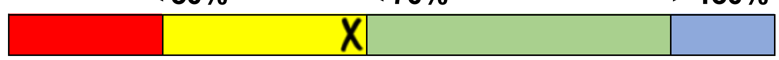
Report #: **29086-2**
# of Units: 274
January 1, 2023 through **December 31, 2023**

Findings & Recommendations — as of January 1, 2023

Projected Starting Reserve Balance	**$868,340**
Projected "Fully Funded" (Ideal) Reserve Balance	**$1,263,391**
Average Reserve Deficit (Surplus) Per Owner	**$1,442**
Percent Funded	**68.7 %**
Recommended Funding Contributions	**$286,378**
Minimum Contributions Required per Florida Admin. Code	**$234,012**
Recommended 2023 Special Assessments for Reserves	**$0**
Most Recent Reserve Contribution Rate	**$282,563**

Reserve Fund Strength: 68.7%

Weak **Fair** **Strong**
< 30% **< 70%** **> 130%**



Risk of Special Assessment: **High** **Medium** **Low**

Economic Assumptions:

Net Annual "After Tax" Interest Earnings Accruing to Reserves . . . . **1.00 %**
Annual Inflation Rate . . . . **3.00 %**

This document is a "Full" Reserve Study (original, created "from scratch"), based on our site inspection on 6/24/2022.

This Reserve Study was prepared or overseen by a credentialed Reserve Specialist (RS). No assets appropriate for Reserve designation were excluded. As of the start of the initial fiscal year shown in this study, your Reserve fund is determined to be 68.7 % Funded. Based on this figure, the Client's risk of special assessments & deferred maintenance is currently Medium. The objective of your multi-year Funding Plan is to Fully Fund your Reserves, where clients enjoy a low risk of such Reserve cash flow problems.

Based on this starting point, your anticipated future expenses, and your historical Reserve contribution rate, our recommendation is to decrease your Reserve contributions in the upcoming fiscal year. This Reserve Study analysis expires at the end of the initial fiscal year covered within, and should NOT be used for budgeting for Reserves in future fiscal years. Please contact our office to discuss options for updating your Reserve Study on an annual basis.

Reserve Funding Goals and Methodology:

POOLED FUNDING (AKA "Cash Flow Method"):

This Reserve Study includes two different options for funding based on the "pooled" method (also known as the cash flow method.)

Our "recommended" funding plan is designed to help the Association to attain and maintain Reserves at or near 100 percent-funded. This goal is more likely to provide an adequate cushion of accumulated funds, which will help reduce the risk of special assessments and/or loans in the event of higher-than-expected component costs, reduced component life expectancies, or other "surprise" circumstances.

We have also provided an “alternate” funding plan. For Florida associations using the pooled method, Florida Administrative Code requires that, at minimum: "the current year contribution should not be less than that required to ensure that the balance on hand at the beginning of the period when the budget will go into effect plus the projected annual cash inflows over the estimated remaining lives of the items in the pool are greater than the estimated cash outflows over the estimated remaining lives of the items in the pool." In Florida, satisfying this objective is generally understood to be “fully funding” the Reserves, and any proposed budget that purports to provide less than the required amount must be voted on and approved by a majority vote of the ownership. (Please consult with your Association’s legal counsel for additional guidance regarding the waiving or partial funding of reserves.)

It should be noted that while this is often understood to describe “fully funding” of reserves in Florida, this practice is also described in National Reserve Study Standards (NRSS) as “baseline funding.” NRSS characterizes baseline funding as “establishing a reserve funding goal of allowing the reserve cash balance to never be below zero during the cash flow projection. This is the funding goal with the greatest risk due to the variabilities encountered in the timing of component replacements and repair and replacement costs.”

It is our understanding that the Florida Division of Condominiums, Timeshares and Mobile Homes (“the Division”) has in some cases required that a community association’s reserve funding plan must be presented without any year-over-year increases in the recommended contribution rate. In other words, the proposed amount of Reserve funding must be kept level throughout the projected long-term forecast. This is requested in order to satisfy the Division’s requirement as noted in Florida Administrative Code rule 61B-22.005(3)(b), which states:

“If the association maintains a pooled account of two or more of the required reserve assets, the amount of the contribution to the pooled reserve account as disclosed on the proposed budget shall be not less than that required to ensure that the balance on hand at the beginning of the period for which the budget will go into effect plus the projected annual cash inflows over the remaining estimated useful lives of all of the assets that make up the reserve pool are equal to or greater than the projected annual cash outflows over the remaining estimated useful lives of all of the assets that make up the reserve pool, based on the current reserve analysis. The projected annual cash inflows may include estimated earnings from investment of principal. The reserve funding formula shall not include any type of balloon payments.”

Per a conversation we had with the Association's CPA, we have included inflation and moderate increases to Reserve Funding to pace with the increased costs of the Association's Assets over time.

STRAIGHT-LINE FUNDING (AKA “Component Method”):

For Clients currently using the “straight-line” method of Reserve funding (also known as the component method), an additional table has been added to the Reserve Study to provide recommendations calculated using this method.

By nature, the straight-line method may only be used to generate recommended contribution rates for one fiscal year at a time, and does not include any assumptions for interest earnings or inflationary cost increases. When using this method, the required contribution for each component is calculated by estimating the replacement cost for the component, subtracting any available funds already collected, and dividing the resulting difference (herein labeled as the “unfunded balance,” measured in dollars) by the remaining useful life of the component, measured in years. The resulting figure is the required amount to fund that component. For groups of like components (i.e. multiple individual roof components, all falling within a ‘roof reserve’), the individual contribution amounts are added together to determine the total amount required to fund the group as a whole.

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
	Site and Grounds			
2109	Concrete Curbs & Gutters - Repair	40	38	$215,250
2113	Site Drainage System - Clean/Repair	20	18	$42,700
2123	Asphalt - Seal/Repair	4	3	$30,550
2125	Asphalt - Resurface	20	18	$655,000
2137	Site Fencing: Metal - Replace	25	0	$197,000
2148	Gazebo (Playground)- Repair/Replace	20	14	$9,535
2166	Mailboxes - Replace	20	5	$76,900
2169	Sign/Monument - Refurbish/Replace	15	7	$15,200
2170	Directional/Street Signs - Replace	20	18	$3,900
2185	Landscaping - Refurbish (One-Time)	0	0	$87,500
2186	Landscaping - Refurbish (Recurring)	3	3	$18,600
	Building Exteriors			
2343	Building/Common Exteriors - Paint	7	1	$684,600
2367	CH & GH Windows & Doors - Replace	10	0	$3,100
2383	Club & GuardHouse Roofs - Replace	25	16	$29,550
	M.E.P.			
2508	RFID Sensor - Replace	15	9	$5,900
2511	Barrier Arm Operator (Older)- Repl.	15	1	$4,000
2511	Barrier Arm Operators - Replace	15	12	$8,000
2522	HVAC (Guardhouse) - Replace	10	7	$3,000
2543	Security Cameras - Upgrade/Replace	10	9	$4,300
2585	Irrigation Pumps - Partial Replace	3	2	$2,000
2599	Golf Cart - Replace	10	5	$8,000
	Interiors and Amenities			
2181	Tennis Court Furnishings - Replace	10	5	$6,000
2749	Bathrooms - Remodel	20	9	$25,000
2763	Pool Deck Furniture - Replace	8	0	$8,600
2767	Pool Deck - Seal/Repair	5	6	$14,350
2768	Pool Deck (Coated) - Resurface	25	1	$50,100
2771	Pool Fence - Replace	25	1	$6,850
2772	Pool Deck Lighting - Replace	25	1	$27,600
2773	Pool - Resurface	12	5	$17,100
2787	Pool Equipment - Maintain/Replace	5	0	$5,000
2801	Playground Equipment - Replace	25	19	$28,000
2809	Tennis Courts - Re-coat	5	6	$22,550
2811	Tennis Courts - Resurface	25	1	$60,000
2813	Tennis Court Fencing - Replace	25	1	$22,550

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
34	**Total Funded Components**			

Note 1: Yellow highlighted line items are expected to require attention in this initial year, light blue highlighted items are expected to occur within the first-five years.

Introduction

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

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

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

Methodology

For this Update With-Site-Visit Reserve Study, we started with a review of your prior Reserve Study, then looked into recent Reserve expenditures, evaluated how expenditures are handled (ongoing maintenance vs Reserves), and researched any well-established association precedents. We performed an on-site inspection to evaluate your common areas, updating and adjusting your Reserve Component List as appropriate.

Which Physical Assets are Funded by Reserves?

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

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

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

How do we establish Current Repair/Replacement Cost Estimates?

In this order...

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

How much Reserves are enough?

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

Adequacy is measured in a two-step process:

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

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

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

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

How much should we contribute?

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

What is our Recommended Funding Goal?

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

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

Site Inspection Notes

During our site visit on 6/24/2022, we visually inspected all common areas, amenities, and other components that are the responsibility of the Client. Please refer to the Component Details section at the end of this document for additional photos, observations and other information regarding 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 as defined by your Reserve Component List. A summary of these components are shown in the Component Details table, while a summary of the expenses themselves are shown in the 30-yr Cash Flow Detail table.

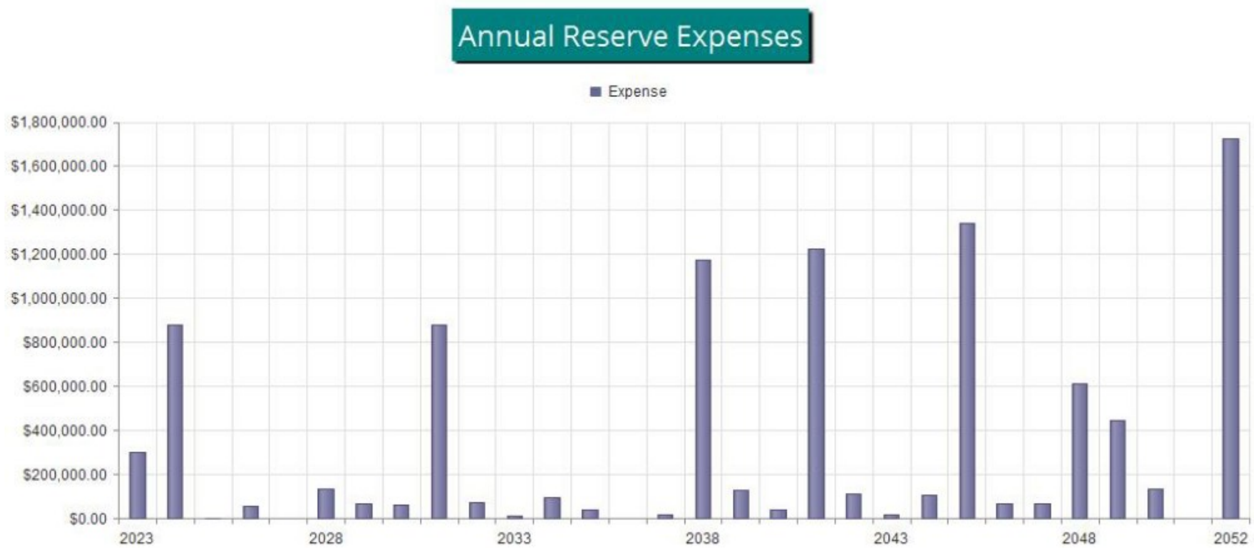


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be $868,340 as-of the start of your Fiscal Year on 1/1/2023. This is based either on information provided directly to us, or using your most recent available Reserve account balance, plus any budgeted contributions and less any planned expenses through the end of your Fiscal Year. As of your Fiscal Year Start, your Fully Funded Balance is computed to be $1,263,391. This figure represents the deteriorated value of your common area components. Comparing your Reserve Balance to your Fully Funded Balance indicates your Reserves are 68.7 % Funded. In our experience, approximately 2% of Clients funded in this range require special assessments as part of their recommended Reserve funding plans.

Recommended Funding Plan

Based on your current Percent Funded and your near-term and long-term Reserve needs, we are recommending budgeted contributions of $286,378 in the upcoming fiscal year. At minimum, the Association must budget $234,012 for Reserves in the upcoming 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.

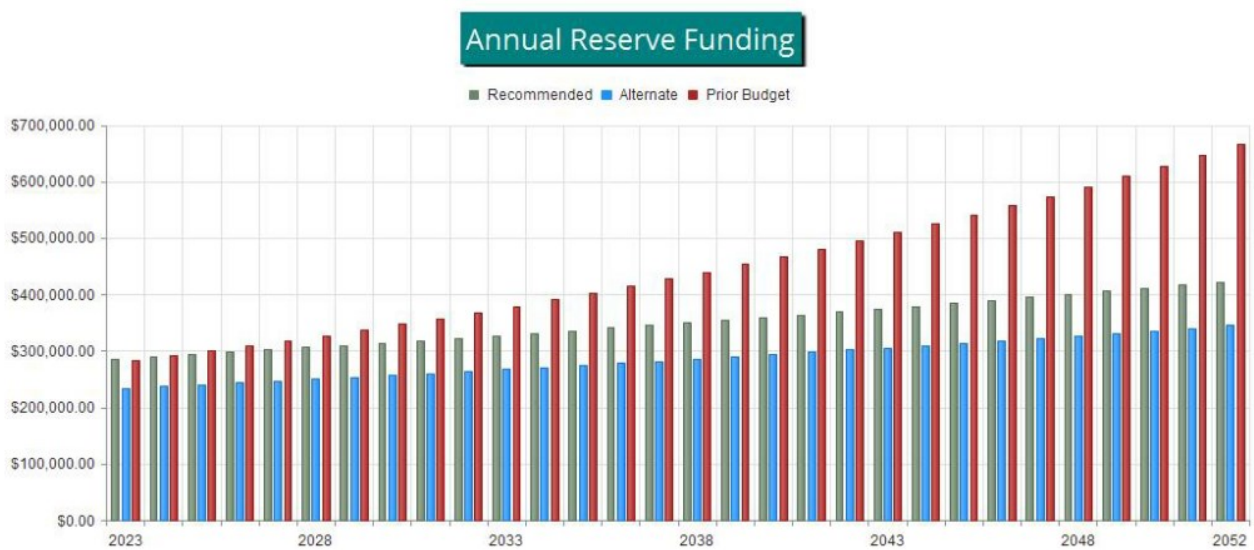


Figure 2

The following chart shows your Reserve balance under our recommended plan, the minimum funding plan and at the Association's current contribution rate, all compared to your always-changing Fully Funded Balance target. Note that the "current" contribution rate as shown here is based on the most recent Reserve contribution rate as reported to us. This rate is included here for comparison purposes only, to illustrate what might happen if the Client were to continue budgeting for Reserves at the same rate as it has most recently done.

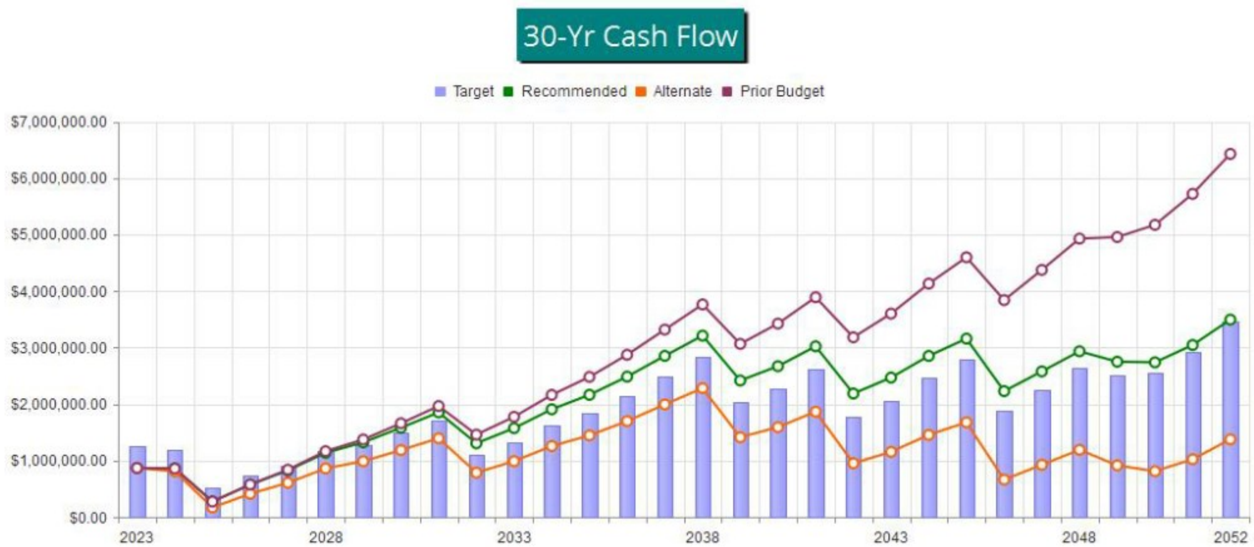


Figure 3

This figure shows the same information described above, but 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.

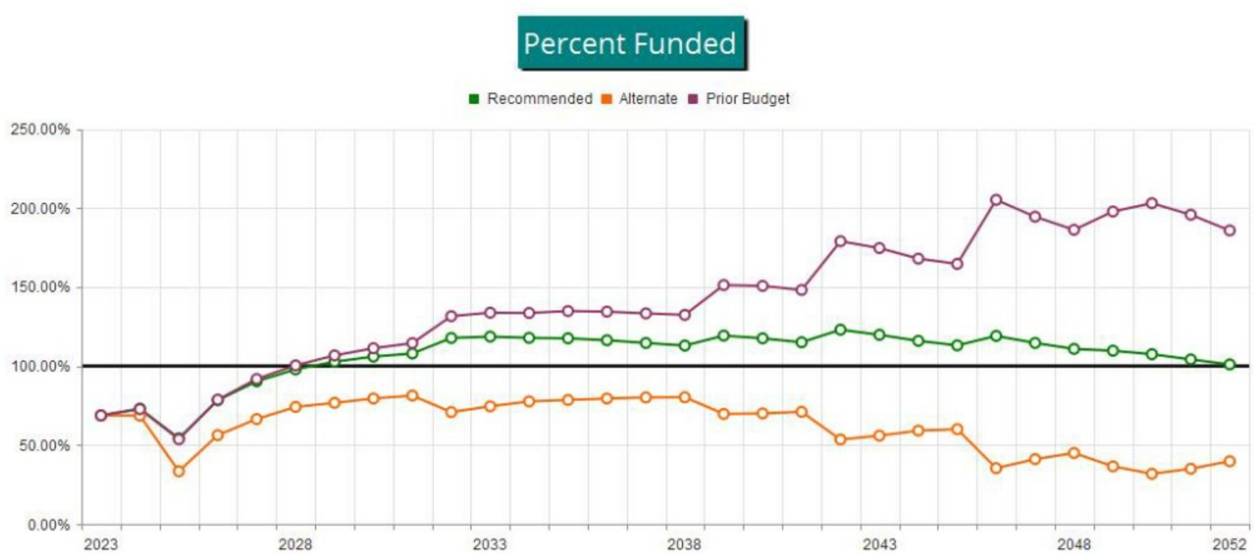


Figure 4

Table Descriptions

Executive Summary is a summary of your Reserve Components

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

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

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

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

Fully Funded Balance

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#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
	Site and Grounds							
2109	Concrete Curbs & Gutters - Repair	$215,250	X	2	/	40	=	$10,763
2113	Site Drainage System - Clean/Repair	$42,700	X	2	/	20	=	$4,270
2123	Asphalt - Seal/Repair	$30,550	X	1	/	4	=	$7,638
2125	Asphalt - Resurface	$655,000	X	2	/	20	=	$65,500
2137	Site Fencing: Metal - Replace	$197,000	X	25	/	25	=	$197,000
2148	Gazebo (Playground)- Repair/Replace	$9,535	X	6	/	20	=	$2,861
2166	Mailboxes - Replace	$76,900	X	15	/	20	=	$57,675
2169	Sign/Monument - Refurbish/Replace	$15,200	X	8	/	15	=	$8,107
2170	Directional/Street Signs - Replace	$3,900	X	2	/	20	=	$390
2185	Landscaping - Refurbish (One-Time)	$87,500	X	0	/	0	=	$87,500
2186	Landscaping - Refurbish (Recurring)	$18,600	X	0	/	3	=	$0
	Building Exteriors							
2343	Building/Common Exteriors - Paint	$684,600	X	6	/	7	=	$586,800
2367	CH & GH Windows & Doors - Replace	$3,100	X	10	/	10	=	$3,100
2383	Club & GuardHouse Roofs - Replace	$29,550	X	9	/	25	=	$10,638
	M.E.P.							
2508	RFID Sensor - Replace	$5,900	X	6	/	15	=	$2,360
2511	Barrier Arm Operator (Older)- Repl.	$4,000	X	14	/	15	=	$3,733
2511	Barrier Arm Operators - Replace	$8,000	X	3	/	15	=	$1,600
2522	HVAC (Guardhouse) - Replace	$3,000	X	3	/	10	=	$900
2543	Security Cameras - Upgrade/Replace	$4,300	X	1	/	10	=	$430
2585	Irrigation Pumps - Partial Replace	$2,000	X	1	/	3	=	$667
2599	Golf Cart - Replace	$8,000	X	5	/	10	=	$4,000
	Interiors and Amenities							
2181	Tennis Court Furnishings - Replace	$6,000	X	5	/	10	=	$3,000
2749	Bathrooms - Remodel	$25,000	X	11	/	20	=	$13,750
2763	Pool Deck Furniture - Replace	$8,600	X	8	/	8	=	$8,600
2767	Pool Deck - Seal/Repair	$14,350	X	0	/	5	=	$0
2768	Pool Deck (Coated) - Resurface	$50,100	X	24	/	25	=	$48,096
2771	Pool Fence - Replace	$6,850	X	24	/	25	=	$6,576
2772	Pool Deck Lighting - Replace	$27,600	X	24	/	25	=	$26,496
2773	Pool - Resurface	$17,100	X	7	/	12	=	$9,975
2787	Pool Equipment - Maintain/Replace	$5,000	X	5	/	5	=	$5,000
2801	Playground Equipment - Replace	$28,000	X	6	/	25	=	$6,720
2809	Tennis Courts - Re-coat	$22,550	X	0	/	5	=	$0
2811	Tennis Courts - Resurface	$60,000	X	24	/	25	=	$57,600
2813	Tennis Court Fencing - Replace	$22,550	X	24	/	25	=	$21,648
								$1,263,391

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
	Site and Grounds				
2109	Concrete Curbs & Gutters - Repair	40	$215,250	$5,381	2.82 %
2113	Site Drainage System - Clean/Repair	20	$42,700	$2,135	1.12 %
2123	Asphalt - Seal/Repair	4	$30,550	$7,638	4.00 %
2125	Asphalt - Resurface	20	$655,000	$32,750	17.17 %
2137	Site Fencing: Metal - Replace	25	$197,000	$7,880	4.13 %
2148	Gazebo (Playground)- Repair/Replace	20	$9,535	$477	0.25 %
2166	Mailboxes - Replace	20	$76,900	$3,845	2.02 %
2169	Sign/Monument - Refurbish/Replace	15	$15,200	$1,013	0.53 %
2170	Directional/Street Signs - Replace	20	$3,900	$195	0.10 %
2185	Landscaping - Refurbish (One-Time)	0	$87,500	$0	0.00 %
2186	Landscaping - Refurbish (Recurring)	3	$18,600	$6,200	3.25 %
	Building Exteriors				
2343	Building/Common Exteriors - Paint	7	$684,600	$97,800	51.28 %
2367	CH & GH Windows & Doors - Replace	10	$3,100	$310	0.16 %
2383	Club & GuardHouse Roofs - Replace	25	$29,550	$1,182	0.62 %
	M.E.P.				
2508	RFID Sensor - Replace	15	$5,900	$393	0.21 %
2511	Barrier Arm Operator (Older)- Repl.	15	$4,000	$267	0.14 %
2511	Barrier Arm Operators - Replace	15	$8,000	$533	0.28 %
2522	HVAC (Guardhouse) - Replace	10	$3,000	$300	0.16 %
2543	Security Cameras - Upgrade/Replace	10	$4,300	$430	0.23 %
2585	Irrigation Pumps - Partial Replace	3	$2,000	$667	0.35 %
2599	Golf Cart - Replace	10	$8,000	$800	0.42 %
	Interiors and Amenities				
2181	Tennis Court Furnishings - Replace	10	$6,000	$600	0.31 %
2749	Bathrooms - Remodel	20	$25,000	$1,250	0.66 %
2763	Pool Deck Furniture - Replace	8	$8,600	$1,075	0.56 %
2767	Pool Deck - Seal/Repair	5	$14,350	$2,870	1.50 %
2768	Pool Deck (Coated) - Resurface	25	$50,100	$2,004	1.05 %
2771	Pool Fence - Replace	25	$6,850	$274	0.14 %
2772	Pool Deck Lighting - Replace	25	$27,600	$1,104	0.58 %
2773	Pool - Resurface	12	$17,100	$1,425	0.75 %
2787	Pool Equipment - Maintain/Replace	5	$5,000	$1,000	0.52 %
2801	Playground Equipment - Replace	25	$28,000	$1,120	0.59 %
2809	Tennis Courts - Re-coat	5	$22,550	$4,510	2.36 %
2811	Tennis Courts - Resurface	25	$60,000	$2,400	1.26 %
2813	Tennis Court Fencing - Replace	25	$22,550	$902	0.47 %
34	Total Funded Components			$190,730	100.00 %

30-Year Reserve Plan Summary

Report # 29086-2
With-Site-Visit

Fiscal Year Start: 2023	Interest: 1.00 %	Inflation: 3.00 %
Reserve Fund Strength: as-of Fiscal Year Start Date	Projected Reserve Balance Changes	

Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	% Increase In Annual Reserve Funding	Reserve Funding	Loan or Special Assmts	Interest Income	Reserve Expenses
2023	$868,340	$1,263,391	68.7 %	Medium	1.35 %	$286,378	$0	$8,649	$301,200
2024	$862,167	$1,179,907	73.1 %	Low	1.35 %	$290,244	$0	$5,692	$881,371
2025	$276,732	$509,838	54.3 %	Medium	1.35 %	$294,162	$0	$4,247	$2,122
2026	$573,020	$731,363	78.3 %	Low	1.35 %	$298,134	$0	$6,984	$53,708
2027	$824,430	$912,653	90.3 %	Low	1.35 %	$302,158	$0	$9,800	$0
2028	$1,136,388	$1,161,141	97.9 %	Low	1.35 %	$306,238	$0	$12,285	$133,317
2029	$1,321,594	$1,286,401	102.7 %	Low	1.35 %	$310,372	$0	$14,503	$66,270
2030	$1,580,199	$1,491,308	106.0 %	Low	1.35 %	$314,562	$0	$17,153	$59,956
2031	$1,851,958	$1,715,903	107.9 %	Low	1.35 %	$318,808	$0	$15,783	$880,659
2032	$1,305,890	$1,109,161	117.7 %	Low	1.35 %	$323,112	$0	$14,389	$70,197
2033	$1,573,195	$1,326,458	118.6 %	Low	1.35 %	$327,474	$0	$17,394	$10,886
2034	$1,907,178	$1,619,054	117.8 %	Low	1.35 %	$331,895	$0	$20,344	$96,135
2035	$2,163,281	$1,840,542	117.5 %	Low	1.35 %	$336,376	$0	$23,231	$37,925
2036	$2,484,963	$2,136,789	116.3 %	Low	1.35 %	$340,917	$0	$26,676	$0
2037	$2,852,556	$2,489,388	114.6 %	Low	1.35 %	$345,519	$0	$30,305	$17,448
2038	$3,210,932	$2,843,250	112.9 %	Low	1.35 %	$350,184	$0	$28,125	$1,172,760
2039	$2,416,481	$2,026,670	119.2 %	Low	1.35 %	$354,911	$0	$25,421	$126,852
2040	$2,669,962	$2,272,059	117.5 %	Low	1.35 %	$359,702	$0	$28,446	$36,528
2041	$3,021,582	$2,627,302	115.0 %	Low	1.35 %	$364,558	$0	$26,027	$1,226,092
2042	$2,186,076	$1,777,692	123.0 %	Low	1.35 %	$369,480	$0	$23,264	$110,208
2043	$2,468,611	$2,061,988	119.7 %	Low	1.35 %	$374,468	$0	$26,589	$18,242
2044	$2,851,426	$2,459,872	115.9 %	Low	1.35 %	$379,523	$0	$30,033	$103,246
2045	$3,157,736	$2,792,783	113.1 %	Low	1.35 %	$384,647	$0	$26,919	$1,340,889
2046	$2,228,413	$1,871,872	119.0 %	Low	1.35 %	$389,840	$0	$24,022	$64,240
2047	$2,578,035	$2,249,576	114.6 %	Low	1.35 %	$395,102	$0	$27,545	$67,285
2048	$2,933,397	$2,647,105	110.8 %	Low	1.35 %	$400,436	$0	$28,400	$613,268
2049	$2,748,966	$2,506,179	109.7 %	Low	1.35 %	$405,842	$0	$27,423	$444,258
2050	$2,737,973	$2,547,445	107.5 %	Low	1.35 %	$411,321	$0	$28,901	$133,611
2051	$3,044,584	$2,922,625	104.2 %	Low	1.35 %	$416,874	$0	$32,680	$0
2052	$3,494,138	$3,459,771	101.0 %	Low	1.35 %	$422,502	$0	$28,548	$1,727,363

30-Year Reserve Plan Summary (Alternate Funding Plan)

Report # 29086-2
With-Site-Visit

Fiscal Year Start: 2023	Interest: 1.00 %	Inflation: 3.00 %
Reserve Fund Strength: as-of Fiscal Year Start Date	Projected Reserve Balance Changes	

Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	% Increase In Annual Reserve Funding	Reserve Funding	Loan or Special Assmts	Interest Income	Reserve Expenses
2023	$868,340	$1,263,391	68.7 %	Medium	-17.18 %	$234,012	$0	$8,386	$301,200
2024	$809,538	$1,179,907	68.6 %	Medium	1.35 %	$237,171	$0	$4,897	$881,371
2025	$170,235	$509,838	33.4 %	Medium	1.35 %	$240,373	$0	$2,907	$2,122
2026	$411,393	$731,363	56.3 %	Medium	1.35 %	$243,618	$0	$5,087	$53,708
2027	$606,390	$912,653	66.4 %	Medium	1.35 %	$246,907	$0	$7,332	$0
2028	$860,629	$1,161,141	74.1 %	Low	1.35 %	$250,240	$0	$9,233	$133,317
2029	$986,786	$1,286,401	76.7 %	Low	1.35 %	$253,618	$0	$10,854	$66,270
2030	$1,184,988	$1,491,308	79.5 %	Low	1.35 %	$257,042	$0	$12,894	$59,956
2031	$1,394,969	$1,715,903	81.3 %	Low	1.35 %	$260,512	$0	$10,899	$880,659
2032	$785,721	$1,109,161	70.8 %	Low	1.35 %	$264,029	$0	$8,867	$70,197
2033	$988,420	$1,326,458	74.5 %	Low	1.35 %	$267,594	$0	$11,219	$10,886
2034	$1,256,347	$1,619,054	77.6 %	Low	1.35 %	$271,206	$0	$13,501	$96,135
2035	$1,444,919	$1,840,542	78.5 %	Low	1.35 %	$274,867	$0	$15,706	$37,925
2036	$1,697,567	$2,136,789	79.4 %	Low	1.35 %	$278,578	$0	$18,453	$0
2037	$1,994,598	$2,489,388	80.1 %	Low	1.35 %	$282,339	$0	$21,368	$17,448
2038	$2,280,857	$2,843,250	80.2 %	Low	1.35 %	$286,150	$0	$18,460	$1,172,760
2039	$1,412,708	$2,026,670	69.7 %	Medium	1.35 %	$290,013	$0	$15,012	$126,852
2040	$1,590,881	$2,272,059	70.0 %	Low	1.35 %	$293,929	$0	$17,275	$36,528
2041	$1,865,556	$2,627,302	71.0 %	Low	1.35 %	$297,897	$0	$14,079	$1,226,092
2042	$951,440	$1,777,692	53.5 %	Medium	1.35 %	$301,918	$0	$10,521	$110,208
2043	$1,153,671	$2,061,988	55.9 %	Medium	1.35 %	$305,994	$0	$13,035	$18,242
2044	$1,454,459	$2,459,872	59.1 %	Medium	1.35 %	$310,125	$0	$15,651	$103,246
2045	$1,676,988	$2,792,783	60.0 %	Medium	1.35 %	$314,312	$0	$11,690	$1,340,889
2046	$662,101	$1,871,872	35.4 %	Medium	1.35 %	$318,555	$0	$7,929	$64,240
2047	$924,345	$2,249,576	41.1 %	Medium	1.35 %	$322,856	$0	$10,570	$67,285
2048	$1,190,484	$2,647,105	45.0 %	Medium	1.35 %	$327,214	$0	$10,523	$613,268
2049	$914,954	$2,506,179	36.5 %	Medium	1.35 %	$331,631	$0	$8,626	$444,258
2050	$810,953	$2,547,445	31.8 %	Medium	1.35 %	$336,108	$0	$9,164	$133,611
2051	$1,022,615	$2,922,625	35.0 %	Medium	1.35 %	$340,646	$0	$11,984	$0
2052	$1,375,245	$3,459,771	39.7 %	Medium	1.35 %	$345,245	$0	$6,873	$1,727,363

#	Fiscal Year	2023	2024	2025	2026	2027
	Starting Reserve Balance	$868,340	$862,167	$276,732	$573,020	$824,430
	Annual Reserve Funding	$286,378	$290,244	$294,162	$298,134	$302,158
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$8,649	$5,692	$4,247	$6,984	$9,800
	Total Income	$1,163,367	$1,158,103	$575,141	$878,138	$1,136,388
#	Component					
	Site and Grounds					
2109	Concrete Curbs & Gutters - Repair	$0	$0	$0	$0	$0
2113	Site Drainage System - Clean/Repair	$0	$0	$0	$0	$0
2123	Asphalt - Seal/Repair	$0	$0	$0	$33,383	$0
2125	Asphalt - Resurface	$0	$0	$0	$0	$0
2137	Site Fencing: Metal - Replace	$197,000	$0	$0	$0	$0
2148	Gazebo (Playground)- Repair/Replace	$0	$0	$0	$0	$0
2166	Mailboxes - Replace	$0	$0	$0	$0	$0
2169	Sign/Monument - Refurbish/Replace	$0	$0	$0	$0	$0
2170	Directional/Street Signs - Replace	$0	$0	$0	$0	$0
2185	Landscaping - Refurbish (One-Time)	$87,500	$0	$0	$0	$0
2186	Landscaping - Refurbish (Recurring)	$0	$0	$0	$20,325	$0
	Building Exteriors					
2343	Building/Common Exteriors - Paint	$0	$705,138	$0	$0	$0
2367	CH & GH Windows & Doors - Replace	$3,100	$0	$0	$0	$0
2383	Club & GuardHouse Roofs - Replace	$0	$0	$0	$0	$0
	M.E.P.					
2508	RFID Sensor - Replace	$0	$0	$0	$0	$0
2511	Barrier Arm Operator (Older)- Repl.	$0	$4,120	$0	$0	$0
2511	Barrier Arm Operators - Replace	$0	$0	$0	$0	$0
2522	HVAC (Guardhouse) - Replace	$0	$0	$0	$0	$0
2543	Security Cameras - Upgrade/Replace	$0	$0	$0	$0	$0
2585	Irrigation Pumps - Partial Replace	$0	$0	$2,122	$0	$0
2599	Golf Cart - Replace	$0	$0	$0	$0	$0
	Interiors and Amenities					
2181	Tennis Court Furnishings - Replace	$0	$0	$0	$0	$0
2749	Bathrooms - Remodel	$0	$0	$0	$0	$0
2763	Pool Deck Furniture - Replace	$8,600	$0	$0	$0	$0
2767	Pool Deck - Seal/Repair	$0	$0	$0	$0	$0
2768	Pool Deck (Coated) - Resurface	$0	$51,603	$0	$0	$0
2771	Pool Fence - Replace	$0	$7,056	$0	$0	$0
2772	Pool Deck Lighting - Replace	$0	$28,428	$0	$0	$0
2773	Pool - Resurface	$0	$0	$0	$0	$0
2787	Pool Equipment - Maintain/Replace	$5,000	$0	$0	$0	$0
2801	Playground Equipment - Replace	$0	$0	$0	$0	$0
2809	Tennis Courts - Re-coat	$0	$0	$0	$0	$0
2811	Tennis Courts - Resurface	$0	$61,800	$0	$0	$0
2813	Tennis Court Fencing - Replace	$0	$23,227	$0	$0	$0
	Total Expenses	$301,200	$881,371	$2,122	$53,708	$0
	Ending Reserve Balance	$862,167	$276,732	$573,020	$824,430	$1,136,388

#	Fiscal Year	2028	2029	2030	2031	2032
	Starting Reserve Balance	$1,136,388	$1,321,594	$1,580,199	$1,851,958	$1,305,890
	Annual Reserve Funding	$306,238	$310,372	$314,562	$318,808	$323,112
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$12,285	$14,503	$17,153	$15,783	$14,389
	Total Income	$1,454,911	$1,646,469	$1,911,914	$2,186,548	$1,643,391
#	Component					
	Site and Grounds					
2109	Concrete Curbs & Gutters - Repair	$0	$0	$0	$0	$0
2113	Site Drainage System - Clean/Repair	$0	$0	$0	$0	$0
2123	Asphalt - Seal/Repair	$0	$0	$37,573	$0	$0
2125	Asphalt - Resurface	$0	$0	$0	$0	$0
2137	Site Fencing: Metal - Replace	$0	$0	$0	$0	$0
2148	Gazebo (Playground)- Repair/Replace	$0	$0	$0	$0	$0
2166	Mailboxes - Replace	$89,148	$0	$0	$0	$0
2169	Sign/Monument - Refurbish/Replace	$0	$0	$18,694	$0	$0
2170	Directional/Street Signs - Replace	$0	$0	$0	$0	$0
2185	Landscaping - Refurbish (One-Time)	$0	$0	$0	$0	$0
2186	Landscaping - Refurbish (Recurring)	$0	$22,209	$0	$0	$24,269
	Building Exteriors					
2343	Building/Common Exteriors - Paint	$0	$0	$0	$867,231	$0
2367	CH & GH Windows & Doors - Replace	$0	$0	$0	$0	$0
2383	Club & GuardHouse Roofs - Replace	$0	$0	$0	$0	$0
	M.E.P.					
2508	RFID Sensor - Replace	$0	$0	$0	$0	$7,698
2511	Barrier Arm Operator (Older)- Repl.	$0	$0	$0	$0	$0
2511	Barrier Arm Operators - Replace	$0	$0	$0	$0	$0
2522	HVAC (Guardhouse) - Replace	$0	$0	$3,690	$0	$0
2543	Security Cameras - Upgrade/Replace	$0	$0	$0	$0	$5,611
2585	Irrigation Pumps - Partial Replace	$2,319	$0	$0	$2,534	$0
2599	Golf Cart - Replace	$9,274	$0	$0	$0	$0
	Interiors and Amenities					
2181	Tennis Court Furnishings - Replace	$6,956	$0	$0	$0	$0
2749	Bathrooms - Remodel	$0	$0	$0	$0	$32,619
2763	Pool Deck Furniture - Replace	$0	$0	$0	$10,894	$0
2767	Pool Deck - Seal/Repair	$0	$17,135	$0	$0	$0
2768	Pool Deck (Coated) - Resurface	$0	$0	$0	$0	$0
2771	Pool Fence - Replace	$0	$0	$0	$0	$0
2772	Pool Deck Lighting - Replace	$0	$0	$0	$0	$0
2773	Pool - Resurface	$19,824	$0	$0	$0	$0
2787	Pool Equipment - Maintain/Replace	$5,796	$0	$0	$0	$0
2801	Playground Equipment - Replace	$0	$0	$0	$0	$0
2809	Tennis Courts - Re-coat	$0	$26,926	$0	$0	$0
2811	Tennis Courts - Resurface	$0	$0	$0	$0	$0
2813	Tennis Court Fencing - Replace	$0	$0	$0	$0	$0
	Total Expenses	$133,317	$66,270	$59,956	$880,659	$70,197
	Ending Reserve Balance	$1,321,594	$1,580,199	$1,851,958	$1,305,890	$1,573,195

#	Fiscal Year	2033	2034	2035	2036	2037
	Starting Reserve Balance	$1,573,195	$1,907,178	$2,163,281	$2,484,963	$2,852,556
	Annual Reserve Funding	$327,474	$331,895	$336,376	$340,917	$345,519
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$17,394	$20,344	$23,231	$26,676	$30,305
	Total Income	$1,918,063	$2,259,416	$2,522,889	$2,852,556	$3,228,380
#	Component					
	Site and Grounds					
2109	Concrete Curbs & Gutters - Repair	$0	$0	$0	$0	$0
2113	Site Drainage System - Clean/Repair	$0	$0	$0	$0	$0
2123	Asphalt - Seal/Repair	$0	$42,288	$0	$0	$0
2125	Asphalt - Resurface	$0	$0	$0	$0	$0
2137	Site Fencing: Metal - Replace	$0	$0	$0	$0	$0
2148	Gazebo (Playground)- Repair/Replace	$0	$0	$0	$0	$14,423
2166	Mailboxes - Replace	$0	$0	$0	$0	$0
2169	Sign/Monument - Refurbish/Replace	$0	$0	$0	$0	$0
2170	Directional/Street Signs - Replace	$0	$0	$0	$0	$0
2185	Landscaping - Refurbish (One-Time)	$0	$0	$0	$0	$0
2186	Landscaping - Refurbish (Recurring)	$0	$0	$26,519	$0	$0
	Building Exteriors					
2343	Building/Common Exteriors - Paint	$0	$0	$0	$0	$0
2367	CH & GH Windows & Doors - Replace	$4,166	$0	$0	$0	$0
2383	Club & GuardHouse Roofs - Replace	$0	$0	$0	$0	$0
	M.E.P.					
2508	RFID Sensor - Replace	$0	$0	$0	$0	$0
2511	Barrier Arm Operator (Older)- Repl.	$0	$0	$0	$0	$0
2511	Barrier Arm Operators - Replace	$0	$0	$11,406	$0	$0
2522	HVAC (Guardhouse) - Replace	$0	$0	$0	$0	$0
2543	Security Cameras - Upgrade/Replace	$0	$0	$0	$0	$0
2585	Irrigation Pumps - Partial Replace	$0	$2,768	$0	$0	$3,025
2599	Golf Cart - Replace	$0	$0	$0	$0	$0
	Interiors and Amenities					
2181	Tennis Court Furnishings - Replace	$0	$0	$0	$0	$0
2749	Bathrooms - Remodel	$0	$0	$0	$0	$0
2763	Pool Deck Furniture - Replace	$0	$0	$0	$0	$0
2767	Pool Deck - Seal/Repair	$0	$19,864	$0	$0	$0
2768	Pool Deck (Coated) - Resurface	$0	$0	$0	$0	$0
2771	Pool Fence - Replace	$0	$0	$0	$0	$0
2772	Pool Deck Lighting - Replace	$0	$0	$0	$0	$0
2773	Pool - Resurface	$0	$0	$0	$0	$0
2787	Pool Equipment - Maintain/Replace	$6,720	$0	$0	$0	$0
2801	Playground Equipment - Replace	$0	$0	$0	$0	$0
2809	Tennis Courts - Re-coat	$0	$31,214	$0	$0	$0
2811	Tennis Courts - Resurface	$0	$0	$0	$0	$0
2813	Tennis Court Fencing - Replace	$0	$0	$0	$0	$0
	Total Expenses	$10,886	$96,135	$37,925	$0	$17,448
	Ending Reserve Balance	$1,907,178	$2,163,281	$2,484,963	$2,852,556	$3,210,932

#	Fiscal Year	2038	2039	2040	2041	2042
	Starting Reserve Balance	$3,210,932	$2,416,481	$2,669,962	$3,021,582	$2,186,076
	Annual Reserve Funding	$350,184	$354,911	$359,702	$364,558	$369,480
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$28,125	$25,421	$28,446	$26,027	$23,264
	Total Income	$3,589,241	$2,796,814	$3,058,110	$3,412,168	$2,578,819
#	Component					
	Site and Grounds					
2109	Concrete Curbs & Gutters - Repair	$0	$0	$0	$0	$0
2113	Site Drainage System - Clean/Repair	$0	$0	$0	$72,694	$0
2123	Asphalt - Seal/Repair	$47,596	$0	$0	$0	$53,570
2125	Asphalt - Resurface	$0	$0	$0	$1,115,094	$0
2137	Site Fencing: Metal - Replace	$0	$0	$0	$0	$0
2148	Gazebo (Playground)- Repair/Replace	$0	$0	$0	$0	$0
2166	Mailboxes - Replace	$0	$0	$0	$0	$0
2169	Sign/Monument - Refurbish/Replace	$0	$0	$0	$0	$0
2170	Directional/Street Signs - Replace	$0	$0	$0	$6,639	$0
2185	Landscaping - Refurbish (One-Time)	$0	$0	$0	$0	$0
2186	Landscaping - Refurbish (Recurring)	$28,978	$0	$0	$31,665	$0
	Building Exteriors					
2343	Building/Common Exteriors - Paint	$1,066,584	$0	$0	$0	$0
2367	CH & GH Windows & Doors - Replace	$0	$0	$0	$0	$0
2383	Club & GuardHouse Roofs - Replace	$0	$47,419	$0	$0	$0
	M.E.P.					
2508	RFID Sensor - Replace	$0	$0	$0	$0	$0
2511	Barrier Arm Operator (Older)- Repl.	$0	$6,419	$0	$0	$0
2511	Barrier Arm Operators - Replace	$0	$0	$0	$0	$0
2522	HVAC (Guardhouse) - Replace	$0	$0	$4,959	$0	$0
2543	Security Cameras - Upgrade/Replace	$0	$0	$0	$0	$7,540
2585	Irrigation Pumps - Partial Replace	$0	$0	$3,306	$0	$0
2599	Golf Cart - Replace	$12,464	$0	$0	$0	$0
	Interiors and Amenities					
2181	Tennis Court Furnishings - Replace	$9,348	$0	$0	$0	$0
2749	Bathrooms - Remodel	$0	$0	$0	$0	$0
2763	Pool Deck Furniture - Replace	$0	$13,800	$0	$0	$0
2767	Pool Deck - Seal/Repair	$0	$23,028	$0	$0	$0
2768	Pool Deck (Coated) - Resurface	$0	$0	$0	$0	$0
2771	Pool Fence - Replace	$0	$0	$0	$0	$0
2772	Pool Deck Lighting - Replace	$0	$0	$0	$0	$0
2773	Pool - Resurface	$0	$0	$28,264	$0	$0
2787	Pool Equipment - Maintain/Replace	$7,790	$0	$0	$0	$0
2801	Playground Equipment - Replace	$0	$0	$0	$0	$49,098
2809	Tennis Courts - Re-coat	$0	$36,186	$0	$0	$0
2811	Tennis Courts - Resurface	$0	$0	$0	$0	$0
2813	Tennis Court Fencing - Replace	$0	$0	$0	$0	$0
	Total Expenses	$1,172,760	$126,852	$36,528	$1,226,092	$110,208
	Ending Reserve Balance	$2,416,481	$2,669,962	$3,021,582	$2,186,076	$2,468,611

#	Fiscal Year	2043	2044	2045	2046	2047
	Starting Reserve Balance	$2,468,611	$2,851,426	$3,157,736	$2,228,413	$2,578,035
	Annual Reserve Funding	$374,468	$379,523	$384,647	$389,840	$395,102
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$26,589	$30,033	$26,919	$24,022	$27,545
	Total Income	$2,869,668	$3,260,983	$3,569,303	$2,642,275	$3,000,683
#	Component					
	Site and Grounds					
2109	Concrete Curbs & Gutters - Repair	$0	$0	$0	$0	$0
2113	Site Drainage System - Clean/Repair	$0	$0	$0	$0	$0
2123	Asphalt - Seal/Repair	$0	$0	$0	$60,293	$0
2125	Asphalt - Resurface	$0	$0	$0	$0	$0
2137	Site Fencing: Metal - Replace	$0	$0	$0	$0	$0
2148	Gazebo (Playground)- Repair/Replace	$0	$0	$0	$0	$0
2166	Mailboxes - Replace	$0	$0	$0	$0	$0
2169	Sign/Monument - Refurbish/Replace	$0	$0	$29,125	$0	$0
2170	Directional/Street Signs - Replace	$0	$0	$0	$0	$0
2185	Landscaping - Refurbish (One-Time)	$0	$0	$0	$0	$0
2186	Landscaping - Refurbish (Recurring)	$0	$34,601	$0	$0	$37,810
	Building Exteriors					
2343	Building/Common Exteriors - Paint	$0	$0	$1,311,764	$0	$0
2367	CH & GH Windows & Doors - Replace	$5,599	$0	$0	$0	$0
2383	Club & GuardHouse Roofs - Replace	$0	$0	$0	$0	$0
	M.E.P.					
2508	RFID Sensor - Replace	$0	$0	$0	$0	$11,993
2511	Barrier Arm Operator (Older)- Repl.	$0	$0	$0	$0	$0
2511	Barrier Arm Operators - Replace	$0	$0	$0	$0	$0
2522	HVAC (Guardhouse) - Replace	$0	$0	$0	$0	$0
2543	Security Cameras - Upgrade/Replace	$0	$0	$0	$0	$0
2585	Irrigation Pumps - Partial Replace	$3,612	$0	$0	$3,947	$0
2599	Golf Cart - Replace	$0	$0	$0	$0	$0
	Interiors and Amenities					
2181	Tennis Court Furnishings - Replace	$0	$0	$0	$0	$0
2749	Bathrooms - Remodel	$0	$0	$0	$0	$0
2763	Pool Deck Furniture - Replace	$0	$0	$0	$0	$17,482
2767	Pool Deck - Seal/Repair	$0	$26,695	$0	$0	$0
2768	Pool Deck (Coated) - Resurface	$0	$0	$0	$0	$0
2771	Pool Fence - Replace	$0	$0	$0	$0	$0
2772	Pool Deck Lighting - Replace	$0	$0	$0	$0	$0
2773	Pool - Resurface	$0	$0	$0	$0	$0
2787	Pool Equipment - Maintain/Replace	$9,031	$0	$0	$0	$0
2801	Playground Equipment - Replace	$0	$0	$0	$0	$0
2809	Tennis Courts - Re-coat	$0	$41,950	$0	$0	$0
2811	Tennis Courts - Resurface	$0	$0	$0	$0	$0
2813	Tennis Court Fencing - Replace	$0	$0	$0	$0	$0
	Total Expenses	$18,242	$103,246	$1,340,889	$64,240	$67,285
	Ending Reserve Balance	$2,851,426	$3,157,736	$2,228,413	$2,578,035	$2,933,397

#	Fiscal Year	2048	2049	2050	2051	2052
	Starting Reserve Balance	$2,933,397	$2,748,966	$2,737,973	$3,044,584	$3,494,138
	Annual Reserve Funding	$400,436	$405,842	$411,321	$416,874	$422,502
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$28,400	$27,423	$28,901	$32,680	$28,548
	Total Income	$3,362,233	$3,182,231	$3,178,195	$3,494,138	$3,945,187
#	Component					
	Site and Grounds					
2109	Concrete Curbs & Gutters - Repair	$0	$0	$0	$0	$0
2113	Site Drainage System - Clean/Repair	$0	$0	$0	$0	$0
2123	Asphalt - Seal/Repair	$0	$0	$67,860	$0	$0
2125	Asphalt - Resurface	$0	$0	$0	$0	$0
2137	Site Fencing: Metal - Replace	$412,474	$0	$0	$0	$0
2148	Gazebo (Playground)- Repair/Replace	$0	$0	$0	$0	$0
2166	Mailboxes - Replace	$161,012	$0	$0	$0	$0
2169	Sign/Monument - Refurbish/Replace	$0	$0	$0	$0	$0
2170	Directional/Street Signs - Replace	$0	$0	$0	$0	$0
2185	Landscaping - Refurbish (One-Time)	$0	$0	$0	$0	$0
2186	Landscaping - Refurbish (Recurring)	$0	$0	$41,316	$0	$0
	Building Exteriors					
2343	Building/Common Exteriors - Paint	$0	$0	$0	$0	$1,613,305
2367	CH & GH Windows & Doors - Replace	$0	$0	$0	$0	$0
2383	Club & GuardHouse Roofs - Replace	$0	$0	$0	$0	$0
	M.E.P.					
2508	RFID Sensor - Replace	$0	$0	$0	$0	$0
2511	Barrier Arm Operator (Older)- Repl.	$0	$0	$0	$0	$0
2511	Barrier Arm Operators - Replace	$0	$0	$17,770	$0	$0
2522	HVAC (Guardhouse) - Replace	$0	$0	$6,664	$0	$0
2543	Security Cameras - Upgrade/Replace	$0	$0	$0	$0	$10,133
2585	Irrigation Pumps - Partial Replace	$0	$4,313	$0	$0	$4,713
2599	Golf Cart - Replace	$16,750	$0	$0	$0	$0
	Interiors and Amenities					
2181	Tennis Court Furnishings - Replace	$12,563	$0	$0	$0	$0
2749	Bathrooms - Remodel	$0	$0	$0	$0	$58,914
2763	Pool Deck Furniture - Replace	$0	$0	$0	$0	$0
2767	Pool Deck - Seal/Repair	$0	$30,947	$0	$0	$0
2768	Pool Deck (Coated) - Resurface	$0	$108,045	$0	$0	$0
2771	Pool Fence - Replace	$0	$14,773	$0	$0	$0
2772	Pool Deck Lighting - Replace	$0	$59,522	$0	$0	$0
2773	Pool - Resurface	$0	$0	$0	$0	$40,297
2787	Pool Equipment - Maintain/Replace	$10,469	$0	$0	$0	$0
2801	Playground Equipment - Replace	$0	$0	$0	$0	$0
2809	Tennis Courts - Re-coat	$0	$48,631	$0	$0	$0
2811	Tennis Courts - Resurface	$0	$129,395	$0	$0	$0
2813	Tennis Court Fencing - Replace	$0	$48,631	$0	$0	$0
	Total Expenses	$613,268	$444,258	$133,611	$0	$1,727,363
	Ending Reserve Balance	$2,748,966	$2,737,973	$3,044,584	$3,494,138	$2,217,825

#	Fiscal Year	2023	2024	2025	2026	2027
	Starting Reserve Balance	$868,340	$809,538	$170,235	$411,393	$606,390
	Annual Reserve Funding	$234,012	$237,171	$240,373	$243,618	$246,907
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$8,386	$4,897	$2,907	$5,087	$7,332
	Total Income	$1,110,738	$1,051,606	$413,515	$660,098	$860,629
#	Component					
	Site and Grounds					
2109	Concrete Curbs & Gutters - Repair	$0	$0	$0	$0	$0
2113	Site Drainage System - Clean/Repair	$0	$0	$0	$0	$0
2123	Asphalt - Seal/Repair	$0	$0	$0	$33,383	$0
2125	Asphalt - Resurface	$0	$0	$0	$0	$0
2137	Site Fencing: Metal - Replace	$197,000	$0	$0	$0	$0
2148	Gazebo (Playground)- Repair/Replace	$0	$0	$0	$0	$0
2166	Mailboxes - Replace	$0	$0	$0	$0	$0
2169	Sign/Monument - Refurbish/Replace	$0	$0	$0	$0	$0
2170	Directional/Street Signs - Replace	$0	$0	$0	$0	$0
2185	Landscaping - Refurbish (One-Time)	$87,500	$0	$0	$0	$0
2186	Landscaping - Refurbish (Recurring)	$0	$0	$0	$20,325	$0
	Building Exteriors					
2343	Building/Common Exteriors - Paint	$0	$705,138	$0	$0	$0
2367	CH & GH Windows & Doors - Replace	$3,100	$0	$0	$0	$0
2383	Club & GuardHouse Roofs - Replace	$0	$0	$0	$0	$0
	M.E.P.					
2508	RFID Sensor - Replace	$0	$0	$0	$0	$0
2511	Barrier Arm Operator (Older)- Repl.	$0	$4,120	$0	$0	$0
2511	Barrier Arm Operators - Replace	$0	$0	$0	$0	$0
2522	HVAC (Guardhouse) - Replace	$0	$0	$0	$0	$0
2543	Security Cameras - Upgrade/Replace	$0	$0	$0	$0	$0
2585	Irrigation Pumps - Partial Replace	$0	$0	$2,122	$0	$0
2599	Golf Cart - Replace	$0	$0	$0	$0	$0
	Interiors and Amenities					
2181	Tennis Court Furnishings - Replace	$0	$0	$0	$0	$0
2749	Bathrooms - Remodel	$0	$0	$0	$0	$0
2763	Pool Deck Furniture - Replace	$8,600	$0	$0	$0	$0
2767	Pool Deck - Seal/Repair	$0	$0	$0	$0	$0
2768	Pool Deck (Coated) - Resurface	$0	$51,603	$0	$0	$0
2771	Pool Fence - Replace	$0	$7,056	$0	$0	$0
2772	Pool Deck Lighting - Replace	$0	$28,428	$0	$0	$0
2773	Pool - Resurface	$0	$0	$0	$0	$0
2787	Pool Equipment - Maintain/Replace	$5,000	$0	$0	$0	$0
2801	Playground Equipment - Replace	$0	$0	$0	$0	$0
2809	Tennis Courts - Re-coat	$0	$0	$0	$0	$0
2811	Tennis Courts - Resurface	$0	$61,800	$0	$0	$0
2813	Tennis Court Fencing - Replace	$0	$23,227	$0	$0	$0
	Total Expenses	$301,200	$881,371	$2,122	$53,708	$0
	Ending Reserve Balance	$809,538	$170,235	$411,393	$606,390	$860,629

#	Fiscal Year	2028	2029	2030	2031	2032
	Starting Reserve Balance	$860,629	$986,786	$1,184,988	$1,394,969	$785,721
	Annual Reserve Funding	$250,240	$253,618	$257,042	$260,512	$264,029
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$9,233	$10,854	$12,894	$10,899	$8,867
	Total Income	$1,120,102	$1,251,258	$1,454,925	$1,666,380	$1,058,617
#	Component					
	Site and Grounds					
2109	Concrete Curbs & Gutters - Repair	$0	$0	$0	$0	$0
2113	Site Drainage System - Clean/Repair	$0	$0	$0	$0	$0
2123	Asphalt - Seal/Repair	$0	$0	$37,573	$0	$0
2125	Asphalt - Resurface	$0	$0	$0	$0	$0
2137	Site Fencing: Metal - Replace	$0	$0	$0	$0	$0
2148	Gazebo (Playground)- Repair/Replace	$0	$0	$0	$0	$0
2166	Mailboxes - Replace	$89,148	$0	$0	$0	$0
2169	Sign/Monument - Refurbish/Replace	$0	$0	$18,694	$0	$0
2170	Directional/Street Signs - Replace	$0	$0	$0	$0	$0
2185	Landscaping - Refurbish (One-Time)	$0	$0	$0	$0	$0
2186	Landscaping - Refurbish (Recurring)	$0	$22,209	$0	$0	$24,269
	Building Exteriors					
2343	Building/Common Exteriors - Paint	$0	$0	$0	$867,231	$0
2367	CH & GH Windows & Doors - Replace	$0	$0	$0	$0	$0
2383	Club & GuardHouse Roofs - Replace	$0	$0	$0	$0	$0
	M.E.P.					
2508	RFID Sensor - Replace	$0	$0	$0	$0	$7,698
2511	Barrier Arm Operator (Older)- Repl.	$0	$0	$0	$0	$0
2511	Barrier Arm Operators - Replace	$0	$0	$0	$0	$0
2522	HVAC (Guardhouse) - Replace	$0	$0	$3,690	$0	$0
2543	Security Cameras - Upgrade/Replace	$0	$0	$0	$0	$5,611
2585	Irrigation Pumps - Partial Replace	$2,319	$0	$0	$2,534	$0
2599	Golf Cart - Replace	$9,274	$0	$0	$0	$0
	Interiors and Amenities					
2181	Tennis Court Furnishings - Replace	$6,956	$0	$0	$0	$0
2749	Bathrooms - Remodel	$0	$0	$0	$0	$32,619
2763	Pool Deck Furniture - Replace	$0	$0	$0	$10,894	$0
2767	Pool Deck - Seal/Repair	$0	$17,135	$0	$0	$0
2768	Pool Deck (Coated) - Resurface	$0	$0	$0	$0	$0
2771	Pool Fence - Replace	$0	$0	$0	$0	$0
2772	Pool Deck Lighting - Replace	$0	$0	$0	$0	$0
2773	Pool - Resurface	$19,824	$0	$0	$0	$0
2787	Pool Equipment - Maintain/Replace	$5,796	$0	$0	$0	$0
2801	Playground Equipment - Replace	$0	$0	$0	$0	$0
2809	Tennis Courts - Re-coat	$0	$26,926	$0	$0	$0
2811	Tennis Courts - Resurface	$0	$0	$0	$0	$0
2813	Tennis Court Fencing - Replace	$0	$0	$0	$0	$0
	Total Expenses	$133,317	$66,270	$59,956	$880,659	$70,197
	Ending Reserve Balance	$986,786	$1,184,988	$1,394,969	$785,721	$988,420

#	Fiscal Year	2033	2034	2035	2036	2037
	Starting Reserve Balance	$988,420	$1,256,347	$1,444,919	$1,697,567	$1,994,598
	Annual Reserve Funding	$267,594	$271,206	$274,867	$278,578	$282,339
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$11,219	$13,501	$15,706	$18,453	$21,368
	Total Income	$1,267,233	$1,541,054	$1,735,492	$1,994,598	$2,298,305
#	Component					
	Site and Grounds					
2109	Concrete Curbs & Gutters - Repair	$0	$0	$0	$0	$0
2113	Site Drainage System - Clean/Repair	$0	$0	$0	$0	$0
2123	Asphalt - Seal/Repair	$0	$42,288	$0	$0	$0
2125	Asphalt - Resurface	$0	$0	$0	$0	$0
2137	Site Fencing: Metal - Replace	$0	$0	$0	$0	$0
2148	Gazebo (Playground)- Repair/Replace	$0	$0	$0	$0	$14,423
2166	Mailboxes - Replace	$0	$0	$0	$0	$0
2169	Sign/Monument - Refurbish/Replace	$0	$0	$0	$0	$0
2170	Directional/Street Signs - Replace	$0	$0	$0	$0	$0
2185	Landscaping - Refurbish (One-Time)	$0	$0	$0	$0	$0
2186	Landscaping - Refurbish (Recurring)	$0	$0	$26,519	$0	$0
	Building Exteriors					
2343	Building/Common Exteriors - Paint	$0	$0	$0	$0	$0
2367	CH & GH Windows & Doors - Replace	$4,166	$0	$0	$0	$0
2383	Club & GuardHouse Roofs - Replace	$0	$0	$0	$0	$0
	M.E.P.					
2508	RFID Sensor - Replace	$0	$0	$0	$0	$0
2511	Barrier Arm Operator (Older)- Repl.	$0	$0	$0	$0	$0
2511	Barrier Arm Operators - Replace	$0	$0	$11,406	$0	$0
2522	HVAC (Guardhouse) - Replace	$0	$0	$0	$0	$0
2543	Security Cameras - Upgrade/Replace	$0	$0	$0	$0	$0
2585	Irrigation Pumps - Partial Replace	$0	$2,768	$0	$0	$3,025
2599	Golf Cart - Replace	$0	$0	$0	$0	$0
	Interiors and Amenities					
2181	Tennis Court Furnishings - Replace	$0	$0	$0	$0	$0
2749	Bathrooms - Remodel	$0	$0	$0	$0	$0
2763	Pool Deck Furniture - Replace	$0	$0	$0	$0	$0
2767	Pool Deck - Seal/Repair	$0	$19,864	$0	$0	$0
2768	Pool Deck (Coated) - Resurface	$0	$0	$0	$0	$0
2771	Pool Fence - Replace	$0	$0	$0	$0	$0
2772	Pool Deck Lighting - Replace	$0	$0	$0	$0	$0
2773	Pool - Resurface	$0	$0	$0	$0	$0
2787	Pool Equipment - Maintain/Replace	$6,720	$0	$0	$0	$0
2801	Playground Equipment - Replace	$0	$0	$0	$0	$0
2809	Tennis Courts - Re-coat	$0	$31,214	$0	$0	$0
2811	Tennis Courts - Resurface	$0	$0	$0	$0	$0
2813	Tennis Court Fencing - Replace	$0	$0	$0	$0	$0
	Total Expenses	$10,886	$96,135	$37,925	$0	$17,448
	Ending Reserve Balance	$1,256,347	$1,444,919	$1,697,567	$1,994,598	$2,280,857

#	Fiscal Year	2038	2039	2040	2041	2042
	Starting Reserve Balance	$2,280,857	$1,412,708	$1,590,881	$1,865,556	$951,440
	Annual Reserve Funding	$286,150	$290,013	$293,929	$297,897	$301,918
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$18,460	$15,012	$17,275	$14,079	$10,521
	Total Income	$2,585,468	$1,717,733	$1,902,084	$2,177,532	$1,263,879
#	Component					
	Site and Grounds					
2109	Concrete Curbs & Gutters - Repair	$0	$0	$0	$0	$0
2113	Site Drainage System - Clean/Repair	$0	$0	$0	$72,694	$0
2123	Asphalt - Seal/Repair	$47,596	$0	$0	$0	$53,570
2125	Asphalt - Resurface	$0	$0	$0	$1,115,094	$0
2137	Site Fencing: Metal - Replace	$0	$0	$0	$0	$0
2148	Gazebo (Playground)- Repair/Replace	$0	$0	$0	$0	$0
2166	Mailboxes - Replace	$0	$0	$0	$0	$0
2169	Sign/Monument - Refurbish/Replace	$0	$0	$0	$0	$0
2170	Directional/Street Signs - Replace	$0	$0	$0	$6,639	$0
2185	Landscaping - Refurbish (One-Time)	$0	$0	$0	$0	$0
2186	Landscaping - Refurbish (Recurring)	$28,978	$0	$0	$31,665	$0
	Building Exteriors					
2343	Building/Common Exteriors - Paint	$1,066,584	$0	$0	$0	$0
2367	CH & GH Windows & Doors - Replace	$0	$0	$0	$0	$0
2383	Club & GuardHouse Roofs - Replace	$0	$47,419	$0	$0	$0
	M.E.P.					
2508	RFID Sensor - Replace	$0	$0	$0	$0	$0
2511	Barrier Arm Operator (Older)- Repl.	$0	$6,419	$0	$0	$0
2511	Barrier Arm Operators - Replace	$0	$0	$0	$0	$0
2522	HVAC (Guardhouse) - Replace	$0	$0	$4,959	$0	$0
2543	Security Cameras - Upgrade/Replace	$0	$0	$0	$0	$7,540
2585	Irrigation Pumps - Partial Replace	$0	$0	$3,306	$0	$0
2599	Golf Cart - Replace	$12,464	$0	$0	$0	$0
	Interiors and Amenities					
2181	Tennis Court Furnishings - Replace	$9,348	$0	$0	$0	$0
2749	Bathrooms - Remodel	$0	$0	$0	$0	$0
2763	Pool Deck Furniture - Replace	$0	$13,800	$0	$0	$0
2767	Pool Deck - Seal/Repair	$0	$23,028	$0	$0	$0
2768	Pool Deck (Coated) - Resurface	$0	$0	$0	$0	$0
2771	Pool Fence - Replace	$0	$0	$0	$0	$0
2772	Pool Deck Lighting - Replace	$0	$0	$0	$0	$0
2773	Pool - Resurface	$0	$0	$28,264	$0	$0
2787	Pool Equipment - Maintain/Replace	$7,790	$0	$0	$0	$0
2801	Playground Equipment - Replace	$0	$0	$0	$0	$49,098
2809	Tennis Courts - Re-coat	$0	$36,186	$0	$0	$0
2811	Tennis Courts - Resurface	$0	$0	$0	$0	$0
2813	Tennis Court Fencing - Replace	$0	$0	$0	$0	$0
	Total Expenses	$1,172,760	$126,852	$36,528	$1,226,092	$110,208
	Ending Reserve Balance	$1,412,708	$1,590,881	$1,865,556	$951,440	$1,153,671

#	Fiscal Year	2043	2044	2045	2046	2047
	Starting Reserve Balance	$1,153,671	$1,454,459	$1,676,988	$662,101	$924,345
	Annual Reserve Funding	$305,994	$310,125	$314,312	$318,555	$322,856
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$13,035	$15,651	$11,690	$7,929	$10,570
	Total Income	$1,472,700	$1,780,234	$2,002,990	$988,585	$1,257,770
#	Component					
	Site and Grounds					
2109	Concrete Curbs & Gutters - Repair	$0	$0	$0	$0	$0
2113	Site Drainage System - Clean/Repair	$0	$0	$0	$0	$0
2123	Asphalt - Seal/Repair	$0	$0	$0	$60,293	$0
2125	Asphalt - Resurface	$0	$0	$0	$0	$0
2137	Site Fencing: Metal - Replace	$0	$0	$0	$0	$0
2148	Gazebo (Playground)- Repair/Replace	$0	$0	$0	$0	$0
2166	Mailboxes - Replace	$0	$0	$0	$0	$0
2169	Sign/Monument - Refurbish/Replace	$0	$0	$29,125	$0	$0
2170	Directional/Street Signs - Replace	$0	$0	$0	$0	$0
2185	Landscaping - Refurbish (One-Time)	$0	$0	$0	$0	$0
2186	Landscaping - Refurbish (Recurring)	$0	$34,601	$0	$0	$37,810
	Building Exteriors					
2343	Building/Common Exteriors - Paint	$0	$0	$1,311,764	$0	$0
2367	CH & GH Windows & Doors - Replace	$5,599	$0	$0	$0	$0
2383	Club & GuardHouse Roofs - Replace	$0	$0	$0	$0	$0
	M.E.P.					
2508	RFID Sensor - Replace	$0	$0	$0	$0	$11,993
2511	Barrier Arm Operator (Older)- Repl.	$0	$0	$0	$0	$0
2511	Barrier Arm Operators - Replace	$0	$0	$0	$0	$0
2522	HVAC (Guardhouse) - Replace	$0	$0	$0	$0	$0
2543	Security Cameras - Upgrade/Replace	$0	$0	$0	$0	$0
2585	Irrigation Pumps - Partial Replace	$3,612	$0	$0	$3,947	$0
2599	Golf Cart - Replace	$0	$0	$0	$0	$0
	Interiors and Amenities					
2181	Tennis Court Furnishings - Replace	$0	$0	$0	$0	$0
2749	Bathrooms - Remodel	$0	$0	$0	$0	$0
2763	Pool Deck Furniture - Replace	$0	$0	$0	$0	$17,482
2767	Pool Deck - Seal/Repair	$0	$26,695	$0	$0	$0
2768	Pool Deck (Coated) - Resurface	$0	$0	$0	$0	$0
2771	Pool Fence - Replace	$0	$0	$0	$0	$0
2772	Pool Deck Lighting - Replace	$0	$0	$0	$0	$0
2773	Pool - Resurface	$0	$0	$0	$0	$0
2787	Pool Equipment - Maintain/Replace	$9,031	$0	$0	$0	$0
2801	Playground Equipment - Replace	$0	$0	$0	$0	$0
2809	Tennis Courts - Re-coat	$0	$41,950	$0	$0	$0
2811	Tennis Courts - Resurface	$0	$0	$0	$0	$0
2813	Tennis Court Fencing - Replace	$0	$0	$0	$0	$0
	Total Expenses	$18,242	$103,246	$1,340,889	$64,240	$67,285
	Ending Reserve Balance	$1,454,459	$1,676,988	$662,101	$924,345	$1,190,484

#	Fiscal Year	2048	2049	2050	2051	2052
	Starting Reserve Balance	$1,190,484	$914,954	$810,953	$1,022,615	$1,375,245
	Annual Reserve Funding	$327,214	$331,631	$336,108	$340,646	$345,245
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$10,523	$8,626	$9,164	$11,984	$6,873
	Total Income	$1,528,221	$1,255,211	$1,156,226	$1,375,245	$1,727,363
#	Component					
	Site and Grounds					
2109	Concrete Curbs & Gutters - Repair	$0	$0	$0	$0	$0
2113	Site Drainage System - Clean/Repair	$0	$0	$0	$0	$0
2123	Asphalt - Seal/Repair	$0	$0	$67,860	$0	$0
2125	Asphalt - Resurface	$0	$0	$0	$0	$0
2137	Site Fencing: Metal - Replace	$412,474	$0	$0	$0	$0
2148	Gazebo (Playground)- Repair/Replace	$0	$0	$0	$0	$0
2166	Mailboxes - Replace	$161,012	$0	$0	$0	$0
2169	Sign/Monument - Refurbish/Replace	$0	$0	$0	$0	$0
2170	Directional/Street Signs - Replace	$0	$0	$0	$0	$0
2185	Landscaping - Refurbish (One-Time)	$0	$0	$0	$0	$0
2186	Landscaping - Refurbish (Recurring)	$0	$0	$41,316	$0	$0
	Building Exteriors					
2343	Building/Common Exteriors - Paint	$0	$0	$0	$0	$1,613,305
2367	CH & GH Windows & Doors - Replace	$0	$0	$0	$0	$0
2383	Club & GuardHouse Roofs - Replace	$0	$0	$0	$0	$0
	M.E.P.					
2508	RFID Sensor - Replace	$0	$0	$0	$0	$0
2511	Barrier Arm Operator (Older)- Repl.	$0	$0	$0	$0	$0
2511	Barrier Arm Operators - Replace	$0	$0	$17,770	$0	$0
2522	HVAC (Guardhouse) - Replace	$0	$0	$6,664	$0	$0
2543	Security Cameras - Upgrade/Replace	$0	$0	$0	$0	$10,133
2585	Irrigation Pumps - Partial Replace	$0	$4,313	$0	$0	$4,713
2599	Golf Cart - Replace	$16,750	$0	$0	$0	$0
	Interiors and Amenities					
2181	Tennis Court Furnishings - Replace	$12,563	$0	$0	$0	$0
2749	Bathrooms - Remodel	$0	$0	$0	$0	$58,914
2763	Pool Deck Furniture - Replace	$0	$0	$0	$0	$0
2767	Pool Deck - Seal/Repair	$0	$30,947	$0	$0	$0
2768	Pool Deck (Coated) - Resurface	$0	$108,045	$0	$0	$0
2771	Pool Fence - Replace	$0	$14,773	$0	$0	$0
2772	Pool Deck Lighting - Replace	$0	$59,522	$0	$0	$0
2773	Pool - Resurface	$0	$0	$0	$0	$40,297
2787	Pool Equipment - Maintain/Replace	$10,469	$0	$0	$0	$0
2801	Playground Equipment - Replace	$0	$0	$0	$0	$0
2809	Tennis Courts - Re-coat	$0	$48,631	$0	$0	$0
2811	Tennis Courts - Resurface	$0	$129,395	$0	$0	$0
2813	Tennis Court Fencing - Replace	$0	$48,631	$0	$0	$0
	Total Expenses	$613,268	$444,258	$133,611	$0	$1,727,363
	Ending Reserve Balance	$914,954	$810,953	$1,022,615	$1,375,245	$1

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. William G. Simons, RS is the President of Association Reserves – Florida, LLC and is a credentialed Reserve Specialist (#190). All work done by Association Reserves – Florida, LLC 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.

In accordance with National Reserve Study Standards, information provided by the official representative(s) of the client regarding financial details, component physical details and/or quantities, or historical issues/conditions will be deemed reliable for use in preparing the Reserve Study, and is not intended to be used for the purpose of performing any type of audit, quality/forensic analysis, or background checks of historical records.

For "Full" Reserve Study levels of service, we attempt to establish measurements and component quantities within 5% accuracy through a combination of on-site measurements and observations, review of any available building plans or drawings, and/or any other reliable means. For "Update, With Site Visit" and "Update, No Site Visit" Reserve Study levels of service, the client is considered to have deemed previously developed component quantities as accurate and reliable, including quantities that may have been established by other individuals/firms.

The scope of work for "Full" and "Update, With-Site-Visit" Reserve Studies includes visual inspection of accessible areas and components, and does not include any destructive or other means of testing. We do not inspect or investigate for construction defects, hazardous materials, or hidden issues such as plumbing or electrical problems, or problems with sub-surface drainage system components. The scope of work for "Update, No-Site-Visit" Reserve Studies does not include any inspections. Information provided to us about historical or upcoming projects, including information provided by the client's vendors and suppliers, will be considered reliable. Any on-site inspection should not be considered a project audit or quality inspection. Our opinions of component useful life, remaining useful life, and cost estimates assume proper original installation/construction, adherence to recommended preventive maintenance guidelines and best practices, a stable economic environment and do not consider the frequency or severity of natural disasters. Our opinions of component useful life, remaining useful life and current and future cost estimates are not a warranty or guarantee of the actual costs and timing of any component repairs or replacements.

The actual or projected total Reserve account balance(s) presented in the Reserve Study is/are based upon information provided and was/were not audited. Because the physical condition of the client's components, the client's Reserve balance, the economic environment, and the legislative environment change each year, this Reserve Study is by nature a "one-year" document. Reality often differs from even the best assumptions due to the changing economy, physical factors including weather and usage, client financial decisions, legislation, or owner expectations. It is only because a long-term perspective improves the accuracy of near-term planning that this Reserve Study 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 these expense projections, and the funding necessary to prepare for those estimated expenses. Because we have no control over future events, we do not expect that all the events we anticipate will occur as planned. We expect that inflationary trends will continue, and we expect Reserve funds to continue to earn interest, so we believe that reasonable estimates for these figures are much more accurate than ignoring these economic realities.

The Funding Plan in this Report was developed using the cash-flow methodology to achieve the specified Funding Objective. Compensation for this Reserve Study is not contingent upon client's agreement with our conclusions or recommendations, and Association Reserves' liability in any matter involving this Reserve Study is limited to our Fees for services rendered.

Terms and Definitions

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

Component Details

The following pages contain a great deal of detailed observations, photos, and commentary related to each component included in the Reserve Study. All components are included as necessary and appropriate, consistent with Florida Statutes and National Reserve Study Standards.

Inspecting for construction defects, performing destructive testing to search for hidden issues (such as plumbing or electrical problems), environmental hazards (asbestos, radon, lead, etc.), or accounting for unpredictable acts of nature are all outside our scope of work and such components are not included herein unless otherwise noted.

Site and Grounds

Comp #: 2100 2021 Asphalt and Curbing Project **Quantity: Informational Component**

Location: Throughout the Development

Funded?: No. Information Component, No need for Reserve Funding.

History:

Comments: In 2021, the Association resurfaced their asphalt and did substantial work to their curbing along with some miscellaneous drainage and signage replacements. Included within this contract was asphalt seal coating, which is to be done in 2022 after the site visit and the release of this Reserve Study for $30,517. The total of the contract minus the seal coating was $868,225, of this total $303,878.75 was for a down payment, permitting, and other miscellaneous logistical costs. We have reviewed the aforementioned contract and broken out the relevant costs and evenly distributed the logistical costs, which were not for the seal coating of the roadways. Upon request we will provide our calculations for the figures found within this Reserve Study.

Useful Life:

Remaining Life:

Best Case: Worst Case:

Cost Source:

Comp #: 2109 Concrete Curbs & Gutters - Repair **Quantity: Approx 15,300 LF**

Location: Throughout development
Funded?: Yes.
History: Concrete Curbs were replaced in 2021 for $231,728.31. (According to information provided)
Comments: Curbing typically has a very long useful life, for financial planning purposes we have given this component a useful life of 40 years so that it will occur every other time the asphalt is re-milled and resurfaced.

Good condition: Concrete curbs and gutters determined to be in good condition typically exhibit even and smooth surfaces with normal wear. Water appears to flow uninterrupted.

Annual preventive maintenance and repair work is typically performed as part of an Client's general maintenance/operating fund. Under normal circumstances, concrete curbing should have a very long useful life (often assumed to be 50 years or more). Repairs may occasionally be required, but timing and scope of work is too unpredictable for Reserve funding in accordance with National Reserve Study Standards.

Useful Life:
40 years

Remaining Life:
38 years

Best Case: $ 208,500

Lower allowance to repair

Worst Case: $ 222,000

Higher allowance

Cost Source: Client Cost History

Comp #: 2113 Site Drainage System - Clean/Repair **Quantity: (1) System**

Location: Throughout development
Funded?: Yes.
History: Drains were repaired in 2021 for $42,650 (According to information provided)
Comments: As this was a visual inspection only, there was no access nor capability to inspect in-ground drainage infrastructure comprehensively. Annual preventive maintenance work is typically performed as part of a Client's general maintenance/operating fund. Under normal circumstances, site drainage components are constructed of very durable materials which should have a very long useful life (often assumed to be 50 years or more). Based on observed conditions and/or information provided by the Client, this component represents a rotating “supplemental” allowance for larger repair projects that may occur. We recommend that the Client consult with a qualified engineer or vendor to determine potential project repair timelines and cost. Further investigation such as cameras or other means are used identify existing conditions. Professional findings and repair history should be tracked and reported by the Client during future Reserve Study updates. This component should then be re-evaluated based on the most current information available at that time.

Useful Life:
20 years

Remaining Life:
18 years

Best Case: $ 38,400

Lower allowance to clean/repair

Worst Case: $ 47,000

Higher allowance

Cost Source: Client Cost History

Comp #: 2123 Asphalt - Seal/Repair **Quantity: Approx 33,300 GSY**

Location: Streets/roadways throughout association
Funded?: Yes.
History: Asphalt is to be sealed at the end of 2022 for $30,517.00. (According to information provided)
Comments: Seal coating was not done at the time of inspection, condition assessment and remaining useful life below based on the assumption that the project will take place as indicated in 2022.

Good condition: Asphalt seal-coat determined to be in good condition typically exhibits a uniform and dark coat with good contrast between traffic markings and pavement.

Regular cycles of seal coating (along with any needed repair) has proven to be the best program in our opinion for the long term care of asphalt pavement. The primary reason to seal coat asphalt pavement is to protect the pavement from the deteriorating effects of sun and water. When asphalt pavement is exposed, the asphalt oxidizes, or hardens which causes the pavement to become more brittle. As a result, the pavement will be more likely to crack because it is unable to bend and flex when subjected to traffic and temperature changes. A seal coat combats this situation by providing a water-resistant membrane, which not only slows down the oxidation process but also helps the pavement to shed water, preventing it from entering the base material. Seal coating also provides uniform appearance, concealing the inevitable patching and repairs which accumulate over time. Seal coating ultimately can extend the useful life of asphalt, postponing the need for asphalt resurfacing. If asphalt is already cracked, raveled and otherwise deteriorated, seal-coating will not provide much physical benefit, but still may have aesthetic benefits for curb appeal.

Useful Life:
4 years

Remaining Life:
3 years

Best Case: $ 27,500

Lower estimate to seal/repair

Worst Case: $ 33,600

Higher estimate

Cost Source: Estimate Provided by Client

Comp #: 2125 Asphalt - Resurface **Quantity: Approx 33,300 GSY**

Location: Streets/roadways throughout association
Funded?: Yes.
History: Roads were resurfaced in 2021 for $589,961.69. (According to information provided)
Comments: *Note project management fees have been included in the cost of this component for future planning purposes.

Good condition: Asphalt pavement determined to be in good condition typically exhibits a consistent appearance with uniform coloring and relatively smooth texture with only light to moderate signs of wear or age. If present, cracking and raveling or other signs of wear are sporadic in nature, and asphalt is still up to aesthetic standards for the development. No unusual signs of wear considering the age of the asphalt surface.

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 (milling and overlay of all asphalt surfaces is recommended here, unless otherwise noted) at roughly the time frame below. Take note of any areas of ponding water or other drainage concerns, and incorporate repairs into scope of work for resurfacing. Our inspection is visual only and does not incorporate any core sampling or other testing, which may be advisable when asphalt is nearing end of useful life. Some communities choose to work with independent paving consultants or engineering firms in order to identify any hidden concerns and develop scope of work prior to bidding. If more comprehensive analysis becomes available, incorporate findings into future Reserve Study updates as appropriate.

Useful Life:
20 years

Remaining Life:
18 years

Best Case: $ 589,500

Lower estimate to resurface

Worst Case: $ 720,500

Higher estimate

Cost Source: Client Cost History

Comp #: 2137 Site Fencing: Metal - Replace **Quantity: Approx 3,540 LF**
Location: North, East, South perimeters
Funded?: Yes.
History:
Comments: 6' tall fencing, coating was faded at time of inspection.

Poor condition: Metal fencing determined to be in poor condition typically exhibits more advanced or extensive surface wear and other signs of age, which may include damaged or vandalized sections, loose or missing hardware and other obvious concerns. At this stage, fencing is often an eyesore and replacement from an aesthetic standpoint should be considered, even if fencing is still technically upright and intact.

In our experience, metal fencing will typically eventually break down due to a combination of sun and weather exposure, which is sometimes exacerbated by other factors such as irrigation overspray, abuse and lack of preventive maintenance. For some types of fencing, complete replacement is advisable over minor repairs paired with recoating or refinishing due to relatively short lifespan of coatings and consideration of total life-cycle cost.

Useful Life:
25 years

Remaining Life:
0 years

Best Case: $ 180,000 Worst Case: $ 214,000

Lower estimate to replace Higher estimate

Cost Source: AR Cost Database

Comp #: 2139 West Perimeter Wood Fence - Replace **Quantity: Numerous LF**
Location: West border of development
Funded?: No. Per information provided - Client/Association not responsible.
History:
Comments: Wood fencing at the West side of the community does not belong to Calusa Point according to Manager; no need for Reserve funding.

No Photo Available

Useful Life:

Remaining Life:

Best Case: Worst Case:

Cost Source:

Comp #: 2148 Gazebo (Playground)- Repair/Replace **Quantity: (1) Gazebo**

Location: Playground adjacent to pool deck
Funded?: Yes.
History: Per information provided, new gazebo installed in 2017 for $8,148
Comments: Footprint area is roughly 12'x15'.

Good condition: Gazebos determined to be in good condition typically exhibit good, consistent finishes or coatings and all frame members and hardware appear to be strong and sturdy. Appearance is good and upholding aesthetic standards of the development.

As routine maintenance, inspect regularly and repair individual pieces or sections as needed from general Operating funds. Clean and paint/stain along with other larger projects or as general maintenance to preserve the appearance of the gazebo and extend its useful life. If present, vegetation should be well-maintained and not allowed to become overgrown, which can eventually compromise the structure. Assuming ordinary care and maintenance, plan for major repairs or possibly complete replacement (if warranted) at roughly the interval indicated below.

Useful Life:
20 years

Remaining Life:
14 years

Best Case: $ 8,670 | Worst Case: $ 10,400

Lower estimate to replace | Higher estimate

Cost Source: Client Cost History, plus Inflation

Comp #: 2166 Mailboxes - Replace **Quantity: (21) Total Kiosks**

Location: Kiosks at common areas
Funded?: Yes.
History:
Comments: (17) 16-box+2-parcel kiosks, and (4) 12-box+1-parcel both manufactured in 2008.

Poor condition: Mailboxes determined to be in poor condition typically exhibit more advanced surface wear, and may no longer be weather-proof. At this stage, appearance has diminished considerably and replacement should be considered (at least) for aesthetic if not physical reasons.

The Client is reported to be responsible for maintenance, repair, and replacement of mailboxes throughout the property/development. Individual home owners may be responsible for routine upkeep. Mailboxes should be inspected periodically for damage, vandalism, etc. and repaired as-needed. We recommend replacement at the approximate interval shown below. Unless otherwise noted, cost estimates are based on replacement with a comparable sizes and styles. However, a wide variety of replacement options are available and this component should be adjusted if the Client expects to replace with a different size and/or style.

Useful Life:
20 years

Remaining Life:
5 years

Best Case: $ 69,200

Lower estimate to replace

Worst Case: $ 84,600

Higher estimate

Cost Source: AR Cost Database

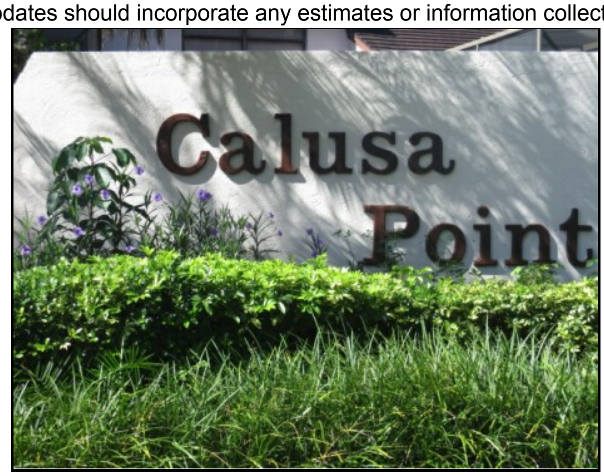
Comp #: 2169 Sign/Monument - Refurbish/Replace **Quantity: (1) Sign**

Location: Main entry to community
Funded?: Yes.
History:
Comments: Fair condition: Monument signage determined to be in fair condition typically exhibits acceptable appearance and aesthetics in keeping with local area, but with more weathering and wear showing on surfaces. If present, landscaping and lighting are still in serviceable condition. At this stage, signage may be becoming more dated and diminishing in appeal.

As routine maintenance, inspect regularly, clean/touch-up and repair as an Operating expense. Plan to refurbish or replace at the interval below. Timing and scope of refurbishing or replacement projects is subjective but should always be scheduled in order to maintain good curb appeal. In our experience, most clients choose to refurbish or replace signage periodically in order to maintain good appearance and aesthetics in keeping with local area, often before signage is in poor physical condition. If present, concrete walls are expected to be painted and repaired as part of refurbishing, but not fully replaced unless otherwise noted. Costs can vary significantly depending on style/type desired, and may include additional costs for design work, landscaping, lighting, water features, etc. Reserve Study updates should incorporate any estimates or information collected regarding potential projects.

Useful Life:
15 years

Remaining Life:
7 years



Best Case: $ 12,400 Worst Case: $ 18,000

Lower estimate to refurbish/replace Higher estimate

Cost Source: AR Cost Database/Client Cost History

Comp #: 2170 Directional/Street Signs - Replace **Quantity: Approx (42) Signs**
Location: Adjacent to streets and parking areas
Funded?: Yes.
History: Street signs were replaced in 2021 for $3,885. (According to information provided)
Comments: (24) guest parking and (18) other signs noted during inspection.

Good condition: Directional and street signs determined to be in good condition typically exhibit good surface finish and have straight and firm supports. Panels are clean and have good reflective and contrasting message lettering or symbols.

Signs should be inspected regularly to make sure visibility is adequate, including at night. Repair any damaged or leaning posts as needed. Individual sign replacement costs are expected to be handled through the Operating budget. Street signs and posts are generally replaced at longer intervals due to weathering or style changes, or to coincide with other exterior projects such as replacement of entry signage, street lighting, etc. Costs for replacement can vary greatly depending on style selected; unless otherwise noted, costs shown here are based on comprehensive replacement with a comparable type as are currently in place.

Useful Life:
20 years

Remaining Life:
18 years

Best Case: $ 3,500

Lower estimate to replace

Worst Case: $ 4,300

Higher estimate

Cost Source: Client Cost History

Comp #: 2173 Street Lights - Replace **Quantity: (30) Lights**
Location: Common areas throughout development
Funded?: No. Per information provided - Client/Association not responsible (Leased).
History: Per information provided, street lights replaced in 2017 for $99,518.80 and are reportedly owned by FPL
Comments: Per information provided, the Client is reportedly not responsible for the maintenance, repair, or replacement of the street lights. As such, there is no basis for Reserve funding at this time. However, the findings within this report are not intended to be a legal opinion and we reserve the right to revise this component if the Client is found to be otherwise responsible.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 2185 Landscaping - Refurbish (One-Time) **Quantity: Numerous Areas**

Location: Landscaped common areas
Funded?: Yes.
History:
Comments: Large, mature trees and plantings throughout community. Some overgrown sections noted. The Board of Directors reports that the community may be overdue for a major renovation project to help prepare for or mitigate potential storm damage. This component represents a singular, large project for initial renovation work, which can be followed by recurring, smaller projects as described in component #2186.

Useful Life: 0 years

Remaining Life: 0 years

Best Case: $ 75,000

Lower allowance to refurbish

Worst Case: $ 100,000

Higher allowance

Cost Source: Estimate Provided by Client

Comp #: 2186 Landscaping - Refurbish (Recurring) **Quantity: Numerous Areas**

Location: Landscaped common areas
Funded?: Yes.
History:
Comments: Refer to component #2185 for more details. Routine daily/weekly/monthly maintenance is expected to be funded through the Operating budget. However, this component represents a supplemental "allowance" for larger projects which may occur periodically, such as renovation/restoration of landscaped areas, new trees, hedges, flower beds, etc. Timing and costs of such projects are very subjective. Estimates shown here should be re-evaluated by the Association over time and adjusted as needed during future Reserve Study updates.

Useful Life: 3 years

Remaining Life: 3 years

Best Case: $ 12,400

Lower allowance to refurbish

Worst Case: $ 24,800

Higher allowance

Cost Source: Estimate Provided by Client

Building Exteriors

Comp #: 2343 Building/Common Exteriors - Paint **Quantity: Approx 285,500 GSF**

Location: Building exteriors
Funded?: Yes.
History: Buildings were reported to have been painted in 2015.
Comments: Residential buildings are 2-story, arranged in attached townhome clusters. The Board of Directors reported that the low bid was accepted due to budget constraints, but a higher number should be used for future planning purposes. Besides painting the residential buildings, project reportedly included repairs, pressure-washing, exterior walls, curbing, guardhouse and clubhouse. Stucco and large amounts of wood trim at fascia, eaves, etc.

Poor condition: Painted exterior surfaces determined to be in poor condition typically exhibit clearly noticeable aesthetic concerns such as heavy chalking, staining, fading, inconsistent color and texture, etc. Physically, paint/coatings in poor condition may be peeling and cracking in many locations, may no longer be adhering properly to the painted surface, or otherwise are otherwise no longer providing effective protection to the structure.

There are two important reasons for painting and waterproofing a building: to protect the structure from damage caused by exposure to the elements, and to restore or maintain good aesthetic standards for curb appeal. As routine maintenance, we recommend that regular inspections, spot repairs and touch-up painting be included in the operating budget. Typical paint cycles can vary greatly depending upon many factors including; type of material painted, surface preparations, quality of material, application methods, weather conditions during application, moisture beneath paint, and exposure to weather conditions. Proper sealant/caulking at window and door perimeters and other "gaps" in the building structure are critical to preventing water intrusion and resulting damage. The general rule of thumb is that sealant/caulking should be in place wherever two dissimilar building surfaces meet, such as window frame to concrete structure junctions. For best results, the client may want to consult with a paint company representative, building envelope specialist or structural engineer to specify the types of materials to be used and define complete scope of work before bidding. In our experience, cost estimates for painting and waterproofing can vary widely, even when based on the same prescribed scope of work. Estimates shown here should be updated and revised as needed based on actual bids obtained or project cost history during future Reserve Study updates.

Useful Life:
7 years

Remaining Life:
1 years

Best Case: $ 616,100

Lower estimate to seal/repaint

Worst Case: $ 753,100

Higher estimate

Cost Source: AR Cost Database/Client Cost History

Comp #: 2363 Unit Windows & Doors - Replace **Quantity: (274) Units**
Location: Building exterior
Funded?: No. Per information provided - Client/Association not responsible.
History:
Comments: Based on information provided (such as governing documents) and/or other input from the Client, individual owners are believed to be responsible for window and door replacement at their respective units. As such, there is no basis for Reserve funding at this time. However, our review is not intended to be a professional legal opinion and we reserve the right to revise this component if the Client is otherwise found to be responsible for replacement.

Useful Life:

Remaining Life:

Best Case: Worst Case:

Cost Source:

Comp #: 2367 CH & GH Windows & Doors - Replace **Quantity: Lump Sum Allowance**
Location: Windows and doors at Clubhouse and Guardhouse
Funded?: Yes.
History:
Comments: Guardhouse has (3) large windows, (1) smaller window and (1) entry door. Clubhouse/pool building has a handful of utility doors. One window at the guardhouse was replaced in 2013, and window at visitor entry lane is expected to have a shorter than average life expectancy due to constant daily opening/closing according to the Board of Directors.

All are assumed to have been compliant with applicable building codes at time of installation. Inspect regularly for leaks and cracks around frame and repair as needed. For operable windows, clean tracks and ensure hardware is functional to prevent accidental damage during opening/closing. With ordinary care and maintenance, useful life is typically long but often difficult to predict. Many factors affect useful life including quality of window currently installed, waterproofing details, exposure to wind and rain, etc. Individual windows and doors may be replaced as an Operating expense if damaged or broken, or using Reserve funds if cost is significant. An allowance for ongoing replacements is recommended here.

Useful Life:
10 years

Remaining Life:
0 years

Best Case: $ 2,500 Worst Case: $ 3,700

Lower estimate to replace Higher estimate

Cost Source: AR Cost Database

Comp #: 2383 Club & GuardHouse Roofs - Replace **Quantity: Approx 2,270 GSF**

Location: Building rooftops (Clubhouse and Guardhouse)
Funded?: Yes.
History: Guardhouse roof was replaced in 2014 for $3,500 (per information provided).
Comments: Clubhouse roof was reported to have been replaced in 2014, but may not have been done to a high standard according to the Board of Directors. Some concerns of leaks. However, our inspection is visual only and if roof is inspected in more detail and found to be in poor condition, useful life estimates shown here may need to be re-evaluated. Clubhouse and guardhouse rooftops have been combined into one component for this Reserve Study engagement.

Clubhouse roof was measured to be approximately 2,035 GSF in area and the Guardhouse roof was measured to be approximately 235 GSF in area.

Typical replacement includes removal and replacement of tiles and underlayment, with repairs to any damaged substrate made as needed. Tile roofing is typically a long-lived component assuming it was properly installed and is properly maintained. The primary reason to replace tile roofs is not based on the condition of the tiles themselves, whose main purpose is to provide a barrier for the underlayment which is the actual waterproofing layer of the roof system. As routine maintenance, many manufacturers recommend inspections at least twice annually and after large storm events. Promptly replace any damaged/missing sections or conduct any other repair needed to ensure waterproof integrity of roof. We recommend having roof inspected in greater detail (including conditions of sub-surface materials) by an independent roofing consultant prior to replacement. There is a wealth of information available through organizations such as the Roof Consultant Institute http://www.rci-online.org/ and the National Roofing Contractors Association (NRCA) http://www.nrca.net/. If the roof has a warranty, be sure to review terms and conduct proper inspections/repairs as needed to keep warranty in force.

Useful Life:
25 years

Remaining Life:
16 years

Best Case: $ 26,600

Lower estimate to replace

Worst Case: $ 32,500

Higher estimate

Cost Source: Client Cost History

Comp #: 2383 Roofs (Residential Bldgs) - Replace **Quantity: (274) Units**

Location: Building rooftop
Funded?: No. Per information provided - Client/Association not responsible.
History:
Comments: According to the Board of Directors and Manager, the tile roofs at individual units have historically been replaced by each unit owner, not the Association. Roofs are inconsistent with regard to age, size, materials and conditions. Under Article VI, Section 3 of the Association's Declaration, the Association's responsibility for repairs and replacement of roofs and gutters/downspouts appears to have been eliminated. A separate, "hypothetical" analysis including Reserve funding recommendations for roofs may be prepared at the request of the Association, but there is no recommendation in the official Reserve Study at this time.

Useful Life:

Remaining Life:

Best Case: Worst Case:

Cost Source:

M.E.P.

Comp #: 2508 RFID Sensor - Replace **Quantity: (1) Reader**

Location: Gate entrance
Funded?: Yes.
History: Per information provided, sensor installed in 2017 for $4,995
Comments: Should be evaluated and repaired as needed by servicing vendor to ensure proper function. For best pricing and to minimize downtime, best practice is to replace with other similar components, such as gate operators or barrier arms. Cost shown is for the device itself; RFID devices for vehicles are assumed to be paid for by unit/homeowners. Plan on replacing at the approximate interval shown here. Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance.

Useful Life:
15 years

Remaining Life:
9 years

Best Case: $ 5,200 Worst Case: $ 6,600

Lower estimate to replace Higher estimate

Cost Source: Client Cost History, plus Inflation

Comp #: 2511 Barrier Arm Operator (Older)- Repl. **Quantity: (1) Operator**
Location: Gate entrances
Funded?: Yes.
History:
Comments: Manufacturer: Lift Master
Model Number: MAT-DC-BB3

All observed to be functional at time of inspection. Funding recommendation is primarily for the motor/mechanical unit, not the arm itself, which are generally replaced as an Operating/maintenance expense. Life expectancy can vary based on level of use, exposure to the elements, level of preventive maintenance, etc. Should be inspected and repaired as needed by servicing vendor to attain full life expectancy.

Useful Life:
15 years

Remaining Life:
1 years

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

Lower estimate to replace Higher estimate

Cost Source: AR Cost Database/Client Cost History

Comp #: 2511 Barrier Arm Operators - Replace **Quantity: (2) Operators**

Location: Gate entrances
Funded?: Yes.
History: (1) Barrier Arm Operator was replaced in 2020 for $4,000 (per information provided).
Comments: Manufacturer: Lift Master
Model Number: MAT-DC-BB3
Manufacture Date: (1) 2019, (1) 2020

Please refer to the prior component (#2511) in this series for more general information and commentary on barrier arm operator replacement. The useful life, remaining useful life, and cost range for this specific component are provided below.

Useful Life:
15 years

Remaining Life:
12 years

Best Case: $ 7,200

Lower estimate to replace

Worst Case: $ 8,800

Higher estimate

Cost Source: AR Cost Database/Client Cost History

Comp #: 2522 HVAC (Guardhouse) - Replace **Quantity: (1) Small System**

Location: Guardhouse
Funded?: Yes.
History: New AC unit installed in 2020, no cost has been provided to us as part of this engagement. Per information provided, HVAC unit replaced in April 2016 for $1,502
Comments: Manufacturer: Classic
Size/Capacity: 1-ton
Manufacture Date: 2020

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

Useful Life:
10 years

Remaining Life:
7 years

Best Case: $ 2,700

Lower estimate to replace

Worst Case: $ 3,300

Higher estimate

Cost Source: AR Cost Database

Comp #: 2543 Security Cameras - Upgrade/Replace **Quantity: (11) Cameras**

Location: Guardhouse, amenities, etc.

Funded?: Yes.

History: Cameras are reportedly being replaced in 2022 for $4,322.59, according to information provided. Last project took place in 2013 according to records provided.

Comments: Security/surveillance systems should be monitored closely to ensure proper function. Whenever possible, camera locations should be protected and isolated to prevent tampering and/or theft. Typical modernization projects may include addition and/or replacement of cameras, recording equipment, monitors, software, etc. Unless otherwise noted, costs assume that existing wiring can be re-used and only the actual cameras and other equipment will be replaced. In many cases, replacement or modernization is warranted due to advancement in technology, not necessarily due to functional failure of the existing system. Keep track of any partial replacements and include cost history during future Reserve Study updates.

Useful Life:
10 years

Remaining Life:
9 years

Best Case: $ 3,900

Lower allowance to upgrade/replace

Worst Case: $ 4,700

Higher allowance

Cost Source: Estimate Provided by Client

Comp #: 2585 Irrigation Pumps - Partial Replace **Quantity: (19) Total Pumps**
Location: Throughout development
Funded?: Yes.
History: (4) Irrigation pumps replaced in 2022 for $2,700 (per information provided).
Comments: This component is an allowance to replace (4) of (19) pumps every three years.

Irrigation pumps and motors need to be checked and serviced regularly by landscaping/irrigation vendor or other maintenance personnel to ensure proper function. Due to pump quantity, varying ages, and/or information provided by the Client (such as cost history), we recommend a “supplemental” allowance for ongoing motor, pump, and control repairs/replacements as-needed by the Client. Future expenditures related to this component should then be tracked and reported by the Client. This component should then be re-evaluated during future Reserve Study updates based on the most current information available at that time.

Useful Life:
3 years

Remaining Life:
2 years

Best Case: $ 1,800

Lower allowance to replace

Worst Case: $ 2,200

Higher allowance

Cost Source: Client Cost History

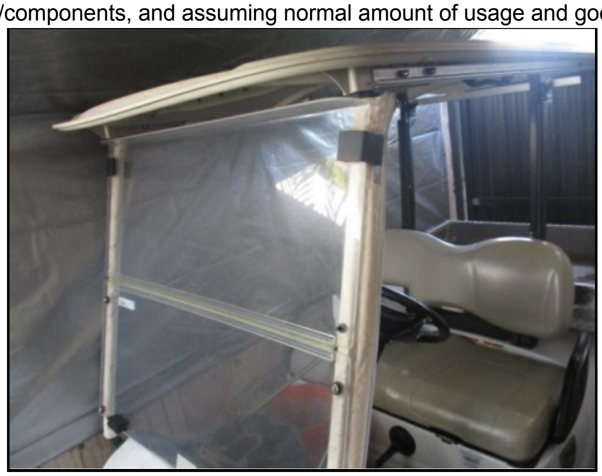
Comp #: 2599 Golf Cart - Replace **Quantity: (1) Cart**

Location: Maintenance shed
Funded?: Yes.
History:
Comments: Manufacturer: Yamaha
Model Number: YDREX3
Manufacture Date: 2012

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

Useful Life:
10 years

Remaining Life:
5 years



Best Case: $ 7,200

Lower estimate to replace

Worst Case: $ 8,800

Higher estimate

Cost Source: AR Cost Database

Interiors and Amenities

Comp #: 2181 Tennis Court Furnishings - Replace **Quantity: (4) Benches**
Location: Common areas throughout property/development
Funded?: Yes.
History:
Comments: (2) Benches were in place at the time of inspection, during our site inspection we spoke with the manager and a representative of the Board of Directors and they indicated to us that there were an additional (2) benches that had previously existed that they wish to reinstall when the Tennis Courts are resurfaced in the future.

Poor condition: Outdoor/site furnishings determined to be in poor condition typically exhibits more advanced stages of wear or physical deterioration/damage. Even if still in fair physical condition, replacement may still be warranted to replace with more modern/updated style.

Inspect regularly, clean for appearance and repair as-needed from general Operating funds. Individual replacements should likely be handled as an Operating expense. We recommend planning for regular intervals of comprehensive replacement at the time frame indicated below to maintain a consistent, attractive appearance in the common areas. Cost estimates below are based on replacement with comparable types of pieces as the existing unless otherwise noted.

Useful Life:
10 years

Remaining Life:
5 years

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

Lower estimate to replace Higher estimate

Cost Source: AR Cost Database

Comp #: 2749 Bathrooms - Remodel **Quantity: (2) Bathrooms**

Location: Common area bathrooms
Funded?: Yes.
History:
Comments: Each bathroom is roughly 16'x8' with tile flooring and 12 GSF of quartz countertops. Men's has (2) sinks, (1) urinal and (1) toilet. Women's is approximately the same but with (2) toilets.

Fair condition: Bathrooms determined to be in fair condition typically exhibit some light to moderate signs of use and age. Finishes are clean but showing some wear. All fixtures are assumed to be functional, but may be becoming outdated at this stage. Generally in serviceable condition.

As routine maintenance, inspect regularly and perform any needed repairs promptly utilizing general Operating funds. Typical remodeling project can include some or all of the following: replacement of plumbing fixtures, partitions, countertops, lighting, flooring, ventilation fans, accessories, décor, etc. Best practice is to coordinate this project with other amenity areas, such as kitchens or other amenity rooms. Remaining useful life is based on consideration of materials, evident conditions, and/or remodeling/renovation history provided during the engagement. Costs can significantly vary based on an anticipated scope of work as well as materials chosen for remodeling/renovation. Unless otherwise noted, estimates shown are based primarily on light to moderate cosmetic remodeling, not complete "gut" remodel projects.

Useful Life:
20 years

Remaining Life:
9 years

Best Case: $ 22,500

Lower allowance to renovate/remodel

Worst Case: $ 27,500

Higher allowance

Cost Source: AR Cost Database

Comp #: 2763 Pool Deck Furniture - Replace **Quantity: (52) Pieces**
Location: Pool deck
Funded?: Yes.
History: Replaced in 2012 for $6,400
Comments: (35) lounge chairs, (3) dining tables, (12) chairs and (2) ceiling fans, counted during inspection.

Poor condition: Pool deck furniture determined to be in poor condition typically exhibits more advanced physical wear and tear, and/or is inconsistent and outdated, no longer acceptable for the standards of the property.

We recommend regular inspections and repair or replacement of any damaged pieces promptly to ensure safety. Protected storage of furniture when not in use can help to extend useful life. Best practice is to replace all pieces together in order to maintain consistent style and quality in the pool/recreation area. Individual pieces can be replaced as needed each year as an Operating expense. Costs can vary greatly based on quantity and type of pieces selected for replacement. Funding recommendation shown here is based on replacement with comparable number and quality of pieces as existing.

Useful Life:
8 years

Remaining Life:
0 years

Best Case: $ 7,400

Lower estimate to replace

Worst Case: $ 9,800

Higher estimate

Cost Source: AR Cost Database/Client Cost History

Comp #: 2767 Pool Deck - Seal/Repair **Quantity: Approx 7,160 GSF**

Location: Pool deck
Funded?: Yes.
History:
Comments: Remaining useful life has been increased so that coating is set to occur five years after resurfacing.

Poor condition: Coatings determined to be in poor condition typically exhibit significant, easily noticeable inconsistency in color and/or texture, and may have more advanced signs of age such as increased frequency and severity of cracking and peeling, in some cases exposing lower sections of decking system or substrate material.

Pool decks may be exposed to harsh chemicals that can leave stains if not addressed properly. Periodic pressure-washing and re-coating will restore the appearance and prolong the need for major restoration or replacement of the deck surface. Take note of any places where water is ponding, which may result in slip-and-fall hazards if not corrected. We recommend that the Client financially prepare to re-coat at the approximate interval below.

Useful Life:
5 years

Remaining Life:
6 years

Best Case: $ 12,900

Lower estimate to clean/seal/repair

Worst Case: $ 15,800

Higher estimate

Cost Source: AR Cost Database

Comp #: 2768 Pool Deck (Coated) - Resurface **Quantity: Approx 7,160 GSF**

Location: Pool deck
Funded?: Yes.
History:
Comments: Refer to component #2767 for more general information and observations on conditions. This component refers to the eventual need to completely resurface/replace decking systems, typically required after multiple finish coats have been applied, or in cases of advanced deterioration. Deck resurfacing includes grinding the current surface down to bare concrete and then installing a new waterproofing layer/system. This may be recommended when the aesthetic condition of the deck can no longer be restored through future deck re-coating, such as advanced cracking, chipping of the deck surface, or lack of texture (for safety concern). Resurfacing may also be warranted for changes in design/appearance alone. Based on evident conditions and/or information provided during this engagement, we recommend that the Client plan to resurface at the approximate interval below. Unless otherwise noted, cost estimates assume with a similar deck type as currently in place.

Useful Life:
25 years

Remaining Life:
1 years

Best Case: $ 45,100

Lower estimate to resurface

Worst Case: $ 55,100

Higher estimate

Cost Source: AR Cost Database

Comp #: 2771 Pool Fence - Replace **Quantity: Approx 315 LF**

Location: Perimeter of pool area
Funded?: Yes.
History:
Comments: Material: Chain-link
Height: 6'

Fair condition: Pool fencing determined to be in fair condition typically exhibits some minor to moderate amounts of surface wear and other signs of age, which may include corrosion, loose or unstable pieces/sections or hardware, and/or overgrowth by surrounding vegetation. Overall, appears to be in serviceable but declining condition.

We recommend that the Client periodically clean fencing with an appropriate cleaner and touch up paint as needed in between regular paint cycles. Gates and locks should be inspected to make sure they close and lock properly as a faulty perimeter around a pool area can expose a Client to significant liability risk. As a routine maintenance item, fence should be inspected regularly and repaired as needed through the Operating budget to ensure safety. When evaluating replacements, be sure to comply with any applicable building codes. When possible, replacement should be coordinated with other projects, such as pool deck projects, other fencing/railing work, etc. Based on evident conditions, aesthetic standard considerations, and/or Client history provided during this engagement, we recommend replacement at the approximate interval shown below. Unless otherwise noted, cost estimates below assume replacement with a similar material/height as currently in place.

Useful Life:
25 years

Remaining Life:
1 years

Best Case: $ 5,900 Worst Case: $ 7,800

Lower estimate to replace Higher estimate

Cost Source: AR Cost Database

Comp #: 2772 Pool Deck Lighting - Replace **Quantity: (5) Lights**

Location: Pool deck
Funded?: Yes.
History:
Comments: Old, outdated design, poles appeared to be recently painted. The Board of Directors reports that the wiring and electrical panel for these lights may also need replacement, so cost estimates have been updated accordingly. Project is to be deferred according to the Board of Directors.

Fair condition: Pool deck lights determined to be in fair condition typically exhibit somewhat faded/worn appearance but overall assembly is sturdy and aging normally. Serviceable physical condition and still appropriate for aesthetic standards.

Lighting around the pool deck should be inspected regularly to ensure adequate brightness at night for safety precaution. Minor repairs and individual replacements are expected to be handled through the Operating budget. Comprehensive replacement is often coordinated with either exterior/site lighting or with other pool-related components such as decking/fencing. Cost estimates shown below are based on replacement with comparable size and design standards as existing lighting.

Useful Life:
25 years

Remaining Life:
1 years

Best Case: $ 24,800

Lower estimate to replace

Worst Case: $ 30,400

Higher estimate

Cost Source: Estimate Provided by Client

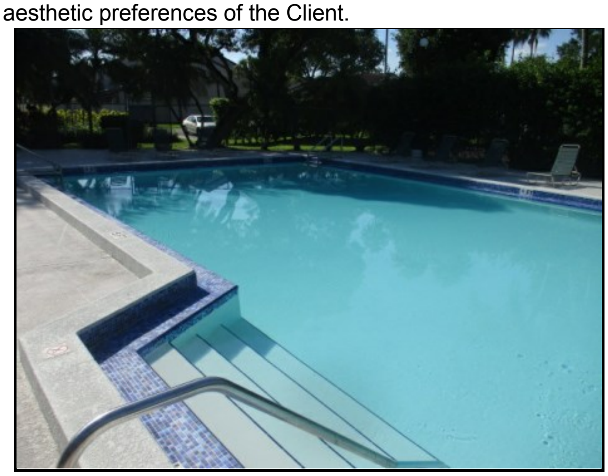
Comp #: 2773 Pool - Resurface **Quantity: (1) Pool**
Location: Interior finishes of pool
Funded?: Yes.
History: Per information provided, pool resurfaced in 2016 for $14,700
Comments: Approximately 1,270 GSF footprint area with 156' waterline/perimeter length. Depth ranges from 3' to 6'.

Fair condition: Swimming pools determined to be in fair condition typically exhibit some color fade/discoloration, and roughening of the surface, often more noticeable in the shallow areas and/or at steps. Waterline tiles are in fair condition. Generally believed to be aging normally.

Pool resurfacing will restore the aesthetic quality of the pool while protecting the actual concrete shell of the pool from deterioration. While drained for resurfacing, any other repairs to lighting, handrails, stairs, ladders, etc. should be conducted as needed. This type of project is best suited for slow/offseason to minimize downtime during periods when pool is used heavily. Should be expected at the approximate interval shown below; in some cases, schedule may need to be accelerated due to improper chemical balances or aesthetic preferences of the Client.

Useful Life:
12 years

Remaining Life:
5 years



Best Case: $ 15,500 Worst Case: $ 18,700

Lower estimate to resurface Higher estimate

Cost Source: Client Cost History, plus Inflation

Comp #: 2781 Spa Heater - Replace **Quantity: (1) Heater**
Location: Exposed location adjacent to pool deck
Funded?: No. Spa No Longer Exists Therefore No Funding is Required
History:
Comments: Appeared to be approximately 250,000 BTU. This heater is reportedly for the spa which is no longer in use. No need for replacement.

Useful Life:

Remaining Life:

Best Case: Worst Case:

Cost Source:

Comp #: 2787 Pool Equipment - Maintain/Replace **Quantity: (2) Filters, (1) Pump**
Location: Pool equipment room
Funded?: Yes.
History:
Comments: (2) small filters, (1) 5 HP pump.

Minimal or no subjective/aesthetic value for pool and spa equipment. Pool and spa pumps, filters, chemical feeders, and other miscellaneous equipment can be repaired or replaced for relatively low cost in most cases. Due to varying ages and/or information provided during this inspection, comprehensive replacement of all equipment at once is not anticipated. Thus, this component represents a “supplemental” allowance to repair, rebuild, and/or replace equipment as needed. Remaining useful life has been adjusted based on available visual condition, manufacture dates (if available), and/or Client cost history provided. The Client should continually track relevant repair/replacement expenses and report them during future Reserve Study updates. This component should then be re-evaluated based on the most current information available at that time.

Useful Life:
5 years

Remaining Life:
0 years

Best Case: $ 4,500

Lower allowance to repair/replace equipment

Worst Case: $ 5,500

Higher allowance

Cost Source: AR Cost Database

Comp #: 2801 Playground Equipment - Replace **Quantity: (2) Pieces**
Location: Playground/tot lot
Funded?: Yes.
History: Per information provided, additional equipment installed in 2017 for $9,599.98
Comments: (1) medium sized play system along with (1) 4-swing set.

Fair condition: Playground equipment/features determined to be in fair condition typically exhibit normal, routine signs of wear and tear and weathering, but no advanced deterioration. Equipment and features are serviceable, but some parts may begin to require replacement, especially if used heavily. Appearance is satisfactory at this stage.

Our inspection is not intended to identify any structural or latent defects, safety hazards, or other liability concerns. Funding recommendation and observations shown here are strictly for budget purposes. As a routine maintenance expense, inspect for stability, damage and excessive wear and utilize maintenance funds for any repairs needed between replacement cycles. Life expectancy can vary depending on the amount of use/abuse. Unless otherwise noted, cost estimates assume replacement would be with comparable size and style of equipment as noted during inspection.

Useful Life:
25 years

Remaining Life:
19 years

Best Case: $ 25,200

Lower estimate to replace

Worst Case: $ 30,800

Higher estimate

Cost Source: AR Cost Database

Comp #: 2809 Tennis Courts - Re-coat **Quantity: (3) Courts**

Location: Tennis courts and Basketball Court
Funded?: Yes.
History: Per information provided, courts re-coated in 2016 for $10,065
Comments: (2) Tennis Courts and (1) Basketball/Outdoor Racquetball Court, approximately the same size as a tennis court, were observed at the time of inspection.

Remaining useful life has been extended so that recoating of the tennis courts occurs 5 years after the courts have been resurfaced.

Fair condition: Tennis courts determined to be in fair condition typically exhibit routine, minimal to moderate wear and tear, including fading and roughening of court surface. Cracking may be sporadic at this stage but does not pose any trip hazards or impediments to play.

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

Useful Life:
5 years

Remaining Life:
6 years

Best Case: $ 20,300

Lower estimate to repair/coat/stripe

Worst Case: $ 24,800

Higher estimate

Cost Source: Client Cost History, plus Inflation

Comp #: 2811 Tennis Courts - Resurface **Quantity: (3) Courts**

Location: Tennis courts and Basketball Court
Funded?: Yes.
History:
Comments: Please refer to component #2809 for more general information and observations on conditions of courts. Assuming proper maintenance and proper re-coating schedules, the court surface should have a relatively long life expectancy. Over time, exposure to UV light, wind rain and foot traffic will deteriorate the surface to the point of failure. This component refers to the eventual need to completely rebuild/reconstruct court playing surface, which includes a removal of the top layer of the courts and application of a new surface (i.e. asphalt). Prior to a rebuild project, we recommend that the Client consult with vendors to identify any structural problems, such as poor grade, lack of drainage, high spots, etc. Plan to rebuild/reconstruct at the approximate interval shown below in order to preserve the appearance and usefulness of the court surface. Best practice is to coordinate with other projects, such as fencing and/or lighting replacement.

Useful Life:
25 years

Remaining Life:
1 years

Best Case: $ 54,000

Lower estimate to resurface

Worst Case: $ 66,000

Higher estimate

Cost Source: AR Cost Database

Comp #: 2813 Tennis Court Fencing - Replace **Quantity: Approx 450 LF**

Location: Tennis court
Funded?: Yes.
History:
Comments: Poor condition: Tennis court fencing determined to be in poor condition typically exhibits at least moderate to advanced surface wear and other obvious physical problems, such as sagging or bowing sections, rusted or damaged mesh, and in some cases even potential instability. Curb appeal is suffering at this stage.

Tennis court fencing should have a long life expectancy assuming proper design and installation, lack of vandalism/abuse, etc. Vinyl-coated chain link fences normally have a longer life expectancy and are more attractive than those without. Gates and locks should be inspected and repaired as needed as an Operating expense in order to restrict access (if desired) to the tennis court. Based on evident conditions, repair/replacement history provided by the Client, and/or original installation date, comprehensive replacement (including framework) is recommended at the approximate interval shown below. Best practice is to coordinate replacement with other major projects, such as court resurfacing, lighting replacement, etc. Costs shown here are based on complete replacement of mesh/fabric as well as poles/framework.

Useful Life:
25 years

Remaining Life:
1 years

Best Case: $ 20,300

Lower estimate to replace

Worst Case: $ 24,800

Higher estimate

Cost Source: AR Cost Database

Comp #: 2815 Tennis Court Windscreen - Replace **Quantity: Approx 2,700 GSF**

Location: Tennis court

Funded?: No. Too small for Reserve designation.

History:

Comments: Cost estimates related to this component are not expected to meet the minimum threshold for Reserve funding. As such, costs related to this component are expected to be included in the Client's Operating budget. However, any repair and maintenance or other related expenditures should be tracked, and this component should be re-evaluated during future Reserve Study updates based on most recent information and data available. If deemed appropriate for Reserve funding, component can be included in the funding plan at that time.

Useful Life:

Remaining Life:

Best Case: Worst Case:

Cost Source: