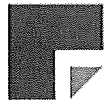


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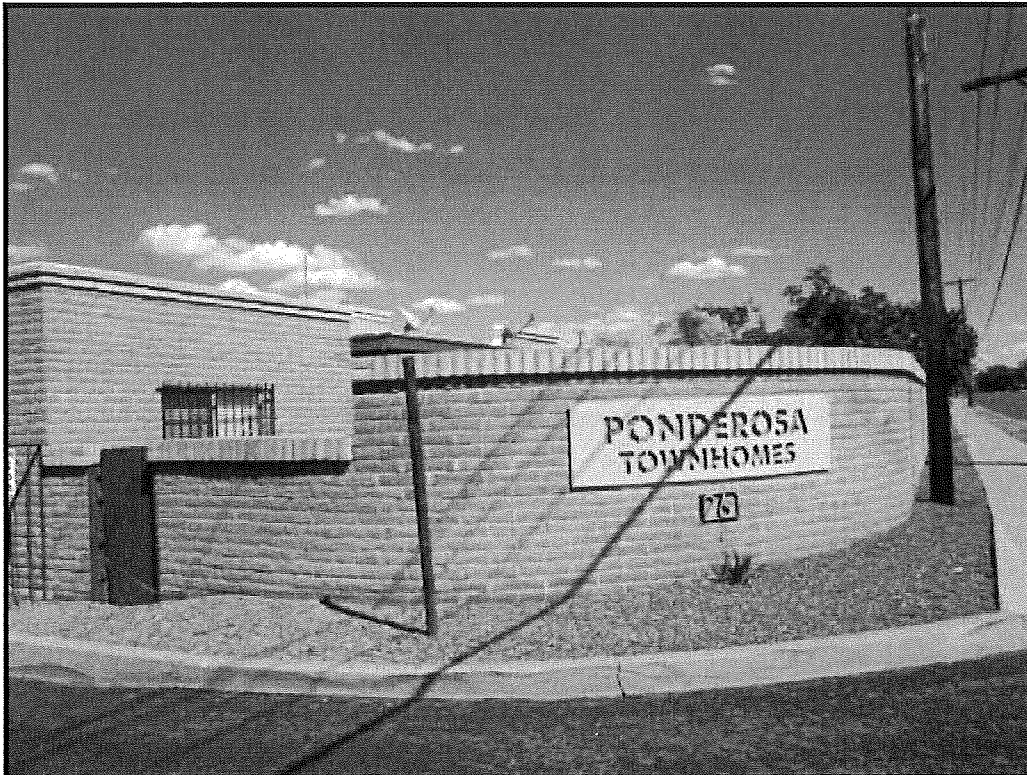
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"Full" Reserve Study



Ponderosa Townhome Estates No. 1 Tucson, AZ

Report #: 23283-0
For Period Beginning: July 1, 2020
Expires: June 30, 2021

Date Prepared: November 21, 2019



Hello, and welcome to your Reserve Study!

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

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

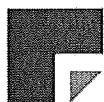
In this Report, you will find...

- 1) A List of What you're Reserving For**
- 2) An Evaluation of your Reserve Fund Size and Strength**
- 3) A Recommended Multi-Year Reserve Funding Plan**

More Questions?

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

480-361-5340



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Table of Contents

3-Minute Executive Summary	1
Reserve Study Summary	1
Executive Summary (Component List)	3
Introduction, Objectives, and Methodology	4
Which Physical Assets are Funded by Reserves?	5
How do we establish Useful Life and Remaining Useful Life estimates?	5
How do we establish Current Repair/Replacement Cost Estimates?	5
How much Reserves are enough?	6
How much should we contribute?	7
What is our Recommended Funding Goal?	7
Site Inspection Notes	8
Projected Expenses	9
Annual Reserve Expenses Graph	9
Reserve Fund Status & Recommended Funding Plan	10
Annual Reserve Funding Graph	10
30-Yr Cash Flow Graph	11
Percent Funded Graph	11
Table Descriptions	12
Budget Summary	13
Reserve Component List Detail	14
Fully Funded Balance	15
Component Significance	16
30-Year Reserve Plan Summary	17
30-Year Income/Expense Detail	18
Accuracy, Limitations, and Disclosures	24
Terms and Definitions	25
Component Details	26
GROUNDS	27
POOL AREA	34

3- Minute Executive Summary

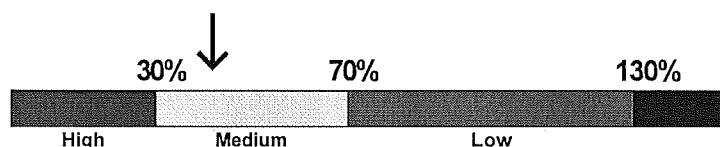
Association: Ponderosa Townhome Estates No. 1
 Location: Tucson, AZ
 Report Period: July 1, 2020 through June 30, 2021

Assoc. #: 23283-0
 # of Units: 61

Findings/Recommendations as-of: July 1, 2020

Projected Starting Reserve Balance	\$81,415
Current Fully Funded Reserve Balance	\$192,675
Average Reserve Deficit (Surplus) Per Unit	\$1,824
Percent Funded	42.3 %
Recommended 2020-2021 Monthly Reserve Contribution	\$1,500
Recommended 2023-2024 Special Assessments for Reserves	\$36,600 (\$600/Unit)
Most Recent Reserve Contribution Rate	\$1,000

Reserves % Funded: 42.3%



Special Assessment Risk:

Economic Assumptions:

Net Annual "After Tax" Interest Earnings Accruing to Reserves1.00 %
 Annual Inflation Rate3.00 %

This is a "Full" Reserve Study (original, created "from scratch") based on our site inspection on 10/8/2019.

The Reserve expense threshold for this analysis is \$1,000, which means no expenses under that amount are funded in the Reserve Study.

Your Reserve Fund is 42.3 % Funded. This means the Reserve Fund status is Fair, and special assessment risk is currently Medium.

The objective of your multi-year Funding Plan is to Fully Fund Reserves, where associations enjoy a low risk of Reserve cash flow problems.

Based on this starting point and anticipated future expenses, we recommend budgeting Monthly Reserve contributions of \$1,500, followed by annual increases of 12% for the next few years. Nominal annual increases are scheduled to help offset inflation (see tables herein for details).

In addition, we recommend special assessments of \$36,600 (\$600/Unit) during the 2023-2024 Fiscal Year.

Although your current position is Fair, our recommended increases and special assessments will be necessary to provide Reserves with sufficient funding to complete the asphalt repave project in 2023.

Executive Summary

23283-0

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
GROUNDS			
100 Monument - Refurbish	20	16	\$3,000
110 Vehicle Gates - Replace	30	16	\$4,000
201 Asphalt - Repave	24	3	\$175,000
202 Asphalt - Seal/Repair	4	4	\$10,000
220 Concrete - Repair	5	3	\$1,500
320 Pole Lights - Replace	30	28	\$14,000
370 Metal Roof - Replace	30	15	\$2,000
501 Block Walls - Repair	25	10	\$6,500
502 Chain Link Fence - Replace	30	5	\$5,500
640 Landscape Granite - Replenish	10	5	\$13,000
POOL AREA			
1130 Pool Restrooms - Refurbish	20	8	\$3,500
1200 Pool Deck - Resurface	16	8	\$7,000
1201 Pool Deck - Seal/Repair	4	0	\$2,500
1210 Pool - Resurface	15	8	\$15,000
1240 Pool Filter - Replace	15	1	\$1,000
1242 Pool Pump - Replace	15	1	\$1,000
1290 Foam Roof - Replace	25	5	\$2,000
1292 Foam Roof - Recoat	5	0	\$1,000
18 Total Funded Components			

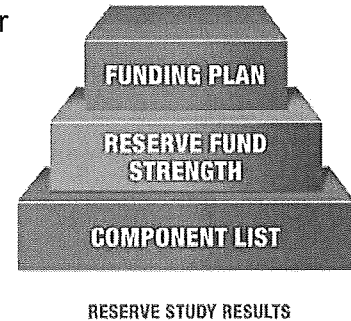
Note 1: Yellow highlighted line items are expected to require attention in this initial year.

Introduction



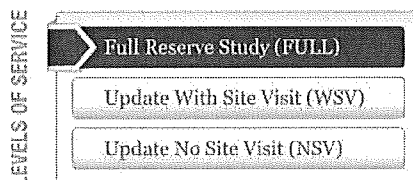
A Reserve Study is the art and science of anticipating, and preparing for, an association's major common area repair and replacement expenses. Partially art, because in this field we are making projections about the future. Partially science, because our work is a combination of research and well-defined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

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



Reserve 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 Full Reserve Study, we started with a review of your Governing Documents, recent Reserve expenditures, an evaluation of how expenditures are handled (ongoing maintenance vs Reserves), and research into any well-established association precedents. We

performed an on-site inspection to quantify and evaluate your common areas, creating your Reserve Component List *from scratch*.

Which Physical Assets are Funded by Reserves?

There is a national-standard four-part test to determine which expenses should appear in your Reserve Component List. First, it must be a common area maintenance responsibility. Second, the component must have a limited life. Third, the remaining life must be predictable (or it by definition is a *surprise* which cannot be accurately anticipated). Fourth, the component must be above a minimum threshold cost (often between .5% and 1% of an association's total budget). This limits Reserve



RESERVE COMPONENT "FOUR-PART TEST"

Components to major, predictable expenses. Within this framework, it is inappropriate to include *lifetime* components, unpredictable expenses (such as damage due to fire, flood, or earthquake), and expenses more appropriately handled from the Operational Budget or as an insured loss.

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

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

How do we establish Current Repair/Replacement Cost Estimates?

In this order...

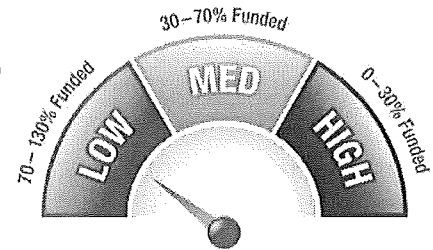
- 1) Actual client cost history, or current proposals
- 2) Comparison to Association Reserves database of work done at similar associations
- 3) Vendor Recommendations
- 4) Reliable National Industry cost estimating guidebooks

How much Reserves are enough?

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

Adequacy is measured in a two-step process:

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

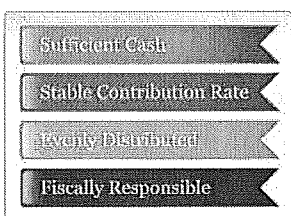


Each year, the *value of deterioration* at the association changes. When there is more deterioration (as components approach the time they need to be replaced), there should be more cash to offset that deterioration and prepare for the expenditure. Conversely, the *value of deterioration* shrinks after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

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

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

How much should we contribute?



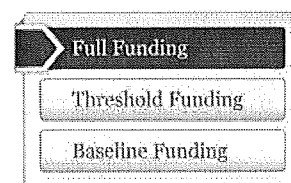
RESERVE FUNDING PRINCIPLES

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

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

What is our Recommended Funding Goal?

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



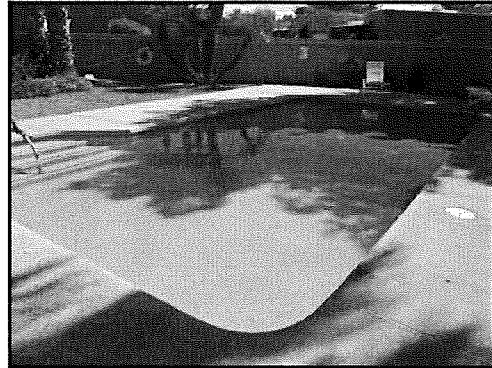
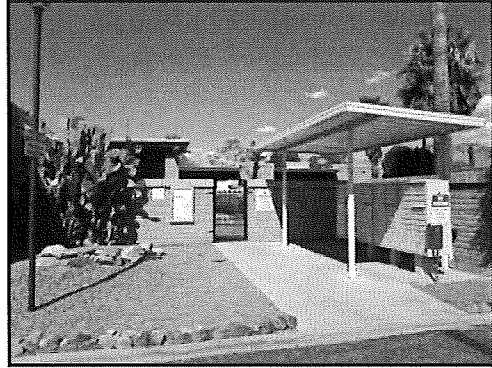
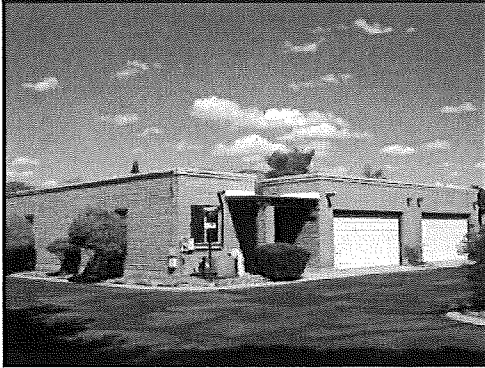
FUNDING OBJECTIVES

Allowing the Reserves to fall close to zero, but not below zero, is called Baseline Funding. Doing so allows the Reserve Fund to drop into the 0 - 30% range, where there is a high risk of special assessments & deferred maintenance. Since Baseline Funding still provides for the timely execution of all Reserve projects, and only the "margin of safety" is different, Baseline Funding contributions average only 10% - 15% less than Full Funding contributions. Threshold Funding is the title of all other Cash or Percent Funded objectives *between* Baseline Funding and Full Funding.

Site Inspection Notes

During the site visit on 10/8/2019, we started by meeting with Board Member Curt Wright. We spent time reviewing reserve related expenses and projects that have occurred in the recent past and are planned in the near future. After the meeting, we visually inspected the common areas.

Please see the Component Details Appendix at the end of this report for a detailed look at each component.



Projected Expenses

While this Reserve Study looks forward 30 years, we have no expectation that all of these expenses will take place as anticipated. This Reserve Study needs to be updated annually, because we expect the timing of expenses to shift and the size of the 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 chart below summarizes the projected future expenses at your association as defined by the Reserve Component List. A summary of these components is shown in the Component Details Table, while a summary of the expenses themselves is shown in the 30-yr Expense Summary Table.

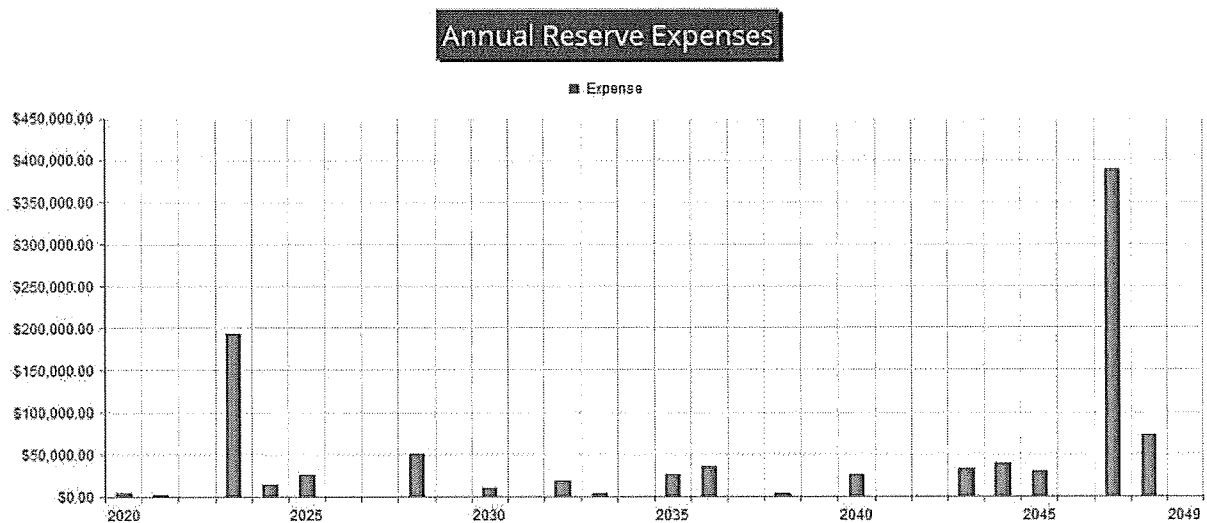


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$81,415 as-of the start of your fiscal year on 7/1/2020. This is based on your actual balance of \$74,415 on 11/20/2019 and anticipated Reserve contributions projected through the end of your Fiscal Year. As of 7/1/2020, your Fully Funded Balance is computed to be \$192,675. This figure represents the deteriorated value of your common area components. Comparing your Reserve Balance to the Fully Funded Balance indicates Reserves are 42.3 % Funded.

Recommended Funding Plan

Based on your current Percent Funded and cash flow requirements, we recommend budgeting Monthly Reserve contributions of \$1,500, followed by annual increases of 12% for the next few years. Nominal annual increases are scheduled to help offset inflation. In addition, we recommend special assessments of \$36,600 (\$600/Unit) during the 2023-2024 Fiscal Year. Although your current position is Fair, our recommended increases and special assessments will be necessary to provide Reserves with sufficient funding to complete the asphalt repave project in 2023. The overall 30-year plan, in perspective, is shown below. This same information is shown numerically in both the 30-yr Summary and the Cash Flow Detail tables.

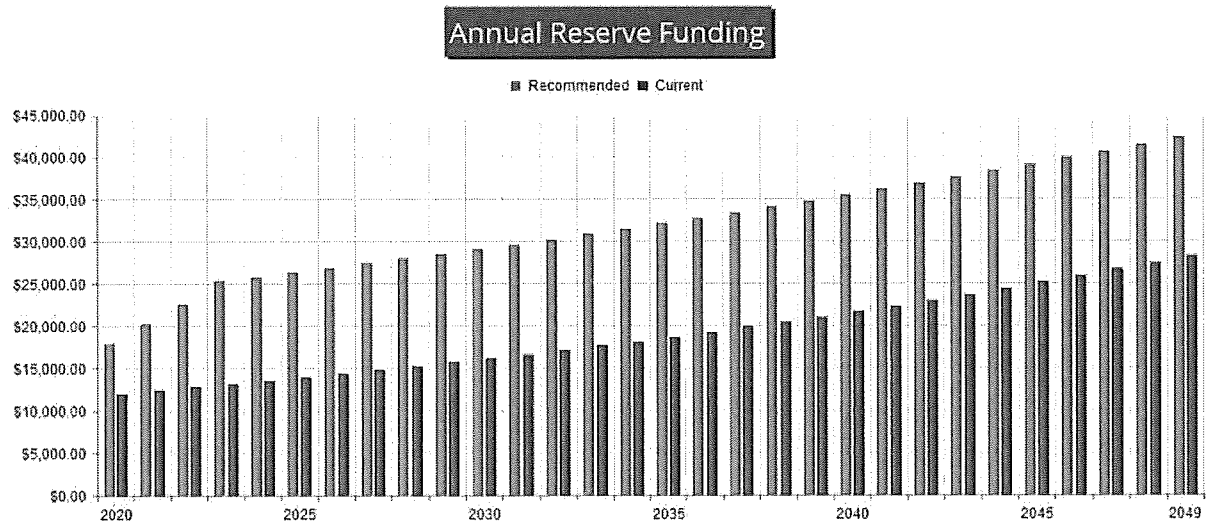


Figure 2

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

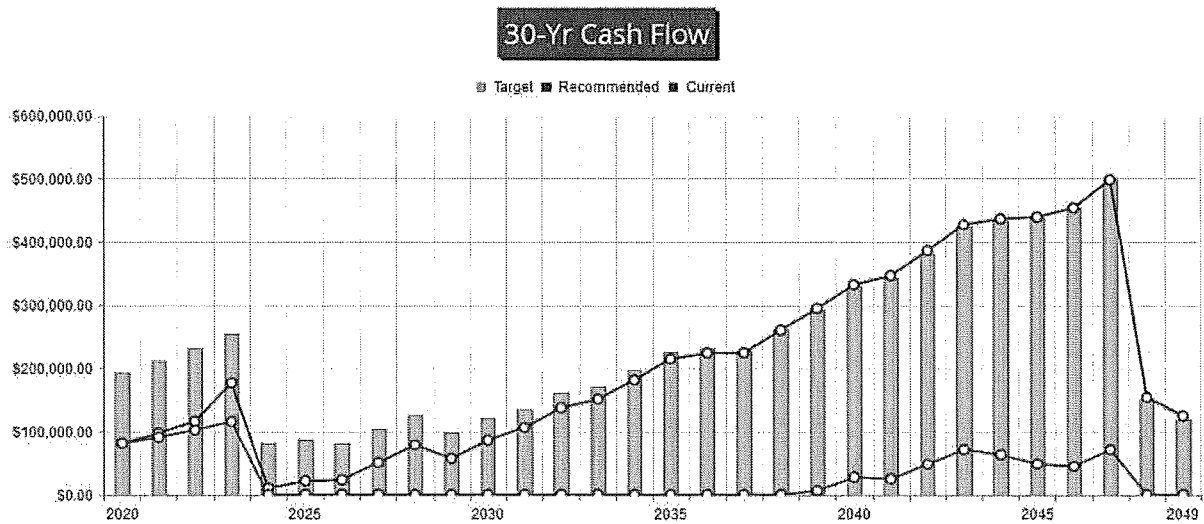


Figure 3

This chart 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-year Funding Plan.

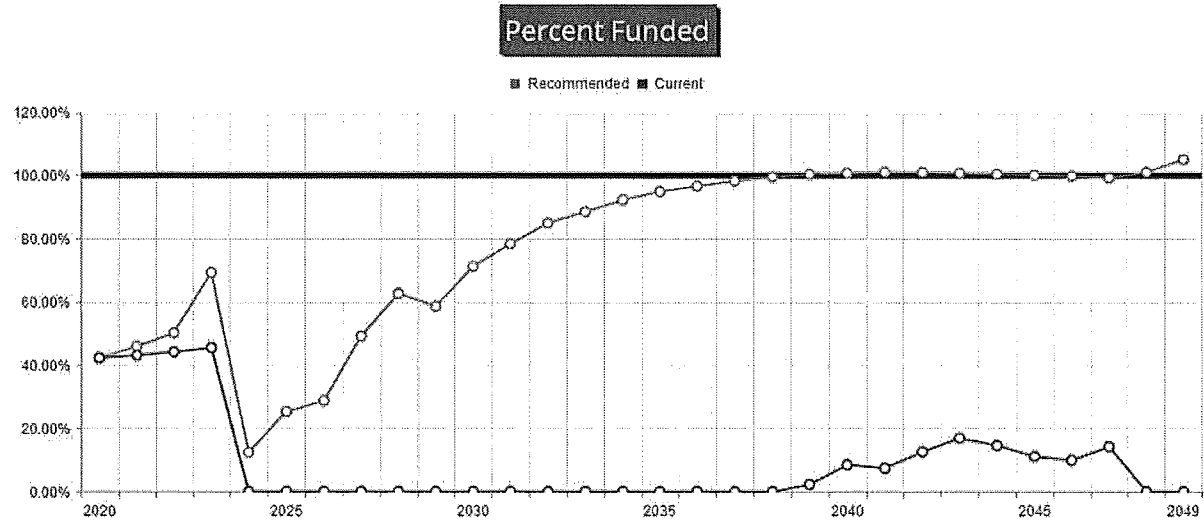


Figure 4

Table Descriptions

Executive Summary is a summary of your Reserve Components

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

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 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.

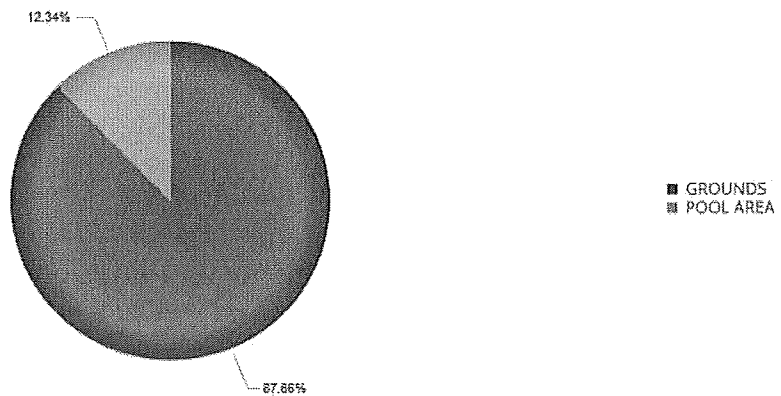
Budget Summary

23283-0
Full

	Useful Life		2020 Rem. Useful Life		Estimated Replacement Cost in 2020	2020 Expenditures	07/01/2020 Current Fund Balance	07/01/2020 Fully Funded Balance	Remaining Bal. to be Funded	2020 Contributions
	Min	Max	Min	Max						
GROUNDS	4	30	3	28	\$234,500	\$0	\$76,048	\$173,108	\$158,452	\$14,882
POOL AREA	4	25	0	8	\$33,000	\$3,500	\$5,367	\$19,567	\$27,633	\$3,118
					\$267,500	\$3,500	\$81,415	\$192,675	\$186,085	\$18,000

Percent Funded: 42.3%

Budget Summary



Reserve Component List Detail

23283-0
Full

# Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
				Best Case	Worst Case
GROUNDS					
100 Monument - Refurbish	(1) Monument	20	16	\$2,500	\$3,500
110 Vehicle Gates - Replace	(2) Gates	30	16	\$3,500	\$4,500
201 Asphalt - Repave	Approx 70,000 Sq Ft	24	3	\$150,000	\$200,000
202 Asphalt - Seal/Repair	Approx 70,000 Sq Ft	4	4	\$9,000	\$11,000
220 Concrete - Repair	Numerous Sq Ft	5	3	\$1,300	\$1,700
320 Pole Lights - Replace	(14) Pole Lights	30	28	\$12,000	\$16,000
370 Metal Roof - Replace	(1) Roof, ~150 Sq Ft	30	15	\$1,800	\$2,200
501 Block Walls - Repair	Approx 4,300 Sq Ft	25	10	\$6,000	\$7,000
502 Chain Link Fence - Replace	Approx 270 LF	30	5	\$5,000	\$6,000
640 Landscape Granite - Replenish	Approx 27,000 Sq Ft	10	5	\$10,000	\$16,000
POOL AREA					
1130 Pool Restrooms - Refurbish	(2) Restrooms	20	8	\$3,000	\$4,000
1200 Pool Deck - Resurface	Approx 1,500 Sq Ft	16	8	\$6,000	\$8,000
1201 Pool Deck - Seal/Repair	Approx 1,500 Sq Ft	4	0	\$2,000	\$3,000
1210 Pool - Resurface	(1) Pool, ~100 LF	15	8	\$13,000	\$17,000
1240 Pool Filter - Replace	(1) Triton II TR-60	15	1	\$900	\$1,100
1242 Pool Pump - Replace	(1) Challenger	15	1	\$900	\$1,100
1290 Foam Roof - Replace	Approx 500 Sq Ft	25	5	\$1,800	\$2,200
1292 Foam Roof - Recoat	Approx 500 Sq Ft	5	0	\$900	\$1,100

18 Total Funded Components

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
GROUNDS								
100	Monument - Refurbish	\$3,000	X	4	/	20	=	\$600
110	Vehicle Gates - Replace	\$4,000	X	14	/	30	=	\$1,867
201	Asphalt - Repave	\$175,000	X	21	/	24	=	\$153,125
202	Asphalt - Seal/Repair	\$10,000	X	0	/	4	=	\$0
220	Concrete - Repair	\$1,500	X	2	/	5	=	\$600
320	Pole Lights - Replace	\$14,000	X	2	/	30	=	\$933
370	Metal Roof - Replace	\$2,000	X	15	/	30	=	\$1,000
501	Block Walls - Repair	\$6,500	X	15	/	25	=	\$3,900
502	Chain Link Fence - Replace	\$5,500	X	25	/	30	=	\$4,583
640	Landscape Granite - Replenish	\$13,000	X	5	/	10	=	\$6,500
POOL AREA								
1130	Pool Restrooms - Refurbish	\$3,500	X	12	/	20	=	\$2,100
1200	Pool Deck - Resurface	\$7,000	X	8	/	16	=	\$3,500
1201	Pool Deck - Seal/Repair	\$2,500	X	4	/	4	=	\$2,500
1210	Pool - Resurface	\$15,000	X	7	/	15	=	\$7,000
1240	Pool Filter - Replace	\$1,000	X	14	/	15	=	\$933
1242	Pool Pump - Replace	\$1,000	X	14	/	15	=	\$933
1290	Foam Roof - Replace	\$2,000	X	20	/	25	=	\$1,600
1292	Foam Roof - Recoat	\$1,000	X	5	/	5	=	\$1,000
								\$192,675

Component Significance

23283-0
Full

# Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
GROUNDS				
100 Monument - Refurbish	20	\$3,000	\$150	0.98 %
110 Vehicle Gates - Replace	30	\$4,000	\$133	0.87 %
201 Asphalt - Repave	24	\$175,000	\$7,292	47.65 %
202 Asphalt - Seal/Repair	4	\$10,000	\$2,500	16.34 %
220 Concrete - Repair	5	\$1,500	\$300	1.96 %
320 Pole Lights - Replace	30	\$14,000	\$467	3.05 %
370 Metal Roof - Replace	30	\$2,000	\$67	0.44 %
501 Block Walls - Repair	25	\$6,500	\$260	1.70 %
502 Chain Link Fence - Replace	30	\$5,500	\$183	1.20 %
640 Landscape Granite - Replenish	10	\$13,000	\$1,300	8.50 %
POOL AREA				
1130 Pool Restrooms - Refurbish	20	\$3,500	\$175	1.14 %
1200 Pool Deck - Resurface	16	\$7,000	\$438	2.86 %
1201 Pool Deck - Seal/Repair	4	\$2,500	\$625	4.08 %
1210 Pool - Resurface	15	\$15,000	\$1,000	6.53 %
1240 Pool Filter - Replace	15	\$1,000	\$67	0.44 %
1242 Pool Pump - Replace	15	\$1,000	\$67	0.44 %
1290 Foam Roof - Replace	25	\$2,000	\$80	0.52 %
1292 Foam Roof - Recoat	5	\$1,000	\$200	1.31 %
18 Total Funded Components			\$15,303	100.00 %

30-Year Reserve Plan Summary

23283-0
Full

Fiscal Year Start: 2020				Interest: 1.00 %		Inflation: 3.00 %			
Reserve Fund Strength Calculations: (All values of Fiscal Year Start Date)				Projected Reserve Balance Changes					
					% Increase				
	Starting	Fully		Special	In Annual		Loan or		
Year	Reserve	Funded	Percent	Assmt	Reserve	Reserve	Special	Interest	Reserve
	Balance	Balance	Funded	Risk	Contribs.	Contribs.	Assmts	Income	Expenses
2020	\$81,415	\$192,675	42.3 %	Medium	50.00 %	\$18,000	\$0	\$891	\$3,500
2021	\$96,805	\$210,612	46.0 %	Medium	12.00 %	\$20,160	\$0	\$1,063	\$2,060
2022	\$115,969	\$231,043	50.2 %	Medium	12.00 %	\$22,579	\$36,600	\$1,462	\$0
2023	\$176,610	\$254,696	69.3 %	Medium	12.00 %	\$25,289	\$0	\$932	\$192,866
2024	\$9,965	\$80,907	12.3 %	High	2.00 %	\$25,794	\$0	\$159	\$14,069
2025	\$21,850	\$86,583	25.2 %	High	2.00 %	\$26,310	\$0	\$226	\$24,924
2026	\$23,462	\$81,781	28.7 %	High	2.00 %	\$26,837	\$0	\$371	\$0
2027	\$50,669	\$103,054	49.2 %	Medium	2.00 %	\$27,373	\$0	\$647	\$0
2028	\$78,689	\$125,531	62.7 %	Medium	2.00 %	\$27,921	\$0	\$679	\$50,037
2029	\$57,252	\$97,724	58.6 %	Medium	2.00 %	\$28,479	\$0	\$718	\$0
2030	\$86,449	\$121,221	71.3 %	Low	2.00 %	\$29,049	\$0	\$964	\$10,079
2031	\$106,382	\$135,658	78.4 %	Low	2.00 %	\$29,630	\$0	\$1,218	\$0
2032	\$137,230	\$161,546	84.9 %	Low	2.00 %	\$30,222	\$0	\$1,441	\$17,822
2033	\$151,071	\$170,508	88.6 %	Low	2.00 %	\$30,827	\$0	\$1,661	\$2,203
2034	\$181,356	\$196,501	92.3 %	Low	2.00 %	\$31,443	\$0	\$1,980	\$0
2035	\$214,780	\$226,236	94.9 %	Low	2.00 %	\$32,072	\$0	\$2,194	\$24,927
2036	\$224,118	\$231,904	96.6 %	Low	2.00 %	\$32,714	\$0	\$2,243	\$34,501
2037	\$224,573	\$228,618	98.2 %	Low	2.00 %	\$33,368	\$0	\$2,424	\$0
2038	\$260,364	\$261,528	99.6 %	Low	2.00 %	\$34,035	\$0	\$2,774	\$2,554
2039	\$294,620	\$293,576	100.4 %	Low	2.00 %	\$34,716	\$0	\$3,134	\$0
2040	\$332,470	\$330,022	100.7 %	Low	2.00 %	\$35,410	\$0	\$3,395	\$24,383
2041	\$346,893	\$343,276	101.1 %	Low	2.00 %	\$36,118	\$0	\$3,666	\$0
2042	\$386,678	\$382,895	101.0 %	Low	2.00 %	\$36,841	\$0	\$4,070	\$0
2043	\$427,588	\$424,583	100.7 %	Low	2.00 %	\$37,578	\$0	\$4,321	\$32,564
2044	\$436,922	\$434,886	100.5 %	Low	2.00 %	\$38,329	\$0	\$4,383	\$39,639
2045	\$439,995	\$439,144	100.2 %	Low	2.00 %	\$39,096	\$0	\$4,469	\$29,313
2046	\$454,247	\$455,127	99.8 %	Low	2.00 %	\$39,878	\$0	\$4,764	\$0
2047	\$498,889	\$502,772	99.2 %	Low	2.00 %	\$40,675	\$0	\$3,264	\$388,726
2048	\$154,102	\$152,479	101.1 %	Low	2.00 %	\$41,489	\$0	\$1,394	\$72,070
2049	\$124,915	\$118,883	105.1 %	Low	2.00 %	\$42,319	\$0	\$1,467	\$0

30-Year Income/Expense Detail

23283-0
Full

Fiscal Year	2020	2021	2022	2023	2024
Starting Reserve Balance	\$81,415	\$96,805	\$115,969	\$176,610	\$9,965
Annual Reserve Contribution	\$18,000	\$20,160	\$22,579	\$25,289	\$25,794
Recommended Special Assessments	\$0	\$0	\$36,600	\$0	\$0
Interest Earnings	\$891	\$1,063	\$1,462	\$932	\$159
Total Income	\$100,305	\$118,029	\$176,610	\$202,832	\$35,919
# Component					
GROUPS					
100 Monument - Refurbish	\$0	\$0	\$0	\$0	\$0
110 Vehicle Gates - Replace	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Repave	\$0	\$0	\$0	\$191,227	\$0
202 Asphalt - Seal/Repair	\$0	\$0	\$0	\$0	\$11,255
220 Concrete - Repair	\$0	\$0	\$0	\$1,639	\$0
320 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
370 Metal Roof - Replace	\$0	\$0	\$0	\$0	\$0
501 Block Walls - Repair	\$0	\$0	\$0	\$0	\$0
502 Chain Link Fence - Replace	\$0	\$0	\$0	\$0	\$0
640 Landscape Granite - Replenish	\$0	\$0	\$0	\$0	\$0
POOL AREA					
1130 Pool Restrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
1200 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
1201 Pool Deck - Seal/Repair	\$2,500	\$0	\$0	\$0	\$2,814
1210 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
1240 Pool Filter - Replace	\$0	\$1,030	\$0	\$0	\$0
1242 Pool Pump - Replace	\$0	\$1,030	\$0	\$0	\$0
1290 Foam Roof - Replace	\$0	\$0	\$0	\$0	\$0
1292 Foam Roof - Recoat	\$1,000	\$0	\$0	\$0	\$0
Total Expenses	\$3,500	\$2,060	\$0	\$192,866	\$14,069
Ending Reserve Balance	\$96,805	\$115,969	\$176,610	\$9,965	\$21,850

Fiscal Year	2025	2026	2027	2028	2029
Starting Reserve Balance	\$21,850	\$23,462	\$50,669	\$78,689	\$57,252
Annual Reserve Contribution	\$26,310	\$26,837	\$27,373	\$27,921	\$28,479
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$226	\$371	\$647	\$679	\$718
Total Income	\$48,387	\$50,669	\$78,689	\$107,289	\$86,449
# Component					
GROUNDS					
100 Monument - Refurbish	\$0	\$0	\$0	\$0	\$0
110 Vehicle Gates - Replace	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Repave	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair	\$0	\$0	\$0	\$12,668	\$0
220 Concrete - Repair	\$0	\$0	\$0	\$1,900	\$0
320 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
370 Metal Roof - Replace	\$0	\$0	\$0	\$0	\$0
501 Block Walls - Repair	\$0	\$0	\$0	\$0	\$0
502 Chain Link Fence - Replace	\$6,376	\$0	\$0	\$0	\$0
640 Landscape Granite - Replenish	\$15,071	\$0	\$0	\$0	\$0
POOL AREA					
1130 Pool Restrooms - Refurbish	\$0	\$0	\$0	\$4,434	\$0
1200 Pool Deck - Resurface	\$0	\$0	\$0	\$8,867	\$0
1201 Pool Deck - Seal/Repair	\$0	\$0	\$0	\$3,167	\$0
1210 Pool - Resurface	\$0	\$0	\$0	\$19,002	\$0
1240 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
1242 Pool Pump - Replace	\$0	\$0	\$0	\$0	\$0
1290 Foam Roof - Replace	\$2,319	\$0	\$0	\$0	\$0
1292 Foam Roof - Recoat	\$1,159	\$0	\$0	\$0	\$0
Total Expenses	\$24,924	\$0	\$0	\$50,037	\$0
Ending Reserve Balance	\$23,462	\$50,669	\$78,689	\$57,252	\$86,449

Fiscal Year	2030	2031	2032	2033	2034
Starting Reserve Balance	\$86,449	\$106,382	\$137,230	\$151,071	\$181,356
Annual Reserve Contribution	\$29,049	\$29,630	\$30,222	\$30,827	\$31,443
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$964	\$1,218	\$1,441	\$1,661	\$1,980
Total Income	\$116,462	\$137,230	\$168,893	\$183,559	\$214,780
# Component					
GROUNDS					
100 Monument - Refurbish	\$0	\$0	\$0	\$0	\$0
110 Vehicle Gates - Replace	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Repave	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair	\$0	\$0	\$14,258	\$0	\$0
220 Concrete - Repair	\$0	\$0	\$0	\$2,203	\$0
320 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
370 Metal Roof - Replace	\$0	\$0	\$0	\$0	\$0
501 Block Walls - Repair	\$8,735	\$0	\$0	\$0	\$0
502 Chain Link Fence - Replace	\$0	\$0	\$0	\$0	\$0
640 Landscape Granite - Replenish	\$0	\$0	\$0	\$0	\$0
POOL AREA					
1130 Pool Restrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
1200 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
1201 Pool Deck - Seal/Repair	\$0	\$0	\$3,564	\$0	\$0
1210 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
1240 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
1242 Pool Pump - Replace	\$0	\$0	\$0	\$0	\$0
1290 Foam Roof - Replace	\$0	\$0	\$0	\$0	\$0
1292 Foam Roof - Recoat	\$1,344	\$0	\$0	\$0	\$0
Total Expenses	\$10,079	\$0	\$17,822	\$2,203	\$0
Ending Reserve Balance	\$106,382	\$137,230	\$151,071	\$181,356	\$214,780

Fiscal Year	2035	2036	2037	2038	2039
Starting Reserve Balance	\$214,780	\$224,118	\$224,573	\$260,364	\$294,620
Annual Reserve Contribution	\$32,072	\$32,714	\$33,368	\$34,035	\$34,716
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$2,194	\$2,243	\$2,424	\$2,774	\$3,134
Total Income	\$249,045	\$259,074	\$260,364	\$297,173	\$332,470
# Component					
GROUNDS					
100 Monument - Refurbish	\$0	\$4,814	\$0	\$0	\$0
110 Vehicle Gates - Replace	\$0	\$6,419	\$0	\$0	\$0
201 Asphalt - Repave	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair	\$0	\$16,047	\$0	\$0	\$0
220 Concrete - Repair	\$0	\$0	\$0	\$2,554	\$0
320 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
370 Metal Roof - Replace	\$3,116	\$0	\$0	\$0	\$0
501 Block Walls - Repair	\$0	\$0	\$0	\$0	\$0
502 Chain Link Fence - Replace	\$0	\$0	\$0	\$0	\$0
640 Landscape Granite - Replenish	\$20,254	\$0	\$0	\$0	\$0
POOL AREA					
1130 Pool Restrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
1200 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
1201 Pool Deck - Seal/Repair	\$0	\$4,012	\$0	\$0	\$0
1210 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
1240 Pool Filter - Replace	\$0	\$1,605	\$0	\$0	\$0
1242 Pool Pump - Replace	\$0	\$1,605	\$0	\$0	\$0
1290 Foam Roof - Replace	\$0	\$0	\$0	\$0	\$0
1292 Foam Roof - Recoat	\$1,558	\$0	\$0	\$0	\$0
Total Expenses	\$24,927	\$34,501	\$0	\$2,554	\$0
Ending Reserve Balance	\$224,118	\$224,573	\$260,364	\$294,620	\$332,470

Fiscal Year	2040	2041	2042	2043	2044
Starting Reserve Balance	\$332,470	\$346,893	\$386,678	\$427,588	\$436,922
Annual Reserve Contribution	\$35,410	\$36,118	\$36,841	\$37,578	\$38,329
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$3,395	\$3,666	\$4,070	\$4,321	\$4,383
Total Income	\$371,275	\$386,678	\$427,588	\$469,487	\$479,634
# Component					
GROUPS					
100 Monument - Refurbish	\$0	\$0	\$0	\$0	\$0
110 Vehicle Gates - Replace	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Repave	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair	\$18,061	\$0	\$0	\$0	\$20,328
220 Concrete - Repair	\$0	\$0	\$0	\$2,960	\$0
320 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
370 Metal Roof - Replace	\$0	\$0	\$0	\$0	\$0
501 Block Walls - Repair	\$0	\$0	\$0	\$0	\$0
502 Chain Link Fence - Replace	\$0	\$0	\$0	\$0	\$0
640 Landscape Granite - Replenish	\$0	\$0	\$0	\$0	\$0
POOL AREA					
1130 Pool Restrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
1200 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$14,230
1201 Pool Deck - Seal/Repair	\$4,515	\$0	\$0	\$0	\$5,082
1210 Pool - Resurface	\$0	\$0	\$0	\$29,604	\$0
1240 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
1242 Pool Pump - Replace	\$0	\$0	\$0	\$0	\$0
1290 Foam Roof - Replace	\$0	\$0	\$0	\$0	\$0
1292 Foam Roof - Recoat	\$1,806	\$0	\$0	\$0	\$0
Total Expenses	\$24,383	\$0	\$0	\$32,564	\$39,639
Ending Reserve Balance	\$346,893	\$386,678	\$427,588	\$436,922	\$439,995

Fiscal Year	2045	2046	2047	2048	2049
Starting Reserve Balance	\$439,995	\$454,247	\$498,889	\$154,102	\$124,915
Annual Reserve Contribution	\$39,096	\$39,878	\$40,675	\$41,489	\$42,319
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$4,469	\$4,764	\$3,264	\$1,394	\$1,467
Total Income	\$483,560	\$498,889	\$542,827	\$196,985	\$168,701
# Component					
GROUNDS					
100 Monument - Refurbish	\$0	\$0	\$0	\$0	\$0
110 Vehicle Gates - Replace	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Repave	\$0	\$0	\$388,726	\$0	\$0
202 Asphalt - Seal/Repair	\$0	\$0	\$0	\$22,879	\$0
220 Concrete - Repair	\$0	\$0	\$0	\$3,432	\$0
320 Pole Lights - Replace	\$0	\$0	\$0	\$32,031	\$0
370 Metal Roof - Replace	\$0	\$0	\$0	\$0	\$0
501 Block Walls - Repair	\$0	\$0	\$0	\$0	\$0
502 Chain Link Fence - Replace	\$0	\$0	\$0	\$0	\$0
640 Landscape Granite - Replenish	\$27,219	\$0	\$0	\$0	\$0
POOL AREA					
1130 Pool Restrooms - Refurbish	\$0	\$0	\$0	\$8,008	\$0
1200 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
1201 Pool Deck - Seal/Repair	\$0	\$0	\$0	\$5,720	\$0
1210 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
1240 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
1242 Pool Pump - Replace	\$0	\$0	\$0	\$0	\$0
1290 Foam Roof - Replace	\$0	\$0	\$0	\$0	\$0
1292 Foam Roof - Recoat	\$2,094	\$0	\$0	\$0	\$0
Total Expenses	\$29,313	\$0	\$388,726	\$72,070	\$0
Ending Reserve Balance	\$454,247	\$498,889	\$154,102	\$124,915	\$168,701

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. DJ Vlaming, R.S., company president, is a credentialed Reserve Specialist (#61). 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)
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 the 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) Component must have a limited useful life
- 3) Life limit must be predictable
- 4) Above a minimum threshold cost (board's discretion – typically ½ to 1% of Annual operating expenses).

Not all of 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.

GROUNDS

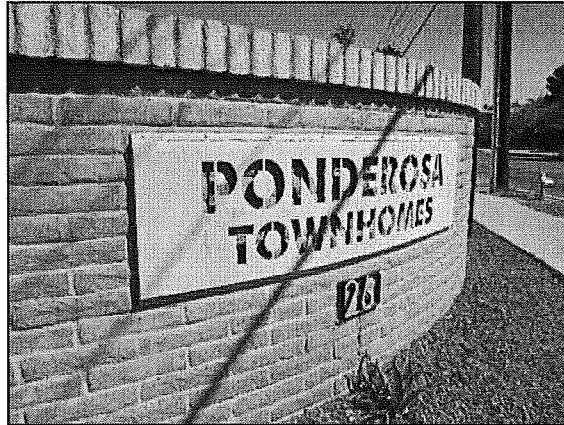
Comp #: 100 Monument - Refurbish**Quantity: (1) Monument**

Location: Community entrance on Limberlost Dr

Funded?: Yes.

History: Reportedly refurbished during 2016.

Comments: Observed to be in fair shape. Fading and rust evident. Repaint as needed with Operating funds. This component funds to refurbish the monument, which includes replacement of the metal sign.

Useful Life:
20 yearsRemaining Life:
16 years

Best Case: \$ 2,500

Worst Case: \$ 3,500

Cost Source: ARI Cost Database

Comp #: 110 Vehicle Gates - Replace**Quantity: (2) Gates**

Location: Community entrance on Limberlost Dr

Funded?: Yes.

History: Actual age is unknown.

Comments: Appear to be intact and in fair shape. Future replacement should be anticipated. Repaint as needed with Operating funds.

Useful Life:
30 yearsRemaining Life:
16 years

Best Case: \$ 3,500

Worst Case: \$ 4,500

Cost Source: ARI Cost Database

Comp #: 201 Asphalt - Repave**Quantity: Approx 70,000 Sq Ft**

Location: Streets & parking areas throughout community

Funded?: Yes.

History: Installed around the early 1990's.

Comments: Observed to have heavy cracking throughout. Alligator cracking and failure evident in sections. Overall, the asphalt is in poor shape; however, Reserve funding is currently inadequate to be able to complete this project at this time. Life span is based on periodically seal coating and maintaining the surface.

Useful Life:
24 years

Remaining Life:
3 years



Best Case: \$ 150,000

Worst Case: \$ 200,000

Cost Source: ARI Cost Database

Comp #: 202 Asphalt - Seal/Repair**Quantity: Approx 70,000 Sq Ft**

Location: Streets & parking areas throughout community

Funded?: Yes.

History:

Comments: We assume the asphalt will not be sealed until after complete replacement. Seal coat asphalt surfaces periodically to prevent premature cracking and deterioration.

Useful Life:
4 years

Remaining Life:
4 years



Best Case: \$ 9,000

Worst Case: \$ 11,000

Cost Source: ARI Cost Database

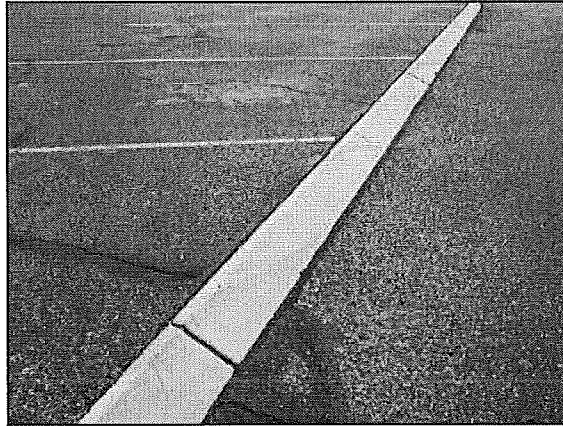
Comp #: 220 Concrete - Repair**Quantity: Numerous Sq Ft**

Location: Curbs & unit driveways throughout community

Funded?: Yes.

History:

Comments: There is no expectancy to completely replace the concrete. This component funds an allowance for periodic repairs and/or partial replacements as needed.

Useful Life:
5 yearsRemaining Life:
3 years

Best Case: \$ 1,300

Worst Case: \$ 1,700

Cost Source: ARI Cost Allowance

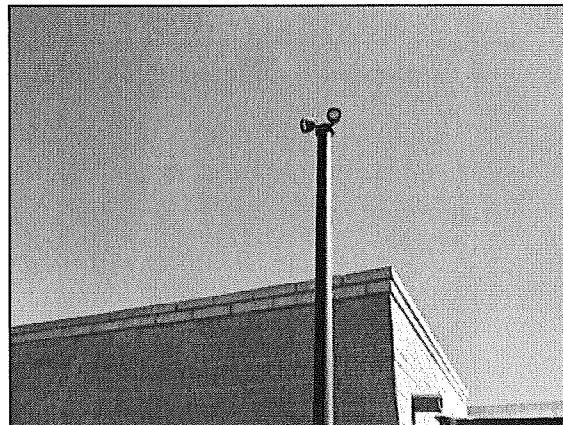
Comp #: 320 Pole Lights - Replace**Quantity: (14) Pole Lights**

Location: Mounted adjacent to streets & parking areas

Funded?: Yes.

History: Refurbished around 2018.

Comments: The pole light fixtures were reportedly replaced around 2018. This component funds to completely replace the pole lights in the future to modernize and restore the appearance.

Useful Life:
30 yearsRemaining Life:
28 years

Best Case: \$ 12,000

Worst Case: \$ 16,000

Cost Source: ARI Cost Database

Comp #: 370 Metal Roof - Replace**Quantity: (1) Roof, ~150 Sq Ft**

Location: Mounted outside of pool area

Funded?: Yes.

History: Installed around 2005, per satellite imagery.

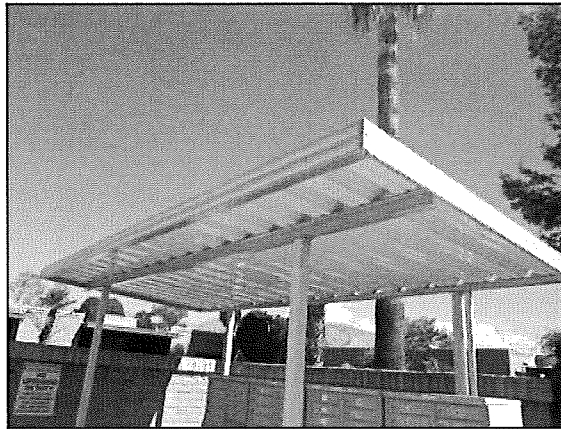
Comments: Observed to be intact and in good to fair shape. Future replacement should be anticipated.

Useful Life:

30 years

Remaining Life:

15 years



Best Case: \$ 1,800

Worst Case: \$ 2,200

Cost Source: ARI Cost Database

Comp #: 380 Mailboxes - Replace**Quantity: (4) Clusters**

Location: Mounted outside of pool area

Funded?: No. Replacement of mailboxes should be the U.S. Postal Service's responsibility , not the HOA.

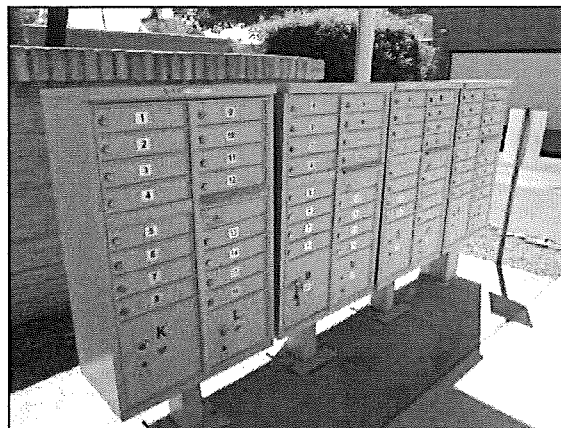
History: Replaced around 2010.

Comments: These are 16-box clusters.

*Mfg. Date: 6/2010

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 501 Block Walls - Repair

Quantity: Approx 4,300 Sq Ft

Location: Community entrance, West perimeter, trash enclosures & pool area

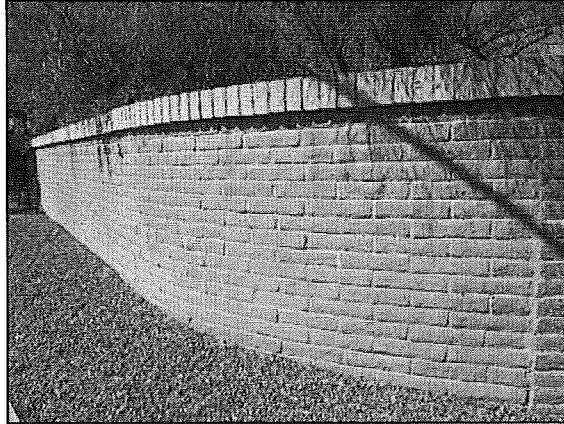
Funded?: Yes.

History: Installed around the early 1990's.

Comments: These are unpainted block walls. Walls are expected to last the life of the community under normal circumstances. This component funds an allowance for repairs and/or partial replacement due to excessive settling or other sources of damage.

Useful Life:
25 years

Remaining Life:
10 years



Best Case: \$ 6,000

Worst Case: \$ 7,000

Cost Source: ARI Cost Allowance

Comp #: 502 Chain Link Fence - Replace

Quantity: Approx 270 LF

Location: North perimeter of community

Funded?: Yes.

History: Actual age is unknown.

Comments: Observed to be older and worn; however, it is a low priority at this time. Future replacement should be anticipated.

Useful Life:
30 years

Remaining Life:
5 years



Best Case: \$ 5,000

Worst Case: \$ 6,000

Cost Source: ARI Cost Database

Comp #: 502 Chain Link Fence - Replace

Quantity: Numerous LF

Location: North, South and East perimeters of community

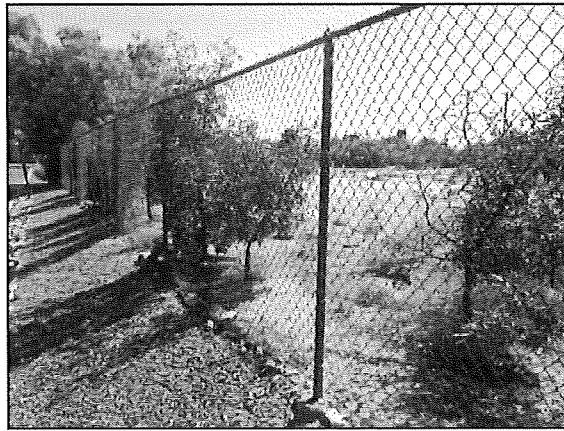
Funded?: No. These sections of chain link fencing are owned by the private entities adjacent to the community, not the HOA.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 600 Irrigation System - Replace

Quantity: Lines, Valves, Heads

Location: Common areas throughout community

Funded?: No. It is beyond the scope of this Reserve Study to quantify and assess conditions of the irrigation system. Funding can be provided for future replacement at the client's request, but we would need to be provided with cost and life expectancy estimates. Repairs and partial replacements should be included in the annual landscape maintenance budget.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 640 Landscape Granite - Replenish

Quantity: Approx 27,000 Sq Ft

Location: Common areas throughout the community

Funded?: Yes.

History: Reportedly replenished around 2015.

Comments: Complete replacement of the landscape granite is not anticipated. Coverage will deplete over time, so this component funds an allowance to top dress the existing granite with a new 1" layer, which is approximately 150 tons.

Useful Life:
10 years

Remaining Life:
5 years



Best Case: \$ 10,000

Worst Case: \$ 16,000

Cost Source: ARI Cost Database

POOL AREA

Comp #: 1100 Pedestrian Gate - Replace**Quantity: (1) Gate**

Location: Pool area

Funded?: No. Cost is below the Reserve expense threshold. Recommend replacing as needed with Operating funds.

History: Actual age is unknown.

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1130 Pool Restrooms - Refurbish**Quantity: (2) Restrooms**

Location: Pool area

Funded?: Yes.

History:

Comments: The pool area restrooms are very minimal and basic. Observed to be functional and in decent shape. This component funds to refurbish the pool area restrooms, which includes replacement of the toilets, sinks, lights, paint, etc. Repaint the restroom interiors as needed with Operating funds.

Useful Life:
20 yearsRemaining Life:
8 years

Best Case: \$ 3,000

Worst Case: \$ 4,000

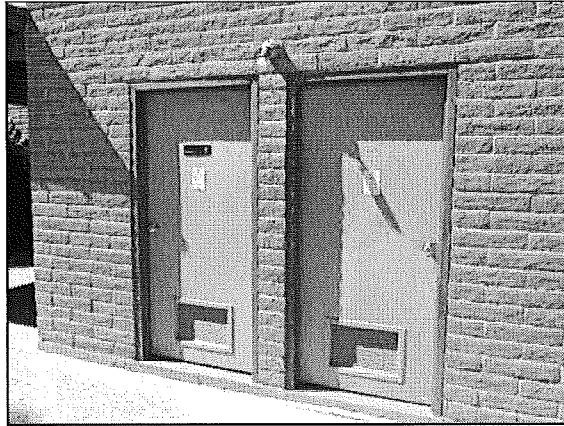
Cost Source: ARI Cost Database

Comp #: 1150 Doors - Replace
Location: Pool area
Funded?: No.
History:
Comments:

Quantity: (3) Doors

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1160 Surveillance System - Replace

Quantity: (1) System

Location: Pool area
Funded?: No. Cost is below the Reserve expense threshold. Recommend replacing as needed with Operating funds.
History:
Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1200 Pool Deck - Resurface**Quantity: Approx 1,500 Sq Ft**

Location: Pool area

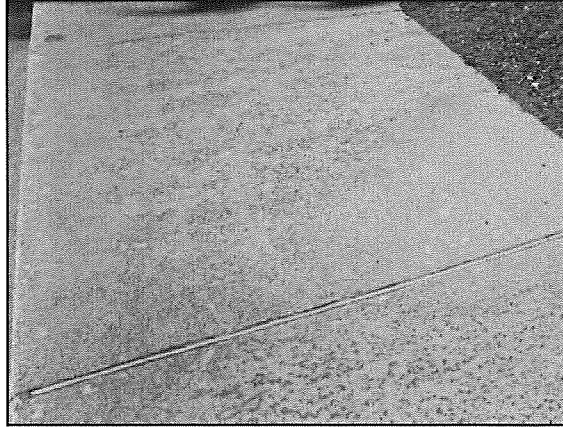
Funded?: Yes.

History: Actual age is unknown.

Comments: Observed to be older but generally intact and in fair shape. (1) large chipped spot was noted near the pool restrooms. This component funds to periodically grind off the existing deck coating and re-apply a new surface. Combined cost with the seal/repair component accounts for the total estimated resurface budget.

Useful Life:
16 years

Remaining Life:
8 years



Best Case: \$ 6,000

Worst Case: \$ 8,000

Combine with seal/repair for total cost

Cost Source: ARI Cost Database

Comp #: 1201 Pool Deck - Seal/Repair**Quantity: Approx 1,500 Sq Ft**

Location: Pool area

Funded?: Yes.

History:

Comments: Observed to be heavily stained and discolored. (1) large chipped area was noted. This component funds to periodically patch cracks and seal/paint the deck to cover stains and restore the appearance.

Useful Life:
4 years

Remaining Life:
0 years



Best Case: \$ 2,000

Worst Case: \$ 3,000

Cost Source: ARI Cost Database

Comp #: 1210 Pool - Resurface

Quantity: (1) Pool, ~100 LF

Location: Pool area

Funded?: Yes.

History: Actual age is unknown.

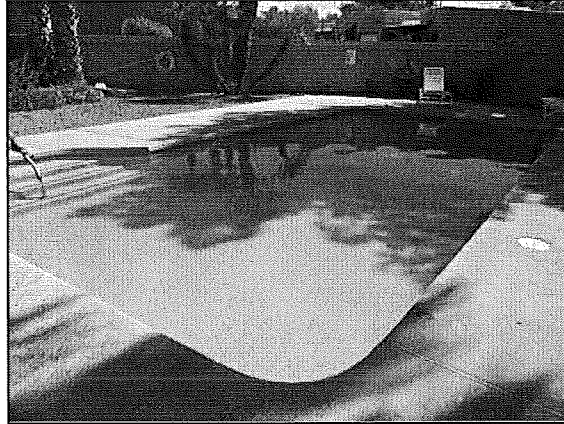
Comments: Pool has a pebble surface with waterline tiles. Some slight discoloration and wear evident. Overall, the pool surface is intact and in fair condition.

Useful Life:

15 years

Remaining Life:

8 years



Best Case: \$ 13,000

Worst Case: \$ 17,000

Cost Source: ARI Cost Database

Comp #: 1220 Pool Furniture - Replace

Quantity: (6) Pieces

Location: Pool area

Funded?: No. Individual costs are below the Reserve expense threshold. Recommend replacing as needed with Operating funds.

History:

Comments: Pieces include (5) lounges with vinyl straps and (1) 8' wood picnic table.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1240 Pool Filter - Replace

Quantity: (1) Triton II TR-60

Location: Pool equipment closet

Funded?: Yes.

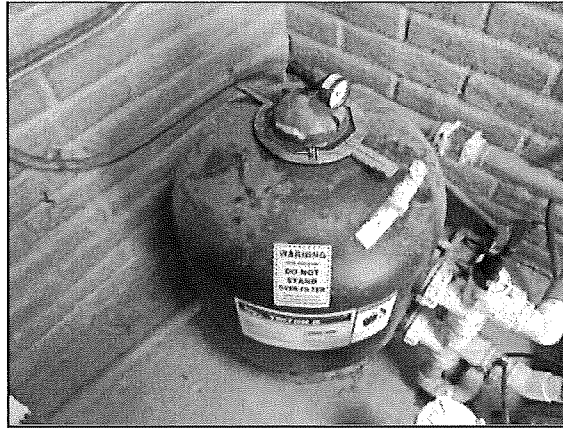
History: Actual age is unknown.

Comments: Appears to be functional and in in decent shape.

*Serial #04D

Useful Life:
15 years

Remaining Life:
1 years



Best Case: \$ 900

Worst Case: \$ 1,100

Cost Source: ARI Cost Database

Comp #: 1242 Pool Pump - Replace

Quantity: (1) Challenger

Location: Pool equipment closet

Funded?: Yes.

History: Actual age is unknown.

Comments: Observed to be older and worn. Periodic repair and motor replacement should be addressed as a maintenance issue. This component funds for replacement of the pump and motor assembly.

Useful Life:
15 years

Remaining Life:
1 years



Best Case: \$ 900

Worst Case: \$ 1,100

Cost Source: ARI Cost Database

Comp #: 1290 Foam Roof - Replace

Quantity: Approx 500 Sq Ft

Location: Pool area

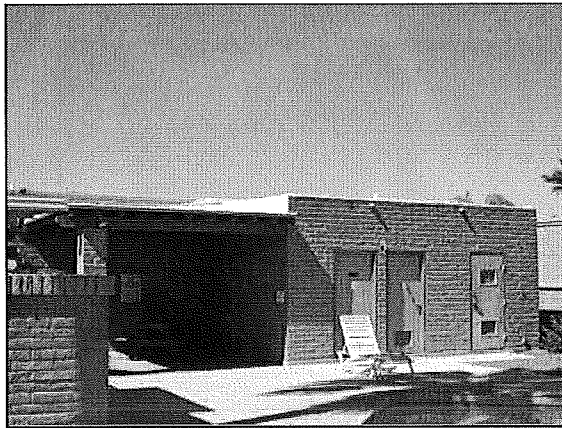
Funded?: Yes.

History: Actual age is unknown.

Comments: Appears to be intact with no issues of leaking reported.

Useful Life:
25 years

Remaining Life:
5 years



Best Case: \$ 1,800

Worst Case: \$ 2,200

Combine with recoat for total cost

Cost Source: ARI Cost Database

Comp #: 1292 Foam Roof - Recoat

Quantity: Approx 500 Sq Ft

Location: Pool area

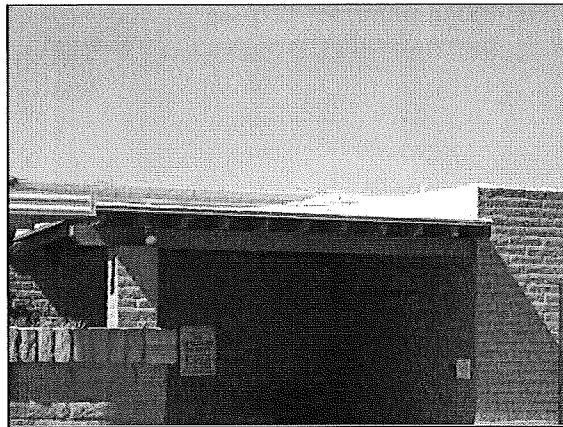
Funded?: Yes.

History:

Comments: This component funds to periodically recoat the pool building foam roof.

Useful Life:
5 years

Remaining Life:
0 years



Best Case: \$ 900

Worst Case: \$ 1,100

Cost Source: ARI Cost Database

Comp #: 1295 Skylights - Replace

Quantity: (3) Skylights

Location: Pool area

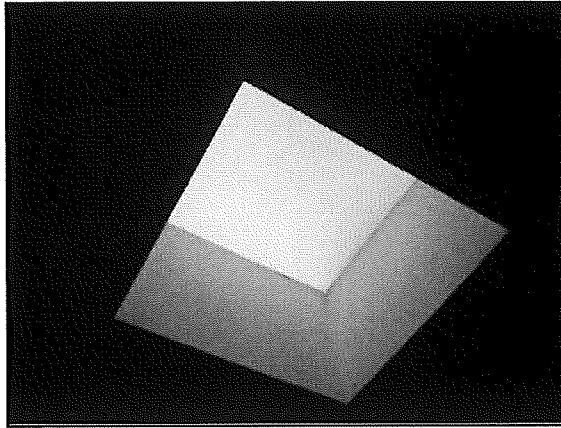
Funded?: No. Cost is below the Reserve expense threshold. Recommend replacing as needed with Operating funds.

History:

Comments: These are 2'x2' skylights.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:
