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Calusa Point

Calusa Point Association *Miami, FL*



Report #: 29086-3
Beginning: January 1, 2025
Expires: December 31, 2025

RESERVE STUDY Update "With-Site-Visit"

May 29, 2024

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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Calusa Point Association

Miami, FL

Level of Service: **Update "With-Site-Visit"**

Report #: **29086-3**

of Units: 274

January 1, 2025 through December 31, 2025

Findings & Recommendations

as of January 1, 2025

Projected Starting Reserve Balance	\$1,235,750
Projected "Fully Funded" (Ideal) Reserve Balance	\$1,609,813
Percent Funded	76.8 %
Required 2025 Special Assessments	\$0
Minimum 2025 Funding Required to Maintain Reserves above \$0 through Year 30	\$182,750
(Optional Alternative) Recommended 2025 Funding to Achieve 100% Funded by Year 30 ...	\$223,700

Reserve Fund Strength: 76.8%

Weak

Fair

Strong

< 30%

< 70%

> 130%



Risk of Special Assessment:

High

Medium

Low

Economic Assumptions:

Net Annual "After Tax" Interest Earnings Accruing to Reserves **2.00 %**

Annual Inflation Rate **3.00 %**

This document is an "Update, With-Site-Visit" Reserve Study based on a prior study prepared by Association Reserves for your 2023 Fiscal Year. We performed the site inspection on 4/23/2024.

This analysis was prepared or verified 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 76.8 % Funded. Based on this figure, the Client's risk of special assessments & deferred maintenance is currently Low.

Component cost estimates, life expectancies, and recommended reserve contributions are subject to change in subsequent years. As such, this Reserve Study analysis expires at the end of the initial fiscal year (December, 31, 2025). Please contact our office to discuss options for updating your Reserve Study in future years.

Reserve Funding Goals and Methodology:

Special Assessments:

There are no recommendations for any special assessments for Reserve funding included in the Reserve Study at this time.

Minimum Funding Required:

For Florida community 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." It should be noted that while this is often understood to describe "fully funding" of reserves in Florida, this practice is also described in the Community Association Institute's Reserve Study Standards (RSS) as "baseline funding." RSS 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."

Our projection of the minimum reserve funding required (taken together with any projected special assessments) is designed to maintain this pooled fund balance above \$0 throughout the forecast period.

Recommended Funding Plan:

Our "recommended" funding plan is an optional, more conservative alternative to the minimum funding plan described above. This recommended amount is intended to help the Association to (gradually, over 30 years) 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.

Annual Increases to Reserve Funding:

In accordance with Florida statutes, the Association may adjust reserve contributions annually to take into account an inflation adjustment and any changes in estimates or extension of the useful life on a reserve item caused by deferred maintenance. As such, we recommend increasing the Reserve funding annually as illustrated in the 30-Year Reserve Plan Summary Tables shown later in this document, or in accordance with subsequent Reserve Study updates.

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
Site and Grounds			
2109 Concrete Curbs & Gutters - Repair	40	36	\$237,500
2113 Site Drainage System - Clean/Repair	20	16	\$47,100
2123 Asphalt - Seal/Repair	4	1	\$33,700
2125 Asphalt - Resurface	20	16	\$722,500
2137 Site Fencing: Metal - Replace	25	0	\$265,550
2148 Gazebo (Playground)- Repair/Replace	20	12	\$10,500
2166 Mailboxes - Replace	20	3	\$64,200
2169 Sign/Monument - Refurbish/Replace	15	5	\$16,750
2170 Directional/Street Signs - Replace	20	16	\$12,600
2185 Landscaping - Refurbish Allowance	3	1	\$20,500
Building Exteriors			
2343 Building/Common Exteriors - Paint	8	0	\$755,000
2367 Common Windows & Doors - Replace	40	0	\$28,650
2367 Guardhouse Windows (2013) - Replace	40	28	\$3,650
2383 Common Area Roofs - Replace	20	9	\$36,350
M.E.P.			
2508 RFID Sensor - Replace	15	7	\$6,500
2511 Barrier Arm Operator (2023) - Replace	15	13	\$6,550
2511 Barrier Arm Operators (2019-2020) - Repl	15	10	\$13,000
2522 HVAC (Guardhouse) - Replace	10	5	\$3,600
2543 Security Cameras - Upgrade/Replace	10	7	\$4,750
2585 Irrigation Pumps - Partial Replace	3	1	\$3,700
2599 Golf Cart - Replace	10	2	\$9,000
Interiors and Amenities			
2749 Bathrooms - Remodel	20	7	\$27,500
2763 Pool Deck Furniture - Replace	8	0	\$13,150
2767 Pool Deck - Seal/Repair	5	5	\$16,100
2768 Pool Deck - Resurface	25	0	\$57,300
2771 Pool Fence - Replace	25	0	\$9,450
2772 Pool Deck Lighting - Replace	25	0	\$6,000
2773 Pool - Resurface	12	3	\$24,500
2801 Playground Equipment - Replace	25	17	\$38,100
2809 Tennis Courts - Re-coat	5	5	\$27,000
2811 Tennis Courts - Resurface	25	0	\$67,550
2813 Tennis Court Fencing - Replace	25	0	\$27,000

32 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

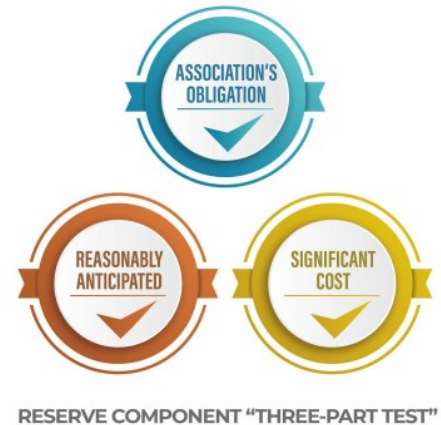


For this [Update With-Site-Visit Reserve Study](#), we started with a review of your prior Reserve Study, then looked into recent Reserve expenditures, evaluated how expenditures are handled (ongoing maintenance vs Reserves), and researched any well-established association

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



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

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

How do we establish Current Repair/Replacement Cost Estimates?

In this order...

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

How much Reserves are enough?

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

Adequacy is measured in a two-step process:

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



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

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

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

How much should we 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 4/23/2024, 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.

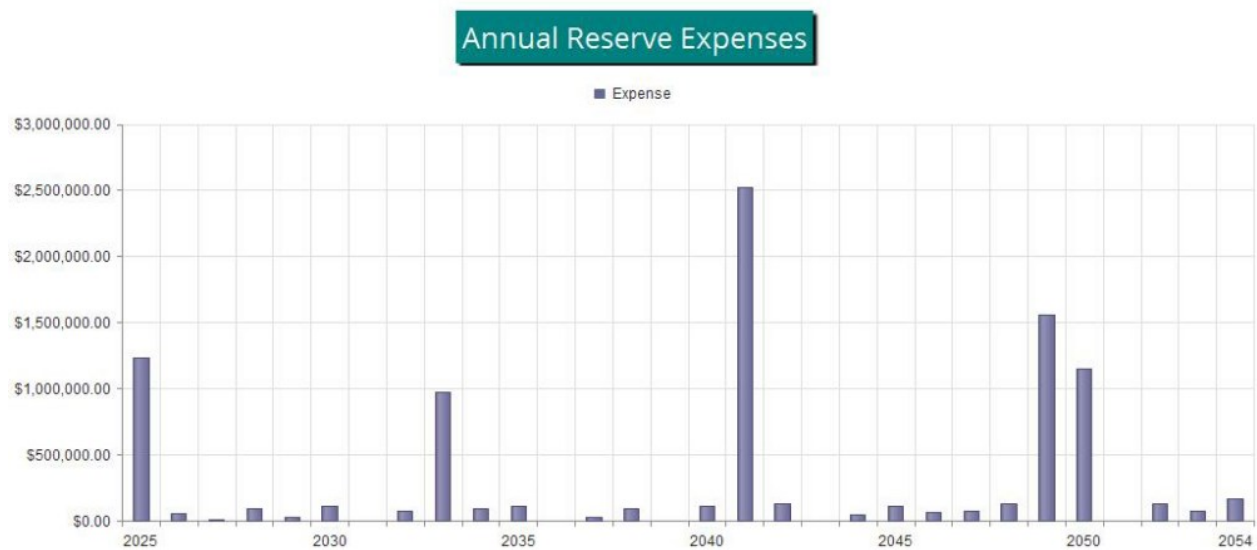


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$1,235,750 as-of the start of your Fiscal Year on 1/1/2025. 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 \$1,609,813. This figure represents the deteriorated value of your common area components. Comparing your Reserve Balance to your Fully Funded Balance indicates your Reserves are 76.8 % Funded.

Recommended Funding Plan

Based on your current Percent Funded and your near-term and long-term Reserve needs, we are recommending budgeted contributions of \$223,700 in the upcoming fiscal year. At minimum, the Association must budget \$182,750 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.

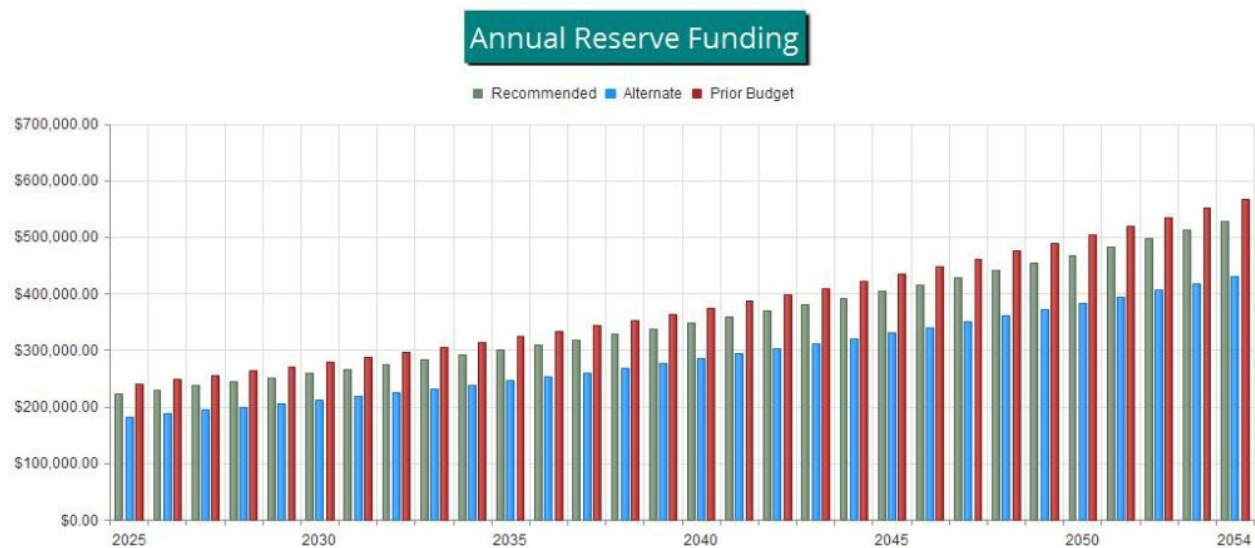


Figure 2

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.

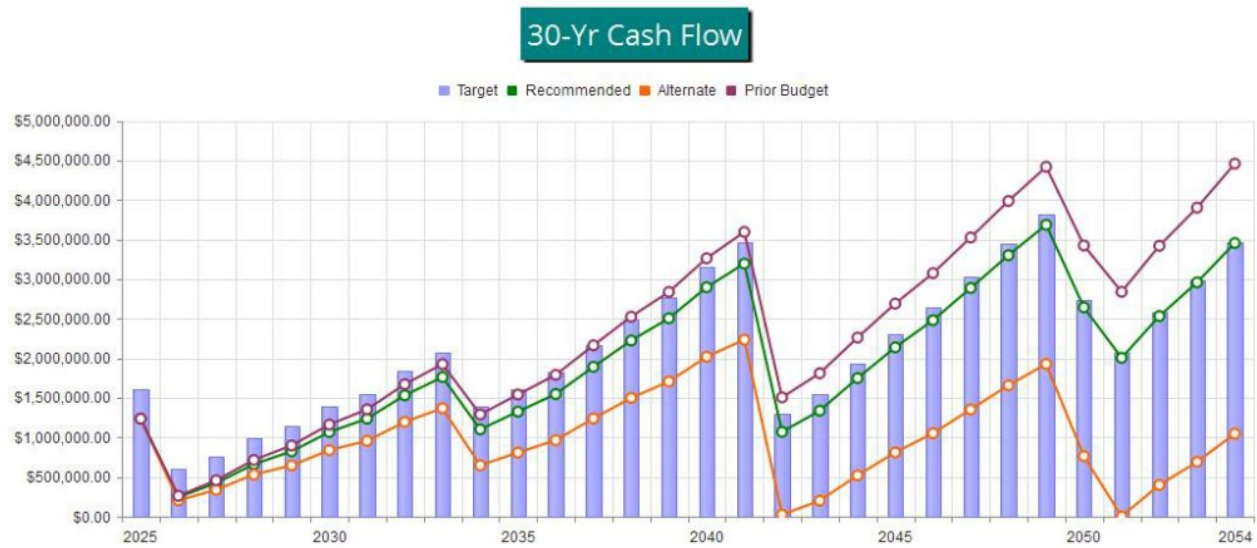


Figure 3

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.

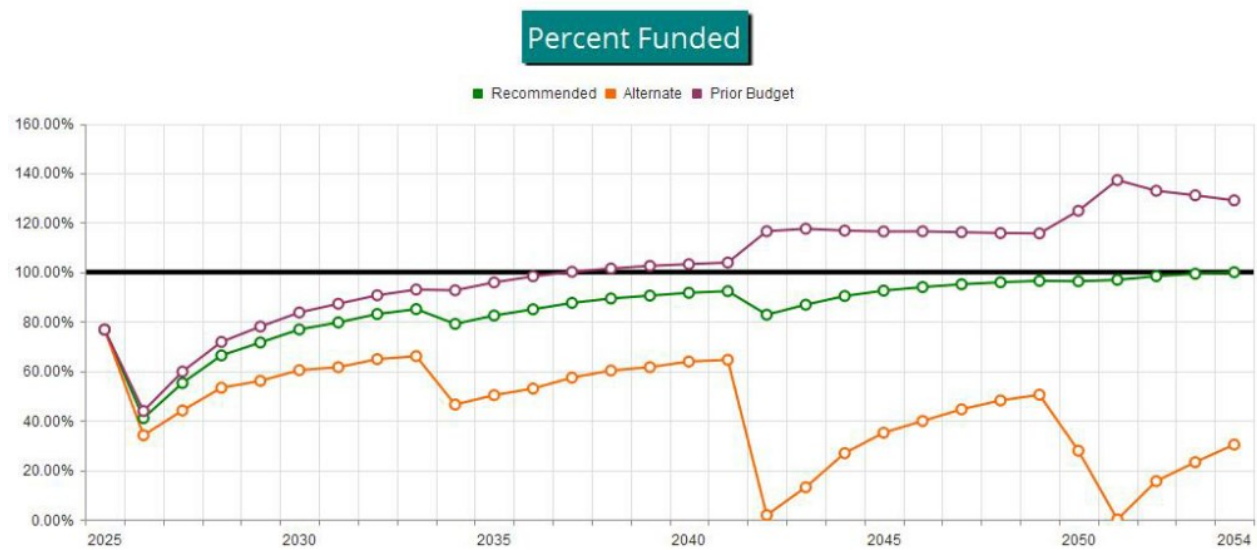


Figure 4

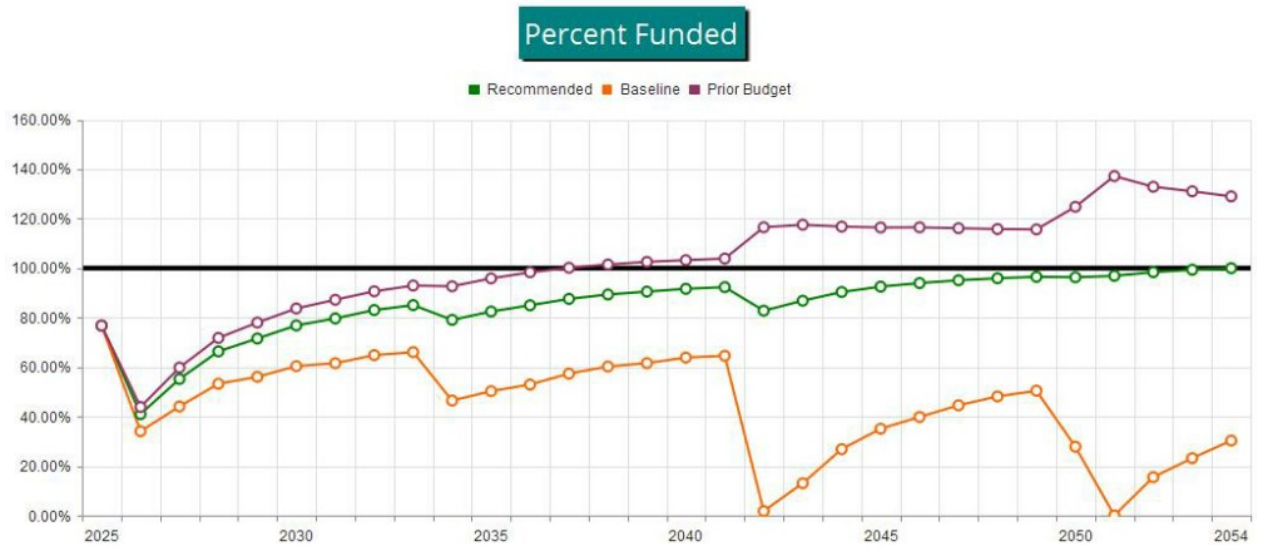


Figure 5



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.



#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
Site and Grounds								
2109	Concrete Curbs & Gutters - Repair	\$237,500	X	4	/	40	=	\$23,750
2113	Site Drainage System - Clean/Repair	\$47,100	X	4	/	20	=	\$9,420
2123	Asphalt - Seal/Repair	\$33,700	X	3	/	4	=	\$25,275
2125	Asphalt - Resurface	\$722,500	X	4	/	20	=	\$144,500
2137	Site Fencing: Metal - Replace	\$265,550	X	25	/	25	=	\$265,550
2148	Gazebo (Playground)- Repair/Replace	\$10,500	X	8	/	20	=	\$4,200
2166	Mailboxes - Replace	\$64,200	X	17	/	20	=	\$54,570
2169	Sign/Monument - Refurbish/Replace	\$16,750	X	10	/	15	=	\$11,167
2170	Directional/Street Signs - Replace	\$12,600	X	4	/	20	=	\$2,520
2185	Landscaping - Refurbish Allowance	\$20,500	X	2	/	3	=	\$13,667
Building Exteriors								
2343	Building/Common Exteriors - Paint	\$755,000	X	8	/	8	=	\$755,000
2367	Common Windows & Doors - Replace	\$28,650	X	40	/	40	=	\$28,650
2367	Guardhouse Windows (2013) - Replace	\$3,650	X	12	/	40	=	\$1,095
2383	Common Area Roofs - Replace	\$36,350	X	11	/	20	=	\$19,993
M.E.P.								
2508	RFID Sensor - Replace	\$6,500	X	8	/	15	=	\$3,467
2511	Barrier Arm Operator (2023) - Replace	\$6,550	X	2	/	15	=	\$873
2511	Barrier Arm Operators (2019-2020) - Repl	\$13,000	X	5	/	15	=	\$4,333
2522	HVAC (Guardhouse) - Replace	\$3,600	X	5	/	10	=	\$1,800
2543	Security Cameras - Upgrade/Replace	\$4,750	X	3	/	10	=	\$1,425
2585	Irrigation Pumps - Partial Replace	\$3,700	X	2	/	3	=	\$2,467
2599	Golf Cart - Replace	\$9,000	X	8	/	10	=	\$7,200
Interiors and Amenities								
2749	Bathrooms - Remodel	\$27,500	X	13	/	20	=	\$17,875
2763	Pool Deck Furniture - Replace	\$13,150	X	8	/	8	=	\$13,150
2767	Pool Deck - Seal/Repair	\$16,100	X	0	/	5	=	\$0
2768	Pool Deck - Resurface	\$57,300	X	25	/	25	=	\$57,300
2771	Pool Fence - Replace	\$9,450	X	25	/	25	=	\$9,450
2772	Pool Deck Lighting - Replace	\$6,000	X	25	/	25	=	\$6,000
2773	Pool - Resurface	\$24,500	X	9	/	12	=	\$18,375
2801	Playground Equipment - Replace	\$38,100	X	8	/	25	=	\$12,192
2809	Tennis Courts - Re-coat	\$27,000	X	0	/	5	=	\$0
2811	Tennis Courts - Resurface	\$67,550	X	25	/	25	=	\$67,550
2813	Tennis Court Fencing - Replace	\$27,000	X	25	/	25	=	\$27,000
								\$1,609,813



Component Significance

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With-Site-Visit

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
Site and Grounds					
2109	Concrete Curbs & Gutters - Repair	40	\$237,500	\$5,938	2.98 %
2113	Site Drainage System - Clean/Repair	20	\$47,100	\$2,355	1.18 %
2123	Asphalt - Seal/Repair	4	\$33,700	\$8,425	4.23 %
2125	Asphalt - Resurface	20	\$722,500	\$36,125	18.12 %
2137	Site Fencing: Metal - Replace	25	\$265,550	\$10,622	5.33 %
2148	Gazebo (Playground)- Repair/Replace	20	\$10,500	\$525	0.26 %
2166	Mailboxes - Replace	20	\$64,200	\$3,210	1.61 %
2169	Sign/Monument - Refurbish/Replace	15	\$16,750	\$1,117	0.56 %
2170	Directional/Street Signs - Replace	20	\$12,600	\$630	0.32 %
2185	Landscaping - Refurbish Allowance	3	\$20,500	\$6,833	3.43 %
Building Exteriors					
2343	Building/Common Exteriors - Paint	8	\$755,000	\$94,375	47.33 %
2367	Common Windows & Doors - Replace	40	\$28,650	\$716	0.36 %
2367	Guardhouse Windows (2013) - Replace	40	\$3,650	\$91	0.05 %
2383	Common Area Roofs - Replace	20	\$36,350	\$1,818	0.91 %
M.E.P.					
2508	RFID Sensor - Replace	15	\$6,500	\$433	0.22 %
2511	Barrier Arm Operator (2023) - Replace	15	\$6,550	\$437	0.22 %
2511	Barrier Arm Operators (2019-2020) - Repl	15	\$13,000	\$867	0.43 %
2522	HVAC (Guardhouse) - Replace	10	\$3,600	\$360	0.18 %
2543	Security Cameras - Upgrade/Replace	10	\$4,750	\$475	0.24 %
2585	Irrigation Pumps - Partial Replace	3	\$3,700	\$1,233	0.62 %
2599	Golf Cart - Replace	10	\$9,000	\$900	0.45 %
Interiors and Amenities					
2749	Bathrooms - Remodel	20	\$27,500	\$1,375	0.69 %
2763	Pool Deck Furniture - Replace	8	\$13,150	\$1,644	0.82 %
2767	Pool Deck - Seal/Repair	5	\$16,100	\$3,220	1.61 %
2768	Pool Deck - Resurface	25	\$57,300	\$2,292	1.15 %
2771	Pool Fence - Replace	25	\$9,450	\$378	0.19 %
2772	Pool Deck Lighting - Replace	25	\$6,000	\$240	0.12 %
2773	Pool - Resurface	12	\$24,500	\$2,042	1.02 %
2801	Playground Equipment - Replace	25	\$38,100	\$1,524	0.76 %
2809	Tennis Courts - Re-coat	5	\$27,000	\$5,400	2.71 %
2811	Tennis Courts - Resurface	25	\$67,550	\$2,702	1.36 %
2813	Tennis Court Fencing - Replace	25	\$27,000	\$1,080	0.54 %
32	Total Funded Components			\$199,381	100.00 %



30-Year Reserve Plan Summary

Report # 29086-3
With-Site-Visit

Fiscal Year Start: 2025

Interest: 2.00 %

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	Reserve Funding	Loan or Special Assmts	Interest Income	Reserve Expenses
2025	\$1,235,750	\$1,609,813	76.8 %	Low	\$223,700	\$0	\$14,791	\$1,229,650
2026	\$244,591	\$596,930	41.0 %	Medium	\$230,411	\$0	\$6,660	\$59,637
2027	\$422,025	\$764,935	55.2 %	Medium	\$237,323	\$0	\$10,817	\$9,548
2028	\$660,617	\$995,917	66.3 %	Medium	\$244,443	\$0	\$14,823	\$96,925
2029	\$822,958	\$1,150,367	71.5 %	Low	\$251,776	\$0	\$18,877	\$27,237
2030	\$1,066,374	\$1,387,961	76.8 %	Low	\$259,330	\$0	\$23,005	\$112,623
2031	\$1,236,085	\$1,551,669	79.7 %	Low	\$267,109	\$0	\$27,645	\$0
2032	\$1,530,840	\$1,843,432	83.0 %	Low	\$275,123	\$0	\$32,894	\$77,421
2033	\$1,761,436	\$2,071,562	85.0 %	Low	\$283,376	\$0	\$28,593	\$973,069
2034	\$1,100,336	\$1,391,594	79.1 %	Low	\$291,878	\$0	\$24,233	\$91,399
2035	\$1,325,048	\$1,607,152	82.4 %	Low	\$300,634	\$0	\$28,690	\$107,916
2036	\$1,546,455	\$1,820,202	85.0 %	Low	\$309,653	\$0	\$34,339	\$0
2037	\$1,890,448	\$2,159,078	87.6 %	Low	\$318,943	\$0	\$41,096	\$27,802
2038	\$2,222,684	\$2,488,011	89.3 %	Low	\$328,511	\$0	\$47,224	\$94,647
2039	\$2,503,771	\$2,766,747	90.5 %	Low	\$338,366	\$0	\$53,952	\$0
2040	\$2,896,090	\$3,160,378	91.6 %	Low	\$348,517	\$0	\$60,854	\$110,927
2041	\$3,194,533	\$3,460,882	92.3 %	Low	\$358,973	\$0	\$42,603	\$2,526,691
2042	\$1,069,418	\$1,291,764	82.8 %	Low	\$369,742	\$0	\$24,040	\$126,525
2043	\$1,336,675	\$1,539,628	86.8 %	Low	\$380,834	\$0	\$30,823	\$0
2044	\$1,748,332	\$1,935,433	90.3 %	Low	\$392,259	\$0	\$38,819	\$42,435
2045	\$2,136,976	\$2,309,892	92.5 %	Low	\$404,027	\$0	\$46,120	\$108,096
2046	\$2,479,028	\$2,638,757	93.9 %	Low	\$416,148	\$0	\$53,605	\$62,692
2047	\$2,886,088	\$3,035,382	95.1 %	Low	\$428,632	\$0	\$61,812	\$76,069
2048	\$3,300,463	\$3,441,587	95.9 %	Low	\$441,491	\$0	\$69,795	\$126,704
2049	\$3,685,045	\$3,819,630	96.5 %	Low	\$454,736	\$0	\$63,211	\$1,561,491
2050	\$2,641,501	\$2,743,343	96.3 %	Low	\$468,378	\$0	\$46,413	\$1,152,520
2051	\$2,003,772	\$2,068,530	96.9 %	Low	\$482,429	\$0	\$45,314	\$0
2052	\$2,531,515	\$2,573,469	98.4 %	Low	\$496,902	\$0	\$54,840	\$126,058
2053	\$2,957,198	\$2,977,002	99.3 %	Low	\$511,809	\$0	\$64,060	\$78,705
2054	\$3,454,363	\$3,455,101	100.0 %	Low	\$527,164	\$0	\$73,378	\$165,077



30-Year Reserve Plan Summary (Alternate Funding Plan)

Report # 29086-3
With-Site-Visit

Fiscal Year Start: 2025

Interest:

2.00 %

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	Reserve Funding	Loan or Special Assmts	Interest Income	Reserve Expenses
2025	\$1,235,750	\$1,609,813	76.8 %	Low	\$182,750	\$0	\$14,377	\$1,229,650
2026	\$203,227	\$596,930	34.0 %	Medium	\$188,233	\$0	\$5,400	\$59,637
2027	\$337,223	\$764,935	44.1 %	Medium	\$193,879	\$0	\$8,667	\$9,548
2028	\$530,221	\$995,917	53.2 %	Medium	\$199,696	\$0	\$11,739	\$96,925
2029	\$644,731	\$1,150,367	56.0 %	Medium	\$205,687	\$0	\$14,814	\$27,237
2030	\$837,995	\$1,387,961	60.4 %	Medium	\$211,857	\$0	\$17,916	\$112,623
2031	\$955,145	\$1,551,669	61.6 %	Medium	\$218,213	\$0	\$21,481	\$0
2032	\$1,194,839	\$1,843,432	64.8 %	Medium	\$224,759	\$0	\$25,604	\$77,421
2033	\$1,367,782	\$2,071,562	66.0 %	Medium	\$231,502	\$0	\$20,124	\$973,069
2034	\$646,339	\$1,391,594	46.4 %	Medium	\$238,447	\$0	\$14,530	\$91,399
2035	\$807,917	\$1,607,152	50.3 %	Medium	\$245,601	\$0	\$17,697	\$107,916
2036	\$963,298	\$1,820,202	52.9 %	Medium	\$252,969	\$0	\$21,997	\$0
2037	\$1,238,263	\$2,159,078	57.4 %	Medium	\$260,558	\$0	\$27,343	\$27,802
2038	\$1,498,361	\$2,488,011	60.2 %	Medium	\$268,375	\$0	\$31,997	\$94,647
2039	\$1,704,085	\$2,766,747	61.6 %	Medium	\$276,426	\$0	\$37,186	\$0
2040	\$2,017,697	\$3,160,378	63.8 %	Medium	\$284,719	\$0	\$42,480	\$110,927
2041	\$2,233,968	\$3,460,882	64.5 %	Medium	\$293,260	\$0	\$22,551	\$2,526,691
2042	\$23,088	\$1,291,764	1.8 %	High	\$302,058	\$0	\$2,238	\$126,525
2043	\$200,858	\$1,539,628	13.0 %	High	\$311,120	\$0	\$7,194	\$0
2044	\$519,172	\$1,935,433	26.8 %	High	\$320,453	\$0	\$13,285	\$42,435
2045	\$810,475	\$2,309,892	35.1 %	Medium	\$330,067	\$0	\$18,599	\$108,096
2046	\$1,051,045	\$2,638,757	39.8 %	Medium	\$339,969	\$0	\$24,013	\$62,692
2047	\$1,352,335	\$3,035,382	44.6 %	Medium	\$350,168	\$0	\$30,062	\$76,069
2048	\$1,656,496	\$3,441,587	48.1 %	Medium	\$360,673	\$0	\$35,797	\$126,704
2049	\$1,926,261	\$3,819,630	50.4 %	Medium	\$371,493	\$0	\$26,871	\$1,561,491
2050	\$763,134	\$2,743,343	27.8 %	High	\$382,638	\$0	\$7,634	\$1,152,520
2051	\$886	\$2,068,530	0.0 %	High	\$394,117	\$0	\$3,995	\$0
2052	\$398,998	\$2,573,469	15.5 %	High	\$405,941	\$0	\$10,878	\$126,058
2053	\$689,759	\$2,977,002	23.2 %	High	\$418,119	\$0	\$17,348	\$78,705
2054	\$1,046,521	\$3,455,101	30.3 %	Medium	\$430,662	\$0	\$23,804	\$165,077



30-Year Income/Expense Detail

Report # 29086-3
With-Site-Visit

Fiscal Year	2025	2026	2027	2028	2029
Starting Reserve Balance	\$1,235,750	\$244,591	\$422,025	\$660,617	\$822,958
Annual Reserve Funding	\$223,700	\$230,411	\$237,323	\$244,443	\$251,776
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$14,791	\$6,660	\$10,817	\$14,823	\$18,877
Total Income	\$1,474,241	\$481,662	\$670,165	\$919,883	\$1,093,612
# 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	\$34,711	\$0	\$0	\$0
2125 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2137 Site Fencing: Metal - Replace	\$265,550	\$0	\$0	\$0	\$0
2148 Gazebo (Playground)- Repair/Replace	\$0	\$0	\$0	\$0	\$0
2166 Mailboxes - Replace	\$0	\$0	\$0	\$70,153	\$0
2169 Sign/Monument - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
2170 Directional/Street Signs - Replace	\$0	\$0	\$0	\$0	\$0
2185 Landscaping - Refurbish Allowance	\$0	\$21,115	\$0	\$0	\$23,073
Building Exteriors					
2343 Building/Common Exteriors - Paint	\$755,000	\$0	\$0	\$0	\$0
2367 Common Windows & Doors - Replace	\$28,650	\$0	\$0	\$0	\$0
2367 Guardhouse Windows (2013) - Replace	\$0	\$0	\$0	\$0	\$0
2383 Common Area Roofs - Replace	\$0	\$0	\$0	\$0	\$0
M.E.P.					
2508 RFID Sensor - Replace	\$0	\$0	\$0	\$0	\$0
2511 Barrier Arm Operator (2023) - Replace	\$0	\$0	\$0	\$0	\$0
2511 Barrier Arm Operators (2019-2020) - Repl	\$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	\$3,811	\$0	\$0	\$4,164
2599 Golf Cart - Replace	\$0	\$0	\$9,548	\$0	\$0
Interiors and Amenities					
2749 Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
2763 Pool Deck Furniture - Replace	\$13,150	\$0	\$0	\$0	\$0
2767 Pool Deck - Seal/Repair	\$0	\$0	\$0	\$0	\$0
2768 Pool Deck - Resurface	\$57,300	\$0	\$0	\$0	\$0
2771 Pool Fence - Replace	\$9,450	\$0	\$0	\$0	\$0
2772 Pool Deck Lighting - Replace	\$6,000	\$0	\$0	\$0	\$0
2773 Pool - Resurface	\$0	\$0	\$0	\$26,772	\$0
2801 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
2809 Tennis Courts - Re-coat	\$0	\$0	\$0	\$0	\$0
2811 Tennis Courts - Resurface	\$67,550	\$0	\$0	\$0	\$0
2813 Tennis Court Fencing - Replace	\$27,000	\$0	\$0	\$0	\$0
Total Expenses	\$1,229,650	\$59,637	\$9,548	\$96,925	\$27,237
Ending Reserve Balance	\$244,591	\$422,025	\$660,617	\$822,958	\$1,066,374

Fiscal Year	2030	2031	2032	2033	2034
Starting Reserve Balance	\$1,066,374	\$1,236,085	\$1,530,840	\$1,761,436	\$1,100,336
Annual Reserve Funding	\$259,330	\$267,109	\$275,123	\$283,376	\$291,878
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$23,005	\$27,645	\$32,894	\$28,593	\$24,233
Total Income	\$1,348,709	\$1,530,840	\$1,838,857	\$2,073,406	\$1,416,447
# 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	\$39,068	\$0	\$0	\$0	\$43,971
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	\$19,418	\$0	\$0	\$0	\$0
2170 Directional/Street Signs - Replace	\$0	\$0	\$0	\$0	\$0
2185 Landscaping - Refurbish Allowance	\$0	\$0	\$25,212	\$0	\$0
Building Exteriors					
2343 Building/Common Exteriors - Paint	\$0	\$0	\$0	\$956,411	\$0
2367 Common Windows & Doors - Replace	\$0	\$0	\$0	\$0	\$0
2367 Guardhouse Windows (2013) - Replace	\$0	\$0	\$0	\$0	\$0
2383 Common Area Roofs - Replace	\$0	\$0	\$0	\$0	\$47,429
M.E.P.					
2508 RFID Sensor - Replace	\$0	\$0	\$7,994	\$0	\$0
2511 Barrier Arm Operator (2023) - Replace	\$0	\$0	\$0	\$0	\$0
2511 Barrier Arm Operators (2019-2020) - Repl	\$0	\$0	\$0	\$0	\$0
2522 HVAC (Guardhouse) - Replace	\$4,173	\$0	\$0	\$0	\$0
2543 Security Cameras - Upgrade/Replace	\$0	\$0	\$5,842	\$0	\$0
2585 Irrigation Pumps - Partial Replace	\$0	\$0	\$4,551	\$0	\$0
2599 Golf Cart - Replace	\$0	\$0	\$0	\$0	\$0
Interiors and Amenities					
2749 Bathrooms - Remodel	\$0	\$0	\$33,822	\$0	\$0
2763 Pool Deck Furniture - Replace	\$0	\$0	\$0	\$16,658	\$0
2767 Pool Deck - Seal/Repair	\$18,664	\$0	\$0	\$0	\$0
2768 Pool Deck - 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
2801 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
2809 Tennis Courts - Re-coat	\$31,300	\$0	\$0	\$0	\$0
2811 Tennis Courts - Resurface	\$0	\$0	\$0	\$0	\$0
2813 Tennis Court Fencing - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$112,623	\$0	\$77,421	\$973,069	\$91,399
Ending Reserve Balance	\$1,236,085	\$1,530,840	\$1,761,436	\$1,100,336	\$1,325,048

Fiscal Year	2035	2036	2037	2038	2039
Starting Reserve Balance	\$1,325,048	\$1,546,455	\$1,890,448	\$2,222,684	\$2,503,771
Annual Reserve Funding	\$300,634	\$309,653	\$318,943	\$328,511	\$338,366
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$28,690	\$34,339	\$41,096	\$47,224	\$53,952
Total Income	\$1,654,372	\$1,890,448	\$2,250,486	\$2,598,418	\$2,896,090
# 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	\$49,490	\$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	\$14,970	\$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 Allowance	\$27,550	\$0	\$0	\$30,105	\$0
Building Exteriors					
2343 Building/Common Exteriors - Paint	\$0	\$0	\$0	\$0	\$0
2367 Common Windows & Doors - Replace	\$0	\$0	\$0	\$0	\$0
2367 Guardhouse Windows (2013) - Replace	\$0	\$0	\$0	\$0	\$0
2383 Common Area Roofs - Replace	\$0	\$0	\$0	\$0	\$0
M.E.P.					
2508 RFID Sensor - Replace	\$0	\$0	\$0	\$0	\$0
2511 Barrier Arm Operator (2023) - Replace	\$0	\$0	\$0	\$9,619	\$0
2511 Barrier Arm Operators (2019-2020) - Repl	\$17,471	\$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	\$4,972	\$0	\$0	\$5,434	\$0
2599 Golf Cart - Replace	\$0	\$0	\$12,832	\$0	\$0
Interiors and Amenities					
2749 Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
2763 Pool Deck Furniture - Replace	\$0	\$0	\$0	\$0	\$0
2767 Pool Deck - Seal/Repair	\$21,637	\$0	\$0	\$0	\$0
2768 Pool Deck - 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
2801 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
2809 Tennis Courts - Re-coat	\$36,286	\$0	\$0	\$0	\$0
2811 Tennis Courts - Resurface	\$0	\$0	\$0	\$0	\$0
2813 Tennis Court Fencing - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$107,916	\$0	\$27,802	\$94,647	\$0
Ending Reserve Balance	\$1,546,455	\$1,890,448	\$2,222,684	\$2,503,771	\$2,896,090

Fiscal Year	2040	2041	2042	2043	2044
Starting Reserve Balance	\$2,896,090	\$3,194,533	\$1,069,418	\$1,336,675	\$1,748,332
Annual Reserve Funding	\$348,517	\$358,973	\$369,742	\$380,834	\$392,259
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$60,854	\$42,603	\$24,040	\$30,823	\$38,819
Total Income	\$3,305,460	\$3,596,109	\$1,463,200	\$1,748,332	\$2,179,411
# Component					
Site and Grounds					
2109 Concrete Curbs & Gutters - Repair	\$0	\$0	\$0	\$0	\$0
2113 Site Drainage System - Clean/Repair	\$0	\$75,582	\$0	\$0	\$0
2123 Asphalt - Seal/Repair	\$0	\$0	\$55,701	\$0	\$0
2125 Asphalt - Resurface	\$0	\$1,159,400	\$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	\$0	\$0	\$0
2170 Directional/Street Signs - Replace	\$0	\$20,219	\$0	\$0	\$0
2185 Landscaping - Refurbish Allowance	\$0	\$32,896	\$0	\$0	\$35,947
Building Exteriors					
2343 Building/Common Exteriors - Paint	\$0	\$1,211,553	\$0	\$0	\$0
2367 Common Windows & Doors - Replace	\$0	\$0	\$0	\$0	\$0
2367 Guardhouse Windows (2013) - Replace	\$0	\$0	\$0	\$0	\$0
2383 Common Area Roofs - Replace	\$0	\$0	\$0	\$0	\$0
M.E.P.					
2508 RFID Sensor - Replace	\$0	\$0	\$0	\$0	\$0
2511 Barrier Arm Operator (2023) - Replace	\$0	\$0	\$0	\$0	\$0
2511 Barrier Arm Operators (2019-2020) - Repl	\$0	\$0	\$0	\$0	\$0
2522 HVAC (Guardhouse) - Replace	\$5,609	\$0	\$0	\$0	\$0
2543 Security Cameras - Upgrade/Replace	\$0	\$0	\$7,851	\$0	\$0
2585 Irrigation Pumps - Partial Replace	\$0	\$5,937	\$0	\$0	\$6,488
2599 Golf Cart - Replace	\$0	\$0	\$0	\$0	\$0
Interiors and Amenities					
2749 Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
2763 Pool Deck Furniture - Replace	\$0	\$21,102	\$0	\$0	\$0
2767 Pool Deck - Seal/Repair	\$25,083	\$0	\$0	\$0	\$0
2768 Pool Deck - 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	\$38,170	\$0	\$0	\$0	\$0
2801 Playground Equipment - Replace	\$0	\$0	\$62,973	\$0	\$0
2809 Tennis Courts - Re-coat	\$42,065	\$0	\$0	\$0	\$0
2811 Tennis Courts - Resurface	\$0	\$0	\$0	\$0	\$0
2813 Tennis Court Fencing - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$110,927	\$2,526,691	\$126,525	\$0	\$42,435
Ending Reserve Balance	\$3,194,533	\$1,069,418	\$1,336,675	\$1,748,332	\$2,136,976

Fiscal Year	2045	2046	2047	2048	2049
Starting Reserve Balance	\$2,136,976	\$2,479,028	\$2,886,088	\$3,300,463	\$3,685,045
Annual Reserve Funding	\$404,027	\$416,148	\$428,632	\$441,491	\$454,736
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$46,120	\$53,605	\$61,812	\$69,795	\$63,211
Total Income	\$2,587,123	\$2,948,780	\$3,376,533	\$3,811,749	\$4,202,992
# 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	\$62,692	\$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	\$0
2166 Mailboxes - Replace	\$0	\$0	\$0	\$126,704	\$0
2169 Sign/Monument - Refurbish/Replace	\$30,252	\$0	\$0	\$0	\$0
2170 Directional/Street Signs - Replace	\$0	\$0	\$0	\$0	\$0
2185 Landscaping - Refurbish Allowance	\$0	\$0	\$39,280	\$0	\$0
Building Exteriors					
2343 Building/Common Exteriors - Paint	\$0	\$0	\$0	\$0	\$1,534,760
2367 Common Windows & Doors - Replace	\$0	\$0	\$0	\$0	\$0
2367 Guardhouse Windows (2013) - Replace	\$0	\$0	\$0	\$0	\$0
2383 Common Area Roofs - Replace	\$0	\$0	\$0	\$0	\$0
M.E.P.					
2508 RFID Sensor - Replace	\$0	\$0	\$12,455	\$0	\$0
2511 Barrier Arm Operator (2023) - Replace	\$0	\$0	\$0	\$0	\$0
2511 Barrier Arm Operators (2019-2020) - Repl	\$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	\$7,090	\$0	\$0
2599 Golf Cart - Replace	\$0	\$0	\$17,245	\$0	\$0
Interiors and Amenities					
2749 Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
2763 Pool Deck Furniture - Replace	\$0	\$0	\$0	\$0	\$26,731
2767 Pool Deck - Seal/Repair	\$29,078	\$0	\$0	\$0	\$0
2768 Pool Deck - 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
2801 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
2809 Tennis Courts - Re-coat	\$48,765	\$0	\$0	\$0	\$0
2811 Tennis Courts - Resurface	\$0	\$0	\$0	\$0	\$0
2813 Tennis Court Fencing - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$108,096	\$62,692	\$76,069	\$126,704	\$1,561,491
Ending Reserve Balance	\$2,479,028	\$2,886,088	\$3,300,463	\$3,685,045	\$2,641,501

Fiscal Year	2050	2051	2052	2053	2054
Starting Reserve Balance	\$2,641,501	\$2,003,772	\$2,531,515	\$2,957,198	\$3,454,363
Annual Reserve Funding	\$468,378	\$482,429	\$496,902	\$511,809	\$527,164
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$46,413	\$45,314	\$54,840	\$64,060	\$73,378
Total Income	\$3,156,292	\$2,531,515	\$3,083,257	\$3,533,068	\$4,054,905
# 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	\$70,560	\$0	\$0	\$0	\$79,416
2125 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2137 Site Fencing: Metal - Replace	\$556,003	\$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 Allowance	\$42,922	\$0	\$0	\$46,903	\$0
Building Exteriors					
2343 Building/Common Exteriors - Paint	\$0	\$0	\$0	\$0	\$0
2367 Common Windows & Doors - Replace	\$0	\$0	\$0	\$0	\$0
2367 Guardhouse Windows (2013) - Replace	\$0	\$0	\$0	\$8,351	\$0
2383 Common Area Roofs - Replace	\$0	\$0	\$0	\$0	\$85,661
M.E.P.					
2508 RFID Sensor - Replace	\$0	\$0	\$0	\$0	\$0
2511 Barrier Arm Operator (2023) - Replace	\$0	\$0	\$0	\$14,986	\$0
2511 Barrier Arm Operators (2019-2020) - Repl	\$27,219	\$0	\$0	\$0	\$0
2522 HVAC (Guardhouse) - Replace	\$7,538	\$0	\$0	\$0	\$0
2543 Security Cameras - Upgrade/Replace	\$0	\$0	\$10,551	\$0	\$0
2585 Irrigation Pumps - Partial Replace	\$7,747	\$0	\$0	\$8,465	\$0
2599 Golf Cart - Replace	\$0	\$0	\$0	\$0	\$0
Interiors and Amenities					
2749 Bathrooms - Remodel	\$0	\$0	\$61,085	\$0	\$0
2763 Pool Deck Furniture - Replace	\$0	\$0	\$0	\$0	\$0
2767 Pool Deck - Seal/Repair	\$33,710	\$0	\$0	\$0	\$0
2768 Pool Deck - Resurface	\$119,973	\$0	\$0	\$0	\$0
2771 Pool Fence - Replace	\$19,786	\$0	\$0	\$0	\$0
2772 Pool Deck Lighting - Replace	\$12,563	\$0	\$0	\$0	\$0
2773 Pool - Resurface	\$0	\$0	\$54,422	\$0	\$0
2801 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
2809 Tennis Courts - Re-coat	\$56,532	\$0	\$0	\$0	\$0
2811 Tennis Courts - Resurface	\$141,435	\$0	\$0	\$0	\$0
2813 Tennis Court Fencing - Replace	\$56,532	\$0	\$0	\$0	\$0
Total Expenses	\$1,152,520	\$0	\$126,058	\$78,705	\$165,077
Ending Reserve Balance	\$2,003,772	\$2,531,515	\$2,957,198	\$3,454,363	\$3,889,828



30-Year Income/Expense Detail (Alternate Funding Plan)

Report # 29086-3
With-Site-Visit

Fiscal Year	2025	2026	2027	2028	2029
Starting Reserve Balance	\$1,235,750	\$203,227	\$337,223	\$530,221	\$644,731
Annual Reserve Funding	\$182,750	\$188,233	\$193,879	\$199,696	\$205,687
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$14,377	\$5,400	\$8,667	\$11,739	\$14,814
Total Income	\$1,432,877	\$396,860	\$539,769	\$741,656	\$865,232
# 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	\$34,711	\$0	\$0	\$0
2125 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2137 Site Fencing: Metal - Replace	\$265,550	\$0	\$0	\$0	\$0
2148 Gazebo (Playground)- Repair/Replace	\$0	\$0	\$0	\$0	\$0
2166 Mailboxes - Replace	\$0	\$0	\$0	\$70,153	\$0
2169 Sign/Monument - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
2170 Directional/Street Signs - Replace	\$0	\$0	\$0	\$0	\$0
2185 Landscaping - Refurbish Allowance	\$0	\$21,115	\$0	\$0	\$23,073
Building Exteriors					
2343 Building/Common Exteriors - Paint	\$755,000	\$0	\$0	\$0	\$0
2367 Common Windows & Doors - Replace	\$28,650	\$0	\$0	\$0	\$0
2367 Guardhouse Windows (2013) - Replace	\$0	\$0	\$0	\$0	\$0
2383 Common Area Roofs - Replace	\$0	\$0	\$0	\$0	\$0
M.E.P.					
2508 RFID Sensor - Replace	\$0	\$0	\$0	\$0	\$0
2511 Barrier Arm Operator (2023) - Replace	\$0	\$0	\$0	\$0	\$0
2511 Barrier Arm Operators (2019-2020) - Repl	\$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	\$3,811	\$0	\$0	\$4,164
2599 Golf Cart - Replace	\$0	\$0	\$9,548	\$0	\$0
Interiors and Amenities					
2749 Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
2763 Pool Deck Furniture - Replace	\$13,150	\$0	\$0	\$0	\$0
2767 Pool Deck - Seal/Repair	\$0	\$0	\$0	\$0	\$0
2768 Pool Deck - Resurface	\$57,300	\$0	\$0	\$0	\$0
2771 Pool Fence - Replace	\$9,450	\$0	\$0	\$0	\$0
2772 Pool Deck Lighting - Replace	\$6,000	\$0	\$0	\$0	\$0
2773 Pool - Resurface	\$0	\$0	\$0	\$26,772	\$0
2801 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
2809 Tennis Courts - Re-coat	\$0	\$0	\$0	\$0	\$0
2811 Tennis Courts - Resurface	\$67,550	\$0	\$0	\$0	\$0
2813 Tennis Court Fencing - Replace	\$27,000	\$0	\$0	\$0	\$0
Total Expenses	\$1,229,650	\$59,637	\$9,548	\$96,925	\$27,237
Ending Reserve Balance	\$203,227	\$337,223	\$530,221	\$644,731	\$837,995

Fiscal Year	2030	2031	2032	2033	2034
Starting Reserve Balance	\$837,995	\$955,145	\$1,194,839	\$1,367,782	\$646,339
Annual Reserve Funding	\$211,857	\$218,213	\$224,759	\$231,502	\$238,447
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$17,916	\$21,481	\$25,604	\$20,124	\$14,530
Total Income	\$1,067,768	\$1,194,839	\$1,445,203	\$1,619,408	\$899,316
# 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	\$39,068	\$0	\$0	\$0	\$43,971
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	\$19,418	\$0	\$0	\$0	\$0
2170 Directional/Street Signs - Replace	\$0	\$0	\$0	\$0	\$0
2185 Landscaping - Refurbish Allowance	\$0	\$0	\$25,212	\$0	\$0
Building Exteriors					
2343 Building/Common Exteriors - Paint	\$0	\$0	\$0	\$956,411	\$0
2367 Common Windows & Doors - Replace	\$0	\$0	\$0	\$0	\$0
2367 Guardhouse Windows (2013) - Replace	\$0	\$0	\$0	\$0	\$0
2383 Common Area Roofs - Replace	\$0	\$0	\$0	\$0	\$47,429
M.E.P.					
2508 RFID Sensor - Replace	\$0	\$0	\$7,994	\$0	\$0
2511 Barrier Arm Operator (2023) - Replace	\$0	\$0	\$0	\$0	\$0
2511 Barrier Arm Operators (2019-2020) - Repl	\$0	\$0	\$0	\$0	\$0
2522 HVAC (Guardhouse) - Replace	\$4,173	\$0	\$0	\$0	\$0
2543 Security Cameras - Upgrade/Replace	\$0	\$0	\$5,842	\$0	\$0
2585 Irrigation Pumps - Partial Replace	\$0	\$0	\$4,551	\$0	\$0
2599 Golf Cart - Replace	\$0	\$0	\$0	\$0	\$0
Interiors and Amenities					
2749 Bathrooms - Remodel	\$0	\$0	\$33,822	\$0	\$0
2763 Pool Deck Furniture - Replace	\$0	\$0	\$0	\$16,658	\$0
2767 Pool Deck - Seal/Repair	\$18,664	\$0	\$0	\$0	\$0
2768 Pool Deck - 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
2801 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
2809 Tennis Courts - Re-coat	\$31,300	\$0	\$0	\$0	\$0
2811 Tennis Courts - Resurface	\$0	\$0	\$0	\$0	\$0
2813 Tennis Court Fencing - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$112,623	\$0	\$77,421	\$973,069	\$91,399
Ending Reserve Balance	\$955,145	\$1,194,839	\$1,367,782	\$646,339	\$807,917

Fiscal Year	2035	2036	2037	2038	2039
Starting Reserve Balance	\$807,917	\$963,298	\$1,238,263	\$1,498,361	\$1,704,085
Annual Reserve Funding	\$245,601	\$252,969	\$260,558	\$268,375	\$276,426
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$17,697	\$21,997	\$27,343	\$31,997	\$37,186
Total Income	\$1,071,214	\$1,238,263	\$1,526,163	\$1,798,732	\$2,017,697
# 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	\$49,490	\$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	\$14,970	\$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 Allowance	\$27,550	\$0	\$0	\$30,105	\$0
Building Exteriors					
2343 Building/Common Exteriors - Paint	\$0	\$0	\$0	\$0	\$0
2367 Common Windows & Doors - Replace	\$0	\$0	\$0	\$0	\$0
2367 Guardhouse Windows (2013) - Replace	\$0	\$0	\$0	\$0	\$0
2383 Common Area Roofs - Replace	\$0	\$0	\$0	\$0	\$0
M.E.P.					
2508 RFID Sensor - Replace	\$0	\$0	\$0	\$0	\$0
2511 Barrier Arm Operator (2023) - Replace	\$0	\$0	\$0	\$9,619	\$0
2511 Barrier Arm Operators (2019-2020) - Repl	\$17,471	\$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	\$4,972	\$0	\$0	\$5,434	\$0
2599 Golf Cart - Replace	\$0	\$0	\$12,832	\$0	\$0
Interiors and Amenities					
2749 Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
2763 Pool Deck Furniture - Replace	\$0	\$0	\$0	\$0	\$0
2767 Pool Deck - Seal/Repair	\$21,637	\$0	\$0	\$0	\$0
2768 Pool Deck - 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
2801 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
2809 Tennis Courts - Re-coat	\$36,286	\$0	\$0	\$0	\$0
2811 Tennis Courts - Resurface	\$0	\$0	\$0	\$0	\$0
2813 Tennis Court Fencing - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$107,916	\$0	\$27,802	\$94,647	\$0
Ending Reserve Balance	\$963,298	\$1,238,263	\$1,498,361	\$1,704,085	\$2,017,697

Fiscal Year	2040	2041	2042	2043	2044
Starting Reserve Balance	\$2,017,697	\$2,233,968	\$23,088	\$200,858	\$519,172
Annual Reserve Funding	\$284,719	\$293,260	\$302,058	\$311,120	\$320,453
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$42,480	\$22,551	\$2,238	\$7,194	\$13,285
Total Income	\$2,344,895	\$2,549,779	\$327,384	\$519,172	\$852,910
# Component					
Site and Grounds					
2109 Concrete Curbs & Gutters - Repair	\$0	\$0	\$0	\$0	\$0
2113 Site Drainage System - Clean/Repair	\$0	\$75,582	\$0	\$0	\$0
2123 Asphalt - Seal/Repair	\$0	\$0	\$55,701	\$0	\$0
2125 Asphalt - Resurface	\$0	\$1,159,400	\$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	\$0	\$0	\$0
2170 Directional/Street Signs - Replace	\$0	\$20,219	\$0	\$0	\$0
2185 Landscaping - Refurbish Allowance	\$0	\$32,896	\$0	\$0	\$35,947
Building Exteriors					
2343 Building/Common Exteriors - Paint	\$0	\$1,211,553	\$0	\$0	\$0
2367 Common Windows & Doors - Replace	\$0	\$0	\$0	\$0	\$0
2367 Guardhouse Windows (2013) - Replace	\$0	\$0	\$0	\$0	\$0
2383 Common Area Roofs - Replace	\$0	\$0	\$0	\$0	\$0
M.E.P.					
2508 RFID Sensor - Replace	\$0	\$0	\$0	\$0	\$0
2511 Barrier Arm Operator (2023) - Replace	\$0	\$0	\$0	\$0	\$0
2511 Barrier Arm Operators (2019-2020) - Repl	\$0	\$0	\$0	\$0	\$0
2522 HVAC (Guardhouse) - Replace	\$5,609	\$0	\$0	\$0	\$0
2543 Security Cameras - Upgrade/Replace	\$0	\$0	\$7,851	\$0	\$0
2585 Irrigation Pumps - Partial Replace	\$0	\$5,937	\$0	\$0	\$6,488
2599 Golf Cart - Replace	\$0	\$0	\$0	\$0	\$0
Interiors and Amenities					
2749 Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
2763 Pool Deck Furniture - Replace	\$0	\$21,102	\$0	\$0	\$0
2767 Pool Deck - Seal/Repair	\$25,083	\$0	\$0	\$0	\$0
2768 Pool Deck - 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	\$38,170	\$0	\$0	\$0	\$0
2801 Playground Equipment - Replace	\$0	\$0	\$62,973	\$0	\$0
2809 Tennis Courts - Re-coat	\$42,065	\$0	\$0	\$0	\$0
2811 Tennis Courts - Resurface	\$0	\$0	\$0	\$0	\$0
2813 Tennis Court Fencing - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$110,927	\$2,526,691	\$126,525	\$0	\$42,435
Ending Reserve Balance	\$2,233,968	\$23,088	\$200,858	\$519,172	\$810,475

Fiscal Year	2045	2046	2047	2048	2049
Starting Reserve Balance	\$810,475	\$1,051,045	\$1,352,335	\$1,656,496	\$1,926,261
Annual Reserve Funding	\$330,067	\$339,969	\$350,168	\$360,673	\$371,493
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$18,599	\$24,013	\$30,062	\$35,797	\$26,871
Total Income	\$1,159,141	\$1,415,027	\$1,732,565	\$2,052,966	\$2,324,625
# 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	\$62,692	\$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	\$0
2166 Mailboxes - Replace	\$0	\$0	\$0	\$126,704	\$0
2169 Sign/Monument - Refurbish/Replace	\$30,252	\$0	\$0	\$0	\$0
2170 Directional/Street Signs - Replace	\$0	\$0	\$0	\$0	\$0
2185 Landscaping - Refurbish Allowance	\$0	\$0	\$39,280	\$0	\$0
Building Exteriors					
2343 Building/Common Exteriors - Paint	\$0	\$0	\$0	\$0	\$1,534,760
2367 Common Windows & Doors - Replace	\$0	\$0	\$0	\$0	\$0
2367 Guardhouse Windows (2013) - Replace	\$0	\$0	\$0	\$0	\$0
2383 Common Area Roofs - Replace	\$0	\$0	\$0	\$0	\$0
M.E.P.					
2508 RFID Sensor - Replace	\$0	\$0	\$12,455	\$0	\$0
2511 Barrier Arm Operator (2023) - Replace	\$0	\$0	\$0	\$0	\$0
2511 Barrier Arm Operators (2019-2020) - Repl	\$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	\$7,090	\$0	\$0
2599 Golf Cart - Replace	\$0	\$0	\$17,245	\$0	\$0
Interiors and Amenities					
2749 Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
2763 Pool Deck Furniture - Replace	\$0	\$0	\$0	\$0	\$26,731
2767 Pool Deck - Seal/Repair	\$29,078	\$0	\$0	\$0	\$0
2768 Pool Deck - 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
2801 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
2809 Tennis Courts - Re-coat	\$48,765	\$0	\$0	\$0	\$0
2811 Tennis Courts - Resurface	\$0	\$0	\$0	\$0	\$0
2813 Tennis Court Fencing - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$108,096	\$62,692	\$76,069	\$126,704	\$1,561,491
Ending Reserve Balance	\$1,051,045	\$1,352,335	\$1,656,496	\$1,926,261	\$763,134

Fiscal Year	2050	2051	2052	2053	2054
Starting Reserve Balance	\$763,134	\$886	\$398,998	\$689,759	\$1,046,521
Annual Reserve Funding	\$382,638	\$394,117	\$405,941	\$418,119	\$430,662
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$7,634	\$3,995	\$10,878	\$17,348	\$23,804
Total Income	\$1,153,406	\$398,998	\$815,817	\$1,125,225	\$1,500,987
# 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	\$70,560	\$0	\$0	\$0	\$79,416
2125 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2137 Site Fencing: Metal - Replace	\$556,003	\$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 Allowance	\$42,922	\$0	\$0	\$46,903	\$0
Building Exteriors					
2343 Building/Common Exteriors - Paint	\$0	\$0	\$0	\$0	\$0
2367 Common Windows & Doors - Replace	\$0	\$0	\$0	\$0	\$0
2367 Guardhouse Windows (2013) - Replace	\$0	\$0	\$0	\$8,351	\$0
2383 Common Area Roofs - Replace	\$0	\$0	\$0	\$0	\$85,661
M.E.P.					
2508 RFID Sensor - Replace	\$0	\$0	\$0	\$0	\$0
2511 Barrier Arm Operator (2023) - Replace	\$0	\$0	\$0	\$14,986	\$0
2511 Barrier Arm Operators (2019-2020) - Repl	\$27,219	\$0	\$0	\$0	\$0
2522 HVAC (Guardhouse) - Replace	\$7,538	\$0	\$0	\$0	\$0
2543 Security Cameras - Upgrade/Replace	\$0	\$0	\$10,551	\$0	\$0
2585 Irrigation Pumps - Partial Replace	\$7,747	\$0	\$0	\$8,465	\$0
2599 Golf Cart - Replace	\$0	\$0	\$0	\$0	\$0
Interiors and Amenities					
2749 Bathrooms - Remodel	\$0	\$0	\$61,085	\$0	\$0
2763 Pool Deck Furniture - Replace	\$0	\$0	\$0	\$0	\$0
2767 Pool Deck - Seal/Repair	\$33,710	\$0	\$0	\$0	\$0
2768 Pool Deck - Resurface	\$119,973	\$0	\$0	\$0	\$0
2771 Pool Fence - Replace	\$19,786	\$0	\$0	\$0	\$0
2772 Pool Deck Lighting - Replace	\$12,563	\$0	\$0	\$0	\$0
2773 Pool - Resurface	\$0	\$0	\$54,422	\$0	\$0
2801 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
2809 Tennis Courts - Re-coat	\$56,532	\$0	\$0	\$0	\$0
2811 Tennis Courts - Resurface	\$141,435	\$0	\$0	\$0	\$0
2813 Tennis Court Fencing - Replace	\$56,532	\$0	\$0	\$0	\$0
Total Expenses	\$1,152,520	\$0	\$126,058	\$78,705	\$165,077
Ending Reserve Balance	\$886	\$398,998	\$689,759	\$1,046,521	\$1,335,909



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 diagnostic or 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.

Excluded Components

Comp #: 2000 Client Not Responsible**Quantity: Numerous Components**

Location: Throughout property/development

Funded?: No. Per information provided - Client/Association not responsible.

History:

Comments: The Community Associations Institute is a leading international authority with respect to Reserve Studies and has published a set of industry practices collectively known as "Reserve Study Standards." These standards include a Three-Part Test which professional providers use to determine which individual components should be included in the physical analysis. (For more information on Reserve Study Standards, please visit www.cai-online.org.)

The first part of the test is that the client/association "has the obligation to maintain or replace the existing element." Additional component selection guidelines state "Association maintenance/replacement responsibility is generally established by a review of governing documents as well as established association precedent."

In our opinion, there are multiple components throughout the property that do not pass this test on the basis that they are either the responsibility of individual unit owners or the responsibility of another entity (i.e. local municipality, third-party vendor, master association, or adjacent development). These components include but are not necessarily limited to:

- West Perimeter Wood Fence Replacements
- Street Lights Replacements
- Unit Windows & Doors
- Roofs (Residential Buildings) Replacements
- Unit Lights & Fixtures
- Unit Interiors (Within Wall Boundaries)
- Unit Electrical Infrastructure (Serving Individual Unit Only)
- Unit HVAC Systems (Serving Individual Unit Only)
- Unit Plumbing Infrastructure (Serving Individual Unit Only)

Since the client is not deemed to be responsible for the above components, there is no basis for funding inclusion within the Reserve Study at this time. However, the findings/statements within this report are not intended to be a professional legal opinion and we reserve the right to incorporate funding for any of these components if the client is otherwise found to be responsible for replacement.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 2010 Not Reasonably Anticipated

Quantity: Numerous Components

Location: Throughout property/development

Funded?: No. Life expectancy and/or cost too indeterminate for Reserve designation.

History:

Comments: The Community Associations Institute is a leading international authority with respect to Reserve Studies and has published a set of industry practices collectively known as "Reserve Study Standards." These standards include a Three-Part Test which professional providers use to determine which individual components should be included in the physical analysis. (For more information on Reserve Study Standards, please visit www.cai-online.org.)

The second part of the test is that the "the need and schedule for this project can be reasonably anticipated." Additional component selection guidelines state: "When a project becomes 'reasonably anticipated' will vary based on building age, construction type, and the judgment of the reserve study provider. This test means that component definitions should be based on some degree of certainty."

There are multiple components throughout the property that do not currently pass this test on the basis that their useful life (need) and/or remaining useful life (schedule) cannot be reasonably anticipated. Those components include but are not limited to:

- Stormwater Drainage Infrastructure
- Paving Infrastructure (Base, Subbase)
- Irrigation Infrastructure (i.e. Underground Lines)
- Building Foundation repair/replacement
- Non-Accessible Building Structural Members (Load Bearing Walls, Beams, Columns, Etc.)
- Utility Infrastructure (Cable, Electrical, Water, Sanitary Sewer)

In some cases, adequate evaluation would require additional diagnostics, destructive testing, or inspection beyond the limited visual inspection which serves as the basis of this engagement. Since the components listed above are currently deemed to be too indeterminate for Reserve designation, there are no funding recommendations within this Reserve Study for those items. However, this determination is not a guarantee that substantial expenses will not occur, as these elements may eventually require repair/replacement projects at potentially a significant cost to the client. In the event that the client desires to incorporate funding for any of the above components within the Reserve Study, we recommend further consultation with qualified professionals (i.e. engineer, contractor, and/or vendor) in order to define the following values for projects under consideration:

1. Total Life Expectancy (Recurring Interval Between Project Cycles)
2. Remaining Useful Life (Before Next Project)
3. Total Project Cost Estimate (In Current Dollars)

In the event that these values can be reasonably anticipated, they can be provided for our review, at which time funding recommendations may be incorporated into subsequent Reserve Studies.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 2020 Immaterial/Unpredictable Cost

Quantity: Numerous Components

Location: Throughout property/development

Funded?: No. Cost estimates below minimum threshold set for Reserve consideration.

History:

Comments: The Community Associations Institute is a leading international authority with respect to Reserve Studies and has published a set of industry practices collectively known as "Reserve Study Standards." These standards include a Three-Part Test which professional providers use to determine which individual components should be included in the physical analysis. (For more information on Reserve Study Standards, please visit www.cai-online.org.)

The third part of the test is that the "The total cost for the project is material to the association, can be reasonably estimated, and includes all direct and related costs." Additional component selection guidelines state: "The community's budget should be reviewed, to establish the amount of maintenance planned and which projects are being funded from the operating account."

After discussion with the client and/or consideration of the association's size, a minimum threshold of \$3,000 was used for Reserve consideration. There are multiple components throughout the property that do not pass this test on the basis that projected costs are immaterial in nature, or cannot be reasonably estimated. Those components include but are not limited to:

- Concrete Sidewalk Repairs/Replacements
- Landscape Light Replacements
- Recessed/Utility Light Replacements (Mechanical Rooms, Storage Rooms, Stairwell Interiors)
- Outdoor Site Furnishing Replacements
- Tennis Windscreen Replacements
- Minor Pool Equipment Replacements (Pumps, Filters, Chemical Feeders, Etc.)

Because the anticipated (full and/or partial) replacement costs for the above components are not anticipated to meet the above threshold, we anticipate that the client will incorporate any related expenditures within their Operating budget. However, in unison with these assumptions, we recommend that the client track any related expenditures, and funding assumptions should be re-evaluated during each Reserve Study update engagement to ensure accuracy. If any above project is deemed appropriate for Reserve funding during a future engagement, that component can be included within the client's Reserve funding plan at that time.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 2030 Including in Operating Budget

Quantity: Numerous Components

Location: Throughout property/development

Funded?: No. Expected to be handled through the client's annual Operating budget.

History:

Comments: Certain components within a Reserve Study may not qualify for Reserve consideration based on the assumption that the client will incur all related costs through their general Operating budget. This may or may not include ongoing maintenance contracts with client vendors, or agreements between the client and management officials.

The components included within this assumption are listed below:

- Landscaping Maintenance
- Landscaping Refurbishment/Renovation
- Tree Trimming
- Pressure Washing
- Cable/Utility Services

Because costs related to the above items are anticipated to be handled through the client's Operating budget, there is no recommendation for Reserve funding at this time. However, in unison with these assumptions, we recommend that the client track any related expenditures and funding assumptions should be re-evaluated during each Reserve Study update engagement to ensure accuracy. If any above project is deemed appropriate for Reserve funding during a future engagement, that component can be included within the client's Reserve funding plan at that time.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Site and Grounds

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

Location: Throughout development

Funded?: Yes.

History: Replaced in 2021 for \$231,728.31 (per information provided)

Comments: *NOTE: 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.

Under normal circumstances, concrete curbing should have a very long useful life (often assumed to be 50 years or more).

Although difficult to predict timing, cost, and scope, we suggest a rotating "supplemental" allowance to fund periodic larger repairs that may be required over time. All maintenance, repair, and/or other related expenditures should be tracked and reported by the Client during future Reserve Study updates. This component should then be re-evaluated based on most recent information and data available at that time.

Useful Life:
40 years

Remaining Life:
36 years



Best Case: \$ 230,000

Worst Case: \$ 245,000

Lower allowance to repair

Higher allowance

Cost Source: AR Cost Database/Client Cost History, plus Inflation

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:
16 years



Best Case: \$ 42,300

Worst Case: \$ 51,900

Lower allowance to clean/repair

Higher allowance

Cost Source: Client Cost History, plus Inflation

Comp #: 2123 Asphalt - Seal/Repair

Quantity: Approx 33,300 GSY

Location: Streets/roadways throughout association

Funded?: Yes.

History: Asphalt sealed in 2022 for \$30,517.00 (per information provided)

Comments: Fair condition: Asphalt seal-coat determined to be in fair condition typically exhibits a mostly uniform but lighter, faded coloring. Traffic markings still make contrast with pavement, but are showing some fading and wear.

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:
1 years



Best Case: \$ 30,300

Worst Case: \$ 37,100

Lower estimate to seal/repair

Higher estimate

Cost Source: Client Cost History, plus Inflation

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. (per information provided)

Comments: *NOTE: Project management fees have been included in the cost of this component for future planning purposes.

Fair condition: Asphalt pavement determined to be in fair condition typically exhibits a mostly uniform surface but with minor to moderate raveling and surface wear. If present, crack patterns are normal for the age of the asphalt and not extreme, and there are no signs of advanced deterioration, such as large block cracking patterns, "alligatoring" or potholes. Overall appears to be aging normally and still up to an appropriate aesthetic standard.

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:
16 years



Best Case: \$ 650,000

Worst Case: \$ 795,000

Lower estimate to resurface

Higher estimate

Cost Source: AR Cost Database/Client Cost History, plus Inflation

Comp #: 2137 Site Fencing: Metal - Replace

Quantity: Approx 3,540 LF

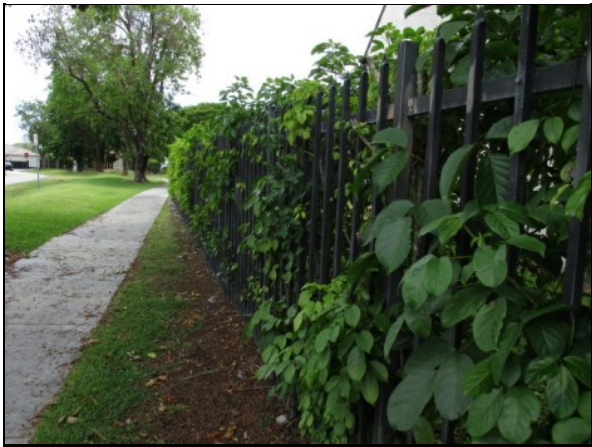
Location: North, East, South perimeters
Funded?: Yes.
History:
Comments: Approximate Height - 6'

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. Based on evident conditions at the time of inspection, plan to replace at the approximate interval below. Remaining useful life of the fencing may be prolonged through painting/re-coating, so this component should be re-evaluated during future Reserve Study updates based on the most current conditions and information available at that time. Cost estimate range below assumes replacement with similar quantity, material, and style as existing fencing.

Useful Life:
25 years

Remaining Life:
0 years



Best Case: \$ 239,000

Worst Case: \$ 292,100

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

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

Quantity: (1) Gazebo

Location: Playground adjacent to pool deck
Funded?: Yes.
History: Gazebo installed in 2017 for \$8,148 (per information provided)
Comments: Approximate Measurements - 12' x 15'

Fair condition: Gazebos determined to be in fair condition typically exhibit more wear and tear, possibly including some warped, split and/or deteriorated components. Framework/structure should still be sturdy but may have sections showing minor leaning or damage.

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:
12 years



Best Case: \$ 9,600

Worst Case: \$ 11,400

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database/Client Cost History, plus Inflation

Comp #: 2166 Mailboxes - Replace

Quantity: (21) Total Kiosks

Location: Kiosks at common areas

Funded?: Yes.

History:

Comments: Approximate Count - (17) 16-box 2-parcel kiosks, (4) 12-box 1-parcel

Manufacturing Dates - 2003 - 2009

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:
3 years



Best Case: \$ 57,800

Worst Case: \$ 70,600

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2169 Sign/Monument - Refurbish/Replace

Quantity: (1) Sign

Location: Main entry to community

Funded?: Yes.

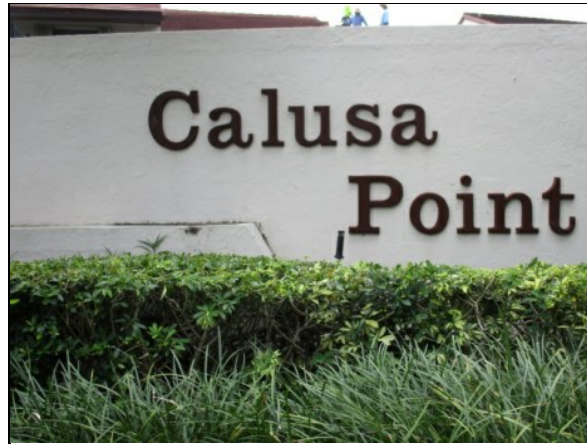
History:

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 Associations 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:
5 years



Best Case: \$ 13,700

Worst Case: \$ 19,800

Lower estimate to refurbish/replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2170 Directional/Street Signs - Replace

Quantity: Approx (42) Signs

Location: Adjacent to streets and parking areas

Funded?: Yes.

History: Replaced in 2021 for \$3,885 (per information provided)

Comments: *NOTE(2024): Funding for full replacement of posts and signs has been provided below during next replacement cycle. To be monitored and updated during future reserve study updates.

Approximately (24) guest parking and (18) other signs noted during inspection.

Fair condition: Directional and street signs determined to be in fair condition typically exhibit somewhat faded surface finish and may have minor damage to their supports/posts/hardware. Panels are clean but reflectiveness and contrasting of lettering or symbols may be diminished.

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:
16 years



Best Case: \$ 11,300

Worst Case: \$ 13,900

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2185 Landscaping - Refurbish Allowance

Quantity: Numerous Areas

Location: Landscaped common areas throughout property/development

Funded?: Yes.

History: Landscaping project completed on (153) finger islands in 2022-2023 for a total of \$67,500 (per information provided)

Comments: *NOTE(2024): At the request of the client, an allowance for future landscaping projects has been provided below. To be monitored and updated during future reserve study updates.

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. As such, we recommend consulting with a qualified landscaping professional to create a long term plan for the care and management of the landscaping within the community. Estimates shown here should be re-evaluated during future Reserve Study updates based on the most current information and/or conditions available at that time.

Useful Life:
3 years

Remaining Life:
1 years



Best Case: \$ 13,700

Worst Case: \$ 27,300

Lower allowance to refurbish

Higher allowance

Cost Source: Prior Estimate Provided by Client, plus Inflation

Building Exteriors

Comp #: 2343 Building/Common Exteriors - Paint

Quantity: Approx 285,500 GSF

Location: Building exteriors

Funded?: Yes.

History: Painted in 2015 (per information provided)

Comments: *NOTE(2022): 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. During our inspection, we attempted to measure/quantify sealant around window and door frames, but additional sealants may be present in the building envelop which should be replaced at time of painting/waterproofing project. 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 material 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 and/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:
8 years

Remaining Life:
0 years



Best Case: \$ 679,000

Worst Case: \$ 831,000

Lower estimate to seal/repaint

Higher estimate

Cost Source: AR Cost Database

Comp #: 2367 Common Windows & Doors - Replace

Quantity: Lump Sum Allowance

Location: Windows and doors at Clubhouse and Guardhouse

Funded?: Yes.

History:

Comments: Approximate Measurements/Count -

180 GSF of Window/SGD Surface Area

(3) Solid/Utility Doors

Poor condition: Windows and doors determined to be in poor condition typically exhibit moderate to advanced wear to the frames and hardware. In the case of dual-pane windows, seals may have failed allowing for fogging between the panes. Even if windows and doors are still in serviceable physical condition, replacement may be warranted with modern replacements for better storm protection and energy efficiency. At this stage, curb appeal may also be suffering and replacement for aesthetic reasons should also be considered.

Unless otherwise noted, this component refers only to common exterior windows and doors. 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. 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 should be replaced as an Operating expense if damaged or broken. We recommend replacement at the approximate interval shown below based on consideration of installation/replacement dates, evident conditions, and/or our experience with similar Clients. Unless otherwise noted, cost estimates are based on replacement with current impact-resistant models.

Useful Life:

40 years

Remaining Life:

0 years



Best Case: \$ 22,900

Worst Case: \$ 34,400

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2367 Guardhouse Windows (2013) - Replace

Quantity: Lump Sum Allowance

Location: Windows at Guardhouse

Funded?: Yes.

History:

Comments: Approximate Measurements - (2) 2-ft by 4-ft and (1) 4-ft by 4-ft.

Please refer to the prior component (#2367) in this series for more general information and commentary on window/door replacement. The useful life, remaining useful life, and cost range for this specific component are provided below.

Useful Life:
40 years

Remaining Life:
28 years



Best Case: \$ 3,300

Worst Case: \$ 4,000

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2383 Common Area Roofs - Replace**Quantity: Approx 2,270 GSF**

Location: Building rooftops (Clubhouse and Guardhouse)

Funded?: Yes.

History: Guardhouse roof replaced in 2014 for \$3,500 (per information provided).

Comments: *NOTE(2022): 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.

*NOTE: Although the roofing systems included within this component typically have a functional life expectancy of up to 25 years, the useful life shown within the following component has been adjusted to assume a 20-year life expectancy for financial planning purposes. This is due to insurance considerations, as a significant quantity of clients have had to replace tile roofing systems over 20 years of age to maintain insurance coverage. As such, we believe at this time that the client/association should be "financially capable" of replacement once roofing systems of this type reach 20 years of age. We recommend that the client consult with their insurance vendor to verify this assumption, and any new information should be incorporated within a future Reserve Study revision or update based on the most current information available at that time.

Approximate Measurements -
2,035 GSF at Clubhouse roof
235 GSF at Guardhouse roof

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 such, the timeline for tile roof replacement is generally estimated based on the age of the roof. 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 Assn. (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. Remaining useful life is typically based on roof age, but can also be adjusted based on inspection of any accessible areas, looking for any cracked, slipping or missing tiles, as well as consultation with the Client about history of repairs and preventive maintenance. Typical replacement includes removal and replacement of tiles and underlayment, with repairs to any damaged substrate made as needed.

Useful Life:
20 years

Remaining Life:
9 years



Best Case: \$ 32,700

Worst Case: \$ 40,000

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database/Client Cost History, plus Inflation

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

Location: Gate entrance

Funded?: Yes.

History: Installed in 2017 for \$4,995 (per information provided)

Comments: RFID sensors should be evaluated and repaired as-needed by servicing vendor to ensure proper function. 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. For best pricing and to minimize downtime, best practice is to replace with other similar components, such as gate operators and/or barrier arms. Cost shown is for the sensor device itself; RFID tags are assumed to be paid for by unit/homeowners.

Useful Life:
15 years

Remaining Life:
7 years



Best Case: \$ 5,700

Worst Case: \$ 7,300

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database/Client Cost History, plus Inflation

Comp #: 2511 Barrier Arm Operator (2023) - Replace

Quantity: (1) Operator

Location: Gate entrance

Funded?: Yes.

History:

Comments: Manufacturer: Lift Master

Model Number: MAT-DC-BB3

Manufacturing Date: 2023

Minimal or no subjective/aesthetic value for this component. Barrier arm operators should be inspected and repaired as-needed by servicing vendor to maintain functionality. Useful life is based primarily on normal expectations for service/performance life in this location. However, life expectancy can vary based on level of use, exposure to the elements, level of preventive maintenance, etc. 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. Funding recommendation is primarily for the motor/mechanical unit, not the arm itself, which is generally replaced as an Operating/maintenance expense as-needed.

Useful Life:
15 years

Remaining Life:
13 years



Best Case: \$ 5,900

Worst Case: \$ 7,200

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database/Client Cost History, plus Inflation

Comp #: 2511 Barrier Arm Operators (2019-2020) - Repl

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

Quantity: (2) Operators

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:
10 years



Best Case: \$ 11,700

Worst Case: \$ 14,300

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database/Client Cost History, plus Inflation

Comp #: 2522 HVAC (Guardhouse) - Replace
Location: Guardhouse
Funded?: Yes.
History: (See below)
Comments: Project History (per information provided) -
2016: Replaced in April for \$1,502.
2020: Replaced HVAC unit.

Quantity: (1) Small System

Manufacturer: Classic
Size/Capacity: 1-ton
Manufacture Date: 2020

Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. 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. 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. Funding estimates shown below are for system(s) with same type and 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.

Useful Life:
10 years

Remaining Life:
5 years



Best Case: \$ 3,200

Worst Case: \$ 4,000

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2543 Security Cameras - Upgrade/Replace

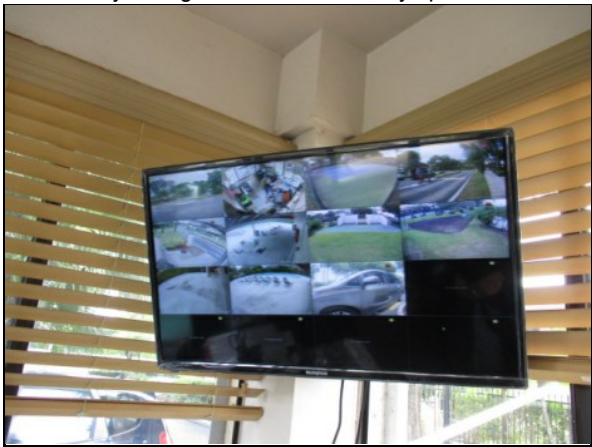
Quantity: (11) Cameras

Location: Guardhouse, amenities, etc.
Funded?: Yes.
History: (See below)
Comments: Project History (per information provided) -
2013: Upgraded in 2013.
2022: Upgraded/replaced cameras in 2022 for \$4,322.

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:
7 years



Best Case: \$ 4,300

Worst Case: \$ 5,200

Lower allowance to upgrade/replace

Higher allowance

Cost Source: Client Cost History, plus Inflation

Comp #: 2585 Irrigation Pumps - Partial Replace

Quantity: (19) Total Pumps

Location: Throughout development

Funded?: Yes.

History: (See below)

Comments: *NOTE: Funding has been provided below for replacement of (4) of the (19) irrigation pumps every 3 years. To be monitored and updated during future reserve study updates.

Project History (per information provided) -

2021: (1) Irrigation pump replaced for \$750.

2022: (4) Irrigation pumps replaced for \$2,700.

2023: (1) Irrigation pump replaced for \$880.

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:
1 years



Best Case: \$ 3,300

Worst Case: \$ 4,100

Lower allowance to partially replace

Higher allowance

Cost Source: Client Cost History, plus Inflation

Comp #: 2599 Golf Cart - Replace

Quantity: (1) Cart

Location: Parked at guardhouse
Funded?: Yes.
History:

Comments: *NOTE(2024): Based on condition at time of inspection, remaining useful life has been extended. To be monitored and updated during future reserve study updates.

Manufacturer: Yamaha
Model Number: YDREX3
Manufacture Date: 2012

Routine maintenance should be performed to maximize useful life of the cart. Useful life is based primarily on normal expectations for service/performance life in this location, but life expectancy will typically depend on geographic location, equipment application, and level of daily use. Unless otherwise noted, remaining useful life shown below 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. Cost estimates reflect replacement with comparable type, either new or lightly used.

Useful Life:
10 years

Remaining Life:
2 years



Best Case: \$ 8,000

Worst Case: \$ 10,000

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Interiors and Amenities

Comp #: 2749 Bathrooms - Remodel

Quantity: (2) Bathrooms

Location: Pool deck

Funded?: Yes.

History:

Comments: Each bathroom is roughly 16'x8' with tile flooring and 12 GSF of quartz countertops. Women's has (2) sinks and (2) toilet. Men's is approximately the same but with (1) urinal.

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:
7 years



Best Case: \$ 25,000

Worst Case: \$ 30,000

Lower allowance to renovate/remodel

Higher allowance

Cost Source: AR Cost Database

Comp #: 2763 Pool Deck Furniture - Replace

Quantity: (48) Pieces

Location: Pool deck

Funded?: Yes.

History: Replaced in 2012 for \$6,400 (per information provided)

Comments: Approximately (31) 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: \$ 11,800

Worst Case: \$ 14,500

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2767 Pool Deck - Seal/Repair

Quantity: Approx 7,160 GSF

Location: Pool deck

Funded?: Yes.

History:

Comments: *NOTE(2024): Remaining useful life has been fully extended for recommendation to resurface in 2025. Funding has been provided below to seal/repair 5 years after recommended 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:
5 years



Best Case: \$ 14,500

Worst Case: \$ 17,700

Lower estimate to clean/seal/repair

Higher estimate

Cost Source: AR Cost Database

Comp #: 2768 Pool Deck - Resurface

Quantity: Approx 7,160 GSF

Location: Pool deck

Funded?: Yes.

History:

Comments: Please refer to the prior component (#2768) in this series for more general information and commentary on pool deck resurfacing. The useful life, remaining useful life, and cost range for this specific component are provided below.

Useful Life:
25 years

Remaining Life:
0 years



Best Case: \$ 51,600

Worst Case: \$ 63,000

Lower estimate to resurface

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
Approximate Height - 6'

Poor condition: Pool 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.

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:
0 years



Best Case: \$ 8,500

Worst Case: \$ 10,400

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: Poor condition: Pool deck lights determined to be in poor condition typically exhibit moderate to advanced wear or other signs of age. Timeline for replacement can often be determined by outdated style. At this stage, replacement for aesthetic reasons may still be warranted even if lights are functional.

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:
0 years



Best Case: \$ 5,400

Worst Case: \$ 6,600

Lower estimate to replace

Higher estimate

Cost Source: Estimate Provided by Client

Comp #: 2773 Pool - Resurface

Quantity: (1) Pool

Location: Interior finishes of pool

Funded?: Yes.

History: Resurfaced in 2016 for \$14,700 (per information provided)

Comments: Approximately 1,270 GSF footprint area with 156 LF 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.

Minor repairs and routine cleaning/maintenance should be considered an Operating expense. Pool resurfacing will restore the aesthetic quality of the pool while protecting the actual concrete shell of the pool from deterioration. 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. While drained for resurfacing, any other repairs to lighting, handrails, stairs, ladders, etc. should be conducted as needed.

Useful Life:
12 years

Remaining Life:
3 years



Best Case: \$ 22,000

Worst Case: \$ 27,000

Lower estimate to resurface

Higher estimate

Cost Source: AR Cost Database

Comp #: 2801 Playground Equipment - Replace

Quantity: (2) Pieces

Location: Playground/tot lot

Funded?: Yes.

History: Additional equipment installed in 2017 for \$9,599.98 (per information provided)

Comments: Approximately (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.

As a routine maintenance expense, inspect for stability, damage and excessive wear and utilize maintenance funds for any repairs needed between replacement cycles. Our inspection is visual in nature only not intended to identify any structural or latent defects, safety hazards, or other liability concerns. Life expectancy can vary depending on the amount of use/abuse. Observations and replacement intervals shown below are strictly for budget purposes. 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:
17 years



Best Case: \$ 34,200

Worst Case: \$ 42,000

Lower estimate to replace

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: Re-coated in 2016 for \$10,065 (per information provided)

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

(2) Tennis Courts and (1) Basketball/Outdoor Racquetball Court, approximately the same size as a tennis court, were observed at the time of inspection.

Poor condition: Tennis courts determined to be in poor condition typically exhibit moderate to advanced surface wear and deterioration and typically include at least some significant cracking. At this stage drainage concerns may be a problem and there may be some 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:
5 years



Best Case: \$ 21,600

Worst Case: \$ 32,400

Lower estimate to repair/coat/stripe

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 the prior component (#2811) in this series for more general information and commentary on tennis court rebuild/reconstruction projects. The useful life, remaining useful life, and cost range for this specific component are provided below

Useful Life:
25 years

Remaining Life:
0 years



Best Case: \$ 60,800

Worst Case: \$ 74,300

Lower estimate to resurface

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:
0 years



Best Case: \$ 24,300

Worst Case: \$ 29,700

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database
