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## Update "No-Site-Visit" Reserve Study



### Harbour Vista Homeowners Association Huntington Beach, CA

**Report #: 1529-4**  
**For Period Beginning: January 1, 2018**  
**Expires: December 31, 2018**

**Date Prepared: October 17, 2017**



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**Hello, and welcome to your Reserve Study!**

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

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

**In this Report, you will find...**

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

**More Questions?**

Visit our website at [www.ReserveStudy.com](http://www.ReserveStudy.com) or call us at:

**949-481-0421**



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## Executive Summary

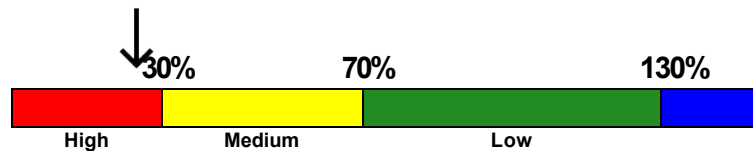
**Association:** Harbour Vista Homeowners Association  
**Location:** Huntington Beach, CA  
**Report Period:** January 1, 2018 through December 31, 2018

**Assoc. #: 1529-4**  
**# of Units: 180**

### *Findings/Recommendations as-of: January 1, 2018*

Project Starting Reserve Balance .....	\$764,067
Current Fully Funding Reserve Balance .....	\$2,980,721
Average Reserve Deficit (Surplus) Per Unit .....	\$12,315
Percent Funded .....	25.6 %
Recommended 2018 "Monthly Fully Funding Contributions" .....	\$29,500
Alternate minimum contributions to keep Reserve above \$0 .....	\$27,000
Recommended 2018 Special Assessments for Reserves .....	\$1,080,000
Most Recent Reserve Contribution Rate .....	\$16,292

Reserves % Funded: 25.6%



Special Assessment Risk:

### *Economic Assumptions:*

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

This is an Update "No-Site-Visit" Reserve Study, and is based on a prior Report prepared by Association Reserves. No site inspection was performed as part of this Reserve Study. This Reserve Study was prepared by a credentialed Reserve Specialist, Sabrina C. Willison RS #334.

The Reserve Fund is below the 30% funded level at 25.6 % funded, which is a weak position for the fund to be in. This means that the association's special assessment & deferred maintenance risk is currently high. Across the country approximately 35% of associations in this range experience special assessments or deferred maintenance. The objective of this multi-year Funding Plan is to Fully Fund Reserves and ultimately achieve a position of strength in the fund, where associations enjoy a low risk of Reserve cash flow problems. Due to this weak position a one-time Special Assessment of \$1,080,000 is needed.

Based on this starting point, your anticipated future expenses, and your historical Reserve contribution rate, our recommendation is to increase your Reserve contributions to \$29,500.

\*The Alternative Contribution rate, also called Baseline Funding will keep the Reserve Funds above \$0. This figure for your association is \$27,000.

**To receive a copy of the full Reserve Study, contact the Association.**



# Executive Summary

1529-4

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
Asphalt and Concrete				
105	Concrete - Repair/Replace	1	0	\$5,300
201	Asphalt - Resurface	24	0	\$230,000
202	Asphalt - Repair/Seal/Repaint	4	0	\$53,000
Roofing				
1301	Garage Roofs - Replace	20	0	\$165,000
1301	Unit Flat Roofs - Replace	20	0	\$170,000
1304	Tile Roof - Repair	5	0	\$17,500
1310	Garage Gutters/Downspouts - Replace	25	4	\$7,300
Lighting				
321	Pole Lights - Replace	5	1	\$6,050
324	Both Pool Bldgs Lights - Replace	25	1	\$2,300
324	Building Lights - Replace	25	1	\$55,000
324	Entry Pillar Lights - Replace	25	1	\$5,050
Painting				
1110	Interior Surfaces - Repaint	10	0	\$1,950
1113	Metal Surfaces - Repaint	4	0	\$19,000
1115	Stucco - Repaint	10	0	\$180,000
1116	Wood Surfaces - Repaint	5	4	\$36,100
1116	Wood Surfaces (Old) - Repaint	5	0	\$36,500
1132	Wood Surfaces - Repair	5	3	\$47,000
Buildings				
517	Wood Railings - Replace	25	3	\$390,000
518	Metal Railings - Replace	30	3	\$32,000
720	Utility Doors - Replace	25	4	\$34,000
802	Boilers (2016) - Replace	15	13	\$9,000
802	Boilers (2017) - Replace	15	14	\$9,000
802	Boilers (Old) - Replace	15	2	\$18,000
806	Boiler Tanks - Replace	15	3	\$21,000
1320	Elastomeric Deck - Resurface	16	1	\$230,000
1321	Elastomeric Deck - Seal/Repair	4	1	\$54,500
1801	Elevator (2006) - Modernize	30	18	\$64,000
1801	Elevators (Orig) - Modernize	30	0	\$540,000
1802	Elevator Cab - Remodel	20	0	\$38,000
1805	Fire Extinguisher Cabinet - Replace	25	1	\$9,200
1820	Termites - Treat	15	0	\$190,000
Clubhouse				
602	Clubhouse Vinyl Floor - Replace	30	2	\$3,900
722	Clubhouse Doors - Replace	25	2	\$6,100
920	Clubhouse Furniture - Replace	25	2	\$5,500
1130	Clubhouse Wood Trellis - Replace	30	0	\$6,600
Grunion East Pool Area				
404	East Patio Furniture - Replace	7	2	\$5,100
407	East Gas BBQ - Replace	12	2	\$3,600
903	East BBQ Tile Countertop - Replace	25	9	\$7,200
903	East Tile Counter Tops - Replace	25	0	\$6,400

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
950	Bathroom - Refurbish	20	0	\$9,100
951	East Shower - Retile	25	0	\$1,450
1202	East Pool - Refiberglas & Retile	20	0	\$17,500
1203	East Spa - Resurface & Retile	10	7	\$5,300
1206	East Pool Filter - Replace	12	9	\$1,600
1207	East Spa Filter - Replace	10	7	\$1,150
1208	East Pool Heater - Replace	12	7	\$4,000
1209	East Spa Heater - Replace	10	8	\$4,000
1213	East Pool Area, Mastic - Replace	4	0	\$1,200
Cabana West Pool Area				
404	West Patio Furniture - Replace	7	6	\$7,700
407	WestGas BBQ - Replace	12	0	\$3,600
903	West BBQ Tile Countertop - Replace	20	5	\$7,200
903	West Tile Counter Tops - Replace	25	0	\$4,900
950	Bathroom - Refurbish	20	0	\$9,100
951	West Shower - Retile	25	0	\$2,600
1200	West Pool Deck Concrete - Repair	40	3	\$87,500
1202	West Pool - Resurface & Retile	20	0	\$21,000
1203	West Spa - Refiberglas & Retile	15	14	\$5,300
1206	West Pool Filter (2006) - Replace	12	0	\$1,550
1206	West Pool Filter (2015) - Replace	12	9	\$1,550
1207	West Spa Filter - Replace	10	0	\$1,300
1209	West Spa Heater - Replace	10	7	\$3,600
1213	West Pool Area, Mastic - Replace	4	0	\$2,200
Fencing and Gates				
503	Wrought Iron, Grounds - Replace	4	0	\$16,500
503	Wrought Iron, Pool Areas - Replace	25	6	\$31,000
509	Vinyl Boiler Fencing - Replace	25	12	\$7,300
510	Metal Vehicle & Ped Gates - Replace	30	3	\$50,000
512	Trash Gates - Replace	15	2	\$23,000
Grounds, Streams and Misc				
430	Mailboxes (2016) - Replace	20	18	\$6,000
430	Mailboxes (Original) - Replace	20	0	\$11,000
703	Intercom - Replace	12	10	\$15,500
705	Gate Operator - Replace	12	0	\$23,000
1003	Irrigation Controllers - Replace	12	0	\$10,250
1402	Monument Sign - Replace	30	0	\$5,400
1409	Directory/Bulletin Boards - Replace	15	1	\$2,200
1701	Pedestrian Bridges (1997) - Replace	18	0	\$35,500
1701	Pedestrian Bridges (1999) - Replace	18	0	\$24,000
1701	Pedestrian Bridges (2000) - Replace	18	0	\$24,000
1701	Pedestrian Bridges (2001) - Replace	18	1	\$24,000
1701	Pedestrian Bridges (2005) - Replace	18	5	\$8,900
1701	Pedestrian Bridges (Orig) - Replace	18	0	\$8,900
1703	Stream Beds - Clean & Repair	3	0	\$10,950
1704	Stream Pump/Motors - Replace	8	1	\$4,100
1704	Stream Sand Filters - Replace	14	0	\$4,100
<b>83 Total Funded Components</b>				

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

## Introduction



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

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



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

## Methodology



For this [Update No-Site-Visit Reserve Study](#), we started with a review of your prior Reserve Study, then looked into recent Reserve expenditures, evaluated how expenditures are handled (ongoing maintenance vs Reserves), and researched any well-established association

precedents. We updated and adjusted your Reserve Component List on the basis of time elapsed since the last Reserve Study and interviews with association representatives.



## *Which Physical Assets are Funded by Reserves?*

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



RESERVE COMPONENT "FOUR-PART TEST"

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

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

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

## *How do we establish Current Repair/Replacement Cost Estimates?*

In this order...

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

## How much Reserves are enough?

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

Adequacy is measured in a two-step process:

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



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

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

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

## How much should we contribute?



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

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

## What is our Recommended Funding Goal?

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



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

# Projected Expenses

While this Reserve Study looks forward 30 years, we have no expectation that all these expenses will all take place as anticipated. This Reserve Study needs to be updated annually because we expect the timing of these expenses to shift and the size of these expenses to change. We do feel more certain of the timing and cost of near-term expenses than expenses many years away. Please be aware of your near-term expenses, which we are able to project more accurately than the more distant projections.

The figure below summarizes the projected future expenses at your association as defined by your Reserve Component List. A summary of these components are shown in the Component Details table, while a summary of the expenses themselves are shown in the 30-yr Expense Summary table. Note the significant expenses throughout the next 30 years and plan to fund Reserves accordingly.

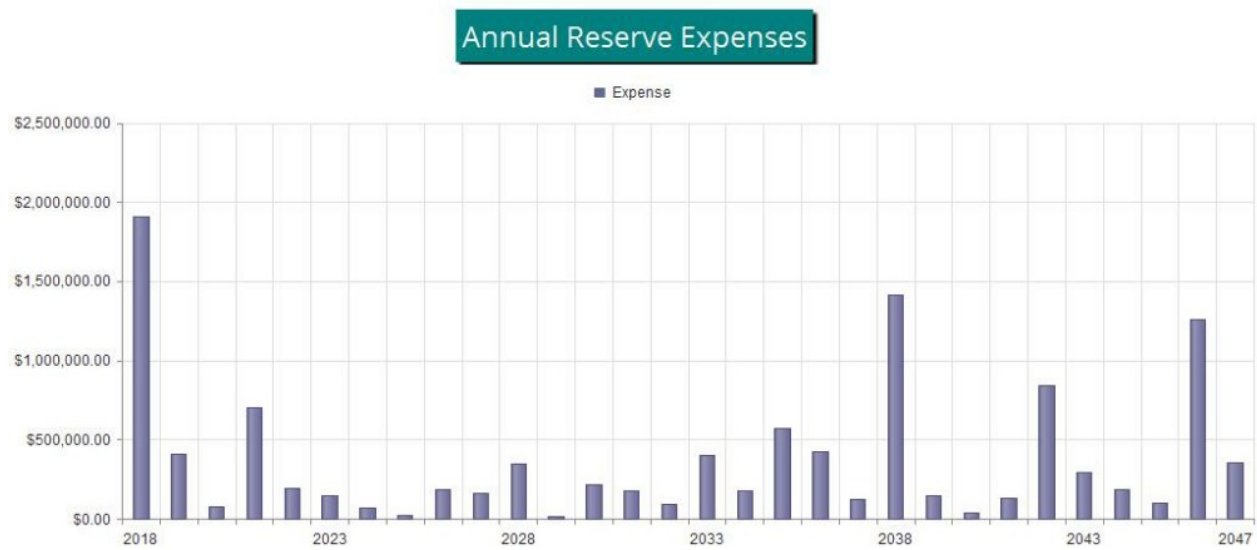


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$764,067 as-of the start of your Fiscal Year on 1/1/2018. This is based on your actual balance on 6/30/2017 of \$666,315 and anticipated Reserve contributions and expenses projected through the end of your Fiscal Year. As of your Fiscal Year Start, your Fully Funded Balance is computed to be \$2,980,721. This figure represents the deteriorated value of your common area components. Comparing your Reserve Balance to your Fully Funded Balance indicates your Reserves are 25.6 % Funded. Across the country approximately 35% of associations in this range experience special assessments or deferred maintenance.

Recommended Funding Plan

Based on your current Percent Funded and your near-term and long-term Reserve needs, we are recommending budgeted contributions of \$29,500 per month this Fiscal Year. The overall 30-yr plan, in perspective, is shown below. This same information is shown numerically in both the 30-yr Summary and the Cash Flow Detail tables.

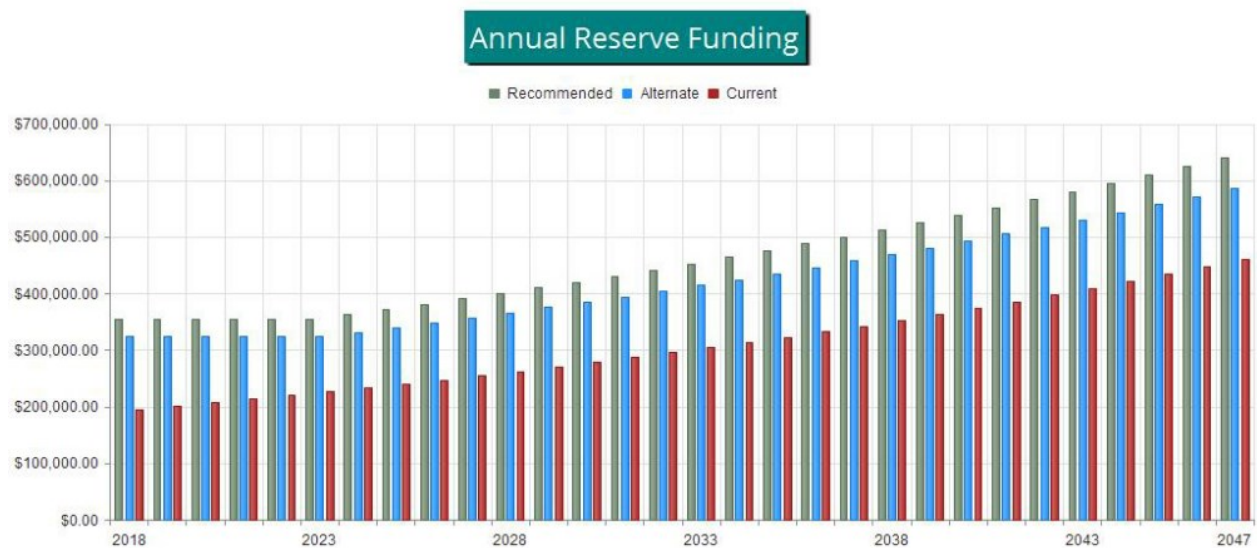


Figure 2

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

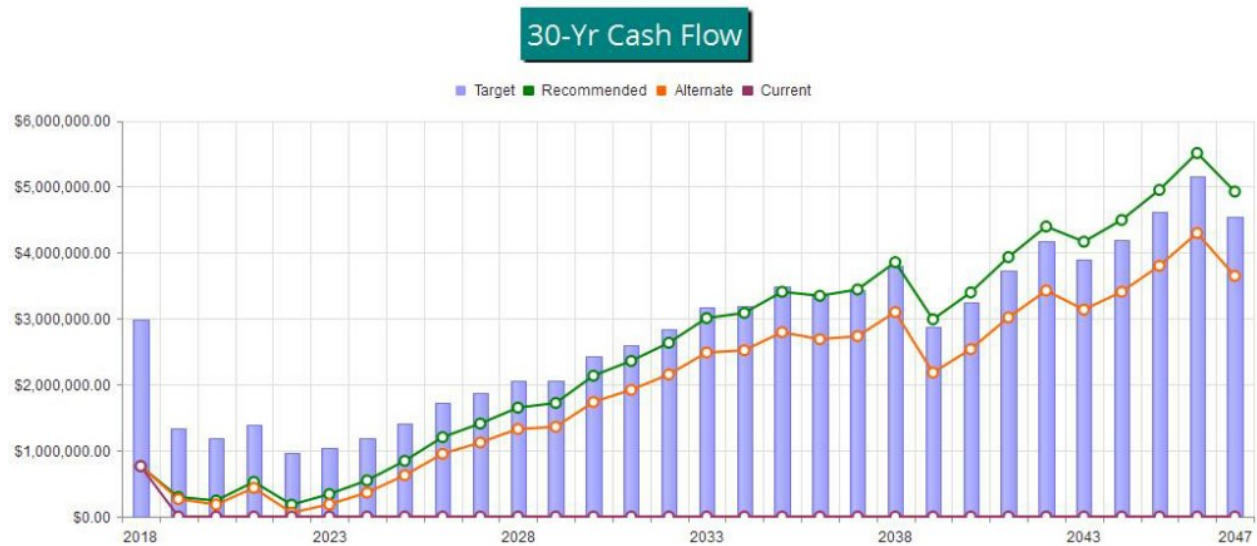


Figure 3

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

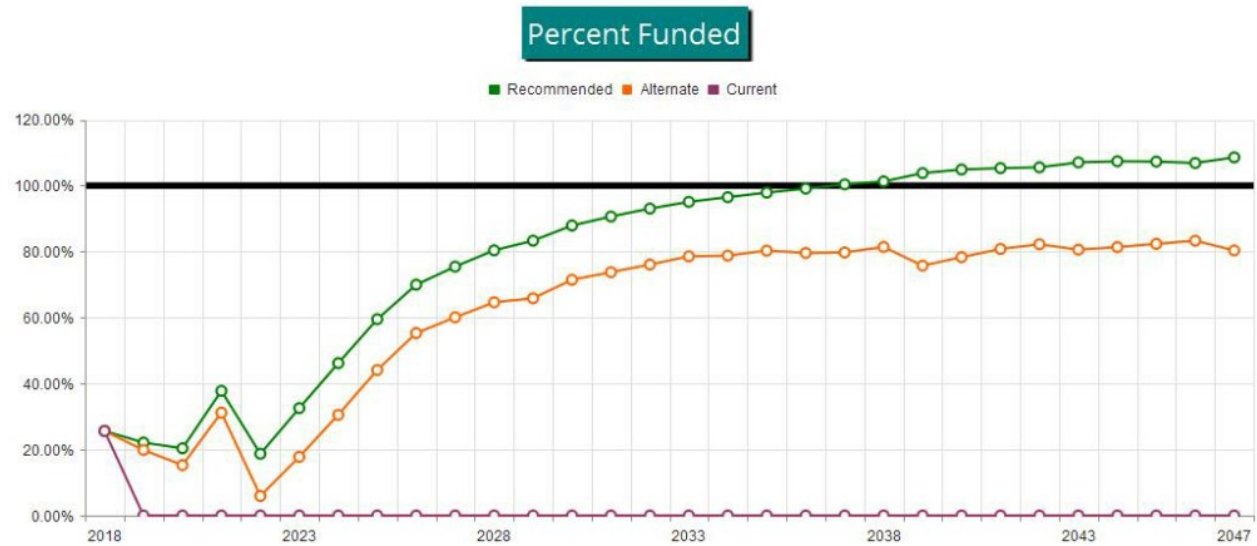


Figure 4

## Table Descriptions

The tabular information in this Report is broken down into nine tables, not all which may have been chosen by your Project Manager to appear in your report. Tables are listed in the order in which they appear in your Report.

Executive Summary is a summary of your Reserve Components

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

Analysis Summary provides a summary of the starting financial information and your Project Manager's Financial Analysis decision points.

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

Fully Funded Balance shows the calculation of the Fully Funded Balance for each of your components, and their contributions to the association 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 association, helping you see which components have more (or less) influence than others on your total Reserve contribution rate. The deterioration cost/yr of each component is calculated by dividing the estimated Current Replacement Cost by its Useful Life, then that component's percentage of the total is displayed.

Accounting-Tax Summary provides information on each Component's proportionate portion of key totals, valuable to accounting professionals primarily during tax preparation time of year.

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

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



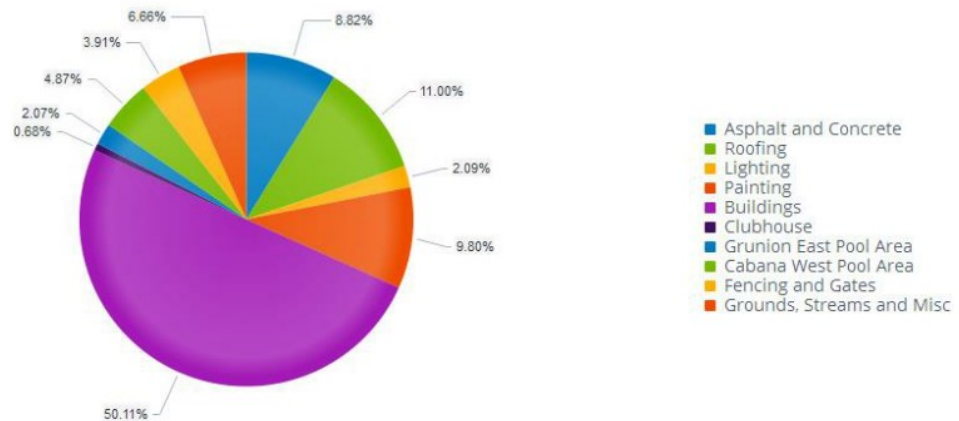
# Budget Summary

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NSV

	Useful Life		2018 Rem. Useful Life		Estimated Replacement Cost in 2018	2018 Expenditures	01/01/2018 Current Fund Balance	01/01/2018 Fully Funded Balance	Remaining Bal. to be Funded	2018 Contributions
	Min	Max	Min	Max						
Asphalt and Concrete	1	24	0	0	\$288,300	\$288,300	\$58,300	\$288,300	\$230,000	\$44,732
Roofing	5	25	0	4	\$359,800	\$352,500	\$17,500	\$358,632	\$342,300	\$32,662
Lighting	5	25	1	1	\$68,400	\$0	\$0	\$64,696	\$68,400	\$5,889
Painting	4	10	0	4	\$320,550	\$237,450	\$237,450	\$263,470	\$83,100	\$74,515
Buildings	4	30	0	18	\$1,638,700	\$768,000	\$216,067	\$1,493,692	\$1,422,633	\$134,982
Clubhouse	25	30	0	2	\$22,100	\$6,600	\$0	\$20,912	\$22,100	\$1,294
Grunion East Pool Area	4	25	0	9	\$67,600	\$35,650	\$27,800	\$51,703	\$39,800	\$7,588
Cabana West Pool Area	4	40	0	14	\$159,100	\$46,250	\$38,750	\$135,508	\$120,350	\$11,773
Fencing and Gates	4	30	0	12	\$127,800	\$16,500	\$16,500	\$108,789	\$111,300	\$14,083
Grounds, Streams and Misc	3	30	0	18	\$217,800	\$157,100	\$151,700	\$195,019	\$66,100	\$26,482
					\$3,270,150	\$1,908,350	\$764,067	\$2,980,721	\$2,506,083	\$354,000

Percent Funded: 25.6%

## Budget Summary





# Reserve Component List Detail

1529-4  
NSV

# Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
				Best Case	Worst Case
Asphalt and Concrete					
105 Concrete - Repair/Replace	Extensive GSF	1	0	\$4,700	\$5,900
201 Asphalt - Resurface	Approx 138,000 GSF	24	0	\$220,000	\$240,000
202 Asphalt - Repair/Seal/Repaint	Approx 138,000 GSF	4	0	\$47,000	\$59,000
Roofing					
1301 Garage Roofs - Replace	Approx 35,200 GSF	20	0	\$140,000	\$190,000
1301 Unit Flat Roofs - Replace	Approx 28,200 GSF	20	0	\$140,000	\$200,000
1304 Tile Roof - Repair	Approx 167,000 GSF	5	0	\$13,000	\$22,000
1310 Garage Gutters/Downspouts - Replace	Moderate LF	25	4	\$6,900	\$7,700
Lighting					
321 Pole Lights - Replace	(48) 6' Pool Lights	5	1	\$4,900	\$7,200
324 Both Pool Bldgs Lights - Replace	(18) Various Fixtures	25	1	\$2,000	\$2,600
324 Building Lights - Replace	Approx 363 Fixtures	25	1	\$50,000	\$60,000
324 Entry Pillar Lights - Replace	(23) Globe Fixtures	25	1	\$4,500	\$5,600
Painting					
1110 Interior Surfaces - Repaint	Approx 2,550 GSF	10	0	\$1,600	\$2,300
1113 Metal Surfaces - Repaint	Approx 12,100 GSF	4	0	\$18,000	\$20,000
1115 Stucco - Repaint	Approx 366,000 GSF	10	0	\$160,000	\$200,000
1116 Wood Surfaces - Repaint	Approx 44,650 GSF	5	4	\$31,000	\$41,200
1116 Wood Surfaces (Old) - Repaint	Approx 44,650 GSF	5	0	\$31,000	\$42,000
1132 Wood Surfaces - Repair	(1) Provision	5	3	\$37,000	\$57,000
Buildings					
517 Wood Railings - Replace	Approx 6,800 LF	25	3	\$360,000	\$420,000
518 Metal Railings - Replace	Approx 920 LF	30	3	\$28,000	\$36,000
720 Utility Doors - Replace	(63) SC Exterior Doors	25	4	\$30,000	\$38,000
802 Boilers (2016) - Replace	(2) Boilers	15	13	\$7,000	\$11,000
802 Boilers (2017) - Replace	(2) Boilers	15	14	\$7,000	\$11,000
802 Boilers (Old) - Replace	(4) Boilers	15	2	\$15,000	\$21,000
806 Boiler Tanks - Replace	(5) AO Smith119-Gal Tanks	15	3	\$16,000	\$26,000
1320 Elastomeric Deck - Resurface	Approx 19,500 GSF	16	1	\$200,000	\$260,000
1321 Elastomeric Deck - Seal/Repair	Approx 19,500 GSF	4	1	\$49,000	\$60,000
1801 Elevator (2006) - Modernize	(1) Elevator	30	18	\$54,000	\$74,000
1801 Elevators (Orig) - Modernize	(9) Elevators	30	0	\$450,000	\$630,000
1802 Elevator Cab - Remodel	(9) Elevators	20	0	\$32,000	\$44,000
1805 Fire Extinguisher Cabinet - Replace	(29) Cabinets	25	1	\$8,400	\$10,000
1820 Termites - Treat	(180) Units	15	0	\$180,000	\$200,000
Clubhouse					
602 Clubhouse Vinyl Floor - Replace	Approx 400 GSF	30	2	\$3,500	\$4,300
722 Clubhouse Doors - Replace	(3) Wood Frame/Glass	25	2	\$5,700	\$6,500
920 Clubhouse Furniture - Replace	(24) Various Pieces	25	2	\$5,000	\$6,000
1130 Clubhouse Wood Trellis - Replace	Approx 200 GSF	30	0	\$6,200	\$7,000
Grunion East Pool Area					
404 East Patio Furniture - Replace	(27) Various Pieces	7	2	\$4,600	\$5,600
407 East Gas BBQ - Replace	(2) Firemagic Built-In	12	2	\$3,200	\$4,000

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
					Best Case	Worst Case
903	East BBQ Tile Countertop - Replace	Approx 52 GSF	25	9	\$6,200	\$8,200
903	East Tile Counter Tops - Replace	Approx 46 GSF	25	0	\$6,000	\$6,800
950	Bathroom - Refurbish	(2) Bathrooms	20	0	\$8,200	\$10,000
951	East Shower - Retile	Approx 57 GSF	25	0	\$1,100	\$1,800
1202	East Pool - Refiberglass & Retile	(1) 990 GSF/145 LF Tile	20	0	\$16,000	\$19,000
1203	East Spa - Resurface & Retile	(1) 80 GSF/33 LF Tile	10	7	\$4,700	\$5,900
1206	East Pool Filter - Replace	(1) Hayward Filter	12	9	\$1,300	\$1,900
1207	East Spa Filter - Replace	(1) Hayward 48 sq ft	10	7	\$1,000	\$1,300
1208	East Pool Heater - Replace	(1) RayPak 400K BTU	12	7	\$3,700	\$4,300
1209	East Spa Heater - Replace	(1) RayPak 400K BTU	10	8	\$3,700	\$4,300
1213	East Pool Area, Mastic - Replace	Approx 193 LF	4	0	\$1,100	\$1,300
<b>Cabana West Pool Area</b>						
404	West Patio Furniture - Replace	(42) Various Pieces	7	6	\$7,200	\$8,200
407	WestGas BBQ - Replace	(2) Firmagic Built-In	12	0	\$3,200	\$4,000
903	West BBQ Tile Countertop - Replace	Approx 52 GSF	20	5	\$6,200	\$8,200
903	West Tile Counter Tops - Replace	Approx 200 GSF	25	0	\$4,400	\$5,400
950	Bathroom - Refurbish	(2) Bathrooms	20	0	\$8,200	\$10,000
951	West Shower - Retile	Approx 102 GSF	25	0	\$2,100	\$3,100
1200	West Pool Deck Concrete - Repair	(1) Provision	40	3	\$77,000	\$98,000
1202	West Pool - Resurface & Retile	(1) 1,176 GSF/142 LF Tile	20	0	\$19,000	\$23,000
1203	West Spa - Refiberglass & Retile	(1) 113 GSF/47 LF Tile	15	14	\$4,700	\$5,900
1206	West Pool Filter (2006) - Replace	(1) Hayward Filter	12	0	\$1,300	\$1,800
1206	West Pool Filter (2015) - Replace	(1) Filter	12	9	\$1,300	\$1,800
1207	West Spa Filter - Replace	(1) 60 sq ft	10	0	\$1,100	\$1,500
1209	West Spa Heater - Replace	(1) RayPak 325K BTU	10	7	\$2,900	\$4,300
1213	West Pool Area, Mastic - Replace	Approx 339 LF	4	0	\$2,000	\$2,400
<b>Fencing and Gates</b>						
503	Wrought Iron, Grounds - Replace	20% of Approx 1,645 LF	4	0	\$14,000	\$19,000
503	Wrought Iron, Pool Areas - Replace	Approx 470 LF	25	6	\$26,000	\$36,000
509	Vinyl Boiler Fencing - Replace	Approx 120 LF of 5'	25	12	\$6,800	\$7,800
510	Metal Vehicle & Ped Gates - Replace	(8) Vehicle (8) Ped Gate	30	3	\$45,000	\$55,000
512	Trash Gates - Replace	(26) Metal Frame/Wood	15	2	\$22,000	\$24,000
<b>Grounds, Streams and Misc</b>						
430	Mailboxes (2016) - Replace	(13) 5-Box Clusters	20	18	\$5,500	\$6,500
430	Mailboxes (Original) - Replace	(23) 5-Box Clusters	20	0	\$9,000	\$13,000
703	Intercom - Replace	(3) Entry Systems	12	10	\$13,000	\$18,000
705	Gate Operator - Replace	(6) Operators	12	0	\$20,000	\$26,000
1003	Irrigation Controllers - Replace	(6) Various Size	12	0	\$8,500	\$12,000
1402	Monument Sign - Replace	(24) Metal Letters	30	0	\$4,800	\$6,000
1409	Directory/Bulletin Boards - Replace	(2) 2'x3' Glass Covered	15	1	\$2,000	\$2,400
1701	Pedestrian Bridges (1997) - Replace	(12) Bridges	18	0	\$31,000	\$40,000
1701	Pedestrian Bridges (1999) - Replace	(8) Bridges	18	0	\$20,000	\$28,000
1701	Pedestrian Bridges (2000) - Replace	(8) Bridges	18	0	\$20,000	\$28,000
1701	Pedestrian Bridges (2001) - Replace	(8) Bridges	18	1	\$20,000	\$28,000
1701	Pedestrian Bridges (2005) - Replace	(3) Bridges	18	5	\$7,800	\$10,000
1701	Pedestrian Bridges (Orig) - Replace	(3) Bridges	18	0	\$7,800	\$10,000
1703	Stream Beds - Clean & Repair	(1) Provision	3	0	\$9,900	\$12,000
1704	Stream Pump/Motors - Replace	(3) Pump/Motor Assembly	8	1	\$3,700	\$4,500

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
					Best Case	Worst Case
1704	Stream Sand Filters - Replace	(3) 3.14 sq ft filters	14	0	\$3,700	\$4,500
83	Total Funded Components					

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
Asphalt and Concrete								
105	Concrete - Repair/Replace	\$5,300	X	1	/	1	=	\$5,300
201	Asphalt - Resurface	\$230,000	X	24	/	24	=	\$230,000
202	Asphalt - Repair/Seal/Repaint	\$53,000	X	4	/	4	=	\$53,000
Roofing								
1301	Garage Roofs - Replace	\$165,000	X	20	/	20	=	\$165,000
1301	Unit Flat Roofs - Replace	\$170,000	X	20	/	20	=	\$170,000
1304	Tile Roof - Repair	\$17,500	X	5	/	5	=	\$17,500
1310	Garage Gutters/Downspouts - Replace	\$7,300	X	21	/	25	=	\$6,132
Lighting								
321	Pole Lights - Replace	\$6,050	X	4	/	5	=	\$4,840
324	Both Pool Bldgs Lights - Replace	\$2,300	X	24	/	25	=	\$2,208
324	Building Lights - Replace	\$55,000	X	24	/	25	=	\$52,800
324	Entry Pillar Lights - Replace	\$5,050	X	24	/	25	=	\$4,848
Painting								
1110	Interior Surfaces - Repaint	\$1,950	X	10	/	10	=	\$1,950
1113	Metal Surfaces - Repaint	\$19,000	X	4	/	4	=	\$19,000
1115	Stucco - Repaint	\$180,000	X	10	/	10	=	\$180,000
1116	Wood Surfaces - Repaint	\$36,100	X	1	/	5	=	\$7,220
1116	Wood Surfaces (Old) - Repaint	\$36,500	X	5	/	5	=	\$36,500
1132	Wood Surfaces - Repair	\$47,000	X	2	/	5	=	\$18,800
Buildings								
517	Wood Railings - Replace	\$390,000	X	22	/	25	=	\$343,200
518	Metal Railings - Replace	\$32,000	X	27	/	30	=	\$28,800
720	Utility Doors - Replace	\$34,000	X	21	/	25	=	\$28,560
802	Boilers (2016) - Replace	\$9,000	X	2	/	15	=	\$1,200
802	Boilers (2017) - Replace	\$9,000	X	1	/	15	=	\$600
802	Boilers (Old) - Replace	\$18,000	X	13	/	15	=	\$15,600
806	Boiler Tanks - Replace	\$21,000	X	12	/	15	=	\$16,800
1320	Elastomeric Deck - Resurface	\$230,000	X	15	/	16	=	\$215,625
1321	Elastomeric Deck - Seal/Repair	\$54,500	X	3	/	4	=	\$40,875
1801	Elevator (2006) - Modernize	\$64,000	X	12	/	30	=	\$25,600
1801	Elevators (Orig) - Modernize	\$540,000	X	30	/	30	=	\$540,000
1802	Elevator Cab - Remodel	\$38,000	X	20	/	20	=	\$38,000
1805	Fire Extinguisher Cabinet - Replace	\$9,200	X	24	/	25	=	\$8,832
1820	Termites - Treat	\$190,000	X	15	/	15	=	\$190,000
Clubhouse								
602	Clubhouse Vinyl Floor - Replace	\$3,900	X	28	/	30	=	\$3,640
722	Clubhouse Doors - Replace	\$6,100	X	23	/	25	=	\$5,612
920	Clubhouse Furniture - Replace	\$5,500	X	23	/	25	=	\$5,060
1130	Clubhouse Wood Trellis - Replace	\$6,600	X	30	/	30	=	\$6,600
Grunion East Pool Area								
404	East Patio Furniture - Replace	\$5,100	X	5	/	7	=	\$3,643
407	East Gas BBQ - Replace	\$3,600	X	10	/	12	=	\$3,000
903	East BBQ Tile Countertop - Replace	\$7,200	X	16	/	25	=	\$4,608

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
903	East Tile Counter Tops - Replace	\$6,400	X	25	/	25	=	\$6,400
950	Bathroom - Refurbish	\$9,100	X	20	/	20	=	\$9,100
951	East Shower - Retile	\$1,450	X	25	/	25	=	\$1,450
1202	East Pool - Refiberglas & Retile	\$17,500	X	20	/	20	=	\$17,500
1203	East Spa - Resurface & Retile	\$5,300	X	3	/	10	=	\$1,590
1206	East Pool Filter - Replace	\$1,600	X	3	/	12	=	\$400
1207	East Spa Filter - Replace	\$1,150	X	3	/	10	=	\$345
1208	East Pool Heater - Replace	\$4,000	X	5	/	12	=	\$1,667
1209	East Spa Heater - Replace	\$4,000	X	2	/	10	=	\$800
1213	East Pool Area, Mastic - Replace	\$1,200	X	4	/	4	=	\$1,200
Cabana West Pool Area								
404	West Patio Furniture - Replace	\$7,700	X	1	/	7	=	\$1,100
407	WestGas BBQ - Replace	\$3,600	X	12	/	12	=	\$3,600
903	West BBQ Tile Countertop - Replace	\$7,200	X	15	/	20	=	\$5,400
903	West Tile Counter Tops - Replace	\$4,900	X	25	/	25	=	\$4,900
950	Bathroom - Refurbish	\$9,100	X	20	/	20	=	\$9,100
951	West Shower - Retile	\$2,600	X	25	/	25	=	\$2,600
1200	West Pool Deck Concrete - Repair	\$87,500	X	37	/	40	=	\$80,938
1202	West Pool - Resurface & Retile	\$21,000	X	20	/	20	=	\$21,000
1203	West Spa - Refiberglas & Retile	\$5,300	X	1	/	15	=	\$353
1206	West Pool Filter (2006) - Replace	\$1,550	X	12	/	12	=	\$1,550
1206	West Pool Filter (2015) - Replace	\$1,550	X	3	/	12	=	\$388
1207	West Spa Filter - Replace	\$1,300	X	10	/	10	=	\$1,300
1209	West Spa Heater - Replace	\$3,600	X	3	/	10	=	\$1,080
1213	West Pool Area, Mastic - Replace	\$2,200	X	4	/	4	=	\$2,200
Fencing and Gates								
503	Wrought Iron, Grounds - Replace	\$16,500	X	4	/	4	=	\$16,500
503	Wrought Iron, Pool Areas - Replace	\$31,000	X	19	/	25	=	\$23,560
509	Vinyl Boiler Fencing - Replace	\$7,300	X	13	/	25	=	\$3,796
510	Metal Vehicle & Ped Gates - Replace	\$50,000	X	27	/	30	=	\$45,000
512	Trash Gates - Replace	\$23,000	X	13	/	15	=	\$19,933
Grounds, Streams and Misc								
430	Mailboxes (2016) - Replace	\$6,000	X	2	/	20	=	\$600
430	Mailboxes (Original) - Replace	\$11,000	X	20	/	20	=	\$11,000
703	Intercom - Replace	\$15,500	X	2	/	12	=	\$2,583
705	Gate Operator - Replace	\$23,000	X	12	/	12	=	\$23,000
1003	Irrigation Controllers - Replace	\$10,250	X	12	/	12	=	\$10,250
1402	Monument Sign - Replace	\$5,400	X	30	/	30	=	\$5,400
1409	Directory/Bulletin Boards - Replace	\$2,200	X	14	/	15	=	\$2,053
1701	Pedestrian Bridges (1997) - Replace	\$35,500	X	18	/	18	=	\$35,500
1701	Pedestrian Bridges (1999) - Replace	\$24,000	X	18	/	18	=	\$24,000
1701	Pedestrian Bridges (2000) - Replace	\$24,000	X	18	/	18	=	\$24,000
1701	Pedestrian Bridges (2001) - Replace	\$24,000	X	17	/	18	=	\$22,667
1701	Pedestrian Bridges (2005) - Replace	\$8,900	X	13	/	18	=	\$6,428
1701	Pedestrian Bridges (Orig) - Replace	\$8,900	X	18	/	18	=	\$8,900
1703	Stream Beds - Clean & Repair	\$10,950	X	3	/	3	=	\$10,950
1704	Stream Pump/Motors - Replace	\$4,100	X	7	/	8	=	\$3,588
1704	Stream Sand Filters - Replace	\$4,100	X	14	/	14	=	\$4,100

\$2,980,721

# Component Significance

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#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
Asphalt and Concrete					
105	Concrete - Repair/Replace	1	\$5,300	\$5,300	2.38 %
201	Asphalt - Resurface	24	\$230,000	\$9,583	4.30 %
202	Asphalt - Repair/Seal/Repaint	4	\$53,000	\$13,250	5.95 %
Roofing					
1301	Garage Roofs - Replace	20	\$165,000	\$8,250	3.71 %
1301	Unit Flat Roofs - Replace	20	\$170,000	\$8,500	3.82 %
1304	Tile Roof - Repair	5	\$17,500	\$3,500	1.57 %
1310	Garage Gutters/Downspouts - Replace	25	\$7,300	\$292	0.13 %
Lighting					
321	Pole Lights - Replace	5	\$6,050	\$1,210	0.54 %
324	Both Pool Bldgs Lights - Replace	25	\$2,300	\$92	0.04 %
324	Building Lights - Replace	25	\$55,000	\$2,200	0.99 %
324	Entry Pillar Lights - Replace	25	\$5,050	\$202	0.09 %
Painting					
1110	Interior Surfaces - Repaint	10	\$1,950	\$195	0.09 %
1113	Metal Surfaces - Repaint	4	\$19,000	\$4,750	2.13 %
1115	Stucco - Repaint	10	\$180,000	\$18,000	8.08 %
1116	Wood Surfaces - Repaint	5	\$36,100	\$7,220	3.24 %
1116	Wood Surfaces (Old) - Repaint	5	\$36,500	\$7,300	3.28 %
1132	Wood Surfaces - Repair	5	\$47,000	\$9,400	4.22 %
Buildings					
517	Wood Railings - Replace	25	\$390,000	\$15,600	7.01 %
518	Metal Railings - Replace	30	\$32,000	\$1,067	0.48 %
720	Utility Doors - Replace	25	\$34,000	\$1,360	0.61 %
802	Boilers (2016) - Replace	15	\$9,000	\$600	0.27 %
802	Boilers (2017) - Replace	15	\$9,000	\$600	0.27 %
802	Boilers (Old) - Replace	15	\$18,000	\$1,200	0.54 %
806	Boiler Tanks - Replace	15	\$21,000	\$1,400	0.63 %
1320	Elastomeric Deck - Resurface	16	\$230,000	\$14,375	6.46 %
1321	Elastomeric Deck - Seal/Repair	4	\$54,500	\$13,625	6.12 %
1801	Elevator (2006) - Modernize	30	\$64,000	\$2,133	0.96 %
1801	Elevators (Orig) - Modernize	30	\$540,000	\$18,000	8.08 %
1802	Elevator Cab - Remodel	20	\$38,000	\$1,900	0.85 %
1805	Fire Extinguisher Cabinet - Replace	25	\$9,200	\$368	0.17 %
1820	Termites - Treat	15	\$190,000	\$12,667	5.69 %
Clubhouse					
602	Clubhouse Vinyl Floor - Replace	30	\$3,900	\$130	0.06 %
722	Clubhouse Doors - Replace	25	\$6,100	\$244	0.11 %
920	Clubhouse Furniture - Replace	25	\$5,500	\$220	0.10 %
1130	Clubhouse Wood Trellis - Replace	30	\$6,600	\$220	0.10 %
Grunion East Pool Area					
404	East Patio Furniture - Replace	7	\$5,100	\$729	0.33 %
407	East Gas BBQ - Replace	12	\$3,600	\$300	0.13 %
903	East BBQ Tile Countertop - Replace	25	\$7,200	\$288	0.13 %
903	East Tile Counter Tops - Replace	25	\$6,400	\$256	0.11 %

# Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
950 Bathroom - Refurbish	20	\$9,100	\$455	0.20 %
951 East Shower - Retile	25	\$1,450	\$58	0.03 %
1202 East Pool - Refiberglass & Retile	20	\$17,500	\$875	0.39 %
1203 East Spa - Resurface & Retile	10	\$5,300	\$530	0.24 %
1206 East Pool Filter - Replace	12	\$1,600	\$133	0.06 %
1207 East Spa Filter - Replace	10	\$1,150	\$115	0.05 %
1208 East Pool Heater - Replace	12	\$4,000	\$333	0.15 %
1209 East Spa Heater - Replace	10	\$4,000	\$400	0.18 %
1213 East Pool Area, Mastic - Replace	4	\$1,200	\$300	0.13 %
<b>Cabana West Pool Area</b>				
404 West Patio Furniture - Replace	7	\$7,700	\$1,100	0.49 %
407 WestGas BBQ - Replace	12	\$3,600	\$300	0.13 %
903 West BBQ Tile Countertop - Replace	20	\$7,200	\$360	0.16 %
903 West Tile Counter Tops - Replace	25	\$4,900	\$196	0.09 %
950 Bathroom - Refurbish	20	\$9,100	\$455	0.20 %
951 West Shower - Retile	25	\$2,600	\$104	0.05 %
1200 West Pool Deck Concrete - Repair	40	\$87,500	\$2,188	0.98 %
1202 West Pool - Resurface & Retile	20	\$21,000	\$1,050	0.47 %
1203 West Spa - Refiberglass & Retile	15	\$5,300	\$353	0.16 %
1206 West Pool Filter (2006) - Replace	12	\$1,550	\$129	0.06 %
1206 West Pool Filter (2015) - Replace	12	\$1,550	\$129	0.06 %
1207 West Spa Filter - Replace	10	\$1,300	\$130	0.06 %
1209 West Spa Heater - Replace	10	\$3,600	\$360	0.16 %
1213 West Pool Area, Mastic - Replace	4	\$2,200	\$550	0.25 %
<b>Fencing and Gates</b>				
503 Wrought Iron, Grounds - Replace	4	\$16,500	\$4,125	1.85 %
503 Wrought Iron, Pool Areas - Replace	25	\$31,000	\$1,240	0.56 %
509 Vinyl Boiler Fencing - Replace	25	\$7,300	\$292	0.13 %
510 Metal Vehicle & Ped Gates - Replace	30	\$50,000	\$1,667	0.75 %
512 Trash Gates - Replace	15	\$23,000	\$1,533	0.69 %
<b>Grounds, Streams and Misc</b>				
430 Mailboxes (2016) - Replace	20	\$6,000	\$300	0.13 %
430 Mailboxes (Original) - Replace	20	\$11,000	\$550	0.25 %
703 Intercom - Replace	12	\$15,500	\$1,292	0.58 %
705 Gate Operator - Replace	12	\$23,000	\$1,917	0.86 %
1003 Irrigation Controllers - Replace	12	\$10,250	\$854	0.38 %
1402 Monument Sign - Replace	30	\$5,400	\$180	0.08 %
1409 Directory/Bulletin Boards - Replace	15	\$2,200	\$147	0.07 %
1701 Pedestrian Bridges (1997) - Replace	18	\$35,500	\$1,972	0.89 %
1701 Pedestrian Bridges (1999) - Replace	18	\$24,000	\$1,333	0.60 %
1701 Pedestrian Bridges (2000) - Replace	18	\$24,000	\$1,333	0.60 %
1701 Pedestrian Bridges (2001) - Replace	18	\$24,000	\$1,333	0.60 %
1701 Pedestrian Bridges (2005) - Replace	18	\$8,900	\$494	0.22 %
1701 Pedestrian Bridges (Orig) - Replace	18	\$8,900	\$494	0.22 %
1703 Stream Beds - Clean & Repair	3	\$10,950	\$3,650	1.64 %
1704 Stream Pump/Motors - Replace	8	\$4,100	\$513	0.23 %
1704 Stream Sand Filters - Replace	14	\$4,100	\$293	0.13 %
83 Total Funded Components			\$222,642	100.00 %



# Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Proportional Reserve Contribs
<b>Asphalt and Concrete</b>					
105 Concrete - Repair/Replace	1	0	\$5,300	\$5,300	\$702
201 Asphalt - Resurface	24	0	\$230,000	\$230,000	\$1,270
202 Asphalt - Repair/Seal/Repaint	4	0	\$53,000	\$53,000	\$1,756
<b>Roofing</b>					
1301 Garage Roofs - Replace	20	0	\$165,000	\$165,000	\$1,093
1301 Unit Flat Roofs - Replace	20	0	\$170,000	\$170,000	\$1,126
1304 Tile Roof - Repair	5	0	\$17,500	\$17,500	\$464
1310 Garage Gutters/Downspouts - Replace	25	4	\$7,300	\$6,132	\$39
<b>Lighting</b>					
321 Pole Lights - Replace	5	1	\$6,050	\$4,840	\$160
324 Both Pool Bldgs Lights - Replace	25	1	\$2,300	\$2,208	\$12
324 Building Lights - Replace	25	1	\$55,000	\$52,800	\$291
324 Entry Pillar Lights - Replace	25	1	\$5,050	\$4,848	\$27
<b>Painting</b>					
1110 Interior Surfaces - Repaint	10	0	\$1,950	\$1,950	\$26
1113 Metal Surfaces - Repaint	4	0	\$19,000	\$19,000	\$629
1115 Stucco - Repaint	10	0	\$180,000	\$180,000	\$2,385
1116 Wood Surfaces - Repaint	5	4	\$36,100	\$7,220	\$957
1116 Wood Surfaces (Old) - Repaint	5	0	\$36,500	\$36,500	\$967
1132 Wood Surfaces - Repair	5	3	\$47,000	\$18,800	\$1,245
<b>Buildings</b>					
517 Wood Railings - Replace	25	3	\$390,000	\$343,200	\$2,067
518 Metal Railings - Replace	30	3	\$32,000	\$28,800	\$141
720 Utility Doors - Replace	25	4	\$34,000	\$28,560	\$180
802 Boilers (2016) - Replace	15	13	\$9,000	\$1,200	\$79
802 Boilers (2017) - Replace	15	14	\$9,000	\$600	\$79
802 Boilers (Old) - Replace	15	2	\$18,000	\$15,600	\$159
806 Boiler Tanks - Replace	15	3	\$21,000	\$16,800	\$185
1320 Elastomeric Deck - Resurface	16	1	\$230,000	\$215,625	\$1,905
1321 Elastomeric Deck - Seal/Repair	4	1	\$54,500	\$40,875	\$1,805
1801 Elevator (2006) - Modernize	30	18	\$64,000	\$25,600	\$283
1801 Elevators (Orig) - Modernize	30	0	\$540,000	\$540,000	\$2,385
1802 Elevator Cab - Remodel	20	0	\$38,000	\$38,000	\$252
1805 Fire Extinguisher Cabinet - Replace	25	1	\$9,200	\$8,832	\$49
1820 Termites - Treat	15	0	\$190,000	\$190,000	\$1,678
<b>Clubhouse</b>					
602 Clubhouse Vinyl Floor - Replace	30	2	\$3,900	\$3,640	\$17
722 Clubhouse Doors - Replace	25	2	\$6,100	\$5,612	\$32
920 Clubhouse Furniture - Replace	25	2	\$5,500	\$5,060	\$29
1130 Clubhouse Wood Trellis - Replace	30	0	\$6,600	\$6,600	\$29
<b>Grunion East Pool Area</b>					
404 East Patio Furniture - Replace	7	2	\$5,100	\$3,643	\$97
407 East Gas BBQ - Replace	12	2	\$3,600	\$3,000	\$40

# Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Proportional Reserve Contribs
903 East BBQ Tile Countertop - Replace	25	9	\$7,200	\$4,608	\$38
903 East Tile Counter Tops - Replace	25	0	\$6,400	\$6,400	\$34
950 Bathroom - Refurbish	20	0	\$9,100	\$9,100	\$60
951 East Shower - Retile	25	0	\$1,450	\$1,450	\$8
1202 East Pool - Refiberglas & Retile	20	0	\$17,500	\$17,500	\$116
1203 East Spa - Resurface & Retile	10	7	\$5,300	\$1,590	\$70
1206 East Pool Filter - Replace	12	9	\$1,600	\$400	\$18
1207 East Spa Filter - Replace	10	7	\$1,150	\$345	\$15
1208 East Pool Heater - Replace	12	7	\$4,000	\$1,667	\$44
1209 East Spa Heater - Replace	10	8	\$4,000	\$800	\$53
1213 East Pool Area, Mastic - Replace	4	0	\$1,200	\$1,200	\$40
<b>Cabana West Pool Area</b>					
404 West Patio Furniture - Replace	7	6	\$7,700	\$1,100	\$146
407 WestGas BBQ - Replace	12	0	\$3,600	\$3,600	\$40
903 West BBQ Tile Countertop - Replace	20	5	\$7,200	\$5,400	\$48
903 West Tile Counter Tops - Replace	25	0	\$4,900	\$4,900	\$26
950 Bathroom - Refurbish	20	0	\$9,100	\$9,100	\$60
951 West Shower - Retile	25	0	\$2,600	\$2,600	\$14
1200 West Pool Deck Concrete - Repair	40	3	\$87,500	\$80,938	\$290
1202 West Pool - Resurface & Retile	20	0	\$21,000	\$21,000	\$139
1203 West Spa - Refiberglas & Retile	15	14	\$5,300	\$353	\$47
1206 West Pool Filter (2006) - Replace	12	0	\$1,550	\$1,550	\$17
1206 West Pool Filter (2015) - Replace	12	9	\$1,550	\$388	\$17
1207 West Spa Filter - Replace	10	0	\$1,300	\$1,300	\$17
1209 West Spa Heater - Replace	10	7	\$3,600	\$1,080	\$48
1213 West Pool Area, Mastic - Replace	4	0	\$2,200	\$2,200	\$73
<b>Fencing and Gates</b>					
503 Wrought Iron, Grounds - Replace	4	0	\$16,500	\$16,500	\$547
503 Wrought Iron, Pool Areas - Replace	25	6	\$31,000	\$23,560	\$164
509 Vinyl Boiler Fencing - Replace	25	12	\$7,300	\$3,796	\$39
510 Metal Vehicle & Ped Gates - Replace	30	3	\$50,000	\$45,000	\$221
512 Trash Gates - Replace	15	2	\$23,000	\$19,933	\$203
<b>Grounds, Streams and Misc</b>					
430 Mailboxes (2016) - Replace	20	18	\$6,000	\$600	\$40
430 Mailboxes (Original) - Replace	20	0	\$11,000	\$11,000	\$73
703 Intercom - Replace	12	10	\$15,500	\$2,583	\$171
705 Gate Operator - Replace	12	0	\$23,000	\$23,000	\$254
1003 Irrigation Controllers - Replace	12	0	\$10,250	\$10,250	\$113
1402 Monument Sign - Replace	30	0	\$5,400	\$5,400	\$24
1409 Directory/Bulletin Boards - Replace	15	1	\$2,200	\$2,053	\$19
1701 Pedestrian Bridges (1997) - Replace	18	0	\$35,500	\$35,500	\$261
1701 Pedestrian Bridges (1999) - Replace	18	0	\$24,000	\$24,000	\$177
1701 Pedestrian Bridges (2000) - Replace	18	0	\$24,000	\$24,000	\$177
1701 Pedestrian Bridges (2001) - Replace	18	1	\$24,000	\$22,667	\$177
1701 Pedestrian Bridges (2005) - Replace	18	5	\$8,900	\$6,428	\$66
1701 Pedestrian Bridges (Orig) - Replace	18	0	\$8,900	\$8,900	\$66
1703 Stream Beds - Clean & Repair	3	0	\$10,950	\$10,950	\$484
1704 Stream Pump/Motors - Replace	8	1	\$4,100	\$3,588	\$68

# Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Proportional Reserve Contribs
1704 Stream Sand Filters - Replace	14	0	\$4,100	\$4,100	\$39
83 Total Funded Components				\$2,980,721	\$29,500

# 30-Year Reserve Plan Summary

1529-4  
NSV

Fiscal Year Start: 2018					Interest:	1.00 %	Inflation:	3.00 %
Reserve Fund Strength Calculations: (All values of Fiscal Year Start Date)					Projected Reserve Balance Changes			
Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	Reserve Contribs.	Loan or Special Assmts	Interest Income	Reserve Expenses
2018	\$764,067	\$2,980,721	25.6 %	High	\$354,000	\$1,080,000	\$5,293	\$1,908,350
2019	\$295,010	\$1,333,863	22.1 %	High	\$354,000	\$0	\$2,684	\$409,631
2020	\$242,063	\$1,188,160	20.4 %	High	\$354,000	\$0	\$3,834	\$74,793
2021	\$525,104	\$1,390,055	37.8 %	Medium	\$354,000	\$0	\$3,520	\$703,443
2022	\$179,181	\$957,796	18.7 %	High	\$354,000	\$0	\$2,591	\$196,514
2023	\$339,258	\$1,042,223	32.6 %	Medium	\$354,000	\$0	\$4,430	\$150,590
2024	\$547,099	\$1,184,229	46.2 %	Medium	\$362,850	\$0	\$6,953	\$72,837
2025	\$844,064	\$1,418,555	59.5 %	Medium	\$371,921	\$0	\$10,228	\$23,798
2026	\$1,202,415	\$1,718,636	70.0 %	Medium	\$381,219	\$0	\$13,051	\$187,735
2027	\$1,408,951	\$1,867,325	75.5 %	Low	\$390,750	\$0	\$15,289	\$164,923
2028	\$1,650,066	\$2,052,686	80.4 %	Low	\$400,519	\$0	\$16,846	\$346,798
2029	\$1,720,633	\$2,065,254	83.3 %	Low	\$410,531	\$0	\$19,269	\$15,711
2030	\$2,134,722	\$2,428,463	87.9 %	Low	\$420,795	\$0	\$22,457	\$219,353
2031	\$2,358,621	\$2,602,341	90.6 %	Low	\$431,315	\$0	\$24,950	\$181,364
2032	\$2,633,521	\$2,830,372	93.0 %	Low	\$442,097	\$0	\$28,195	\$95,898
2033	\$3,007,916	\$3,163,377	95.1 %	Low	\$453,150	\$0	\$30,457	\$405,461
2034	\$3,086,062	\$3,197,929	96.5 %	Low	\$464,479	\$0	\$32,444	\$177,400
2035	\$3,405,585	\$3,479,138	97.9 %	Low	\$476,091	\$0	\$33,740	\$570,150
2036	\$3,345,265	\$3,375,291	99.1 %	Low	\$487,993	\$0	\$33,914	\$426,715
2037	\$3,440,458	\$3,427,437	100.4 %	Low	\$500,193	\$0	\$36,464	\$121,693
2038	\$3,855,421	\$3,807,033	101.3 %	Low	\$512,698	\$0	\$34,205	\$1,413,914
2039	\$2,988,409	\$2,879,092	103.8 %	Low	\$525,515	\$0	\$31,914	\$148,731
2040	\$3,397,107	\$3,238,877	104.9 %	Low	\$538,653	\$0	\$36,633	\$39,855
2041	\$3,932,538	\$3,734,396	105.3 %	Low	\$552,119	\$0	\$41,622	\$130,849
2042	\$4,395,430	\$4,164,239	105.6 %	Low	\$565,922	\$0	\$42,785	\$838,832
2043	\$4,165,306	\$3,891,332	107.0 %	Low	\$580,070	\$0	\$43,281	\$294,071
2044	\$4,494,586	\$4,185,327	107.4 %	Low	\$594,572	\$0	\$47,202	\$186,545
2045	\$4,949,815	\$4,613,297	107.3 %	Low	\$609,436	\$0	\$52,278	\$101,291
2046	\$5,510,238	\$5,156,755	106.9 %	Low	\$624,672	\$0	\$52,158	\$1,261,335
2047	\$4,925,733	\$4,536,954	108.6 %	Low	\$640,289	\$0	\$50,907	\$357,020

# 30-Year Income/Expense Detail (yrs 0 through 4)

1529-4  
NSV

Fiscal Year	2018	2019	2020	2021	2022
Starting Reserve Balance	\$764,067	\$295,010	\$242,063	\$525,104	\$179,181
Annual Reserve Contribution	\$354,000	\$354,000	\$354,000	\$354,000	\$354,000
Recommended Special Assessments	\$1,080,000	\$0	\$0	\$0	\$0
Interest Earnings	\$5,293	\$2,684	\$3,834	\$3,520	\$2,591
Total Income	\$2,203,360	\$651,694	\$599,898	\$882,624	\$535,772
# Component					
<b>Asphalt and Concrete</b>					
105 Concrete - Repair/Replace	\$5,300	\$5,459	\$5,623	\$5,791	\$5,965
201 Asphalt - Resurface	\$230,000	\$0	\$0	\$0	\$0
202 Asphalt - Repair/Seal/Repaint	\$53,000	\$0	\$0	\$0	\$59,652
<b>Roofing</b>					
1301 Garage Roofs - Replace	\$165,000	\$0	\$0	\$0	\$0
1301 Unit Flat Roofs - Replace	\$170,000	\$0	\$0	\$0	\$0
1304 Tile Roof - Repair	\$17,500	\$0	\$0	\$0	\$0
1310 Garage Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$8,216
<b>Lighting</b>					
321 Pole Lights - Replace	\$0	\$6,232	\$0	\$0	\$0
324 Both Pool Bldgs Lights - Replace	\$0	\$2,369	\$0	\$0	\$0
324 Building Lights - Replace	\$0	\$56,650	\$0	\$0	\$0
324 Entry Pillar Lights - Replace	\$0	\$5,202	\$0	\$0	\$0
<b>Painting</b>					
1110 Interior Surfaces - Repaint	\$1,950	\$0	\$0	\$0	\$0
1113 Metal Surfaces - Repaint	\$19,000	\$0	\$0	\$0	\$21,385
1115 Stucco - Repaint	\$180,000	\$0	\$0	\$0	\$0
1116 Wood Surfaces - Repaint	\$0	\$0	\$0	\$0	\$40,631
1116 Wood Surfaces (Old) - Repaint	\$36,500	\$0	\$0	\$0	\$0
1132 Wood Surfaces - Repair	\$0	\$0	\$0	\$51,358	\$0
<b>Buildings</b>					
517 Wood Railings - Replace	\$0	\$0	\$0	\$426,164	\$0
518 Metal Railings - Replace	\$0	\$0	\$0	\$34,967	\$0
720 Utility Doors - Replace	\$0	\$0	\$0	\$0	\$38,267
802 Boilers (2016) - Replace	\$0	\$0	\$0	\$0	\$0
802 Boilers (2017) - Replace	\$0	\$0	\$0	\$0	\$0
802 Boilers (Old) - Replace	\$0	\$0	\$19,096	\$0	\$0
806 Boiler Tanks - Replace	\$0	\$0	\$0	\$22,947	\$0
1320 Elastomeric Deck - Resurface	\$0	\$236,900	\$0	\$0	\$0
1321 Elastomeric Deck - Seal/Repair	\$0	\$56,135	\$0	\$0	\$0
1801 Elevator (2006) - Modernize	\$0	\$0	\$0	\$0	\$0
1801 Elevators (Orig) - Modernize	\$540,000	\$0	\$0	\$0	\$0
1802 Elevator Cab - Remodel	\$38,000	\$0	\$0	\$0	\$0
1805 Fire Extinguisher Cabinet - Replace	\$0	\$9,476	\$0	\$0	\$0
1820 Termites - Treat	\$190,000	\$0	\$0	\$0	\$0
<b>Clubhouse</b>					
602 Clubhouse Vinyl Floor - Replace	\$0	\$0	\$4,138	\$0	\$0
722 Clubhouse Doors - Replace	\$0	\$0	\$6,471	\$0	\$0
920 Clubhouse Furniture - Replace	\$0	\$0	\$5,835	\$0	\$0
1130 Clubhouse Wood Trellis - Replace	\$6,600	\$0	\$0	\$0	\$0
<b>Grunion East Pool Area</b>					
404 East Patio Furniture - Replace	\$0	\$0	\$5,411	\$0	\$0
407 East Gas BBQ - Replace	\$0	\$0	\$3,819	\$0	\$0
903 East BBQ Tile Countertop - Replace	\$0	\$0	\$0	\$0	\$0
903 East Tile Counter Tops - Replace	\$6,400	\$0	\$0	\$0	\$0
950 Bathroom - Refurbish	\$9,100	\$0	\$0	\$0	\$0
951 East Shower - Retile	\$1,450	\$0	\$0	\$0	\$0
1202 East Pool - Refiberglass & Retile	\$17,500	\$0	\$0	\$0	\$0
1203 East Spa - Resurface & Retile	\$0	\$0	\$0	\$0	\$0
1206 East Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
1207 East Spa Filter - Replace	\$0	\$0	\$0	\$0	\$0
1208 East Pool Heater - Replace	\$0	\$0	\$0	\$0	\$0
1209 East Spa Heater - Replace	\$0	\$0	\$0	\$0	\$0
1213 East Pool Area, Mastic - Replace	\$1,200	\$0	\$0	\$0	\$1,351
<b>Cabana West Pool Area</b>					

<b>Fiscal Year</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>
404 West Patio Furniture - Replace	\$0	\$0	\$0	\$0	\$0
407 WestGas BBQ - Replace	\$3,600	\$0	\$0	\$0	\$0
903 West BBQ Tile Countertop - Replace	\$0	\$0	\$0	\$0	\$0
903 West Tile Counter Tops - Replace	\$4,900	\$0	\$0	\$0	\$0
950 Bathroom - Refurbish	\$9,100	\$0	\$0	\$0	\$0
951 West Shower - Retile	\$2,600	\$0	\$0	\$0	\$0
1200 West Pool Deck Concrete - Repair	\$0	\$0	\$0	\$95,614	\$0
1202 West Pool - Resurface & Retile	\$21,000	\$0	\$0	\$0	\$0
1203 West Spa - Refiberglas & Retile	\$0	\$0	\$0	\$0	\$0
1206 West Pool Filter (2006) - Replace	\$1,550	\$0	\$0	\$0	\$0
1206 West Pool Filter (2015) - Replace	\$0	\$0	\$0	\$0	\$0
1207 West Spa Filter - Replace	\$1,300	\$0	\$0	\$0	\$0
1209 West Spa Heater - Replace	\$0	\$0	\$0	\$0	\$0
1213 West Pool Area, Mastic - Replace	\$2,200	\$0	\$0	\$0	\$2,476
<b>Fencing and Gates</b>					
503 Wrought Iron, Grounds - Replace	\$16,500	\$0	\$0	\$0	\$18,571
503 Wrought Iron, Pool Areas - Replace	\$0	\$0	\$0	\$0	\$0
509 Vinyl Boiler Fencing - Replace	\$0	\$0	\$0	\$0	\$0
510 Metal Vehicle & Ped Gates - Replace	\$0	\$0	\$0	\$54,636	\$0
512 Trash Gates - Replace	\$0	\$0	\$24,401	\$0	\$0
<b>Grounds, Streams and Misc</b>					
430 Mailboxes (2016) - Replace	\$0	\$0	\$0	\$0	\$0
430 Mailboxes (Original) - Replace	\$11,000	\$0	\$0	\$0	\$0
703 Intercom - Replace	\$0	\$0	\$0	\$0	\$0
705 Gate Operator - Replace	\$23,000	\$0	\$0	\$0	\$0
1003 Irrigation Controllers - Replace	\$10,250	\$0	\$0	\$0	\$0
1402 Monument Sign - Replace	\$5,400	\$0	\$0	\$0	\$0
1409 Directory/Bulletin Boards - Replace	\$0	\$2,266	\$0	\$0	\$0
1701 Pedestrian Bridges (1997) - Replace	\$35,500	\$0	\$0	\$0	\$0
1701 Pedestrian Bridges (1999) - Replace	\$24,000	\$0	\$0	\$0	\$0
1701 Pedestrian Bridges (2000) - Replace	\$24,000	\$0	\$0	\$0	\$0
1701 Pedestrian Bridges (2001) - Replace	\$0	\$24,720	\$0	\$0	\$0
1701 Pedestrian Bridges (2005) - Replace	\$0	\$0	\$0	\$0	\$0
1701 Pedestrian Bridges (Orig) - Replace	\$8,900	\$0	\$0	\$0	\$0
1703 Stream Beds - Clean & Repair	\$10,950	\$0	\$0	\$11,965	\$0
1704 Stream Pump/Motors - Replace	\$0	\$4,223	\$0	\$0	\$0
1704 Stream Sand Filters - Replace	\$4,100	\$0	\$0	\$0	\$0
Total Expenses	\$1,908,350	\$409,631	\$74,793	\$703,443	\$196,514
Ending Reserve Balance	\$295,010	\$242,063	\$525,104	\$179,181	\$339,258

<b>Fiscal Year</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>
Starting Reserve Balance	\$339,258	\$547,099	\$844,064	\$1,202,415	\$1,408,951
Annual Reserve Contribution	\$354,000	\$362,850	\$371,921	\$381,219	\$390,750
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$4,430	\$6,953	\$10,228	\$13,051	\$15,289
Total Income	\$697,688	\$916,901	\$1,226,213	\$1,596,686	\$1,814,989
# Component					
<b>Asphalt and Concrete</b>					
105 Concrete - Repair/Replace	\$6,144	\$6,328	\$6,518	\$6,714	\$6,915
201 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Repair/Seal/Repaint	\$0	\$0	\$0	\$67,139	\$0
<b>Roofing</b>					
1301 Garage Roofs - Replace	\$0	\$0	\$0	\$0	\$0
1301 Unit Flat Roofs - Replace	\$0	\$0	\$0	\$0	\$0
1304 Tile Roof - Repair	\$20,287	\$0	\$0	\$0	\$0
1310 Garage Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
<b>Lighting</b>					
321 Pole Lights - Replace	\$0	\$7,224	\$0	\$0	\$0
324 Both Pool Bldgs Lights - Replace	\$0	\$0	\$0	\$0	\$0
324 Building Lights - Replace	\$0	\$0	\$0	\$0	\$0
324 Entry Pillar Lights - Replace	\$0	\$0	\$0	\$0	\$0
<b>Painting</b>					
1110 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
1113 Metal Surfaces - Repaint	\$0	\$0	\$0	\$24,069	\$0
1115 Stucco - Repaint	\$0	\$0	\$0	\$0	\$0
1116 Wood Surfaces - Repaint	\$0	\$0	\$0	\$0	\$47,102
1116 Wood Surfaces (Old) - Repaint	\$42,314	\$0	\$0	\$0	\$0
1132 Wood Surfaces - Repair	\$0	\$0	\$0	\$59,538	\$0
<b>Buildings</b>					
517 Wood Railings - Replace	\$0	\$0	\$0	\$0	\$0
518 Metal Railings - Replace	\$0	\$0	\$0	\$0	\$0
720 Utility Doors - Replace	\$0	\$0	\$0	\$0	\$0
802 Boilers (2016) - Replace	\$0	\$0	\$0	\$0	\$0
802 Boilers (2017) - Replace	\$0	\$0	\$0	\$0	\$0
802 Boilers (Old) - Replace	\$0	\$0	\$0	\$0	\$0
806 Boiler Tanks - Replace	\$0	\$0	\$0	\$0	\$0
1320 Elastomeric Deck - Resurface	\$0	\$0	\$0	\$0	\$0
1321 Elastomeric Deck - Seal/Repair	\$63,180	\$0	\$0	\$0	\$71,110
1801 Elevator (2006) - Modernize	\$0	\$0	\$0	\$0	\$0
1801 Elevators (Orig) - Modernize	\$0	\$0	\$0	\$0	\$0
1802 Elevator Cab - Remodel	\$0	\$0	\$0	\$0	\$0
1805 Fire Extinguisher Cabinet - Replace	\$0	\$0	\$0	\$0	\$0
1820 Termites - Treat	\$0	\$0	\$0	\$0	\$0
<b>Clubhouse</b>					
602 Clubhouse Vinyl Floor - Replace	\$0	\$0	\$0	\$0	\$0
722 Clubhouse Doors - Replace	\$0	\$0	\$0	\$0	\$0
920 Clubhouse Furniture - Replace	\$0	\$0	\$0	\$0	\$0
1130 Clubhouse Wood Trellis - Replace	\$0	\$0	\$0	\$0	\$0
<b>Grunion East Pool Area</b>					
404 East Patio Furniture - Replace	\$0	\$0	\$0	\$0	\$6,654
407 East Gas BBQ - Replace	\$0	\$0	\$0	\$0	\$0
903 East BBQ Tile Countertop - Replace	\$0	\$0	\$0	\$0	\$9,394
903 East Tile Counter Tops - Replace	\$0	\$0	\$0	\$0	\$0
950 Bathroom - Refurbish	\$0	\$0	\$0	\$0	\$0
951 East Shower - Retile	\$0	\$0	\$0	\$0	\$0
1202 East Pool - Refiberglass & Retile	\$0	\$0	\$0	\$0	\$0
1203 East Spa - Resurface & Retile	\$0	\$0	\$6,518	\$0	\$0
1206 East Pool Filter - Replace	\$0	\$0	\$0	\$0	\$2,088
1207 East Spa Filter - Replace	\$0	\$0	\$1,414	\$0	\$0
1208 East Pool Heater - Replace	\$0	\$0	\$4,919	\$0	\$0
1209 East Spa Heater - Replace	\$0	\$0	\$0	\$5,067	\$0
1213 East Pool Area, Mastic - Replace	\$0	\$0	\$0	\$1,520	\$0
<b>Cabana West Pool Area</b>					
404 West Patio Furniture - Replace	\$0	\$9,194	\$0	\$0	\$0
407 West Gas BBQ - Replace	\$0	\$0	\$0	\$0	\$0
903 West BBQ Tile Countertop - Replace	\$8,347	\$0	\$0	\$0	\$0
903 West Tile Counter Tops - Replace	\$0	\$0	\$0	\$0	\$0

<b>Fiscal Year</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>
950 Bathroom - Refurbish	\$0	\$0	\$0	\$0	\$0
951 West Shower - Retile	\$0	\$0	\$0	\$0	\$0
1200 West Pool Deck Concrete - Repair	\$0	\$0	\$0	\$0	\$0
1202 West Pool - Resurface & Retile	\$0	\$0	\$0	\$0	\$0
1203 West Spa - Refiberglass & Retile	\$0	\$0	\$0	\$0	\$0
1206 West Pool Filter (2006) - Replace	\$0	\$0	\$0	\$0	\$0
1206 West Pool Filter (2015) - Replace	\$0	\$0	\$0	\$0	\$2,022
1207 West Spa Filter - Replace	\$0	\$0	\$0	\$0	\$0
1209 West Spa Heater - Replace	\$0	\$0	\$4,428	\$0	\$0
1213 West Pool Area, Mastic - Replace	\$0	\$0	\$0	\$2,787	\$0
<b>Fencing and Gates</b>					
503 Wrought Iron, Grounds - Replace	\$0	\$0	\$0	\$20,902	\$0
503 Wrought Iron, Pool Areas - Replace	\$0	\$37,016	\$0	\$0	\$0
509 Vinyl Boiler Fencing - Replace	\$0	\$0	\$0	\$0	\$0
510 Metal Vehicle & Ped Gates - Replace	\$0	\$0	\$0	\$0	\$0
512 Trash Gates - Replace	\$0	\$0	\$0	\$0	\$0
<b>Grounds, Streams and Misc</b>					
430 Mailboxes (2016) - Replace	\$0	\$0	\$0	\$0	\$0
430 Mailboxes (Original) - Replace	\$0	\$0	\$0	\$0	\$0
703 Intercom - Replace	\$0	\$0	\$0	\$0	\$0
705 Gate Operator - Replace	\$0	\$0	\$0	\$0	\$0
1003 Irrigation Controllers - Replace	\$0	\$0	\$0	\$0	\$0
1402 Monument Sign - Replace	\$0	\$0	\$0	\$0	\$0
1409 Directory/Bulletin Boards - Replace	\$0	\$0	\$0	\$0	\$0
1701 Pedestrian Bridges (1997) - Replace	\$0	\$0	\$0	\$0	\$0
1701 Pedestrian Bridges (1999) - Replace	\$0	\$0	\$0	\$0	\$0
1701 Pedestrian Bridges (2000) - Replace	\$0	\$0	\$0	\$0	\$0
1701 Pedestrian Bridges (2001) - Replace	\$0	\$0	\$0	\$0	\$0
1701 Pedestrian Bridges (2005) - Replace	\$10,318	\$0	\$0	\$0	\$0
1701 Pedestrian Bridges (Orig) - Replace	\$0	\$0	\$0	\$0	\$0
1703 Stream Beds - Clean & Repair	\$0	\$13,075	\$0	\$0	\$14,287
1704 Stream Pump/Motors - Replace	\$0	\$0	\$0	\$0	\$5,350
1704 Stream Sand Filters - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$150,590	\$72,837	\$23,798	\$187,735	\$164,923
Ending Reserve Balance	\$547,099	\$844,064	\$1,202,415	\$1,408,951	\$1,650,066



<b>Fiscal Year</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>2032</b>
Starting Reserve Balance	\$1,650,066	\$1,720,633	\$2,134,722	\$2,358,621	\$2,633,521
Annual Reserve Contribution	\$400,519	\$410,531	\$420,795	\$431,315	\$442,097
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$16,846	\$19,269	\$22,457	\$24,950	\$28,195
Total Income	\$2,067,431	\$2,150,433	\$2,577,974	\$2,814,885	\$3,103,814
# Component					
<b>Asphalt and Concrete</b>					
105 Concrete - Repair/Replace	\$7,123	\$7,336	\$7,557	\$7,783	\$8,017
201 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Repair/Seal/Repaint	\$0	\$0	\$75,565	\$0	\$0
<b>Roofing</b>					
1301 Garage Roofs - Replace	\$0	\$0	\$0	\$0	\$0
1301 Unit Flat Roofs - Replace	\$0	\$0	\$0	\$0	\$0
1304 Tile Roof - Repair	\$23,519	\$0	\$0	\$0	\$0
1310 Garage Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
<b>Lighting</b>					
321 Pole Lights - Replace	\$0	\$8,375	\$0	\$0	\$0
324 Both Pool Bldgs Lights - Replace	\$0	\$0	\$0	\$0	\$0
324 Building Lights - Replace	\$0	\$0	\$0	\$0	\$0
324 Entry Pillar Lights - Replace	\$0	\$0	\$0	\$0	\$0
<b>Painting</b>					
1110 Interior Surfaces - Repaint	\$2,621	\$0	\$0	\$0	\$0
1113 Metal Surfaces - Repaint	\$0	\$0	\$27,089	\$0	\$0
1115 Stucco - Repaint	\$241,905	\$0	\$0	\$0	\$0
1116 Wood Surfaces - Repaint	\$0	\$0	\$0	\$0	\$54,604
1116 Wood Surfaces (Old) - Repaint	\$49,053	\$0	\$0	\$0	\$0
1132 Wood Surfaces - Repair	\$0	\$0	\$0	\$69,021	\$0
<b>Buildings</b>					
517 Wood Railings - Replace	\$0	\$0	\$0	\$0	\$0
518 Metal Railings - Replace	\$0	\$0	\$0	\$0	\$0
720 Utility Doors - Replace	\$0	\$0	\$0	\$0	\$0
802 Boilers (2016) - Replace	\$0	\$0	\$0	\$13,217	\$0
802 Boilers (2017) - Replace	\$0	\$0	\$0	\$0	\$13,613
802 Boilers (Old) - Replace	\$0	\$0	\$0	\$0	\$0
806 Boiler Tanks - Replace	\$0	\$0	\$0	\$0	\$0
1320 Elastomeric Deck - Resurface	\$0	\$0	\$0	\$0	\$0
1321 Elastomeric Deck - Seal/Repair	\$0	\$0	\$0	\$80,035	\$0
1801 Elevator (2006) - Modernize	\$0	\$0	\$0	\$0	\$0
1801 Elevators (Orig) - Modernize	\$0	\$0	\$0	\$0	\$0
1802 Elevator Cab - Remodel	\$0	\$0	\$0	\$0	\$0
1805 Fire Extinguisher Cabinet - Replace	\$0	\$0	\$0	\$0	\$0
1820 Termites - Treat	\$0	\$0	\$0	\$0	\$0
<b>Clubhouse</b>					
602 Clubhouse Vinyl Floor - Replace	\$0	\$0	\$0	\$0	\$0
722 Clubhouse Doors - Replace	\$0	\$0	\$0	\$0	\$0
920 Clubhouse Furniture - Replace	\$0	\$0	\$0	\$0	\$0
1130 Clubhouse Wood Trellis - Replace	\$0	\$0	\$0	\$0	\$0
<b>Grunion East Pool Area</b>					
404 East Patio Furniture - Replace	\$0	\$0	\$0	\$0	\$0
407 East Gas BBQ - Replace	\$0	\$0	\$0	\$0	\$5,445
903 East BBQ Tile Countertop - Replace	\$0	\$0	\$0	\$0	\$0
903 East Tile Counter Tops - Replace	\$0	\$0	\$0	\$0	\$0
950 Bathroom - Refurbish	\$0	\$0	\$0	\$0	\$0
951 East Shower - Retile	\$0	\$0	\$0	\$0	\$0
1202 East Pool - Refiberglass & Retile	\$0	\$0	\$0	\$0	\$0
1203 East Spa - Resurface & Retile	\$0	\$0	\$0	\$0	\$0
1206 East Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
1207 East Spa Filter - Replace	\$0	\$0	\$0	\$0	\$0
1208 East Pool Heater - Replace	\$0	\$0	\$0	\$0	\$0
1209 East Spa Heater - Replace	\$0	\$0	\$0	\$0	\$0
1213 East Pool Area, Mastic - Replace	\$0	\$0	\$1,711	\$0	\$0
<b>Cabana West Pool Area</b>					
404 West Patio Furniture - Replace	\$0	\$0	\$0	\$11,308	\$0
407 West Gas BBQ - Replace	\$0	\$0	\$5,133	\$0	\$0
903 West BBQ Tile Countertop - Replace	\$0	\$0	\$0	\$0	\$0
903 West Tile Counter Tops - Replace	\$0	\$0	\$0	\$0	\$0

<b>Fiscal Year</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>2032</b>
950 Bathroom - Refurbish	\$0	\$0	\$0	\$0	\$0
951 West Shower - Retile	\$0	\$0	\$0	\$0	\$0
1200 West Pool Deck Concrete - Repair	\$0	\$0	\$0	\$0	\$0
1202 West Pool - Resurface & Retile	\$0	\$0	\$0	\$0	\$0
1203 West Spa - Refiberglass & Retile	\$0	\$0	\$0	\$0	\$8,017
1206 West Pool Filter (2006) - Replace	\$0	\$0	\$2,210	\$0	\$0
1206 West Pool Filter (2015) - Replace	\$0	\$0	\$0	\$0	\$0
1207 West Spa Filter - Replace	\$1,747	\$0	\$0	\$0	\$0
1209 West Spa Heater - Replace	\$0	\$0	\$0	\$0	\$0
1213 West Pool Area, Mastic - Replace	\$0	\$0	\$3,137	\$0	\$0
<b>Fencing and Gates</b>					
503 Wrought Iron, Grounds - Replace	\$0	\$0	\$23,525	\$0	\$0
503 Wrought Iron, Pool Areas - Replace	\$0	\$0	\$0	\$0	\$0
509 Vinyl Boiler Fencing - Replace	\$0	\$0	\$10,408	\$0	\$0
510 Metal Vehicle & Ped Gates - Replace	\$0	\$0	\$0	\$0	\$0
512 Trash Gates - Replace	\$0	\$0	\$0	\$0	\$0
<b>Grounds, Streams and Misc</b>					
430 Mailboxes (2016) - Replace	\$0	\$0	\$0	\$0	\$0
430 Mailboxes (Original) - Replace	\$0	\$0	\$0	\$0	\$0
703 Intercom - Replace	\$20,831	\$0	\$0	\$0	\$0
705 Gate Operator - Replace	\$0	\$0	\$32,793	\$0	\$0
1003 Irrigation Controllers - Replace	\$0	\$0	\$14,614	\$0	\$0
1402 Monument Sign - Replace	\$0	\$0	\$0	\$0	\$0
1409 Directory/Bulletin Boards - Replace	\$0	\$0	\$0	\$0	\$0
1701 Pedestrian Bridges (1997) - Replace	\$0	\$0	\$0	\$0	\$0
1701 Pedestrian Bridges (1999) - Replace	\$0	\$0	\$0	\$0	\$0
1701 Pedestrian Bridges (2000) - Replace	\$0	\$0	\$0	\$0	\$0
1701 Pedestrian Bridges (2001) - Replace	\$0	\$0	\$0	\$0	\$0
1701 Pedestrian Bridges (2005) - Replace	\$0	\$0	\$0	\$0	\$0
1701 Pedestrian Bridges (Orig) - Replace	\$0	\$0	\$0	\$0	\$0
1703 Stream Beds - Clean & Repair	\$0	\$0	\$15,612	\$0	\$0
1704 Stream Pump/Motors - Replace	\$0	\$0	\$0	\$0	\$0
1704 Stream Sand Filters - Replace	\$0	\$0	\$0	\$0	\$6,202
Total Expenses	\$346,798	\$15,711	\$219,353	\$181,364	\$95,898
Ending Reserve Balance	\$1,720,633	\$2,134,722	\$2,358,621	\$2,633,521	\$3,007,916

<b>Fiscal Year</b>	<b>2033</b>	<b>2034</b>	<b>2035</b>	<b>2036</b>	<b>2037</b>
Starting Reserve Balance	\$3,007,916	\$3,086,062	\$3,405,585	\$3,345,265	\$3,440,458
Annual Reserve Contribution	\$453,150	\$464,479	\$476,091	\$487,993	\$500,193
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$30,457	\$32,444	\$33,740	\$33,914	\$36,464
Total Income	\$3,491,523	\$3,582,985	\$3,915,415	\$3,867,172	\$3,977,114
# Component					
<b>Asphalt and Concrete</b>					
105 Concrete - Repair/Replace	\$8,257	\$8,505	\$8,760	\$9,023	\$9,294
201 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Repair/Seal/Repaint	\$0	\$85,049	\$0	\$0	\$0
<b>Roofing</b>					
1301 Garage Roofs - Replace	\$0	\$0	\$0	\$0	\$0
1301 Unit Flat Roofs - Replace	\$0	\$0	\$0	\$0	\$0
1304 Tile Roof - Repair	\$27,264	\$0	\$0	\$0	\$0
1310 Garage Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
<b>Lighting</b>					
321 Pole Lights - Replace	\$0	\$9,708	\$0	\$0	\$0
324 Both Pool Bldgs Lights - Replace	\$0	\$0	\$0	\$0	\$0
324 Building Lights - Replace	\$0	\$0	\$0	\$0	\$0
324 Entry Pillar Lights - Replace	\$0	\$0	\$0	\$0	\$0
<b>Painting</b>					
1110 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
1113 Metal Surfaces - Repaint	\$0	\$30,489	\$0	\$0	\$0
1115 Stucco - Repaint	\$0	\$0	\$0	\$0	\$0
1116 Wood Surfaces - Repaint	\$0	\$0	\$0	\$0	\$63,302
1116 Wood Surfaces (Old) - Repaint	\$56,866	\$0	\$0	\$0	\$0
1132 Wood Surfaces - Repair	\$0	\$0	\$0	\$80,014	\$0
<b>Buildings</b>					
517 Wood Railings - Replace	\$0	\$0	\$0	\$0	\$0
518 Metal Railings - Replace	\$0	\$0	\$0	\$0	\$0
720 Utility Doors - Replace	\$0	\$0	\$0	\$0	\$0
802 Boilers (2016) - Replace	\$0	\$0	\$0	\$0	\$0
802 Boilers (2017) - Replace	\$0	\$0	\$0	\$0	\$0
802 Boilers (Old) - Replace	\$0	\$0	\$29,751	\$0	\$0
806 Boiler Tanks - Replace	\$0	\$0	\$0	\$35,751	\$0
1320 Elastomeric Deck - Resurface	\$0	\$0	\$380,155	\$0	\$0
1321 Elastomeric Deck - Seal/Repair	\$0	\$0	\$90,080	\$0	\$0
1801 Elevator (2006) - Modernize	\$0	\$0	\$0	\$108,956	\$0
1801 Elevators (Orig) - Modernize	\$0	\$0	\$0	\$0	\$0
1802 Elevator Cab - Remodel	\$0	\$0	\$0	\$0	\$0
1805 Fire Extinguisher Cabinet - Replace	\$0	\$0	\$0	\$0	\$0
1820 Termites - Treat	\$296,014	\$0	\$0	\$0	\$0
<b>Clubhouse</b>					
602 Clubhouse Vinyl Floor - Replace	\$0	\$0	\$0	\$0	\$0
722 Clubhouse Doors - Replace	\$0	\$0	\$0	\$0	\$0
920 Clubhouse Furniture - Replace	\$0	\$0	\$0	\$0	\$0
1130 Clubhouse Wood Trellis - Replace	\$0	\$0	\$0	\$0	\$0
<b>Grunion East Pool Area</b>					
404 East Patio Furniture - Replace	\$0	\$8,184	\$0	\$0	\$0
407 East Gas BBQ - Replace	\$0	\$0	\$0	\$0	\$0
903 East BBQ Tile Countertop - Replace	\$0	\$0	\$0	\$0	\$0
903 East Tile Counter Tops - Replace	\$0	\$0	\$0	\$0	\$0
950 Bathroom - Refurbish	\$0	\$0	\$0	\$0	\$0
951 East Shower - Retile	\$0	\$0	\$0	\$0	\$0
1202 East Pool - Refiberglass & Retile	\$0	\$0	\$0	\$0	\$0
1203 East Spa - Resurface & Retile	\$0	\$0	\$8,760	\$0	\$0
1206 East Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
1207 East Spa Filter - Replace	\$0	\$0	\$1,901	\$0	\$0
1208 East Pool Heater - Replace	\$0	\$0	\$0	\$0	\$7,014
1209 East Spa Heater - Replace	\$0	\$0	\$0	\$6,810	\$0
1213 East Pool Area, Mastic - Replace	\$0	\$1,926	\$0	\$0	\$0
<b>Cabana West Pool Area</b>					
404 West Patio Furniture - Replace	\$0	\$0	\$0	\$0	\$0
407 West Gas BBQ - Replace	\$0	\$0	\$0	\$0	\$0
903 West BBQ Tile Countertop - Replace	\$0	\$0	\$0	\$0	\$0
903 West Tile Counter Tops - Replace	\$0	\$0	\$0	\$0	\$0

<b>Fiscal Year</b>	<b>2033</b>	<b>2034</b>	<b>2035</b>	<b>2036</b>	<b>2037</b>
950 Bathroom - Refurbish	\$0	\$0	\$0	\$0	\$0
951 West Shower - Retile	\$0	\$0	\$0	\$0	\$0
1200 West Pool Deck Concrete - Repair	\$0	\$0	\$0	\$0	\$0
1202 West Pool - Resurface & Retile	\$0	\$0	\$0	\$0	\$0
1203 West Spa - Refiberglass & Retile	\$0	\$0	\$0	\$0	\$0
1206 West Pool Filter (2006) - Replace	\$0	\$0	\$0	\$0	\$0
1206 West Pool Filter (2015) - Replace	\$0	\$0	\$0	\$0	\$0
1207 West Spa Filter - Replace	\$0	\$0	\$0	\$0	\$0
1209 West Spa Heater - Replace	\$0	\$0	\$5,950	\$0	\$0
1213 West Pool Area, Mastic - Replace	\$0	\$3,530	\$0	\$0	\$0
<b>Fencing and Gates</b>					
503 Wrought Iron, Grounds - Replace	\$0	\$26,478	\$0	\$0	\$0
503 Wrought Iron, Pool Areas - Replace	\$0	\$0	\$0	\$0	\$0
509 Vinyl Boiler Fencing - Replace	\$0	\$0	\$0	\$0	\$0
510 Metal Vehicle & Ped Gates - Replace	\$0	\$0	\$0	\$0	\$0
512 Trash Gates - Replace	\$0	\$0	\$38,015	\$0	\$0
<b>Grounds, Streams and Misc</b>					
430 Mailboxes (2016) - Replace	\$0	\$0	\$0	\$10,215	\$0
430 Mailboxes (Original) - Replace	\$0	\$0	\$0	\$0	\$0
703 Intercom - Replace	\$0	\$0	\$0	\$0	\$0
705 Gate Operator - Replace	\$0	\$0	\$0	\$0	\$0
1003 Irrigation Controllers - Replace	\$0	\$0	\$0	\$0	\$0
1402 Monument Sign - Replace	\$0	\$0	\$0	\$0	\$0
1409 Directory/Bulletin Boards - Replace	\$0	\$3,530	\$0	\$0	\$0
1701 Pedestrian Bridges (1997) - Replace	\$0	\$0	\$0	\$60,436	\$0
1701 Pedestrian Bridges (1999) - Replace	\$0	\$0	\$0	\$40,858	\$0
1701 Pedestrian Bridges (2000) - Replace	\$0	\$0	\$0	\$40,858	\$0
1701 Pedestrian Bridges (2001) - Replace	\$0	\$0	\$0	\$0	\$42,084
1701 Pedestrian Bridges (2005) - Replace	\$0	\$0	\$0	\$0	\$0
1701 Pedestrian Bridges (Orig) - Replace	\$0	\$0	\$0	\$15,152	\$0
1703 Stream Beds - Clean & Repair	\$17,060	\$0	\$0	\$18,642	\$0
1704 Stream Pump/Motors - Replace	\$0	\$0	\$6,777	\$0	\$0
1704 Stream Sand Filters - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$405,461	\$177,400	\$570,150	\$426,715	\$121,693
Ending Reserve Balance	\$3,086,062	\$3,405,585	\$3,345,265	\$3,440,458	\$3,855,421

<b>Fiscal Year</b>	<b>2038</b>	<b>2039</b>	<b>2040</b>	<b>2041</b>	<b>2042</b>
Starting Reserve Balance	\$3,855,421	\$2,988,409	\$3,397,107	\$3,932,538	\$4,395,430
Annual Reserve Contribution	\$512,698	\$525,515	\$538,653	\$552,119	\$565,922
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$34,205	\$31,914	\$36,633	\$41,622	\$42,785
Total Income	\$4,402,323	\$3,545,838	\$3,972,393	\$4,526,279	\$5,004,138
# Component					
<b>Asphalt and Concrete</b>					
105 Concrete - Repair/Replace	\$9,572	\$9,860	\$10,155	\$10,460	\$10,774
201 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$467,543
202 Asphalt - Repair/Seal/Repaint	\$95,724	\$0	\$0	\$0	\$107,738
<b>Roofing</b>					
1301 Garage Roofs - Replace	\$298,008	\$0	\$0	\$0	\$0
1301 Unit Flat Roofs - Replace	\$307,039	\$0	\$0	\$0	\$0
1304 Tile Roof - Repair	\$31,607	\$0	\$0	\$0	\$0
1310 Garage Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
<b>Lighting</b>					
321 Pole Lights - Replace	\$0	\$11,255	\$0	\$0	\$0
324 Both Pool Bldgs Lights - Replace	\$0	\$0	\$0	\$0	\$0
324 Building Lights - Replace	\$0	\$0	\$0	\$0	\$0
324 Entry Pillar Lights - Replace	\$0	\$0	\$0	\$0	\$0
<b>Painting</b>					
1110 Interior Surfaces - Repaint	\$3,522	\$0	\$0	\$0	\$0
1113 Metal Surfaces - Repaint	\$34,316	\$0	\$0	\$0	\$38,623
1115 Stucco - Repaint	\$325,100	\$0	\$0	\$0	\$0
1116 Wood Surfaces - Repaint	\$0	\$0	\$0	\$0	\$73,384
1116 Wood Surfaces (Old) - Repaint	\$65,923	\$0	\$0	\$0	\$0
1132 Wood Surfaces - Repair	\$0	\$0	\$0	\$92,759	\$0
<b>Buildings</b>					
517 Wood Railings - Replace	\$0	\$0	\$0	\$0	\$0
518 Metal Railings - Replace	\$0	\$0	\$0	\$0	\$0
720 Utility Doors - Replace	\$0	\$0	\$0	\$0	\$0
802 Boilers (2016) - Replace	\$0	\$0	\$0	\$0	\$0
802 Boilers (2017) - Replace	\$0	\$0	\$0	\$0	\$0
802 Boilers (Old) - Replace	\$0	\$0	\$0	\$0	\$0
806 Boiler Tanks - Replace	\$0	\$0	\$0	\$0	\$0
1320 Elastomeric Deck - Resurface	\$0	\$0	\$0	\$0	\$0
1321 Elastomeric Deck - Seal/Repair	\$0	\$101,386	\$0	\$0	\$0
1801 Elevator (2006) - Modernize	\$0	\$0	\$0	\$0	\$0
1801 Elevators (Orig) - Modernize	\$0	\$0	\$0	\$0	\$0
1802 Elevator Cab - Remodel	\$68,632	\$0	\$0	\$0	\$0
1805 Fire Extinguisher Cabinet - Replace	\$0	\$0	\$0	\$0	\$0
1820 Termites - Treat	\$0	\$0	\$0	\$0	\$0
<b>Clubhouse</b>					
602 Clubhouse Vinyl Floor - Replace	\$0	\$0	\$0	\$0	\$0
722 Clubhouse Doors - Replace	\$0	\$0	\$0	\$0	\$0
920 Clubhouse Furniture - Replace	\$0	\$0	\$0	\$0	\$0
1130 Clubhouse Wood Trellis - Replace	\$0	\$0	\$0	\$0	\$0
<b>Grunion East Pool Area</b>					
404 East Patio Furniture - Replace	\$0	\$0	\$0	\$10,065	\$0
407 East Gas BBQ - Replace	\$0	\$0	\$0	\$0	\$0
903 East BBQ Tile Countertop - Replace	\$0	\$0	\$0	\$0	\$0
903 East Tile Counter Tops - Replace	\$0	\$0	\$0	\$0	\$0
950 Bathroom - Refurbish	\$16,436	\$0	\$0	\$0	\$0
951 East Shower - Retile	\$0	\$0	\$0	\$0	\$0
1202 East Pool - Refiberglass & Retile	\$31,607	\$0	\$0	\$0	\$0
1203 East Spa - Resurface & Retile	\$0	\$0	\$0	\$0	\$0
1206 East Pool Filter - Replace	\$0	\$2,976	\$0	\$0	\$0
1207 East Spa Filter - Replace	\$0	\$0	\$0	\$0	\$0
1208 East Pool Heater - Replace	\$0	\$0	\$0	\$0	\$0
1209 East Spa Heater - Replace	\$0	\$0	\$0	\$0	\$0
1213 East Pool Area, Mastic - Replace	\$2,167	\$0	\$0	\$0	\$2,439
<b>Cabana West Pool Area</b>					
404 West Patio Furniture - Replace	\$13,907	\$0	\$0	\$0	\$0
407 WestGas BBQ - Replace	\$0	\$0	\$0	\$0	\$7,318
903 West BBQ Tile Countertop - Replace	\$0	\$0	\$0	\$0	\$0
903 West Tile Counter Tops - Replace	\$0	\$0	\$0	\$0	\$0

<b>Fiscal Year</b>	<b>2038</b>	<b>2039</b>	<b>2040</b>	<b>2041</b>	<b>2042</b>
950 Bathroom - Refurbish	\$16,436	\$0	\$0	\$0	\$0
951 West Shower - Retile	\$0	\$0	\$0	\$0	\$0
1200 West Pool Deck Concrete - Repair	\$0	\$0	\$0	\$0	\$0
1202 West Pool - Resurface & Retile	\$37,928	\$0	\$0	\$0	\$0
1203 West Spa - Refiberglass & Retile	\$0	\$0	\$0	\$0	\$0
1206 West Pool Filter (2006) - Replace	\$0	\$0	\$0	\$0	\$3,151
1206 West Pool Filter (2015) - Replace	\$0	\$2,883	\$0	\$0	\$0
1207 West Spa Filter - Replace	\$2,348	\$0	\$0	\$0	\$0
1209 West Spa Heater - Replace	\$0	\$0	\$0	\$0	\$0
1213 West Pool Area, Mastic - Replace	\$3,973	\$0	\$0	\$0	\$4,472
<b>Fencing and Gates</b>					
503 Wrought Iron, Grounds - Replace	\$29,801	\$0	\$0	\$0	\$33,541
503 Wrought Iron, Pool Areas - Replace	\$0	\$0	\$0	\$0	\$0
509 Vinyl Boiler Fencing - Replace	\$0	\$0	\$0	\$0	\$0
510 Metal Vehicle & Ped Gates - Replace	\$0	\$0	\$0	\$0	\$0
512 Trash Gates - Replace	\$0	\$0	\$0	\$0	\$0
<b>Grounds, Streams and Misc</b>					
430 Mailboxes (2016) - Replace	\$0	\$0	\$0	\$0	\$0
430 Mailboxes (Original) - Replace	\$19,867	\$0	\$0	\$0	\$0
703 Intercom - Replace	\$0	\$0	\$29,700	\$0	\$0
705 Gate Operator - Replace	\$0	\$0	\$0	\$0	\$46,754
1003 Irrigation Controllers - Replace	\$0	\$0	\$0	\$0	\$20,836
1402 Monument Sign - Replace	\$0	\$0	\$0	\$0	\$0
1409 Directory/Bulletin Boards - Replace	\$0	\$0	\$0	\$0	\$0
1701 Pedestrian Bridges (1997) - Replace	\$0	\$0	\$0	\$0	\$0
1701 Pedestrian Bridges (1999) - Replace	\$0	\$0	\$0	\$0	\$0
1701 Pedestrian Bridges (2000) - Replace	\$0	\$0	\$0	\$0	\$0
1701 Pedestrian Bridges (2001) - Replace	\$0	\$0	\$0	\$0	\$0
1701 Pedestrian Bridges (2005) - Replace	\$0	\$0	\$0	\$17,565	\$0
1701 Pedestrian Bridges (Orig) - Replace	\$0	\$0	\$0	\$0	\$0
1703 Stream Beds - Clean & Repair	\$0	\$20,370	\$0	\$0	\$22,259
1704 Stream Pump/Motors - Replace	\$0	\$0	\$0	\$0	\$0
1704 Stream Sand Filters - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$1,413,914	\$148,731	\$39,855	\$130,849	\$838,832
Ending Reserve Balance	\$2,988,409	\$3,397,107	\$3,932,538	\$4,395,430	\$4,165,306

<b>Fiscal Year</b>	<b>2043</b>	<b>2044</b>	<b>2045</b>	<b>2046</b>	<b>2047</b>
Starting Reserve Balance	\$4,165,306	\$4,494,586	\$4,949,815	\$5,510,238	\$4,925,733
Annual Reserve Contribution	\$580,070	\$594,572	\$609,436	\$624,672	\$640,289
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$43,281	\$47,202	\$52,278	\$52,158	\$50,907
Total Income	\$4,788,657	\$5,136,360	\$5,611,529	\$6,187,068	\$5,616,929
# Component					
<b>Asphalt and Concrete</b>					
105 Concrete - Repair/Replace	\$11,097	\$11,430	\$11,773	\$12,126	\$12,490
201 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Repair/Seal/Repaint	\$0	\$0	\$0	\$121,260	\$0
<b>Roofing</b>					
1301 Garage Roofs - Replace	\$0	\$0	\$0	\$0	\$0
1301 Unit Flat Roofs - Replace	\$0	\$0	\$0	\$0	\$0
1304 Tile Roof - Repair	\$36,641	\$0	\$0	\$0	\$0
1310 Garage Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$17,203
<b>Lighting</b>					
321 Pole Lights - Replace	\$0	\$13,047	\$0	\$0	\$0
324 Both Pool Bldgs Lights - Replace	\$0	\$4,960	\$0	\$0	\$0
324 Building Lights - Replace	\$0	\$118,613	\$0	\$0	\$0
324 Entry Pillar Lights - Replace	\$0	\$10,891	\$0	\$0	\$0
<b>Painting</b>					
1110 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
1113 Metal Surfaces - Repaint	\$0	\$0	\$0	\$43,471	\$0
1115 Stucco - Repaint	\$0	\$0	\$0	\$0	\$0
1116 Wood Surfaces - Repaint	\$0	\$0	\$0	\$0	\$85,072
1116 Wood Surfaces (Old) - Repaint	\$76,423	\$0	\$0	\$0	\$0
1132 Wood Surfaces - Repair	\$0	\$0	\$0	\$107,533	\$0
<b>Buildings</b>					
517 Wood Railings - Replace	\$0	\$0	\$0	\$892,292	\$0
518 Metal Railings - Replace	\$0	\$0	\$0	\$0	\$0
720 Utility Doors - Replace	\$0	\$0	\$0	\$0	\$80,123
802 Boilers (2016) - Replace	\$0	\$0	\$0	\$20,591	\$0
802 Boilers (2017) - Replace	\$0	\$0	\$0	\$0	\$21,209
802 Boilers (Old) - Replace	\$0	\$0	\$0	\$0	\$0
806 Boiler Tanks - Replace	\$0	\$0	\$0	\$0	\$0
1320 Elastomeric Deck - Resurface	\$0	\$0	\$0	\$0	\$0
1321 Elastomeric Deck - Seal/Repair	\$114,111	\$0	\$0	\$0	\$128,433
1801 Elevator (2006) - Modernize	\$0	\$0	\$0	\$0	\$0
1801 Elevators (Orig) - Modernize	\$0	\$0	\$0	\$0	\$0
1802 Elevator Cab - Remodel	\$0	\$0	\$0	\$0	\$0
1805 Fire Extinguisher Cabinet - Replace	\$0	\$19,841	\$0	\$0	\$0
1820 Termites - Treat	\$0	\$0	\$0	\$0	\$0
<b>Clubhouse</b>					
602 Clubhouse Vinyl Floor - Replace	\$0	\$0	\$0	\$0	\$0
722 Clubhouse Doors - Replace	\$0	\$0	\$13,550	\$0	\$0
920 Clubhouse Furniture - Replace	\$0	\$0	\$12,217	\$0	\$0
1130 Clubhouse Wood Trellis - Replace	\$0	\$0	\$0	\$0	\$0
<b>Grunion East Pool Area</b>					
404 East Patio Furniture - Replace	\$0	\$0	\$0	\$0	\$0
407 East Gas BBQ - Replace	\$0	\$7,764	\$0	\$0	\$0
903 East BBQ Tile Countertop - Replace	\$0	\$0	\$0	\$0	\$0
903 East Tile Counter Tops - Replace	\$13,400	\$0	\$0	\$0	\$0
950 Bathroom - Refurbish	\$0	\$0	\$0	\$0	\$0
951 East Shower - Retile	\$3,036	\$0	\$0	\$0	\$0
1202 East Pool - Refiberglass & Retile	\$0	\$0	\$0	\$0	\$0
1203 East Spa - Resurface & Retile	\$0	\$0	\$11,773	\$0	\$0
1206 East Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
1207 East Spa Filter - Replace	\$0	\$0	\$2,554	\$0	\$0
1208 East Pool Heater - Replace	\$0	\$0	\$0	\$0	\$0
1209 East Spa Heater - Replace	\$0	\$0	\$0	\$9,152	\$0
1213 East Pool Area, Mastic - Replace	\$0	\$0	\$0	\$2,746	\$0
<b>Cabana West Pool Area</b>					
404 West Patio Furniture - Replace	\$0	\$0	\$17,104	\$0	\$0
407 WestGas BBQ - Replace	\$0	\$0	\$0	\$0	\$0
903 West BBQ Tile Countertop - Replace	\$15,075	\$0	\$0	\$0	\$0
903 West Tile Counter Tops - Replace	\$10,260	\$0	\$0	\$0	\$0

<b>Fiscal Year</b>	<b>2043</b>	<b>2044</b>	<b>2045</b>	<b>2046</b>	<b>2047</b>
950 Bathroom - Refurbish	\$0	\$0	\$0	\$0	\$0
951 West Shower - Retile	\$5,444	\$0	\$0	\$0	\$0
1200 West Pool Deck Concrete - Repair	\$0	\$0	\$0	\$0	\$0
1202 West Pool - Resurface & Retile	\$0	\$0	\$0	\$0	\$0
1203 West Spa - Refiberglass & Retile	\$0	\$0	\$0	\$0	\$12,490
1206 West Pool Filter (2006) - Replace	\$0	\$0	\$0	\$0	\$0
1206 West Pool Filter (2015) - Replace	\$0	\$0	\$0	\$0	\$0
1207 West Spa Filter - Replace	\$0	\$0	\$0	\$0	\$0
1209 West Spa Heater - Replace	\$0	\$0	\$7,997	\$0	\$0
1213 West Pool Area, Mastic - Replace	\$0	\$0	\$0	\$5,033	\$0
<b>Fencing and Gates</b>					
503 Wrought Iron, Grounds - Replace	\$0	\$0	\$0	\$37,751	\$0
503 Wrought Iron, Pool Areas - Replace	\$0	\$0	\$0	\$0	\$0
509 Vinyl Boiler Fencing - Replace	\$0	\$0	\$0	\$0	\$0
510 Metal Vehicle & Ped Gates - Replace	\$0	\$0	\$0	\$0	\$0
512 Trash Gates - Replace	\$0	\$0	\$0	\$0	\$0
<b>Grounds, Streams and Misc</b>					
430 Mailboxes (2016) - Replace	\$0	\$0	\$0	\$0	\$0
430 Mailboxes (Original) - Replace	\$0	\$0	\$0	\$0	\$0
703 Intercom - Replace	\$0	\$0	\$0	\$0	\$0
705 Gate Operator - Replace	\$0	\$0	\$0	\$0	\$0
1003 Irrigation Controllers - Replace	\$0	\$0	\$0	\$0	\$0
1402 Monument Sign - Replace	\$0	\$0	\$0	\$0	\$0
1409 Directory/Bulletin Boards - Replace	\$0	\$0	\$0	\$0	\$0
1701 Pedestrian Bridges (1997) - Replace	\$0	\$0	\$0	\$0	\$0
1701 Pedestrian Bridges (1999) - Replace	\$0	\$0	\$0	\$0	\$0
1701 Pedestrian Bridges (2000) - Replace	\$0	\$0	\$0	\$0	\$0
1701 Pedestrian Bridges (2001) - Replace	\$0	\$0	\$0	\$0	\$0
1701 Pedestrian Bridges (2005) - Replace	\$0	\$0	\$0	\$0	\$0
1701 Pedestrian Bridges (Orig) - Replace	\$0	\$0	\$0	\$0	\$0
1703 Stream Beds - Clean & Repair	\$0	\$0	\$24,323	\$0	\$0
1704 Stream Pump/Motors - Replace	\$8,584	\$0	\$0	\$0	\$0
1704 Stream Sand Filters - Replace	\$0	\$0	\$0	\$9,381	\$0
Total Expenses	\$294,071	\$186,545	\$101,291	\$1,261,335	\$357,020
Ending Reserve Balance	\$4,494,586	\$4,949,815	\$5,510,238	\$4,925,733	\$5,259,909



## Accuracy, Limitations, and Disclosures

Association Reserves and its employees have no ownership, management, or other business relationships with the client other than this Reserve Study engagement. Sean Erik Andersen, R.S., company President is a credentialed Reserve Specialist (#68). All work done by Association Reserves is performed under his Responsible Charge and is performed in accordance with National Reserve Study Standards (NRSS). There are no material issues to our knowledge that have not been disclosed to the client that would cause a distortion of the client's situation.

Per NRSS, information provided by official representative(s) of the client, vendors, and suppliers regarding financial details, component physical details and/or quantities, or historical issues/conditions will be deemed reliable, and is not intended to be used for the purpose of any type of audit, quality/forensic analysis, or background checks of historical records. As such, information provided to us has not been audited or independently verified.

Estimates for interest and inflation have been included, because including such estimates are more accurate than ignoring them completely. When we are hired to prepare Update reports, the client is considered to have deemed those previously developed component quantities as accurate and reliable, whether established by our firm or other individuals/firms (unless specifically mentioned in our Site Inspection Notes). During inspections our company standard is to establish measurements within 5% accuracy, and our scope includes visual inspection of accessible areas and components and does not include any destructive or other testing. Our work is done only for budget purposes. Uses or expectations outside our expertise and scope of work include, but are not limited to, project audit, quality inspection, and the identification of construction defects, hazardous materials, or dangerous conditions. Identifying hidden issues such as but not limited to plumbing or electrical problems are also outside our scope of work. Our estimates assume proper original installation & construction, adherence to recommended preventive maintenance, a stable economic environment, and do not consider frequency or severity of natural disasters. Our opinions of component Useful Life, Remaining Useful Life, and current or future cost estimates are not a warranty or guarantee of actual costs or timing.

Because the physical and financial status of the property, legislation, the economy, weather, owner expectations, and usage are all in a continual state of change over which we have no control, we do not expect that the events projected in this document will all occur exactly as planned. This Reserve Study is by nature a "one-year" document in need of being updated annually so that more accurate estimates can be incorporated. It is only because a long-term perspective improves the accuracy of near-term planning that this Report projects expenses into the future. We fully expect a number of adjustments will be necessary through the interim years to the cost and timing of expense projections and the funding necessary to prepare for those estimated expenses.

In this engagement our compensation is not contingent upon our conclusions, and our liability in any matter involving this Reserve Study is limited to our fee for services rendered.

## Terms and Definitions

<b>BTU</b>	British Thermal Unit (a standard unit of energy)
<b>DIA</b>	Diameter
<b>GSF</b>	Gross Square Feet (area). Equivalent to Square Feet
<b>GSY</b>	Gross Square Yards (area). Equivalent to Square Yards
<b>HP</b>	Horsepower
<b>LF</b>	Linear Feet (length)
<b>Effective Age</b>	The difference between Useful Life and Remaining Useful Life. Note that this is not necessarily equivalent to the chronological age of the component.
<b>Fully Funded Balance (FFB)</b>	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.
<b>Inflation</b>	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.
<b>Interest</b>	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.
<b>Percent Funded</b>	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.
<b>Remaining Useful Life (RUL)</b>	The estimated time, in years, that a common area component can be expected to continue to serve its intended function.
<b>Useful Life (UL)</b>	The estimated time, in years, that a common area component can be expected to serve its intended function.

## Component Details

The primary purpose of the Component Details appendix is to provide the reader with the basis of our funding assumptions resulting from our physical analysis and subsequent research. The information presented here represents a wide range of components that were observed and measured against National Reserve Study Standards to determine if they meet the criteria for reserve funding.

- 1) Common area repair & replacement responsibility
- 2) Component must have a limited useful life
- 3) Life limit must be predictable
- 4) Above a minimum threshold cost (board's discretion – typically ½ to 1% of Annual operating expenses).

Not all your components may have been found appropriate for reserve funding. In our judgment, the components meeting the above four criteria are shown with the Useful Life (how often the project is expected to occur), Remaining Useful Life (when the next instance of the expense will be) and representative market cost range termed “Best Cost” and “Worst Cost”. There are many factors that can result in a wide variety of potential costs, and we have attempted to present the cost range in which your actual expense will occur.

Where no Useful Life, Remaining Useful Life, or pricing exists, the component was deemed inappropriate for Reserve Funding.

## Asphalt and Concrete

**Comp #: 105 Concrete - Repair/Replace****Quantity: Extensive GSF**

Location: Throughout common area

Funded?: Yes.

History:

Comments:

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 4,700

Worst Case: \$5,900

Annual allowance for repair as needed

Higher allowance

Cost Source: Client cost history with inflation

---

**Comp #: 201 Asphalt - Resurface****Quantity: Approx 138,000 GSF**

Location: Streets and drives

Funded?: Yes.

History: Installed 1981.

Comments:

Useful Life: 24 years

Remaining Life: 0 years

Best Case: \$ 220,000

Worst Case: \$240,000

Allowance for resurfacing

Higher allowance

Cost Source: Prior reserve study with inflation

---

**Comp #: 202 Asphalt - Repair/Seal/Repaint****Quantity: Approx 138,000 GSF**

Location: Throught streets and drives

Funded?: Yes.

History:

Comments:

Useful Life: 4 years

Remaining Life: 0 years

Best Case: \$ 47,000

Worst Case: \$59,000

Allowance to repair, seal and repaint curbs and parking

Higher allowance

Cost Source: Prior reserve study with inflation

---

**Comp #: 203 Curbs - Clean & Repaint****Quantity: Approx 1,260 LF**

Location: Curbs

Funded?: No. This is included in the seal and repair project. These projects should be performed at the same time and generally included in the contract for work to be performed.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

---

**Comp #: 203 Parking - Re-stencil****Quantity: (242) Stalls**

Location:

Funded?: No. The cost for painting is included in the seal and repair projects. These projects should be performed at the same time and normally included in the performance contract.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

## Roofing

---

**Comp #: 1301 Garage Roofs - Replace****Quantity: Approx 35,200 GSF**

Location: Rooftop of garages

Funded?: Yes.

History: Replaced in 1994

Comments: This is a petroleum based product subject to significant cost fluctuations.

Useful Life: 20 years

Remaining Life: 0 years

Best Case: \$ 140,000

Worst Case: \$190,000

Allowance to replace with similar materials

Higher allowance

Cost Source: ARI Cost Database

---

**Comp #: 1301 Unit Flat Roofs - Replace****Quantity: Approx 28,200 GSF**

Location: Rooftop of residential buildings

Funded?: Yes.

History: Replaced in 1994

Comments: This is a petroleum based product subject to significant cost fluctuations.

Useful Life: 20 years

Remaining Life: 0 years

Best Case: \$ 140,000

Worst Case: \$200,000

Allowance to replace with similar materials

Higher allowance

Cost Source: ARI Cost Database

---

**Comp #: 1304 Tile Roof - Repair****Quantity: Approx 167,000 GSF**

Location: Rooftop of buildings

Funded?: Yes.

History: New in 1996-1997. Maintenance &amp; repair in 2010, \$15,400.

Comments:

Useful Life: 5 years

Remaining Life: 0 years

Best Case: \$ 13,000

Worst Case: \$22,000

Allowance for roof repair and maintenance

Higher allowance

Cost Source: Client cost history with inflation

---

**Comp #: 1310 Garage Gutters/Downspouts - Replace****Quantity: Moderate LF**

Location: Garages

Funded?: Yes.

History: Added in 1997 for \$4,500.

Comments:

Useful Life: 25 years

Remaining Life: 4 years

Best Case: \$ 6,900

Worst Case: \$7,700

Allowance to remove and replace

Higher allowance

Cost Source: Prior reserve study with inflation

---

## Lighting

### Comp #: 321 Pole Lights - Replace

**Quantity:** (48) 6' Pool Lights

Location: Grounds

Funded?: Yes.

History:

Comments:

Useful Life: 5 years

Remaining Life: 1 years

Best Case: \$ 4,900

Worst Case: \$7,200

Allowance to replace with similar size and style

Higher allowance

Cost Source: ARI Cost Database

### Comp #: 324 Both Pool Bldgs Lights - Replace

**Quantity:** (18) Various Fixtures

Location:

Funded?: Yes.

History:

Comments:

Useful Life: 25 years

Remaining Life: 1 years

Best Case: \$ 2,000

Worst Case: \$2,600

Allowance to replace with similar size and quality

Higher allowance

Cost Source: Prior reserve study with inflation

### Comp #: 324 Building Lights - Replace

**Quantity:** Approx 363 Fixtures

Location: Exterior building locations

Funded?: Yes.

History:

Comments:

Useful Life: 25 years

Remaining Life: 1 years

Best Case: \$ 50,000

Worst Case: \$60,000

Allowance to replace with similar size and quality

Higher allowance

Cost Source: Prior reserve study with inflation

### Comp #: 324 Entry Pillar Lights - Replace

**Quantity:** (23) Globe Fixtures

Location:

Funded?: Yes.

History:

Comments:

Useful Life: 25 years

Remaining Life: 1 years

Best Case: \$ 4,500

Worst Case: \$5,600

Allowance to replace with similar size and quality

Higher allowance

Cost Source: Prior reserve study with inflation

## Painting

**Comp #: 1110 Interior Surfaces - Repaint****Quantity: Approx 2,550 GSF**

Location: Clubhouse and all restrooms

Funded?: Yes.

History: Painted in 2010, \$890.

Comments:

Useful Life: 10 years

Remaining Life: 0 years

Best Case: \$ 1,600

Worst Case: \$2,300

Allowance to repaint, includes proper preparation  
and quality paint products

Higher allowance

Cost Source: ARI Cost Database

---

**Comp #: 1113 Metal Surfaces - Repaint****Quantity: Approx 12,100 GSF**

Location: Perimeter, pool fence, stair railings and gates

Funded?: Yes.

History: Painted in 2003

Comments:

Useful Life: 4 years

Remaining Life: 0 years

Best Case: \$ 18,000

Worst Case: \$20,000

Allowance to repaint, includes proper preparation  
and quality paint products

Higher allowance

Cost Source: ARI Cost Database

---

**Comp #: 1115 Stucco - Repaint****Quantity: Approx 366,000 GSF**

Location: Exterior building surfaces

Funded?: Yes.

History: Painted in 2003

Comments:

Useful Life: 10 years

Remaining Life: 0 years

Best Case: \$ 160,000

Worst Case: \$200,000

Allowance to repaint, includes proper preparation  
and quality paint products

Higher allowance

Cost Source: ARI Cost Database

---

**Comp #: 1116 Wood Surfaces - Repaint****Quantity: Approx 44,650 GSF**

Location: Trim, siding, railings, fencing and trash gates

Funded?: Yes.

History: Reported that 50% of total GSF was completed in 2016-2017.

Comments:

Useful Life: 5 years

Remaining Life: 4 years

Best Case: \$ 31,000

Worst Case: \$41,200

Allowance to repaint, includes proper preparation  
and quality paint products

Higher allowance

Cost Source: ARI Cost Database

---

**Comp #: 1116 Wood Surfaces (Old) - Repaint****Quantity: Approx 44,650 GSF**

Location: Trim, siding, railings, fencing and trash gates

Funded?: Yes.

History: Reported that 50% of total GSF was completed in 2016-2017.

Comments:

Useful Life: 5 years

Remaining Life: 0 years

Best Case: \$ 31,000

Worst Case: \$42,000

Allowance to repaint, includes proper preparation  
and quality paint products

Higher allowance

Cost Source: ARI Cost Database

**Comp #: 1132 Wood Surfaces - Repair**

**Quantity: (1) Provision**

Location: Exterior wood surfaces, includes siding

Funded?: Yes.

History: 2010, one building \$16,283. 2016, repair work \$34,500.

Comments:

Useful Life: 5 years

Remaining Life: 3 years

Best Case: \$ 37,000

Worst Case: \$57,000

Allowance to repair

Higher allowance

Cost Source: Cost History with Inflation

---



## Buildings

### Comp #: 517 Wood Railings - Replace

**Quantity:** Approx 6,800 LF

Location: Buildings

Funded?: Yes.

History: Some replaced in 2015, \$49,000.

Comments:

Useful Life: 25 years

Remaining Life: 3 years

Best Case: \$ 360,000

Worst Case: \$420,000

Allowance to replace

Higher allowance

Cost Source: Prior reserve study with inflation

### Comp #: 518 Metal Railings - Replace

**Quantity:** Approx 920 LF

Location: Stairways

Funded?: Yes.

History:

Comments:

Useful Life: 30 years

Remaining Life: 3 years

Best Case: \$ 28,000

Worst Case: \$36,000

Allowance to replace

Higher allowance

Cost Source: Prior reserve study with inflation

### Comp #: 701 Garage Doors - Replace

**Quantity:** (180) Sgl Roll-Up

Location: Garages

Funded?: No. These are reported to be the responsibility of the individual owners. No separate funding required. This is for inventory purposes only.

History:

Comments:

Useful Life: 0 years

Remaining Life:

Best Case:

Worst Case:

Cost Source: Prior reserve study

### Comp #: 720 Utility Doors - Replace

**Quantity:** (63) SC Exterior Doors

Location: Buildings

Funded?: Yes.

History:

Comments:

Useful Life: 25 years

Remaining Life: 4 years

Best Case: \$ 30,000

Worst Case: \$38,000

Allowance to replace with similar quality

Higher allowance

Cost Source: Prior reserve study with inflation

### Comp #: 802 Boilers (2016) - Replace

**Quantity:** (2) Boilers

Location: Buildings

Funded?: Yes.

History:

Comments:

Useful Life: 15 years

Remaining Life: 13 years

Best Case: \$ 7,000

Worst Case: \$11,000

Allowance to replace

Higher allowance

Cost Source: ARI Cost Database

### Comp #: 802 Boilers (2017) - Replace

**Quantity:** (2) Boilers

Location: Buildings

Funded?: Yes.

History:

Comments:

Useful Life: 15 years

Remaining Life: 14 years

Best Case: \$ 7,000

Worst Case: \$11,000

Allowance to replace

Higher allowance

Cost Source: ARI Cost Database

**Comp #: 802 Boilers (Old) - Replace****Quantity: (4) Boilers**

Location: Buildings

Funded?: Yes.

History:

Comments:

Useful Life: 15 years

Best Case: \$ 15,000

Allowance to replace

Cost Source: ARI Cost Database

Remaining Life: 2 years

Worst Case: \$21,000

Higher allowance

---

**Comp #: 806 Boiler Tanks - Replace****Quantity: (5) AO Smith 119-Gal Tanks**

Location: Buildings

Funded?: Yes.

History: New in 2007, \$18,375.

Comments:

Useful Life: 15 years

Best Case: \$ 16,000

Allowance to replace

Cost Source: Prior reserve study with inflation

Remaining Life: 3 years

Worst Case: \$26,000

Higher allowance

---

**Comp #: 1320 Elastomeric Deck - Resurface****Quantity: Approx 19,500 GSF**

Location: Decks

Funded?: Yes.

History: Sealed and repaired in 2014.

Comments:

Useful Life: 16 years

Best Case: \$ 200,000

Allowance to resurface

Cost Source: ARI Cost Database

Remaining Life: 1 years

Worst Case: \$260,000

Higher allowance

---

**Comp #: 1321 Elastomeric Deck - Seal/Repair****Quantity: Approx 19,500 GSF**

Location: Decks

Funded?: Yes.

History: Sealed and repaired 2014, \$50,000

Comments:

Useful Life: 4 years

Best Case: \$ 49,000

Allowance to seal and repair

Cost Source: Client cost history with inflation

Remaining Life: 1 years

Worst Case: \$60,000

Higher allowance

---

**Comp #: 1801 Elevator (2006) - Modernize****Quantity: (1) Elevator**

Location: Center of building

Funded?: Yes.

History: 2006, \$30,000

Comments:

Useful Life: 30 years

Best Case: \$ 54,000

Allowance for major repair

Cost Source: ARI Cost Database

Remaining Life: 18 years

Worst Case: \$74,000

Higher allowance

---

**Comp #: 1801 Elevators (Orig) - Modernize****Quantity: (9) Elevators**

Location:

Funded?: Yes.

History:

Comments:

Useful Life: 30 years

Best Case: \$ 450,000

Allowance for major repair

Cost Source: ARI Cost Database

Remaining Life: 0 years

Worst Case: \$630,000

Higher allowance

**Comp #: 1802 Elevator Cab - Remodel****Quantity: (9) Elevators**

Location: Buildings

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Best Case: \$ 32,000

Allowance to remodel cabs

Cost Source: Prior reserve study with inflation

Remaining Life: 0 years

Worst Case: \$44,000

Higher allowance

---

**Comp #: 1805 Fire Extinguisher Cabinet - Replace****Quantity: (29) Cabinets**

Location: Buildings and pool cabanas

Funded?: Yes.

History:

Comments:

Useful Life: 25 years

Best Case: \$ 8,400

Allowance to replace with similar quality and materials

Cost Source: Prior reserve study with inflation

Remaining Life: 1 years

Worst Case: \$10,000

Higher allowance

---

**Comp #: 1820 Termites - Treat****Quantity: (180) Units**

Location: Buildings

Funded?: Yes.

History: 1996, local treatment \$54,000.

Comments:

Useful Life: 15 years

Best Case: \$ 180,000

Allowance for major fumigation

Cost Source: Prior reserve study with inflation

Remaining Life: 0 years

Worst Case: \$200,000

Higher allowance

## Clubhouse

---

**Comp #: 304 Clubhouse HVAC/Furnace - Replace****Quantity: (1) System**

Location: Clubhouse

Funded?: No. This unit has been decommissioned and is not in service. It looks to have been stripped of parts. No funding at this time. This can be added if the association desires future replacement.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

---

**Comp #: 602 Clubhouse Vinyl Floor - Replace****Quantity: Approx 400 GSF**

Location: Clubhouse

Funded?: Yes.

History:

Comments:

Useful Life: 30 years

Remaining Life: 2 years

Best Case: \$ 3,500

Worst Case: \$4,300

Allowance to replace with similar materials, installed

Higher allowance

Cost Source: Prior reserve study with inflation

---

**Comp #: 722 Clubhouse Doors - Replace****Quantity: (3) Wood Frame/Glass**

Location: Clubhouse

Funded?: Yes.

History:

Comments:

Useful Life: 25 years

Remaining Life: 2 years

Best Case: \$ 5,700

Worst Case: \$6,500

Allowance to replace with similar grade, installed

Higher allowance

Cost Source: ARI Cost Database

---

**Comp #: 920 Clubhouse Furniture - Replace****Quantity: (24) Various Pieces**

Location: Clubhouse

Funded?: Yes.

History:

Comments:

Useful Life: 25 years

Remaining Life: 2 years

Best Case: \$ 5,000

Worst Case: \$6,000

Allowance to replace

Higher allowance

Cost Source: Prior reserve study with inflation

---

**Comp #: 1130 Clubhouse Wood Trellis - Replace****Quantity: Approx 200 GSF**

Location: Clubhouse

Funded?: Yes.

History:

Comments:

Useful Life: 30 years

Remaining Life: 0 years

Best Case: \$ 6,200

Worst Case: \$7,000

Allowance to replace with similar materials

Higher allowance

Cost Source: Prior reserve study with inflation

## Grunion East Pool Area

**Comp #: 404 East Patio Furniture - Replace**

**Quantity: (27) Various Pieces**

Location: East pool area

Funded?: Yes.

History: Refurbished in 2015.

Comments:

Useful Life: 7 years

Remaining Life: 2 years

Best Case: \$ 4,600

Worst Case: \$5,600

Allowance to replace with similar quantity and quality

Higher allowance

Cost Source: Prior reserve study with inflation

**Comp #: 407 East Gas BBQ - Replace**

**Quantity: (2) Firemagic Built-In**

Location: East pool area

Funded?: Yes.

History:

Comments: Internal mechanism replaced in 2017.

Useful Life: 12 years

Remaining Life: 2 years

Best Case: \$ 3,200

Worst Case: \$4,000

Allowance to replace with similar size and quality

Higher allowance

Cost Source: Prior reserve study with inflation

**Comp #: 411 Drinking Fountains - Replace**

**Quantity:**

Location: Wall Mounted

Funded?: No. This individually is below the reserve threshold to replace. Replace it with the bathroom refurbishing project for cost savings.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

**Comp #: 808 East Water Heater - Replace**

**Quantity: (1) 19 gal heater**

Location:

Funded?: No. The cost to replace this size heater is under the reserve threshold. Expect to replace when it no longer functions reliably, using operating funds.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

**Comp #: 903 East BBQ Tile Countertop - Replace**

**Quantity: Approx 52 GSF**

Location: East pool BBQ area

Funded?: Yes.

History:

Comments:

Useful Life: 25 years

Remaining Life: 9 years

Best Case: \$ 6,200

Worst Case: \$8,200

Allowance to replace/refurbish

Higher allowance

Cost Source: Prior reserve study with inflation

**Comp #: 903 East Tile Counter Tops - Replace**

**Quantity: Approx 46 GSF**

Location: East cabana

Funded?: Yes.

History:

Comments:

Useful Life: 25 years

Remaining Life: 0 years

Best Case: \$ 6,000

Worst Case: \$6,800

Allowance to replace/refurbish

Higher allowance

Cost Source: ARI Cost Database

**Comp #: 905 East Sauna Heater - Replace****Quantity: (1) Electric Heater**

Location: East sauna room

Funded?: No. The sauna room has been decommissioned and is now being used for storage. The equipment is not intended to be replaced at this time. Future funding can be established at the request of the association.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

---

**Comp #: 906 East Sauna Room - Refurbish****Quantity: (1) Prefab & door**

Location: Sauna room

Funded?: No. The sauna room has been decommissioned and is now being used for storage. The equipment is not intended to be replaced at this time. Future funding can be established at the request of the association.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case: Higher allowance

Allowance to refurbish

Cost Source: Prior reserve study with inflation

---

**Comp #: 950 Bathroom - Refurbish****Quantity: (2) Bathrooms**

Location: East Cabana

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Remaining Life: 0 years

Best Case: \$ 8,200

Worst Case: \$10,000

Allowance for refurbishing

Higher allowance

Cost Source: ARI Cost Database

---

**Comp #: 950 East Bathroom Partitions - Replace****Quantity: (2) Partitions**

Location: East cabana

Funded?: No. Included in Bathroom Refurbishing. These should be replaced when flooring is replaced for cost savings. No separate funding.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

---

**Comp #: 950 East Cabana Doors - Refurbish****Quantity: (3) Exterior Doors**

Location: East Cabana

Funded?: No. The cost to replace these individually is below reserve threshold. Expect to replace when necessary using Operating Funds. Keep all surfaces well painted to avoid early replacement.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

---

**Comp #: 950 East Cabana Vinyl Floor - Replace****Quantity: Approx 118 GSF**

Location: East cabana

Funded?: No. The flooring should be replaced with the Bathroom Refurbish project for cost savings and appearance. No separate funding necessary.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

**Comp #: 951 East Shower - Retile****Quantity: Approx 57 GSF**

Location: East pool area

Funded?: Yes.

History:

Comments:

Useful Life: 25 years

Remaining Life: 0 years

Best Case: \$ 1,100

Worst Case: \$1,800

Allowance to re-tile

Higher allowance

Cost Source: ARI Cost Database

---

**Comp #: 1202 East Pool - Refiberglas & Retile****Quantity: (1) 990 GSF/145 LF Tile**

Location: East pool

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Remaining Life: 0 years

Best Case: \$ 16,000

Worst Case: \$19,000

Allowance to refiberglas pool and replace tile

Higher allowance

Cost Source: Prior reserve study with inflation

---

**Comp #: 1203 East Spa - Resurface & Retile****Quantity: (1) 80 GSF/33 LF Tile**

Location: East spa

Funded?: Yes.

History: Being done 2015, \$5,000

Comments:

Useful Life: 10 years

Remaining Life: 7 years

Best Case: \$ 4,700

Worst Case: \$5,900

Allowance to resurface and retile

Higher allowance

Cost Source: Client cost history with inflation

---

**Comp #: 1206 East Pool Filter - Replace****Quantity: (1) Hayward Filter**

Location: East pool equipment room, enclosed

Funded?: Yes.

History:

Comments:

Useful Life: 12 years

Remaining Life: 9 years

Best Case: \$ 1,300

Worst Case: \$1,900

Allowance to replace with similar size, installed

Higher allowance

Cost Source: Client cost history with inflation

---

**Comp #: 1207 East Spa Filter - Replace****Quantity: (1) Hayward 48 sq ft**

Location: East pool equipment room, enclosed

Funded?: Yes.

History:

Comments:

Useful Life: 10 years

Remaining Life: 7 years

Best Case: \$ 1,000

Worst Case: \$1,300

Allowance to replace with similar size, installed

Higher allowance

Cost Source: Prior reserve study with inflation

---

**Comp #: 1208 East Pool Heater - Replace****Quantity: (1) RayPak 400K BTU**

Location: East pool equipment room, enclosed

Funded?: Yes.

History:

Comments:

Useful Life: 12 years

Remaining Life: 7 years

Best Case: \$ 3,700

Worst Case: \$4,300

Allowance to replace with similar size, installed

Higher allowance

Cost Source: Prior reserve study with inflation

**Comp #: 1209 East Spa Heater - Replace****Quantity: (1) RayPak 400K BTU**

Location: East pool equipment room, enclosed

Funded?: Yes.

History:

Comments:

Useful Life: 10 years

Remaining Life: 8 years

Best Case: \$ 3,700

Worst Case: \$4,300

Allowance to replace with similar size, installed

Higher allowance

Cost Source: Prior reserve study with inflation

---

**Comp #: 1213 East Pool Area, Mastic - Replace****Quantity: Approx 193 LF**

Location: Pool and spa perimeter

Funded?: Yes.

History:

Comments:

Useful Life: 4 years

Remaining Life: 0 years

Best Case: \$ 1,100

Worst Case: \$1,300

Allowance to remove and replace

Higher allowance

Cost Source: ARI Cost Database

---

**Comp #: 1214 East Pool Solar Panels - Replace****Quantity: (18) 3'x9' Panels**

Location: Rooftop of building

Funded?: No. Unfunded in 2017 due to revision request that they no longer exist.

History:

Comments: Unfunded in 2017 due to revision request that they no longer exist.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:



## Cabana West Pool Area

### Comp #: 404 West Patio Furniture - Replace

**Quantity: (42) Various Pieces**

Location: West pool and spa area

Funded?: Yes.

History: Refurbished in 2015. New in 2017.

Comments:

Useful Life: 7 years

Remaining Life: 6 years

Best Case: \$ 7,200

Worst Case: \$8,200

Allowance to replace with similar quantity and quality

Higher allowance

Cost Source: Prior reserve study with inflation

### Comp #: 407 WestGas BBQ - Replace

**Quantity: (2) Firmagic Built-In**

Location: West pool and spa area

Funded?: Yes.

History:

Comments:

Useful Life: 12 years

Remaining Life: 0 years

Best Case: \$ 3,200

Worst Case: \$4,000

Allowance to replace with similar size and quality

Higher allowance

Cost Source: Prior reserve study with inflation

### Comp #: 411 Drinking Fountains - Replace

**Quantity:**

Location: Wall Mounted

Funded?: No. This individually is below the reserve threshold to replace. Replace it with the bathroom refurbishing project for cost savings.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

### Comp #: 903 West BBQ Tile Countertop - Replace

**Quantity: Approx 52 GSF**

Location: West pool and spa area

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Remaining Life: 5 years

Best Case: \$ 6,200

Worst Case: \$8,200

Allowance to replace/refurbish

Higher allowance

Cost Source: Prior reserve study with inflation

### Comp #: 903 West Tile Counter Tops - Replace

**Quantity: Approx 200 GSF**

Location: West pool and spa area

Funded?: Yes.

History:

Comments:

Useful Life: 25 years

Remaining Life: 0 years

Best Case: \$ 4,400

Worst Case: \$5,400

Allowance to replace/refurbish

Higher allowance

Cost Source: Prior reserve study with inflation

### Comp #: 905 West Sauna Heater - Replace

**Quantity: (1) Electric Heater**

Location: West pool and spa area

Funded?: No. The sauna room has been decommissioned and is now being used for storage. The equipment is not intended to be replaced at this time. Future funding can be established at the request of the association.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case: Higher allowance

Allowance to replace

Cost Source: Prior reserve study with inflation

**Comp #: 906 West Sauna Room - Refurbish****Quantity: (1) Prefab & door**

Location: West pool and spa area

Funded?: No. The sauna room has been decommissioned and is now being used for storage. The equipment is not intended to be replaced at this time. Future funding can be established at the request of the association.

History:

Comments:

Useful Life:

Best Case:

Allowance to refurbish

Cost Source: Prior reserve study with inflation

Remaining Life:

Worst Case: Higher allowance

---

**Comp #: 950 Bathroom - Refurbish****Quantity: (2) Bathrooms**

Location: East Cabana

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Best Case: \$ 8,200

Allowance for refurbishing

Cost Source: ARI Cost Database

Remaining Life: 0 years

Worst Case: \$10,000

Higher allowance

---

**Comp #: 950 West Bathroom Partitions - Replace****Quantity: (2) Partitions**

Location: West pool and spa area

Funded?: No. The partitions are sound but aging. These should be replaced with all other bathroom refurbishing projects, flooring, partitions, bathroom fixtures and lighting.

History:

Comments:

Useful Life:

Best Case:

Allowance to replace with similar quality, installed

Cost Source: Prior reserve study with inflation

Remaining Life:

Worst Case: Higher allowance

---

**Comp #: 950 West Doors - Refurbish****Quantity: (2) Exterior Doors**

Location: West pool and spa area

Funded?: No. The cost to replace these individually is below reserve threshold. Expect to replace when necessary using Operating Funds. Keep all surfaces well painted to avoid early replacement.

History:

Comments:

Useful Life:

Best Case:

Allowance to replace with similar grade, installed

Cost Source: Prior reserve study with inflation

Remaining Life:

Worst Case: Higher allowance

---

**Comp #: 950 West Vinyl Floor - Replace****Quantity: Approx 232 GSF**

Location: West pool and spa area

Funded?: No. The flooring should be replaced with the Bathroom Refurbish project for cost savings and appearance. No separate funding necessary.

History:

Comments:

Useful Life:

Best Case:

Allowance to replace, installed

Cost Source: Prior reserve study with inflation

Remaining Life:

Worst Case: Higher allowance

---

**Comp #: 951 West Shower - Retile****Quantity: Approx 102 GSF**

Location: West pool and spa area

Funded?: Yes.

History:

Comments:

Useful Life: 25 years

Best Case: \$ 2,100

Allowance to re-tile

Cost Source: ARI Cost Database

Remaining Life: 0 years

Worst Case: \$3,100

Higher allowance

**Comp #: 1200 West Pool Deck Concrete - Repair****Quantity: (1) Provision**

Location: West pool and spa area

Funded?: Yes.

History:

Comments:

Useful Life: 40 years

Remaining Life: 3 years

Best Case: \$ 77,000

Worst Case: \$98,000

Allowance to sectionally repair or replace

Higher allowance

Cost Source: Prior reserve study with inflation

---

**Comp #: 1202 West Pool - Resurface & Retile****Quantity: (1) 1,176 GSF/142 LF Tile**

Location: West pool and spa area

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Remaining Life: 0 years

Best Case: \$ 19,000

Worst Case: \$23,000

Allowance to refiberglas pool and replace tile

Higher allowance

Cost Source: Prior reserve study with inflation

---

**Comp #: 1203 West Spa - Refiberglas & Retile****Quantity: (1) 113 GSF/47 LF Tile**

Location: West pool and spa area

Funded?: Yes.

History: Reported as completed in 2017.

Comments:

Useful Life: 15 years

Remaining Life: 14 years

Best Case: \$ 4,700

Worst Case: \$5,900

Allowance to refiberglas pool and replace tile

Higher allowance

Cost Source: Client cost history with inflation

---

**Comp #: 1206 West Pool Filter (2006) - Replace****Quantity: (1) Hayward Filter**

Location: West pool equipment room, enclosed

Funded?: Yes.

History:

Comments:

Useful Life: 12 years

Remaining Life: 0 years

Best Case: \$ 1,300

Worst Case: \$1,800

Allowance to replace with similar size, installed

Higher allowance

Cost Source: Client cost history with inflation

---

**Comp #: 1206 West Pool Filter (2015) - Replace****Quantity: (1) Filter**

Location: West pool equipment room, enclosed

Funded?: Yes.

History: (1) Replaced 2015, \$1,450.

Comments:

Useful Life: 12 years

Remaining Life: 9 years

Best Case: \$ 1,300

Worst Case: \$1,800

Allowance to replace with similar size, installed

Higher allowance

Cost Source: Client cost history with inflation

---

**Comp #: 1207 West Spa Filter - Replace****Quantity: (1) 60 sq ft**

Location: West pool equipment room, enclosed

Funded?: Yes.

History:

Comments:

Useful Life: 10 years

Remaining Life: 0 years

Best Case: \$ 1,100

Worst Case: \$1,500

Allowance to replace with similar size, installed

Higher allowance

Cost Source: Prior reserve study with inflation

**Comp #: 1208 West Pool Heater - Replace****Quantity: (1) RayPak 400K BTU**

Location: West pool equipment room, enclosed

Funded?: No. Unfunded in 2017, reported as removed per revision request.

History:

Comments: Unfunded in 2017, reported as removed per revision request.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

---

**Comp #: 1209 West Spa Heater - Replace****Quantity: (1) RayPak 325K BTU**

Location: West pool equipment room, enclosed

Funded?: Yes.

History:

Comments:

Useful Life: 10 years

Remaining Life: 7 years

Best Case: \$ 2,900

Worst Case: \$4,300

Allowance to replace with similar size, installed

Higher allowance

Cost Source: Prior reserve study with inflation

---

**Comp #: 1213 West Pool Area, Mastic - Replace****Quantity: Approx 339 LF**

Location: Pool and spa perimeter

Funded?: Yes.

History:

Comments:

Useful Life: 4 years

Remaining Life: 0 years

Best Case: \$ 2,000

Worst Case: \$2,400

Allowance to remove and replace

Higher allowance

Cost Source: Prior reserve study with inflation

---

**Comp #: 1214 West Pool Solar Panels - Replace****Quantity: (18) 3'x9' Panels**

Location: Rooftop of building

Funded?: No. 2017 Requested to un-fund per revision request.

History:

Comments: 2017 Requested to un-fund per revision request.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

## Fencing and Gates

### Comp #: 503 Wrought Iron, Grounds - Replace

**Quantity:** 20% of Approx 1,645 LF

Location:

Funded?: Yes.

History:

Comments:

Useful Life: 4 years

Remaining Life: 0 years

Best Case: \$ 14,000

Worst Case: \$19,000

Allowance to replace

Higher allowance

Cost Source: ARI Cost Database

### Comp #: 503 Wrought Iron, Pool Areas - Replace

**Quantity:** Approx 470 LF

Location: Pool area fencing and gates

Funded?: Yes.

History:

Comments:

Useful Life: 25 years

Remaining Life: 6 years

Best Case: \$ 26,000

Worst Case: \$36,000

Allowance to replace

Higher allowance

Cost Source: ARI Cost Database

### Comp #: 509 Vinyl Boiler Fencing - Replace

**Quantity:** Approx 120 LF of 5'

Location: Boiler areas

Funded?: Yes.

History:

Comments:

Useful Life: 25 years

Remaining Life: 12 years

Best Case: \$ 6,800

Worst Case: \$7,800

Allowance to remove and replace

Higher allowance

Cost Source: Prior reserve study with inflation

### Comp #: 510 Metal Vehicle & Ped Gates - Replace

**Quantity:** (8) Vehicle (8) Ped Gate

Location: Entrances and exits of community

Funded?: Yes.

History:

Comments:

Useful Life: 30 years

Remaining Life: 3 years

Best Case: \$ 45,000

Worst Case: \$55,000

Allowance to replace

Higher allowance

Cost Source: Prior reserve study with inflation

### Comp #: 512 Trash Gates - Replace

**Quantity:** (26) Metal Frame/Wood

Location: Trash enclosures

Funded?: Yes.

History: New in 2003

Comments:

Useful Life: 15 years

Remaining Life: 2 years

Best Case: \$ 22,000

Worst Case: \$24,000

Allowance to replace with similar design and materials

Higher allowance

Cost Source: Prior reserve study with inflation

## Grounds, Streams and Misc

### Comp #: 430 Mailboxes (2016) - Replace

**Quantity: (13) 5-Box Clusters**

Location: Grounds

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Remaining Life: 18 years

Best Case: \$ 5,500

Worst Case: \$6,500

Allowance to replace with similar size and quality,  
installed

Higher allowance

Cost Source: ARI Cost Database

### Comp #: 430 Mailboxes (Original) - Replace

**Quantity: (23) 5-Box Clusters**

Location: Grounds

Funded?: Yes.

History: Original

Comments:

Useful Life: 20 years

Remaining Life: 0 years

Best Case: \$ 9,000

Worst Case: \$13,000

Allowance to replace with similar size and quality,  
installed

Higher allowance

Cost Source: ARI Cost Database

### Comp #: 703 Intercom - Replace

**Quantity: (3) Entry Systems**

Location: Entry areas of property

Funded?: Yes.

History: Reported as new in 2016.

Comments:

Useful Life: 12 years

Remaining Life: 10 years

Best Case: \$ 13,000

Worst Case: \$18,000

Allowance to replace systems

Higher allowance

Cost Source: Prior reserve study with inflation

### Comp #: 705 Gate Operator - Replace

**Quantity: (6) Operators**

Location: Entry/exit gates

Funded?: Yes.

History:

Comments:

Useful Life: 12 years

Remaining Life: 0 years

Best Case: \$ 20,000

Worst Case: \$26,000

Allowance to replace with similar size and quality

Higher allowance

Cost Source: Prior reserve study with inflation

### Comp #: 1003 Irrigation Controllers - Replace

**Quantity: (6) Various Size**

Location: Grounds

Funded?: Yes.

History:

Comments:

Useful Life: 12 years

Remaining Life: 0 years

Best Case: \$ 8,500

Worst Case: \$12,000

Allowance to replace with similar size and quality,  
installed

Higher allowance

Cost Source: Prior reserve study with inflation

### Comp #: 1402 Monument Sign - Replace

**Quantity: (24) Metal Letters**

Location: Entrances/Exits of property

Funded?: Yes.

History:

Comments:

Useful Life: 30 years

Remaining Life: 0 years

Best Case: \$ 4,800

Worst Case: \$6,000

Allowance to replace with similar materials and  
design

Higher allowance

Cost Source: Prior reserve study with inflation

**Comp #: 1409 Directory/Bulletin Boards - Replace****Quantity: (2) 2'x3' Glass Covered**

Location: Grounds

Funded?: Yes.

History: New 1998

Comments:

Useful Life: 15 years

Best Case: \$ 2,000

Allowance to replace with similar size and quality

Cost Source: Prior reserve study with inflation

Remaining Life: 1 years

Worst Case: \$2,400

Higher allowance

---

**Comp #: 1701 Pedestrian Bridges (1997) - Replace****Quantity: (12) Bridges**

Location: Streams

Funded?: Yes.

History: Replaced between 1996-1998, \$9,600

Comments:

Useful Life: 18 years

Best Case: \$ 31,000

Allowance to replace

Cost Source: Prior reserve study with inflation

Remaining Life: 0 years

Worst Case: \$40,000

Higher allowance

---

**Comp #: 1701 Pedestrian Bridges (1999) - Replace****Quantity: (8) Bridges**

Location: Streams

Funded?: Yes.

History: Replaced between 1996-1998, \$9,600

Comments:

Useful Life: 18 years

Best Case: \$ 20,000

Allowance to replace

Cost Source: Prior reserve study with inflation

Remaining Life: 0 years

Worst Case: \$28,000

Higher allowance

---

**Comp #: 1701 Pedestrian Bridges (2000) - Replace****Quantity: (8) Bridges**

Location: Streams

Funded?: Yes.

History: Replaced between 1996-1998, \$9,600

Comments:

Useful Life: 18 years

Best Case: \$ 20,000

Allowance to replace

Cost Source: Prior reserve study with inflation

Remaining Life: 0 years

Worst Case: \$28,000

Higher allowance

---

**Comp #: 1701 Pedestrian Bridges (2001) - Replace****Quantity: (8) Bridges**

Location: Streams

Funded?: Yes.

History: Replaced between 1996-1998, \$9,600

Comments:

Useful Life: 18 years

Best Case: \$ 20,000

Allowance to replace

Cost Source: Prior reserve study with inflation

Remaining Life: 1 years

Worst Case: \$28,000

Higher allowance

---

**Comp #: 1701 Pedestrian Bridges (2005) - Replace****Quantity: (3) Bridges**

Location: Streams

Funded?: Yes.

History: Replaced August 2005.

Comments:

Useful Life: 18 years

Best Case: \$ 7,800

Allowance to replace

Cost Source: Prior reserve study with inflation

Remaining Life: 5 years

Worst Case: \$10,000

Higher allowance

**Comp #: 1701 Pedestrian Bridges (Orig) - Replace****Quantity: (3) Bridges**

Location: Streams

Funded?: Yes.

History: Replaced between 1996-1998, \$9,600

Comments:

Useful Life: 18 years

Remaining Life: 0 years

Best Case: \$ 7,800

Worst Case: \$10,000

Allowance to replace

Higher allowance

Cost Source: Prior reserve study with inflation

---

**Comp #: 1703 Stream Beds - Clean & Repair****Quantity: (1) Provision**

Location: Streams

Funded?: Yes.

History:

Comments:

Useful Life: 3 years

Remaining Life: 0 years

Best Case: \$ 9,900

Worst Case: \$12,000

Allowance to clean and repair stream beds

Higher allowance

Cost Source: Prior reserve study with inflation

---

**Comp #: 1704 Stream Pump/Motors - Replace****Quantity: (3) Pump/Motor  
Assembly**

Location: Vault

Funded?: Yes.

History: (1) refurbished 2003 &amp; (2) replaced 2007. (1) refurbished 2017.

Comments:

Useful Life: 8 years

Remaining Life: 1 years

Best Case: \$ 3,700

Worst Case: \$4,500

Allowance to replace

Higher allowance

Cost Source: Prior reserve study with inflation

---

**Comp #: 1704 Stream Sand Filters - Replace****Quantity: (3) 3.14 sq ft filters**

Location: Vault

Funded?: Yes.

History:

Comments:

Useful Life: 14 years

Remaining Life: 0 years

Best Case: \$ 3,700

Worst Case: \$4,500

Allowance to replace

Higher allowance

Cost Source: Prior reserve study with inflation