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Miller Gardens Condominium
Non-SIRS Components
Miami, FL



Report #: 52032-0
Beginning: July 1, 2026
Expires: June 30, 2027

RESERVE STUDY
"Full"

June 4, 2025

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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Miller Gardens Condominium - Non-SIRS Components

Miami, FL

Level of Service: "Full"

Report #: 52032-0

of Units: 260

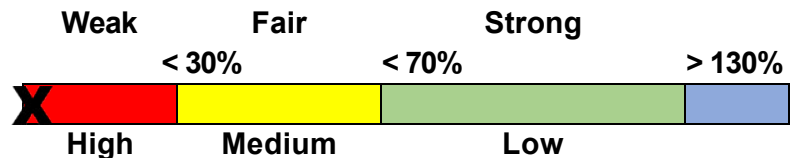
July 1, 2026 through June 30, 2027

Findings & Recommendations

as of July 1, 2026

Projected Starting Reserve Balance	\$0
Projected "Fully Funded" (Ideal) Reserve Balance	\$1,852,782
Percent Funded	0.0 %
Required 2026 Special Assessments	\$0
Minimum 2026 Funding Required to Maintain Reserves above \$0 through Year 30	\$235,200
(Optional Alternative) Recommended 2026 Funding to Achieve 100% Funded by Year 30 ..	\$271,500

Reserve Fund Strength: 0.0%



Risk of Special Assessment:

Economic Assumptions:

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

Annual Inflation Rate 3.00 %

This document is a "Full" Reserve Study (original, created "from scratch"), based on our site inspection on 3/6/2025.

This analysis was prepared or verified by a credentialed Reserve Specialist (RS). No assets appropriate for Reserve designation were excluded. As of the start of the initial fiscal year shown in this study, your Reserve fund is determined to be 0.0 % Funded. Based on this figure, the Client's risk of special assessments & deferred maintenance is currently High.

Component cost estimates, life expectancies, and recommended reserve funding amounts are subject to change in subsequent years. As such, this Reserve Study analysis expires at the end of the initial fiscal year (December, 31, 2026). Please contact our office to discuss options for updating your Reserve Study in future years.

Reserve Funding Goals and Methodology:

Special Assessments:

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

Minimum Funding Required:

For Florida community associations using the pooled method, Florida Administrative Code requires that, at minimum: "the current year contribution should not be less than that required to ensure that the balance on hand at the beginning of the period when the budget will go into effect plus the projected annual cash inflows over the estimated remaining lives of the items in the pool are greater than the estimated cash outflows over the estimated remaining lives of the items in the pool." It should be noted that while this is often understood to describe "fully funding" of reserves in Florida, this practice is also described in the Community Association Institute's Reserve Study Standards (RSS) as "baseline funding." RSS characterizes baseline funding as "establishing a reserve funding goal of allowing the reserve cash balance to never be below zero during the cash flow projection. This is the funding goal with the greatest risk due to the variabilities

encountered in the timing of component replacements and repair and replacement costs.”

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

Recommended Funding Plan:

Our “recommended” funding plan is an optional, more conservative alternative to the minimum funding plan described above. This recommended amount is intended to help the Association to (gradually, over 30 years) attain and maintain Reserves at or near 100 percent-funded. This goal is more likely to provide an adequate cushion of accumulated funds, which will help reduce the risk of special assessments and/or loans in the event of higher-than-expected component costs, reduced component life expectancies, or other “surprise” circumstances.

Annual Increases to Reserve Funding:

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

Waiving or Partial Funding of Reserves:

For components not considered “structural” in nature, Florida statutes allow that: “The members of a unit-owner-controlled association may determine, by a majority vote of the total voting interests of the association, to provide no reserves or less reserves than required by this subsection.” As such, a majority of the association’s voting interests may elect to fund the reserves at lower amounts than shown in this study-- or to waive reserve funding entirely—but only for these specific components. Please consult with your Association’s legal counsel for additional guidance regarding the waiving or partial funding of reserves.

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
Site and Grounds			
2123 Asphalt - Seal/Repair	4	0	\$37,217
2125 Asphalt - Resurface	20	3	\$369,309
2137 Metal Fencing - Replace	30	18	\$144,800
2143 Chain Link Fencing - Replace	30	5	\$45,150
2176 Site Pole Lights (Fixtures) - Replace	15	10	\$26,000
Building Exteriors			
2306 Awnings (Canopies) - Replace	10	1	\$27,700
2308 Awning (Frames) - Replace	30	21	\$48,500
2367 Common Windows & Doors - Replace	40	9	\$134,400
2381 Asphalt Shingle Roofing - Replace	20	0	\$22,150
2389 Downspouts - Replace	30	25	\$54,000
Mechanical/Electrical/Plumbing			
2501 Intercom/Entry Systems - Replace	15	10	\$15,000
2508 RFID Sensor - Replace	15	5	\$4,250
2511 Barrier Arm Operators - Replace	15	3	\$22,000
2513 Elevators - Modernize	25	18	\$720,000
2517 Elevator Cabs - Remodel	25	18	\$84,000
2523 HVAC - Mini-Split (Elev Rm 5700) - Repl.	15	7	\$4,000
2523 HVAC - Mini-Split (Elev Rm 5800) - Repl.	15	7	\$4,000
2523 HVAC - Mini-Split (Elev Rm 5900) - Repl.	15	7	\$4,000
2523 HVAC - Mini-Split (Guardhouse) - Repl.	15	12	\$4,000
2524 HVAC - Split (Clubhouse) - Replace	15	6	\$9,000
2524 HVAC - Split (Office) - Replace	15	12	\$6,250
2526 HVAC - Packaged (Hallways 5700) - Repl.	15	8	\$82,500
2526 HVAC - Packaged (Hallways 5800) - Repl.	15	7	\$82,500
2526 HVAC - Packaged (Hallways 5900) - Repl.	15	7	\$82,500
2532 Exhaust Fans (Bldg. 5700) - Repair/Repl.	15	11	\$7,000
2532 Exhaust Fans (Bldg. 5800) - Repair/Repl.	15	11	\$7,000
2532 Exhaust Fans (Bldg. 5900) - Repair/Repl.	15	13	\$7,000
2542 Trash Chute/Doors-(20%) Refurb Allowance	15	10	\$10,800
2543 Surveillance System - Replace	10	9	\$28,950
2585 Irrigation Pump #1 - Replace	15	4	\$2,000
2585 Irrigation Pump #2 - Replace	15	0	\$2,000
2585 Irrigation Pump #3 - Replace	15	0	\$2,000
2585 Irrigation Pump #4 - Replace	15	3	\$2,000
2585 Irrigation Pump #5 - Replace	15	0	\$2,000
2585 Irrigation Pump #6 - Replace	15	8	\$2,000

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
2585 Irrigation Pump #7 - Replace	15	0	\$2,000
Common Interiors			
2701 Interior Surfaces - Repaint	10	5	\$244,500
2709 Tile Flooring - Replace	30	15	\$206,250
2711 Carpeting - Replace	10	5	\$346,800
2719 Suspended Ceilings - Replace	40	15	\$380,000
2721 Mailboxes - Replace	40	15	\$35,500
2741 Clubhouse - Remodel Allowance	20	0	\$28,500
2749 Clubhouse Bathrooms - Remodel	20	0	\$7,000
2749 North Pool Deck Bathroom - Remodel	20	17	\$9,800
2749 Office Bathroom - Remodel	20	17	\$5,500
2752 Office - Remodel	20	17	\$17,000
Exterior Amenities			
2768 Pool Decks (Coated) - Resurface	30	15	\$16,800
2771 Pool Fencing - Replace	30	15	\$15,700
2772 Pool Deck Lights - Replace	25	19	\$18,000
2773 Swimming Pools - Resurface	12	5	\$51,500
2787 Pool Equipment - Repair/Repl. Allowance	5	3	\$6,000
2807 Racquetball Cts (Outdoor) – Refurbish	10	0	\$10,000
2809 Tennis Court - Re-coat/Resurface	5	0	\$8,500
2811 Tennis Court - Rebuild/Reconstruct	30	10	\$25,000
2813 Tennis Court Fencing - Replace	30	10	\$32,400

55 Total Funded Components

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

Introduction



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

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



Reserve 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

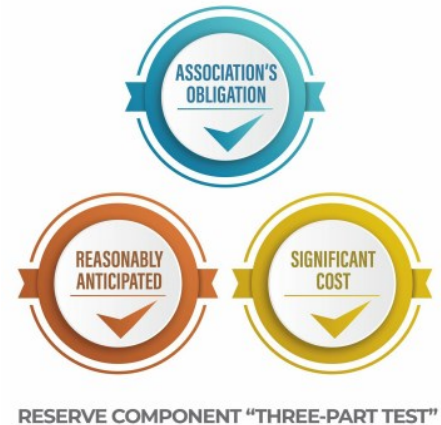


For this [Full Reserve Study](#), we started with a review of your Governing Documents, recent Reserve expenditures, an evaluation of how expenditures are handled (ongoing maintenance vs Reserves), and research into any well-established association precedents. We

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 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?



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.*



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.

Site Inspection Notes

During our site visit on 3/6/2025, we visually inspected all common areas, amenities, and other components that are the responsibility of the Client. Please refer to the Component Details section at the end of this document for additional photos, observations and other information regarding each component.



Projected Expenses

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

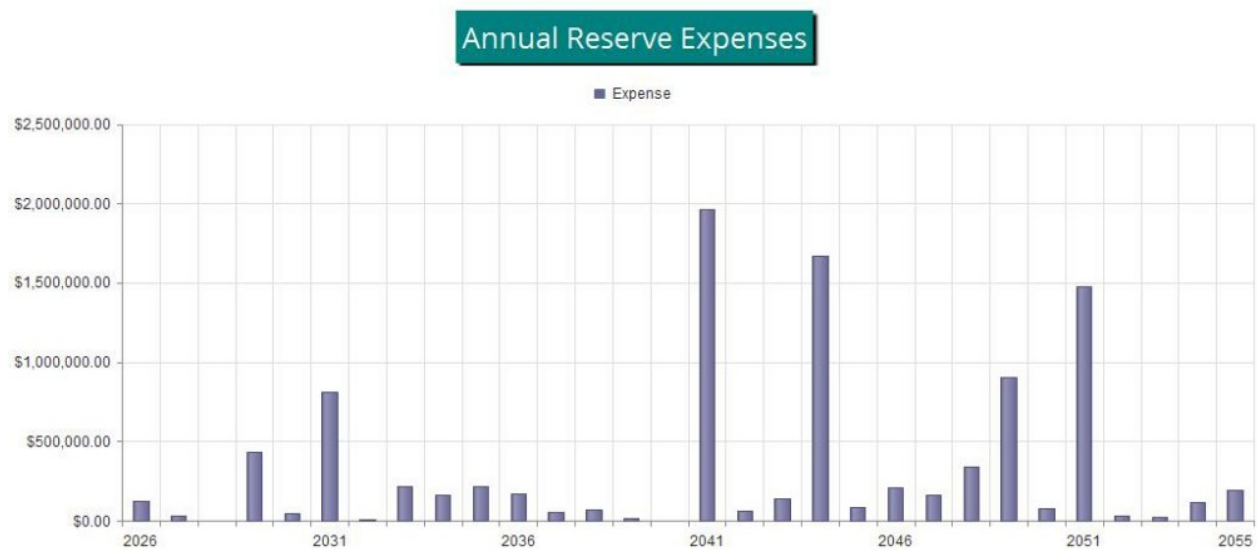


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$0 as-of the start of your Fiscal Year on 7/1/2026. This is based either on information provided directly to us, or using your most recent available Reserve account balance, plus any budgeted funding amounts and less any planned expenses through the end of your Fiscal Year. As of your Fiscal Year Start, your Fully Funded Balance is computed to be \$1,852,782. This figure represents the deteriorated value of your common area components. Comparing your Reserve Balance to your Fully Funded Balance indicates your Reserves are 0.0 % Funded.

Recommended Funding Plan

Based on your current Percent Funded and your near-term and long-term Reserve needs, we are recommending budgeted funding of \$271,500 in the upcoming fiscal year. At minimum, the Association must budget \$235,200 for Reserves in the upcoming year. The overall 30-yr plan, in perspective, is shown below. This same information is shown numerically in both the 30-yr Summary and the Cash Flow Detail tables.

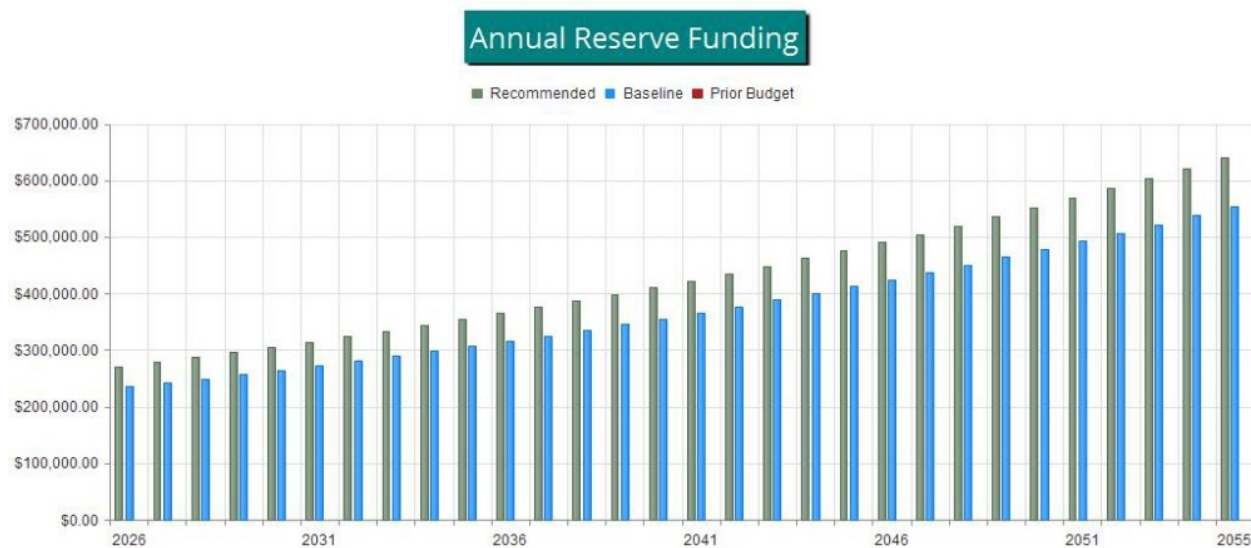


Figure 2

The following chart shows your Reserve balance under our recommended plan, the minimum funding plan and at the Association’s current funding rate, all compared to your always-changing Fully Funded Balance target.

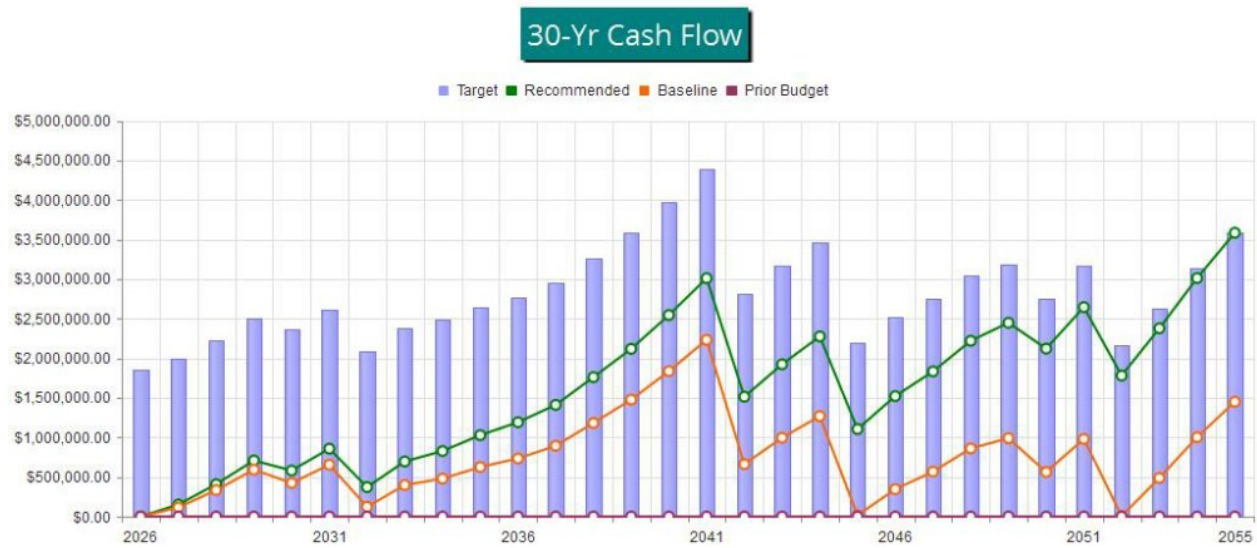


Figure 3

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

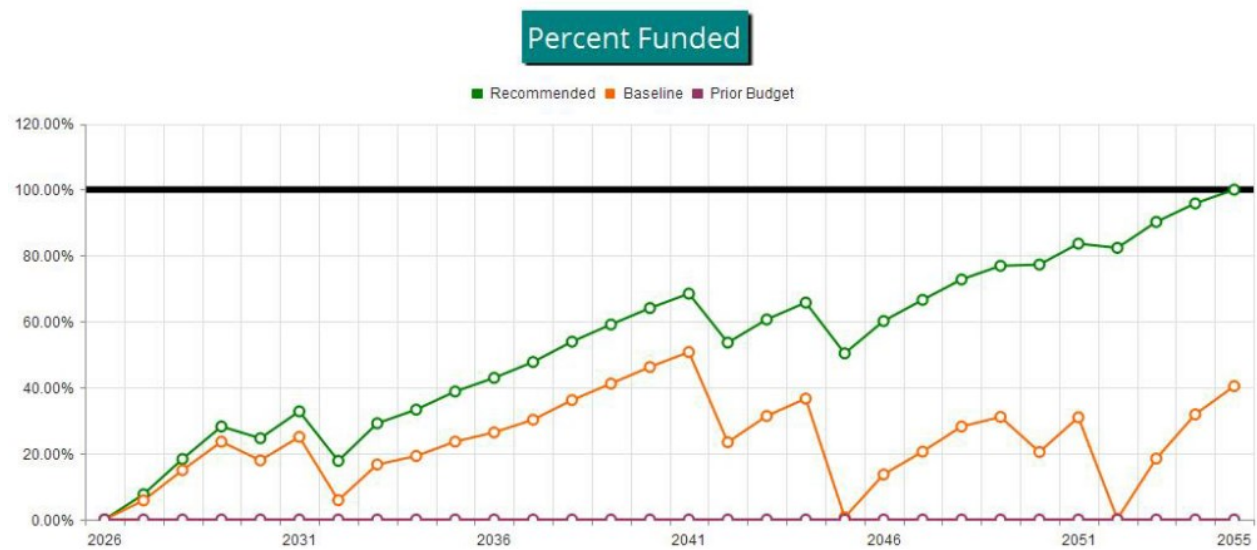


Figure 4



Table Descriptions

Executive Summary is a summary of your Reserve Components

Fully Funded Balance shows the calculation of the Fully Funded Balance for each of your components, and their 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	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
Site and Grounds								
2123	Asphalt - Seal/Repair	\$37,217	X	4	/	4	=	\$37,217
2125	Asphalt - Resurface	\$369,309	X	17	/	20	=	\$313,913
2137	Metal Fencing - Replace	\$144,800	X	12	/	30	=	\$57,920
2143	Chain Link Fencing - Replace	\$45,150	X	25	/	30	=	\$37,625
2176	Site Pole Lights (Fixtures) - Replace	\$26,000	X	5	/	15	=	\$8,667
Building Exteriors								
2306	Awnings (Canopies) - Replace	\$27,700	X	9	/	10	=	\$24,930
2308	Awning (Frames) - Replace	\$48,500	X	9	/	30	=	\$14,550
2367	Common Windows & Doors - Replace	\$134,400	X	31	/	40	=	\$104,160
2381	Asphalt Shingle Roofing - Replace	\$22,150	X	20	/	20	=	\$22,150
2389	Downspouts - Replace	\$54,000	X	5	/	30	=	\$9,000
Mechanical/Electrical/Plumbing								
2501	Intercom/Entry Systems - Replace	\$15,000	X	5	/	15	=	\$5,000
2508	RFID Sensor - Replace	\$4,250	X	10	/	15	=	\$2,833
2511	Barrier Arm Operators - Replace	\$22,000	X	12	/	15	=	\$17,600
2513	Elevators - Modernize	\$720,000	X	7	/	25	=	\$201,600
2517	Elevator Cabs - Remodel	\$84,000	X	7	/	25	=	\$23,520
2523	HVAC - Mini-Split (Elev Rm 5700) - Repl.	\$4,000	X	8	/	15	=	\$2,133
2523	HVAC - Mini-Split (Elev Rm 5800) - Repl.	\$4,000	X	8	/	15	=	\$2,133
2523	HVAC - Mini-Split (Elev Rm 5900) - Repl.	\$4,000	X	8	/	15	=	\$2,133
2523	HVAC - Mini-Split (Guardhouse) - Repl.	\$4,000	X	3	/	15	=	\$800
2524	HVAC - Split (Clubhouse) - Replace	\$9,000	X	9	/	15	=	\$5,400
2524	HVAC - Split (Office) - Replace	\$6,250	X	3	/	15	=	\$1,250
2526	HVAC - Packaged (Hallways 5700) - Repl.	\$82,500	X	7	/	15	=	\$38,500
2526	HVAC - Packaged (Hallways 5800) - Repl.	\$82,500	X	8	/	15	=	\$44,000
2526	HVAC - Packaged (Hallways 5900) - Repl.	\$82,500	X	8	/	15	=	\$44,000
2532	Exhaust Fans (Bldg. 5700) - Repair/Repl.	\$7,000	X	4	/	15	=	\$1,867
2532	Exhaust Fans (Bldg. 5800) - Repair/Repl.	\$7,000	X	4	/	15	=	\$1,867
2532	Exhaust Fans (Bldg. 5900) - Repair/Repl.	\$7,000	X	2	/	15	=	\$933
2542	Trash Chute/Doors-(20%) Refurb Allowance	\$10,800	X	5	/	15	=	\$3,600
2543	Surveillance System - Replace	\$28,950	X	1	/	10	=	\$2,895
2585	Irrigation Pump #1 - Replace	\$2,000	X	11	/	15	=	\$1,467
2585	Irrigation Pump #2 - Replace	\$2,000	X	15	/	15	=	\$2,000
2585	Irrigation Pump #3 - Replace	\$2,000	X	15	/	15	=	\$2,000
2585	Irrigation Pump #4 - Replace	\$2,000	X	12	/	15	=	\$1,600
2585	Irrigation Pump #5 - Replace	\$2,000	X	15	/	15	=	\$2,000
2585	Irrigation Pump #6 - Replace	\$2,000	X	7	/	15	=	\$933
2585	Irrigation Pump #7 - Replace	\$2,000	X	15	/	15	=	\$2,000
Common Interiors								
2701	Interior Surfaces - Repaint	\$244,500	X	5	/	10	=	\$122,250
2709	Tile Flooring - Replace	\$206,250	X	15	/	30	=	\$103,125
2711	Carpeting - Replace	\$346,800	X	5	/	10	=	\$173,400
2719	Suspended Ceilings - Replace	\$380,000	X	25	/	40	=	\$237,500
2721	Mailboxes - Replace	\$35,500	X	25	/	40	=	\$22,188

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
2741	Clubhouse - Remodel Allowance	\$28,500	X	20	/	20	=	\$28,500
2749	Clubhouse Bathrooms - Remodel	\$7,000	X	20	/	20	=	\$7,000
2749	North Pool Deck Bathroom - Remodel	\$9,800	X	3	/	20	=	\$1,470
2749	Office Bathroom - Remodel	\$5,500	X	3	/	20	=	\$825
2752	Office - Remodel	\$17,000	X	3	/	20	=	\$2,550
Exterior Amenities								
2768	Pool Decks (Coated) - Resurface	\$16,800	X	15	/	30	=	\$8,400
2771	Pool Fencing - Replace	\$15,700	X	15	/	30	=	\$7,850
2772	Pool Deck Lights - Replace	\$18,000	X	6	/	25	=	\$4,320
2773	Swimming Pools - Resurface	\$51,500	X	7	/	12	=	\$30,042
2787	Pool Equipment - Repair/Repl. Allowance	\$6,000	X	2	/	5	=	\$2,400
2807	Racquetball Cts (Outdoor) – Refurbish	\$10,000	X	10	/	10	=	\$10,000
2809	Tennis Court - Re-coat/Resurface	\$8,500	X	5	/	5	=	\$8,500
2811	Tennis Court - Rebuild/Reconstruct	\$25,000	X	20	/	30	=	\$16,667
2813	Tennis Court Fencing - Replace	\$32,400	X	20	/	30	=	\$21,600
								\$1,852,782



#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
Site and Grounds					
2123	Asphalt - Seal/Repair	4	\$37,217	\$9,304	4.71 %
2125	Asphalt - Resurface	20	\$369,309	\$18,465	9.34 %
2137	Metal Fencing - Replace	30	\$144,800	\$4,827	2.44 %
2143	Chain Link Fencing - Replace	30	\$45,150	\$1,505	0.76 %
2176	Site Pole Lights (Fixtures) - Replace	15	\$26,000	\$1,733	0.88 %
Building Exteriors					
2306	Awnings (Canopies) - Replace	10	\$27,700	\$2,770	1.40 %
2308	Awning (Frames) - Replace	30	\$48,500	\$1,617	0.82 %
2367	Common Windows & Doors - Replace	40	\$134,400	\$3,360	1.70 %
2381	Asphalt Shingle Roofing - Replace	20	\$22,150	\$1,108	0.56 %
2389	Downspouts - Replace	30	\$54,000	\$1,800	0.91 %
Mechanical/Electrical/Plumbing					
2501	Intercom/Entry Systems - Replace	15	\$15,000	\$1,000	0.51 %
2508	RFID Sensor - Replace	15	\$4,250	\$283	0.14 %
2511	Barrier Arm Operators - Replace	15	\$22,000	\$1,467	0.74 %
2513	Elevators - Modernize	25	\$720,000	\$28,800	14.57 %
2517	Elevator Cabs - Remodel	25	\$84,000	\$3,360	1.70 %
2523	HVAC - Mini-Split (Elev Rm 5700) - Repl.	15	\$4,000	\$267	0.13 %
2523	HVAC - Mini-Split (Elev Rm 5800) - Repl.	15	\$4,000	\$267	0.13 %
2523	HVAC - Mini-Split (Elev Rm 5900) - Repl.	15	\$4,000	\$267	0.13 %
2523	HVAC - Mini-Split (Guardhouse) - Repl.	15	\$4,000	\$267	0.13 %
2524	HVAC - Split (Clubhouse) - Replace	15	\$9,000	\$600	0.30 %
2524	HVAC - Split (Office) - Replace	15	\$6,250	\$417	0.21 %
2526	HVAC - Packaged (Hallways 5700) - Repl.	15	\$82,500	\$5,500	2.78 %
2526	HVAC - Packaged (Hallways 5800) - Repl.	15	\$82,500	\$5,500	2.78 %
2526	HVAC - Packaged (Hallways 5900) - Repl.	15	\$82,500	\$5,500	2.78 %
2532	Exhaust Fans (Bldg. 5700) - Repair/Repl.	15	\$7,000	\$467	0.24 %
2532	Exhaust Fans (Bldg. 5800) - Repair/Repl.	15	\$7,000	\$467	0.24 %
2532	Exhaust Fans (Bldg. 5900) - Repair/Repl.	15	\$7,000	\$467	0.24 %
2542	Trash Chute/Doors-(20%) Refurb Allowance	15	\$10,800	\$720	0.36 %
2543	Surveillance System - Replace	10	\$28,950	\$2,895	1.46 %
2585	Irrigation Pump #1 - Replace	15	\$2,000	\$133	0.07 %
2585	Irrigation Pump #2 - Replace	15	\$2,000	\$133	0.07 %
2585	Irrigation Pump #3 - Replace	15	\$2,000	\$133	0.07 %
2585	Irrigation Pump #4 - Replace	15	\$2,000	\$133	0.07 %
2585	Irrigation Pump #5 - Replace	15	\$2,000	\$133	0.07 %
2585	Irrigation Pump #6 - Replace	15	\$2,000	\$133	0.07 %
2585	Irrigation Pump #7 - Replace	15	\$2,000	\$133	0.07 %
Common Interiors					
2701	Interior Surfaces - Repaint	10	\$244,500	\$24,450	12.37 %
2709	Tile Flooring - Replace	30	\$206,250	\$6,875	3.48 %
2711	Carpeting - Replace	10	\$346,800	\$34,680	17.55 %
2719	Suspended Ceilings - Replace	40	\$380,000	\$9,500	4.81 %
2721	Mailboxes - Replace	40	\$35,500	\$888	0.45 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
2741	Clubhouse - Remodel Allowance	20	\$28,500	\$1,425	0.72 %
2749	Clubhouse Bathrooms - Remodel	20	\$7,000	\$350	0.18 %
2749	North Pool Deck Bathroom - Remodel	20	\$9,800	\$490	0.25 %
2749	Office Bathroom - Remodel	20	\$5,500	\$275	0.14 %
2752	Office - Remodel	20	\$17,000	\$850	0.43 %
Exterior Amenities					
2768	Pool Decks (Coated) - Resurface	30	\$16,800	\$560	0.28 %
2771	Pool Fencing - Replace	30	\$15,700	\$523	0.26 %
2772	Pool Deck Lights - Replace	25	\$18,000	\$720	0.36 %
2773	Swimming Pools - Resurface	12	\$51,500	\$4,292	2.17 %
2787	Pool Equipment - Repair/Repl. Allowance	5	\$6,000	\$1,200	0.61 %
2807	Racquetball Cts (Outdoor) – Refurbish	10	\$10,000	\$1,000	0.51 %
2809	Tennis Court - Re-coat/Resurface	5	\$8,500	\$1,700	0.86 %
2811	Tennis Court - Rebuild/Reconstruct	30	\$25,000	\$833	0.42 %
2813	Tennis Court Fencing - Replace	30	\$32,400	\$1,080	0.55 %
55	Total Funded Components			\$197,621	100.00 %



30-Year Reserve Plan Summary

Report # 52032-0
Full

Fiscal Year Start: 2026

Net After Tax Interest: 2.00 %

Avg 30-Yr Inflation: 3.00 %

Reserve Fund Strength: as-of Fiscal Year Start Date

Projected Reserve Balance Changes

Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded		Special Assmt Risk	% Increase In Annual		Loan or Special Assmts	Interest Income	Reserve Expenses
						Reserve Funding	Reserve Funding			
2026	\$0	\$1,852,782	0.0 %		High	0.00 %	\$271,500	\$0	\$1,515	\$121,367
2027	\$151,648	\$1,986,908	7.6 %		High	3.00 %	\$279,645	\$0	\$5,595	\$28,531
2028	\$408,357	\$2,226,784	18.3 %		High	3.00 %	\$288,034	\$0	\$11,149	\$0
2029	\$707,541	\$2,509,534	28.2 %		High	3.00 %	\$296,675	\$0	\$12,872	\$436,336
2030	\$580,752	\$2,357,819	24.6 %		High	3.00 %	\$305,576	\$0	\$14,361	\$44,139
2031	\$856,549	\$2,612,188	32.8 %		Medium	3.00 %	\$314,743	\$0	\$12,267	\$812,303
2032	\$371,256	\$2,089,851	17.8 %		High	3.00 %	\$324,185	\$0	\$10,657	\$10,746
2033	\$695,352	\$2,384,527	29.2 %		High	3.00 %	\$333,911	\$0	\$15,208	\$217,688
2034	\$826,783	\$2,482,186	33.3 %		Medium	3.00 %	\$343,928	\$0	\$18,526	\$161,788
2035	\$1,027,449	\$2,647,860	38.8 %		Medium	3.00 %	\$354,246	\$0	\$22,163	\$213,135
2036	\$1,190,723	\$2,773,354	42.9 %		Medium	3.00 %	\$364,873	\$0	\$25,984	\$171,618
2037	\$1,409,962	\$2,953,342	47.7 %		Medium	3.00 %	\$375,819	\$0	\$31,669	\$57,723
2038	\$1,759,729	\$3,264,249	53.9 %		Medium	3.00 %	\$387,094	\$0	\$38,743	\$67,677
2039	\$2,117,889	\$3,582,683	59.1 %		Medium	3.00 %	\$398,707	\$0	\$46,579	\$19,091
2040	\$2,544,084	\$3,969,420	64.1 %		Medium	3.00 %	\$410,668	\$0	\$55,495	\$0
2041	\$3,010,247	\$4,396,390	68.5 %		Medium	3.00 %	\$422,988	\$0	\$45,185	\$1,966,233
2042	\$1,512,188	\$2,820,187	53.6 %		Medium	3.00 %	\$435,678	\$0	\$34,317	\$59,723
2043	\$1,922,460	\$3,169,916	60.6 %		Medium	3.00 %	\$448,748	\$0	\$41,935	\$138,509
2044	\$2,274,634	\$3,458,787	65.8 %		Medium	3.00 %	\$462,211	\$0	\$33,760	\$1,666,341
2045	\$1,104,263	\$2,192,749	50.4 %		Medium	3.00 %	\$476,077	\$0	\$26,227	\$85,834
2046	\$1,520,733	\$2,527,049	60.2 %		Medium	3.00 %	\$490,359	\$0	\$33,500	\$212,430
2047	\$1,832,162	\$2,751,692	66.6 %		Medium	3.00 %	\$505,070	\$0	\$40,479	\$158,497
2048	\$2,219,214	\$3,049,653	72.8 %		Low	3.00 %	\$520,222	\$0	\$46,621	\$339,150
2049	\$2,446,906	\$3,181,841	76.9 %		Low	3.00 %	\$535,829	\$0	\$45,639	\$907,473
2050	\$2,120,901	\$2,744,323	77.3 %		Low	3.00 %	\$551,904	\$0	\$47,615	\$75,655
2051	\$2,644,765	\$3,162,504	83.6 %		Low	3.00 %	\$568,461	\$0	\$44,210	\$1,477,370
2052	\$1,780,066	\$2,161,877	82.3 %		Low	3.00 %	\$585,515	\$0	\$41,534	\$30,192
2053	\$2,376,922	\$2,634,609	90.2 %		Low	3.00 %	\$603,080	\$0	\$53,833	\$22,768
2054	\$3,011,067	\$3,142,340	95.8 %		Low	3.00 %	\$621,172	\$0	\$65,886	\$114,893
2055	\$3,583,232	\$3,583,977	100.0 %		Low	3.00 %	\$639,808	\$0	\$76,869	\$189,586



30-Year Reserve Plan Summary (Alternate Funding Plan)

Report # 52032-0
Full

Fiscal Year Start: 2026

Net After Tax Interest:

2.00 %

Avg 30-Yr Inflation:

3.00 %

Reserve Fund Strength: as-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	Funding	Funding	Assmts	Income	Expenses
2026	\$0	\$1,852,782	0.0 %		High	0.00 %	\$235,200	\$0	\$1,149	\$121,367
2027	\$114,982	\$1,986,908	5.8 %		High	3.00 %	\$242,256	\$0	\$4,478	\$28,531
2028	\$333,184	\$2,226,784	15.0 %		High	3.00 %	\$249,524	\$0	\$9,243	\$0
2029	\$591,951	\$2,509,534	23.6 %		High	3.00 %	\$257,009	\$0	\$10,138	\$436,336
2030	\$422,764	\$2,357,819	17.9 %		High	3.00 %	\$264,720	\$0	\$10,759	\$44,139
2031	\$654,103	\$2,612,188	25.0 %		High	3.00 %	\$272,661	\$0	\$7,756	\$812,303
2032	\$122,218	\$2,089,851	5.8 %		High	3.00 %	\$280,841	\$0	\$5,193	\$10,746
2033	\$397,505	\$2,384,527	16.7 %		High	3.00 %	\$289,266	\$0	\$8,746	\$217,688
2034	\$477,829	\$2,482,186	19.3 %		High	3.00 %	\$297,944	\$0	\$11,019	\$161,788
2035	\$625,004	\$2,647,860	23.6 %		High	3.00 %	\$306,883	\$0	\$13,561	\$213,135
2036	\$732,314	\$2,773,354	26.4 %		High	3.00 %	\$316,089	\$0	\$16,239	\$171,618
2037	\$893,024	\$2,953,342	30.2 %		Medium	3.00 %	\$325,572	\$0	\$20,728	\$57,723
2038	\$1,181,602	\$3,264,249	36.2 %		Medium	3.00 %	\$335,339	\$0	\$26,551	\$67,677
2039	\$1,475,815	\$3,582,683	41.2 %		Medium	3.00 %	\$345,399	\$0	\$33,082	\$19,091
2040	\$1,835,205	\$3,969,420	46.2 %		Medium	3.00 %	\$355,761	\$0	\$40,633	\$0
2041	\$2,231,598	\$4,396,390	50.8 %		Medium	3.00 %	\$366,434	\$0	\$28,898	\$1,966,233
2042	\$660,698	\$2,820,187	23.4 %		High	3.00 %	\$377,427	\$0	\$16,542	\$59,723
2043	\$994,944	\$3,169,916	31.4 %		Medium	3.00 %	\$388,750	\$0	\$22,608	\$138,509
2044	\$1,267,793	\$3,458,787	36.7 %		Medium	3.00 %	\$400,412	\$0	\$12,814	\$1,666,341
2045	\$14,677	\$2,192,749	0.7 %		High	3.00 %	\$412,425	\$0	\$3,592	\$85,834
2046	\$344,860	\$2,527,049	13.6 %		High	3.00 %	\$424,797	\$0	\$9,104	\$212,430
2047	\$566,332	\$2,751,692	20.6 %		High	3.00 %	\$437,541	\$0	\$14,247	\$158,497
2048	\$859,623	\$3,049,653	28.2 %		High	3.00 %	\$450,668	\$0	\$18,476	\$339,150
2049	\$989,617	\$3,181,841	31.1 %		Medium	3.00 %	\$464,188	\$0	\$15,501	\$907,473
2050	\$561,833	\$2,744,323	20.5 %		High	3.00 %	\$478,113	\$0	\$15,402	\$75,655
2051	\$979,693	\$3,162,504	31.0 %		Medium	3.00 %	\$492,457	\$0	\$9,835	\$1,477,370
2052	\$4,614	\$2,161,877	0.2 %		High	3.00 %	\$507,230	\$0	\$4,907	\$30,192
2053	\$486,560	\$2,634,609	18.5 %		High	3.00 %	\$522,447	\$0	\$14,864	\$22,768
2054	\$1,001,102	\$3,142,340	31.9 %		Medium	3.00 %	\$538,121	\$0	\$24,478	\$114,893
2055	\$1,448,808	\$3,583,977	40.4 %		Medium	3.00 %	\$554,264	\$0	\$32,924	\$189,586

30-Year Income/Expense Detail

Report # 52032-0
Full

Fiscal Year	2026	2027	2028	2029	2030
Starting Reserve Balance	\$0	\$151,648	\$408,357	\$707,541	\$580,752
Annual Reserve Funding	\$271,500	\$279,645	\$288,034	\$296,675	\$305,576
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$1,515	\$5,595	\$11,149	\$12,872	\$14,361
Total Income	\$273,015	\$436,888	\$707,541	\$1,017,088	\$900,689
# Component					
Site and Grounds					
2123 Asphalt - Seal/Repair	\$37,217	\$0	\$0	\$0	\$41,888
2125 Asphalt - Resurface	\$0	\$0	\$0	\$403,554	\$0
2137 Metal Fencing - Replace	\$0	\$0	\$0	\$0	\$0
2143 Chain Link Fencing - Replace	\$0	\$0	\$0	\$0	\$0
2176 Site Pole Lights (Fixtures) - Replace	\$0	\$0	\$0	\$0	\$0
Building Exteriors					
2306 Awnings (Canopies) - Replace	\$0	\$28,531	\$0	\$0	\$0
2308 Awning (Frames) - Replace	\$0	\$0	\$0	\$0	\$0
2367 Common Windows & Doors - Replace	\$0	\$0	\$0	\$0	\$0
2381 Asphalt Shingle Roofing - Replace	\$22,150	\$0	\$0	\$0	\$0
2389 Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
Mechanical/Electrical/Plumbing					
2501 Intercom/Entry Systems - Replace	\$0	\$0	\$0	\$0	\$0
2508 RFID Sensor - Replace	\$0	\$0	\$0	\$0	\$0
2511 Barrier Arm Operators - Replace	\$0	\$0	\$0	\$24,040	\$0
2513 Elevators - Modernize	\$0	\$0	\$0	\$0	\$0
2517 Elevator Cabs - Remodel	\$0	\$0	\$0	\$0	\$0
2523 HVAC - Mini-Split (Elev Rm 5700) - Repl.	\$0	\$0	\$0	\$0	\$0
2523 HVAC - Mini-Split (Elev Rm 5800) - Repl.	\$0	\$0	\$0	\$0	\$0
2523 HVAC - Mini-Split (Elev Rm 5900) - Repl.	\$0	\$0	\$0	\$0	\$0
2523 HVAC - Mini-Split (Guardhouse) - Repl.	\$0	\$0	\$0	\$0	\$0
2524 HVAC - Split (Clubhouse) - Replace	\$0	\$0	\$0	\$0	\$0
2524 HVAC - Split (Office) - Replace	\$0	\$0	\$0	\$0	\$0
2526 HVAC - Packaged (Hallways 5700) - Repl.	\$0	\$0	\$0	\$0	\$0
2526 HVAC - Packaged (Hallways 5800) - Repl.	\$0	\$0	\$0	\$0	\$0
2526 HVAC - Packaged (Hallways 5900) - Repl.	\$0	\$0	\$0	\$0	\$0
2532 Exhaust Fans (Bldg. 5700) - Repair/Repl.	\$0	\$0	\$0	\$0	\$0
2532 Exhaust Fans (Bldg. 5800) - Repair/Repl.	\$0	\$0	\$0	\$0	\$0
2532 Exhaust Fans (Bldg. 5900) - Repair/Repl.	\$0	\$0	\$0	\$0	\$0
2542 Trash Chute/Doors-(20%) Refurb Allowance	\$0	\$0	\$0	\$0	\$0
2543 Surveillance System - Replace	\$0	\$0	\$0	\$0	\$0
2585 Irrigation Pump #1 - Replace	\$0	\$0	\$0	\$0	\$2,251
2585 Irrigation Pump #2 - Replace	\$2,000	\$0	\$0	\$0	\$0
2585 Irrigation Pump #3 - Replace	\$2,000	\$0	\$0	\$0	\$0
2585 Irrigation Pump #4 - Replace	\$0	\$0	\$0	\$2,185	\$0
2585 Irrigation Pump #5 - Replace	\$2,000	\$0	\$0	\$0	\$0
2585 Irrigation Pump #6 - Replace	\$0	\$0	\$0	\$0	\$0
2585 Irrigation Pump #7 - Replace	\$2,000	\$0	\$0	\$0	\$0
Common Interiors					
2701 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
2709 Tile Flooring - Replace	\$0	\$0	\$0	\$0	\$0
2711 Carpeting - Replace	\$0	\$0	\$0	\$0	\$0
2719 Suspended Ceilings - Replace	\$0	\$0	\$0	\$0	\$0
2721 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
2741 Clubhouse - Remodel Allowance	\$28,500	\$0	\$0	\$0	\$0
2749 Clubhouse Bathrooms - Remodel	\$7,000	\$0	\$0	\$0	\$0
2749 North Pool Deck Bathroom - Remodel	\$0	\$0	\$0	\$0	\$0
2749 Office Bathroom - Remodel	\$0	\$0	\$0	\$0	\$0
2752 Office - Remodel	\$0	\$0	\$0	\$0	\$0
Exterior Amenities					
2768 Pool Decks (Coated) - Resurface	\$0	\$0	\$0	\$0	\$0
2771 Pool Fencing - Replace	\$0	\$0	\$0	\$0	\$0
2772 Pool Deck Lights - Replace	\$0	\$0	\$0	\$0	\$0
2773 Swimming Pools - Resurface	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2026	2027	2028	2029	2030
2787 Pool Equipment - Repair/Repl. Allowance	\$0	\$0	\$0	\$6,556	\$0
2807 Racquetball Cts (Outdoor) – Refurbish	\$10,000	\$0	\$0	\$0	\$0
2809 Tennis Court - Re-coat/Resurface	\$8,500	\$0	\$0	\$0	\$0
2811 Tennis Court - Rebuild/Reconstruct	\$0	\$0	\$0	\$0	\$0
2813 Tennis Court Fencing - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$121,367	\$28,531	\$0	\$436,336	\$44,139
Ending Reserve Balance	\$151,648	\$408,357	\$707,541	\$580,752	\$856,549

Fiscal Year	2031	2032	2033	2034	2035
Starting Reserve Balance	\$856,549	\$371,256	\$695,352	\$826,783	\$1,027,449
Annual Reserve Funding	\$314,743	\$324,185	\$333,911	\$343,928	\$354,246
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$12,267	\$10,657	\$15,208	\$18,526	\$22,163
Total Income	\$1,183,560	\$706,098	\$1,044,471	\$1,189,237	\$1,403,858
# Component					
Site and Grounds					
2123 Asphalt - Seal/Repair	\$0	\$0	\$0	\$47,146	\$0
2125 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2137 Metal Fencing - Replace	\$0	\$0	\$0	\$0	\$0
2143 Chain Link Fencing - Replace	\$52,341	\$0	\$0	\$0	\$0
2176 Site Pole Lights (Fixtures) - Replace	\$0	\$0	\$0	\$0	\$0
Building Exteriors					
2306 Awnings (Canopies) - Replace	\$0	\$0	\$0	\$0	\$0
2308 Awning (Frames) - Replace	\$0	\$0	\$0	\$0	\$0
2367 Common Windows & Doors - Replace	\$0	\$0	\$0	\$0	\$175,362
2381 Asphalt Shingle Roofing - Replace	\$0	\$0	\$0	\$0	\$0
2389 Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
Mechanical/Electrical/Plumbing					
2501 Intercom/Entry Systems - Replace	\$0	\$0	\$0	\$0	\$0
2508 RFID Sensor - Replace	\$4,927	\$0	\$0	\$0	\$0
2511 Barrier Arm Operators - Replace	\$0	\$0	\$0	\$0	\$0
2513 Elevators - Modernize	\$0	\$0	\$0	\$0	\$0
2517 Elevator Cabs - Remodel	\$0	\$0	\$0	\$0	\$0
2523 HVAC - Mini-Split (Elev Rm 5700) - Repl.	\$0	\$0	\$4,919	\$0	\$0
2523 HVAC - Mini-Split (Elev Rm 5800) - Repl.	\$0	\$0	\$4,919	\$0	\$0
2523 HVAC - Mini-Split (Elev Rm 5900) - Repl.	\$0	\$0	\$4,919	\$0	\$0
2523 HVAC - Mini-Split (Guardhouse) - Repl.	\$0	\$0	\$0	\$0	\$0
2524 HVAC - Split (Clubhouse) - Replace	\$0	\$10,746	\$0	\$0	\$0
2524 HVAC - Split (Office) - Replace	\$0	\$0	\$0	\$0	\$0
2526 HVAC - Packaged (Hallways 5700) - Repl.	\$0	\$0	\$0	\$104,509	\$0
2526 HVAC - Packaged (Hallways 5800) - Repl.	\$0	\$0	\$101,465	\$0	\$0
2526 HVAC - Packaged (Hallways 5900) - Repl.	\$0	\$0	\$101,465	\$0	\$0
2532 Exhaust Fans (Bldg. 5700) - Repair/Repl.	\$0	\$0	\$0	\$0	\$0
2532 Exhaust Fans (Bldg. 5800) - Repair/Repl.	\$0	\$0	\$0	\$0	\$0
2532 Exhaust Fans (Bldg. 5900) - Repair/Repl.	\$0	\$0	\$0	\$0	\$0
2542 Trash Chute/Doors-(20%) Refurb Allowance	\$0	\$0	\$0	\$0	\$0
2543 Surveillance System - Replace	\$0	\$0	\$0	\$0	\$37,773
2585 Irrigation Pump #1 - Replace	\$0	\$0	\$0	\$0	\$0
2585 Irrigation Pump #2 - Replace	\$0	\$0	\$0	\$0	\$0
2585 Irrigation Pump #3 - Replace	\$0	\$0	\$0	\$0	\$0
2585 Irrigation Pump #4 - Replace	\$0	\$0	\$0	\$0	\$0
2585 Irrigation Pump #5 - Replace	\$0	\$0	\$0	\$0	\$0
2585 Irrigation Pump #6 - Replace	\$0	\$0	\$0	\$2,534	\$0
2585 Irrigation Pump #7 - Replace	\$0	\$0	\$0	\$0	\$0
Common Interiors					
2701 Interior Surfaces - Repaint	\$283,443	\$0	\$0	\$0	\$0
2709 Tile Flooring - Replace	\$0	\$0	\$0	\$0	\$0
2711 Carpeting - Replace	\$402,036	\$0	\$0	\$0	\$0
2719 Suspended Ceilings - Replace	\$0	\$0	\$0	\$0	\$0
2721 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
2741 Clubhouse - Remodel Allowance	\$0	\$0	\$0	\$0	\$0
2749 Clubhouse Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
2749 North Pool Deck Bathroom - Remodel	\$0	\$0	\$0	\$0	\$0
2749 Office Bathroom - Remodel	\$0	\$0	\$0	\$0	\$0
2752 Office - Remodel	\$0	\$0	\$0	\$0	\$0
Exterior Amenities					
2768 Pool Decks (Coated) - Resurface	\$0	\$0	\$0	\$0	\$0
2771 Pool Fencing - Replace	\$0	\$0	\$0	\$0	\$0
2772 Pool Deck Lights - Replace	\$0	\$0	\$0	\$0	\$0
2773 Swimming Pools - Resurface	\$59,703	\$0	\$0	\$0	\$0
2787 Pool Equipment - Repair/Repl. Allowance	\$0	\$0	\$0	\$7,601	\$0
2807 Racquetball Cts (Outdoor) - Refurbish	\$0	\$0	\$0	\$0	\$0
2809 Tennis Court - Re-coat/Resurface	\$9,854	\$0	\$0	\$0	\$0
2811 Tennis Court - Rebuild/Reconstruct	\$0	\$0	\$0	\$0	\$0
2813 Tennis Court Fencing - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$812,303	\$10,746	\$217,688	\$161,788	\$213,135

Fiscal Year	2031	2032	2033	2034	2035
Ending Reserve Balance	\$371,256	\$695,352	\$826,783	\$1,027,449	\$1,190,723

Fiscal Year	2036	2037	2038	2039	2040
Starting Reserve Balance	\$1,190,723	\$1,409,962	\$1,759,729	\$2,117,889	\$2,544,084
Annual Reserve Funding	\$364,873	\$375,819	\$387,094	\$398,707	\$410,668
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$25,984	\$31,669	\$38,743	\$46,579	\$55,495
Total Income	\$1,581,581	\$1,817,451	\$2,185,566	\$2,563,175	\$3,010,247
# Component					
Site and Grounds					
2123 Asphalt - Seal/Repair	\$0	\$0	\$53,063	\$0	\$0
2125 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2137 Metal Fencing - Replace	\$0	\$0	\$0	\$0	\$0
2143 Chain Link Fencing - Replace	\$0	\$0	\$0	\$0	\$0
2176 Site Pole Lights (Fixtures) - Replace	\$34,942	\$0	\$0	\$0	\$0
Building Exteriors					
2306 Awnings (Canopies) - Replace	\$0	\$38,343	\$0	\$0	\$0
2308 Awning (Frames) - Replace	\$0	\$0	\$0	\$0	\$0
2367 Common Windows & Doors - Replace	\$0	\$0	\$0	\$0	\$0
2381 Asphalt Shingle Roofing - Replace	\$0	\$0	\$0	\$0	\$0
2389 Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
Mechanical/Electrical/Plumbing					
2501 Intercom/Entry Systems - Replace	\$20,159	\$0	\$0	\$0	\$0
2508 RFID Sensor - Replace	\$0	\$0	\$0	\$0	\$0
2511 Barrier Arm Operators - Replace	\$0	\$0	\$0	\$0	\$0
2513 Elevators - Modernize	\$0	\$0	\$0	\$0	\$0
2517 Elevator Cabs - Remodel	\$0	\$0	\$0	\$0	\$0
2523 HVAC - Mini-Split (Elev Rm 5700) - Repl.	\$0	\$0	\$0	\$0	\$0
2523 HVAC - Mini-Split (Elev Rm 5800) - Repl.	\$0	\$0	\$0	\$0	\$0
2523 HVAC - Mini-Split (Elev Rm 5900) - Repl.	\$0	\$0	\$0	\$0	\$0
2523 HVAC - Mini-Split (Guardhouse) - Repl.	\$0	\$0	\$5,703	\$0	\$0
2524 HVAC - Split (Clubhouse) - Replace	\$0	\$0	\$0	\$0	\$0
2524 HVAC - Split (Office) - Replace	\$0	\$0	\$8,911	\$0	\$0
2526 HVAC - Packaged (Hallways 5700) - Repl.	\$0	\$0	\$0	\$0	\$0
2526 HVAC - Packaged (Hallways 5800) - Repl.	\$0	\$0	\$0	\$0	\$0
2526 HVAC - Packaged (Hallways 5900) - Repl.	\$0	\$0	\$0	\$0	\$0
2532 Exhaust Fans (Bldg. 5700) - Repair/Repl.	\$0	\$9,690	\$0	\$0	\$0
2532 Exhaust Fans (Bldg. 5800) - Repair/Repl.	\$0	\$9,690	\$0	\$0	\$0
2532 Exhaust Fans (Bldg. 5900) - Repair/Repl.	\$0	\$0	\$0	\$10,280	\$0
2542 Trash Chute/Doors-(20%) Refurb Allowance	\$14,514	\$0	\$0	\$0	\$0
2543 Surveillance System - Replace	\$0	\$0	\$0	\$0	\$0
2585 Irrigation Pump #1 - Replace	\$0	\$0	\$0	\$0	\$0
2585 Irrigation Pump #2 - Replace	\$0	\$0	\$0	\$0	\$0
2585 Irrigation Pump #3 - Replace	\$0	\$0	\$0	\$0	\$0
2585 Irrigation Pump #4 - Replace	\$0	\$0	\$0	\$0	\$0
2585 Irrigation Pump #5 - Replace	\$0	\$0	\$0	\$0	\$0
2585 Irrigation Pump #6 - Replace	\$0	\$0	\$0	\$0	\$0
2585 Irrigation Pump #7 - Replace	\$0	\$0	\$0	\$0	\$0
Common Interiors					
2701 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
2709 Tile Flooring - Replace	\$0	\$0	\$0	\$0	\$0
2711 Carpeting - Replace	\$0	\$0	\$0	\$0	\$0
2719 Suspended Ceilings - Replace	\$0	\$0	\$0	\$0	\$0
2721 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
2741 Clubhouse - Remodel Allowance	\$0	\$0	\$0	\$0	\$0
2749 Clubhouse Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
2749 North Pool Deck Bathroom - Remodel	\$0	\$0	\$0	\$0	\$0
2749 Office Bathroom - Remodel	\$0	\$0	\$0	\$0	\$0
2752 Office - Remodel	\$0	\$0	\$0	\$0	\$0
Exterior Amenities					
2768 Pool Decks (Coated) - Resurface	\$0	\$0	\$0	\$0	\$0
2771 Pool Fencing - Replace	\$0	\$0	\$0	\$0	\$0
2772 Pool Deck Lights - Replace	\$0	\$0	\$0	\$0	\$0
2773 Swimming Pools - Resurface	\$0	\$0	\$0	\$0	\$0
2787 Pool Equipment - Repair/Repl. Allowance	\$0	\$0	\$0	\$8,811	\$0
2807 Racquetball Cts (Outdoor) - Refurbish	\$13,439	\$0	\$0	\$0	\$0
2809 Tennis Court - Re-coat/Resurface	\$11,423	\$0	\$0	\$0	\$0
2811 Tennis Court - Rebuild/Reconstruct	\$33,598	\$0	\$0	\$0	\$0
2813 Tennis Court Fencing - Replace	\$43,543	\$0	\$0	\$0	\$0
Total Expenses	\$171,618	\$57,723	\$67,677	\$19,091	\$0

Fiscal Year	2036	2037	2038	2039	2040
Ending Reserve Balance	\$1,409,962	\$1,759,729	\$2,117,889	\$2,544,084	\$3,010,247

Fiscal Year	2041	2042	2043	2044	2045
Starting Reserve Balance	\$3,010,247	\$1,512,188	\$1,922,460	\$2,274,634	\$1,104,263
Annual Reserve Funding	\$422,988	\$435,678	\$448,748	\$462,211	\$476,077
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$45,185	\$34,317	\$41,935	\$33,760	\$26,227
Total Income	\$3,478,421	\$1,982,182	\$2,413,143	\$2,770,604	\$1,606,567
# Component					
Site and Grounds					
2123 Asphalt - Seal/Repair	\$0	\$59,723	\$0	\$0	\$0
2125 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2137 Metal Fencing - Replace	\$0	\$0	\$0	\$246,512	\$0
2143 Chain Link Fencing - Replace	\$0	\$0	\$0	\$0	\$0
2176 Site Pole Lights (Fixtures) - Replace	\$0	\$0	\$0	\$0	\$0
Building Exteriors					
2306 Awnings (Canopies) - Replace	\$0	\$0	\$0	\$0	\$0
2308 Awning (Frames) - Replace	\$0	\$0	\$0	\$0	\$0
2367 Common Windows & Doors - Replace	\$0	\$0	\$0	\$0	\$0
2381 Asphalt Shingle Roofing - Replace	\$0	\$0	\$0	\$0	\$0
2389 Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
Mechanical/Electrical/Plumbing					
2501 Intercom/Entry Systems - Replace	\$0	\$0	\$0	\$0	\$0
2508 RFID Sensor - Replace	\$0	\$0	\$0	\$0	\$0
2511 Barrier Arm Operators - Replace	\$0	\$0	\$0	\$37,454	\$0
2513 Elevators - Modernize	\$0	\$0	\$0	\$1,225,752	\$0
2517 Elevator Cabs - Remodel	\$0	\$0	\$0	\$143,004	\$0
2523 HVAC - Mini-Split (Elev Rm 5700) - Repl.	\$0	\$0	\$0	\$0	\$0
2523 HVAC - Mini-Split (Elev Rm 5800) - Repl.	\$0	\$0	\$0	\$0	\$0
2523 HVAC - Mini-Split (Elev Rm 5900) - Repl.	\$0	\$0	\$0	\$0	\$0
2523 HVAC - Mini-Split (Guardhouse) - Repl.	\$0	\$0	\$0	\$0	\$0
2524 HVAC - Split (Clubhouse) - Replace	\$0	\$0	\$0	\$0	\$0
2524 HVAC - Split (Office) - Replace	\$0	\$0	\$0	\$0	\$0
2526 HVAC - Packaged (Hallways 5700) - Repl.	\$0	\$0	\$0	\$0	\$0
2526 HVAC - Packaged (Hallways 5800) - Repl.	\$0	\$0	\$0	\$0	\$0
2526 HVAC - Packaged (Hallways 5900) - Repl.	\$0	\$0	\$0	\$0	\$0
2532 Exhaust Fans (Bldg. 5700) - Repair/Repl.	\$0	\$0	\$0	\$0	\$0
2532 Exhaust Fans (Bldg. 5800) - Repair/Repl.	\$0	\$0	\$0	\$0	\$0
2532 Exhaust Fans (Bldg. 5900) - Repair/Repl.	\$0	\$0	\$0	\$0	\$0
2542 Trash Chute/Doors-(20%) Refurb Allowance	\$0	\$0	\$0	\$0	\$0
2543 Surveillance System - Replace	\$0	\$0	\$0	\$0	\$50,764
2585 Irrigation Pump #1 - Replace	\$0	\$0	\$0	\$0	\$3,507
2585 Irrigation Pump #2 - Replace	\$3,116	\$0	\$0	\$0	\$0
2585 Irrigation Pump #3 - Replace	\$3,116	\$0	\$0	\$0	\$0
2585 Irrigation Pump #4 - Replace	\$0	\$0	\$0	\$3,405	\$0
2585 Irrigation Pump #5 - Replace	\$3,116	\$0	\$0	\$0	\$0
2585 Irrigation Pump #6 - Replace	\$0	\$0	\$0	\$0	\$0
2585 Irrigation Pump #7 - Replace	\$3,116	\$0	\$0	\$0	\$0
Common Interiors					
2701 Interior Surfaces - Repaint	\$380,923	\$0	\$0	\$0	\$0
2709 Tile Flooring - Replace	\$321,331	\$0	\$0	\$0	\$0
2711 Carpeting - Replace	\$540,303	\$0	\$0	\$0	\$0
2719 Suspended Ceilings - Replace	\$592,028	\$0	\$0	\$0	\$0
2721 Mailboxes - Replace	\$55,308	\$0	\$0	\$0	\$0
2741 Clubhouse - Remodel Allowance	\$0	\$0	\$0	\$0	\$0
2749 Clubhouse Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
2749 North Pool Deck Bathroom - Remodel	\$0	\$0	\$16,198	\$0	\$0
2749 Office Bathroom - Remodel	\$0	\$0	\$9,091	\$0	\$0
2752 Office - Remodel	\$0	\$0	\$28,098	\$0	\$0
Exterior Amenities					
2768 Pool Decks (Coated) - Resurface	\$26,174	\$0	\$0	\$0	\$0
2771 Pool Fencing - Replace	\$24,460	\$0	\$0	\$0	\$0
2772 Pool Deck Lights - Replace	\$0	\$0	\$0	\$0	\$31,563
2773 Swimming Pools - Resurface	\$0	\$0	\$85,122	\$0	\$0
2787 Pool Equipment - Repair/Repl. Allowance	\$0	\$0	\$0	\$10,215	\$0
2807 Racquetball Cts (Outdoor) - Refurbish	\$0	\$0	\$0	\$0	\$0
2809 Tennis Court - Re-coat/Resurface	\$13,243	\$0	\$0	\$0	\$0
2811 Tennis Court - Rebuild/Reconstruct	\$0	\$0	\$0	\$0	\$0
2813 Tennis Court Fencing - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$1,966,233	\$59,723	\$138,509	\$1,666,341	\$85,834

Fiscal Year	2041	2042	2043	2044	2045
Ending Reserve Balance	\$1,512,188	\$1,922,460	\$2,274,634	\$1,104,263	\$1,520,733

Fiscal Year	2046	2047	2048	2049	2050
Starting Reserve Balance	\$1,520,733	\$1,832,162	\$2,219,214	\$2,446,906	\$2,120,901
Annual Reserve Funding	\$490,359	\$505,070	\$520,222	\$535,829	\$551,904
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$33,500	\$40,479	\$46,621	\$45,639	\$47,615
Total Income	\$2,044,592	\$2,377,711	\$2,786,057	\$3,028,374	\$2,720,420
# Component					
Site and Grounds					
2123 Asphalt - Seal/Repair	\$67,218	\$0	\$0	\$0	\$75,655
2125 Asphalt - Resurface	\$0	\$0	\$0	\$728,863	\$0
2137 Metal Fencing - Replace	\$0	\$0	\$0	\$0	\$0
2143 Chain Link Fencing - Replace	\$0	\$0	\$0	\$0	\$0
2176 Site Pole Lights (Fixtures) - Replace	\$0	\$0	\$0	\$0	\$0
Building Exteriors					
2306 Awnings (Canopies) - Replace	\$0	\$51,530	\$0	\$0	\$0
2308 Awning (Frames) - Replace	\$0	\$90,224	\$0	\$0	\$0
2367 Common Windows & Doors - Replace	\$0	\$0	\$0	\$0	\$0
2381 Asphalt Shingle Roofing - Replace	\$40,005	\$0	\$0	\$0	\$0
2389 Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
Mechanical/Electrical/Plumbing					
2501 Intercom/Entry Systems - Replace	\$0	\$0	\$0	\$0	\$0
2508 RFID Sensor - Replace	\$7,676	\$0	\$0	\$0	\$0
2511 Barrier Arm Operators - Replace	\$0	\$0	\$0	\$0	\$0
2513 Elevators - Modernize	\$0	\$0	\$0	\$0	\$0
2517 Elevator Cabs - Remodel	\$0	\$0	\$0	\$0	\$0
2523 HVAC - Mini-Split (Elev Rm 5700) - Repl.	\$0	\$0	\$7,664	\$0	\$0
2523 HVAC - Mini-Split (Elev Rm 5800) - Repl.	\$0	\$0	\$7,664	\$0	\$0
2523 HVAC - Mini-Split (Elev Rm 5900) - Repl.	\$0	\$0	\$7,664	\$0	\$0
2523 HVAC - Mini-Split (Guardhouse) - Repl.	\$0	\$0	\$0	\$0	\$0
2524 HVAC - Split (Clubhouse) - Replace	\$0	\$16,743	\$0	\$0	\$0
2524 HVAC - Split (Office) - Replace	\$0	\$0	\$0	\$0	\$0
2526 HVAC - Packaged (Hallways 5700) - Repl.	\$0	\$0	\$0	\$162,821	\$0
2526 HVAC - Packaged (Hallways 5800) - Repl.	\$0	\$0	\$158,079	\$0	\$0
2526 HVAC - Packaged (Hallways 5900) - Repl.	\$0	\$0	\$158,079	\$0	\$0
2532 Exhaust Fans (Bldg. 5700) - Repair/Repl.	\$0	\$0	\$0	\$0	\$0
2532 Exhaust Fans (Bldg. 5800) - Repair/Repl.	\$0	\$0	\$0	\$0	\$0
2532 Exhaust Fans (Bldg. 5900) - Repair/Repl.	\$0	\$0	\$0	\$0	\$0
2542 Trash Chute/Doors-(20%) Refurb Allowance	\$0	\$0	\$0	\$0	\$0
2543 Surveillance System - Replace	\$0	\$0	\$0	\$0	\$0
2585 Irrigation Pump #1 - Replace	\$0	\$0	\$0	\$0	\$0
2585 Irrigation Pump #2 - Replace	\$0	\$0	\$0	\$0	\$0
2585 Irrigation Pump #3 - Replace	\$0	\$0	\$0	\$0	\$0
2585 Irrigation Pump #4 - Replace	\$0	\$0	\$0	\$0	\$0
2585 Irrigation Pump #5 - Replace	\$0	\$0	\$0	\$0	\$0
2585 Irrigation Pump #6 - Replace	\$0	\$0	\$0	\$3,947	\$0
2585 Irrigation Pump #7 - Replace	\$0	\$0	\$0	\$0	\$0
Common Interiors					
2701 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
2709 Tile Flooring - Replace	\$0	\$0	\$0	\$0	\$0
2711 Carpeting - Replace	\$0	\$0	\$0	\$0	\$0
2719 Suspended Ceilings - Replace	\$0	\$0	\$0	\$0	\$0
2721 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
2741 Clubhouse - Remodel Allowance	\$51,474	\$0	\$0	\$0	\$0
2749 Clubhouse Bathrooms - Remodel	\$12,643	\$0	\$0	\$0	\$0
2749 North Pool Deck Bathroom - Remodel	\$0	\$0	\$0	\$0	\$0
2749 Office Bathroom - Remodel	\$0	\$0	\$0	\$0	\$0
2752 Office - Remodel	\$0	\$0	\$0	\$0	\$0
Exterior Amenities					
2768 Pool Decks (Coated) - Resurface	\$0	\$0	\$0	\$0	\$0
2771 Pool Fencing - Replace	\$0	\$0	\$0	\$0	\$0
2772 Pool Deck Lights - Replace	\$0	\$0	\$0	\$0	\$0
2773 Swimming Pools - Resurface	\$0	\$0	\$0	\$0	\$0
2787 Pool Equipment - Repair/Repl. Allowance	\$0	\$0	\$0	\$11,842	\$0
2807 Racquetball Cts (Outdoor) - Refurbish	\$18,061	\$0	\$0	\$0	\$0
2809 Tennis Court - Re-coat/Resurface	\$15,352	\$0	\$0	\$0	\$0
2811 Tennis Court - Rebuild/Reconstruct	\$0	\$0	\$0	\$0	\$0
2813 Tennis Court Fencing - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$212,430	\$158,497	\$339,150	\$907,473	\$75,655

Fiscal Year	2046	2047	2048	2049	2050
Ending Reserve Balance	\$1,832,162	\$2,219,214	\$2,446,906	\$2,120,901	\$2,644,765

Fiscal Year	2051	2052	2053	2054	2055
Starting Reserve Balance	\$2,644,765	\$1,780,066	\$2,376,922	\$3,011,067	\$3,583,232
Annual Reserve Funding	\$568,461	\$585,515	\$603,080	\$621,172	\$639,808
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$44,210	\$41,534	\$53,833	\$65,886	\$76,869
Total Income	\$3,257,436	\$2,407,114	\$3,033,835	\$3,698,125	\$4,299,909
# Component					
Site and Grounds					
2123 Asphalt - Seal/Repair	\$0	\$0	\$0	\$85,150	\$0
2125 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2137 Metal Fencing - Replace	\$0	\$0	\$0	\$0	\$0
2143 Chain Link Fencing - Replace	\$0	\$0	\$0	\$0	\$0
2176 Site Pole Lights (Fixtures) - Replace	\$54,438	\$0	\$0	\$0	\$0
Building Exteriors					
2306 Awnings (Canopies) - Replace	\$0	\$0	\$0	\$0	\$0
2308 Awning (Frames) - Replace	\$0	\$0	\$0	\$0	\$0
2367 Common Windows & Doors - Replace	\$0	\$0	\$0	\$0	\$0
2381 Asphalt Shingle Roofing - Replace	\$0	\$0	\$0	\$0	\$0
2389 Downspouts - Replace	\$113,064	\$0	\$0	\$0	\$0
Mechanical/Electrical/Plumbing					
2501 Intercom/Entry Systems - Replace	\$31,407	\$0	\$0	\$0	\$0
2508 RFID Sensor - Replace	\$0	\$0	\$0	\$0	\$0
2511 Barrier Arm Operators - Replace	\$0	\$0	\$0	\$0	\$0
2513 Elevators - Modernize	\$0	\$0	\$0	\$0	\$0
2517 Elevator Cabs - Remodel	\$0	\$0	\$0	\$0	\$0
2523 HVAC - Mini-Split (Elev Rm 5700) - Repl.	\$0	\$0	\$0	\$0	\$0
2523 HVAC - Mini-Split (Elev Rm 5800) - Repl.	\$0	\$0	\$0	\$0	\$0
2523 HVAC - Mini-Split (Elev Rm 5900) - Repl.	\$0	\$0	\$0	\$0	\$0
2523 HVAC - Mini-Split (Guardhouse) - Repl.	\$0	\$0	\$8,885	\$0	\$0
2524 HVAC - Split (Clubhouse) - Replace	\$0	\$0	\$0	\$0	\$0
2524 HVAC - Split (Office) - Replace	\$0	\$0	\$13,883	\$0	\$0
2526 HVAC - Packaged (Hallways 5700) - Repl.	\$0	\$0	\$0	\$0	\$0
2526 HVAC - Packaged (Hallways 5800) - Repl.	\$0	\$0	\$0	\$0	\$0
2526 HVAC - Packaged (Hallways 5900) - Repl.	\$0	\$0	\$0	\$0	\$0
2532 Exhaust Fans (Bldg. 5700) - Repair/Repl.	\$0	\$15,096	\$0	\$0	\$0
2532 Exhaust Fans (Bldg. 5800) - Repair/Repl.	\$0	\$15,096	\$0	\$0	\$0
2532 Exhaust Fans (Bldg. 5900) - Repair/Repl.	\$0	\$0	\$0	\$16,015	\$0
2542 Trash Chute/Doors-(20%) Refurb Allowance	\$22,613	\$0	\$0	\$0	\$0
2543 Surveillance System - Replace	\$0	\$0	\$0	\$0	\$68,223
2585 Irrigation Pump #1 - Replace	\$0	\$0	\$0	\$0	\$0
2585 Irrigation Pump #2 - Replace	\$0	\$0	\$0	\$0	\$0
2585 Irrigation Pump #3 - Replace	\$0	\$0	\$0	\$0	\$0
2585 Irrigation Pump #4 - Replace	\$0	\$0	\$0	\$0	\$0
2585 Irrigation Pump #5 - Replace	\$0	\$0	\$0	\$0	\$0
2585 Irrigation Pump #6 - Replace	\$0	\$0	\$0	\$0	\$0
2585 Irrigation Pump #7 - Replace	\$0	\$0	\$0	\$0	\$0
Common Interiors					
2701 Interior Surfaces - Repaint	\$511,929	\$0	\$0	\$0	\$0
2709 Tile Flooring - Replace	\$0	\$0	\$0	\$0	\$0
2711 Carpeting - Replace	\$726,122	\$0	\$0	\$0	\$0
2719 Suspended Ceilings - Replace	\$0	\$0	\$0	\$0	\$0
2721 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
2741 Clubhouse - Remodel Allowance	\$0	\$0	\$0	\$0	\$0
2749 Clubhouse Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
2749 North Pool Deck Bathroom - Remodel	\$0	\$0	\$0	\$0	\$0
2749 Office Bathroom - Remodel	\$0	\$0	\$0	\$0	\$0
2752 Office - Remodel	\$0	\$0	\$0	\$0	\$0
Exterior Amenities					
2768 Pool Decks (Coated) - Resurface	\$0	\$0	\$0	\$0	\$0
2771 Pool Fencing - Replace	\$0	\$0	\$0	\$0	\$0
2772 Pool Deck Lights - Replace	\$0	\$0	\$0	\$0	\$0
2773 Swimming Pools - Resurface	\$0	\$0	\$0	\$0	\$121,363
2787 Pool Equipment - Repair/Repl. Allowance	\$0	\$0	\$0	\$13,728	\$0
2807 Racquetball Cts (Outdoor) - Refurbish	\$0	\$0	\$0	\$0	\$0
2809 Tennis Court - Re-coat/Resurface	\$17,797	\$0	\$0	\$0	\$0
2811 Tennis Court - Rebuild/Reconstruct	\$0	\$0	\$0	\$0	\$0
2813 Tennis Court Fencing - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$1,477,370	\$30,192	\$22,768	\$114,893	\$189,586

Fiscal Year	2051	2052	2053	2054	2055
Ending Reserve Balance	\$1,780,066	\$2,376,922	\$3,011,067	\$3,583,232	\$4,110,323



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

Report # 52032-0

Full

Fiscal Year	2026	2027	2028	2029	2030
Starting Reserve Balance	\$0	\$114,982	\$333,184	\$591,951	\$422,764
Annual Reserve Funding	\$235,200	\$242,256	\$249,524	\$257,009	\$264,720
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$1,149	\$4,478	\$9,243	\$10,138	\$10,759
Total Income	\$236,349	\$361,715	\$591,951	\$859,099	\$698,243
# Component					
Site and Grounds					
2123 Asphalt - Seal/Repair	\$37,217	\$0	\$0	\$0	\$41,888
2125 Asphalt - Resurface	\$0	\$0	\$0	\$403,554	\$0
2137 Metal Fencing - Replace	\$0	\$0	\$0	\$0	\$0
2143 Chain Link Fencing - Replace	\$0	\$0	\$0	\$0	\$0
2176 Site Pole Lights (Fixtures) - Replace	\$0	\$0	\$0	\$0	\$0
Building Exteriors					
2306 Awnings (Canopies) - Replace	\$0	\$28,531	\$0	\$0	\$0
2308 Awning (Frames) - Replace	\$0	\$0	\$0	\$0	\$0
2367 Common Windows & Doors - Replace	\$0	\$0	\$0	\$0	\$0
2381 Asphalt Shingle Roofing - Replace	\$22,150	\$0	\$0	\$0	\$0
2389 Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
Mechanical/Electrical/Plumbing					
2501 Intercom/Entry Systems - Replace	\$0	\$0	\$0	\$0	\$0
2508 RFID Sensor - Replace	\$0	\$0	\$0	\$0	\$0
2511 Barrier Arm Operators - Replace	\$0	\$0	\$0	\$24,040	\$0
2513 Elevators - Modernize	\$0	\$0	\$0	\$0	\$0
2517 Elevator Cabs - Remodel	\$0	\$0	\$0	\$0	\$0
2523 HVAC - Mini-Split (Elev Rm 5700) - Repl.	\$0	\$0	\$0	\$0	\$0
2523 HVAC - Mini-Split (Elev Rm 5800) - Repl.	\$0	\$0	\$0	\$0	\$0
2523 HVAC - Mini-Split (Elev Rm 5900) - Repl.	\$0	\$0	\$0	\$0	\$0
2523 HVAC - Mini-Split (Guardhouse) - Repl.	\$0	\$0	\$0	\$0	\$0
2524 HVAC - Split (Clubhouse) - Replace	\$0	\$0	\$0	\$0	\$0
2524 HVAC - Split (Office) - Replace	\$0	\$0	\$0	\$0	\$0
2526 HVAC - Packaged (Hallways 5700) - Repl.	\$0	\$0	\$0	\$0	\$0
2526 HVAC - Packaged (Hallways 5800) - Repl.	\$0	\$0	\$0	\$0	\$0
2526 HVAC - Packaged (Hallways 5900) - Repl.	\$0	\$0	\$0	\$0	\$0
2532 Exhaust Fans (Bldg. 5700) - Repair/Repl.	\$0	\$0	\$0	\$0	\$0
2532 Exhaust Fans (Bldg. 5800) - Repair/Repl.	\$0	\$0	\$0	\$0	\$0
2532 Exhaust Fans (Bldg. 5900) - Repair/Repl.	\$0	\$0	\$0	\$0	\$0
2542 Trash Chute/Doors-(20%) Refurb Allowance	\$0	\$0	\$0	\$0	\$0
2543 Surveillance System - Replace	\$0	\$0	\$0	\$0	\$0
2585 Irrigation Pump #1 - Replace	\$0	\$0	\$0	\$0	\$2,251
2585 Irrigation Pump #2 - Replace	\$2,000	\$0	\$0	\$0	\$0
2585 Irrigation Pump #3 - Replace	\$2,000	\$0	\$0	\$0	\$0
2585 Irrigation Pump #4 - Replace	\$0	\$0	\$0	\$2,185	\$0
2585 Irrigation Pump #5 - Replace	\$2,000	\$0	\$0	\$0	\$0
2585 Irrigation Pump #6 - Replace	\$0	\$0	\$0	\$0	\$0
2585 Irrigation Pump #7 - Replace	\$2,000	\$0	\$0	\$0	\$0
Common Interiors					
2701 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
2709 Tile Flooring - Replace	\$0	\$0	\$0	\$0	\$0
2711 Carpeting - Replace	\$0	\$0	\$0	\$0	\$0
2719 Suspended Ceilings - Replace	\$0	\$0	\$0	\$0	\$0
2721 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
2741 Clubhouse - Remodel Allowance	\$28,500	\$0	\$0	\$0	\$0
2749 Clubhouse Bathrooms - Remodel	\$7,000	\$0	\$0	\$0	\$0
2749 North Pool Deck Bathroom - Remodel	\$0	\$0	\$0	\$0	\$0
2749 Office Bathroom - Remodel	\$0	\$0	\$0	\$0	\$0
2752 Office - Remodel	\$0	\$0	\$0	\$0	\$0
Exterior Amenities					
2768 Pool Decks (Coated) - Resurface	\$0	\$0	\$0	\$0	\$0
2771 Pool Fencing - Replace	\$0	\$0	\$0	\$0	\$0
2772 Pool Deck Lights - Replace	\$0	\$0	\$0	\$0	\$0
2773 Swimming Pools - Resurface	\$0	\$0	\$0	\$0	\$0
2787 Pool Equipment - Repair/Repl. Allowance	\$0	\$0	\$0	\$6,556	\$0

Fiscal Year		2026	2027	2028	2029	2030
2807	Racquetball Cts (Outdoor) – Refurbish	\$10,000	\$0	\$0	\$0	\$0
2809	Tennis Court - Re-coat/Resurface	\$8,500	\$0	\$0	\$0	\$0
2811	Tennis Court - Rebuild/Reconstruct	\$0	\$0	\$0	\$0	\$0
2813	Tennis Court Fencing - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses		\$121,367	\$28,531	\$0	\$436,336	\$44,139
Ending Reserve Balance		\$114,982	\$333,184	\$591,951	\$422,764	\$654,103

Fiscal Year	2031	2032	2033	2034	2035
Starting Reserve Balance	\$654,103	\$122,218	\$397,505	\$477,829	\$625,004
Annual Reserve Funding	\$272,661	\$280,841	\$289,266	\$297,944	\$306,883
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$7,756	\$5,193	\$8,746	\$11,019	\$13,561
Total Income	\$934,521	\$408,252	\$695,517	\$786,793	\$945,448
# Component					
Site and Grounds					
2123 Asphalt - Seal/Repair	\$0	\$0	\$0	\$47,146	\$0
2125 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2137 Metal Fencing - Replace	\$0	\$0	\$0	\$0	\$0
2143 Chain Link Fencing - Replace	\$52,341	\$0	\$0	\$0	\$0
2176 Site Pole Lights (Fixtures) - Replace	\$0	\$0	\$0	\$0	\$0
Building Exteriors					
2306 Awnings (Canopies) - Replace	\$0	\$0	\$0	\$0	\$0
2308 Awning (Frames) - Replace	\$0	\$0	\$0	\$0	\$0
2367 Common Windows & Doors - Replace	\$0	\$0	\$0	\$0	\$175,362
2381 Asphalt Shingle Roofing - Replace	\$0	\$0	\$0	\$0	\$0
2389 Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
Mechanical/Electrical/Plumbing					
2501 Intercom/Entry Systems - Replace	\$0	\$0	\$0	\$0	\$0
2508 RFID Sensor - Replace	\$4,927	\$0	\$0	\$0	\$0
2511 Barrier Arm Operators - Replace	\$0	\$0	\$0	\$0	\$0
2513 Elevators - Modernize	\$0	\$0	\$0	\$0	\$0
2517 Elevator Cabs - Remodel	\$0	\$0	\$0	\$0	\$0
2523 HVAC - Mini-Split (Elev Rm 5700) - Repl.	\$0	\$0	\$4,919	\$0	\$0
2523 HVAC - Mini-Split (Elev Rm 5800) - Repl.	\$0	\$0	\$4,919	\$0	\$0
2523 HVAC - Mini-Split (Elev Rm 5900) - Repl.	\$0	\$0	\$4,919	\$0	\$0
2523 HVAC - Mini-Split (Guardhouse) - Repl.	\$0	\$0	\$0	\$0	\$0
2524 HVAC - Split (Clubhouse) - Replace	\$0	\$10,746	\$0	\$0	\$0
2524 HVAC - Split (Office) - Replace	\$0	\$0	\$0	\$0	\$0
2526 HVAC - Packaged (Hallways 5700) - Repl.	\$0	\$0	\$0	\$104,509	\$0
2526 HVAC - Packaged (Hallways 5800) - Repl.	\$0	\$0	\$101,465	\$0	\$0
2526 HVAC - Packaged (Hallways 5900) - Repl.	\$0	\$0	\$101,465	\$0	\$0
2532 Exhaust Fans (Bldg. 5700) - Repair/Repl.	\$0	\$0	\$0	\$0	\$0
2532 Exhaust Fans (Bldg. 5800) - Repair/Repl.	\$0	\$0	\$0	\$0	\$0
2532 Exhaust Fans (Bldg. 5900) - Repair/Repl.	\$0	\$0	\$0	\$0	\$0
2542 Trash Chute/Doors-(20%) Refurb Allowance	\$0	\$0	\$0	\$0	\$0
2543 Surveillance System - Replace	\$0	\$0	\$0	\$0	\$37,773
2585 Irrigation Pump #1 - Replace	\$0	\$0	\$0	\$0	\$0
2585 Irrigation Pump #2 - Replace	\$0	\$0	\$0	\$0	\$0
2585 Irrigation Pump #3 - Replace	\$0	\$0	\$0	\$0	\$0
2585 Irrigation Pump #4 - Replace	\$0	\$0	\$0	\$0	\$0
2585 Irrigation Pump #5 - Replace	\$0	\$0	\$0	\$0	\$0
2585 Irrigation Pump #6 - Replace	\$0	\$0	\$0	\$2,534	\$0
2585 Irrigation Pump #7 - Replace	\$0	\$0	\$0	\$0	\$0
Common Interiors					
2701 Interior Surfaces - Repaint	\$283,443	\$0	\$0	\$0	\$0
2709 Tile Flooring - Replace	\$0	\$0	\$0	\$0	\$0
2711 Carpeting - Replace	\$402,036	\$0	\$0	\$0	\$0
2719 Suspended Ceilings - Replace	\$0	\$0	\$0	\$0	\$0
2721 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
2741 Clubhouse - Remodel Allowance	\$0	\$0	\$0	\$0	\$0
2749 Clubhouse Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
2749 North Pool Deck Bathroom - Remodel	\$0	\$0	\$0	\$0	\$0
2749 Office Bathroom - Remodel	\$0	\$0	\$0	\$0	\$0
2752 Office - Remodel	\$0	\$0	\$0	\$0	\$0
Exterior Amenities					
2768 Pool Decks (Coated) - Resurface	\$0	\$0	\$0	\$0	\$0
2771 Pool Fencing - Replace	\$0	\$0	\$0	\$0	\$0
2772 Pool Deck Lights - Replace	\$0	\$0	\$0	\$0	\$0
2773 Swimming Pools - Resurface	\$59,703	\$0	\$0	\$0	\$0
2787 Pool Equipment - Repair/Repl. Allowance	\$0	\$0	\$0	\$7,601	\$0
2807 Racquetball Cts (Outdoor) - Refurbish	\$0	\$0	\$0	\$0	\$0
2809 Tennis Court - Re-coat/Resurface	\$9,854	\$0	\$0	\$0	\$0
2811 Tennis Court - Rebuild/Reconstruct	\$0	\$0	\$0	\$0	\$0
2813 Tennis Court Fencing - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$812,303	\$10,746	\$217,688	\$161,788	\$213,135

Fiscal Year	2031	2032	2033	2034	2035
Ending Reserve Balance	\$122,218	\$397,505	\$477,829	\$625,004	\$732,314

Fiscal Year	2036	2037	2038	2039	2040
Starting Reserve Balance	\$732,314	\$893,024	\$1,181,602	\$1,475,815	\$1,835,205
Annual Reserve Funding	\$316,089	\$325,572	\$335,339	\$345,399	\$355,761
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$16,239	\$20,728	\$26,551	\$33,082	\$40,633
Total Income	\$1,064,642	\$1,239,324	\$1,543,492	\$1,854,295	\$2,231,598
# Component					
Site and Grounds					
2123 Asphalt - Seal/Repair	\$0	\$0	\$53,063	\$0	\$0
2125 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2137 Metal Fencing - Replace	\$0	\$0	\$0	\$0	\$0
2143 Chain Link Fencing - Replace	\$0	\$0	\$0	\$0	\$0
2176 Site Pole Lights (Fixtures) - Replace	\$34,942	\$0	\$0	\$0	\$0
Building Exteriors					
2306 Awnings (Canopies) - Replace	\$0	\$38,343	\$0	\$0	\$0
2308 Awning (Frames) - Replace	\$0	\$0	\$0	\$0	\$0
2367 Common Windows & Doors - Replace	\$0	\$0	\$0	\$0	\$0
2381 Asphalt Shingle Roofing - Replace	\$0	\$0	\$0	\$0	\$0
2389 Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
Mechanical/Electrical/Plumbing					
2501 Intercom/Entry Systems - Replace	\$20,159	\$0	\$0	\$0	\$0
2508 RFID Sensor - Replace	\$0	\$0	\$0	\$0	\$0
2511 Barrier Arm Operators - Replace	\$0	\$0	\$0	\$0	\$0
2513 Elevators - Modernize	\$0	\$0	\$0	\$0	\$0
2517 Elevator Cabs - Remodel	\$0	\$0	\$0	\$0	\$0
2523 HVAC - Mini-Split (Elev Rm 5700) - Repl.	\$0	\$0	\$0	\$0	\$0
2523 HVAC - Mini-Split (Elev Rm 5800) - Repl.	\$0	\$0	\$0	\$0	\$0
2523 HVAC - Mini-Split (Elev Rm 5900) - Repl.	\$0	\$0	\$0	\$0	\$0
2523 HVAC - Mini-Split (Guardhouse) - Repl.	\$0	\$0	\$5,703	\$0	\$0
2524 HVAC - Split (Clubhouse) - Replace	\$0	\$0	\$0	\$0	\$0
2524 HVAC - Split (Office) - Replace	\$0	\$0	\$8,911	\$0	\$0
2526 HVAC - Packaged (Hallways 5700) - Repl.	\$0	\$0	\$0	\$0	\$0
2526 HVAC - Packaged (Hallways 5800) - Repl.	\$0	\$0	\$0	\$0	\$0
2526 HVAC - Packaged (Hallways 5900) - Repl.	\$0	\$0	\$0	\$0	\$0
2532 Exhaust Fans (Bldg. 5700) - Repair/Repl.	\$0	\$9,690	\$0	\$0	\$0
2532 Exhaust Fans (Bldg. 5800) - Repair/Repl.	\$0	\$9,690	\$0	\$0	\$0
2532 Exhaust Fans (Bldg. 5900) - Repair/Repl.	\$0	\$0	\$0	\$10,280	\$0
2542 Trash Chute/Doors-(20%) Refurb Allowance	\$14,514	\$0	\$0	\$0	\$0
2543 Surveillance System - Replace	\$0	\$0	\$0	\$0	\$0
2585 Irrigation Pump #1 - Replace	\$0	\$0	\$0	\$0	\$0
2585 Irrigation Pump #2 - Replace	\$0	\$0	\$0	\$0	\$0
2585 Irrigation Pump #3 - Replace	\$0	\$0	\$0	\$0	\$0
2585 Irrigation Pump #4 - Replace	\$0	\$0	\$0	\$0	\$0
2585 Irrigation Pump #5 - Replace	\$0	\$0	\$0	\$0	\$0
2585 Irrigation Pump #6 - Replace	\$0	\$0	\$0	\$0	\$0
2585 Irrigation Pump #7 - Replace	\$0	\$0	\$0	\$0	\$0
Common Interiors					
2701 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
2709 Tile Flooring - Replace	\$0	\$0	\$0	\$0	\$0
2711 Carpeting - Replace	\$0	\$0	\$0	\$0	\$0
2719 Suspended Ceilings - Replace	\$0	\$0	\$0	\$0	\$0
2721 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
2741 Clubhouse - Remodel Allowance	\$0	\$0	\$0	\$0	\$0
2749 Clubhouse Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
2749 North Pool Deck Bathroom - Remodel	\$0	\$0	\$0	\$0	\$0
2749 Office Bathroom - Remodel	\$0	\$0	\$0	\$0	\$0
2752 Office - Remodel	\$0	\$0	\$0	\$0	\$0
Exterior Amenities					
2768 Pool Decks (Coated) - Resurface	\$0	\$0	\$0	\$0	\$0
2771 Pool Fencing - Replace	\$0	\$0	\$0	\$0	\$0
2772 Pool Deck Lights - Replace	\$0	\$0	\$0	\$0	\$0
2773 Swimming Pools - Resurface	\$0	\$0	\$0	\$0	\$0
2787 Pool Equipment - Repair/Repl. Allowance	\$0	\$0	\$0	\$8,811	\$0
2807 Racquetball Cts (Outdoor) – Refurbish	\$13,439	\$0	\$0	\$0	\$0
2809 Tennis Court - Re-coat/Resurface	\$11,423	\$0	\$0	\$0	\$0
2811 Tennis Court - Rebuild/Reconstruct	\$33,598	\$0	\$0	\$0	\$0
2813 Tennis Court Fencing - Replace	\$43,543	\$0	\$0	\$0	\$0
Total Expenses	\$171,618	\$57,723	\$67,677	\$19,091	\$0

Fiscal Year	2036	2037	2038	2039	2040
Ending Reserve Balance	\$893,024	\$1,181,602	\$1,475,815	\$1,835,205	\$2,231,598

Fiscal Year	2041	2042	2043	2044	2045
Starting Reserve Balance	\$2,231,598	\$660,698	\$994,944	\$1,267,793	\$14,677
Annual Reserve Funding	\$366,434	\$377,427	\$388,750	\$400,412	\$412,425
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$28,898	\$16,542	\$22,608	\$12,814	\$3,592
Total Income	\$2,626,930	\$1,054,667	\$1,406,301	\$1,681,019	\$430,694
# Component					
Site and Grounds					
2123 Asphalt - Seal/Repair	\$0	\$59,723	\$0	\$0	\$0
2125 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2137 Metal Fencing - Replace	\$0	\$0	\$0	\$246,512	\$0
2143 Chain Link Fencing - Replace	\$0	\$0	\$0	\$0	\$0
2176 Site Pole Lights (Fixtures) - Replace	\$0	\$0	\$0	\$0	\$0
Building Exteriors					
2306 Awnings (Canopies) - Replace	\$0	\$0	\$0	\$0	\$0
2308 Awning (Frames) - Replace	\$0	\$0	\$0	\$0	\$0
2367 Common Windows & Doors - Replace	\$0	\$0	\$0	\$0	\$0
2381 Asphalt Shingle Roofing - Replace	\$0	\$0	\$0	\$0	\$0
2389 Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
Mechanical/Electrical/Plumbing					
2501 Intercom/Entry Systems - Replace	\$0	\$0	\$0	\$0	\$0
2508 RFID Sensor - Replace	\$0	\$0	\$0	\$0	\$0
2511 Barrier Arm Operators - Replace	\$0	\$0	\$0	\$37,454	\$0
2513 Elevators - Modernize	\$0	\$0	\$0	\$1,225,752	\$0
2517 Elevator Cabs - Remodel	\$0	\$0	\$0	\$143,004	\$0
2523 HVAC - Mini-Split (Elev Rm 5700) - Repl.	\$0	\$0	\$0	\$0	\$0
2523 HVAC - Mini-Split (Elev Rm 5800) - Repl.	\$0	\$0	\$0	\$0	\$0
2523 HVAC - Mini-Split (Elev Rm 5900) - Repl.	\$0	\$0	\$0	\$0	\$0
2523 HVAC - Mini-Split (Guardhouse) - Repl.	\$0	\$0	\$0	\$0	\$0
2524 HVAC - Split (Clubhouse) - Replace	\$0	\$0	\$0	\$0	\$0
2524 HVAC - Split (Office) - Replace	\$0	\$0	\$0	\$0	\$0
2526 HVAC - Packaged (Hallways 5700) - Repl.	\$0	\$0	\$0	\$0	\$0
2526 HVAC - Packaged (Hallways 5800) - Repl.	\$0	\$0	\$0	\$0	\$0
2526 HVAC - Packaged (Hallways 5900) - Repl.	\$0	\$0	\$0	\$0	\$0
2532 Exhaust Fans (Bldg. 5700) - Repair/Repl.	\$0	\$0	\$0	\$0	\$0
2532 Exhaust Fans (Bldg. 5800) - Repair/Repl.	\$0	\$0	\$0	\$0	\$0
2532 Exhaust Fans (Bldg. 5900) - Repair/Repl.	\$0	\$0	\$0	\$0	\$0
2542 Trash Chute/Doors-(20%) Refurb Allowance	\$0	\$0	\$0	\$0	\$0
2543 Surveillance System - Replace	\$0	\$0	\$0	\$0	\$50,764
2585 Irrigation Pump #1 - Replace	\$0	\$0	\$0	\$0	\$3,507
2585 Irrigation Pump #2 - Replace	\$3,116	\$0	\$0	\$0	\$0
2585 Irrigation Pump #3 - Replace	\$3,116	\$0	\$0	\$0	\$0
2585 Irrigation Pump #4 - Replace	\$0	\$0	\$0	\$3,405	\$0
2585 Irrigation Pump #5 - Replace	\$3,116	\$0	\$0	\$0	\$0
2585 Irrigation Pump #6 - Replace	\$0	\$0	\$0	\$0	\$0
2585 Irrigation Pump #7 - Replace	\$3,116	\$0	\$0	\$0	\$0
Common Interiors					
2701 Interior Surfaces - Repaint	\$380,923	\$0	\$0	\$0	\$0
2709 Tile Flooring - Replace	\$321,331	\$0	\$0	\$0	\$0
2711 Carpeting - Replace	\$540,303	\$0	\$0	\$0	\$0
2719 Suspended Ceilings - Replace	\$592,028	\$0	\$0	\$0	\$0
2721 Mailboxes - Replace	\$55,308	\$0	\$0	\$0	\$0
2741 Clubhouse - Remodel Allowance	\$0	\$0	\$0	\$0	\$0
2749 Clubhouse Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
2749 North Pool Deck Bathroom - Remodel	\$0	\$0	\$16,198	\$0	\$0
2749 Office Bathroom - Remodel	\$0	\$0	\$9,091	\$0	\$0
2752 Office - Remodel	\$0	\$0	\$28,098	\$0	\$0
Exterior Amenities					
2768 Pool Decks (Coated) - Resurface	\$26,174	\$0	\$0	\$0	\$0
2771 Pool Fencing - Replace	\$24,460	\$0	\$0	\$0	\$0
2772 Pool Deck Lights - Replace	\$0	\$0	\$0	\$0	\$31,563
2773 Swimming Pools - Resurface	\$0	\$0	\$85,122	\$0	\$0
2787 Pool Equipment - Repair/Repl. Allowance	\$0	\$0	\$0	\$10,215	\$0
2807 Racquetball Cts (Outdoor) – Refurbish	\$0	\$0	\$0	\$0	\$0
2809 Tennis Court - Re-coat/Resurface	\$13,243	\$0	\$0	\$0	\$0
2811 Tennis Court - Rebuild/Reconstruct	\$0	\$0	\$0	\$0	\$0
2813 Tennis Court Fencing - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$1,966,233	\$59,723	\$138,509	\$1,666,341	\$85,834

Fiscal Year	2041	2042	2043	2044	2045
Ending Reserve Balance	\$660,698	\$994,944	\$1,267,793	\$14,677	\$344,860

Fiscal Year	2046	2047	2048	2049	2050
Starting Reserve Balance	\$344,860	\$566,332	\$859,623	\$989,617	\$561,833
Annual Reserve Funding	\$424,797	\$437,541	\$450,668	\$464,188	\$478,113
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$9,104	\$14,247	\$18,476	\$15,501	\$15,402
Total Income	\$778,761	\$1,018,120	\$1,328,767	\$1,469,305	\$1,055,348
# Component					
Site and Grounds					
2123 Asphalt - Seal/Repair	\$67,218	\$0	\$0	\$0	\$75,655
2125 Asphalt - Resurface	\$0	\$0	\$0	\$728,863	\$0
2137 Metal Fencing - Replace	\$0	\$0	\$0	\$0	\$0
2143 Chain Link Fencing - Replace	\$0	\$0	\$0	\$0	\$0
2176 Site Pole Lights (Fixtures) - Replace	\$0	\$0	\$0	\$0	\$0
Building Exteriors					
2306 Awnings (Canopies) - Replace	\$0	\$51,530	\$0	\$0	\$0
2308 Awning (Frames) - Replace	\$0	\$90,224	\$0	\$0	\$0
2367 Common Windows & Doors - Replace	\$0	\$0	\$0	\$0	\$0
2381 Asphalt Shingle Roofing - Replace	\$40,005	\$0	\$0	\$0	\$0
2389 Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
Mechanical/Electrical/Plumbing					
2501 Intercom/Entry Systems - Replace	\$0	\$0	\$0	\$0	\$0
2508 RFID Sensor - Replace	\$7,676	\$0	\$0	\$0	\$0
2511 Barrier Arm Operators - Replace	\$0	\$0	\$0	\$0	\$0
2513 Elevators - Modernize	\$0	\$0	\$0	\$0	\$0
2517 Elevator Cabs - Remodel	\$0	\$0	\$0	\$0	\$0
2523 HVAC - Mini-Split (Elev Rm 5700) - Repl.	\$0	\$0	\$7,664	\$0	\$0
2523 HVAC - Mini-Split (Elev Rm 5800) - Repl.	\$0	\$0	\$7,664	\$0	\$0
2523 HVAC - Mini-Split (Elev Rm 5900) - Repl.	\$0	\$0	\$7,664	\$0	\$0
2523 HVAC - Mini-Split (Guardhouse) - Repl.	\$0	\$0	\$0	\$0	\$0
2524 HVAC - Split (Clubhouse) - Replace	\$0	\$16,743	\$0	\$0	\$0
2524 HVAC - Split (Office) - Replace	\$0	\$0	\$0	\$0	\$0
2526 HVAC - Packaged (Hallways 5700) - Repl.	\$0	\$0	\$0	\$162,821	\$0
2526 HVAC - Packaged (Hallways 5800) - Repl.	\$0	\$0	\$158,079	\$0	\$0
2526 HVAC - Packaged (Hallways 5900) - Repl.	\$0	\$0	\$158,079	\$0	\$0
2532 Exhaust Fans (Bldg. 5700) - Repair/Repl.	\$0	\$0	\$0	\$0	\$0
2532 Exhaust Fans (Bldg. 5800) - Repair/Repl.	\$0	\$0	\$0	\$0	\$0
2532 Exhaust Fans (Bldg. 5900) - Repair/Repl.	\$0	\$0	\$0	\$0	\$0
2542 Trash Chute/Doors-(20%) Refurb Allowance	\$0	\$0	\$0	\$0	\$0
2543 Surveillance System - Replace	\$0	\$0	\$0	\$0	\$0
2585 Irrigation Pump #1 - Replace	\$0	\$0	\$0	\$0	\$0
2585 Irrigation Pump #2 - Replace	\$0	\$0	\$0	\$0	\$0
2585 Irrigation Pump #3 - Replace	\$0	\$0	\$0	\$0	\$0
2585 Irrigation Pump #4 - Replace	\$0	\$0	\$0	\$0	\$0
2585 Irrigation Pump #5 - Replace	\$0	\$0	\$0	\$0	\$0
2585 Irrigation Pump #6 - Replace	\$0	\$0	\$0	\$3,947	\$0
2585 Irrigation Pump #7 - Replace	\$0	\$0	\$0	\$0	\$0
Common Interiors					
2701 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
2709 Tile Flooring - Replace	\$0	\$0	\$0	\$0	\$0
2711 Carpeting - Replace	\$0	\$0	\$0	\$0	\$0
2719 Suspended Ceilings - Replace	\$0	\$0	\$0	\$0	\$0
2721 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
2741 Clubhouse - Remodel Allowance	\$51,474	\$0	\$0	\$0	\$0
2749 Clubhouse Bathrooms - Remodel	\$12,643	\$0	\$0	\$0	\$0
2749 North Pool Deck Bathroom - Remodel	\$0	\$0	\$0	\$0	\$0
2749 Office Bathroom - Remodel	\$0	\$0	\$0	\$0	\$0
2752 Office - Remodel	\$0	\$0	\$0	\$0	\$0
Exterior Amenities					
2768 Pool Decks (Coated) - Resurface	\$0	\$0	\$0	\$0	\$0
2771 Pool Fencing - Replace	\$0	\$0	\$0	\$0	\$0
2772 Pool Deck Lights - Replace	\$0	\$0	\$0	\$0	\$0
2773 Swimming Pools - Resurface	\$0	\$0	\$0	\$0	\$0
2787 Pool Equipment - Repair/Repl. Allowance	\$0	\$0	\$0	\$11,842	\$0
2807 Racquetball Cts (Outdoor) – Refurbish	\$18,061	\$0	\$0	\$0	\$0
2809 Tennis Court - Re-coat/Resurface	\$15,352	\$0	\$0	\$0	\$0
2811 Tennis Court - Rebuild/Reconstruct	\$0	\$0	\$0	\$0	\$0
2813 Tennis Court Fencing - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$212,430	\$158,497	\$339,150	\$907,473	\$75,655

Fiscal Year	2046	2047	2048	2049	2050
Ending Reserve Balance	\$566,332	\$859,623	\$989,617	\$561,833	\$979,693

Fiscal Year	2051	2052	2053	2054	2055
Starting Reserve Balance	\$979,693	\$4,614	\$486,560	\$1,001,102	\$1,448,808
Annual Reserve Funding	\$492,457	\$507,230	\$522,447	\$538,121	\$554,264
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$9,835	\$4,907	\$14,864	\$24,478	\$32,924
Total Income	\$1,481,984	\$516,752	\$1,023,871	\$1,563,701	\$2,035,995
# Component					
Site and Grounds					
2123 Asphalt - Seal/Repair	\$0	\$0	\$0	\$85,150	\$0
2125 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2137 Metal Fencing - Replace	\$0	\$0	\$0	\$0	\$0
2143 Chain Link Fencing - Replace	\$0	\$0	\$0	\$0	\$0
2176 Site Pole Lights (Fixtures) - Replace	\$54,438	\$0	\$0	\$0	\$0
Building Exteriors					
2306 Awnings (Canopies) - Replace	\$0	\$0	\$0	\$0	\$0
2308 Awning (Frames) - Replace	\$0	\$0	\$0	\$0	\$0
2367 Common Windows & Doors - Replace	\$0	\$0	\$0	\$0	\$0
2381 Asphalt Shingle Roofing - Replace	\$0	\$0	\$0	\$0	\$0
2389 Downspouts - Replace	\$113,064	\$0	\$0	\$0	\$0
Mechanical/Electrical/Plumbing					
2501 Intercom/Entry Systems - Replace	\$31,407	\$0	\$0	\$0	\$0
2508 RFID Sensor - Replace	\$0	\$0	\$0	\$0	\$0
2511 Barrier Arm Operators - Replace	\$0	\$0	\$0	\$0	\$0
2513 Elevators - Modernize	\$0	\$0	\$0	\$0	\$0
2517 Elevator Cabs - Remodel	\$0	\$0	\$0	\$0	\$0
2523 HVAC - Mini-Split (Elev Rm 5700) - Repl.	\$0	\$0	\$0	\$0	\$0
2523 HVAC - Mini-Split (Elev Rm 5800) - Repl.	\$0	\$0	\$0	\$0	\$0
2523 HVAC - Mini-Split (Elev Rm 5900) - Repl.	\$0	\$0	\$0	\$0	\$0
2523 HVAC - Mini-Split (Guardhouse) - Repl.	\$0	\$0	\$8,885	\$0	\$0
2524 HVAC - Split (Clubhouse) - Replace	\$0	\$0	\$0	\$0	\$0
2524 HVAC - Split (Office) - Replace	\$0	\$0	\$13,883	\$0	\$0
2526 HVAC - Packaged (Hallways 5700) - Repl.	\$0	\$0	\$0	\$0	\$0
2526 HVAC - Packaged (Hallways 5800) - Repl.	\$0	\$0	\$0	\$0	\$0
2526 HVAC - Packaged (Hallways 5900) - Repl.	\$0	\$0	\$0	\$0	\$0
2532 Exhaust Fans (Bldg. 5700) - Repair/Repl.	\$0	\$15,096	\$0	\$0	\$0
2532 Exhaust Fans (Bldg. 5800) - Repair/Repl.	\$0	\$15,096	\$0	\$0	\$0
2532 Exhaust Fans (Bldg. 5900) - Repair/Repl.	\$0	\$0	\$0	\$16,015	\$0
2542 Trash Chute/Doors-(20%) Refurb Allowance	\$22,613	\$0	\$0	\$0	\$0
2543 Surveillance System - Replace	\$0	\$0	\$0	\$0	\$68,223
2585 Irrigation Pump #1 - Replace	\$0	\$0	\$0	\$0	\$0
2585 Irrigation Pump #2 - Replace	\$0	\$0	\$0	\$0	\$0
2585 Irrigation Pump #3 - Replace	\$0	\$0	\$0	\$0	\$0
2585 Irrigation Pump #4 - Replace	\$0	\$0	\$0	\$0	\$0
2585 Irrigation Pump #5 - Replace	\$0	\$0	\$0	\$0	\$0
2585 Irrigation Pump #6 - Replace	\$0	\$0	\$0	\$0	\$0
2585 Irrigation Pump #7 - Replace	\$0	\$0	\$0	\$0	\$0
Common Interiors					
2701 Interior Surfaces - Repaint	\$511,929	\$0	\$0	\$0	\$0
2709 Tile Flooring - Replace	\$0	\$0	\$0	\$0	\$0
2711 Carpeting - Replace	\$726,122	\$0	\$0	\$0	\$0
2719 Suspended Ceilings - Replace	\$0	\$0	\$0	\$0	\$0
2721 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
2741 Clubhouse - Remodel Allowance	\$0	\$0	\$0	\$0	\$0
2749 Clubhouse Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
2749 North Pool Deck Bathroom - Remodel	\$0	\$0	\$0	\$0	\$0
2749 Office Bathroom - Remodel	\$0	\$0	\$0	\$0	\$0
2752 Office - Remodel	\$0	\$0	\$0	\$0	\$0
Exterior Amenities					
2768 Pool Decks (Coated) - Resurface	\$0	\$0	\$0	\$0	\$0
2771 Pool Fencing - Replace	\$0	\$0	\$0	\$0	\$0
2772 Pool Deck Lights - Replace	\$0	\$0	\$0	\$0	\$0
2773 Swimming Pools - Resurface	\$0	\$0	\$0	\$0	\$121,363
2787 Pool Equipment - Repair/Repl. Allowance	\$0	\$0	\$0	\$13,728	\$0
2807 Racquetball Cts (Outdoor) - Refurbish	\$0	\$0	\$0	\$0	\$0
2809 Tennis Court - Re-coat/Resurface	\$17,797	\$0	\$0	\$0	\$0
2811 Tennis Court - Rebuild/Reconstruct	\$0	\$0	\$0	\$0	\$0
2813 Tennis Court Fencing - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$1,477,370	\$30,192	\$22,768	\$114,893	\$189,586

Fiscal Year	2051	2052	2053	2054	2055
Ending Reserve Balance	\$4,614	\$486,560	\$1,001,102	\$1,448,808	\$1,846,410



Accuracy, Limitations, and Disclosures

Association Reserves and its employees have no ownership, management, or other business relationships with the client other than this Reserve Study engagement. William G. Simons, RS is the President of Association Reserves – Florida, LLC and is a credentialed Reserve Specialist (#190). All work done by Association Reserves – Florida, LLC is performed under his Responsible Charge and is performed in accordance with National Reserve Study Standards (NRSS). There are no material issues to our knowledge that have not been disclosed to the client that would cause a distortion of the client's situation. In accordance with National Reserve Study Standards, information provided by the official representative(s) of the client regarding financial details, component physical details and/or quantities, or historical issues/conditions will be deemed reliable for use in preparing the Reserve Study, and is not intended to be used for the purpose of performing any type of audit, quality/forensic analysis, or background checks of historical records. For "Full" Reserve Study levels of service, we attempt to establish measurements and component quantities within 5% accuracy through a combination of on-site measurements and observations, review of any available building plans or drawings, and/or any other reliable means. For "Update, With Site Visit" and "Update, No Site Visit" Reserve Study levels of service, the client is considered to have deemed previously developed component quantities as accurate and reliable, including quantities that may have been established by other individuals/firms. The scope of work for "Full" and "Update, With-Site-Visit" Reserve Studies includes visual inspection of accessible areas and components, and does not include any destructive or other means of testing. We do not inspect or investigate for construction defects, hazardous materials, or hidden issues such as plumbing or electrical problems, or problems with sub-surface drainage system components. The scope of work for "Update, No-Site-Visit" Reserve Studies does not include any inspections. Information provided to us about historical or upcoming projects, including information provided by the client's vendors and suppliers, will be considered reliable. Any on-site inspection should not be considered a project audit or quality inspection. Our opinions of component useful life, remaining useful life, and cost estimates assume proper original installation/construction, adherence to recommended preventive maintenance guidelines and best practices, a stable economic environment and do not consider the frequency or severity of natural disasters. Our opinions of component useful life, remaining useful life and current and future cost estimates are not a warranty or guarantee of the actual costs and timing of any component repairs or replacements. The actual or projected total Reserve account balance(s) presented in the Reserve Study is/are based upon information provided and was/were not audited. Because the physical condition of the client's components, the client's Reserve balance, the economic environment, and the legislative environment change each year, this Reserve Study is by nature a "one-year" document. Reality often differs from even the best assumptions due to the changing economy, physical factors including weather and usage, client financial decisions, legislation, or owner expectations. It is only because a long-term perspective improves the accuracy of near-term planning that this Reserve Study projects expenses into the future. We fully expect a number of adjustments will be necessary through the interim years to the cost and timing of these expense projections, and the funding necessary to prepare for those estimated expenses. Because we have no control over future events, we do not expect that all the events we anticipate will occur as planned. We expect that inflationary trends will continue, and we expect Reserve funds to continue to earn interest, so we believe that reasonable estimates for these figures are much more accurate than ignoring these economic realities. The Funding Plan in this Report was developed using the cash-flow methodology to achieve the specified Funding Objective. Compensation for this Reserve Study is not contingent upon client's agreement with our conclusions or recommendations, and Association Reserves' liability in any matter involving this Reserve Study is limited to our Fees for services rendered.



Terms and Definitions

BTU	British Thermal Unit (a standard unit of energy)
DIA	Diameter
GSF	Gross Square Feet (area). Equivalent to Square Feet
GSY	Gross Square Yards (area). Equivalent to Square Yards
HP	Horsepower
LF	Linear Feet (length)
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 following pages contain a great deal of detailed observations, photos, and commentary related to each component included in the Reserve Study. All components are included as necessary and appropriate, consistent with Florida Statutes and National Reserve Study Standards. Inspecting for construction defects, performing diagnostic or destructive testing to search for hidden issues (such as plumbing or electrical problems), environmental hazards (asbestos, radon, lead, etc.), or accounting for unpredictable acts of nature are all outside our scope of work and such components are not included herein unless otherwise noted.

Excluded Components

Comp #: 2000 Client Not Responsible**Approx Quantity: 1 Numerous Components****Location:** Throughout property/development**Funded?:** No. Per information provided - Client/Association not responsible.**History:**

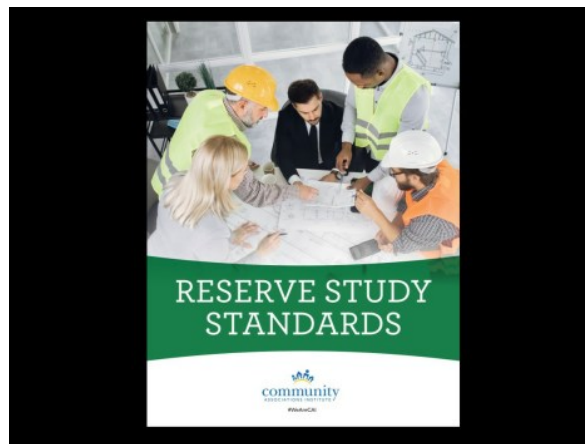
Comments: The Community Associations Institute is a leading international authority with respect to Reserve Studies and has published a set of industry practices collectively known as "Reserve Study Standards." These standards include a Three-Part Test which professional providers use to determine which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

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

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

- Stormwater Drainage Infrastructure
- Balcony/Lanai Lights & Fixtures
- Unit Interiors (Within Wall Boundaries)
- Unit HVAC Systems (Serving Individual Unit Only)

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

Useful Life:**Remaining Life:****Lower Estimate:**

\$ 0

Higher Estimate:

\$ 0

Cost Source:

Comp #: 2010 Not Reasonably Anticipated

Approx Quantity: 1 Numerous Components

Location: Throughout property/development

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

History:

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

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

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

- Comprehensive Repair/Replacement of Stormwater Drainage Infrastructure
- Comprehensive Repair/Replacement of Paving Infrastructure (Base, Subbase)
- Repair/Restoration of Retention Ponds
- Comprehensive Repair/Replacement of Irrigation Infrastructure (i.e. Underground Lines)

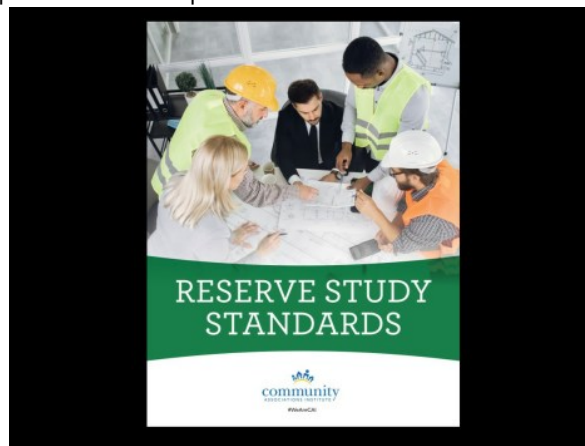
In some cases, adequate evaluation would require additional diagnostics, destructive testing, or inspection beyond the limited visual inspection which serves as the basis of this engagement. Since the components listed above are currently deemed to be too indeterminate for Reserve designation, there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

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

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

Useful Life:

Remaining Life:



Lower Estimate:

\$ 0

Higher Estimate:

\$ 0

Cost Source:

Comp #: 2020 Immaterial/Unpredictable Cost**Approx Quantity: 1 Numerous Components****Location:** Throughout property/development**Funded?:** No. Cost estimates below minimum threshold set for Reserve consideration.**History:**

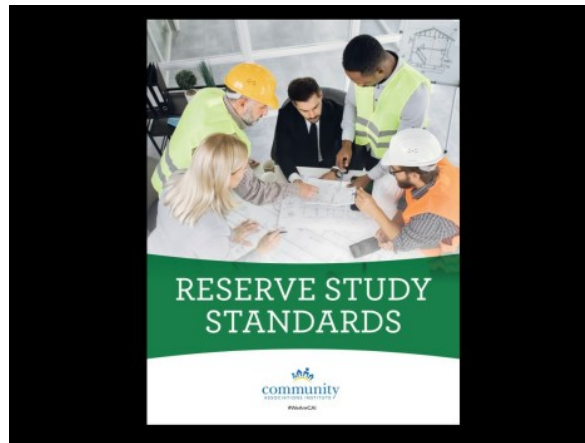
Comments: The Community Associations Institute is a leading international authority with respect to Reserve Studies and has published a set of industry practices collectively known as "Reserve Study Standards." These standards include a Three-Part Test which professional providers use to determine which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

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

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

- Concrete Sidewalk Repairs/Replacements
- Sign/Monument Refurbishing/Replacements
- Pool Deck RE-coating/Repairs
- Directional/Street Sign Replacements (Basic/U-Channel Type)
- Landscape Light Replacements
- Recessed/Utility Light Replacements (Mechanical Rooms, Storage Rooms, Stairwell Interiors)
- Exit/Emergency Fixture Replacements
- Computer/IT Equipment
- Minor Pool Equipment Replacements (Pumps, Filters, Chemical Feeders, Etc.)

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

Useful Life:**Remaining Life:****Lower Estimate:**

\$ 0

Higher Estimate:

\$ 0

Cost Source:

Comp #: 2030 Including in Operating Budget

Approx Quantity: 1 Numerous Components

Location: Throughout property/development

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

History:

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

- Retention Pond Maintenance (Excluding Erosion Control Measures)
- Landscaping Maintenance
- Landscaping Refurbishment/Renovation
- Tree Trimming
- Cable/Utility Services

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

Useful Life:

Remaining Life:



Lower Estimate:

\$ 0

Higher Estimate:

\$ 0

Cost Source:

Site and Grounds

Comp #: 2123 Asphalt - Seal/Repair

Approx Quantity: 24,700 GSY

Location: Throughout property

Funded?: Yes.

History:

Comments: Poor condition: Asphalt seal-coat determined to be in poor condition is typically not uniform, and may be very light in color, especially in higher-traffic areas. Traffic markings do not contrast well with pavement and are faded and worn.

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

Useful Life:

4 years

Remaining Life:

0 years



Lower Estimate:

\$ 5,780

Higher Estimate:

\$ 7,060

Cost Source: AR Cost Database

Comp #: 2125 Asphalt - Resurface

Approx Quantity: 24,700 GSY

Location: Throughout property

Funded?: Yes.

History:

Comments: Poor condition: Asphalt pavement determined to be in poor condition typically exhibits more substantial, consistent patterns of wear and age, including longer, wider cracks and/or patterns of cracking. Raveling is more advanced, resulting in dimpled, rougher texture over most (if not all) areas. Color has faded and curb appeal is declining. At this stage, timeline for resurfacing should be discussed and proper scope of work developed.

As routine maintenance, keep roadway clean, free of debris and well drained; fill/seal cracks to prevent water from penetrating into the sub-base and accelerating damage. Even with ordinary care and maintenance, plan for eventual large scale resurface (milling and overlay of all asphalt surfaces is recommended here, unless otherwise noted) at roughly the time frame below. Take note of any areas of ponding water or other drainage concerns, and incorporate repairs into scope of work for resurfacing. Our inspection is visual only and does not incorporate any core sampling or other testing, which may be advisable when asphalt is nearing end of useful life. Some communities choose to work with independent paving consultants or engineering firms in order to identify any hidden concerns and develop scope of work prior to bidding. If more comprehensive analysis becomes available, incorporate findings into future Reserve Study updates as appropriate.

Useful Life:

20 years

Remaining Life:

3 years



Lower Estimate:

\$ 57,400

Higher Estimate:

\$ 70,100

Cost Source: AR Cost Database

Comp #: 2137 Metal Fencing - Replace

Approx Quantity: 1,810 LF

Location: North and East perimeter of property

Funded?: Yes.

History: Installed in approximately 2013-2014 (per google historical street view)

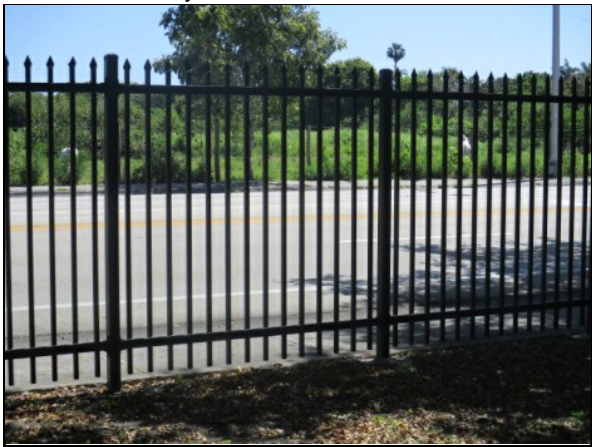
Comments: Approximate Height: 6-ft

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

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

Useful Life:
30 years

Remaining Life:
18 years



Lower Estimate:

\$ 130,000

Higher Estimate:

\$ 159,000

Cost Source: AR Cost Database

Comp #: 2143 Chain Link Fencing - Replace
Location: West and South perimeter of property
Funded?: Yes.
History:
Comments: Approximate Height: 6-ft

Approx Quantity: 1,290 LF

Fair condition: Chain-link site fencing determined to be in fair condition typically exhibits some isolated sections of loose and/or damaged fabric, and may show minor to moderate surface wear and corrosion. If present, vinyl coating is still intact but usually faded and cracking at edges. Curb appeal is declining at this stage.

Chain link fencing generally has lower aesthetic value than other materials, so remaining useful life is mostly based on functional/structural conditions evident, although aesthetic appearance and priority is also considered. Inspect, clean, and repair regularly as-needed through general maintenance/Operating funds. Even assuming ordinary care and maintenance, replacement will be needed at longer intervals. As such, plan to replace at the approximate interval below based on conditions evident at the time of inspection. Remaining useful life may be partially extended through mesh replacement as opposed to comprehensive replacement (including framework), which will also be at a lesser cost. This component should be re-evaluated during future Reserve Study updates based on the most current conditions and information available at that time.

Useful Life:
30 years

Remaining Life:
5 years



Lower Estimate:	\$ 40,600	Higher Estimate:	\$ 49,700
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Cost Source: AR Cost Database

Comp #: 2176 Site Pole Lights (Fixtures) - Replace

Approx Quantity: 26 Fixtures

Location: Common areas throughout property

Funded?: Yes.

History: Fixtures upgraded in 2021 (per information provided)

Comments: Approximate Fixture Count - (26)

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

Observed during daylight hours; assumed to be in functional operating condition. As routine maintenance, inspect, repair/change bulbs as needed. Best to plan for large scale replacement at roughly the time frame below for cost efficiency and consistent quality/appearance throughout Client. Replacement costs can vary greatly; estimates shown here are based on replacement with a comparable size and design, unless otherwise noted. We recommend consideration of LED fixtures or other energy-saving options whenever possible.

Useful Life:
15 years

Remaining Life:
10 years



Lower Estimate:	\$ 23,400	Higher Estimate:	\$ 28,600
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Cost Source: AR Cost Database

Building Exteriors

Comp #: 2306 Awnings (Canopies) - Replace**Approx Quantity: 6 Awnings/Canopies****Location:** Building exteriors**Funded?:** Yes.**History:** Replaced in 2017 (per historic satellite imagery)**Comments:** Approximate Count/Measurements at Time of Inspection –

(3) 36-ft by 7-ft Awnings

(3) 30-ft by 7-ft Awnings

Poor condition: Awnings determined to be in poor condition typically exhibit more advanced signs of age, including very noticeable or inconsistent fading colors, sagging and loose sections, and may also include damage characterized by rips, tears, or burns.

Fabric/canopy should be washed periodically to maintain appearance and inspected regularly to identify any potential maintenance needs. Ensure that anchor points and hardware are intact and take note of any recommendations for removal during high winds or storms to prevent damage to the awning, framing, and/or building structure. Framing should be repaired and usually painted to prolong life expectancy. Minor repairs should be considered an Operating expense. Remaining useful life below is based on consideration of original installation date, evident conditions, and/or any repair/replacement information provided by the Client during this engagement. Existing framing can be re-used in most cases when a new canopy is installed. As such, cost estimates shown below assume replacement of fabric/canopy only with funding for eventual frame replacement being included in component #2308.

Useful Life:
10 years

Remaining Life:
1 years

**Lower Estimate:**

\$ 24,900

Higher Estimate:

\$ 30,500

Cost Source: AR Cost Database

Comp #: 2308 Awning (Frames) - Replace

Approx Quantity: 6 Frames

Location: Building exterior

Funded?: Yes.

History:

Comments: Approximate Count/Measurements at Time of Inspection –

(3) 36-ft by 7-ft Awnings

(3) 30-ft by 7-ft Awnings

Fair condition: Shade or canopy structures determined to be in fair condition typically exhibit more moderate signs of age, including noticeable color fading, loose/sagging material or other aesthetic problems. Attachments and hardware remain in serviceable condition.

Fabric/canopy should be washed periodically to maintain appearance and inspected regularly to identify any potential maintenance needs. Ensure that anchor points and hardware are intact and take note of any recommendations for fabric/canopy removal during high winds or storms to prevent damage to the framing. Framing should be repaired and usually painted to prolong life expectancy. Minor repairs should be considered an Operating expense. Remaining useful life below is based on consideration of original installation date, evident conditions, and/or any repair/replacement information provided by the Client during this engagement. Component #2306 funds for replacement of the canopy itself, while this component (#2308) funds for replacement of the framework at longer intervals. Cost estimates shown below assume replacement with similar size/style as existing framework.

Useful Life:
30 years

Remaining Life:
21 years



Lower Estimate:	\$ 43,600	Higher Estimate:	\$ 53,300
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Cost Source: AR Cost Database

Comp #: 2367 Common Windows & Doors - Replace**Approx Quantity: 1 Lump Sum Allowance****Location:** Clubhouse, Guardhouse & Office**Funded?:** Yes.**History:****Comments:** Approximate Measurements/Count at the Time of Inspection –
720 GSF of Window/SGD Surface Area
(16) Solid Doors

Fair condition: Windows and doors determined to be in fair condition typically exhibit normal signs of wear for their age, including more surface wear to framework and hardware, but no advanced corrosion or other concerns. At this stage, windows and doors are believed to be functional and aging normally, but more advanced technology may be available.

Unless otherwise noted, this component refers only to common exterior windows and doors. All are assumed to have been compliant with applicable building codes at time of installation. Inspect regularly for leaks and cracks around frame and repair as needed. Clean tracks and ensure hardware is functional to prevent accidental damage during opening/closing. With ordinary care and maintenance, useful life is typically long but often difficult to predict. Many factors affect useful life including quality of window currently installed, waterproofing details, exposure to wind and rain, etc. Individual windows and doors should be replaced as an Operating expense if damaged or broken. We recommend replacement at the approximate interval shown below based on consideration of installation/replacement dates, evident conditions, and/or our experience with similar Clients. Unless otherwise noted, cost estimates are based on replacement with current impact-resistant models.

Useful Life:
40 years**Remaining Life:**
9 years**Lower Estimate:**

\$ 121,000

Higher Estimate:

\$ 148,000

Cost Source: AR Cost Database

Comp #: 2381 Asphalt Shingle Roofing - Replace**Approx Quantity: 3,850 GSF****Location:** Office and Clubhouse**Funded?:** Yes.**History:**

Comments: *NOTE: Although the roofing systems included within this component typically have a functional life expectancy of up to 20 years, some clients have had to replace their asphalt shingle roofing systems once they've reached 15 years of age to maintain insurance coverage. However, no such requirements have been reported as anticipated by the client at this time. As such, we have used a 20-year life expectancy for financial planning purposes within this report. We recommend that the client consults with their insurance vendor to verify this assumption, and any new information obtained should be incorporated within a future Reserve Study revision or update based on the most current information available at that time. If an advanced replacement does become required, a more significant financial recommendation (i.e. special assessment or higher annual Reserve contribution) could be necessary moving forward to fund that project in the immediate to long term.

Poor condition: Asphalt shingle roofs determined to be in poor condition typically exhibit noticeable curling/lifting at edges, as well as moderate loss of granule cover. Presence of organic growth may also be a factor for aesthetic reasons. At this stage, frequency and severity of leaks tends to increase, which can cause damage to underling structure if not addressed.

As routine maintenance, many manufacturers recommend inspections at least twice annually and after large storm events. Promptly replace any damaged/missing sections or conduct any other repair needed to ensure waterproof integrity of roof. Keep roof surface, gutters and downspouts clear and free of moss or debris. Moss growth can decrease the life of the roofing shingles and should be removed promptly. We recommend having roof inspected in greater detail (including conditions of sub-surface materials) by an independent roofing consultant prior to replacement. For more information, we recommend consulting with independent roofing consultants or with organizations such as the International Institute of Building Enclosure Consultants (IIBEC) <https://iibec.org> and the National Roofing Contractors Assn. (NRCA) <http://www.nrca.net/>. If the roof has a warranty, be sure to review terms and conduct proper inspections/repairs as needed to keep warranty in force. Dimensional shingles typically have longer useful lives and are generally considered to be more valuable from an aesthetic standpoint. We recommend budgeting to replace with dimensional shingles upon failure. Also known as architectural shingles, these types of roofs are typically more durable and wind-resistant than 3-tab shingles. Remaining useful life is based on consideration of installation/replacement date, evident visual conditions, and/or repair history provided by the Client. Unless otherwise noted, costs shown here assume that only a minimal amount of substrate/decking repairs or replacement will be required. For very old roofs or those with significant leak problems, additional repair costs may be incurred.

Useful Life:

20 years

Remaining Life:

0 years

**Lower Estimate:**

\$ 19,900

Higher Estimate:

\$ 24,400

Cost Source: AR Cost Database

Comp #: 2389 Downspouts - Replace

Approx Quantity: 3,600 LF

Location: Building rooftops/perimeters

Funded?: Yes.

History: Replaced in approximately 2021 (per google historical street view)

Comments: Good condition: Gutters and downspouts determined to be in good condition typically exhibit little to no significant surface wear or deterioration of material. No obvious sagging or tilting sections. Attachments to building appear to be strong and stable.

Gutters and downspouts are assumed to be functioning properly unless otherwise noted. As routine maintenance, inspect regularly, keep gutters and downspouts free of debris. If buildings are located near trees, keep trees trimmed back to avoid accumulation of leaves on the roof surface which will accumulate in the gutters and increase maintenance requirements while reducing life expectancy. Repair or replace individual sections as needed as an Operating expense. We generally recommend that the gutters and downspouts be replaced when the roof is being resurfaced/replaced. National Roofing Contractor Association (NRCA) roofing standard includes installing eave flashings at the gutters. We suggest to plan for total replacement of gutter and downspouts at the same intervals as roof replacement for cost efficiency. Unless otherwise noted, costs shown here assume replacement with similar type as are currently in place.

Useful Life:
30 years

Remaining Life:
25 years



Lower Estimate:	\$ 48,600	Higher Estimate:	\$ 59,400
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Cost Source: AR Cost Database

Mechanical/Electrical/Plumbing

Comp #: 2501 Intercom/Entry Systems - Replace**Approx Quantity: 3 Intercoms****Location:** Lobby Entrance**Funded?:** Yes.**History:**

Comments: *NOTE(2025): No project history was provided during this engagement regarding the last time the intercoms/entry systems were replaced. However, the remaining useful life was set at 10 years for budgeting purposes. This component should be reevaluated and adjusted during future updates or revisions if a more urgent replacement is needed or if new information becomes available.

Fair condition: Intercom/tele-entry systems in fair condition typically exhibit moderate surface wear and signs of age, but are still functional and serviceable.

Access/intercom system was not inspected internally during site inspection. Systems should be checked and repaired as-needed by servicing vendor as routine maintenance. Individual components can often be replaced for relatively low cost as an Operating expense. Based on evident aesthetic conditions and typical functional life expectations for intercom/entry systems, we recommend that the client plan for complete replacement at the approximate interval shown below. The client should track and report all repair/replacement expenditures during future engagements. This component should then be re-evaluated during future Reserve Study updates based on the most current information and conditions available at that time.

Useful Life:

15 years

Remaining Life:

10 years

**Lower Estimate:**

\$ 13,500

Higher Estimate:

\$ 16,500

Cost Source: AR Cost Database

Comp #: 2508 RFID Sensor - Replace

Approx Quantity: 1 Sensor

Location: Property Entrance

Funded?: Yes.

History:

Comments: *NOTE(2025): No project history was available, and no system information could be gathered during the site inspection to verify the RFID sensor's manufacturing or installation year. However, the remaining useful life was set at 5 years for budgeting purposes. This component should be reevaluated and adjusted during future updates or revisions if a more urgent replacement is needed or if new information becomes available.

RFID sensors should be evaluated and repaired as-needed by servicing vendor to ensure proper function. Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance. For best pricing and to minimize downtime, best practice is to replace with other similar components, such as gate operators and/or barrier arms. Cost shown is for the sensor device itself; RFID tags are assumed to be paid for by unit/homeowners.

Useful Life:
15 years

Remaining Life:
5 years



Lower Estimate:	\$ 3,830	Higher Estimate:	\$ 4,680
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Cost Source: AR Cost Database

Comp #: 2511 Barrier Arm Operators - Replace

Approx Quantity: 4 Operators

Location: Property Entrance

Funded?: Yes.

History:

Comments: Manufacturer: Liftmaster

Model: MAT-DC-BB3

S/N: 0814N333

Manufacture Date: 2014

Minimal or no subjective/aesthetic value for this component. Barrier arm operators should be inspected and repaired as-needed by servicing vendor to maintain functionality. Useful life is based primarily on normal expectations for service/performance life in this location. However, life expectancy can vary based on level of use, exposure to the elements, level of preventive maintenance, etc. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance. Funding recommendation is primarily for the motor/mechanical unit, not the arm itself, which is generally replaced as an Operating/maintenance expense as-needed.

Useful Life:
15 years

Remaining Life:
3 years



Lower Estimate:	\$ 19,800	Higher Estimate:	\$ 24,200
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Cost Source: AR Cost Database

Comp #: 2513 Elevators - Modernize

Approx Quantity: 6 Elevators

Location: Elevator room, elevator cabs

Funded?: Yes.

History:

Comments: Elevator Type: Hydraulic

Manufacturer: Nidec

Number of Stops: (4)

Manufacture Date: (2) 2018, (4) 2019

Elevators should be inspected regularly and tested as a preventive maintenance expense. A modernization project typically includes replacement/upgrade of controller, mechanical door equipment, push-button fixtures, and minor electrical work or fire alarm work by others (such as code-required changes, etc.). Traction elevators may require replacement of the hoist machine and hydraulic elevators may require replacement of the hydraulic pumping unit, but replacement depends on the functionality, age, and integration potential of the respective systems. We recommend thorough evaluation of these components by qualified professionals in order to determine whether they will need to be included with the scope of work for modernization. Elevator vendors typically recommend modernization cycles every 20-30 years for continued smooth, safe operation, technology advances and/or code changes. In our experience, actual interval will typically vary depending on level of use, maintenance, availability of replacement parts, etc. For coastal properties or those where the elevator equipment is more exposed to environmental factors, useful life can be closer to 15-20 years. Properties with higher levels of use and/or instances of vandalism can also experience shorter useful lives. When remaining useful life is below 5 years, we recommend beginning discussion with your elevator vendor to determine the most cost effective specifications and approach to a modernization project. Modernization should be anticipated and planned proactively, as lead time for required parts can be months-long if done on short notice. To minimize elevator downtime, schedule the project ahead of time and consult with elevator vendor for more information. Some properties opt to hire an elevator consultant to draft a scope of work and oversee the process of obtaining estimates, and installation for compliance. Costs shown here may need to be re-evaluated during future Reserve Study updates depending on scopes of work (such as unpredictable electrical/fire safety code changes, machinery replacement, etc.) and should be monitored during future Reserve Study updates.

Useful Life:

25 years

Remaining Life:

18 years



Lower Estimate:

\$ 648,000

Higher Estimate:

\$ 792,000

Cost Source: AR Cost Database

Comp #: 2517 Elevator Cabs - Remodel

Approx Quantity: 6 Cabs

Location: Elevator cabs

Funded?: Yes.

History:

Comments: Fair condition: Elevator cabs determined to be in fair condition typically exhibit normal signs of wear and age, such as scuffing and surface wear to flooring and wall paneling, but remain generally clean and without any signs of advanced wear or damage. At this stage, aesthetic standards are still being upheld and cabs are aging normally overall.

This component recommends budgeting for periodic remodeling of the elevator cab interior to ensure good physical condition and maintain aesthetic standards of the property. Timing of this elective project is ultimately at the discretion of the Client, but ideally should be coordinated with mechanical modernization to minimize downtime. Cost can vary greatly depending upon chosen design, and our estimates assume remodeling to a similar standard as currently in place. If higher quality standards are being considered, cost estimate increases may need to be incorporated into future updates. A general allowance based upon our experience and consultation with elevator vendors is shown below for budgeting purposes, but any new information or cost estimates should be incorporated into future Reserve Study updates when known.

Useful Life:
25 years

Remaining Life:
18 years



Lower Estimate:	\$ 75,600	Higher Estimate:	\$ 92,400
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Cost Source: AR Cost Database

Comp #: 2523 HVAC - Mini-Split (Elev Rm 5700) - Repl.
Location: Condensers at exterior of building, air handlers at interior
Funded?: Yes.
History:
Comments: Manufacturer: Boreal
Size/Capacity: 1-ton
Manufacture Date: 2018

Approx Quantity: 1 System

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

Useful Life:
15 years

Remaining Life:
7 years



Lower Estimate:	\$ 3,600	Higher Estimate:	\$ 4,400
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Cost Source: AR Cost Database

Comp #: 2523 HVAC - Mini-Split (Elev Rm 5800) - Repl.**Approx Quantity: 1 System****Location:** Condensers at exterior of building, air handlers at interior**Funded?:** Yes.**History:****Comments:** Manufacturer: Everwell

Size/Capacity: 1-ton

Manufacture Date: 2018

Please refer to the prior component (#2523) in this series for more general information and commentary on HVAC replacement. The useful life, remaining useful life, and cost range for this specific component are provided below.

Useful Life:

15 years

Remaining Life:

7 years

**Lower Estimate:**

\$ 3,600

Higher Estimate:

\$ 4,400

Cost Source: AR Cost Database

Comp #: 2523 HVAC - Mini-Split (Elev Rm 5900) - Repl.**Approx Quantity: 1 System****Location:** Condensers at exterior of building, air handlers at interior**Funded?:** Yes.**History:****Comments:** Manufacturer: Daizuki

Size/Capacity: 1-ton

Manufacture Date: 2018

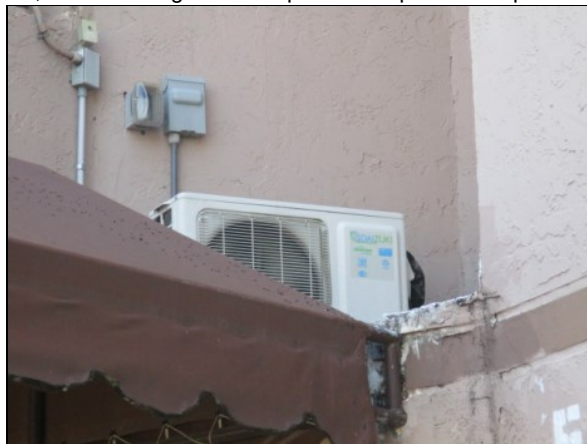
Please refer to the prior component (#2523) in this series for more general information and commentary on HVAC replacement. The useful life, remaining useful life, and cost range for this specific component are provided below.

Useful Life:

15 years

Remaining Life:

7 years

**Lower Estimate:**

\$ 3,600

Higher Estimate:

\$ 4,400

Cost Source: AR Cost Database

Comp #: 2523 HVAC - Mini-Split (Guardhouse) - Repl.
Location: Condensers at exterior of building, air handlers at interior
Funded?: Yes.
History:
Comments: Manufacturer: Everwell
Size/Capacity: 1-ton
Manufacture Date: 2023

Approx Quantity: 1 System

Please refer to the prior component (#2523) in this series for more general information and commentary on HVAC replacement. The useful life, remaining useful life, and cost range for this specific component are provided below.

Useful Life:
15 years

Remaining Life:
12 years



Lower Estimate:	\$ 3,600	Higher Estimate:	\$ 4,400
Cost Source: AR Cost Database			

Comp #: 2524 HVAC - Split (Clubhouse) - Replace
Location: Condensers at exterior of building, air handlers at interior
Funded?: Yes.
History:
Comments: Manufacturer: Rheem
Size/Capacity: 5-tons
Manufacture Date: 2017

Approx Quantity: 1 System

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

Useful Life:
15 years

Remaining Life:
6 years



Lower Estimate:	\$ 8,100	Higher Estimate:	\$ 9,900
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Cost Source: AR Cost Database

Comp #: 2524 HVAC - Split (Office) - Replace
Location: Condensers at exterior of building, air handlers at interior
Funded?: Yes.
History:
Comments: Manufacturer: Goodman
Size/Capacity: 3-tons
Manufacture Date: 2023

Approx Quantity: 1 System

Please refer to the prior component (#2524) in this series for more general information and commentary on HVAC replacement. The useful life, remaining useful life, and cost range for this specific component are provided below.

Useful Life:
15 years

Remaining Life:
12 years



Lower Estimate:	\$ 5,630	Higher Estimate:	\$ 6,880
Cost Source: AR Cost Database			

Comp #: 2526 HVAC - Packaged (Hallways 5700) - Repl.
Location: Common interiors of residential building 5700
Funded?: Yes.
History:
Comments: Manufacturer: York
Size/Capacity: 25-tons
S/N: N1H8114904
Manufacture Date: 2018

Approx Quantity: 1 System

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

Useful Life:
15 years

Remaining Life:
8 years



Lower Estimate:	\$ 74,300	Higher Estimate:	\$ 90,800
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Cost Source: AR Cost Database

Comp #: 2526 HVAC - Packaged (Hallways 5800) - Repl.**Approx Quantity: 1 System****Location:** Common interiors of residential building 5800**Funded?:** Yes.**History:****Comments:** Manufacturer: York

Size/Capacity: 25-tons

S/N: N1E9962640

Manufacture Date: 2019

Please refer to the prior component (#2526) in this series for more general information and commentary on HVAC replacement. The useful life, remaining useful life, and cost range for this specific component are provided below.

Useful Life:

15 years

Remaining Life:

7 years

**Lower Estimate:**

\$ 74,300

Higher Estimate:

\$ 90,800

Cost Source: AR Cost Database

Comp #: 2526 HVAC - Packaged (Hallways 5900) - Repl.**Approx Quantity: 1 System****Location:** Common interiors of residential building 5900**Funded?:** Yes.**History:****Comments:** Manufacturer: York

Size/Capacity: 25-tons

S/N: N1A9563384

Manufacture Date: 2019

Please refer to the prior component (#2526) in this series for more general information and commentary on HVAC replacement. The useful life, remaining useful life, and cost range for this specific component are provided below.

Useful Life:

15 years

Remaining Life:

7 years

**Lower Estimate:**

\$ 74,300

Higher Estimate:

\$ 90,800

Cost Source: AR Cost Database

Comp #: 2532 Exhaust Fans (Bldg. 5700) - Repair/Repl.
Location: Building 5700 Rooftop
Funded?: Yes.
History:
Comments: Manufacturer: Captive Air
Sizes/Capacities: 0.75-HP
Manufacture Dates: 2022

Approx Quantity: 2 Fans

Fans should be inspected and serviced regularly by HVAC vendor or maintenance staff to ensure proper function and to help attain full life expectancy. Individual motor repair/replacement is typically completed as an Operating expense. At longer intervals, we recommend complete replacement of all fans together to obtain better pricing through economies of scale. Pricing shown is based on replacement with same type/capacity as those currently in place. Remaining useful life has been adjusted based on available visual condition, manufacture dates (if available), and/or Client cost history. The Client should continually track repair/replacement expenses and report them during future Reserve Study updates. This component should then be re-evaluated based on the most current information available at that time.

Useful Life:
15 years

Remaining Life:
11 years



Lower Estimate:	\$ 6,300	Higher Estimate:	\$ 7,700
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Cost Source: AR Cost Database

Comp #: 2532 Exhaust Fans (Bldg. 5800) - Repair/Repl.**Approx Quantity: 2 Fans****Location:** Building 5800 Rooftop**Funded?:** Yes.**History:****Comments:** Manufacturer: Captive Air

Sizes/Capacities: 0.75-HP

Manufacture Dates: 2022

Please refer to the prior component (#2532) in this series for more general information and commentary on exhaust fan replacement. The useful life, remaining useful life, and cost range for this specific component are provided below.

Useful Life:

15 years

Remaining Life:

11 years

**Lower Estimate:**

\$ 6,300

Higher Estimate:

\$ 7,700

Cost Source: AR Cost Database

Comp #: 2532 Exhaust Fans (Bldg. 5900) - Repair/Repl.**Approx Quantity: 2 Fans****Location:** Building 5900 Rooftop**Funded?:** Yes.**History:****Comments:** Manufacturer: Captive Air

Sizes/Capacities: 0.75-HP

Manufacture Dates: 2024

Please refer to the prior component (#2532) in this series for more general information and commentary on exhaust fan replacement. The useful life, remaining useful life, and cost range for this specific component are provided below.

Useful Life:

15 years

Remaining Life:

13 years

**Lower Estimate:**

\$ 6,300

Higher Estimate:

\$ 7,700

Cost Source: AR Cost Database

Comp #: 2542 Trash Chute/Doors-(20%) Refurb Allowance**Approx Quantity: 3 Chutes****Location:** Throughout building**Funded?:** Yes.**History:** Trash chute interior re-done in 2021 (per informaiton provided)

Comments: Interior analysis of trash chutes is not within the scope of a Reserve Study. In our experience, the useful life should be very long under normal circumstances, possibly indefinite. We recommend that routine inspections and minor local repairs be completed as needed and funded through the Operating budget. In some cases, especially in coastal locations, minor repairs and maintenance may be more frequent due to environmental conditions. We recommend further inspection by qualified contractors to determine the necessary scope of work and a timeline for repairs. Based on the available information at this time, we recommend financially preparing for periodic repairs and maintenance rather than complete replacement. This component should be re-evaluated during future Reserve Study updates based on any new information obtained by the Client regarding conditions and cost estimates.

Useful Life:

15 years

Remaining Life:

10 years

**Lower Estimate:**

\$ 9,720

Higher Estimate:

\$ 11,900

Cost Source: AR Cost Database

Comp #: 2543 Surveillance System - Replace**Approx Quantity: 1 System****Location:** Throughout property**Funded?:** Yes.**History:** To be replaced in 2025 for \$28,950 (per information provided)

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

Useful Life:

10 years

Remaining Life:

9 years

**Lower Estimate:**

\$ 26,100

Higher Estimate:

\$ 31,800

Cost Source: Estimate Provided by Client

Comp #: 2585 Irrigation Pump #1 - Replace
Location: Adjacent to residential building #5900
Funded?: Yes.
History:
Comments: Control Manufacturer: Centri Pro
Serial No: 27515J2
Size/Capacity: 2-HP
Manufacture Date: 2015

Approx Quantity: 1 Pump

Pumps and motors should be checked and serviced regularly by landscaping/irrigation vendor or other maintenance personnel to ensure proper function. If possible, equipment should be protected from sunlight and weather to minimize exposure and prolong life. Irrigation pumps can often be repaired or rebuilt rather than completely replaced. Motor rebuilds and other repairs are often completed as-needed through the Operating budget. Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance. Cost estimates shown below assume replacement with a comparable pump size and type as currently in place. However, if a future replacement is to include an upgrade or downgrade in size, adjustments should be made during future Reserve Study updates based on the most current information available at that time. The Client should track and report all future repair/replacement expenditures during future engagements.

Useful Life:
15 years

Remaining Life:
4 years



Lower Estimate:	\$ 1,800	Higher Estimate:	\$ 2,200
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Cost Source: AR Cost Database

Comp #: 2585 Irrigation Pump #2 - Replace**Approx Quantity: 1 Pump****Location:** Adjacent to residential building #5900**Funded?:** Yes.**History:**

Comments: *NOTE(2025): Pump label unreadable. No pump information is available; however, the pump at this location appears to be older than the rest. Pump size/capacity is believed to be similar to the other irrigation pumps throughout the community. The remaining useful life was set at 0 years to assume the worst case based on the pump condition observed during the inspection.

Please refer to the prior component (#2585) in this series for more general information and commentary on irrigation pump replacement. The useful life, remaining useful life, and cost range for this specific component are provided below.

Useful Life:
15 years

Remaining Life:
0 years

**Lower Estimate:**

\$ 1,800

Higher Estimate:

\$ 2,200

Cost Source: AR Cost Database

Comp #: 2585 Irrigation Pump #3 - Replace**Approx Quantity: 1 Pump****Location:** Between residential buildings #5900 and #5800**Funded?:** Yes.**History:****Comments:** Control Manufacturer: Centri Pro

Serial No: J07858N

Size/Capacity: 1.5-HP

Manufacture Date: 2007

Please refer to the prior component (#2585) in this series for more general information and commentary on irrigation pump replacement. The useful life, remaining useful life, and cost range for this specific component are provided below.

Useful Life:
15 years

Remaining Life:
0 years

**Lower Estimate:**

\$ 1,800

Higher Estimate:

\$ 2,200

Cost Source: AR Cost Database

Comp #: 2585 Irrigation Pump #4 - Replace**Approx Quantity: 1 Pump****Location:** Between residential buildings #5900 and #5700**Funded?:** Yes.**History:****Comments:** Control Manufacturer: Century

Serial No: 05214J2

Size/Capacity: 2-HP

Manufacture Date: 2014

Please refer to the prior component (#2585) in this series for more general information and commentary on irrigation pump replacement. The useful life, remaining useful life, and cost range for this specific component are provided below.

Useful Life:

15 years

Remaining Life:

3 years

**Lower Estimate:**

\$ 1,800

Higher Estimate:

\$ 2,200

Cost Source: AR Cost Database

Comp #: 2585 Irrigation Pump #5 - Replace**Approx Quantity: 1 Pump****Location:** Adjacent to Office**Funded?:** Yes.**History:****Comments:** Control Manufacturer: Century

Serial No: J07858N

Size/Capacity: 1.5-HP

Manufacture Date: 2007

Please refer to the prior component (#2585) in this series for more general information and commentary on irrigation pump replacement. The useful life, remaining useful life, and cost range for this specific component are provided below.

Useful Life:

15 years

Remaining Life:

0 years

**Lower Estimate:**

\$ 1,800

Higher Estimate:

\$ 2,200

Cost Source: AR Cost Database

Comp #: 2585 Irrigation Pump #6 - Replace**Approx Quantity: 1 Pump****Location:** Adjacent to residential building #5700**Funded?:** Yes.**History:****Comments:** Control Manufacturer: WEG

Size/Capacity: 2-HP

Manufacture Date: 2019

Please refer to the prior component (#2585) in this series for more general information and commentary on irrigation pump replacement. The useful life, remaining useful life, and cost range for this specific component are provided below.

Useful Life:

15 years

Remaining Life:

8 years

**Lower Estimate:**

\$ 1,800

Higher Estimate:

\$ 2,200

Cost Source: AR Cost Database

Comp #: 2585 Irrigation Pump #7 - Replace**Approx Quantity: 1 Pump****Location:** Adjacent to residential building #5700**Funded?:** Yes.**History:****Comments:** Control Manufacturer: Centri Pro

Serial No: J07858N

Size/Capacity: 1.5-HP

Manufacture Date: 2007

Please refer to the prior component (#2585) in this series for more general information and commentary on irrigation pump replacement. The useful life, remaining useful life, and cost range for this specific component are provided below.

Useful Life:

15 years

Remaining Life:

0 years

**Lower Estimate:**

\$ 1,800

Higher Estimate:

\$ 2,200

Cost Source: AR Cost Database

Common Interiors

Comp #: 2701 Interior Surfaces - Repaint**Approx Quantity: 163,000 GSF****Location:** Interior common hallways**Funded?:** Yes.**History:** Building interiors painted in approximately 2018 and maintained by the Association (per information provided). Remaining useful life extended based on condition observed.**Comments:** Fair condition: Interior areas determined to be in fair condition typically exhibit some minor, routine marks and scuffs, small sections of peeling paint, etc. Overall appearance is satisfactory.

Regular cycles of professional painting are recommended to maintain appearance. Small touch-up projects can be conducted as needed as a maintenance expense, but comprehensive painting of interior areas will restore a consistent look and quality to all areas. Best practice is to coordinate at same time as other interior projects (flooring, furnishings, lighting, etc.) whenever possible to minimize downtime and maintain consistent quality standard. Based on evident conditions and/or project history provided during this engagement, we recommend repainting at the approximate interval shown below. Unless otherwise noted, cost estimates below are intended for painting only and not inclusive of any extensive wall repairs/renovations (such as trim work, etc.).

Useful Life:

10 years

Remaining Life:

5 years

**Lower Estimate:**

\$ 220,000

Higher Estimate:

\$ 269,000

Cost Source: AR Cost Database

Comp #: 2709 Tile Flooring - Replace
Location: Lobbies and elevator landings
Funded?: Yes.

Approx Quantity: 15,000 GSF

History:
Comments: Fair condition: Interior tile flooring determined to be in fair condition typically exhibits some routine signs of wear and age, possibly including sporadic cracks and damaged grout. Style is still appropriate, but tile is showing more noticeable signs of deterioration.

As part of ongoing maintenance program, tile should be inspected regularly and damaged sections repaired/replaced as needed. Best practice is to keep a collection of replacement tiles on hand for partial replacements. With ordinary care and maintenance, tile in interior locations can last for an extended period of time, but replacement is often warranted eventually to enhance and restore aesthetic appeal throughout the common areas. Based on evident conditions, original installation, and project history provided by the Client, we recommend planning for replacement at the approximate interval shown below. Replacement costs can vary greatly depending on size, material, and design of tiles selected. Unless otherwise noted, cost estimates below assume replacement with similar quantity and quality as existing.

Useful Life:
30 years

Remaining Life:
15 years



Lower Estimate:	\$ 186,000	Higher Estimate:	\$ 227,000
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Cost Source: AR Cost Database

Comp #: 2711 Carpeting - Replace

Approx Quantity: 5,780 GSY

Location: Common interior hallways

Funded?: Yes.

History: Hallways carpet replaced in 2021 (per information provided)

Comments: Fair condition: Carpeting determined to be in fair condition typically exhibits light to moderate signs of age, such as fraying, stains and fading. Deterioration may be more noteworthy at higher-traffic areas.

As part of ongoing maintenance program, vacuum regularly and professionally clean as needed. Over time, replacement will be warranted due to excessive wear (stains, fading, discoloration, etc.). Best practice is to coordinate at same time as other interior projects whenever possible to minimize downtime and maintain consistent quality standard. Based on evident conditions, original installation, and project history provided by the Client, we recommend planning for replacement at the approximate interval shown below. Replacement costs can vary greatly depending on quantity, material, and design selected. Unless otherwise noted, cost estimates below assume replacement with similar quantity and quality as existing.

Useful Life:
10 years

Remaining Life:
5 years



Lower Estimate:	\$ 312,000	Higher Estimate:	\$ 381,000
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Cost Source: AR Cost Database

Comp #: 2719 Suspended Ceilings - Replace

Approx Quantity: 38,000 GSF

Location: Common interior hallways

Funded?: Yes.

History:

Comments: Fair condition: Suspended ceiling systems (AKA “drop” ceilings) determined to be in fair condition typically exhibit only routine signs of physical deterioration. Appearance is generally consistent in all areas.

Suspended ceiling systems should have a very long life under most circumstances. Individual panels should be replaced as needed through the Operating budget. Based on evident conditions, original installation date, and prior project history provided during this engagement, we recommend planning on complete replacement at the approximate interval shown below. Replacement will restore aesthetic value in the common areas. Best practice is to coordinate this work with other interior finish projects (painting, flooring, etc.) whenever possible in order to minimize downtime and maintain consistency. Unless otherwise noted, cost estimates shown below assume replacement with a similar type to the existing system.

Useful Life:
40 years

Remaining Life:
15 years



Lower Estimate:	\$ 342,000	Higher Estimate:	\$ 418,000
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Cost Source: AR Cost Database

Comp #: 2721 Mailboxes - Replace

Approx Quantity: 262 Boxes

Location: Lobbies

Funded?: Yes.

History:

Comments: Panel Count -
(37) 7-Box Vertical Panels
(3) Outgoing Panels

Fair condition: Mailboxes determined to be in fair condition typically exhibit some amount of surface wear and/or rusting, but remain in serviceable and generally decent aesthetic condition.

Clean/inspect regularly, change lock cylinders, lubricate hinges, and repair as needed from Operating budget. Metal mailbox structures located inside protected interior areas should have very long life expectancies due to minimal external exposure. Best practice is to coordinate with other interior projects such as lobby remodeling or replacement of other FF&E. However, timing of replacements is ultimately subjective to the Client. Based on evident conditions, original installation date, and prior project history provided during this engagement, we recommend planning on complete replacement at the approximate interval shown below.

Useful Life:
40 years

Remaining Life:
15 years



Lower Estimate:	\$ 32,000	Higher Estimate:	\$ 39,100
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Cost Source: AR Cost Database



Comp #: 2741 Clubhouse - Remodel Allowance**Approx Quantity: 1 Lump Sum Allowance****Location:** Clubhouse interiors**Funded?:** Yes.**History:****Comments:** Approximate Measurements/FF&E Count -

810 GSF of Tile Flooring

1,620 GSF of Painted Surfaces

(4) Ceiling Lights

(6) Dining Chairs

(1) Dining Table

(23) Folding Chairs

At Kitchen

25 GSF of Countertops

10 LF of Cabinetry

(1) Small Refrigerator

Poor condition: Clubhouse interiors determined to be in poor condition typically exhibit noticeably outdated style of furnishings, fixtures and equipment (FF&E). While components may still be serviceable/functional, replacement should be considered to restore an updated, welcoming aesthetic for residents and guests.

Clubhouse interiors should be periodically remodeled/rejuvenated to maintain good property values. Funding amounts shown here are not based on complete replacement of all finishes, fixtures and furnishings at one time. Rather, an allowance for partial replacements and other aesthetic changes is recommended here, which may include but are not limited to painting, flooring replacements, replacement or upgrade of assets such as furniture, artwork, window treatments, misc. decorative items, etc. Costs can vary greatly depending on the type and scope of projects anticipated. Recommendation shown below is based on our experience with similar properties. However, this component should be re-evaluated during future Reserve Study updates based on the most current information available at that time (such as partial furnishing replacements).

Useful Life:

20 years

Remaining Life:

0 years

**Lower Estimate:**

\$ 25,700

Higher Estimate:

\$ 31,400

Cost Source: AR Cost Database

Comp #: 2749 Clubhouse Bathrooms - Remodel

Approx Quantity: 2 Bathrooms

Location: Clubhouse interior

Funded?: Yes.

History:

Comments: Men's bathroom noted to include approximately:

- 80 GSF of Tile Flooring
- 300 GSF of Painted Surfaces
- 5 GSF of Countertops
- (1) Sink
- (1) Toilet
- (1) Urinal

Women's bathroom assumed to be of similar size, style, and condition.

Poor condition: Bathrooms determined to be in poor condition typically exhibit more advanced wear and tear. In other cases, even if bathroom is clean and serviceable, remodeling may be warranted if finishes and fixtures have become outdated or are otherwise not up to the aesthetic standards of the community.

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

Useful Life:
20 years

Remaining Life:
0 years



Lower Estimate:	\$ 6,300	Higher Estimate:	\$ 7,700
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Cost Source: AR Cost Database

Comp #: 2749 North Pool Deck Bathroom - Remodel

Approx Quantity: 1 Bathroom

Location: Adjacent to North pool deck

Funded?: Yes.

History:

Comments: Unisex bathroom noted to include approximately:

- 240 GSF of Tile Flooring
- 1,000 GSF of Painted Surfaces
- 15 GSF of Countertops
- (2) Sinks
- (2) Toilets
- (1) Stall/Partition (Standard)

Good condition: Bathrooms determined to be in good condition typically exhibit clean, attractive countertops (and cabinetry, if present). Fixtures all appear to be functional and in good aesthetic condition. Flooring and wall finishes show only minor, routine signs of wear and age. Overall, appearance and design aesthetic is good and appropriate for the standards of the community.

Please refer to the prior component (#2749) in this series for more general information and commentary on bathroom remodeling. The useful life, remaining useful life, and cost range for this specific component are provided below.

Useful Life:
20 years

Remaining Life:
17 years



Lower Estimate:	\$ 8,820	Higher Estimate:	\$ 10,800
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Cost Source: AR Cost Database

Comp #: 2749 Office Bathroom - Remodel

Approx Quantity: 1 Bathroom

Location: Office

Funded?: Yes.

History:

Comments: Unisex bathroom noted to include approximately:

- 50 GSF of Tile Flooring
- 150 GSF of Wall Tile
- 190 GSF of Painted Surfaces
- (1) 24' Vanity
- (1) Toilet

Good condition: Bathrooms determined to be in good condition typically exhibit clean, attractive countertops (and cabinetry, if present). Fixtures all appear to be functional and in good aesthetic condition. Flooring and wall finishes show only minor, routine signs of wear and age. Overall, appearance and design aesthetic is good and appropriate for the standards of the community.

Please refer to the prior component (#2749) in this series for more general information and commentary on bathroom remodeling. The useful life, remaining useful life, and cost range for this specific component are provided below.

Useful Life:
20 years

Remaining Life:
17 years



Lower Estimate: \$ 4,950 **Higher Estimate:** \$ 6,050

Cost Source: AR Cost Database

Comp #: 2752 Office - Remodel**Approx Quantity: 1 Lump Sum Allowance****Location:** North Pool Deck**Funded?:** Yes.**History:****Comments:** Approximate Measurements/Count at Time of Inspection –

460 GSF of Tile Flooring

1,260 GSF of Painted Surfaces

(1) Office Chair

(1) Conference Table

(1) Desks/Computer Station

(6) Chairs

(5) Storage Cabinets

Good condition: Offices determined to be in good condition typically exhibit a coordinated, attractive design aesthetic, with adequate quantity and sizes of workspaces for staff members. FF&E appears to be in good physical condition and appropriate for the standards of the property.

Periodic office remodeling is prudent in order to maintain an attractive, functional workspace for personnel. Typical projects often include replacement of room finishes and furnishings, and may also include replacement of IT equipment, phones, office supplies, storage units, etc. Life estimates can vary greatly depending on level of use and preferences of Client. If the office is used as a "public" area for hosting potential buyers and other important visitors, remodeling should be a high priority. Costs can significantly vary based on an anticipated scope of work as well as materials chosen for remodeling/renovation. Unless otherwise noted, cost allowances shown below assume remodeling with both similar quantities and qualities as existing materials. Schedule and cost estimates should be re-evaluated during future Reserve Study updates and adjusted as needed based on any new information obtained and conditions evident at that time.

Useful Life:

20 years

Remaining Life:

17 years

No Photo Available

Lower Estimate:

\$ 15,300

Higher Estimate:

\$ 18,700

Cost Source: AR Cost Database

Exterior Amenities

Comp #: 2768 Pool Decks (Coated) - Resurface**Approx Quantity: 2,100 GSF****Location:** Pool decks**Funded?:** Yes.**History:**

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

Useful Life:

30 years

Remaining Life:

15 years

**Lower Estimate:**

\$ 15,100

Higher Estimate:

\$ 18,500

Cost Source: AR Cost Database

Comp #: 2771 Pool Fencing - Replace

Approx Quantity: 250 LF

Location: Perimeter of pool deck/area

Funded?: Yes.

History:

Comments: Approximate Height: 4-ft

Construction Material: Aluminum

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

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

Useful Life:
30 years

Remaining Life:
15 years



Lower Estimate:	\$ 14,100	Higher Estimate:	\$ 17,300
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Cost Source: AR Cost Database

Comp #: 2772 Pool Deck Lights - Replace

Approx Quantity: 18 Lights

Location: Pool deck and property entrance

Funded?: Yes.

History: Replaced in approximately 2019-2020 (per historical satellite imagery)

Comments: Approximate Height: 9-ft

Post Material: Aluminum

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

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

Useful Life:
25 years

Remaining Life:
19 years



Lower Estimate:	\$ 16,200	Higher Estimate:	\$ 19,800
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Cost Source: AR Cost Database

Comp #: 2773 Swimming Pools - Resurface

Approx Quantity: 2 Pools

Location: Pool deck (interior surfaces of pool)

Funded?: Yes.

History: Resurfaced (per information provided).

Comments: *NOTE(2025): No project history was provided during this engagement regarding the last time the swimming pools were replaced. However, the remaining useful life was set at 5 years for budgeting purposes and because of the condition observed. This component should be reevaluated and adjusted during future updates or revisions if a more urgent resurfacing is needed or if new information becomes available.

At South Pool

Approximate Footprint: 800 GSF

Waterline Perimeter: 120 LF

Number of Ladders: (1)

Number of Railings: (1)

Depth Range: 3'0" to 6'0"

At North Pool

Approximate Footprint: 800 GSF

Waterline Perimeter: 120 LF

Number of Ladders: (1)

Number of Railings: (1)

Depth Range: 3'0" to 6'0"

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

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

Useful Life:
12 years

Remaining Life:
5 years



Lower Estimate:

\$ 46,400

Higher Estimate:

\$ 56,700

Cost Source: AR Cost Database

Comp #: 2787 Pool Equipment - Repair/Repl. Allowance

Approx Quantity: 1 Allowance

Location: Pool equipment room

Funded?: Yes.

History:

Comments: This component represents a supplemental allowance of \$6,000 to replace/repair pool equipment pieces every 5 years.

Approximate Equipment Count -

- (2) Medium Enclosures
- (4) 1.10-HP Pump/Motors
- (2) Filters

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

Useful Life:
5 years

Remaining Life:
3 years



Lower Estimate:	\$ 5,400	Higher Estimate:	\$ 6,600
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Cost Source: AR Cost Database

Comp #: 2807 Racquetball Cts (Outdoor) – Refurbish

Approx Quantity: 4 Courts

Location: Racquetball court

Funded?: Yes.

History:

Comments: Poor condition: Racquetball courts determined to be in poor condition typically exhibit more advanced surface wear/weathering, and may have cracks that could affect play. Should be repaired and maintained to a high standard to restore good aesthetic appearance.

Racquetball courts should be inspected regularly for safety issues and repaired as needed. Interval for repairs/refurbishment can vary greatly depending on level of use, exposure to the elements, and aesthetic preferences of the Client.

Useful Life:
10 years

Remaining Life:
0 years



Lower Estimate:	\$ 9,000	Higher Estimate:	\$ 11,000
Cost Source: AR Cost Database			

Comp #: 2809 Tennis Court - Re-coat/Resurface

Approx Quantity: 1 Court

Location: Tennis court

Funded?: Yes.

History:

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

Inspect courts regularly and locally repair as needed within the annual Operating budget. Maintenance projects such as pressure-washing should also be considered as Operating expense. Cracks and trip hazards should be addressed promptly to ensure safety. Re-coating is a recommended practice for restoring appearance of the court, bridging small surface cracks, and prolonging the life of the court surface itself. Based on evident conditions and/or past project history provided during this engagement, we recommend that the Client plan to repair and re-coat/resurface the courts at the approximate interval shown below.

Useful Life:
5 years

Remaining Life:
0 years



Lower Estimate:	\$ 7,650	Higher Estimate:	\$ 9,350
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Cost Source: AR Cost Database

Comp #: 2811 Tennis Court - Rebuild/Reconstruct

Approx Quantity: 1 Court

Location: Tennis court

Funded?: Yes.

History:

Comments: Refer to component #2809 for more general information and observations on conditions. This component refers to the eventual need to completely resurface/replace court playing surface, often required at longer intervals. Assuming proper maintenance and proper re-coating schedules, the court surface should have a relatively long life expectancy. Over time, exposure to UV light, wind rain and foot traffic will deteriorate the surface to the point of failure. Prior to resurfacing, consult with vendors to identify any structural problems, such as poor grade, lack of drainage, high spots, etc. Plan to resurface at the approximate interval shown below in order to preserve the appearance and usefulness of the court surface. Best practice is to coordinate with other projects, such as fencing and/or lighting replacement.

Useful Life:
30 years

Remaining Life:
10 years



Lower Estimate:	\$ 22,500	Higher Estimate:	\$ 27,500
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Cost Source: AR Cost Database

Comp #: 2813 Tennis Court Fencing - Replace

Approx Quantity: 360 LF

Location: Tennis court

Funded?: Yes.

History:

Comments: Approximate Height: 10-ft

Construction Material: Chain Link

Fair condition: Tennis court fencing determined to be in fair condition typically exhibits more noticeable surface wear such as cracking or peeling of vinyl coating on chain-link mesh. Posts may exhibit some rust and deterioration but overall, fencing is intact, upright and stable.

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

Useful Life:
30 years

Remaining Life:
10 years



Lower Estimate:	\$ 29,200	Higher Estimate:	\$ 35,600
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Cost Source: AR Cost Database

