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ELON GOLDMAN CAI-RS 00358 DESIGNATION RESERVE SPECIALIST

Report #: 55710-1
Beginning: January 1, 2027
Expires: December 31, 2027

RESERVE STUDY

Update "No-Site-Visit"

September 24, 2026

Welcome to your Reserve Study!

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

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

In this Report, you will find three key results:

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

Questions?

Please contact your Project Manager directly.

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Reserve Study Executive Summary — No-Site-Visit

Vine COA -
Dallas, TX
Level of Service: **Update "No-Site-Visit"**

Report #: **55710-1**
# of Units: 63
January 1, 2027 through **December 31, 2027**

Findings & Recommendations — as of January 1, 2027

Projected Starting Reserve Balance	**$182,412**
Projected Fully Funded (Ideal) Reserve Balance	**$395,461**
Percent Funded	**46.1 %**
Recommended 2027 Funding to Achieve 100% Funded by Year 30	**$98,500**
Alternate 2027 Funding to Achieve 70% Funded by Year 30	**$92,500**
Prior Year Reserve Transfers	**$100,000**

Reserve Fund Strength: 46.1%

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

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 %**

Engagement Information:

This document is an Update, No-Site-Visit Reserve Study based on a prior study prepared by Association Reserves for your 2026 Fiscal Year. No site inspection was performed during this engagement.

This analysis was prepared or verified by a credentialed Reserve Specialist (RS). As of the start of the initial fiscal year shown in this study, your Reserve fund is determined to be 46.1 % Funded. Based on this figure, the Client's risk of special assessment and deferred maintenance is currently Medium.

Recommended Funding Plan (Full Funding):

The "Recommended" funding plan 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.

Alternate Funding Plan (Threshold Funding):

The Community Association Institute's Reserve Study Standards (RSS) characterizes threshold funding as "establishing a reserve funding goal of keeping the reserve balance above a specified dollar or percent funded amount." The threshold plan we are recommending targets achieving 70% funded by year 30. While this funding goal provides sufficient cash for reserve projects over the 30 year forecast, it still carries more risk than following the full funding recommendation.

Annual Increases to Reserve Funding:

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.

Report Expiration:

Component cost estimates, life expectancies, and recommended reserve transfers are subject to change in subsequent years. As such, this Reserve Study analysis expires at the end of the initial fiscal year (December 31, 2027). Please contact our office to discuss options for updating your Reserve Study in future years.

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
	SITE AND GROUNDS			
120	Site Drainage System – Inspect/Repair	5	4	$24,000
205	Concrete: Streets - 10% Replace	10	4	$48,800
207	Flagstone Walkways - Repair/Refurbish	10	8	$58,600
209	Concrete: Pavers (Parking) - Replace	40	21	$38,600
210	Concrete: Sidewalks - 10% Replace	5	4	$5,210
355	Lighting: Landscape - Replace	10	4	$3,500
403	Mailbox Kiosks - Replace	20	14	$18,900
503	Fencing/Railings: Metal - Replace	25	22	$88,600
505	Fencing: Wood - Replace	20	10	$17,000
517	Walls: Retaining - 5% Repair	5	4	$6,330
1009	Irrigation System – Repair/Maintain	10	4	$15,500
1107	Fencing/Railing: Metal - Paint/Refurbish	5	2	$20,400
1109	Fencing: Wood - Stain/Repair	5	0	$6,400
1118	Parking Spaces/Fire Lanes - Restripe	5	3	$3,090
1402	Monument Signs - Refurbish	20	14	$3,090
1700	Landscape - Refurbish	10	9	$50,500
1830	Water Sub-Metering System- Upgrade	10	9	$8,700
	BUILDING EXTERIORS			
353	Lighting: Garage - Replace	25	6	$9,730
702	Garage Lintels - Replace	30	24	$292,000
1126	Siding: Masonry - 2% Repair/Repoint	5	4	$59,700
1131	Control Joints - 20% Seal/Caulk	3	4	$13,000
1132	Building Exterior - Power Wash	5	4	$38,700
1314	Roof Parapet Coping - Paint/Repair	5	0	$30,000
	POOL AREA			
209	Concrete: Pavers - Replace	30	30	$51,500
399	Furniture: Pool - Replace	8	8	$20,600
907	Restroom - Refurbish	10	8	$3,090
1202	Pool - Resurface/Retile	10	10	$20,600
1215	Pool Coping - Replace	20	20	$4,530
1219	Pool Equipment – Maintain/Replace	5	5	$3,090
1301	Roofing: Modified Bitumen - Replace	20	20	$2,580
1704	Fountain Wall - Replace	20	20	$20,600
1800	Pool Renovations - One-Time	1	0	$150,000
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.

2027

#	Component	Quantity	Unit of Measure	Expenses
	SITE AND GROUNDS			
1109	Fencing: Wood - Stain/Repair	252	LF	$6,400
	Chapter Cost			**$6,400**
	BUILDING EXTERIORS			
1314	Roof Parapet Coping - Paint/Repair	1	Lump Sum	$30,000
	Chapter Cost			**$30,000**
	POOL AREA			
1800	Pool Renovations - One-Time	1	Lump Sum	$150,000
	Chapter Cost			**$150,000**

Annual Total: **$186,400**

2028

(No Projected Reserve Expenses)

2029

#	Component	Quantity	Unit of Measure	Expenses
	SITE AND GROUNDS			
1107	Fencing/Railing: Metal - Paint/Refurbish	1,980	LF	$21,642
	Chapter Cost			**$21,642**

Annual Total: **$21,642**

2030

#	Component	Quantity	Unit of Measure	Expenses
	SITE AND GROUNDS			
1118	Parking Spaces/Fire Lanes - Restripe	1	Lump Sum	$3,377
	Chapter Cost			**$3,377**

Annual Total: **$3,377**

2031

#	Component	Quantity	Unit of Measure	Expenses
	SITE AND GROUNDS			
120	Site Drainage System – Inspect/Repair	1	Lump Sum Allowance	$27,012
205	Concrete: Streets - 10% Replace	23,700	GSF	$54,925
210	Concrete: Sidewalks - 10% Replace	3,370	GSF	$5,864
355	Lighting: Landscape - Replace	17	Lights	$3,939
517	Walls: Retaining - 5% Repair	4,100	GSF	$7,124
1009	Irrigation System – Repair/Maintain	1	Lump Sum Allowance	$17,445
	Chapter Cost			**$116,309**
	BUILDING EXTERIORS			

1126	Siding: Masonry - 2% Repair/Repoint	116,000	GSF	$67,193	
1131	Control Joints - 20% Seal/Caulk	12,900	LF	$14,632	
1132	Building Exterior - Power Wash	116,000	GSF	$43,557	
	Chapter Cost			**$125,382**	

Annual Total:	**$241,691**
Grand Total:	**$453,110**

Introduction

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



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

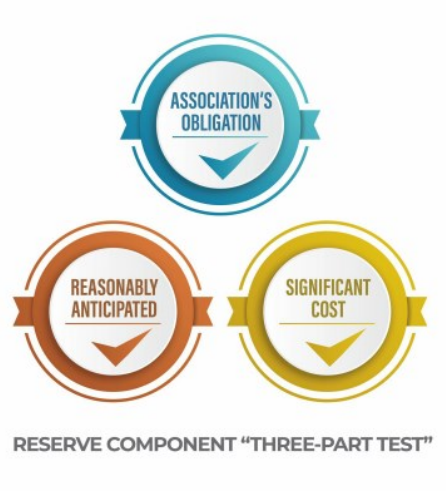
Reserve funding is not "for the future". Ongoing Reserve transfers are intended to offset the ongoing, daily deterioration of your Reserve assets. Done well, a stable, budgeted Reserve Funding Plan will collect sufficient funds from the owners who enjoyed the use of those assets, so the association is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

Methodology



For this Update No-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 updated and adjusted your Reserve Component List on the basis of time elapsed since the last Reserve Study and interviews with association representatives.

Which Physical Assets are Funded by Reserves?



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

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

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

How do we establish Current Repair/Replacement Cost Estimates?

In this order…

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

How much Reserves are enough?

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

Adequacy is measured in a two-step process:

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



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

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

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

How much should we transfer to Reserves?



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 rate of ongoing Reserve transfers is desirable because it keeps these naturally irregular expenses from unsettling the budget.

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

What is our Recommended Funding Goal?

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



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, recommended Reserve transfers for Baseline Funding average only 10% to 15% less than Full Funding recommendations. Threshold Funding is the title of all other Cash or Percent Funded objectives *between* Baseline Funding and Full Funding.

Projected Expenses

While this Reserve Study looks forward 30 years, we have no expectation that all these expenses will all take place as anticipated. This Reserve Study needs to be updated annually because we expect the timing of these expenses to shift and the size of these expenses to change. We do feel more certain of the timing and cost of near-term expenses than expenses many years away. Please be aware of your near-term expenses, which we are able to project more accurately than the more distant projections. The figure below summarizes the projected future expenses at your association as defined by your Reserve Component List. A summary of these components are shown in the Component List Detail table, while a summary of the expenses themselves are shown in the 30-yr Income/Expense Detail tables.

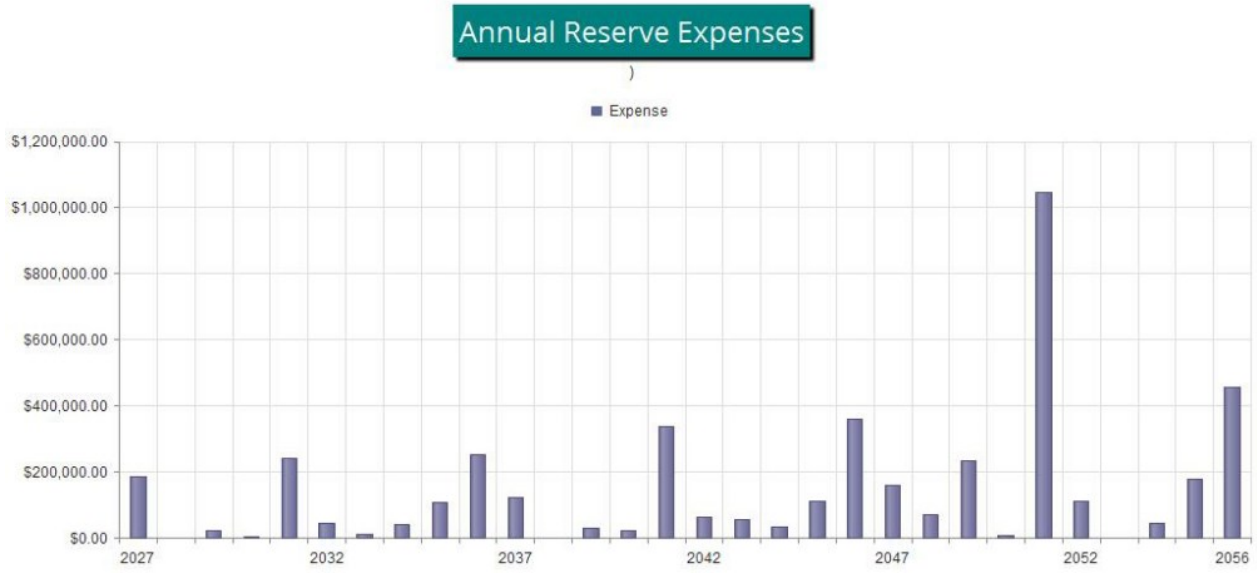


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be $182,412 as-of the start of your Fiscal Year on 1/1/2027. This comes from your actual balance on 01/01/2027 of $182,412.46 as projected in the information provided. As of your Fiscal Year Start, your Fully Funded Balance is computed to be $395,461. This figure represents the deteriorated value of your common area components. Comparing your Reserve Balance to your Fully Funded Balance indicates your Reserves are 46.1 % Funded.

Recommended Funding Plan

Based on your current Percent Funded and your near-term and long-term Reserve needs, we are recommending budgeted transfers of $98,500 this Fiscal Year. The overall 30-yr plan, in perspective, is shown below. This same information is shown numerically in both the 30-yr Summary and the Cash Flow Detail tables.

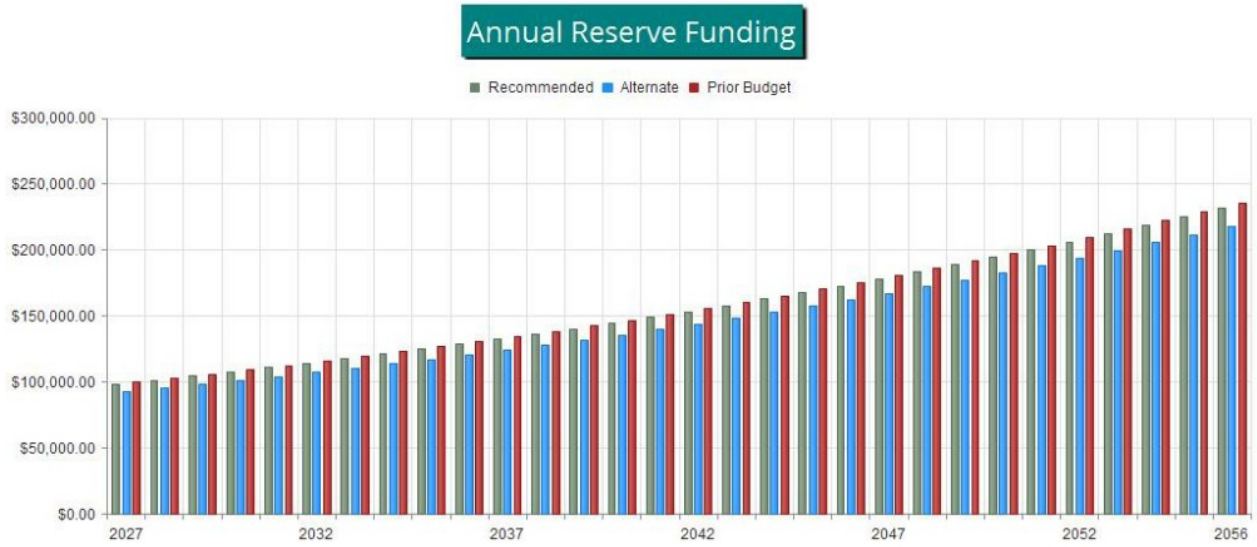


Figure 2

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

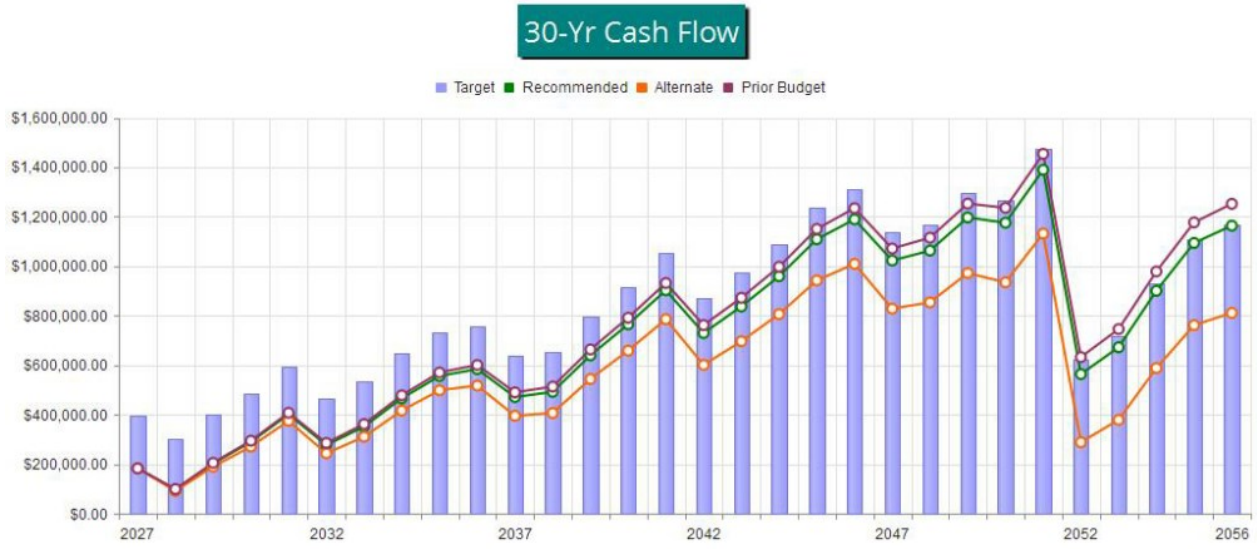


Figure 3

This figure shows the same information plotted on a Percent Funded scale. It is clear here to see how your Reserve Fund strength approaches the 100% Funded level under our recommended multi-yr Funding Plan.

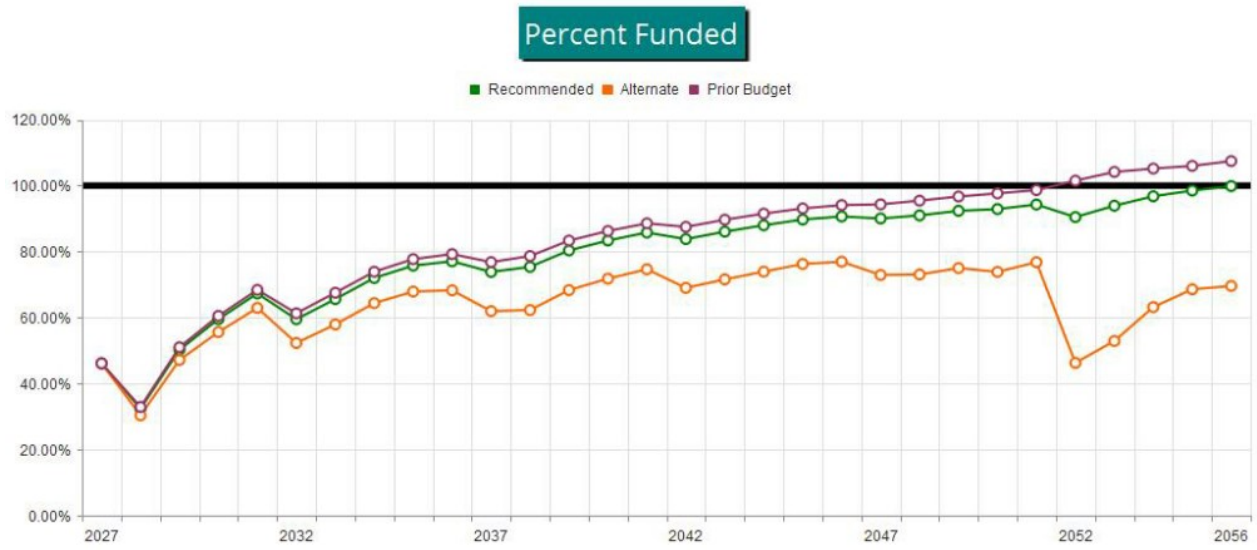


Figure 4

Table Descriptions

Executive Summary is a summary of your Reserve Components

Reserve Component List Detail discloses key Component information, providing the foundation upon which the financial analysis is performed.

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

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

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

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

#	Component	Approx	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
	SITE AND GROUNDS					
120	Site Drainage System – Inspect/Repair	1	Lump Sum Allowance	5	4	$24,000
205	Concrete: Streets - 10% Replace	23,700	GSF	10	4	$48,800
207	Flagstone Walkways - Repair/Refurbish	1	Lump Sum	10	8	$58,600
209	Concrete: Pavers (Parking) - Replace	2,500	GSF	40	21	$38,600
210	Concrete: Sidewalks - 10% Replace	3,370	GSF	5	4	$5,210
355	Lighting: Landscape - Replace	17	Lights	10	4	$3,500
403	Mailbox Kiosks - Replace	4	Kiosks	20	14	$18,900
503	Fencing/Railings: Metal - Replace	1,980	LF	25	22	$88,600
505	Fencing: Wood - Replace	252	LF	20	10	$17,000
517	Walls: Retaining - 5% Repair	4,100	GSF	5	4	$6,330
1009	Irrigation System – Repair/Maintain	1	Lump Sum Allowance	10	4	$15,500
1107	Fencing/Railing: Metal - Paint/Refurbish	1,980	LF	5	2	$20,400
1109	Fencing: Wood - Stain/Repair	252	LF	5	0	$6,400
1118	Parking Spaces/Fire Lanes - Restripe	1	Lump Sum	5	3	$3,090
1402	Monument Signs - Refurbish	2	Monument Signs	20	14	$3,090
1700	Landscape - Refurbish	1	Lump Sum Allowance	10	9	$50,500
1830	Water Sub-Metering System- Upgrade	1	Lump Sum Allowance	10	9	$8,700
	BUILDING EXTERIORS					
353	Lighting: Garage - Replace	63	Fixtures	25	6	$9,730
702	Garage Lintels - Replace	63	Lintels	30	24	$292,000
1126	Siding: Masonry - 2% Repair/Repoint	116,000	GSF	5	4	$59,700
1131	Control Joints - 20% Seal/Caulk	12,900	LF	3	4	$13,000
1132	Building Exterior - Power Wash	116,000	GSF	5	4	$38,700
1314	Roof Parapet Coping - Paint/Repair	1	Lump Sum	5	0	$30,000
	POOL AREA					
209	Concrete: Pavers - Replace	1	Lump Sum	30	30	$51,500
399	Furniture: Pool - Replace	22	Pieces	8	8	$20,600
907	Restroom - Refurbish	1	Restroom	10	8	$3,090
1202	Pool - Resurface/Retile	1	Pool	10	10	$20,600
1215	Pool Coping - Replace	110	LF	20	20	$4,530
1219	Pool Equipment – Maintain/Replace	1	Lump Sum Allowance	5	5	$3,090
1301	Roofing: Modified Bitumen - Replace	125	GSF	20	20	$2,580
1704	Fountain Wall - Replace	1	Lump Sum	20	20	$20,600
1800	Pool Renovations - One-Time	1	Lump Sum	1	0	$150,000

32 Total Funded Components

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
	SITE AND GROUNDS							
120	Site Drainage System – Inspect/Repair	$24,000	X	1	/	5	=	$4,800
205	Concrete: Streets - 10% Replace	$48,800	X	6	/	10	=	$29,280
207	Flagstone Walkways - Repair/Refurbish	$58,600	X	2	/	10	=	$11,720
209	Concrete: Pavers (Parking) - Replace	$38,600	X	19	/	40	=	$18,335
210	Concrete: Sidewalks - 10% Replace	$5,210	X	1	/	5	=	$1,042
355	Lighting: Landscape - Replace	$3,500	X	6	/	10	=	$2,100
403	Mailbox Kiosks - Replace	$18,900	X	6	/	20	=	$5,670
503	Fencing/Railings: Metal - Replace	$88,600	X	3	/	25	=	$10,632
505	Fencing: Wood - Replace	$17,000	X	10	/	20	=	$8,500
517	Walls: Retaining - 5% Repair	$6,330	X	1	/	5	=	$1,266
1009	Irrigation System – Repair/Maintain	$15,500	X	6	/	10	=	$9,300
1107	Fencing/Railing: Metal - Paint/Refurbish	$20,400	X	3	/	5	=	$12,240
1109	Fencing: Wood - Stain/Repair	$6,400	X	5	/	5	=	$6,400
1118	Parking Spaces/Fire Lanes - Restripe	$3,090	X	2	/	5	=	$1,236
1402	Monument Signs - Refurbish	$3,090	X	6	/	20	=	$927
1700	Landscape - Refurbish	$50,500	X	1	/	10	=	$5,050
1830	Water Sub-Metering System- Upgrade	$8,700	X	1	/	10	=	$870
	BUILDING EXTERIORS							
353	Lighting: Garage - Replace	$9,730	X	19	/	25	=	$7,395
702	Garage Lintels - Replace	$292,000	X	6	/	30	=	$58,400
1126	Siding: Masonry - 2% Repair/Repoint	$59,700	X	1	/	5	=	$11,940
1131	Control Joints - 20% Seal/Caulk	$13,000	X	0	/	3	=	$0
1132	Building Exterior - Power Wash	$38,700	X	1	/	5	=	$7,740
1314	Roof Parapet Coping - Paint/Repair	$30,000	X	5	/	5	=	$30,000
	POOL AREA							
209	Concrete: Pavers - Replace	$51,500	X	0	/	30	=	$0
399	Furniture: Pool - Replace	$20,600	X	0	/	8	=	$0
907	Restroom - Refurbish	$3,090	X	2	/	10	=	$618
1202	Pool - Resurface/Retile	$20,600	X	0	/	10	=	$0
1215	Pool Coping - Replace	$4,530	X	0	/	20	=	$0
1219	Pool Equipment – Maintain/Replace	$3,090	X	0	/	5	=	$0
1301	Roofing: Modified Bitumen - Replace	$2,580	X	0	/	20	=	$0
1704	Fountain Wall - Replace	$20,600	X	0	/	20	=	$0
1800	Pool Renovations - One-Time	$150,000	X	1	/	1	=	$150,000
								$395,461

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
	SITE AND GROUNDS				
120	Site Drainage System – Inspect/Repair	5	$24,000	$4,800	2.03 %
205	Concrete: Streets - 10% Replace	10	$48,800	$4,880	2.06 %
207	Flagstone Walkways - Repair/Refurbish	10	$58,600	$5,860	2.47 %
209	Concrete: Pavers (Parking) - Replace	40	$38,600	$965	0.41 %
210	Concrete: Sidewalks - 10% Replace	5	$5,210	$1,042	0.44 %
355	Lighting: Landscape - Replace	10	$3,500	$350	0.15 %
403	Mailbox Kiosks - Replace	20	$18,900	$945	0.40 %
503	Fencing/Railings: Metal - Replace	25	$88,600	$3,544	1.50 %
505	Fencing: Wood - Replace	20	$17,000	$850	0.36 %
517	Walls: Retaining - 5% Repair	5	$6,330	$1,266	0.53 %
1009	Irrigation System – Repair/Maintain	10	$15,500	$1,550	0.65 %
1107	Fencing/Railing: Metal - Paint/Refurbish	5	$20,400	$4,080	1.72 %
1109	Fencing: Wood - Stain/Repair	5	$6,400	$1,280	0.54 %
1118	Parking Spaces/Fire Lanes - Restripe	5	$3,090	$618	0.26 %
1402	Monument Signs - Refurbish	20	$3,090	$155	0.07 %
1700	Landscape - Refurbish	10	$50,500	$5,050	2.13 %
1830	Water Sub-Metering System- Upgrade	10	$8,700	$870	0.37 %
	BUILDING EXTERIORS				
353	Lighting: Garage - Replace	25	$9,730	$389	0.16 %
702	Garage Lintels - Replace	30	$292,000	$9,733	4.11 %
1126	Siding: Masonry - 2% Repair/Repoint	5	$59,700	$11,940	5.04 %
1131	Control Joints - 20% Seal/Caulk	3	$13,000	$4,333	1.83 %
1132	Building Exterior - Power Wash	5	$38,700	$7,740	3.27 %
1314	Roof Parapet Coping - Paint/Repair	5	$30,000	$6,000	2.53 %
	POOL AREA				
209	Concrete: Pavers - Replace	30	$51,500	$1,717	0.72 %
399	Furniture: Pool - Replace	8	$20,600	$2,575	1.09 %
907	Restroom - Refurbish	10	$3,090	$309	0.13 %
1202	Pool - Resurface/Retile	10	$20,600	$2,060	0.87 %
1215	Pool Coping - Replace	20	$4,530	$227	0.10 %
1219	Pool Equipment – Maintain/Replace	5	$3,090	$618	0.26 %
1301	Roofing: Modified Bitumen - Replace	20	$2,580	$129	0.05 %
1704	Fountain Wall - Replace	20	$20,600	$1,030	0.43 %
1800	Pool Renovations - One-Time	1	$150,000	$150,000	63.32 %
32	Total Funded Components			$236,905	100.00 %

30-Year Reserve Plan Summary

Report # 55710-1
No-Site-Visit

Fiscal Year Start: 2027	Net After Tax Interest: 2.00 %	Avg 30-Yr Inflation: 3.00 %

Reserve Fund Strength (as-of Fiscal Year Start)					Projected Reserve Balance Changes					
Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded		Special Assmt Risk	% Increase In Annual Reserve Funding	Reserve Funding	Loan or Special Assmts	Interest Income	Reserve Expenses
2027	$182,412	$395,461	46.1 %		Medium	-1.50 %	$98,500	$0	$2,795	$186,400
2028	$97,307	$300,381	32.4 %		Medium	3.00 %	$101,455	$0	$2,988	$0
2029	$201,750	$401,589	50.2 %		Medium	3.00 %	$104,499	$0	$4,908	$21,642
2030	$289,514	$486,308	59.5 %		Medium	3.00 %	$107,634	$0	$6,896	$3,377
2031	$400,667	$595,232	67.3 %		Medium	3.00 %	$110,863	$0	$6,767	$241,692
2032	$276,605	$464,892	59.5 %		Medium	3.00 %	$114,188	$0	$6,273	$45,780
2033	$351,287	$535,454	65.6 %		Medium	3.00 %	$117,614	$0	$8,160	$11,618
2034	$465,444	$646,433	72.0 %		Low	3.00 %	$121,143	$0	$10,203	$41,078
2035	$555,711	$733,604	75.8 %		Low	3.00 %	$124,777	$0	$11,384	$108,157
2036	$583,715	$757,601	77.0 %		Low	3.00 %	$128,520	$0	$10,536	$252,004
2037	$470,767	$637,558	73.8 %		Low	3.00 %	$132,376	$0	$9,616	$121,073
2038	$491,686	$652,275	75.4 %		Low	3.00 %	$136,347	$0	$11,300	$0
2039	$639,333	$795,748	80.3 %		Low	3.00 %	$140,437	$0	$14,028	$29,086
2040	$764,714	$917,285	83.4 %		Low	3.00 %	$144,651	$0	$16,657	$23,629
2041	$902,392	$1,051,917	85.8 %		Low	3.00 %	$148,990	$0	$16,303	$338,412
2042	$729,273	$870,305	83.8 %		Low	3.00 %	$153,460	$0	$15,648	$61,524
2043	$836,856	$972,500	86.1 %		Low	3.00 %	$158,064	$0	$17,942	$53,918
2044	$958,944	$1,089,780	88.0 %		Low	3.00 %	$162,805	$0	$20,658	$33,718
2045	$1,108,690	$1,235,692	89.7 %		Low	3.00 %	$167,690	$0	$22,958	$110,284
2046	$1,189,054	$1,311,559	90.7 %		Low	3.00 %	$172,720	$0	$22,095	$361,468
2047	$1,022,402	$1,135,553	90.0 %		Low	3.00 %	$177,902	$0	$20,832	$158,577
2048	$1,062,559	$1,167,954	91.0 %		Low	3.00 %	$183,239	$0	$22,572	$71,807
2049	$1,196,562	$1,295,549	92.4 %		Low	3.00 %	$188,736	$0	$23,697	$233,765
2050	$1,175,231	$1,265,151	92.9 %		Low	3.00 %	$194,398	$0	$25,622	$6,098
2051	$1,389,153	$1,473,484	94.3 %		Low	3.00 %	$200,230	$0	$19,508	$1,045,547
2052	$563,344	$622,733	90.5 %		Low	3.00 %	$206,237	$0	$12,343	$109,902
2053	$672,021	$715,633	93.9 %		Low	3.00 %	$212,424	$0	$15,708	$0
2054	$900,154	$930,142	96.8 %		Low	3.00 %	$218,797	$0	$19,920	$45,314
2055	$1,093,556	$1,110,204	98.5 %		Low	3.00 %	$225,361	$0	$22,551	$177,955
2056	$1,163,513	$1,165,013	99.9 %		Low	3.00 %	$232,122	$0	$21,234	$455,147

30-Year Reserve Plan Summary (Alternate Funding Plan)

Report # 55710-1
No-Site-Visit

Fiscal Year Start: 2027	Net After Tax Interest: 2.00 %	Avg 30-Yr Inflation: 3.00 %

Reserve Fund Strength (as-of Fiscal Year Start)					Projected Reserve Balance Changes					
Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	% Increase In Annual Reserve Funding	Reserve Funding	Loan or Special Assmts	Interest Income	Reserve Expenses
2027	$182,412	$395,461	46.1 %	Medium	-7.50 %	$92,500	$0	$2,734	$186,400
2028	$91,246	$300,381	30.4 %	Medium	3.00 %	$95,275	$0	$2,803	$0
2029	$189,324	$401,589	47.1 %	Medium	3.00 %	$98,133	$0	$4,593	$21,642
2030	$270,409	$486,308	55.6 %	Medium	3.00 %	$101,077	$0	$6,444	$3,377
2031	$374,553	$595,232	62.9 %	Medium	3.00 %	$104,110	$0	$6,172	$241,692
2032	$243,143	$464,892	52.3 %	Medium	3.00 %	$107,233	$0	$5,528	$45,780
2033	$310,124	$535,454	57.9 %	Medium	3.00 %	$110,450	$0	$7,257	$11,618
2034	$416,213	$646,433	64.4 %	Medium	3.00 %	$113,763	$0	$9,135	$41,078
2035	$498,033	$733,604	67.9 %	Medium	3.00 %	$117,176	$0	$10,143	$108,157
2036	$517,196	$757,601	68.3 %	Medium	3.00 %	$120,692	$0	$9,114	$252,004
2037	$394,997	$637,558	62.0 %	Medium	3.00 %	$124,312	$0	$8,005	$121,073
2038	$406,242	$652,275	62.3 %	Medium	3.00 %	$128,042	$0	$9,492	$0
2039	$543,775	$795,748	68.3 %	Medium	3.00 %	$131,883	$0	$12,013	$29,086
2040	$658,586	$917,285	71.8 %	Low	3.00 %	$135,839	$0	$14,426	$23,629
2041	$785,222	$1,051,917	74.6 %	Low	3.00 %	$139,915	$0	$13,846	$338,412
2042	$600,571	$870,305	69.0 %	Medium	3.00 %	$144,112	$0	$12,956	$61,524
2043	$696,114	$972,500	71.6 %	Low	3.00 %	$148,435	$0	$15,005	$53,918
2044	$805,636	$1,089,780	73.9 %	Low	3.00 %	$152,888	$0	$17,464	$33,718
2045	$942,270	$1,235,692	76.3 %	Low	3.00 %	$157,475	$0	$19,495	$110,284
2046	$1,008,957	$1,311,559	76.9 %	Low	3.00 %	$162,199	$0	$18,354	$361,468
2047	$828,043	$1,135,553	72.9 %	Low	3.00 %	$167,065	$0	$16,799	$158,577
2048	$853,331	$1,167,954	73.1 %	Low	3.00 %	$172,077	$0	$18,236	$71,807
2049	$971,836	$1,295,549	75.0 %	Low	3.00 %	$177,240	$0	$19,045	$233,765
2050	$934,357	$1,265,151	73.9 %	Low	3.00 %	$182,557	$0	$20,640	$6,098
2051	$1,131,455	$1,473,484	76.8 %	Low	3.00 %	$188,033	$0	$14,184	$1,045,547
2052	$288,125	$622,733	46.3 %	Medium	3.00 %	$193,674	$0	$6,661	$109,902
2053	$378,558	$715,633	52.9 %	Medium	3.00 %	$199,485	$0	$9,654	$0
2054	$587,697	$930,142	63.2 %	Medium	3.00 %	$205,469	$0	$13,479	$45,314
2055	$761,331	$1,110,204	68.6 %	Medium	3.00 %	$211,633	$0	$15,707	$177,955
2056	$810,716	$1,165,013	69.6 %	Medium	3.00 %	$217,982	$0	$13,970	$455,147

	Fiscal Year	2027	2028	2029	2030	2031
	Starting Reserve Balance	$182,412	$97,307	$201,750	$289,514	$400,667
	Annual Reserve Funding	$98,500	$101,455	$104,499	$107,634	$110,863
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$2,795	$2,988	$4,908	$6,896	$6,767
	Total Income	$283,707	$201,750	$311,157	$404,044	$518,297
#	Component					
	SITE AND GROUNDS					
120	Site Drainage System – Inspect/Repair	$0	$0	$0	$0	$27,012
205	Concrete: Streets - 10% Replace	$0	$0	$0	$0	$54,925
207	Flagstone Walkways - Repair/Refurbish	$0	$0	$0	$0	$0
209	Concrete: Pavers (Parking) - Replace	$0	$0	$0	$0	$0
210	Concrete: Sidewalks - 10% Replace	$0	$0	$0	$0	$5,864
355	Lighting: Landscape - Replace	$0	$0	$0	$0	$3,939
403	Mailbox Kiosks - Replace	$0	$0	$0	$0	$0
503	Fencing/Railings: Metal - Replace	$0	$0	$0	$0	$0
505	Fencing: Wood - Replace	$0	$0	$0	$0	$0
517	Walls: Retaining - 5% Repair	$0	$0	$0	$0	$7,124
1009	Irrigation System – Repair/Maintain	$0	$0	$0	$0	$17,445
1107	Fencing/Railing: Metal - Paint/Refurbish	$0	$0	$21,642	$0	$0
1109	Fencing: Wood - Stain/Repair	$6,400	$0	$0	$0	$0
1118	Parking Spaces/Fire Lanes - Restripe	$0	$0	$0	$3,377	$0
1402	Monument Signs - Refurbish	$0	$0	$0	$0	$0
1700	Landscape - Refurbish	$0	$0	$0	$0	$0
1830	Water Sub-Metering System- Upgrade	$0	$0	$0	$0	$0
	BUILDING EXTERIORS					
353	Lighting: Garage - Replace	$0	$0	$0	$0	$0
702	Garage Lintels - Replace	$0	$0	$0	$0	$0
1126	Siding: Masonry - 2% Repair/Repoint	$0	$0	$0	$0	$67,193
1131	Control Joints - 20% Seal/Caulk	$0	$0	$0	$0	$14,632
1132	Building Exterior - Power Wash	$0	$0	$0	$0	$43,557
1314	Roof Parapet Coping - Paint/Repair	$30,000	$0	$0	$0	$0
	POOL AREA					
209	Concrete: Pavers - Replace	$0	$0	$0	$0	$0
399	Furniture: Pool - Replace	$0	$0	$0	$0	$0
907	Restroom - Refurbish	$0	$0	$0	$0	$0
1202	Pool - Resurface/Retile	$0	$0	$0	$0	$0
1215	Pool Coping - Replace	$0	$0	$0	$0	$0
1219	Pool Equipment – Maintain/Replace	$0	$0	$0	$0	$0
1301	Roofing: Modified Bitumen - Replace	$0	$0	$0	$0	$0
1704	Fountain Wall - Replace	$0	$0	$0	$0	$0
1800	Pool Renovations - One-Time	$150,000	$0	$0	$0	$0
	Total Expenses	$186,400	$0	$21,642	$3,377	$241,692
	Ending Reserve Balance	$97,307	$201,750	$289,514	$400,667	$276,605

	Fiscal Year	2032	2033	2034	2035	2036
	Starting Reserve Balance	$276,605	$351,287	$465,444	$555,711	$583,715
	Annual Reserve Funding	$114,188	$117,614	$121,143	$124,777	$128,520
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$6,273	$8,160	$10,203	$11,384	$10,536
	Total Income	$397,067	$477,062	$596,789	$691,872	$722,771
#	Component					
	SITE AND GROUNDS					
120	Site Drainage System – Inspect/Repair	$0	$0	$0	$0	$31,315
205	Concrete: Streets - 10% Replace	$0	$0	$0	$0	$0
207	Flagstone Walkways - Repair/Refurbish	$0	$0	$0	$74,233	$0
209	Concrete: Pavers (Parking) - Replace	$0	$0	$0	$0	$0
210	Concrete: Sidewalks - 10% Replace	$0	$0	$0	$0	$6,798
355	Lighting: Landscape - Replace	$0	$0	$0	$0	$0
403	Mailbox Kiosks - Replace	$0	$0	$0	$0	$0
503	Fencing/Railings: Metal - Replace	$0	$0	$0	$0	$0
505	Fencing: Wood - Replace	$0	$0	$0	$0	$0
517	Walls: Retaining - 5% Repair	$0	$0	$0	$0	$8,259
1009	Irrigation System – Repair/Maintain	$0	$0	$0	$0	$0
1107	Fencing/Railing: Metal - Paint/Refurbish	$0	$0	$25,089	$0	$0
1109	Fencing: Wood - Stain/Repair	$7,419	$0	$0	$0	$0
1118	Parking Spaces/Fire Lanes - Restripe	$0	$0	$0	$3,914	$0
1402	Monument Signs - Refurbish	$0	$0	$0	$0	$0
1700	Landscape - Refurbish	$0	$0	$0	$0	$65,891
1830	Water Sub-Metering System- Upgrade	$0	$0	$0	$0	$11,352
	BUILDING EXTERIORS					
353	Lighting: Garage - Replace	$0	$11,618	$0	$0	$0
702	Garage Lintels - Replace	$0	$0	$0	$0	$0
1126	Siding: Masonry - 2% Repair/Repoint	$0	$0	$0	$0	$77,895
1131	Control Joints - 20% Seal/Caulk	$0	$0	$15,988	$0	$0
1132	Building Exterior - Power Wash	$0	$0	$0	$0	$50,495
1314	Roof Parapet Coping - Paint/Repair	$34,778	$0	$0	$0	$0
	POOL AREA					
209	Concrete: Pavers - Replace	$0	$0	$0	$0	$0
399	Furniture: Pool - Replace	$0	$0	$0	$26,095	$0
907	Restroom - Refurbish	$0	$0	$0	$3,914	$0
1202	Pool - Resurface/Retile	$0	$0	$0	$0	$0
1215	Pool Coping - Replace	$0	$0	$0	$0	$0
1219	Pool Equipment – Maintain/Replace	$3,582	$0	$0	$0	$0
1301	Roofing: Modified Bitumen - Replace	$0	$0	$0	$0	$0
1704	Fountain Wall - Replace	$0	$0	$0	$0	$0
1800	Pool Renovations - One-Time	$0	$0	$0	$0	$0
	Total Expenses	$45,780	$11,618	$41,078	$108,157	$252,004
	Ending Reserve Balance	$351,287	$465,444	$555,711	$583,715	$470,767

	Fiscal Year	2037	2038	2039	2040	2041
	Starting Reserve Balance	$470,767	$491,686	$639,333	$764,714	$902,392
	Annual Reserve Funding	$132,376	$136,347	$140,437	$144,651	$148,990
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$9,616	$11,300	$14,028	$16,657	$16,303
	Total Income	$612,759	$639,333	$793,799	$926,021	$1,067,685
#	Component					
	SITE AND GROUNDS					
120	Site Drainage System – Inspect/Repair	$0	$0	$0	$0	$36,302
205	Concrete: Streets - 10% Replace	$0	$0	$0	$0	$73,814
207	Flagstone Walkways - Repair/Refurbish	$0	$0	$0	$0	$0
209	Concrete: Pavers (Parking) - Replace	$0	$0	$0	$0	$0
210	Concrete: Sidewalks - 10% Replace	$0	$0	$0	$0	$7,881
355	Lighting: Landscape - Replace	$0	$0	$0	$0	$5,294
403	Mailbox Kiosks - Replace	$0	$0	$0	$0	$28,588
503	Fencing/Railings: Metal - Replace	$0	$0	$0	$0	$0
505	Fencing: Wood - Replace	$22,847	$0	$0	$0	$0
517	Walls: Retaining - 5% Repair	$0	$0	$0	$0	$9,575
1009	Irrigation System – Repair/Maintain	$0	$0	$0	$0	$23,445
1107	Fencing/Railing: Metal - Paint/Refurbish	$0	$0	$29,086	$0	$0
1109	Fencing: Wood - Stain/Repair	$8,601	$0	$0	$0	$0
1118	Parking Spaces/Fire Lanes - Restripe	$0	$0	$0	$4,538	$0
1402	Monument Signs - Refurbish	$0	$0	$0	$0	$4,674
1700	Landscape - Refurbish	$0	$0	$0	$0	$0
1830	Water Sub-Metering System- Upgrade	$0	$0	$0	$0	$0
	BUILDING EXTERIORS					
353	Lighting: Garage - Replace	$0	$0	$0	$0	$0
702	Garage Lintels - Replace	$0	$0	$0	$0	$0
1126	Siding: Masonry - 2% Repair/Repoint	$0	$0	$0	$0	$90,302
1131	Control Joints - 20% Seal/Caulk	$17,471	$0	$0	$19,091	$0
1132	Building Exterior - Power Wash	$0	$0	$0	$0	$58,537
1314	Roof Parapet Coping - Paint/Repair	$40,317	$0	$0	$0	$0
	POOL AREA					
209	Concrete: Pavers - Replace	$0	$0	$0	$0	$0
399	Furniture: Pool - Replace	$0	$0	$0	$0	$0
907	Restroom - Refurbish	$0	$0	$0	$0	$0
1202	Pool - Resurface/Retile	$27,685	$0	$0	$0	$0
1215	Pool Coping - Replace	$0	$0	$0	$0	$0
1219	Pool Equipment – Maintain/Replace	$4,153	$0	$0	$0	$0
1301	Roofing: Modified Bitumen - Replace	$0	$0	$0	$0	$0
1704	Fountain Wall - Replace	$0	$0	$0	$0	$0
1800	Pool Renovations - One-Time	$0	$0	$0	$0	$0
	Total Expenses	$121,073	$0	$29,086	$23,629	$338,412
	Ending Reserve Balance	$491,686	$639,333	$764,714	$902,392	$729,273

	Fiscal Year	2042	2043	2044	2045	2046
	Starting Reserve Balance	$729,273	$836,856	$958,944	$1,108,690	$1,189,054
	Annual Reserve Funding	$153,460	$158,064	$162,805	$167,690	$172,720
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$15,648	$17,942	$20,658	$22,958	$22,095
	Total Income	$898,381	$1,012,863	$1,142,408	$1,299,337	$1,383,870
#	Component					
	SITE AND GROUNDS					
120	Site Drainage System – Inspect/Repair	$0	$0	$0	$0	$42,084
205	Concrete: Streets - 10% Replace	$0	$0	$0	$0	$0
207	Flagstone Walkways - Repair/Refurbish	$0	$0	$0	$99,763	$0
209	Concrete: Pavers (Parking) - Replace	$0	$0	$0	$0	$0
210	Concrete: Sidewalks - 10% Replace	$0	$0	$0	$0	$9,136
355	Lighting: Landscape - Replace	$0	$0	$0	$0	$0
403	Mailbox Kiosks - Replace	$0	$0	$0	$0	$0
503	Fencing/Railings: Metal - Replace	$0	$0	$0	$0	$0
505	Fencing: Wood - Replace	$0	$0	$0	$0	$0
517	Walls: Retaining - 5% Repair	$0	$0	$0	$0	$11,100
1009	Irrigation System – Repair/Maintain	$0	$0	$0	$0	$0
1107	Fencing/Railing: Metal - Paint/Refurbish	$0	$0	$33,718	$0	$0
1109	Fencing: Wood - Stain/Repair	$9,971	$0	$0	$0	$0
1118	Parking Spaces/Fire Lanes - Restripe	$0	$0	$0	$5,261	$0
1402	Monument Signs - Refurbish	$0	$0	$0	$0	$0
1700	Landscape - Refurbish	$0	$0	$0	$0	$88,552
1830	Water Sub-Metering System- Upgrade	$0	$0	$0	$0	$15,256
	BUILDING EXTERIORS					
353	Lighting: Garage - Replace	$0	$0	$0	$0	$0
702	Garage Lintels - Replace	$0	$0	$0	$0	$0
1126	Siding: Masonry - 2% Repair/Repoint	$0	$0	$0	$0	$104,684
1131	Control Joints - 20% Seal/Caulk	$0	$20,861	$0	$0	$22,796
1132	Building Exterior - Power Wash	$0	$0	$0	$0	$67,861
1314	Roof Parapet Coping - Paint/Repair	$46,739	$0	$0	$0	$0
	POOL AREA					
209	Concrete: Pavers - Replace	$0	$0	$0	$0	$0
399	Furniture: Pool - Replace	$0	$33,057	$0	$0	$0
907	Restroom - Refurbish	$0	$0	$0	$5,261	$0
1202	Pool - Resurface/Retile	$0	$0	$0	$0	$0
1215	Pool Coping - Replace	$0	$0	$0	$0	$0
1219	Pool Equipment – Maintain/Replace	$4,814	$0	$0	$0	$0
1301	Roofing: Modified Bitumen - Replace	$0	$0	$0	$0	$0
1704	Fountain Wall - Replace	$0	$0	$0	$0	$0
1800	Pool Renovations - One-Time	$0	$0	$0	$0	$0
	Total Expenses	$61,524	$53,918	$33,718	$110,284	$361,468
	Ending Reserve Balance	$836,856	$958,944	$1,108,690	$1,189,054	$1,022,402

	Fiscal Year	2047	2048	2049	2050	2051
	Starting Reserve Balance	$1,022,402	$1,062,559	$1,196,562	$1,175,231	$1,389,153
	Annual Reserve Funding	$177,902	$183,239	$188,736	$194,398	$200,230
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$20,832	$22,572	$23,697	$25,622	$19,508
	Total Income	$1,221,135	$1,268,369	$1,408,996	$1,395,251	$1,608,891
#	Component					
	SITE AND GROUNDS					
120	Site Drainage System – Inspect/Repair	$0	$0	$0	$0	$48,787
205	Concrete: Streets - 10% Replace	$0	$0	$0	$0	$99,200
207	Flagstone Walkways - Repair/Refurbish	$0	$0	$0	$0	$0
209	Concrete: Pavers (Parking) - Replace	$0	$71,807	$0	$0	$0
210	Concrete: Sidewalks - 10% Replace	$0	$0	$0	$0	$10,591
355	Lighting: Landscape - Replace	$0	$0	$0	$0	$7,115
403	Mailbox Kiosks - Replace	$0	$0	$0	$0	$0
503	Fencing/Railings: Metal - Replace	$0	$0	$169,767	$0	$0
505	Fencing: Wood - Replace	$0	$0	$0	$0	$0
517	Walls: Retaining - 5% Repair	$0	$0	$0	$0	$12,868
1009	Irrigation System – Repair/Maintain	$0	$0	$0	$0	$31,508
1107	Fencing/Railing: Metal - Paint/Refurbish	$0	$0	$39,089	$0	$0
1109	Fencing: Wood - Stain/Repair	$11,559	$0	$0	$0	$0
1118	Parking Spaces/Fire Lanes - Restripe	$0	$0	$0	$6,098	$0
1402	Monument Signs - Refurbish	$0	$0	$0	$0	$0
1700	Landscape - Refurbish	$0	$0	$0	$0	$0
1830	Water Sub-Metering System- Upgrade	$0	$0	$0	$0	$0
	BUILDING EXTERIORS					
353	Lighting: Garage - Replace	$0	$0	$0	$0	$0
702	Garage Lintels - Replace	$0	$0	$0	$0	$593,576
1126	Siding: Masonry - 2% Repair/Repoint	$0	$0	$0	$0	$121,358
1131	Control Joints - 20% Seal/Caulk	$0	$0	$24,909	$0	$0
1132	Building Exterior - Power Wash	$0	$0	$0	$0	$78,669
1314	Roof Parapet Coping - Paint/Repair	$54,183	$0	$0	$0	$0
	POOL AREA					
209	Concrete: Pavers - Replace	$0	$0	$0	$0	$0
399	Furniture: Pool - Replace	$0	$0	$0	$0	$41,876
907	Restroom - Refurbish	$0	$0	$0	$0	$0
1202	Pool - Resurface/Retile	$37,206	$0	$0	$0	$0
1215	Pool Coping - Replace	$8,182	$0	$0	$0	$0
1219	Pool Equipment – Maintain/Replace	$5,581	$0	$0	$0	$0
1301	Roofing: Modified Bitumen - Replace	$4,660	$0	$0	$0	$0
1704	Fountain Wall - Replace	$37,206	$0	$0	$0	$0
1800	Pool Renovations - One-Time	$0	$0	$0	$0	$0
	Total Expenses	$158,577	$71,807	$233,765	$6,098	$1,045,547
	Ending Reserve Balance	$1,062,559	$1,196,562	$1,175,231	$1,389,153	$563,344

	Fiscal Year	2052	2053	2054	2055	2056
	Starting Reserve Balance	$563,344	$672,021	$900,154	$1,093,556	$1,163,513
	Annual Reserve Funding	$206,237	$212,424	$218,797	$225,361	$232,122
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$12,343	$15,708	$19,920	$22,551	$21,234
	Total Income	$781,924	$900,154	$1,138,870	$1,341,468	$1,416,869
#	Component					
	SITE AND GROUNDS					
120	Site Drainage System – Inspect/Repair	$0	$0	$0	$0	$56,558
205	Concrete: Streets - 10% Replace	$0	$0	$0	$0	$0
207	Flagstone Walkways - Repair/Refurbish	$0	$0	$0	$134,073	$0
209	Concrete: Pavers (Parking) - Replace	$0	$0	$0	$0	$0
210	Concrete: Sidewalks - 10% Replace	$0	$0	$0	$0	$12,278
355	Lighting: Landscape - Replace	$0	$0	$0	$0	$0
403	Mailbox Kiosks - Replace	$0	$0	$0	$0	$0
503	Fencing/Railings: Metal - Replace	$0	$0	$0	$0	$0
505	Fencing: Wood - Replace	$0	$0	$0	$0	$0
517	Walls: Retaining - 5% Repair	$0	$0	$0	$0	$14,917
1009	Irrigation System – Repair/Maintain	$0	$0	$0	$0	$0
1107	Fencing/Railing: Metal - Paint/Refurbish	$0	$0	$45,314	$0	$0
1109	Fencing: Wood - Stain/Repair	$13,400	$0	$0	$0	$0
1118	Parking Spaces/Fire Lanes - Restripe	$0	$0	$0	$7,070	$0
1402	Monument Signs - Refurbish	$0	$0	$0	$0	$0
1700	Landscape - Refurbish	$0	$0	$0	$0	$119,007
1830	Water Sub-Metering System- Upgrade	$0	$0	$0	$0	$20,502
	BUILDING EXTERIORS					
353	Lighting: Garage - Replace	$0	$0	$0	$0	$0
702	Garage Lintels - Replace	$0	$0	$0	$0	$0
1126	Siding: Masonry - 2% Repair/Repoint	$0	$0	$0	$0	$140,687
1131	Control Joints - 20% Seal/Caulk	$27,219	$0	$0	$29,743	$0
1132	Building Exterior - Power Wash	$0	$0	$0	$0	$91,199
1314	Roof Parapet Coping - Paint/Repair	$62,813	$0	$0	$0	$0
	POOL AREA					
209	Concrete: Pavers - Replace	$0	$0	$0	$0	$0
399	Furniture: Pool - Replace	$0	$0	$0	$0	$0
907	Restroom - Refurbish	$0	$0	$0	$7,070	$0
1202	Pool - Resurface/Retile	$0	$0	$0	$0	$0
1215	Pool Coping - Replace	$0	$0	$0	$0	$0
1219	Pool Equipment – Maintain/Replace	$6,470	$0	$0	$0	$0
1301	Roofing: Modified Bitumen - Replace	$0	$0	$0	$0	$0
1704	Fountain Wall - Replace	$0	$0	$0	$0	$0
1800	Pool Renovations - One-Time	$0	$0	$0	$0	$0
	Total Expenses	$109,902	$0	$45,314	$177,955	$455,147
	Ending Reserve Balance	$672,021	$900,154	$1,093,556	$1,163,513	$961,722

Accuracy, Limitations, and Disclosures

Association Reserves and its employees have no ownership, management, or other business relationships with the client other than this Reserve Study engagement. Robert M. Nordlund, P.E., R.S., company Founder/CEO, is a California licensed Professional Engineer (Mechanical, #22322), and credentialed Reserve Specialist (#5). All work done by Association Reserves is performed under his Responsible Charge and is performed in accordance with National Reserve Study Standards (NRSS). There are no material issues to our knowledge that have not been disclosed to the client that would cause a distortion of the client's situation. Per NRSS, information provided by official representative(s) of the client, vendors, and suppliers regarding financial details, component physical details and/or quantities, or historical issues/conditions will be deemed reliable, and is not intended to be used for the purpose of any type of audit, quality/forensic analysis, or background checks of historical records. As such, information provided to us has not been audited or independently verified. Estimates for interest and inflation have been included, because including such estimates are more accurate than ignoring them completely. When we are hired to prepare Update reports, the client is considered to have deemed those previously developed component quantities as accurate and reliable, whether established by our firm or other individuals/firms (unless specifically mentioned in our Site Inspection Notes). During inspections our company standard is to establish measurements within 5% accuracy, and our scope includes visual inspection of accessible areas and components and does not include any destructive or other testing. Our work is done only for budget purposes. Uses or expectations outside our expertise and scope of work include, but are not limited to, project audit, quality inspection, and the identification of construction defects, hazardous materials, or dangerous conditions. Identifying hidden issues such as but not limited to plumbing or electrical problems are also outside our scope of work. Our estimates assume proper original installation & construction, adherence to recommended preventive maintenance, a stable economic environment, and do not consider frequency or severity of natural disasters. Our opinions of component Useful Life, Remaining Useful Life, and current or future cost estimates are not a warranty or guarantee of actual costs or timing. Because the physical and financial status of the property, legislation, the economy, weather, owner expectations, and usage are all in a continual state of change over which we have no control, we do not expect that the events projected in this document will all occur exactly as planned. This Reserve Study is by nature a "one-year" document in need of being updated annually so that more accurate estimates can be incorporated. It is only because a long-term perspective improves the accuracy of near-term planning that this Report projects expenses into the future. We fully expect a number of adjustments will be necessary through the interim years to the cost and timing of expense projections and the funding necessary to prepare for those estimated expenses. In this engagement our compensation is not contingent upon our conclusions, and our liability in any matter involving this Reserve Study is limited to our fee for services rendered.

Terms and Definitions

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

Component Details

The primary purpose of the Component Details appendix is to provide the reader with the basis of our funding assumptions resulting from our physical analysis and subsequent research. The information presented here represents a wide range of components that were observed and measured against National Reserve Study Standards to determine if they meet the criteria for reserve funding. 1) Common area repair & replacement responsibility 2) The need and schedule for the project can be reasonably anticipated 3) The total cost for the project is material to the association (board's discretion – typically ½ to 1% of Annual operating expenses,) can be reasonably estimated, and includes all direct and related costs. Not all your components may have been found appropriate for reserve funding. In our judgment, the components meeting the above four criteria are shown with the Useful Life (how often the project is expected to occur), Remaining Useful Life (when the next instance of the expense will be) and representative market cost range termed "Best Cost" and "Worst Cost". There are many factors that can result in a wide variety of potential costs, and we have attempted to present the cost range in which your actual expense will occur. Where no Useful Life, Remaining Useful Life, or pricing exists, the component was deemed inappropriate for Reserve Funding.

INFORMATIONAL

Comp #: 1 Elements Maintained by Owner **Approx Quantity: 1**
Location:
Funded?: No.
History:
Comments: Based on our conversation with the board of directors, it was reported that unit owners are responsible to maintain (repair/replace) the following elements:

Windows (Select window re-flashing and Juliet balcony door replacement and re flashing completed in 2024 for $1,287,046 - paid for by owners)
Doors (Garage and Front) - Replacement
Door Trim (Garage and Front) - Replacement and Painting
Roofing - Replacement
Gutters and Downspouts - Replacement
Lighting (Entry) - Replacement
Ironwork on the Building Exteriors
Useful Life: **Remaining Life:**
Lower Estimate: $ 0 **Higher Estimate:** $0
Cost Source:

Comp #: 100 Ancillary Evaluations **Approx Quantity: 1 Informational Component**
Location:
Funded?: No.
History:
Comments: A reserve study is a budget model, limited to visual exterior observations and research. As there are some key details and factors of buildings and grounds hidden from view, it is prudent to conduct additional ancillary evaluations from time to time. The purpose of these evaluations is to aid planning and assess for any basis of predictable funding that may be incorporated into the reserve study. We recommend that you periodically engage specialty evaluations in the following areas/fields as applicable to your property:

- Plumbing evaluation/forensic engineering: Inspect pipes, recommend repairs and replacements
- Structural evaluation: Inspect and evaluate foundations, bearing walls, framing, columns/beams, floor systems, roof systems, etc

- Civil Engineering review: Soils & drainage, pavement specifications, below grade waterproofing
- Arborist: Trees & landscape plan of care and life cycle forecast
- Legal Responsibility Matrix: Governing document review for clear expense delineation between the association and unit owners
- Legal Governing Document review periodically to incorporate changes in law over time and best practices
- Investment consultant: Maximize return and cash flow management while protecting principal
- Insurance policy & coverage review: Understand what is and is not covered and by whom (association vs. owner policies)
- Masonry consultant: Assess mortar condition and waterproofing, and provide forecast and recommendations
- Energy Audit: Typically conducted by a utility company to assess efficiency, and cost benefit to retrofit existing equipment
Useful Life: **Remaining Life:**
Lower Estimate: $ 0 **Higher Estimate:** $0
Cost Source:

Comp #: 400 Furniture: Site - Replace **Approx Quantity: 1 Bench**
Location: Central walkway area
Funded?: No. Too small for reserve designation - handle as an operating expense.
History:
Comments: No changes in policy or condition have been reported. We will continue to plan for these projects as an operating expenditure.
Useful Life: **Remaining Life:**
Lower Estimate: $ 0 **Higher Estimate:** $0
Cost Source:

Comp #: 411 Drinking Fountain - Replace **Approx Quantity: 1 Drinking Fountain**
Location: Adjacent to restrooms
Funded?: No. Too indeterminate for reserve designation - handle as an operating expense.
History:
Comments: No changes in policy or condition have been reported. We will continue to plan for these projects as an operating expenditure.
Useful Life: **Remaining Life:**
Lower Estimate: $ 0 **Higher Estimate:** $0
Cost Source:

Comp #: 1250 Speed Bumps - Replace **Approx Quantity: 8 Speed Bumps**
Location: Streets and drives throughout the association
Funded?: No. Too small for reserve designation - handle as an operating expense.
History:
Comments: No changes in policy or condition have been reported. We will continue to plan for these projects as an operating expenditure.
Useful Life: **Remaining Life:**
Lower Estimate: $ 0 **Higher Estimate:** $0
Cost Source:

Comp #: 1705 Waterproofing Membrane - Replace **Approx Quantity: 11 Buildings**
Location: At each building
Funded?: No. Too indeterminate for reserve designation - Inspect Regularly
History: Presumed to be original to the construction of the property (2008)
Comments: No changes in policy or condition have been reported. We will continue to plan for these projects as an operating expenditure.
Useful Life: **Remaining Life:**
Lower Estimate: $ 0 **Higher Estimate:** $0
Cost Source:

Comp #: 1808 Trees - Trim **Approx Quantity: 1**
Location: Throughout the association
Funded?: No. Per information provided - this component is handled as an operating expense.
History:
Comments: No changes in policy or condition have been reported. We will continue to plan for these projects as an operating expenditure.
Useful Life: **Remaining Life:**
Lower Estimate: $ 0 **Higher Estimate:** $0
Cost Source:

SITE AND GROUNDS

Comp #: 120 Site Drainage System – Inspect/Repair **Approx Quantity: 1 Lump Sum Allowance**
Location: Common area drainage throughout the association
Funded?: Yes.
History:
Comments: (14) sewer cleanout caps replaced in 2026 for $23,436.17.
Anticipating repairs every 5 years.
Useful Life: 5 years **Remaining Life:** 4 years
Lower Estimate: $ 21,600 **Higher Estimate:** $26,400
Cost Source: Client Cost History

Comp #: 205 Concrete: Streets - 10% Replace **Approx Quantity: 23,700 GSF**
Location: Streets and drives throughout the association
Funded?: Yes.
History: Presumed to be original to the construction of the property (2008)
Comments: No changes have been reported since the last study. Remaining useful life and costs have been adjusted.
Useful Life: 10 years **Remaining Life:** 4 years
Lower Estimate: $ 43,900 **Higher Estimate:** $53,700
Cost Source: AR Cost Database

Comp #: 207 Flagstone Walkways - Repair/Refurbish **Approx Quantity: 1 Lump Sum**
Location: Unit entries
Funded?: Yes.
History: Presumed to be original to the construction of the property (2008) - Repairs expected in 2025 for $58,560
Comments: Flagstone walkways repaired/replaced in 2025 for $58,560.
Useful Life: 10 years **Remaining Life:** 8 years
Lower Estimate: $ 52,700 **Higher Estimate:** $64,500
Cost Source: Estimate Provided by the Client

Comp #: 209 Concrete: Pavers (Parking) - Replace **Approx Quantity: 2,500 GSF**
Location: Parking areas throughout the association
Funded?: Yes.
History: Presumed to be original to the construction of the property (2008)
Comments: No changes have been reported since the last study. Remaining useful life and costs have been adjusted.
Useful Life: 40 years **Remaining Life:** 21 years
Lower Estimate: $ 34,700 **Higher Estimate:** $42,500
Cost Source: AR Cost Database

Comp #: 210 Concrete: Sidewalks - 10% Replace **Approx Quantity: 3,370 GSF**
Location: Common area sidewalks
Funded?: Yes.
History: Presumed to be original to the construction of the property (2008)
Comments: No changes have been reported since the last study. Remaining useful life and costs have been adjusted.
Useful Life: 5 years **Remaining Life:** 4 years
Lower Estimate: $ 4,690 **Higher Estimate:** $5,730
Cost Source: AR Cost Database

Comp #: 355 Lighting: Landscape - Replace **Approx Quantity: 17 Lights**
Location: Throughout common area walkways
Funded?: Yes.
History:
Comments: No changes have been reported since the last study. Remaining useful life and costs have been adjusted.
Useful Life: 10 years **Remaining Life:** 4 years
Lower Estimate: $ 3,150 **Higher Estimate:** $3,850
Cost Source: AR Cost Database

Comp #: 403 Mailbox Kiosks - Replace **Approx Quantity: 4 Kiosks**
Location: Throughout the association
Funded?: Yes.
History:
Comments: No changes have been reported since the last study. Remaining useful life and costs have been adjusted.
Useful Life: 20 years **Remaining Life:** 14 years
Lower Estimate: $ 17,000 **Higher Estimate:** $20,800
Cost Source: AR Cost Database

Comp #: 503 Fencing/Railings: Metal - Replace **Approx Quantity: 1,980 LF**
Location: Throughout the property, including the pool area
Funded?: Yes.
History: Replaced in 2024 for $82,000 (per information provided)
Comments: No changes have been reported since the last study. Remaining useful life and costs have been adjusted.
Useful Life: 25 years **Remaining Life:** 22 years
Lower Estimate: $ 79,700 **Higher Estimate:** $97,500
Cost Source: Client Cost History; Plus Inflation

Comp #: 505 Fencing: Wood - Replace **Approx Quantity: 252 LF**
Location: Perimeter areas of association, East
Funded?: Yes.
History: Replaced in 2018 for $14,500 (per information provided)
Comments: No changes have been reported since the last study. Remaining useful life and costs have been adjusted.
Useful Life: 20 years **Remaining Life:** 10 years
Lower Estimate: $ 15,300 **Higher Estimate:** $18,700
Cost Source: AR Cost Database

Comp #: 517 Walls: Retaining - 5% Repair **Approx Quantity: 4,100 GSF**
Location: Perimeter areas of the association
Funded?: Yes.
History: Presumed to be original to the construction of the property (2008)
Comments: No changes have been reported since the last study. Remaining useful life and costs have been adjusted.
Useful Life: 5 years **Remaining Life:** 4 years
Lower Estimate: $ 5,700 **Higher Estimate:** $6,960
Cost Source: AR Cost Database

Comp #: 1009 Irrigation System – Repair/Maintain **Approx Quantity: 1 Lump Sum Allowance**
Location: Throughout the association
Funded?: Yes.
History:
Comments: No changes have been reported since the last study. Remaining useful life and costs have been adjusted.
Useful Life: 10 years **Remaining Life:** 4 years
Lower Estimate: $ 14,000 **Higher Estimate:** $17,000
Cost Source: AR Cost Database

Comp #: 1107 Fencing/Railing: Metal - Paint/Refurbish **Approx Quantity: 1,980 LF**
Location: Throughout the property, including the pool area
Funded?: Yes.
History:
Comments: No changes have been reported since the last study. Remaining useful life and costs have been adjusted.
Useful Life: 5 years **Remaining Life:** 2 years
Lower Estimate: $ 18,400 **Higher Estimate:** $22,400
Cost Source: AR Cost Database

Comp #: 1109 Fencing: Wood - Stain/Repair **Approx Quantity: 252 LF**
Location: Perimeter areas of association, East
Funded?: Yes.
History: Plan to replace in 2026 for $2,000 (per information provided)
Comments: No changes have been reported since the last study. Remaining useful life and costs have been adjusted.
Useful Life: 5 years **Remaining Life:** 0 years
Lower Estimate: $ 5,760 **Higher Estimate:** $7,040
Cost Source: Estimate Provided by the Client

Comp #: 1118 Parking Spaces/Fire Lanes - Restripe **Approx Quantity: 1 Lump Sum**
Location: Streets and drives throughout the association
Funded?: Yes.
History: Restriped in 2025 for $2,958 (per information provided)
Comments: No changes have been reported since the last study. Remaining useful life and costs have been adjusted.
Useful Life: 5 years **Remaining Life:** 3 years
Lower Estimate: $ 2,780 **Higher Estimate:** $3,400
Cost Source: Client Cost History

Comp #: 1402 Monument Signs - Refurbish **Approx Quantity: 2 Monument Signs**
Location: Entry to association, see locations in field notes below
Funded?: Yes.
History:
Comments: No changes have been reported since the last study. Remaining useful life and costs have been adjusted.
Useful Life: 20 years **Remaining Life:** 14 years
Lower Estimate: $ 2,780 **Higher Estimate:** $3,400
Cost Source: AR Cost Database

Comp #: 1700 Landscape - Refurbish **Approx Quantity: 1 Lump Sum Allowance**
Location: Landscaped areas
Funded?: Yes.
History:
Comments: Multi-year landscape enhancement completed in 2026 for $23,270.04.
Total cost for all phases was $50,505.97.
Useful Life: 10 years **Remaining Life:** 9 years
Lower Estimate: $ 45,400 **Higher Estimate:** $55,600
Cost Source: Client Cost History

Comp #: 1830 Water Sub-Metering System- Upgrade **Approx Quantity: 1 Lump Sum Allowance**
Location: Throughout property
Funded?: Yes.
History: Upgrades completed in 2026 for $8,695
Comments: Water Sub-Metering system upgraded including gateway and (57) transceivers in 2026 for $8,695.24.
Useful Life: 10 years **Remaining Life:** 9 years
Lower Estimate: $ 7,830 **Higher Estimate:** $9,570
Cost Source: Client Cost History

BUILDING EXTERIORS

Comp #: 353 Lighting: Garage - Replace **Approx Quantity: 63 Fixtures**
Location: At each garage
Funded?: Yes.
History: Presumed to be original to the construction of the property (2008)
Comments: No changes have been reported since the last study. Remaining useful life and costs have been adjusted.
Useful Life: 25 years **Remaining Life:** 6 years
Lower Estimate: $ 8,760 **Higher Estimate:** $10,700
Cost Source: AR Cost Database

Comp #: 702 Garage Lintels - Replace **Approx Quantity: 63 Lintels**
Location: At each garage
Funded?: Yes.
History: Replaced in 2021 for $252,651 (per information provided)
Comments: No changes have been reported since the last study. Remaining useful life and costs have been adjusted.
Useful Life: 30 years **Remaining Life:** 24 years
Lower Estimate: $ 263,000 **Higher Estimate:** $321,000
Cost Source: Client Cost History; Plus Inflation

Comp #: 1126 Siding: Masonry - 2% Repair/Repoint **Approx Quantity: 116,000 GSF**
Location: Building exteriors
Funded?: Yes.
History: Presumed to be original to the construction of the property (2008)
Comments: No changes have been reported since the last study. Remaining useful life and costs have been adjusted.
Useful Life: 5 years **Remaining Life:** 4 years
Lower Estimate: $ 53,700 **Higher Estimate:** $65,700
Cost Source: AR Cost Database

Comp #: 1131 Control Joints - 20% Seal/Caulk **Approx Quantity: 12,900 LF**
Location: Building exteriors
Funded?: Yes.
History: Repair Exterior Vertical Control Joints at 8 places for $5,182 in 2024 (per information provided), Repairs for $12,900 in 2026
Comments: No changes have been reported since the last study. Remaining useful life and costs have been adjusted.
Useful Life: 3 years **Remaining Life:** 4 years
Lower Estimate: $ 11,700 **Higher Estimate:** $14,300
Cost Source: Client Cost History

Comp #: 1132 Building Exterior - Power Wash **Approx Quantity: 116,000 GSF**
Location: Building exterior
Funded?: Yes.
History: Completed in 2026 for $38,700
Comments: Building exteriors cleaned/power washed in 2026 for $38,699.38.
Useful Life: 5 years **Remaining Life:** 4 years
Lower Estimate: $ 34,800 **Higher Estimate:** $42,600
Cost Source: Client Cost History

Comp #: 1314 Roof Parapet Coping - Paint/Repair **Approx Quantity: 1 Lump Sum**
Location: Building roof parapet walls
Funded?: Yes.
History: Presumed to be original to the construction of the property (2008) - Plan to paint in 2027 for $30,000 (per information provided)
Comments: No changes have been reported since the last study. Remaining useful life and costs have been adjusted.
Useful Life: 5 years **Remaining Life:** 0 years
Lower Estimate: $ 27,000 **Higher Estimate:** $33,000
Cost Source: Estimate Provided by the Client

POOL AREA

Comp #: 209 Concrete: Pavers - Replace **Approx Quantity: 1 Lump Sum**
Location: Pool deck
Funded?: Yes.
History: Presumed to be original to the construction of the property (2008) - Plan to replace in 2026/2027 for $50,000 (per information provided)
Comments: No changes have been reported since the last study. Remaining useful life and costs have been adjusted.
Useful Life: 30 years **Remaining Life:** 30 years
Lower Estimate: $ 46,400 **Higher Estimate:** $56,600
Cost Source: Estimate Provided by the Client

Comp #: 399 Furniture: Pool - Replace **Approx Quantity: 22 Pieces**
Location: Pool area
Funded?: Yes.
History: Plan to replace in 2026/2027 for $20,000 (per information provided)
Comments: No changes have been reported since the last study. Remaining useful life and costs have been adjusted.
Useful Life: 8 years **Remaining Life:** 8 years
Lower Estimate: $ 18,500 **Higher Estimate:** $22,700
Cost Source: Estimate Provided by the Client

Comp #: 907 Restroom - Refurbish **Approx Quantity: 1 Restroom**
Location: Pool area
Funded?: Yes.
History: Pool Restroom Refresh in 2025 for $3,000 (per information provided)
Comments: No changes have been reported since the last study. Remaining useful life and costs have been adjusted.
Useful Life: 10 years **Remaining Life:** 8 years
Lower Estimate: $ 2,780 **Higher Estimate:** $3,400
Cost Source: Client Cost History

Comp #: 1202 Pool - Resurface/Retile **Approx Quantity: 1 Pool**
Location: Pool area
Funded?: Yes.
History: Plan to resurface in 2026/2027 for $20,000 (per information provided)
Comments: No changes have been reported since the last study. Remaining useful life and costs have been adjusted.
Useful Life: 10 years **Remaining Life:** 10 years
Lower Estimate: $ 18,500 **Higher Estimate:** $22,700
Cost Source: Estimate Provided by the Client

Comp #: 1215 Pool Coping - Replace **Approx Quantity: 110 LF**
Location: Pool perimeters
Funded?: Yes.
History:
Comments: No changes have been reported since the last study. Remaining useful life and costs have been adjusted.
Useful Life: 20 years **Remaining Life:** 20 years
Lower Estimate: $ 4,080 **Higher Estimate:** $4,980
Cost Source: AR Cost Database

Comp #: 1219 Pool Equipment – Maintain/Replace **Approx Quantity: 1 Lump Sum Allowance**
Location: Pool pump room
Funded?: Yes.
History:
Comments: No changes have been reported since the last study. Remaining useful life and costs have been adjusted.
Useful Life: 5 years **Remaining Life:** 5 years
Lower Estimate: $ 2,780 **Higher Estimate:** $3,400
Cost Source: AR Cost Database

Comp #: 1301 Roofing: Modified Bitumen - Replace **Approx Quantity: 125 GSF**
Location: Pool restroom and pump room building
Funded?: Yes.
History: Presumed to be original to the construction of the property (2008)
Comments: No changes have been reported since the last study. Remaining useful life and costs have been adjusted.
Useful Life: 20 years **Remaining Life:** 20 years
Lower Estimate: $ 2,320 **Higher Estimate:** $2,840
Cost Source: AR Cost Database

Comp #: 1704 Fountain Wall - Replace **Approx Quantity: 1 Lump Sum**
Location: Pool area
Funded?: Yes.
History: Plan to repair in 2026/2027 for $20,000 (per information provided)
Comments: No changes have been reported since the last study. Remaining useful life and costs have been adjusted.
Useful Life: 20 years **Remaining Life:** 20 years
Lower Estimate: $ 18,500 **Higher Estimate:** $22,700
Cost Source: Estimate Provided by the Client

Comp #: 1800 Pool Renovations - One-Time **Approx Quantity: 1 Lump Sum**
Location: Pool area
Funded?: Yes.
History:
Comments: Anticipated in 2027 for $150,000
Useful Life: 1 years **Remaining Life:** 0 years
Lower Estimate: $ 135,000 **Higher Estimate:** $165,000
Cost Source: Estimate Provided by the Client
