

Legacy Beach HOA

Level 1 Reserve Study



Report Period – 01/01/2026 – 12/31/2026

Client Reference Number	19230
Property Type	Mixed Use
Number of Units	43
Fiscal Year End	12/31

Type of Study	Full Study
Date of Property Inspection	1/7/2025
Prepared By	Dale Gifford
Analysis Method	Cash Flow
Funding Goal	Full Funding

Report prepared on – Thursday, May 08, 2025



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Glossary of Commonly used Words and Phrases

Executive Summary – Legacy Beach HOA - ID # 19230

Information to complete a Level 1, and Level 2 Reserve Study was gathered by performing an in-person site visit of the community. Information to complete the Level 1, Level 2, and Level 3 Reserve Study was gathered by researching the expenditures of the community with the client. In addition, we may have also obtained information by contacting vendors and/or contractors that have worked with the community. To the best of our knowledge, the conclusions and recommendations of this report are considered reliable and accurate as far as the information obtained from these sources.

Projected Starting Balance as of 01/01/2026	\$80,000
Ideal Reserve Balance as of 01/01/2026	\$455,131
Percent Funded as of 01/01/2026	18%
Recommended Reserve Contribution (per month)	\$10,040
Recommended Special Assessment 2026	\$0

Legacy Beach HOA is a 43-unit Mixed-Use community. The community offers a clubhouse, gated entrances, hot tubs, pavilion, pickleball courts, splash pad, swimming pools, and landscaped areas as amenities. Construction on the community was completed in 2023.

Currently Programmed Projects

There are multiple projects programmed to occur this fiscal year (FY2026). We have programmed an estimated \$34,000 in reserve expenditures toward the completion of these projects. (See page 20)

Significant Reserve Projects

The association's significant reserve projects are asphalt East seal coat (Comp# 402), composite fencing replace (Comp# 1009), asphalt East major rehab (Comp# 401), and cardio equipment replace (Comp# 1407). The fiscal significance of these components is approximately 5%, 5%, 5%, and 5% respectively (see page 12). A component's significance is calculated by dividing its replacement cost by its useful life. In this way, not only is a component's replacement cost considered but also the frequency of occurrence. These components most significantly contribute to the total monthly reserve contribution. As these components have a high level of fiscal significance the association should properly maintain them to ensure they reach their full useful lives.

Reserve Funding

In comparing the projected starting reserve balance of \$80,000 versus the ideal reserve balance of \$455,131 we find the association's reserve fund to be approximately 18% funded. This indicates a weak reserve fund position. In order to continue to strengthen the account fund, we suggest adopting a monthly reserve contribution of \$10,040 (\$233.49/unit) per month. If the contribution falls below this rate, then the reserve fund may fall into a situation where special assessments, deferred maintenance, and lower property values are likely at some point in the future.

Introduction

Reserve Study Purpose

The purpose of this Reserve Study is to provide the Association with a budgeting tool to help ensure that there are adequate reserve funds available to perform future reserve projects. The detailed schedules will serve as an advance warning that major projects will need to be addressed in the future. This will allow the Association to have ample time to obtain competitive bids for each project. It will also help to ensure the physical well-being of the property and enhance each owner's investment, while limiting the possibility of unexpected major projects that may lead to special assessments.

Preparer's Credentials

Mr. Gifford has been working in the community association industry since 2002. Prior to taking a position as the Regional Project Manager covering the Utah region, at Complex Solutions in 2010, he worked in community association management in Utah. While in community association management his positions included, Maintenance Supervisor, Senior Portfolio Manager and Vice President of Community Management. His work in community association management gave him experience with budget creation, reserves and reserve budgeting, community inspections, and analyzing common area components.

- Bachelor of Science in Chemistry from Emporia State University.
- Personally, has prepared over 3,000 reserve studies in Utah.
- Member of the Association of Professional Reserve Analysts (APRA).
- Professional Reserve Analyst (PRA) designation from Association of Professional Reserve Analysts (APRA), PRA #2320.
- Member of the Utah Chapter of Community Associations Institute (UCCAI). Former Board member, and former Utah Chapter President.
- Reserve Specialist (RS) designation from Community Associations Institute (CAI), RS# 231.
- Professional Community Association Manager® (PCAM®) designation from Community Associations Institute (CAI), PCAM# 1740.
- Association Management Specialist® (AMS®) designation from Community Associations Institute (CAI).
- Recipient of Community Associations Institute's (CAI) annual award of Excellence in Chapter Leadership for service and achievement in 2010.
- Member of the CAI Utah Legislative Action Committee.

Budget Breakdown

Every association conducts their business within a budget. There are typically two main parts to this budget, the Operating budget, and the Reserve budget. The operating budget includes all expenses that occur on an annual basis as well as general maintenance and repairs. Typical operating budget line items include management fees, maintenance expenses, utilities, etc. The reserve budget is primarily made up of replacement items such as roofing, fencing, mechanical equipment, etc., that do not normally occur on an annual basis.

Report Sections

Reserve Analysis: this section contains the evaluation of the association's reserve balance, income, and expenses. It includes a finding of the client's current reserve fund status (measured as percent funded) and a recommendation for an appropriate reserve allocation rate (also known as the funding plan).

Component Evaluation: this section contains information regarding the physical status and replacement cost of reserve components the association is responsible to maintain. It is important to understand that while the component inventory will remain relatively "stable" from year to year, the condition assessment and life estimates will vary from year to year.

General Information and Frequently Asked Questions

Is it the law to have a Reserve Study conducted?

The Government requires a reserve study in approximately twenty states. Also, the Association's governing documents may require a reserve fund to be established. This does not mean a Reserve Study is required, but how are you going to know if you have enough money in the reserve fund if you do not have the proper information?

Why is it important to perform a Reserve Study?

This report provides the essential information that is needed to guide the Association in establishing the reserve portion of the total monthly assessment. The reserve fund is critical to the future of the association because it helps ensure that reserve projects can be completed on time. When projects are completed on time, deferred maintenance and the lower property values that typically accompany it can be avoided. It is suggested that a third party professionally prepare the Reserve Analysis Study since there is no vested interest in the property.

After we have a Reserve Study, what do we do with it?

Please take the time to review the report carefully and make sure the component information is complete and accurate. If there are any inaccuracies, or changes such as a component that the association feels should be added, removed, or altered, please inform us immediately so we may revise the report. Use the report to help establish your budget for the upcoming fiscal year.

How often do we review and update our Reserve Study?

There is a misconception that a Reserve Study is good for an extended period since the report has projections for a thirty-year period. The assumptions, interest rates, inflation rates and other information used to create this report change each year. Scheduled events may not happen, unpredictable circumstances could occur, deterioration rates can be unpredictable and repair/replacement costs will vary from causes that are unforeseen. These variations alter the results of the Reserve Study. The Reserve Study should be professionally reviewed each year by having a Level III "no site visit" update reserve study performed. The Reserve Study should be professionally updated every three years by having a Level II "site visit" update reserve study performed.

What is a "Reserve Component" versus an "Operating Component"?

A "Reserve" component is an item that is the responsibility of the association to maintain, has a limited useful life, predictable remaining useful life, typically occurs on a cyclical basis that exceeds one year, and costs above a minimum threshold amount. An "Operating" component is typically a fixed expense that occurs on an annual basis.

What are the GREY areas of "maintenance" items that are often seen in a Reserve Study?

One of the most frequently asked questions revolves around major "maintenance" items, such as painting the buildings or seal coating the asphalt. You may hear from your accountant that since painting or seal coating is not replacing a "capital" item, it cannot be considered a reserve component. However, it is the opinion of several major Reserve Study providers, including Complex Solutions, that these components meet the criteria of a reserve component.

Information and Data Gathered:

The information contained in this report is based on estimates and assumptions gathered from various sources. Estimated life expectancies are based upon conditions that were readily visible and accessible at the time of the site visit. While every effort has been made to ensure accurate results, this report reflects the judgment of Complex Solutions Ltd. and should not be construed as a guarantee or assurance of predicting future events.

What happens during the Site Visit?

During the site visit we identified the common area components that we have determined require reserve funding. These components are quantified, and physical condition is observed. The site visit is conducted on the common areas as reported by the client.

What is the Financial Analysis?

We project the starting balance by taking the most recent reserve fund balance as stated by the client and add expected reserve contributions to the end of the fiscal year. We then subtract the expenses of any pending projects. We compare this number to the Fully Funded Balance and arrive at the Percent Funded level. Based on that level of funding we then recommend a Funding Plan to help ensure the adequacy of funding in the future.

Measures of reserve fund financial strength are as follows:

- 0% - 30% Funded** is considered a “weak” financial position. Associations that fall into this category are more likely to have special assessments and deferred maintenance. Action should be taken to improve the financial strength of the reserve fund.
- 31% - 69% Funded** is considered a “fair” financial position. Associations that fall into this category are less likely to experience special assessments and deferred maintenance than being in a weak financial position. Action should be taken to improve the financial strength of the reserve fund.
- 70% - 99% Funded** is considered a “strong” financial position. Associations that fall into this category are less likely to experience special assessments and deferred maintenance than being in a fair financial position. Action should be taken to improve the financial strength of the reserve fund.
- 100% Funded** is considered an “ideal” financial position. Action should be taken to maintain the financial strength of the reserve fund.

Disclosures:

Information provided to the preparer of a reserve study by an official representative of the association regarding financial, historical, physical, quantitative, or reserve project issues will be deemed reliable by the preparer. A reserve study will reflect information provided to the preparer of the reserve study. The total of actual or projected reserves required as presented in the reserve study is based upon information provided that was not audited.

A reserve study is not intended to be used to perform an audit, an analysis of quality, a forensic study, or a background check of historical records. An on-site inspection conducted in conjunction with a reserve study should not be deemed to be a project audit or quality inspection.

The results of this study are based on the independent opinion of the preparer and his experience and research during his career in preparing Reserve Studies. In addition, the opinions of experts on certain components have been gathered through research within their industry and with client’s actual vendors. There is no implied warranty or guarantee regarding our life and cost estimates/predictions. There is no implied warranty or guarantee on any of our work products. Our results and findings will vary from another preparer’s results and findings. A Reserve Study is necessarily a work in progress and subsequent Reserve Studies will vary from prior studies.

The projected life expectancy of the reserve components and the funding needs of the reserves of the association are based upon the association performing appropriate routine and preventative maintenance for each component. Failure to perform such maintenance can negatively impact the remaining useful life of the component and dramatically increase the funding needs of the reserves of the association.

This Reserve Study assumes that all construction assemblies and components identified herein are built properly and are free from defects in materials and/or workmanship. Defects can lead to reduced useful life and premature failure. It was not the intent of this Reserve Study to inspect for or to identify defects. If defects exist, repairs should be made so that the construction components and assemblies at the community reach the full and expected useful lives.

Site Visits: Should a site visit have been performed during the preparation of this reserve study, no invasive testing was performed. The physical analysis performed during the site visit was not intended to be exhaustive in nature and may have included representative sampling. Estimated life expectancies and life cycles are based upon conditions that were readily accessible and visible at the time of the site visit. We have assumed all components have been properly built and will reach normal, typical life expectancies. A reserve study is not intended to identify or fund construction defects. We did not and will not look for or identify construction defects during our site visit. In addition, environmental hazards (such as lead paint, asbestos, radon, etc.), have been excluded from this report.

Update Reserve Studies:

Level II Studies: Quantities of major components as reported in previous reserve studies are deemed to be accurate and reliable. The reserve study relies upon the validity of previous reserve studies.

Level III Studies: In addition to the above we have not visited the property when completing a Level III “No Site Visit” study. Therefore, we have not verified the current condition of the components.

Insurance: We carry general and professional liability insurance as well as workers’ compensation insurance.

Actual or Perceived Conflicts of Interest: There are no potential actual or perceived conflicts of interest of which we are aware.

Inflation and Interest Rates: The after-tax interest rate used in the financial analysis may or may not be based on the clients’ reported after-tax interest rate. If it is, we have not verified or audited the reported rate. The inflation rate may also be based on an amount we believe appropriate given the 30-year horizon of this study and may or may not reflect current or historical inflation rates.

Funding Summary

Beginning Assumptions

# of units	43
Fiscal Year End	31-Dec
Budgeted Monthly Reserve Allocation	\$0
Projected Starting Reserve Balance	\$80,000
Ideal Starting Reserve Balance	\$455,131

Economic Assumptions

Projected Inflation Rate	4.00%
Reported After-Tax Interest Rate	0.99%

Current Reserve Status

Current Balance as a % of Ideal Balance	18%
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Recommendations

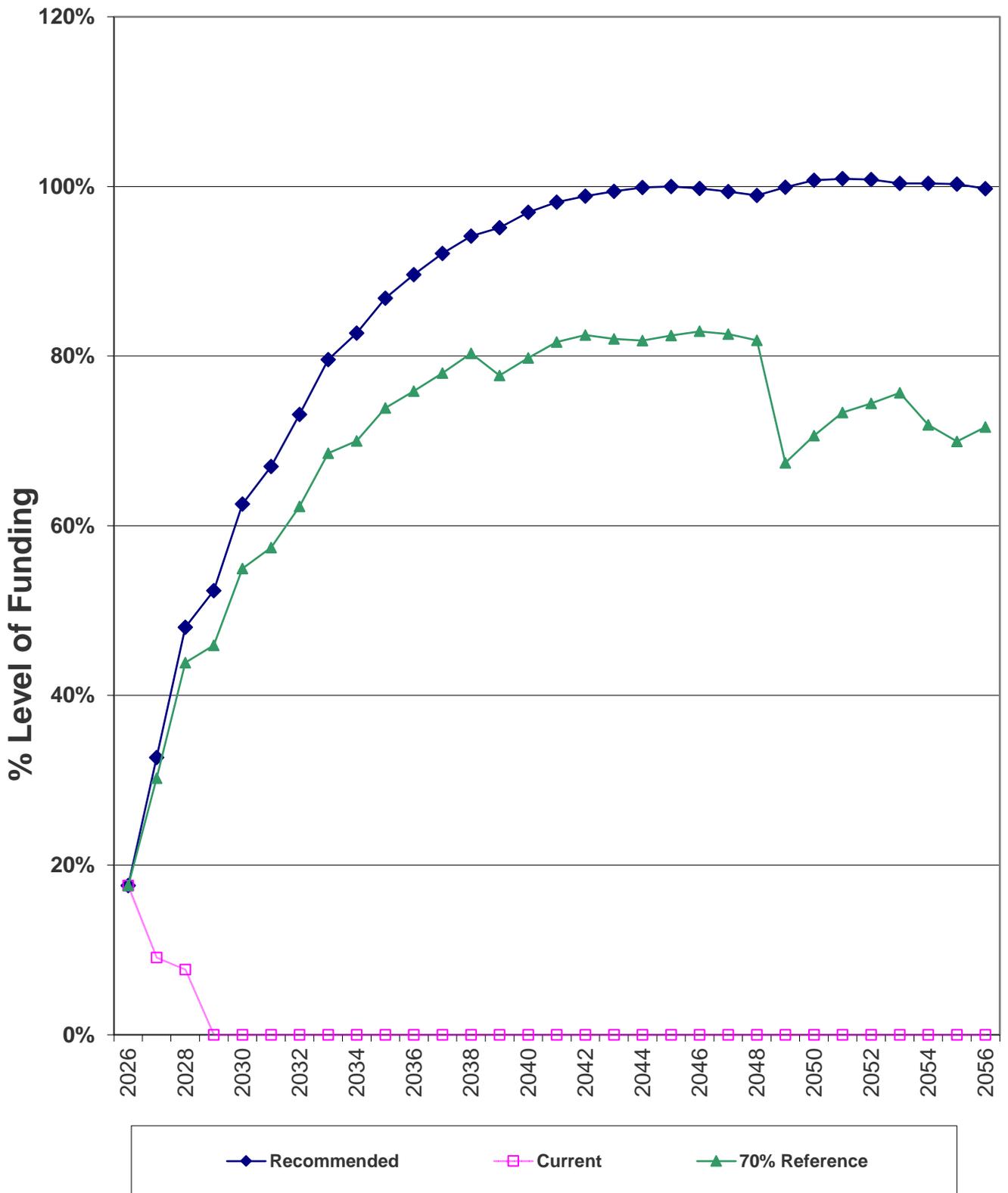
Recommended Monthly Reserve Allocation	\$10,040
Per Unit	\$233.49
Future Annual Increases	3.00%
For number of years:	30
Increases thereafter:	0.00%
70% Funded Monthly Reserve Allocation Reference	\$9,000
Per Unit	\$209.30
Future Annual Increases	3.00%
For number of years:	30
Increases thereafter:	0.00%

Changes From Prior Year

Recommended Increase to Reserve Allocation as Percentage	\$10,040 0%
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Percent Funded - Graph



Component Inventory

Category	ID #	Component Name	Useful Life (yrs.)	Remaining Useful Life (yrs.)	Best Cost	Worst Cost
Roofing	105	East Building Roofs - Replace	25	17	\$25,000	\$30,000
	105	East/West Building Roofs - Replace	25	22	\$4,000	\$5,000
	120	Rain Gutters/Downspouts - Replace	N/A		\$0	\$0
Painted Surfaces	208	Vehicle Gates - Repaint	N/A		\$0	\$0
	215	East Buildings Exteriors - Repair/Repaint	10	2	\$19,000	\$23,000
	215	West Building Exteriors - Repair/Repaint	10	7	\$4,000	\$5,000
	216	Interior Surfaces - Repaint	10	2	\$3,000	\$4,000
Drive Materials	401	Asphalt - East - Major Rehab	30	22	\$91,000	\$117,000
	401	Asphalt - West 2016-2020 - Major Rehab	30	22	\$68,000	\$87,000
	401	Asphalt - West 2022-2023 - Major Rehab	30	27	\$39,000	\$50,000
	402	Asphalt - East - Seal Coat	5	0	\$17,000	\$21,000
	402	Asphalt - West 2016-2020 - Seal Coat	5	3	\$12,000	\$15,000
	402	Asphalt - West 2022-2023 - Seal Coat	5	0	\$7,000	\$9,000
	403	Concrete - Partial Repair/Replace	10	2	\$2,000	\$3,000
Property Access	504	East Vehicle Gate - South - Replace	30	22	\$6,000	\$8,000
	504	East Vehicle Gates - North - Replace	30	22	\$10,000	\$12,000
	504	West Vehicle Gate - Replace	30	0	\$6,000	\$8,000
	507	East Vehicle Gate Operators - North - Re	12	4	\$7,000	\$9,000
	507	East Vehicle Gate Operators - South - Re	12	4	\$8,000	\$10,000
	507	West Vehicle Gate Operator - Replace	12	4	\$8,000	\$10,000
	508	Keypads - Replace	12	4	\$5,000	\$6,000
Decking	609	Pavilion Decking - Replace	30	22	\$45,000	\$54,000
Mechanical Equip.	703	East Water Heater - Replace	12	4	\$2,000	\$2,500
	703	West Water Heater - Replace	12	9	\$2,000	\$2,500
	706	HVAC Furnace - Replace	20	12	\$5,000	\$6,000
Prop. Identification	801	Entrance Structures - Refurbish	15	7	\$6,000	\$8,000
	805	Community Sign - Replace	N/A		\$0	\$0
Life / Safety	903	Security Camera System - Replace	N/A		\$0	\$0
Fencing	1002	East Metal Fencing - Replace	50	42	\$6,000	\$8,000
	1002	West Metal Fencing - Replace	50	47	\$7,000	\$9,000
	1003	Chain Link Fencing - Replace	40	37	\$30,000	\$36,000
	1007	Stone Pillars - Refurbish	15	7	\$6,000	\$8,000
	1008	Vinyl Fencing - Replace	30	27	\$30,000	\$36,000
	1009	Composite Fencing - Replace	30	22	\$100,000	\$120,000
	1009	Split Rail Fencing - Replace	30	22	\$25,000	\$30,000
	1090	Glass Railing - Replace	50	42	\$26,000	\$32,000
Pool / Spa	1101	East Pool - Resurface	12	4	\$18,000	\$22,000
	1101	West Pool - Resurface	12	9	\$18,000	\$22,000
	1102	East Spa - Resurface	12	4	\$6,000	\$8,000
	1102	West Spa - Resurface	12	9	\$6,000	\$8,000



Category	ID #	Component Name	Useful Life (yrs.)	Remaining Useful Life (yrs.)	Best Cost	Worst Cost
Pool / Spa	1104	East Pool Heater - Replace	12	4	\$6,000	\$8,000
	1104	West Pool Heater - Replace	12	9	\$6,000	\$8,000
	1105	East Spa Heater - Replace	12	4	\$5,000	\$6,000
	1105	West Spa Heater - Replace	12	9	\$5,000	\$6,000
	1107	East Pool Filter - Replace	15	7	\$3,500	\$4,500
	1107	West Pool Filter - Replace	15	12	\$2,500	\$3,000
	1108	East Spa Filters - Replace	15	7	\$7,000	\$9,000
	1108	West Spa Filter - Replace	15	12	\$2,500	\$3,000
	1109	Splash Pad Filter - Replace	15	12	\$2,500	\$3,000
	1110	East Pool & Spa Pumps - Replace	10	2	\$10,000	\$12,000
	1110	Splash Pad Pumps - Replace	10	7	\$5,000	\$6,000
	1110	West Pool & Spa Pumps - Replace	10	7	\$8,000	\$10,000
	1111	East Chemical Controller Systems - Repl	12	4	\$7,000	\$9,000
	1111	Splash Pad Chemical Controller Sys. - R	12	9	\$3,500	\$4,500
	1111	West Chemical Controller System - Repl	12	9	\$7,000	\$9,000
	1112	East Pool Cover - Replace	10	2	\$6,000	\$8,000
	1112	West Pool Cover - Replace	10	7	\$6,000	\$8,000
	1113	East Spa Cover - Replace	10	8	\$3,000	\$4,000
	1113	West Spa Cover - Replace	10	7	\$3,000	\$4,000
	1114	Splash Pad UV System - Replace	15	12	\$20,000	\$24,000
	1115	Splash Pad System - Partial Repair/Repl	8	5	\$6,000	\$8,000
	1116	East Pool Deck - Replace	50	42	\$105,000	\$126,000
	1116	Splash Pad Deck - Replace	50	43	\$18,000	\$22,000
	1116	West Pool Deck - Replace	50	47	\$62,000	\$74,000
	1117	Robotic Pool Vacuum - Replace	N/A		\$0	\$0
	1119	ADA Pool Lifts - Replace	15	7	\$13,000	\$16,000
	1121	Pool Furniture - Replace	6	4	\$6,000	\$8,000
1190	Water Level Controller - Replace	N/A		\$0	\$0	
Courts	1201	Pickleball Courts - Resurface	10	7	\$4,000	\$5,000
	1203	Pickleball Courts - Replace	50	43	\$60,000	\$72,000
Recreation Equip.	1304	Drinking Fountain - Replace	N/A		\$0	\$0
	1308	Trash Receptacle - Replace	N/A		\$0	\$0
	1309	West Pergolas - Replace	30	27	\$22,000	\$26,000
Interiors	1405	Furniture - Replace	N/A		\$0	\$0
	1406	Fitness Equipment - Replace	15	7	\$12,000	\$15,000
	1407	Cardio Equipment - Replace	10	2	\$30,000	\$36,000
	1413	East Restrooms & Outdoor Showers - Re	20	12	\$20,000	\$30,000
	1413	West Restrooms - Remodel	20	17	\$6,000	\$8,000
	1419	Music System - Upgrade/Replace	10	2	\$3,000	\$4,000
Light Fixtures	1601	Interior Light Fixtures - Replace	25	17	\$2,500	\$3,000
	1602	East Exterior Light Fixtures - Replace	20	12	\$11,000	\$14,000
	1602	West Exterior Light Fixtures - Replace	N/A		\$0	\$0
Landscaping	1807	Beach Area - Refurbish	10	2	\$16,000	\$20,000



Category	ID #	Component Name	Useful Life (yrs.)	Remaining Useful Life (yrs.)	Best Cost	Worst Cost
Landscaping	1812	Landscaping & Irrigation System - Renov	20	12	\$30,000	\$40,000
Lakes / Water Fea	2201	Retaining Wall - Repair	15	5	\$12,000	\$15,000
Buildings / Structu	2301	Splash Pad Shed - 2022 - Replace	30	26	\$6,000	\$7,000
	2303	Windows - East Pool - Replace	50	42	\$20,000	\$24,000
	2303	Windows - East Shed - Replace	50	48	\$2,000	\$3,000
	2304	East Exterior Doors - Replace	50	42	\$25,000	\$30,000
	2304	East/West Exterior Doors - Replace	50	47	\$14,000	\$17,000



Significant Components

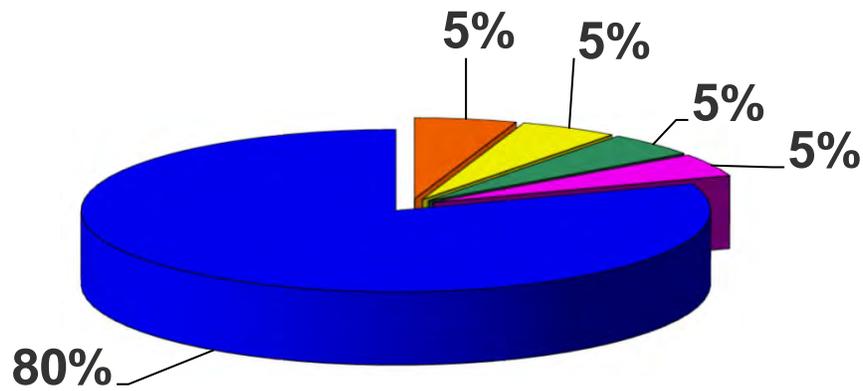
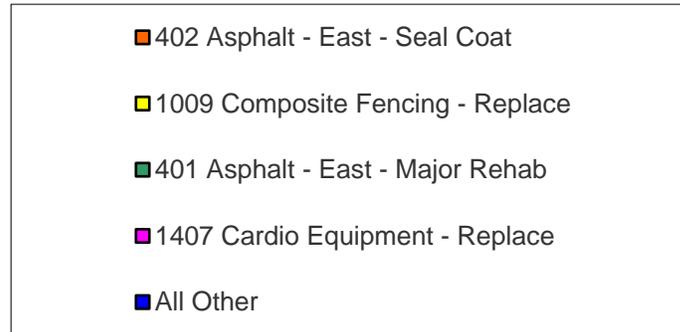
ID #	Component Name	Useful Life (yrs.)	Remaining Useful Life (yrs.)	Average Current Cost	Significance: (Curr Cost/UL)	
					As \$	As %
105	East Building Roofs - Replace	25	17	\$27,500	\$1,100	1.5191%
105	East/West Building Roofs - Replace	25	22	\$4,500	\$180	0.2486%
215	East Buildings Exteriors - Repair/Repair	10	2	\$21,000	\$2,100	2.9002%
215	West Building Exteriors - Repair/Repair	10	7	\$4,500	\$450	0.6215%
216	Interior Surfaces - Repaint	10	2	\$3,500	\$350	0.4834%
401	Asphalt - East - Major Rehab	30	22	\$104,000	\$3,467	4.7876%
401	Asphalt - West 2016-2020 - Major Reha	30	22	\$77,500	\$2,583	3.5676%
401	Asphalt - West 2022-2023 - Major Reha	30	27	\$44,500	\$1,483	2.0485%
402	Asphalt - East - Seal Coat	5	0	\$19,000	\$3,800	5.2479%
402	Asphalt - West 2016-2020 - Seal Coat	5	3	\$13,500	\$2,700	3.7288%
402	Asphalt - West 2022-2023 - Seal Coat	5	0	\$8,000	\$1,600	2.2096%
403	Concrete - Partial Repair/Replace	10	2	\$2,500	\$250	0.3453%
504	East Vehicle Gate - South - Replace	30	22	\$7,000	\$233	0.3222%
504	East Vehicle Gates - North - Replace	30	22	\$11,000	\$367	0.5064%
504	West Vehicle Gate - Replace	30	0	\$7,000	\$233	0.3222%
507	East Vehicle Gate Operators - North - R	12	4	\$8,000	\$667	0.9207%
507	East Vehicle Gate Operators - South - R	12	4	\$9,000	\$750	1.0358%
507	West Vehicle Gate Operator - Replace	12	4	\$9,000	\$750	1.0358%
508	Keypads - Replace	12	4	\$5,500	\$458	0.6330%
609	Pavilion Decking - Replace	30	22	\$49,500	\$1,650	2.2787%
703	East Water Heater - Replace	12	4	\$2,250	\$188	0.2589%
703	West Water Heater - Replace	12	9	\$2,250	\$188	0.2589%
706	HVAC Furnace - Replace	20	12	\$5,500	\$275	0.3798%
801	Entrance Structures - Refurbish	15	7	\$7,000	\$467	0.6445%
1002	East Metal Fencing - Replace	50	42	\$7,000	\$140	0.1933%
1002	West Metal Fencing - Replace	50	47	\$8,000	\$160	0.2210%
1003	Chain Link Fencing - Replace	40	37	\$33,000	\$825	1.1393%
1007	Stone Pillars - Refurbish	15	7	\$7,000	\$467	0.6445%
1008	Vinyl Fencing - Replace	30	27	\$33,000	\$1,100	1.5191%
1009	Composite Fencing - Replace	30	22	\$110,000	\$3,667	5.0638%
1009	Split Rail Fencing - Replace	30	22	\$27,500	\$917	1.2659%
1090	Glass Railing - Replace	50	42	\$29,000	\$580	0.8010%
1101	East Pool - Resurface	12	4	\$20,000	\$1,667	2.3017%
1101	West Pool - Resurface	12	9	\$20,000	\$1,667	2.3017%
1102	East Spa - Resurface	12	4	\$7,000	\$583	0.8056%
1102	West Spa - Resurface	12	9	\$7,000	\$583	0.8056%
1104	East Pool Heater - Replace	12	4	\$7,000	\$583	0.8056%
1104	West Pool Heater - Replace	12	9	\$7,000	\$583	0.8056%
1105	East Spa Heater - Replace	12	4	\$5,500	\$458	0.6330%



ID #	Component Name	Useful Life (yrs.)	Remaining Useful Life (yrs.)	Average Current Cost	Significance: (Curr Cost/UL)	
					As \$	As %
1105	West Spa Heater - Replace	12	9	\$5,500	\$458	0.6330%
1107	East Pool Filter - Replace	15	7	\$4,000	\$267	0.3683%
1107	West Pool Filter - Replace	15	12	\$2,750	\$183	0.2532%
1108	East Spa Filters - Replace	15	7	\$8,000	\$533	0.7365%
1108	West Spa Filter - Replace	15	12	\$2,750	\$183	0.2532%
1109	Splash Pad Filter - Replace	15	12	\$2,750	\$183	0.2532%
1110	East Pool & Spa Pumps - Replace	10	2	\$11,000	\$1,100	1.5191%
1110	Splash Pad Pumps - Replace	10	7	\$5,500	\$550	0.7596%
1110	West Pool & Spa Pumps - Replace	10	7	\$9,000	\$900	1.2429%
1111	East Chemical Controller Systems - Replace	12	4	\$8,000	\$667	0.9207%
1111	Splash Pad Chemical Controller Sys. - Replace	12	9	\$4,000	\$333	0.4603%
1111	West Chemical Controller System - Replace	12	9	\$8,000	\$667	0.9207%
1112	East Pool Cover - Replace	10	2	\$7,000	\$700	0.9667%
1112	West Pool Cover - Replace	10	7	\$7,000	\$700	0.9667%
1113	East Spa Cover - Replace	10	8	\$3,500	\$350	0.4834%
1113	West Spa Cover - Replace	10	7	\$3,500	\$350	0.4834%
1114	Splash Pad UV System - Replace	15	12	\$22,000	\$1,467	2.0255%
1115	Splash Pad System - Partial Repair/Replace	8	5	\$7,000	\$875	1.2084%
1116	East Pool Deck - Replace	50	42	\$115,500	\$2,310	3.1902%
1116	Splash Pad Deck - Replace	50	43	\$20,000	\$400	0.5524%
1116	West Pool Deck - Replace	50	47	\$68,000	\$1,360	1.8782%
1119	ADA Pool Lifts - Replace	15	7	\$14,500	\$967	1.3350%
1121	Pool Furniture - Replace	6	4	\$7,000	\$1,167	1.6112%
1201	Pickleball Courts - Resurface	10	7	\$4,500	\$450	0.6215%
1203	Pickleball Courts - Replace	50	43	\$66,000	\$1,320	1.8230%
1309	West Pergolas - Replace	30	27	\$24,000	\$800	1.1048%
1406	Fitness Equipment - Replace	15	7	\$13,500	\$900	1.2429%
1407	Cardio Equipment - Replace	10	2	\$33,000	\$3,300	4.5574%
1413	East Restrooms & Outdoor Showers - Replace	20	12	\$25,000	\$1,250	1.7263%
1413	West Restrooms - Remodel	20	17	\$7,000	\$350	0.4834%
1419	Music System - Upgrade/Replace	10	2	\$3,500	\$350	0.4834%
1601	Interior Light Fixtures - Replace	25	17	\$2,750	\$110	0.1519%
1602	East Exterior Light Fixtures - Replace	20	12	\$12,500	\$625	0.8631%
1807	Beach Area - Refurbish	10	2	\$18,000	\$1,800	2.4858%
1812	Landscaping & Irrigation System - Rende	20	12	\$35,000	\$1,750	2.4168%
2201	Retaining Wall - Repair	15	5	\$13,500	\$900	1.2429%
2301	Splash Pad Shed - 2022 - Replace	30	26	\$6,500	\$217	0.2992%
2303	Windows - East Pool - Replace	50	42	\$22,000	\$440	0.6077%
2303	Windows - East Shed - Replace	50	48	\$2,500	\$50	0.0691%
2304	East Exterior Doors - Replace	50	42	\$27,500	\$550	0.7596%
2304	East/West Exterior Doors - Replace	50	47	\$15,500	\$310	0.4281%



Significant Components - Graph



ID #	Component Name	Useful Life (yrs.)	Remaining Useful Life (yrs.)	Average Current Cost	Significance: (Curr Cost/UL)	
					As \$	As %
402	Asphalt - East - Seal Coat	5	0	\$19,000	\$3,800	5%
1009	Composite Fencing - Replace	30	22	\$110,000	\$3,667	5%
401	Asphalt - East - Major Rehab	30	22	\$104,000	\$3,467	5%
1407	Cardio Equipment - Replace	10	2	\$33,000	\$3,300	5%
All Other	See Expanded Table For Breakdown				\$58,177	80%

Yearly Summary

Year	Fully Funded Balance	Starting Reserve Balance	% Funded	Reserve Contributions	Interest Income	Reserve Expenses	Ending Reserve Balance
2026	\$455,131	\$80,000	18%	\$120,480	\$1,223	\$34,000	\$167,703
2027	\$513,282	\$167,703	33%	\$124,094	\$2,279	\$0	\$294,076
2028	\$612,132	\$294,076	48%	\$127,817	\$3,017	\$107,619	\$317,291
2029	\$606,145	\$317,291	52%	\$131,652	\$3,725	\$15,186	\$437,483
2030	\$699,307	\$437,483	63%	\$135,601	\$4,500	\$103,240	\$474,344
2031	\$708,008	\$474,344	67%	\$139,669	\$5,112	\$57,791	\$561,334
2032	\$767,847	\$561,334	73%	\$143,859	\$6,282	\$0	\$711,475
2033	\$893,848	\$711,475	80%	\$148,175	\$7,218	\$115,802	\$751,067
2034	\$908,266	\$751,067	83%	\$152,620	\$8,092	\$23,266	\$888,514
2035	\$1,023,462	\$888,514	87%	\$157,199	\$9,214	\$76,503	\$978,424
2036	\$1,092,022	\$978,424	90%	\$161,915	\$10,259	\$50,328	\$1,100,270
2037	\$1,194,833	\$1,100,270	92%	\$166,772	\$11,742	\$0	\$1,278,784
2038	\$1,358,557	\$1,278,784	94%	\$171,776	\$11,888	\$332,614	\$1,129,833
2039	\$1,187,548	\$1,129,833	95%	\$176,929	\$11,916	\$34,134	\$1,284,544
2040	\$1,324,942	\$1,284,544	97%	\$182,237	\$13,646	\$0	\$1,480,427
2041	\$1,508,346	\$1,480,427	98%	\$187,704	\$15,375	\$48,625	\$1,634,881
2042	\$1,653,732	\$1,634,881	99%	\$193,335	\$16,357	\$165,291	\$1,679,282
2043	\$1,689,026	\$1,679,282	99%	\$199,135	\$16,957	\$138,788	\$1,756,586
2044	\$1,758,937	\$1,756,586	100%	\$205,109	\$18,272	\$34,439	\$1,945,528
2045	\$1,946,035	\$1,945,528	100%	\$211,262	\$20,347	\$0	\$2,177,138
2046	\$2,182,536	\$2,177,138	100%	\$217,600	\$22,236	\$88,740	\$2,328,234
2047	\$2,342,553	\$2,328,234	99%	\$224,128	\$23,521	\$138,435	\$2,437,447
2048	\$2,463,888	\$2,437,447	99%	\$230,852	\$18,841	\$1,307,010	\$1,380,131
2049	\$1,381,623	\$1,380,131	100%	\$237,778	\$14,705	\$33,274	\$1,599,340
2050	\$1,587,892	\$1,599,340	101%	\$244,911	\$17,080	\$0	\$1,861,331
2051	\$1,844,441	\$1,861,331	101%	\$252,258	\$19,358	\$71,978	\$2,060,970
2052	\$2,044,117	\$2,060,970	101%	\$259,826	\$21,644	\$18,021	\$2,324,418
2053	\$2,315,924	\$2,324,418	100%	\$267,621	\$22,015	\$477,918	\$2,136,136
2054	\$2,128,662	\$2,136,136	100%	\$275,650	\$20,992	\$315,614	\$2,117,164
2055	\$2,111,392	\$2,117,164	100%	\$283,919	\$22,302	\$21,831	\$2,401,554



Reserve Contributions - Graph

Monthly Reserve Contributions



Component Funding Information

ID	Component Name	UL	RUL	Quantity	Average Current Cost	Ideal Balance	Current Fund Balance	Monthly
105	East Building Roofs - Replace	25	17	Approx 5,215 SF	\$27,500	\$8,800	\$0	\$152.52
105	East/West Building Roofs - Replace	25	22	Approx 840 SF	\$4,500	\$540	\$0	\$24.96
215	East Buildings Exteriors - Repair/Repaint	10	2	Approx 11,745 SF	\$21,000	\$16,800	\$16,800	\$291.18
215	West Building Exteriors - Repair/Repaint	10	7	Approx 1,915 SF	\$4,500	\$1,350	\$0	\$62.39
216	Interior Surfaces - Repaint	10	2	Approx 1,925 SF	\$3,500	\$2,800	\$2,800	\$48.53
401	Asphalt - East - Major Rehab	30	22	Approx 51,805 SF	\$104,000	\$27,733	\$0	\$480.67
401	Asphalt - West 2016-2020 - Major Rehab	30	22	Approx 38,560 SF	\$77,500	\$20,667	\$0	\$358.19
401	Asphalt - West 2022-2023 - Major Rehab	30	27	Approx 22,205 SF	\$44,500	\$4,450	\$0	\$205.67
402	Asphalt - East - Seal Coat	5	0	Approx 51,805 SF	\$19,000	\$19,000	\$19,000	\$526.89
402	Asphalt - West 2016-2020 - Seal Coat	5	3	Approx 38,560 SF	\$13,500	\$5,400	\$0	\$374.37
402	Asphalt - West 2022-2023 - Seal Coat	5	0	Approx 22,205 SF	\$8,000	\$8,000	\$8,000	\$221.85
403	Concrete - Partial Repair/Replace	10	2	Moderate SF	\$2,500	\$2,000	\$2,000	\$34.66
504	East Vehicle Gate - South - Replace	30	22	(1) Gate	\$7,000	\$1,867	\$0	\$32.35
504	East Vehicle Gates - North - Replace	30	22	(2) Gates	\$11,000	\$2,933	\$0	\$50.84
504	West Vehicle Gate - Replace	30	0	(1) Gate	\$7,000	\$7,000	\$7,000	\$32.35
507	East Vehicle Gate Operators - North - Replace	12	4	(2) Operators	\$8,000	\$5,333	\$0	\$92.44
507	East Vehicle Gate Operators - South - Replace	12	4	(1) Pivot Gate Operator	\$9,000	\$6,000	\$0	\$103.99
507	West Vehicle Gate Operator - Replace	12	4	(1) Pivot Gate Operator	\$9,000	\$6,000	\$0	\$103.99
508	Keypads - Replace	12	4	(3) Keypads	\$5,500	\$3,667	\$0	\$63.55
609	Pavilion Decking - Replace	30	22	Approx 900 SF	\$49,500	\$13,200	\$0	\$228.78
703	East Water Heater - Replace	12	4	(1) Heater	\$2,250	\$1,500	\$0	\$26.00
703	West Water Heater - Replace	12	9	(1) Heater	\$2,250	\$563	\$0	\$26.00
706	HVAC Furnace - Replace	20	12	(1) Furnace	\$5,500	\$2,200	\$0	\$38.13
801	Entrance Structures - Refurbish	15	7	(2) Structures	\$7,000	\$3,733	\$0	\$64.71
1002	East Metal Fencing - Replace	50	42	Approx 75 LF	\$7,000	\$1,120	\$0	\$19.41
1002	West Metal Fencing - Replace	50	47	Approx 90 LF	\$8,000	\$480	\$0	\$22.18
1003	Chain Link Fencing - Replace	40	37	Approx 885 LF	\$33,000	\$2,475	\$0	\$114.39
1007	Stone Pillars - Refurbish	15	7	(12) Pillars	\$7,000	\$3,733	\$0	\$64.71
1008	Vinyl Fencing - Replace	30	27	Approx 530 LF	\$33,000	\$3,300	\$0	\$152.52
1009	Composite Fencing - Replace	30	22	Approx 1,415 LF	\$110,000	\$29,333	\$0	\$508.40



ID	Component Name	UL	RUL	Quantity	Average Current Cost	Ideal Balance	Current Fund Balance	Monthly
1009	Split Rail Fencing - Replace	30	22	Approx 1,010 LF	\$27,500	\$7,333	\$0	\$127.10
1090	Glass Railing - Replace	50	42	Approx 130 LF	\$29,000	\$4,640	\$0	\$80.42
1101	East Pool - Resurface	12	4	(1) Pool	\$20,000	\$13,333	\$0	\$231.09
1101	West Pool - Resurface	12	9	(1) Pool	\$20,000	\$5,000	\$0	\$231.09
1102	East Spa - Resurface	12	4	(1) Spa	\$7,000	\$4,667	\$0	\$80.88
1102	West Spa - Resurface	12	9	(1) Spa	\$7,000	\$1,750	\$0	\$80.88
1104	East Pool Heater - Replace	12	4	(1) Heater	\$7,000	\$4,667	\$0	\$80.88
1104	West Pool Heater - Replace	12	9	(1) Heater	\$7,000	\$1,750	\$0	\$80.88
1105	East Spa Heater - Replace	12	4	(1) Heater	\$5,500	\$3,667	\$0	\$63.55
1105	West Spa Heater - Replace	12	9	(1) Heater	\$5,500	\$1,375	\$0	\$63.55
1107	East Pool Filter - Replace	15	7	(1) Filter	\$4,000	\$2,133	\$0	\$36.97
1107	West Pool Filter - Replace	15	12	(1) Filter	\$2,750	\$550	\$0	\$25.42
1108	East Spa Filters - Replace	15	7	(2) Filters	\$8,000	\$4,267	\$0	\$73.95
1108	West Spa Filter - Replace	15	12	(1) Filter	\$2,750	\$550	\$0	\$25.42
1109	Splash Pad Filter - Replace	15	12	(1) Filter	\$2,750	\$550	\$0	\$25.42
1110	East Pool & Spa Pumps - Replace	10	2	(4) Pumps	\$11,000	\$8,800	\$8,800	\$152.52
1110	Splash Pad Pumps - Replace	10	7	(2) Pumps	\$5,500	\$1,650	\$0	\$76.26
1110	West Pool & Spa Pumps - Replace	10	7	(3) Pumps	\$9,000	\$2,700	\$0	\$124.79
1111	East Chemical Controller Systems - Replace	12	4	(2) Systems	\$8,000	\$5,333	\$0	\$92.44
1111	Splash Pad Chemical Controller Sys. - Repla	12	9	(1) System	\$4,000	\$1,000	\$0	\$46.22
1111	West Chemical Controller System - Replace	12	9	(2) Systems	\$8,000	\$2,000	\$0	\$92.44
1112	East Pool Cover - Replace	10	2	(1) Cover	\$7,000	\$5,600	\$5,600	\$97.06
1112	West Pool Cover - Replace	10	7	(1) Cover	\$7,000	\$2,100	\$0	\$97.06
1113	East Spa Cover - Replace	10	8	(1) Cover	\$3,500	\$700	\$0	\$48.53
1113	West Spa Cover - Replace	10	7	(1) Cover	\$3,500	\$1,050	\$0	\$48.53
1114	Splash Pad UV System - Replace	15	12	(1) System	\$22,000	\$4,400	\$0	\$203.36
1115	Splash Pad System - Partial Repair/Replace	8	5	(1) System	\$7,000	\$2,625	\$0	\$121.32
1116	East Pool Deck - Replace	50	42	Approx 4,180 SF	\$115,500	\$18,480	\$0	\$320.29
1116	Splash Pad Deck - Replace	50	43	Approx 720 LF	\$20,000	\$2,800	\$0	\$55.46
1116	West Pool Deck - Replace	50	47	Approx 2,460 SF	\$68,000	\$4,080	\$0	\$188.57
1119	ADA Pool Lifts - Replace	15	7	(2) Lifts	\$14,500	\$7,733	\$0	\$134.03
1121	Pool Furniture - Replace	6	4	Assorted Pieces	\$7,000	\$2,333	\$0	\$161.76



ID	Component Name	UL	RUL	Quantity	Average Current Cost	Ideal Balance	Current Fund Balance	Monthly
1201	Pickleball Courts - Resurface	10	7	(2) Courts	\$4,500	\$1,350	\$0	\$62.39
1203	Pickleball Courts - Replace	50	43	Approx 3,025 SF	\$66,000	\$9,240	\$0	\$183.02
1309	West Pergolas - Replace	30	27	(2) Pergolas	\$24,000	\$2,400	\$0	\$110.92
1406	Fitness Equipment - Replace	15	7	(2) Pieces	\$13,500	\$7,200	\$0	\$124.79
1407	Cardio Equipment - Replace	10	2	(4) Pieces	\$33,000	\$26,400	\$10,000	\$457.56
1413	East Restrooms & Outdoor Showers - Remod	20	12	(2) Restrooms	\$25,000	\$10,000	\$0	\$173.32
1413	West Restrooms - Remodel	20	17	(2) Restrooms	\$7,000	\$1,050	\$0	\$48.53
1419	Music System - Upgrade/Replace	10	2	(1) System	\$3,500	\$2,800	\$0	\$48.53
1601	Interior Light Fixtures - Replace	25	17	(13) Fixtures	\$2,750	\$880	\$0	\$15.25
1602	East Exterior Light Fixtures - Replace	20	12	(58) Fixtures	\$12,500	\$5,000	\$0	\$86.66
1807	Beach Area - Refurbish	10	2	Approx 8,125 SF	\$18,000	\$14,400	\$0	\$249.58
1812	Landscaping & Irrigation System - Renovate	20	12	Extensive SF	\$35,000	\$14,000	\$0	\$242.65
2201	Retaining Wall - Repair	15	5	Approx 575 LF	\$13,500	\$9,000	\$0	\$124.79
2301	Splash Pad Shed - 2022 - Replace	30	26	(1) Shed	\$6,500	\$867	\$0	\$30.04
2303	Windows - East Pool - Replace	50	42	(10) Windows	\$22,000	\$3,520	\$0	\$61.01
2303	Windows - East Shed - Replace	50	48	(4) Windows	\$2,500	\$100	\$0	\$6.93
2304	East Exterior Doors - Replace	50	42	(9) Doors	\$27,500	\$4,400	\$0	\$76.26
2304	East/West Exterior Doors - Replace	50	47	(5) Doors	\$15,500	\$930	\$0	\$42.98
					\$1,459,500	\$455,131	\$80,000	\$10,040

Current Fund Balance as a percentage of Ideal Balance: 18%



Yearly Cash Flow

Year	2026	2027	2028	2029	2030
Starting Balance	\$80,000	\$167,703	\$294,076	\$317,291	\$437,483
<i>Reserve Income</i>	\$120,480	\$124,094	\$127,817	\$131,652	\$135,601
<i>Interest Earnings</i>	\$1,223	\$2,279	\$3,017	\$3,725	\$4,500
<i>Special Assessments</i>	\$0	\$0	\$0	\$0	\$0
Funds Available	\$201,703	\$294,076	\$424,911	\$452,668	\$577,584
Reserve Expenditures	\$34,000	\$0	\$107,619	\$15,186	\$103,240
Ending Balance	\$167,703	\$294,076	\$317,291	\$437,483	\$474,344

Year	2031	2032	2033	2034	2035
Starting Balance	\$474,344	\$561,334	\$711,475	\$751,067	\$888,514
<i>Reserve Income</i>	\$139,669	\$143,859	\$148,175	\$152,620	\$157,199
<i>Interest Earnings</i>	\$5,112	\$6,282	\$7,218	\$8,092	\$9,214
<i>Special Assessments</i>	\$0	\$0	\$0	\$0	\$0
Funds Available	\$619,125	\$711,475	\$866,869	\$911,779	\$1,054,927
Reserve Expenditures	\$57,791	\$0	\$115,802	\$23,266	\$76,503
Ending Balance	\$561,334	\$711,475	\$751,067	\$888,514	\$978,424

Year	2036	2037	2038	2039	2040
Starting Balance	\$978,424	\$1,100,270	\$1,278,784	\$1,129,833	\$1,284,544
<i>Reserve Income</i>	\$161,915	\$166,772	\$171,776	\$176,929	\$182,237
<i>Interest Earnings</i>	\$10,259	\$11,742	\$11,888	\$11,916	\$13,646
<i>Special Assessments</i>	\$0	\$0	\$0	\$0	\$0
Funds Available	\$1,150,598	\$1,278,784	\$1,462,447	\$1,318,678	\$1,480,427
Reserve Expenditures	\$50,328	\$0	\$332,614	\$34,134	\$0
Ending Balance	\$1,100,270	\$1,278,784	\$1,129,833	\$1,284,544	\$1,480,427

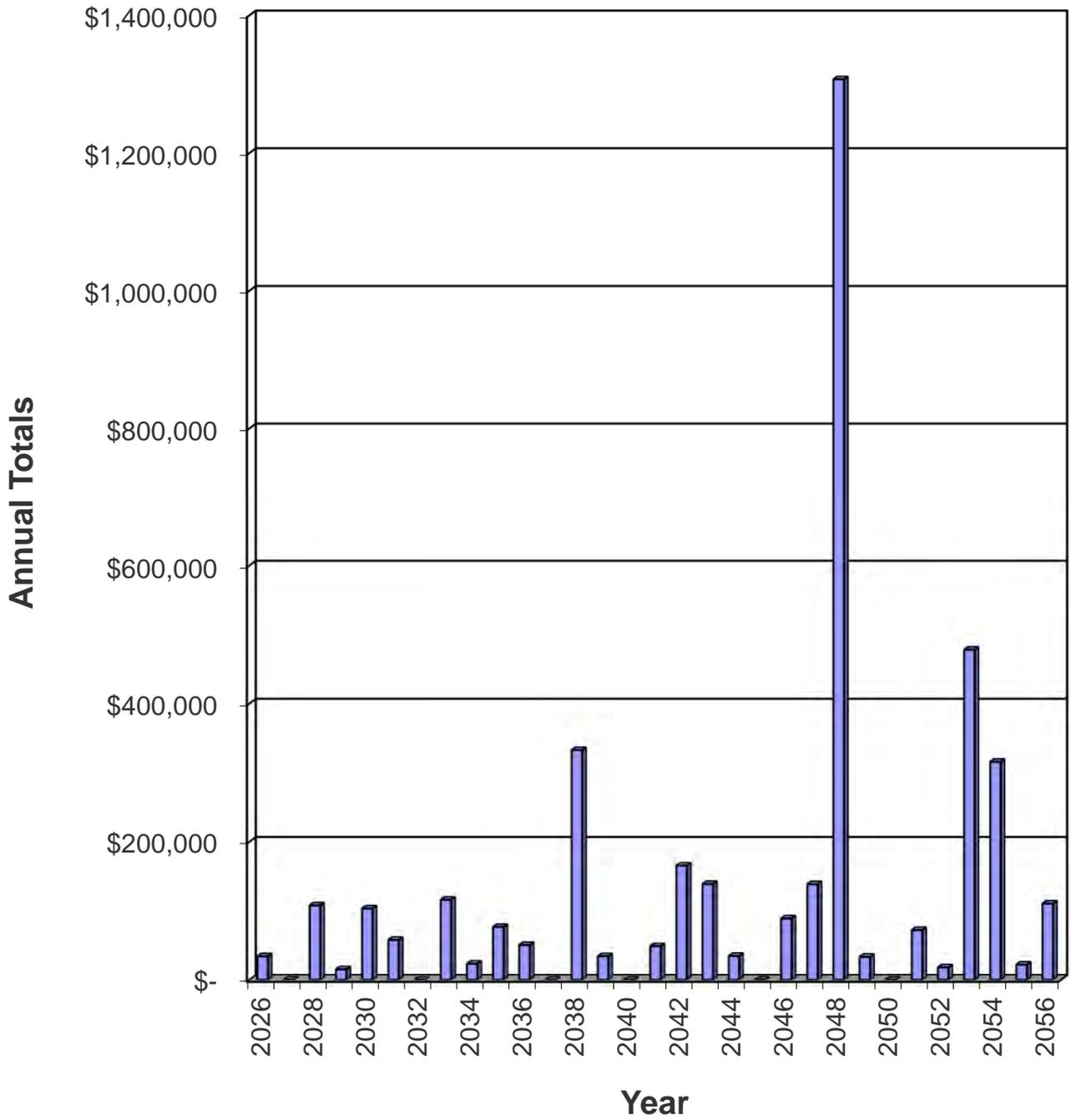
Year	2041	2042	2043	2044	2045
Starting Balance	\$1,480,427	\$1,634,881	\$1,679,282	\$1,756,586	\$1,945,528
<i>Reserve Income</i>	\$187,704	\$193,335	\$199,135	\$205,109	\$211,262
<i>Interest Earnings</i>	\$15,375	\$16,357	\$16,957	\$18,272	\$20,347
<i>Special Assessments</i>	\$0	\$0	\$0	\$0	\$0
Funds Available	\$1,683,506	\$1,844,572	\$1,895,374	\$1,979,967	\$2,177,138
Reserve Expenditures	\$48,625	\$165,291	\$138,788	\$34,439	\$0
Ending Balance	\$1,634,881	\$1,679,282	\$1,756,586	\$1,945,528	\$2,177,138

Year	2046	2047	2048	2049	2050
Starting Balance	\$2,177,138	\$2,328,234	\$2,437,447	\$1,380,131	\$1,599,340
<i>Reserve Income</i>	\$217,600	\$224,128	\$230,852	\$237,778	\$244,911
<i>Interest Earnings</i>	\$22,236	\$23,521	\$18,841	\$14,705	\$17,080
<i>Special Assessments</i>	\$0	\$0	\$0	\$0	\$0
Funds Available	\$2,416,974	\$2,575,882	\$2,687,141	\$1,632,613	\$1,861,331
Reserve Expenditures	\$88,740	\$138,435	\$1,307,010	\$33,274	\$0
Ending Balance	\$2,328,234	\$2,437,447	\$1,380,131	\$1,599,340	\$1,861,331

Year	2051	2052	2053	2054	2055
Starting Balance	\$1,861,331	\$2,060,970	\$2,324,418	\$2,136,136	\$2,117,164
<i>Reserve Income</i>	\$252,258	\$259,826	\$267,621	\$275,650	\$283,919
<i>Interest Earnings</i>	\$19,358	\$21,644	\$22,015	\$20,992	\$22,302
<i>Special Assessments</i>	\$0	\$0	\$0	\$0	\$0
Funds Available	\$2,132,947	\$2,342,439	\$2,614,054	\$2,432,777	\$2,423,384
Reserve Expenditures	\$71,978	\$18,021	\$477,918	\$315,614	\$21,831
Ending Balance	\$2,060,970	\$2,324,418	\$2,136,136	\$2,117,164	\$2,401,554



Yearly Reserve Expenditures - Graph



Projected Reserve Expenditures by Year

Year	ID #	Component Name	Projected Cost	Total Per Annum
2026	402	Asphalt - East - Seal Coat	\$19,000	
	402	Asphalt - West 2022-2023 - Seal Coat	\$8,000	
	504	West Vehicle Gate - Replace	\$7,000	\$34,000
2027		No Expenditures Projected		\$0
2028	215	East Buildings Exteriors - Repair/Repaint	\$22,714	
	216	Interior Surfaces - Repaint	\$3,786	
	403	Concrete - Partial Repair/Replace	\$2,704	
	1110	East Pool & Spa Pumps - Replace	\$11,898	
	1112	East Pool Cover - Replace	\$7,571	
	1407	Cardio Equipment - Replace	\$35,693	
	1419	Music System - Upgrade/Replace	\$3,786	
	1807	Beach Area - Refurbish	\$19,469	\$107,619
2029	402	Asphalt - West 2016-2020 - Seal Coat	\$15,186	\$15,186
2030	507	East Vehicle Gate Operators - North - Replace	\$9,359	
	507	East Vehicle Gate Operators - South - Replace	\$10,529	
	507	West Vehicle Gate Operator - Replace	\$10,529	
	508	Keypads - Replace	\$6,434	
	703	East Water Heater - Replace	\$2,632	
	1101	East Pool - Resurface	\$23,397	
	1102	East Spa - Resurface	\$8,189	
	1104	East Pool Heater - Replace	\$8,189	
	1105	East Spa Heater - Replace	\$6,434	
	1111	East Chemical Controller Systems - Replace	\$9,359	
	1121	Pool Furniture - Replace	\$8,189	\$103,240
2031	402	Asphalt - East - Seal Coat	\$23,116	
	402	Asphalt - West 2022-2023 - Seal Coat	\$9,733	
	1115	Splash Pad System - Partial Repair/Replace	\$8,517	
	2201	Retaining Wall - Repair	\$16,425	\$57,791
2032		No Expenditures Projected		\$0
2033	215	West Building Exteriors - Repair/Repaint	\$5,922	
	801	Entrance Structures - Refurbish	\$9,212	
	1007	Stone Pillars - Refurbish	\$9,212	
	1107	East Pool Filter - Replace	\$5,264	
	1108	East Spa Filters - Replace	\$10,527	
	1110	Splash Pad Pumps - Replace	\$7,238	
	1110	West Pool & Spa Pumps - Replace	\$11,843	
	1112	West Pool Cover - Replace	\$9,212	
	1113	West Spa Cover - Replace	\$4,606	
	1119	ADA Pool Lifts - Replace	\$19,081	
	1201	Pickleball Courts - Resurface	\$5,922	
1406	Fitness Equipment - Replace	\$17,765	\$115,802	
2034	402	Asphalt - West 2016-2020 - Seal Coat	\$18,476	
	1113	East Spa Cover - Replace	\$4,790	\$23,266
2035	703	West Water Heater - Replace	\$3,202	

Year	Comp ID	Component Name	Projected Cost	Total Per Annum
	1101	West Pool - Resurface	\$28,466	
	1102	West Spa - Resurface	\$9,963	
	1104	West Pool Heater - Replace	\$9,963	
	1105	West Spa Heater - Replace	\$7,828	
	1111	Splash Pad Chemical Controller Sys. - Replace	\$5,693	
	1111	West Chemical Controller System - Replace	\$11,386	\$76,503
2036	402	Asphalt - East - Seal Coat	\$28,125	
	402	Asphalt - West 2022-2023 - Seal Coat	\$11,842	
	1121	Pool Furniture - Replace	\$10,362	\$50,328
2037		No Expenditures Projected		\$0
2038	215	East Buildings Exteriors - Repair/Repaint	\$33,622	
	216	Interior Surfaces - Repaint	\$5,604	
	403	Concrete - Partial Repair/Replace	\$4,003	
	706	HVAC Furnace - Replace	\$8,806	
	1107	West Pool Filter - Replace	\$4,403	
	1108	West Spa Filter - Replace	\$4,403	
	1109	Splash Pad Filter - Replace	\$4,403	
	1110	East Pool & Spa Pumps - Replace	\$17,611	
	1112	East Pool Cover - Replace	\$11,207	
	1114	Splash Pad UV System - Replace	\$35,223	
	1407	Cardio Equipment - Replace	\$52,834	
	1413	East Restrooms & Outdoor Showers - Remodel	\$40,026	
	1419	Music System - Upgrade/Replace	\$5,604	
	1602	East Exterior Light Fixtures - Replace	\$20,013	
	1807	Beach Area - Refurbish	\$28,819	
	1812	Landscaping & Irrigation System - Renovate	\$56,036	\$332,614
2039	402	Asphalt - West 2016-2020 - Seal Coat	\$22,478	
	1115	Splash Pad System - Partial Repair/Replace	\$11,656	\$34,134
2040		No Expenditures Projected		\$0
2041	402	Asphalt - East - Seal Coat	\$34,218	
	402	Asphalt - West 2022-2023 - Seal Coat	\$14,408	\$48,625
2042	507	East Vehicle Gate Operators - North - Replace	\$14,984	
	507	East Vehicle Gate Operators - South - Replace	\$16,857	
	507	West Vehicle Gate Operator - Replace	\$16,857	
	508	Keypads - Replace	\$10,301	
	703	East Water Heater - Replace	\$4,214	
	1101	East Pool - Resurface	\$37,460	
	1102	East Spa - Resurface	\$13,111	
	1104	East Pool Heater - Replace	\$13,111	
	1105	East Spa Heater - Replace	\$10,301	
	1111	East Chemical Controller Systems - Replace	\$14,984	
	1121	Pool Furniture - Replace	\$13,111	\$165,291
2043	105	East Building Roofs - Replace	\$53,567	
	215	West Building Exteriors - Repair/Repaint	\$8,766	
	1110	Splash Pad Pumps - Replace	\$10,713	
	1110	West Pool & Spa Pumps - Replace	\$17,531	
	1112	West Pool Cover - Replace	\$13,635	

Year	Comp ID	Component Name	Projected Cost	Total Per Annum
	1113	West Spa Cover - Replace	\$6,818	
	1201	Pickleball Courts - Resurface	\$8,766	
	1413	West Restrooms - Remodel	\$13,635	
	1601	Interior Light Fixtures - Replace	\$5,357	\$138,788
2044	402	Asphalt - West 2016-2020 - Seal Coat	\$27,349	
	1113	East Spa Cover - Replace	\$7,090	\$34,439
2045		No Expenditures Projected		\$0
2046	402	Asphalt - East - Seal Coat	\$41,631	
	402	Asphalt - West 2022-2023 - Seal Coat	\$17,529	
	2201	Retaining Wall - Repair	\$29,580	\$88,740
2047	703	West Water Heater - Replace	\$5,127	
	1101	West Pool - Resurface	\$45,575	
	1102	West Spa - Resurface	\$15,951	
	1104	West Pool Heater - Replace	\$15,951	
	1105	West Spa Heater - Replace	\$12,533	
	1111	Splash Pad Chemical Controller Sys. - Replace	\$9,115	
	1111	West Chemical Controller System - Replace	\$18,230	
	1115	Splash Pad System - Partial Repair/Replace	\$15,951	\$138,435
2048	105	East/West Building Roofs - Replace	\$10,665	
	215	East Buildings Exteriors - Repair/Repaint	\$49,768	
	216	Interior Surfaces - Repaint	\$8,295	
	401	Asphalt - East - Major Rehab	\$246,472	
	401	Asphalt - West 2016-2020 - Major Rehab	\$183,669	
	403	Concrete - Partial Repair/Replace	\$5,925	
	504	East Vehicle Gate - South - Replace	\$16,589	
	504	East Vehicle Gates - North - Replace	\$26,069	
	609	Pavilion Decking - Replace	\$117,311	
	801	Entrance Structures - Refurbish	\$16,589	
	1007	Stone Pillars - Refurbish	\$16,589	
	1009	Composite Fencing - Replace	\$260,691	
	1009	Split Rail Fencing - Replace	\$65,173	
	1107	East Pool Filter - Replace	\$9,480	
	1108	East Spa Filters - Replace	\$18,959	
	1110	East Pool & Spa Pumps - Replace	\$26,069	
	1112	East Pool Cover - Replace	\$16,589	
	1119	ADA Pool Lifts - Replace	\$34,364	
	1121	Pool Furniture - Replace	\$16,589	
	1406	Fitness Equipment - Replace	\$31,994	
	1407	Cardio Equipment - Replace	\$78,207	
	1419	Music System - Upgrade/Replace	\$8,295	
	1807	Beach Area - Refurbish	\$42,659	\$1,307,010
2049	402	Asphalt - West 2016-2020 - Seal Coat	\$33,274	\$33,274
2050		No Expenditures Projected		\$0
2051	402	Asphalt - East - Seal Coat	\$50,651	
	402	Asphalt - West 2022-2023 - Seal Coat	\$21,327	\$71,978
2052	2301	Splash Pad Shed - 2022 - Replace	\$18,021	\$18,021
2053	215	West Building Exteriors - Repair/Repaint	\$12,975	

Year	Comp ID	Component Name	Projected Cost	Total Per Annum
	401	Asphalt - West 2022-2023 - Major Rehab	\$128,310	
	1008	Vinyl Fencing - Replace	\$95,151	
	1107	West Pool Filter - Replace	\$7,929	
	1108	West Spa Filter - Replace	\$7,929	
	1109	Splash Pad Filter - Replace	\$7,929	
	1110	Splash Pad Pumps - Replace	\$15,859	
	1110	West Pool & Spa Pumps - Replace	\$25,950	
	1112	West Pool Cover - Replace	\$20,184	
	1113	West Spa Cover - Replace	\$10,092	
	1114	Splash Pad UV System - Replace	\$63,434	
	1201	Pickleball Courts - Resurface	\$12,975	
	1309	West Pergolas - Replace	\$69,201	\$477,918
2054	402	Asphalt - West 2016-2020 - Seal Coat	\$40,482	
	507	East Vehicle Gate Operators - North - Replace	\$23,990	
	507	East Vehicle Gate Operators - South - Replace	\$26,988	
	507	West Vehicle Gate Operator - Replace	\$26,988	
	508	Keypads - Replace	\$16,493	
	703	East Water Heater - Replace	\$6,747	
	1101	East Pool - Resurface	\$59,974	
	1102	East Spa - Resurface	\$20,991	
	1104	East Pool Heater - Replace	\$20,991	
	1105	East Spa Heater - Replace	\$16,493	
	1111	East Chemical Controller Systems - Replace	\$23,990	
	1113	East Spa Cover - Replace	\$10,495	
	1121	Pool Furniture - Replace	\$20,991	\$315,614
2055	1115	Splash Pad System - Partial Repair/Replace	\$21,831	\$21,831

Component Evaluation

Comp #: 105 East Building Roofs - Replace



Location: **East Pavilion, Pool, & Shed**

Quantity: **Approx 5,215 SF**

Life Expectancy: **25** *Remaining Life:* **17**

Best Cost: **\$25,000**

Estimate to replace

Worst Cost: **\$30,000**

Higher estimate

Source of Information: CSL Cost Database

Observations:

The roof appears to be in good condition. We recommend funding to replace this component approximately every 20 - 25 years. Remaining life based on current age.

General Notes:

Comp #: 105 East/West Building Roofs - Replace



Location: **West Pool, & East Shed**

Quantity: **Approx 840 SF**

Life Expectancy: **25** *Remaining Life:* **22**

Best Cost: **\$4,000**

Estimate to replace

Worst Cost: **\$5,000**

Higher estimate

Source of Information: CSL Cost Database

Observations:

The roof appears to be in good condition. We recommend funding to replace this component approximately every 20 - 25 years. Remaining life based on current age.

General Notes:

Comp #: 120 Rain Gutters/Downspouts - Replace



Location: **West Pool Building**

Quantity: **Approx 70 LF**

Life Expectancy: **N/A** *Remaining Life:*

Best Cost: **\$0**

Worst Cost: **\$0**

Source of Information:

Observations:

Due to the minimal cost of replacing this component, reserve funding is not appropriate. Replace as necessary as an operating expense.

General Notes:

Comp #: 208 Vehicle Gates - Repaint



Location: **Entrances**

Quantity: **Approx 80 LF**

Life Expectancy: **N/A** *Remaining Life:*

Best Cost: **\$0**

Worst Cost: **\$0**

Source of Information:

Observations:

Due to the minimal cost of repainting this component, reserve funding is not appropriate. Repaint as necessary as an operating expense.

General Notes:

Comp #: 215 East Buildings Exteriors - Repair/Repaint



Location: **East Pavilion, Pool, & Shed**

Quantity: **Approx 11,745 SF**

Life Expectancy: **10** *Remaining Life:* **2**

Best Cost: **\$19,000**

Estimate to repair/repaint

Worst Cost: **\$23,000**

Higher estimate

Source of Information: CSL Cost Database

Observations:

The painted surfaces appear to be in good to fair condition. We recommend funding to repair/repaint this component approximately every 8 - 10 years. Remaining life is based on current age.

General Notes:

Comp #: 215 West Building Exteriors - Repair/Repaint



Location: **West Pool, Splash, & East Shed**

Quantity: **Approx 1,915 SF**

Life Expectancy: **10** *Remaining Life:* **7**

Best Cost: **\$4,000**

Estimate to repair/repaint

Worst Cost: **\$5,000**

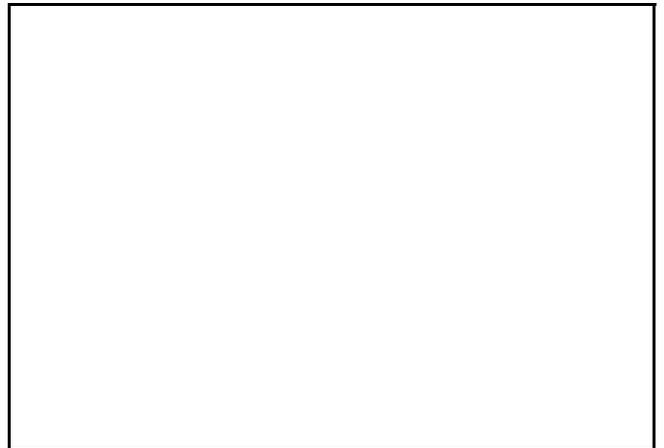
Higher estimate

Source of Information: CSL Cost Database

Observations:

The siding painted surfaces appear to be in good condition. We recommend funding to repair/repaint this component approximately every 8 - 10 years. Remaining life is based on current age.

General Notes:



Comp #: 216 Interior Surfaces - Repaint



Location: **East Pool Building**

Quantity: **Approx 1,925 SF**

Life Expectancy: **10** *Remaining Life:* **2**

Best Cost: **\$3,000**

Estimate to repaint

Worst Cost: **\$4,000**

Higher estimate

Source of Information: CSL Cost Database

Observations:

The interior painted surfaces are in good condition. We recommend funding to repaint this component approximately every 10 years. Remaining life based on current age.

General Notes:

Comp #: 401 Asphalt - East - Major Rehab



Location: **East Common Area**

Quantity: **Approx 51,805 SF**

Life Expectancy: **30** *Remaining Life:* **22**

Best Cost: **\$91,000**

Estimate for major rehab

Worst Cost: **\$117,000**

Higher estimate

Source of Information: CSL Cost Database

Observations:

The asphalt surfaces are generally in good condition. We recommend funding for a major rehab of this component approximately every 25 - 30 years. Remaining life based on current age.

General Notes:

Comp #: 401 Asphalt - West 2016-2020 - Major Rehab



Location: **West Parking & Street**

Quantity: **Approx 38,560 SF**

Life Expectancy: **30** *Remaining Life:* **22**

Best Cost: **\$68,000**

Estimate for major rehab

Worst Cost: **\$87,000**

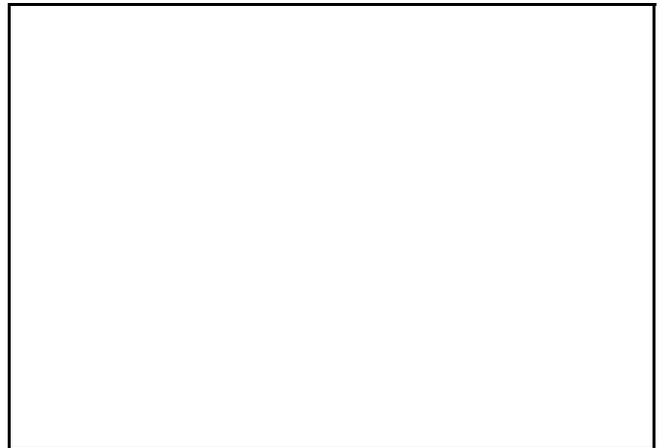
Higher estimate

Source of Information: CSL Cost Database

Observations:

The asphalt surfaces are in good condition. We recommend funding for a major rehab of this component approximately every 25 - 30 years. Remaining life based on current age.

General Notes:



Comp #: 401 Asphalt - West 2022-2023 - Major Rehab



Location: **West Parking & Street**

Quantity: **Approx 22,205 SF**

Life Expectancy: **30** *Remaining Life:* **27**

Best Cost: **\$39,000**

Estimate for major rehab

Worst Cost: **\$50,000**

Higher estimate

Source of Information: CSL Cost Database

Observations:

The asphalt surfaces are in good condition. We recommend funding for a major rehab of this component approximately every 25 - 30 years. Remaining life based on current age.

General Notes:

Comp #: 402 Asphalt - East - Seal Coat



Location: **East Common Area**

Quantity: **Approx 51,805 SF**

Life Expectancy: **5** *Remaining Life:* **0**

Best Cost: **\$17,000**

Estimate for seal coat

Worst Cost: **\$21,000**

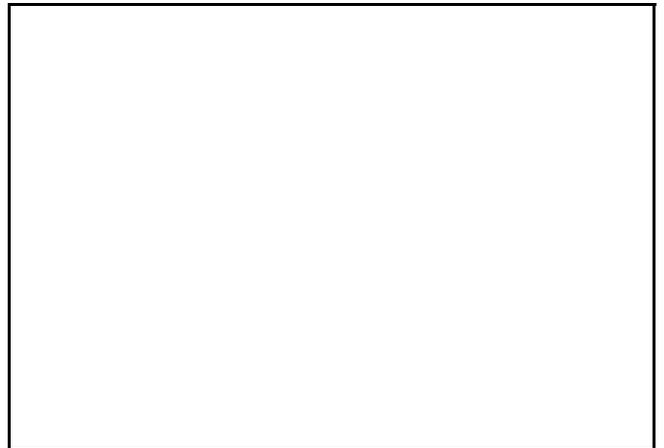
Higher estimate

Source of Information: CSL Cost Database

Observations:

The asphalt seal coat is in poor condition. We recommend funding to seal this component approximately every 3 - 5 years. Remaining life based on current condition.

General Notes:



Comp #: 402 Asphalt - West 2016-2020 - Seal Coat



Location: **West Parking & Street**

Quantity: **Approx 38,560 SF**

Life Expectancy: **5** *Remaining Life:* **3**

Best Cost: **\$12,000**

Estimate for seal coat

Worst Cost: **\$15,000**

Higher estimate

Source of Information: CSL Cost Database

Observations:

The asphalt seal coat is in good condition. We recommend funding to seal this component approximately every 3 - 5 years. Remaining life based on current age.

General Notes:

Comp #: 402 Asphalt - West 2022-2023 - Seal Coat



Location: **West Parking & Street**

Quantity: **Approx 22,205 SF**

Life Expectancy: **5** *Remaining Life:* **0**

Best Cost: **\$7,000**

Estimate for seal coat

Worst Cost: **\$9,000**

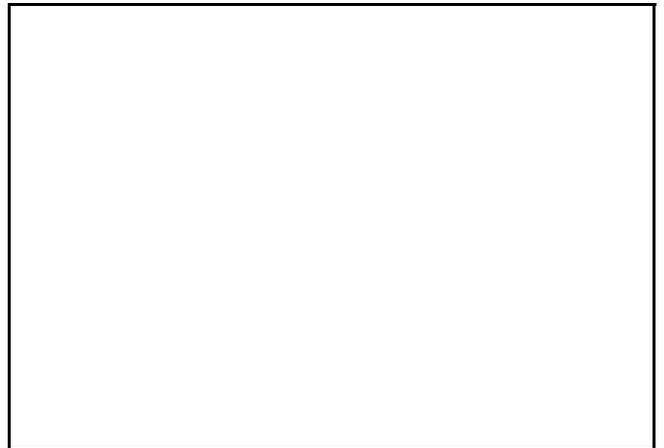
Higher estimate

Source of Information: CSL Cost Database

Observations:

The asphalt seal coat is in poor condition. We recommend funding to seal this component approximately every 3 - 5 years. Remaining life based on current condition.

General Notes:



Comp #: 403 Concrete - Partial Repair/Replace



Location: **Common Area**

Quantity: **Moderate SF**

Life Expectancy: **10** *Remaining Life:* **2**

Best Cost: **\$2,000**

Allowance to repair/replace

Worst Cost: **\$3,000**

Higher allowance

Source of Information: CSL Cost Database

Observations:

The concrete is in good condition. This component has an extended useful life under normal conditions. We recommend funding to make repairs and partially replace this component approximately every 10 years. Remaining life based on current age.

General Notes:

Comp #: 504 East Vehicle Gate - South - Replace



Location: **East Side, South Entrance**

Quantity: **(1) Gate**

Life Expectancy: **30** *Remaining Life:* **22**

Best Cost: **\$6,000**

Estimate to replace

Worst Cost: **\$8,000**

Higher estimate

Source of Information: CSL Cost Database

Observations:

The vehicle gate is in good condition. We recommend funding to replace this component approximately every 25 - 30 years. Remaining life based on current age.

General Notes:

Comp #: 504 East Vehicle Gates - North - Replace



Location: **East Area, North Gates**

Quantity: **(2) Gates**

Life Expectancy: **30** *Remaining Life:* **22**

Best Cost: **\$10,000**

Estimate to replace

Worst Cost: **\$12,000**

Higher estimate

Source of Information: CSL Cost Database

Observations:

The vehicle gates are in good condition. We recommend funding to replace this component approximately every 25 - 30 years. Remaining life based on current age.

General Notes:

Comp #: 504 West Vehicle Gate - Replace



Location: **West Area**

Quantity: **(1) Gate**

Life Expectancy: **30** *Remaining Life:* **0**

Best Cost: **\$6,000**

Estimate to replace

Worst Cost: **\$8,000**

Higher estimate

Source of Information: CSL Cost Database

Observations:

The vehicle gates are in poor condition. We recommend funding to replace this component approximately every 25 - 30 years. Remaining life based on current condition.

General Notes:

Comp #: 507 East Vehicle Gate Operators - North - Replace



Location: **East Area, North Gates**

Quantity: **(2) Operators**

Life Expectancy: **12** *Remaining Life:* **4**

Best Cost: **\$7,000**

Estimate to replace

Worst Cost: **\$9,000**

Higher estimate

Source of Information: CSL Cost Database

Observations:

The vehicle gate operators are in working condition. We recommend funding to replace this component approximately every 12 years. Remaining life based on current age.

General Notes:

Comp #: 507 East Vehicle Gate Operators - South - Replace



Location: **East Side, South Gate**

Quantity: **(1) Pivot Gate Operator**

Life Expectancy: **12** *Remaining Life:* **4**

Best Cost: **\$8,000**

Estimate to replace

Worst Cost: **\$10,000**

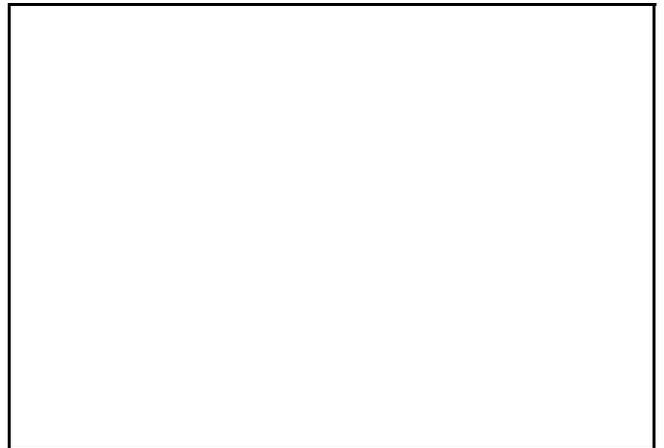
Higher estimate

Source of Information: CSL Cost Database

Observations:

The vehicle gate operator is in working condition. We recommend funding to replace this component approximately every 12 years. Remaining life based on current age.

General Notes:



Comp #: 507 West Vehicle Gate Operator - Replace



Location: **West Area**

Quantity: **(1) Pivot Gate Operator**

Life Expectancy: **12** *Remaining Life:* **4**

Best Cost: **\$8,000**

Estimate to replace

Worst Cost: **\$10,000**

Higher estimate

Source of Information: CSL Cost Database

Observations:

The vehicle gate operators are in working condition. We recommend funding to replace this component approximately every 12 years. Remaining life based on current age.

General Notes:

Comp #: 508 Keypads - Replace



Location: Entrances

Quantity: (3) Keypads

Life Expectancy: 12 *Remaining Life:* 4

Best Cost: \$5,000

Estimate to replace

Worst Cost: \$6,000

Higher estimate

Source of Information: CSL Cost Database

Observations:

The key pads are in working condition. We recommend funding to replace this component approximately every 10 - 12 years. Remaining life based on current age.

General Notes:

Comp #: 609 Pavilion Decking - Replace



Location: Pavilion

Quantity: Approx 900 SF

Life Expectancy: 30 *Remaining Life:* 22

Best Cost: \$45,000

Estimate to replace

Worst Cost: \$54,000

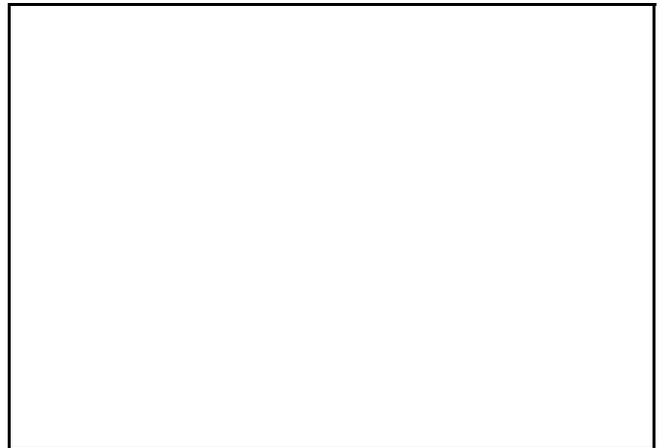
Higher estimate

Source of Information: CSL Cost Database

Observations:

The decking appears to be in good condition. We recommend funding to replace this component approximately every 25 - 30 years. Remaining life based on current age.

General Notes:



Comp #: 703 East Water Heater - Replace



Location: **East Clubhouse Mechanical Closet**

Quantity: **(1) Heater**

Life Expectancy: **12** *Remaining Life:* **4**

Best Cost: **\$2,000**

Estimate to replace

Worst Cost: **\$2,500**

Higher estimate

Source of Information: CSL Cost Database

Observations:

The water heater is in working condition. We recommend funding to replace this component approximately every 12 years. Remaining life based on current age.

General Notes:

Comp #: 703 West Water Heater - Replace



Location: West Pool Equipment Room

Quantity: (1) Heater

Life Expectancy: 12 *Remaining Life:* 9

Best Cost: \$2,000

Estimate to replace

Worst Cost: \$2,500

Higher estimate

Source of Information: CSL Cost Database

Observations:

The water heater is in working condition. We recommend funding to replace this component approximately every 12 years. Remaining life based on current age.

General Notes:

Comp #: 706 HVAC Furnace - Replace



Location: **East Clubhouse Mechanical Closet**

Quantity: **(1) Furnace**

Life Expectancy: **20** *Remaining Life:* **12**

Best Cost: **\$5,000**

Estimate to replace

Worst Cost: **\$6,000**

Higher estimate

Source of Information: CSL Cost Database

Observations:

The furnace is in working condition. We recommend funding to replace this component approximately every 20 years. Remaining life based on current age.

General Notes:

Comp #: 801 Entrance Structures - Refurbish



Location: **East Side, North Entrance**

Quantity: **(2) Structures**

Life Expectancy: **15** *Remaining Life:* **7**

Best Cost: **\$6,000**

Estimate to refurbish

Worst Cost: **\$8,000**

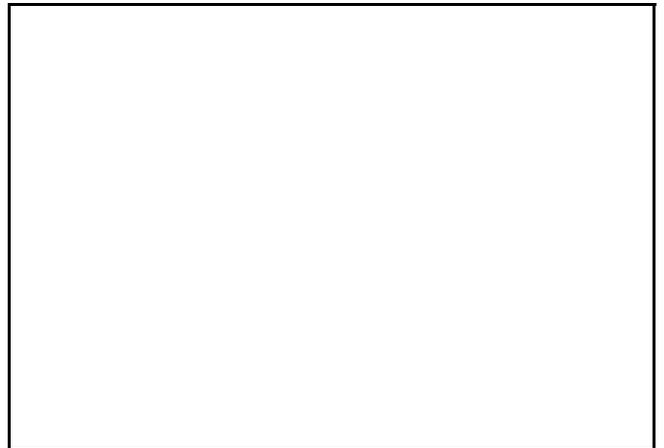
Higher estimate

Source of Information: CSL Cost Database

Observations:

The entrance structures are in good to fair condition. We recommend funding to refurbish this component approximately every 15 - 20 years. Remaining life is based on current age.

General Notes:



Comp #: 805 Community Sign - Replace



Location: **East Entrance**

Quantity: **(1) Sign**

Life Expectancy: **N/A** *Remaining Life:*

Best Cost: **\$0**

Worst Cost: **\$0**

Source of Information:

Observations:

Due to the minimal cost of replacing this component, reserve funding is not appropriate. Replace as necessary as an operating expense.

General Notes:

Comp #: 903 Security Camera System - Replace



Location: **Common Areas**

Quantity: **(1) System**

Life Expectancy: **N/A** *Remaining Life:*

Best Cost: **\$0**

Worst Cost: **\$0**

Source of Information:

Observations:

Due to the minimal cost of replacing this component, reserve funding is not appropriate. Replace as necessary as an operating expense.

General Notes:

Comp #: 1002 East Metal Fencing - Replace



Location: **East Pool**

Quantity: **Approx 75 LF**

Life Expectancy: **50** *Remaining Life:* **42**

Best Cost: **\$6,000**

Estimate to replace

Worst Cost: **\$8,000**

Higher estimate

Source of Information: CSL Cost Database

Observations:

The metal fencing is in good condition. We recommend funding to replace this component approximately every 40 - 50 years. Remaining life based on current age.

General Notes:

Comp #: 1002 West Metal Fencing - Replace



Location: **West Pool Area**

Quantity: **Approx 90 LF**

Life Expectancy: **50** *Remaining Life:* **47**

Best Cost: **\$7,000**

Estimate to replace

Worst Cost: **\$9,000**

Higher estimate

Source of Information: CSL Cost Database

Observations:

The metal fencing is in good condition. We recommend funding to replace this component approximately every 40 - 50 years. Remaining life based on current age.

General Notes:

Comp #: 1003 Chain Link Fencing - Replace



Location: **Pickleball & West Area Perimeter**

Quantity: **Approx 885 LF**

Life Expectancy: **40** *Remaining Life:* **37**

Best Cost: **\$30,000**

Estimate to replace

Worst Cost: **\$36,000**

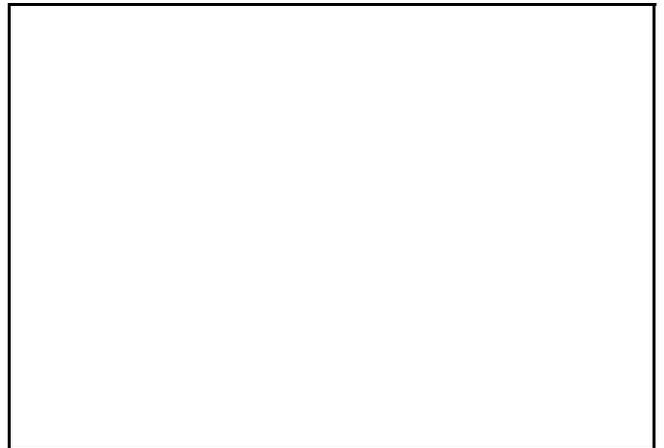
Higher estimate

Source of Information: CSL Cost Database

Observations:

The chain link fencing is in good condition. We recommend funding to replace this component approximately every 30 - 40 years. Remaining life based on current age.

General Notes:



Comp #: 1007 Stone Pillars - Refurbish



Location: **East Area, West Perimeter**

Quantity: **(12) Pillars**

Life Expectancy: **15** *Remaining Life:* **7**

Best Cost: **\$6,000**

Estimate to refurbish

Worst Cost: **\$8,000**

Higher estimate

Source of Information: CSL Cost Database

Observations:

The stone pillars are in good condition. We recommend funding to refurbish this component approximately every 15 - 20 years. Remaining life based on current age.

General Notes:

Comp #: 1008 Vinyl Fencing - Replace



Location: **West Area, West Perimeter, North End**

Quantity: **Approx 530 LF**

Life Expectancy: **30** *Remaining Life:* **27**

Best Cost: **\$30,000**

Estimate to replace

Worst Cost: **\$36,000**

Higher estimate

Source of Information: CSL Cost Database

Observations:

The vinyl fencing is generally in good condition. We recommend funding to replace this component approximately every 25 - 30 years. Remaining life based on current age.

General Notes:

Comp #: 1009 Composite Fencing - Replace



Location: **East Area Perimeter**

Quantity: **Approx 1,415 LF**

Life Expectancy: **30** *Remaining Life:* **22**

Best Cost: **\$100,000**

Estimate to replace

Worst Cost: **\$120,000**

Higher estimate

Source of Information: CSL Cost Database

Observations:

The composite fencing is generally in good condition. We recommend funding to replace this component approximately every 30 - 40 years. Remaining life based on current age.

General Notes:

Comp #: 1009 Split Rail Fencing - Replace



Location: **Common Areas**

Quantity: **Approx 1,010 LF**

Life Expectancy: **30** *Remaining Life:* **22**

Best Cost: **\$25,000**

Estimate to replace

Worst Cost: **\$30,000**

Higher estimate

Source of Information: CSL Cost Database

Observations:

The split rail fence appears to be in fair condition. We recommend funding to replace this component approximately every 25 - 30 years. Remaining life based on current age.

General Notes:

Comp #: 1090 Glass Railing - Replace



Location: **East Pool Area**

Quantity: **Approx 130 LF**

Life Expectancy: **50** *Remaining Life:* **42**

Best Cost: **\$26,000**

Estimate to replace

Worst Cost: **\$32,000**

Higher Estimate

Source of Information: CSL Cost Database

Observations:

The glass railing is in good condition. We recommend funding to replace this component approximately every 40 - 50 years. Remaining life based on current age.

General Notes:

Comp #: 1101 East Pool - Resurface



Location: **East Pool**

Quantity: **(1) Pool**

Life Expectancy: **12** *Remaining Life:* **4**

Best Cost: **\$18,000**

Estimate to resurface

Worst Cost: **\$22,000**

Higher estimate

Source of Information: CSL Cost Database

Observations:

Unable to inspect this component at the time of the site visit. We recommend funding to resurface this component every 10 - 12 years. Remaining life based on current age.

General Notes:

Comp #: 1101 West Pool - Resurface



Location: **West Pool**

Quantity: **(1) Pool**

Life Expectancy: **12** *Remaining Life:* **9**

Best Cost: **\$18,000**

Estimate to resurface

Worst Cost: **\$22,000**

Higher estimate

Source of Information: CSL Cost Database

Observations:

Unable to inspect this component at the time of the site visit. We recommend funding to resurface this component every 10 - 12 years. Remaining life based on current age.

General Notes:

Comp #: 1102 East Spa - Resurface



Location: **East Pool Area**

Quantity: **(1) Spa**

Life Expectancy: **12** *Remaining Life:* **4**

Best Cost: **\$6,000**

Estimate to resurface

Worst Cost: **\$8,000**

Higher estimate

Source of Information: CSL Cost Database

Observations:

Unable to inspect this component at the time of the site visit. We recommend funding to resurface this component every 10 - 12 years. Remaining life based on current age.

General Notes:

Comp #: 1102 West Spa - Resurface



Location: **West Pool Area**

Quantity: **(1) Spa**

Life Expectancy: **12** *Remaining Life:* **9**

Best Cost: **\$6,000**

Estimate to resurface

Worst Cost: **\$8,000**

Higher estimate

Source of Information: CSL Cost Database

Observations:

Unable to inspect this component at the time of the site visit. We recommend funding to resurface this component every 10 - 12 years. Remaining life based on current age.

General Notes:

Comp #: 1104 East Pool Heater - Replace



Location: **East Pool Equipment Room**

Quantity: **(1) Heater**

Life Expectancy: **12** *Remaining Life:* **4**

Best Cost: **\$6,000**

Estimate to replace

Worst Cost: **\$8,000**

Higher estimate

Source of Information: CSL Cost Database

Observations:

The pool heater is in working condition. We recommend funding to replace this component approximately every 12 years. Remaining life based on current age.

General Notes:

Comp #: 1104 West Pool Heater - Replace



Location: **West Pool Equipment Room**

Quantity: **(1) Heater**

Life Expectancy: **12** *Remaining Life:* **9**

Best Cost: **\$6,000**

Estimate to replace

Worst Cost: **\$8,000**

\$8,000/Heater; Higher estimate

Source of Information: CSL Cost Database

Observations:

The pool heater is in working condition. We recommend funding to replace this component approximately every 12 years. Remaining life based on current age.

General Notes:

Comp #: 1105 East Spa Heater - Replace



Location: **East Pool Equipment Room**

Quantity: **(1) Heater**

Life Expectancy: **12** *Remaining Life:* **4**

Best Cost: **\$5,000**

Estimate to replace

Worst Cost: **\$6,000**

Higher estimate

Source of Information: CSL Cost Database

Observations:

The spa heater is in working condition. We recommend funding to replace this component approximately every 12 years. Remaining life is based on current age.

General Notes:

Comp #: 1105 West Spa Heater - Replace



Location: **West Pool Equipment Room**

Quantity: **(1) Heater**

Life Expectancy: **12** *Remaining Life:* **9**

Best Cost: **\$5,000**

Estimate to replace

Worst Cost: **\$6,000**

Higher estimate

Source of Information: CSL Cost Database

Observations:

The spa heater is in working condition. We recommend funding to replace this component approximately every 12 years. Remaining life is based on current age.

General Notes:

Comp #: 1107 East Pool Filter - Replace



Location: **East Pool Equipment Room**

Quantity: **(1) Filter**

Life Expectancy: **15** *Remaining Life:* **7**

Best Cost: **\$3,500**

Estimate to replace

Worst Cost: **\$4,500**

Higher estimate

Source of Information: CSL Cost Database

Observations:

The pool filter is in working condition. We recommend funding to replace this component approximately every 12 - 15 years. Remaining life based on current age.

General Notes:

Comp #: 1107 West Pool Filter - Replace



Location: **West Pool Equipment Room**

Quantity: **(1) Filter**

Life Expectancy: **15** *Remaining Life:* **12**

Best Cost: **\$2,500**

Estimate to replace

Worst Cost: **\$3,000**

Higher estimate

Source of Information: CSL Cost Database

Observations:

The pool filter is in working condition. We recommend funding to replace this component approximately every 12 - 15 years. Remaining life based on current age.

General Notes:

Comp #: 1108 East Spa Filters - Replace



Location: **East Pool Equipment Room**

Quantity: **(2) Filters**

Life Expectancy: **15** *Remaining Life:* **7**

Best Cost: **\$7,000**

Estimate to replace

Worst Cost: **\$9,000**

Higher estimate

Source of Information: CSL Cost Database

Observations:

The spa filters are in working condition. We recommend funding to replace this component approximately every 12 - 15 years. Remaining life based on current age.

General Notes:

Comp #: 1108 West Spa Filter - Replace



Location: **West Pool Equipment Room**

Quantity: **(1) Filter**

Life Expectancy: **15** *Remaining Life:* **12**

Best Cost: **\$2,500**

Estimate to replace

Worst Cost: **\$3,000**

Higher estimate

Source of Information: CSL Cost Database

Observations:

The spa filter is in working condition. We recommend funding to replace this component approximately every 12 - 15 years. Remaining life based on current age.

General Notes:

Comp #: 1109 Splash Pad Filter - Replace



Location: **Splash Pad Equipment & Laundry Shed**

Quantity: **(1) Filter**

Life Expectancy: **15** *Remaining Life:* **12**

Best Cost: **\$2,500**

Estimate to replace

Worst Cost: **\$3,000**

Higher estimate

Source of Information: CSL Cost Database

Observations:

The splash pad filter is in working condition. We recommend funding to replace this component approximately every 12 - 15 years. Remaining life based on current age.

General Notes:

Comp #: 1110 East Pool & Spa Pumps - Replace



Location: **East Pool Equipment Room**

Quantity: **(4) Pumps**

Life Expectancy: **10** *Remaining Life:* **2**

Best Cost: **\$10,000**

Estimate to replace

Worst Cost: **\$12,000**

Higher estimate

Source of Information: CSL Cost Database

Observations:

The pumps are in working condition. We recommend funding to replace this component approximately every 8 - 10 years. Remaining life based on current age.

General Notes:

Comp #: 1110 Splash Pad Pumps - Replace



Location: **Splash Pad Equipment & Laundry Shed**

Quantity: **(2) Pumps**

Life Expectancy: **10** *Remaining Life:* **7**

Best Cost: **\$5,000**

Estimate to replace

Worst Cost: **\$6,000**

Higher estimate

Source of Information: CSL Cost Database

Observations:

The pumps are in working condition. We recommend funding to replace this component approximately every 8 - 10 years. Remaining life based on current age.

General Notes:

Comp #: 1110 West Pool & Spa Pumps - Replace



Location: **West Pool Equipment Room**

Quantity: **(3) Pumps**

Life Expectancy: **10** *Remaining Life:* **7**

Best Cost: **\$8,000**

Estimate to replace

Worst Cost: **\$10,000**

Higher estimate

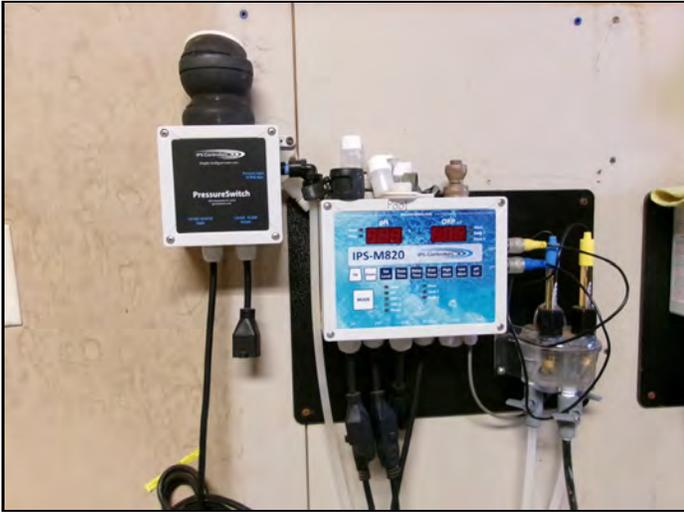
Source of Information: CSL Cost Database

Observations:

The pumps are in working condition. We recommend funding to replace this component approximately every 8 - 10 years. Remaining life based on current age.

General Notes:

Comp #: 1111 East Chemical Controller Systems - Replace



Location: **East Pool Equipment Room**

Quantity: **(2) Systems**

Life Expectancy: **12** *Remaining Life:* **4**

Best Cost: **\$7,000**

Estimate to replace

Worst Cost: **\$9,000**

Higher estimate

Source of Information: CSL Cost Database

Observations:

The chemical controller systems are in working condition. We recommend funding to replace this component approximately every 10 - 12 years. Remaining life based on current age.

General Notes:

Comp #: 1111 Splash Pad Chemical Controller Sys. - Replace



Location: **Splash Pad Equipment & Laundry Shed**

Quantity: **(1) System**

Life Expectancy: **12** *Remaining Life:* **9**

Best Cost: **\$3,500**

Estimate to replace

Worst Cost: **\$4,500**

Higher estimate

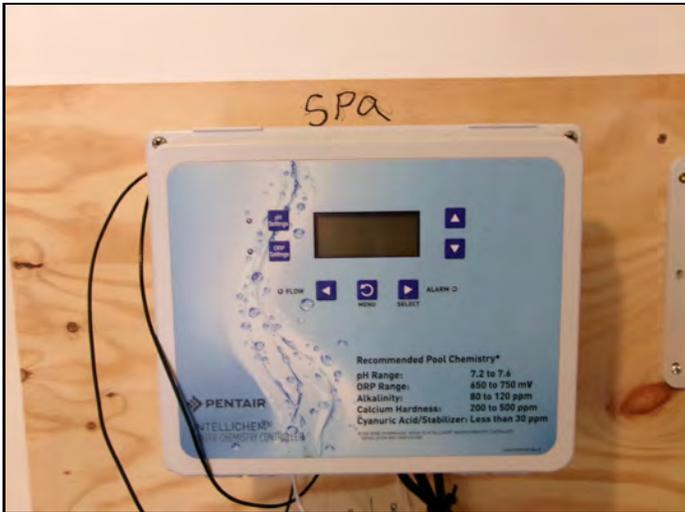
Source of Information: CSL Cost Database

Observations:

The chemical controller system is in working condition. We recommend funding to replace this component approximately every 10 - 12 years. Remaining life based on current age.

General Notes:

Comp #: 1111 West Chemical Controller System - Replace



Location: West Pool Equipment Room

Quantity: (2) Systems

Life Expectancy: 12 *Remaining Life:* 9

Best Cost: \$7,000

Estimate to replace

Worst Cost: \$9,000

Higher estimate

Source of Information: CSL Cost Database

Observations:

The chemical controller systems are in working condition. We recommend funding to replace this component approximately every 10 - 12 years. Remaining life based on current age.

General Notes:

Comp #: 1112 East Pool Cover - Replace



Location: **East Pool**

Quantity: **(1) Cover**

Life Expectancy: **10** *Remaining Life:* **2**

Best Cost: **\$6,000**

Estimate to replace

Worst Cost: **\$8,000**

Higher estimate

Source of Information: CSL Cost Database

Observations:

The pool cover appears to be in good condition. We recommend funding to replace this component approximately every 10 years. Remaining life based on current age.

General Notes:

Comp #: 1112 West Pool Cover - Replace



Location: **West Pool Area**

Quantity: **(1) Cover**

Life Expectancy: **10** *Remaining Life:* **7**

Best Cost: **\$6,000**

Estimate to replace

Worst Cost: **\$8,000**

Higher estimate

Source of Information: CSL Cost Database

Observations:

The pool cover appears to be in good condition. We recommend funding to replace this component approximately every 10 years. Remaining life based on current age.

General Notes:

Comp #: 1113 East Spa Cover - Replace



Location: **East Pool Area**

Quantity: **(1) Cover**

Life Expectancy: **10** *Remaining Life:* **8**

Best Cost: **\$3,000**

Estimate to replace

Worst Cost: **\$4,000**

Higher estimate

Source of Information: CSL Cost Database

Observations:

The spa cover appears to be in good condition. We recommend funding to replace this component approximately every 10 years. Remaining life based on current age.

General Notes:

Comp #: 1113 West Spa Cover - Replace



Location: **West Pool Area**

Quantity: **(1) Cover**

Life Expectancy: **10** *Remaining Life:* **7**

Best Cost: **\$3,000**

Estimate to replace

Worst Cost: **\$4,000**

Higher estimate

Source of Information: CSL Cost Database

Observations:

The spa cover appears to be in good condition. We recommend funding to replace this component approximately every 10 years. Remaining life based on current age.

General Notes:

Comp #: 1114 Splash Pad UV System - Replace



Location: **Splash Pad Equipment & Laundry Shed**

Quantity: **(1) System**

Life Expectancy: **15** *Remaining Life:* **12**

Best Cost: **\$20,000**

Estimate to replace

Worst Cost: **\$24,000**

Higher estimate

Source of Information: CSL Cost Database

Observations:

The UV system is in working condition. We recommend funding to replace this component approximately every 10 - 15 years. Remaining life based on current age.

General Notes:

Comp #: 1115 Splash Pad System - Partial Repair/Replace



Location: **Splash Pad Equipment & Laundry Shed**

Quantity: **(1) System**

Life Expectancy: **8** *Remaining Life:* **5**

Best Cost: **\$6,000**

Estimate to repair/replace

Worst Cost: **\$8,000**

Higher estimate

Source of Information: CSL Cost Database

Observations:

The splash pad system is in working condition. We recommend funding to partially repair/replace this component approximately every 8 - 10 years. Remaining life based on current age.

General Notes:

Comp #: 1116 East Pool Deck - Replace



Location: **East Pool Area**

Quantity: **Approx 4,180 SF**

Life Expectancy: **50** *Remaining Life:* **42**

Best Cost: **\$105,000**

Estimate to replace

Worst Cost: **\$126,000**

Higher estimate

Source of Information: CSL Cost Database

Observations:

The pool deck is in good condition. We recommend funding to replace this component approximately every 40 - 50 years. Remaining life based on current age.

General Notes:

Comp #: 1116 Splash Pad Deck - Replace



Location: **Splash Pad Area**

Quantity: **Approx 720 LF**

Life Expectancy: **50** *Remaining Life:* **43**

Best Cost: **\$18,000**

Estimate to replace

Worst Cost: **\$22,000**

Higher estimate

Source of Information: CSL Cost Database

Observations:

The splash pad deck is in good condition. We recommend funding to replace this component approximately every 40 - 50 years. Remaining life based on current age.

General Notes:

Comp #: 1116 West Pool Deck - Replace



Location: **West Pool Area**

Quantity: **Approx 2,460 SF**

Life Expectancy: **50** *Remaining Life:* **47**

Best Cost: **\$62,000**

Estimate to replace

Worst Cost: **\$74,000**

Higher estimate

Source of Information: CSL Cost Database

Observations:

The pool deck is in good condition. We recommend funding to replace this component approximately every 40 - 50 years. Remaining life based on current age.

General Notes:

Comp #: 1117 Robotic Pool Vacuum - Replace



Location: **Pool Equipment Rooms**

Quantity: **(2) Vacuums**

Life Expectancy: **N/A** *Remaining Life:*

Best Cost: **\$0**

Worst Cost: **\$0**

Source of Information:

Observations:

Due to the minimal cost of this component, reserve funding is not appropriate. Replace as necessary as an operating expense.

General Notes:

Comp #: 1119 ADA Pool Lifts - Replace



Location: **West Pool Area**

Quantity: **(2) Lifts**

Life Expectancy: **15** *Remaining Life:* **7**

Best Cost: **\$13,000**

Estimate to replace

Worst Cost: **\$16,000**

Higher estimate

Source of Information: CSL Cost Database

Observations:

The pool lift appears to be in working condition. We recommend funding to replace this component approximately every 12 - 15 years. Remaining life based on current age.

General Notes:

Comp #: 1121 Pool Furniture - Replace



Location: Pool Areas

Quantity: Assorted Pieces

Life Expectancy: 6 *Remaining Life:* 4

Best Cost: \$6,000

Allowance to make replacements

Worst Cost: \$8,000

Higher allowance

Source of Information: CSL Cost Database

Observations:

The pool furniture is in fair condition. We recommend funding an allowance to make replacements to this component approximately every 6 years. Remaining life based on current age.

General Notes:

Comp #: 1190 Water Level Controller - Replace



Location: **East Pool Equipment Room**

Quantity: **(2) Controllers**

Life Expectancy: **N/A** *Remaining Life:*

Best Cost: **\$0**

Worst Cost: **\$0**

Source of Information:

Observations:

Due to the minimal cost of this component, reserve funding is not appropriate. Replace as necessary as an operating expense.

General Notes:

Comp #: 1201 Pickleball Courts - Resurface



Location: **West Area**

Quantity: **(2) Courts**

Life Expectancy: **10** *Remaining Life:* **7**

Best Cost: **\$4,000**

Estimate to resurface

Worst Cost: **\$5,000**

Higher estimate

Source of Information: CSL Cost Database

Observations:

The tennis court surface is in good condition. We recommend funding to resurface this component approximately every 8 - 10 years. Remaining life based on current age.

General Notes:

Comp #: 1203 Pickleball Courts - Replace



Location: **West Area**

Quantity: **Approx 3,025 SF**

Life Expectancy: **50** *Remaining Life:* **43**

Best Cost: **\$60,000**

Estimate to replace

Worst Cost: **\$72,000**

Higher estimate

Source of Information: CSL Cost Database

Observations:

The pickleball courts are in good condition. We recommend funding to replace this component approximately every 40 - 50 years. Remaining life based on current age.

General Notes:

Comp #: 1304 Drinking Fountain - Replace



Location: **West Pool Building**

Quantity: **(1) Fountain**

Life Expectancy: **N/A** *Remaining Life:*

Best Cost: **\$0**

Worst Cost: **\$0**

Source of Information:

Observations:

Due to the minimal cost of replacing this component, reserve funding is not appropriate. Replace as necessary as an operating expense.

General Notes:

Comp #: 1308 Trash Receptacle - Replace



Location: **East Pool Area**

Quantity: **(4) Receptacles**

Life Expectancy: **N/A** *Remaining Life:*

Best Cost: **\$0**

Worst Cost: **\$0**

Source of Information:

Observations:

Due to the minimal cost of replacing this component, reserve funding is not appropriate. Replace as necessary as an operating expense.

General Notes:

Comp #: 1309 West Pergolas - Replace



Location: **West Common Area**

Quantity: **(2) Pergolas**

Life Expectancy: **30** *Remaining Life:* **27**

Best Cost: **\$22,000**

Estimate to replace

Worst Cost: **\$26,000**

Higher estimate

Source of Information: CSL Cost Database

Observations:

The pergolas are in good condition. We recommend funding to replace this component approximately every 25 - 30 years. Remaining life based on current age.

General Notes:

Comp #: 1405 Furniture - Replace



Location: **East Pool Building**

Quantity: **Assorted Pieces**

Life Expectancy: **N/A** *Remaining Life:*

Best Cost: **\$0**

Worst Cost: **\$0**

Source of Information:

Observations:

Due to the minimal cost of replacing this component, reserve funding is not appropriate. Replace as necessary as an operating expense.

General Notes:

Comp #: 1406 Fitness Equipment - Replace



Location: **East Clubhouse**

Quantity: **(2) Pieces**

Life Expectancy: **15** *Remaining Life:* **7**

Best Cost: **\$12,000**

Estimate to replace

Worst Cost: **\$15,000**

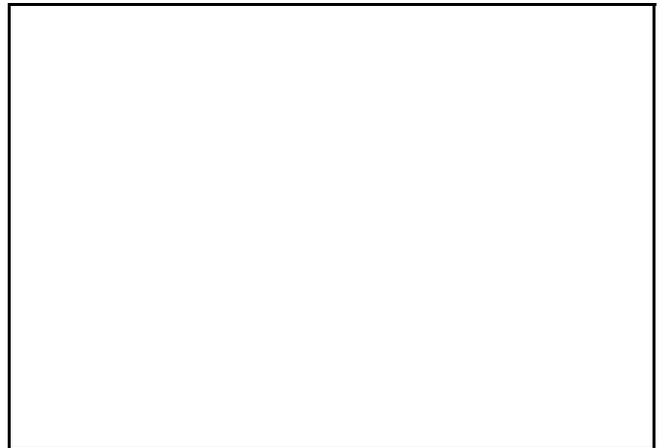
Higher estimate

Source of Information: CSL Cost Database

Observations:

The fitness equipment is in working condition. We recommend funding to replace this component approximately every 15 years. Remaining life based on current age.

General Notes:



Comp #: 1407 Cardio Equipment - Replace



Location: **East Clubhouse**

Quantity: **(4) Pieces**

Life Expectancy: **10** *Remaining Life:* **2**

Best Cost: **\$30,000**

Estimate to replace

Worst Cost: **\$36,000**

Higher estimate

Source of Information: CSL Cost Database

Observations:

The cardio fitness equipment is in working condition. We recommend funding to replace this component approximately every 8 - 10 years. Remaining life based on current age.

General Notes:

Comp #: 1413 East Restrooms & Outdoor Showers - Remodel



Location: Clubhouse Interior

Quantity: (2) Restrooms

Life Expectancy: 20 *Remaining Life:* 12

Best Cost: \$20,000

Estimate to remodel

Worst Cost: \$30,000

Higher estimate

Source of Information: CSL Cost Database

Observations:

The restrooms and showers are in good to fair condition. We recommend funding to remodel this component approximately every 20 - 25 years. Remaining life based on current age.

General Notes:

Comp #: 1413 West Restrooms - Remodel



Location: **West Pool Building**

Quantity: **(2) Restrooms**

Life Expectancy: **20** *Remaining Life:* **17**

Best Cost: **\$6,000**

Estimate to remodel

Worst Cost: **\$8,000**

Higher estimate

Source of Information: CSL Cost Database

Observations:

The restrooms are in good condition. We recommend funding to remodel this component approximately every 20 - 25 years. Remaining life based on current age.

General Notes:

Comp #: 1419 Music System - Upgrade/Replace



Location: **Clubhouse**

Quantity: **(1) System**

Life Expectancy: **10** *Remaining Life:* **2**

Best Cost: **\$3,000**

Allowance to upgrade/replace

Worst Cost: **\$4,000**

Higher allowance

Source of Information: CSL Cost Database

Observations:

The music system is in working condition. We recommend funding an allowance to upgrade/replace this component approximately every 8 - 10 years. Remaining life based on current age.

General Notes:

Comp #: 1601 Interior Light Fixtures - Replace



Location: **East Pool Building**

Quantity: **(13) Fixtures**

Life Expectancy: **25** *Remaining Life:* **17**

Best Cost: **\$2,500**

Estimate to replace

Worst Cost: **\$3,000**

Higher estimate

Source of Information: CSL Cost Database

Observations:

The interior light fixtures are in good condition. We recommend funding to replace this component approximately every 20 - 25 years. Remaining life based on current age.

General Notes:

Comp #: 1602 East Exterior Light Fixtures - Replace



Location: **East Pool Building**

Quantity: **(58) Fixtures**

Life Expectancy: **20** *Remaining Life:* **12**

Best Cost: **\$11,000**

Estimate to replace

Worst Cost: **\$14,000**

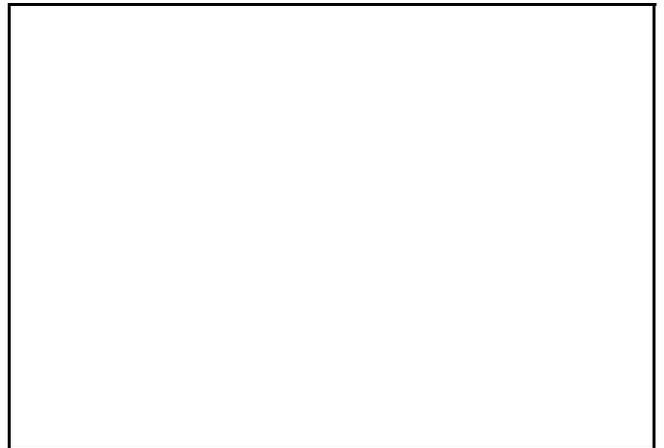
Higher estimate

Source of Information: CSL Cost Database

Observations:

The exterior light fixtures are in good condition. We recommend funding to replace this component approximately every 16 - 20 years. Remaining life based on current age.

General Notes:



Comp #: 1602 West Exterior Light Fixtures - Replace



Location: **West Pool Building**

Quantity: **(5) Fixtures**

Life Expectancy: **N/A** *Remaining Life:*

Best Cost: **\$0**

Worst Cost: **\$0**

Source of Information:

Observations:

Due to the minimal cost of replacing this component, reserve funding is not appropriate. Replace as necessary as an operating expense.

General Notes:

Comp #: 1807 Beach Area - Refurbish



Location: **East Common Area**

Quantity: **Approx 8,125 SF**

Life Expectancy: **10** *Remaining Life:* **2**

Best Cost: **\$16,000**

Estimate to refurbish

Worst Cost: **\$20,000**

Higher estimate

Source of Information: CSL Cost Database

Observations:

The beach area is in fair condition. We recommend funding to refurbish this component approximately every 8 - 10 years. Remaining life based on current age.

General Notes:

Comp #: 1812 Landscaping & Irrigation System - Renovate



Location: **Common Area**

Quantity: **Extensive SF**

Life Expectancy: **20** *Remaining Life:* **12**

Best Cost: **\$30,000**

Estimate to renovate

Worst Cost: **\$40,000**

Higher allowance

Source of Information: CSL Cost Database

Observations:

The landscaping and irrigation system appear to be in good to fair condition. We recommend funding for an allowance to renovate this component approximately every 20 years. Remaining life based on current age.

General Notes:

Comp #: 2201 Retaining Wall - Repair



Location: **East Side**

Quantity: **Approx 575 LF**

Life Expectancy: **15** *Remaining Life:* **5**

Best Cost: **\$12,000**

Allowance to repair

Worst Cost: **\$15,000**

Higher allowance

Source of Information: CSL Cost Database

Observations:

The retaining wall appears to be in good condition. Typically this type of component has an extended useful life. We recommend funding an allowance to make repairs to this component approximately every 15 - 20 years. Remaining life based on current age.

General Notes:

Comp #: 2301 Splash Pad Shed - 2022 - Replace



Location: **West Area**

Quantity: **(1) Shed**

Life Expectancy: **30** *Remaining Life:* **26**

Best Cost: **\$6,000**

Estimate to replace

Worst Cost: **\$7,000**

Higher estimate

Source of Information: CSL Cost Database

Observations:

The shed is in good condition. We recommend funding to replace this component approximately every 25 - 30 years. Remaining life is based on current age.

General Notes:

Comp #: 2303 Windows - East Pool - Replace



Location: **East Pool Building**

Quantity: **(10) Windows**

Life Expectancy: **50** *Remaining Life:* **42**

Best Cost: **\$20,000**

Estimate to replace

Worst Cost: **\$24,000**

Higher estimate

Source of Information: CSL Cost Database

Observations:

The windows appear to be in good condition. We recommend funding to replace this component approximately every 40 - 50 years. Remaining life based on current age.

General Notes:

Comp #: 2303 Windows - East Shed - Replace



Location: **East Pool Building**

Quantity: **(4) Windows**

Life Expectancy: **50** *Remaining Life:* **48**

Best Cost: **\$2,000**

Estimate to replace

Worst Cost: **\$3,000**

Higher estimate

Source of Information: CSL Cost Database

Observations:

The windows appear to be in good condition. We recommend funding to replace this component approximately every 40 - 50 years. Remaining life based on current age.

General Notes:

Comp #: 2304 East Exterior Doors - Replace



Location: **East Pool, & Shed**

Quantity: **(9) Doors**

Life Expectancy: **50** *Remaining Life:* **42**

Best Cost: **\$25,000**

Estimate to replace

Worst Cost: **\$30,000**

Higher estimate

Source of Information: CSL Cost Database

Observations:

The doors are in good condition. We recommend funding to replace this component approximately every 40 - 50 years. Remaining life based on current age.

General Notes:

Comp #: 2304 East/West Exterior Doors - Replace



Location: West Pool, & East Shed

Quantity: (5) Doors

Life Expectancy: 50 *Remaining Life:* 47

Best Cost: \$14,000

Estimate to replace

Worst Cost: \$17,000

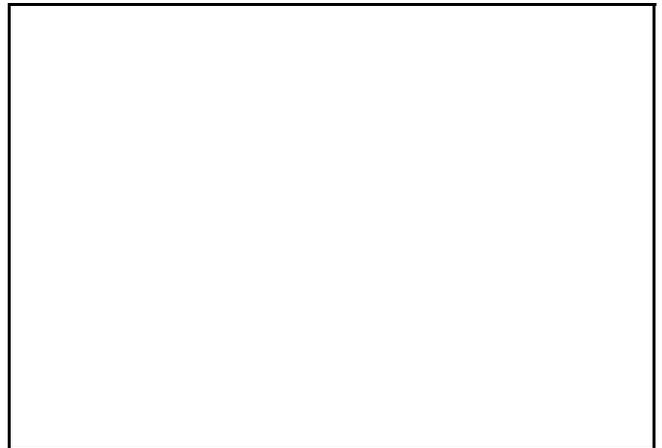
Higher estimate

Source of Information: CSL Cost Database

Observations:

The doors are in good condition. We recommend funding to replace this component approximately every 40 - 50 years. Remaining life based on current age.

General Notes:



Glossary of Commonly Used Words And Phrases

(Provided by the National Reserve Study Standards of the Community Associations Institute)

Cash Flow Method – A method of developing a reserve funding plan where contributions to the reserve fund are designed to offset the variable annual expenditures from the reserve fund. Different reserve funding plans are tested against the anticipated schedule of reserve expenses until the desired funding goal is achieved.

Component – Also referred to as an “Asset.” Individual line items in the Reserve Study developed or updated in the physical analysis. These elements form the building blocks for the Reserve Study. Components typically are: 1) Association responsibility, 2) with limited useful life expectancies, 3) have predictable remaining life expectancies, 4) above a minimum threshold cost, and 5) required by local codes.

Component Full Funding – When the actual (or projected) cumulative reserve balance for all components is equal to the fully funded balance.

Component Inventory – The task of selecting and quantifying reserve components. This task can be accomplished through on-site visual observations, review of association design and organizational documents, a review of established association precedents, and discussion with appropriate association representatives.

Deficit – An actual (or projected reserve balance), which is less than the fully funded balance.

Effective Age – The difference between useful life and remaining useful life (UL - RUL).

Financial Analysis – The portion of the Reserve Study where current status of the reserves (measured as cash or percent funded) and a recommended reserve contribution rate (reserve funding plan) are derived, and the projected reserve income and expenses over time is presented. The financial analysis is one of the two parts of the Reserve Study.

Fully Funded Balance – An indicator against which the actual (or projected) reserve balance can be compared. The reserve balance that is in direct proportion to the fraction of life “used up” of the current repair or replacement cost of a reserve component. This number is calculated for each component, and then summed together for an association total.

$$\text{FFB} = \text{Current Cost} * \text{Effective Age} / \text{Useful Life}$$

Fund Status – The status of the reserve fund as compared to an established benchmark, such as percent funded.

Funding Goals – Independent of calculation methodology utilized, the following represent the basic categories of funding plan goals:

- *Baseline Funding*: Establishing a reserve-funding goal of keeping the reserve balance above zero.
- *Component Full Funding*: Setting a reserve funding goal of attaining and maintaining cumulative reserves at or near 100% funded.
- *Threshold Funding*: Establishing a reserve funding goal of keeping the reserve balance above a specified dollar or percent funded amount.

Funding Plan – An association’s plan to provide income to a reserve fund to offset anticipated expenditures from that fund.



Funding Principles –

- Sufficient funds when required
- Stable contributions through the year
- Evenly distributed contributions over the years
- Fiscally responsible

GSF - Gross Square Feet

Life and Valuation Estimates – The task of estimating useful life, remaining useful life, and repair or replacement costs for the reserve components.

LF - Linear Feet

Percent Funded – The ratio, at a particular point in time (typically the beginning of the fiscal year), of the actual (or projected) reserve balance to the ideal fund balance, expressed as a percentage.

Physical Analysis – The portion of the Reserve Study where the component evaluation, condition assessment, and life and valuation estimate tasks are performed. This represents one of the two parts of the Reserve Study.

Remaining Useful Life (RUL) – Also referred to as “remaining life” (RL). The estimated time, in years, that a reserve component can be expected to continue to serve its intended function. Projects anticipated to occur in the current fiscal year have a “0” remaining useful life.

Replacement Cost – The cost of replacing, repairing, or restoring a reserve component to its original functional condition. The current replacement cost would be the cost to replace, repair, or restore the component during that particular year.

Reserve Balance – Actual or projected funds as of a particular point in time (typically the beginning of the fiscal year) that the association has identified for use to defray the future repair or replacement of those major components that the association is obligated to maintain. Also known as “reserves,” “reserve accounts,” or “cash reserves.” In this report the reserve balance is based upon information provided and is not audited.

Reserve Study – A budget-planning tool, which identifies the current status of the reserve fund and a stable and equitable funding plan to offset the anticipated future major common area expenditures. The Reserve Study consists of two parts: The Physical Analysis and the Financial Analysis.

Special Assessment – An assessment levied on the members of an association in addition to regular assessments. Governing documents or local statutes often regulate special assessments.

Surplus – An actual (or projected) reserve balance that is greater than the fully funded balance.

Useful Life (UL) – Also known as “life expectancy.” The estimated time, in years, that a reserve component can be expected to serve its intended function if properly constructed and maintained in its present application of installation.

